



CITY COUNCIL

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South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, August 28, 2024** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:15 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Council Chair Bynum

Matters for Discussion:

- | | |
|--|----------------------|
| 1. Granite School District Update:
3500 South Corridor Study | Steve Hogan |
| 2. Affordable Housing Update | Jonathan Weidenhamer |
| 3. Appointment by the Mayor:
Christopher Merket – City Engineer | Mayor Wood |

Adjourn

Posted August 23, 2024

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Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

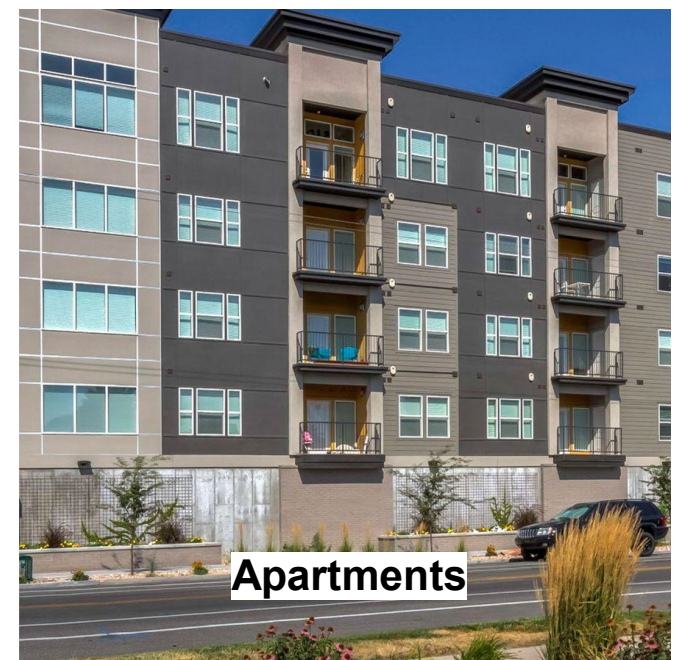


Housing Update

August 28, 2024

Agenda

- ♦ Housing Plan Feedback
- ♦ Strategic Objectives
- ♦ Proposed Strategies & Next Steps
- ♦ Q&A



Housing Team



Lily Gray
Gray Impact Consulting



Rebecca Yund
Promise South Salt Lake,
Housing Navigator



Jason Glidden
Housing Consulting



Jonathan Weidenhamer
South Salt Lake Community
Development Department, Director

Summary of Feedback

Key themes have emerged that inform our plan

1. Concerns about affordability and long-term housing options

Historically, SSL has been a community with affordable options but this is at risk with the escalations in the for sale and rental markets.

2. Interest in more diversity of housing options

Community would like to see more housing options, particularly for owner occupancy, including housing types with less maintenance than a traditional single-family home.

3. Need for larger units

Many feel that there are not enough larger units (2 and 3 bedrooms) in the community and worry that the new supply is mostly studios and 1 bedrooms not well-suited to families.

4. Desire to see improvements to overall housing quality

There are many residential properties, both single and multifamily, that are in need of upgrades.

5. Support for appropriate density

SSL has enabled density where it makes sense downtown and near transit. There is desire to preserve the fabric of single-family neighborhoods and make sure that new development will be at an appropriate scale when in or near these areas.

Strategic Objectives

1. Ensure that South Salt Lake can continue to be a welcoming and inclusive community where households can put down roots and thrive.
2. Provide opportunities for South Salt Lake City households to remain in the community throughout their housing lifecycle.
3. Enhance the stability of neighborhoods by increasing high-quality, attainable owner occupancy focused housing



Proposed Phase 1 Strategies

to increase high-quality attainable ownership and rental housing

Strategy	Description	Target	Cost	Next Step
HTRZ	Projected to produce 10,000 units with 12.5% affordable housing requirement	Units at or below 80% AMI, incentives for ownership & larger units	Financed by TIF, funding amounts determined by HTRZ criteria	Adoption of HTRZ criteria and initial proposals underway
Long-Term Rentals	Limit short-term rental stock	Long-term rental units	Limited staff time	Drafting ordinance
Missing Middle Zoning	Make zoning more friendly to development of accessible ownership options	Owner-occupied units	Consulting Fee TBD	RFP out for zoning consultant
ADU Incentives	Homeowner support to enable ADUs for long-term rental or owner use	Supporting low-mod owners & creating long-term rental units	Consulting Fee TBD	RFP out for zoning consultant
Housing Buy Back	Strategic acquisitions of “naturally-occurring” affordable housing to be renovated/sold as attainable housing	Owner-occupied units	Target subsidy of \$100K per unit	Design pilot program working with partners to create opportunities for households 80-120% AMI
Public Land Partnerships	Development of attainable housing on underutilized/vacant parcels	Owner-occupied units & rental units at or below 80% AMI	Land value	Evaluate opportunities to surplus existing & purchase strategic parcels



Questions?

Thank you!

Christopher Merket, PE

CONTACT

cmerket@sslc.gov



EDUCATION

University of Utah

December 2018

Bachelor of Science

Civil and Environmental Engineering

PE License Number: 13837969-2202

Relevant Coursework:

- Highway Design
- Open Channel Flow
- Project Scheduling
- Reinforced Concrete
- GIS

Technical Skills:

- Civil 3D/AutoCAD
- Visual Basic
- Matlab
- Surveying
- ArcGIS
- Microstation

PROJECTS

Streets Preservation Projects – SSLC, UT

2021-2024

- Collaborated with SSLC Streets department to advertise preservation projects
- Created construction plan sets and project specifications
- Evaluated bids and award contracts

2024 SSLC Stormwater Projects – SSLC, UT

May 2023 - May 2024

- Collaborated with SSLC Stormwater department to create a scope for the project
- Utilized the Rational Method to calculate 100-yr 24-hr storm-to-size inlet boxes and pipes correct
- Created construction plan set and project specifications
- Conducted inspections to ensure South Salt Lake and project standards were met

3900 South Mill and Overlay – SSLC, UT

May 2021- July 2021

- Participated in weekly construction meetings where project issues were discussed and resolved
- Helped identify and resolve design issues with multiple ADA pedestrian ramps
- Conducted inspections to ensure that all South Salt Lake City design standards were met
- Tracked quantities and processed invoices

Roadway Widening – Bowman, ND

September 2020 - March 2021

- Served as lead designer/modeler on a roadway widening project in Bowman, North Dakota
- Utilized Microstation to model the widening of a quarter mile section of US-12
- Ensured that NDDOT and Bowman City design standards were met
- Produced cost estimates for three alternatives

Protected Bike Lane Bulldog Blvd. – Provo, UT**March 2019 - August 2019**

- Coordinated testing and sampling with the contractor and the testing company
- Ensured specifications were met and work done according to the plan set
- Utilized Masterworks to fill out daily progress reports and item postings

1000 North Storm Drain – Logan, UT**February 2019 - March 2019**

- Collaborated with senior design engineers in the design of a storm drain system
- Applied the use of pipe networks in Civil 3D to aid the design

EMPLOYMENT**Engineer II – South Salt Lake City****March 2021 - Present**

- Manage public infrastructure projects, including coordinating with contractors, processing invoices, and reviewing and approving submittals
- Review and approve Right-of-Way permits, ensuring that submitted plans meet SSLC standards
- Review and approve the engineering portion of building permits to ensure that developments are meeting current stormwater standards
- Member of the SSLC Traffic Safety Committee, helping evaluate residents' traffic safety concerns

Junior Engineer – Civil Science**December 2018 - March 2021**

- Assisted Senior Design Engineers with red line corrections and basic design, using Civil 3D
- Assisted with storm drain design, utilizing Civil 3D pipe networks
- Inspected construction during the addition of a protected bike lane, ensuring that UDOT and Provo City specifications was met according to the plan set
- Served as a member of the NDOT design team, working on projects in North Dakota using Microstation

Engineering Intern – City of North Salt Lake**March 2018 - November 2018**

- Assisted the city engineer and staff engineers with various tasks associated with public works
- Conducted field inspections to ensure proper installation, according to construction plans and compliance with city standards
- Inspected projects, including storm drains, thrust blocks, water mains, concrete and asphalt mixes, sidewalk, and total street reconstruction
- Attended bid opening and pre-construction meetings with contractors