



Date: March 10, 2016

From: Cherie Wood, Mayor

To: South Salt Lake City Council

Subj: Ordinance No. 2016-02 Veto

1. On February 25, 2016, City Recorder Craig Burton transmitted Ordinance No. 2016-02 to me for mayor's action. This date, I have decided to veto the Ordinance.
2. By a vote of 4 to 3, the City Council approved an ordinance amending the future land use map designation of the general plan for the former Granite High School property. From my review of the February 24 Council meeting recording, the four Council members who voted for the ordinance relied on the following presumptions or conclusions:
  - a. Granite School District will not lower the sale price of the property. The sale price is set.
  - b. There is no possibility the School District will participate in the development of the property, either through property tax increment or otherwise.
  - c. If the City does not work with this developer, the School District will put a fence around the former Granite High School property and the property will become a nuisance to the neighborhood. As a nuisance, the neighborhood will see a decrease in property values and an increase in crime.
  - d. The approval of the ordinance is necessary for the City Council to review and approve site plans for the property. It is desirable to move to the next step in the land use process in order to better understand the developer's proposal.
3. With my action today, I offer the following reasons supporting my veto:
  - a. I could support the *eventual* creation of a mixed use development on the former Granite High School property. Based on community feedback and input the development may include a commercial component along 3300 South, appropriate open space, and owner-occupied single family homes.
  - b. The Council's characterization of the School District's position and intent is incorrect or misleading. The Council reports or believes that:
    - i. the School District's sale price is fixed and hardened;
    - ii. the Granite School District will not participate in any manner in the redevelopment of the Granite High property (even though the District receives 2/3<sup>rd</sup> of our South Salt Lake residents' and businesses' property tax revenue);
    - iii. School District will the never compromise and negotiate with the City.
  - c. Regarding the City's relationship with Granite School District, over the last five years the City has enjoyed and maintained a constructive working relationship. The District is significantly involved in the City's Promise program which supports youth in our community. When the City has met with the School District about real property issues the District has been a reasonable partner. I am unconvinced about the Council's presumptions about the School District, in light of the City's and my personal experience.
  - d. I also disagree that the City *must* approve an amendment to the general plan *before* the City Council can better understand the proposed project. I believe it is at this early stage the Council should give policy direction. It is fiscally irresponsible to move the project forward without appropriate policy direction. While the next

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phase of the land use process will require a detailed site plan, it appears that fundamental issues raised during the current step in the land use approval process have not been answered. It is reasonable and appropriate to have these issues addressed *prior* to approving a change of the City's general plan based on a request from a specific developer. It is unfair to the developer and to City staff, while working on a site plan, to guess the policy direction of the City Council. These unresolved policy issues include, but are not limited to:

- i. It is not clear how much or what type of open space is appropriate for the neighborhood or for the City. Just last year, the City Council adopted a master plan for community-wide and neighborhood parks and open space. That 2015 Park, Open Space, Trails, and Community Centers Master Plan provided the Council numerous tools to evaluate and assess park and open space needs at the former Granite High property and elsewhere in the City. Prior to approving a change in the general plan for the Granite High property, the Council should review the important information from the Master Plan and adopt guiding principles for the reuse of the Granite High property. It was a grave omission to approve a change in the general plan without giving guidance to the developer relating to open space on the property.
  - ii. Numerous citizens expressed concerns about the retail uses proposed for the property. Significantly, the neighborhood expressed reservations about the impact of traffic as well as the impact that certain retail uses might have on community identity. These citizen concerns are important enough to include in policy direction given by the City Council to a prospective developer.
  - iii. Important for the neighborhood and the community is the legacy nature of this development. This is not a large parcel of ground in a rural or underdeveloped area. This property has a 100 year history situated in a premier neighborhood in Salt Lake valley. Reuse of the property should consider more than how much revenue can be generated and how many homes can be built. It should include connecting the property to its historical past and potential future. As part of the approval of a new land use plan for the former Granite High property there should be specific expectations (beyond retaining the boiler smoke stack) to assure the legacy of the property. Such legacy preservation, of course, is directly important to the City of South Salt Lake which owns and operates the historic Scott School across the street from the former Granite High property.
4. In summary, I am supportive of a mixed use designation for the former Granite High property. I would warmly welcome and approve an ordinance amending the general plan designation, on the following conditions.
- a. Granite School District must be invited and encouraged to be an active partner in the redevelopment of the property for the benefit of the taxpayers which support the District. While the specific extent of the District's involvement may need not be expressed at the time the general plan is amended, it is unacceptable to move forward with the District completely removed from the project's development.
  - b. As part of any approval of an amendment to the general plan for the former Granite High property, the City Council must include reasonable and appropriate guidance to both the developer and City staff regarding the following:
    - i. the amount and type of open space to be preserved and developed on the property;
    - ii. direction regarding retail development, specially how any retail will impact community identity, traffic, and other impacts; and
    - iii. expectations regarding the preservation of the legacy of Granite High School and its history in the redevelopment of the property.

5. I understand that other matters, including the financing of open space, must still be addressed. However, I am concerned about losing a once-in-a-lifetime opportunity to develop the site that respects a community legacy of over 100 years. Not all development sites are equal, and the old Granite High School site presents opportunities and challenges that are found nowhere else in the community. Unlike our downtown redevelopment project, which also includes a grocery store and new housing, the Granite High School site is surrounded by single-family neighborhoods, and lacks convenient access to transit and highways. Therefore, planning for the redevelopment of the Granite High School site deserves scrutiny, diligence, and collaboration between community stakeholders.

ORDINANCE NO. 2016- 02

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING THE FUTURE LAND USE MAP DESIGNATION OF THE GENERAL PLAN FROM NEW HISTORICAL AND FUTURE PARK TO MASTER PLAN IN AN AREA AS DESCRIBED HEREIN:

WHEREAS: the City Council is authorized by law to enact ordinances for the protection of the health, safety and welfare; and

WHEREAS: the City Council finds that certain changes are desirous in order to implement the General Plan of the City; and

WHEREAS: The City Council finds that these changes implement the City's General Plan goal to maintain residential, business, and industrial areas that are vibrant and where the health and safety of all are protected; and

WHEREAS: the City Council finds that an amendment to the General Plan will achieve the intent of the South Salt Lake City General Plan to regulate land uses to ensure compatibility with surrounding land uses; improve the overall home ownership ratio; to develop quality neighborhoods; and

WHEREAS: a future land use amendment to Master Plan would achieve the intent of the South Salt Lake General Plan to regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility and to maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected; and

WHEREAS: A future land use amendment to Master Plan would achieve the intent of the South salt Lake City General Plan to regulate land uses to ensure compatibility and to sustain viable neighborhoods; and

WHEREAS: A future land use amendment to Master Plan would achieve the intent of the South Salt Lake General plan to support economic development and revitalized retail corridors; and

WHEREAS: Additional open space intended to serve all South Salt Lake residents will fulfill the intent of the General Plan and Parks, Open Space, Trails, and Community Centers Master Plan to preserve regional open space; and

Whereas: Additional open space intended to serve all South Salt Lake residents will honor the historic and cultural legacy of the Granite High School Site. And

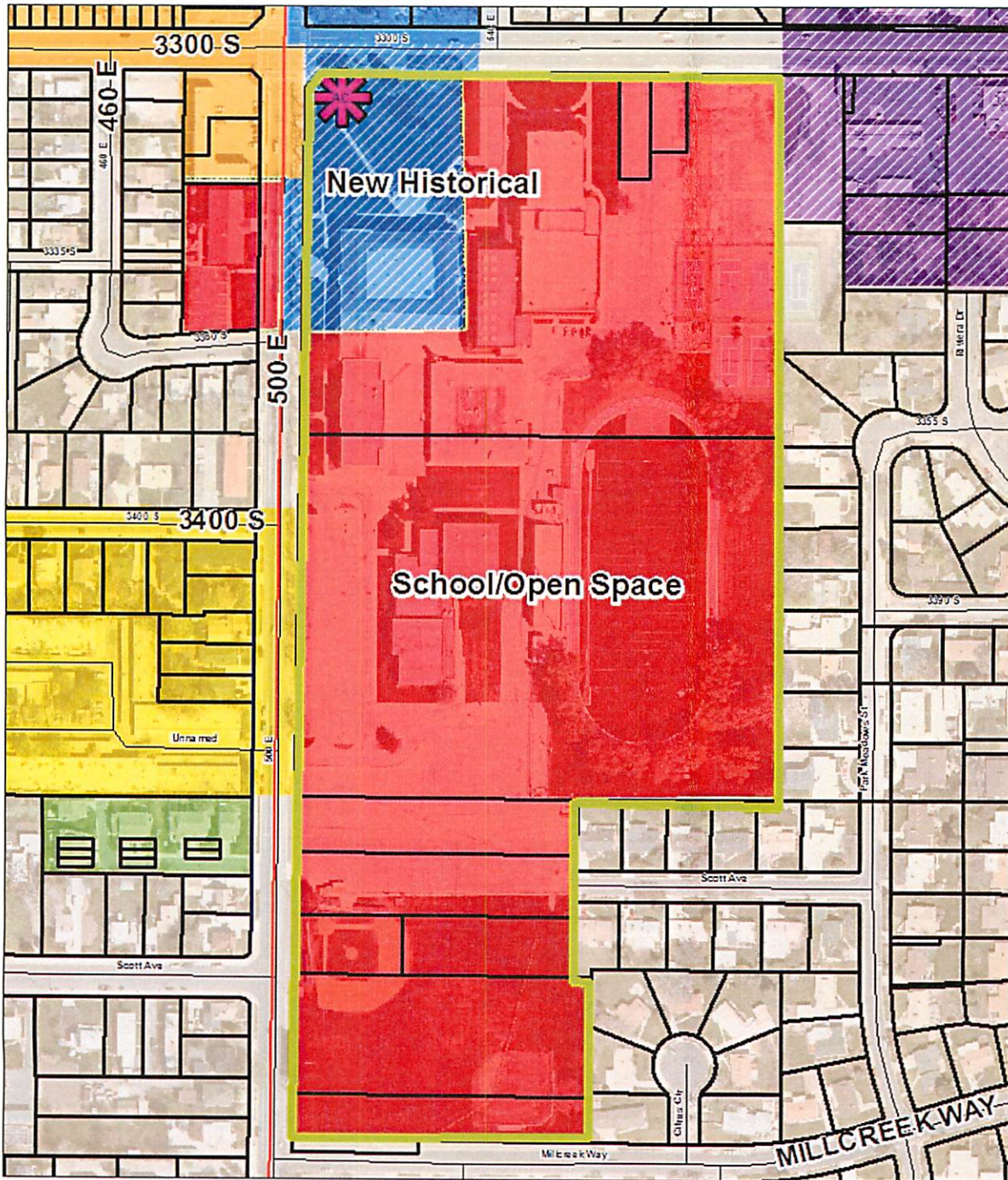
WHEREAS: The City Council received a positive recommendation from the South Salt Lake Planning Commission;

BE IT ORDAINED, therefore, by the City Council of the City of South Salt Lake that the South Salt Lake City General Plan be amended as provided in Exhibit A.

BE IT FURTHER ORDAINED, therefore, by the City Council of the City of South Salt Lake that the Future Land Use Map of the South Salt Lake City General Plan be amended as follows:

Map Amendment: Parcels, and portions thereof, numbered 16-30-476-001, 16-30-476-002, 16-30-476-003, 16-30-476-004, 16-30-476-009, 16-31-226-001, 16-31-226-002, 16-31-227-001, 16-31-227-002, 16-31-227-011, and 16-31-227-012 are hereby changed from New Historical and Future Park to Master Plan. The extent of the General Plan Amendment is indicated in Exhibit A.

Exhibit A



**General Plan Amendment  
New Historical and School/Open Space to Master Plan  
GP-15-005**

 Proposed Designation: Master Plan

DATED this 24<sup>th</sup> day of FEBRUARY, 2016.

BY THE CITY COUNCIL:

Debbie Snow  
Debbie Snow, Council Chair

ATTEST:

Craig D. Burton  
Craig D. Burton, City Recorder

City Council Vote as Recorded:

Snow	<u>Aye</u>
Pender	<u>Aye</u>
Rapp	<u>Aye</u>
Beverly	<u>Nay</u>
Mila	<u>Nay</u>
Siwik	<u>Aye</u>
Kindred	<u>Nay</u>

Transmitted to the Mayor's office on this 25<sup>th</sup> day of FEBRUARY 2016.

Craig D. Burton  
Craig D. Burton, City Recorder

MAYOR'S ACTION: Veto

Dated this 10 day of March, 2016.

Cherie Wood  
Cherie Wood, Mayor

ATTEST:

Craig D. Burton  
Craig D. Burton, City Recorder