



CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
NATALIE PINKNEY
CLARISSA WILLIAMS

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

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING Wednesday August 28, 2024
6:15 p.m.

CITY OFFICES 220 East Morris Avenue
South Salt Lake, Utah 84115

PRESIDING: Council Chair Sharla Bynum

CONDUCTING: Council Chair Sharla Bynum

COUNCIL MEMBERS PRESENT:
Sharla Bynum, LeAnne Huff, Corey Thomas,
Paul Sanchez (Zoom), Clarissa Williams, Nick Mitchell

COUNCIL MEMBERS EXCUSED:
Natalie Pinkney

STAFF PRESENT:
Mayor Cherie Wood
Josh Collins, City Attorney
Danielle Croyle, Police Chief
Terry Addison, Fire Chief
Jared Christensen,
Jonathan Weidenhamer, Community & Economic Development Director
Ariel Andrus, City Recorder
Sara Ramirez, Deputy City Recorder
Jen Hill, Executive Assistant
Kelli Meranda, Promise Director
Isaac Gomez, Engineer
Spencer Cawley, Senior Planner
Ed Rufener, Senior Engineering Inspector
Christopher Merket, Interim City Engineer
David Wirthlin, Police Officer
Carson Aprato, Police Officer

Matters for Discussion

1. **Granite School District Update: 3500 South Corridor Study**
Granite School District Planning & Boundaries Director, Steve Hogan, reviewed the 3500 South Corridor study that looks at the population of the schools that are located around 3500 South along the East to West Granite School District boundaries.

He explained the process that's in place by State statute and the required deadlines and notifications the school district must adhere to. The process began in late January-beginning of February when the population analysis committee met. There were multiple meetings including

community meetings, and school community council meetings throughout the spring to get the word out. During the summer they focused on integrating public feedback and continuing to do more research. With the fall season almost here, they are now going back to communities with more specific proposals that narrow down the focus and will be towards the end of the process where they make a first recommendation in November and final action taken by the board in December. Mr. Hogan added that implementation is usually done in the following school year.

The general study area is found within the boundaries outlined on slide 3 of the PowerPoint presentation and includes 18 elementary schools. The study is to consider closures and boundary adjustments. The recommendation at this time is to narrow the focus for potential closures down to around 3-4 schools.

The study also includes an FCI score (the overall facility condition indication) with 1 being ranked as worse and the higher numbers reflecting better conditions of a building. It also includes the programs of the schools and what the enrollment number is.

The South Salt Lake elementary schools that may be potentially impacted by this study would include Olene Walker, Woodrow Wilson, and Lincoln Elementary. Woodrow Wilson would potentially gain students from Redwood Elementary (West Valley City) and Olene Walker Elementary. The reason for this potential outcome is due to the District anticipating additional funding and preparation for an influx of students that would be coming from the family shelter that would be taking over the former Motel 6 on 3300 South and off I-15. Mr. Hogan said that they thought a boundary change to shift more students to Woodrow Wilson would make better sense.

Additionally, the District will continue to keep an eye on South Salt Lake's residential development to prepare for future growth.

Council Member Williams asked what the current student to teacher ratio was at Woodrow Wilson Elementary and how an influx of students due to adjusted boundaries would affect this.

Mr. Hogan answered that all their elementary schools are on an average ratio of 27.25 and that while an influx wouldn't increase the size of a classroom, it would increase the number of teachers.

Council Chair Bynum added that any time there's movement within the Granite School District school administrators and the schools having a boundary change will work together to help transition and build a bridge for the families that may be changing schools.

There were no other questions from the Council Members.

A copy of the presentation is attached and incorporated by this reference.

2. Affordable Housing Update

Community and Economic Development Director, Jonathan Weidenhamer, along with consultants, Lily Gray and Jason Glidden, gave a Housing Plan update to the Council that reviews the needs of the City along with objectives and potential strategies to address them.

Mr. Glidden gave a review of the feedback they have received from the Council, community members, and stakeholders since their last update in May. He said that a lot of the questions or concerns surround affordability and long-term housing options. There is also an interest in more diversity of housing options which include owner-occupancy, larger units, improvements in the overall housing quality, and support for appropriate density.

The City's Housing Plan objectives are to continue to be a welcoming and inclusive community to its diverse residents, to keep families in the City despite rising housing costs, and to stabilize neighborhoods by increasing high quality ownership opportunities.

Ms. Gray reviewed the proposed Phase 1 Strategy list that their team put together from the data that has been gathered. The goal of the strategies is to increase the high quality, attainable ownership, and rental housing in South Salt Lake. The strategies cover who they target, the cost, and what the next steps are.

HTRZ – With this already being underway, it will provide the bulk of the high quality and attainable rentals will come from in the next few years. It's projected to produce 10,000 units with 12.5% of them meeting the affordable housing requirement.

Long-Term Rentals – The goal of this strategy would be to limit the short-term rental stock (anything under 30 consecutive days) in the City and the next step would include adopting an Ordinance.

Missing Middle Zoning – This would look at opportunities within the City's zones to enable accessible and attainable ownership options. This would include things like duplexes, triplexes, quads, cottage homes, etc. Pursuing this strategy would involve an RFP (Request for Proposals/Bids) for a zoning consultant to study the ways that the City could include these in its code.

ADU Incentives – This strategy would encourage and facilitate low to moderate income homeowners to pursue ADU's that could create long term rental units in the City as well as increase their potential to build wealth, equity, and to stay in the community. This would also involve an RFP (Request for Proposals/Bids) for a zoning consultant to study the ways that the City could incorporate this in its code.

Housing Buy Back – This would focus on strategic acquisitions to stabilize, renovate, and convert current properties into attainable ownership opportunities. This would include single family properties that may currently be renter occupied but could become owner occupied. The next step would involve designing a pilot program with partners to create opportunities for household between 80-120% AMI to become homeowners.

Public Land Partnerships – This would look at the development of attainable housing on underutilized or vacant parcels in the City. The next step for this strategy would be to look at a list the current surplus properties and see where the potential opportunities are.

Mr. Weidenhamer added that they chose the best possible strategies they have considered throughout this time to bring to the Council for consideration and to know what direction they should continue to focus their work on.

Council Member Bynum asked if the housing buyback option could also include buying vacant home from the bank.

Ms. Gray said that it could and that it could potentially include buying back homes that are currently in foreclosure or that could be bought at auction.

Council Member Williams asked how they would locate those types of homes before other businesses buy them.

Mr. Weidenhamer answered that it's a combination of the City's short-term rentals and how it handles corporations, as well as, having a realtor that assists the City with keeping track of homes that go on the market or into foreclosure.

Council Member Thomas asked how long-term rentals are defined.

Mr. Weidenhamer answered that according to State Code it's 31 days or more but typically refers to anything that's around one year.

There were no other questions from the Council Members

A copy of the presentation is attached and incorporated by this reference.

3. Appointment by the Mayor: Christopher Merket – City Engineer

Mayor Wood presented Mr. Merket to the Council. This item was added to the Work Meeting agenda for initial discussion per Council rules. The appointee, Mr. Merket, will be presented for the Council's consent and approval in the Regular Meeting.

The appointee's resume, a copy of which is attached and incorporated by this reference, has also been provided to the Council.

The meeting was adjourned at 6:48 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

28-Aug-24

****Please sign in for each meeting****

CITY COUNCIL - WORK MEETING

LIST OF ATTENDEES

NAME

CITY/TOWN

REPRESENTING

JOY GLAD

SSL

CRT

Lily Gray

SLC

Consultant

Gene Hogan

Granite District

Vasen Gliden

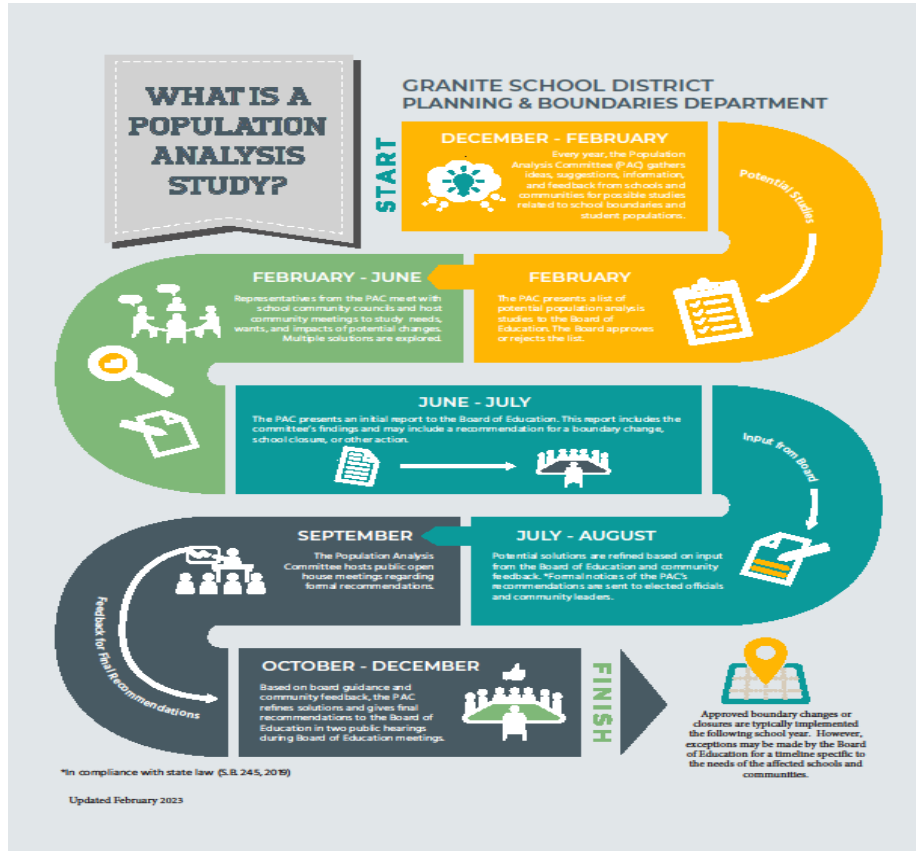
mountainlands community

3500 S. Corridor Study

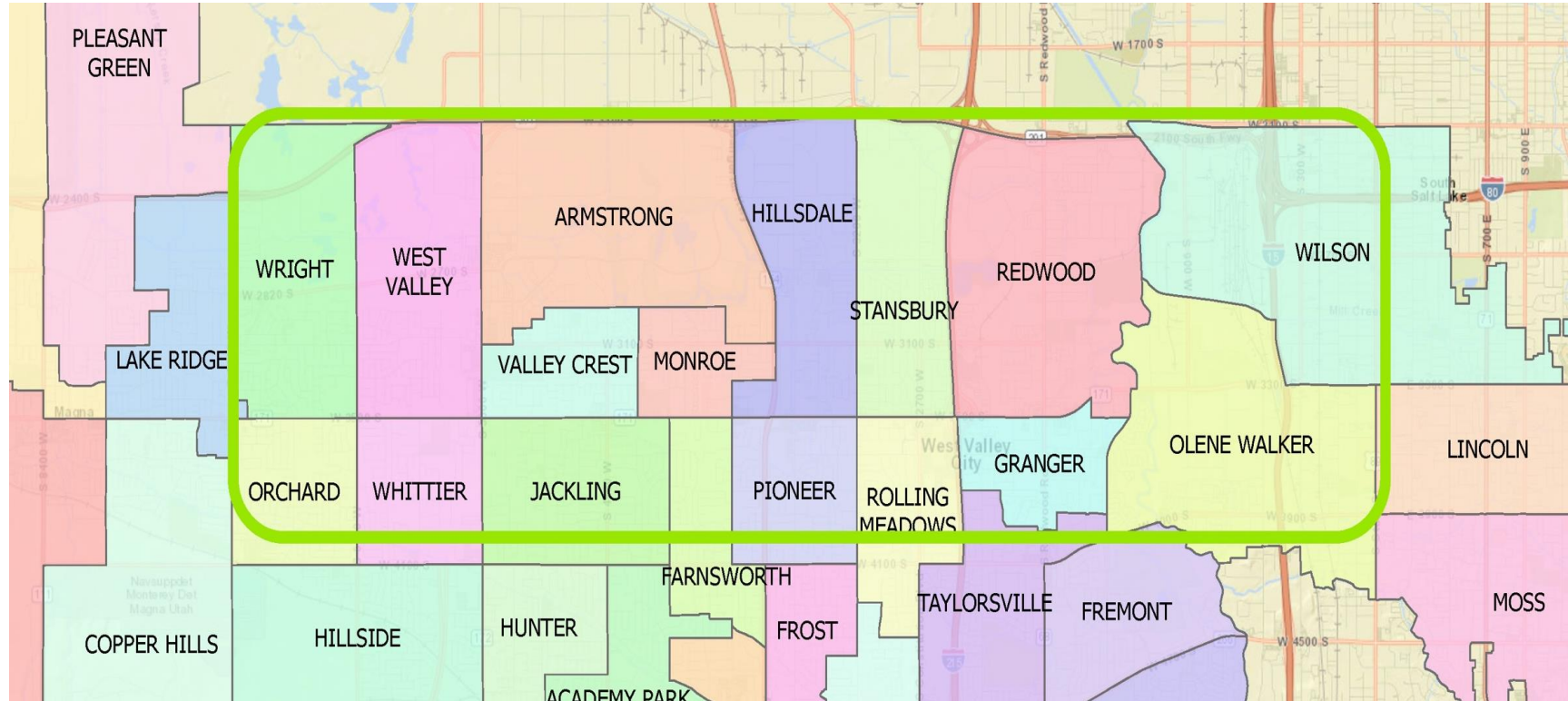
September 2024 SSLC Council

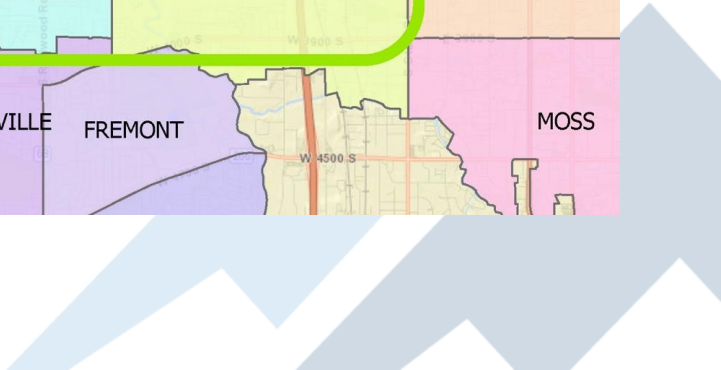


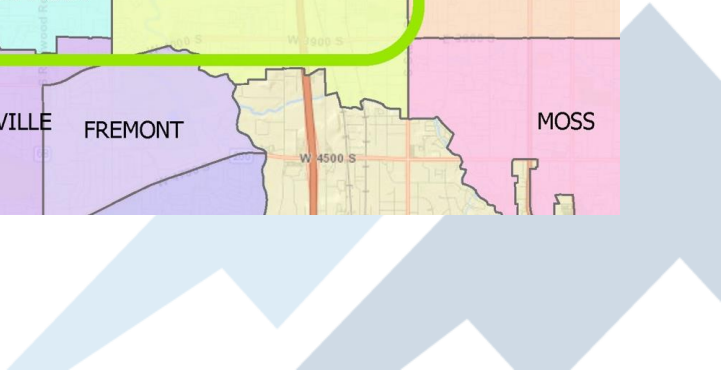
The Process



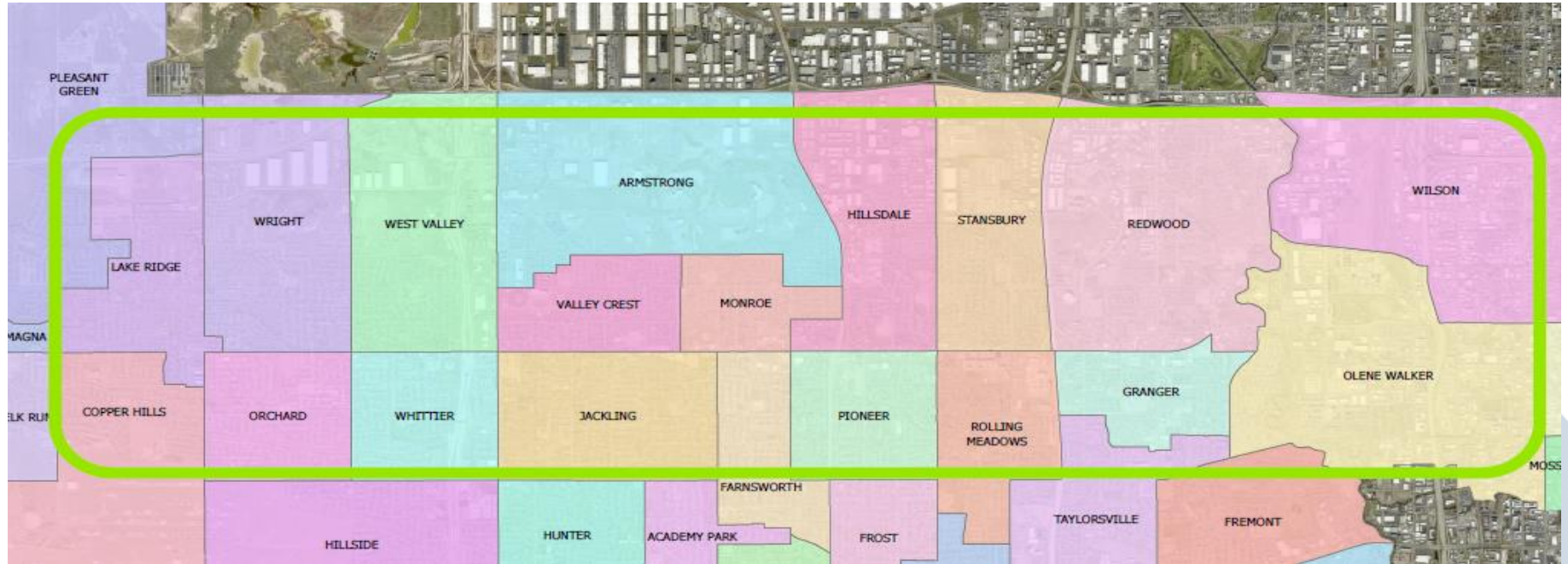
3500 S. Corridor Study



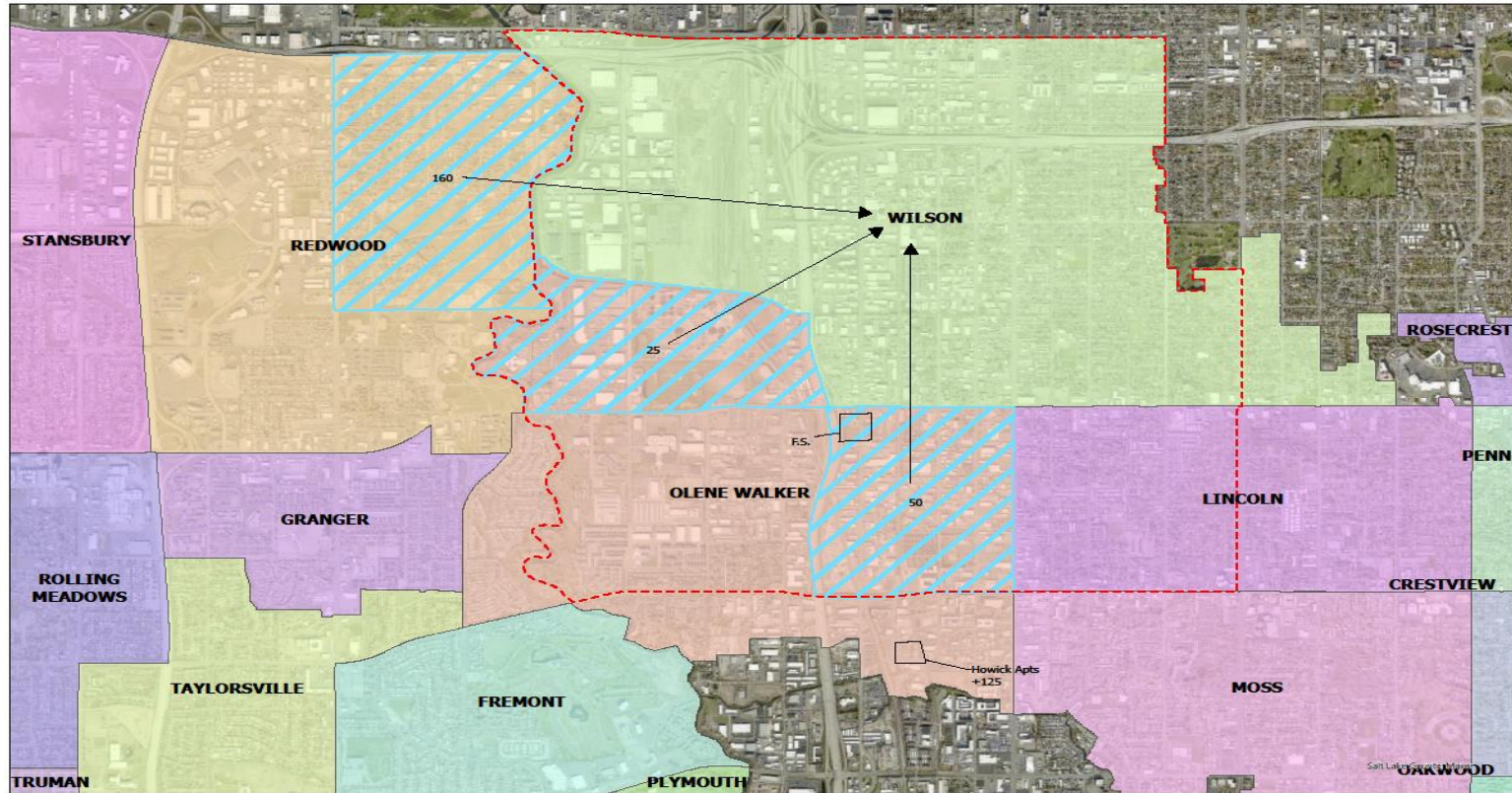




3500 S. Corridor Study



Potential Impact to SSLC Schools



Discussion, Questions, Recommendation



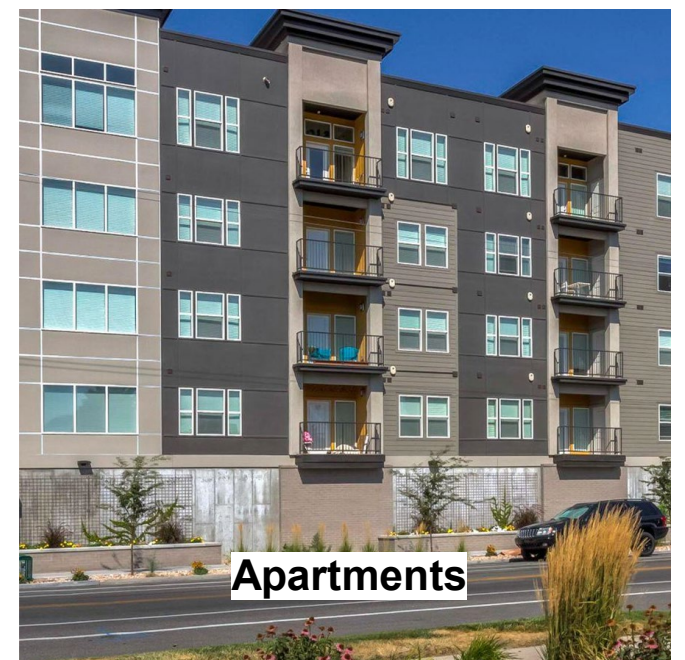


Housing Update

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!

HOUSING TOOL MATRIX

TOOLS	DESCRIPTION	CHALLENGES	TARGET	TIME	COST	EASIBILITY
FINANCIAL						
Tax Abatement	Reduction in future local taxes	Reduction in the taxes collected	Developers	Low	\$\$\$	High
Impact Fee Waivers	Waiving a portion or all of these	Impact fees help to offset costs	Developers & Resident	Low	\$	High
Real Estate Transfer Assesment	A small percentage (.005) of the	Not currently permitted in the	Residents	Low	\$	Low
Bonding	City can provide tax-except	This tool could impact the City's	Developers	Low	\$	High
PID			Developers	Medium	\$	High
LIHTC	Federal program where	Competitive loan process.	Developers	Medium	\$\$	Medium
IHC	Low interest gap loan provider	Competitive loan process.	Developers	Medium	\$\$	Medium
Olene Walker Fund	Low interest gap loan provider	Competitive loan process.	Developers	Medium	\$\$	Medium
IFD	Infrastructure financing tool	New tool that has not yet been	Developers	Low	\$	High
HOME Investment Partnership	Funds can be used to finance	Competitive application process	Residents	High?	\$	High?
Social Services Block Grant (SSBG) "	Funds available to support	Competitive application process	Residents	High?	\$	Low?
Community Development Block Grant	Eligible Activities include:	Competitive application	Residents	High?	\$	High?
PLANNING						
Inclusionary Housing	Policy which creates a housing	State of Utah passed legislation	Developers	Medium	\$	Low
Housing Overlay	Zoning overlay that incentivizes	Residential pushback	Developers & Resident	Medium	\$	High
Expedited Permit Review	Prioritize the review of	May require additional staff to	Developers & Resident	Low	\$	High
ADU Program	Provide incentives for	Potential for parking issues.	Residents	Medium	\$	High
DEVELOPMENT						
PPPs	City partners with private	City may give up some controls	Developers	High	\$\$	High
HTRZ	Redevelopment tool that allows	City would give up future tax	Developers	High	\$	High
PROGRAMS						
Lite Deed	City pays homeowner to place	Does not protect affordability of	Residents	Medium	\$\$	High
Lease to Locals	Payment made to home owner	Only secures home on an	Residents	Medium	\$\$\$	High
Shared Equity	City provides downpayment	City may not see repayment for	Residents	Medium	\$\$\$	High
Rental Vouchers	City provides rental assistance	Onging subsidy for the City.	Residents	Medium	\$\$\$	Medium
Self Help	City subsidizes cost to build		Residents	High	\$\$	High
Rent to Own	City purchases a home and	Finding market rate units that	Residents	High	\$\$	Medium

South Salt Lake City Housing Plan Feedback Summary

Over the course of several months, South Salt Lake City staff with the support of consultants has gathered quantitative and qualitative data to inform the development of a community housing strategy. This work has included a robust market assessment, a survey and focus groups with residents and input from the service provider and development community. From this several key themes have emerged that will inform a future action plan:

1. Concerns about affordability and displacement

Historically, South Salt Lake has been a community with affordable options but there is fear that this is being lost with the escalations in the for sale and rental markets.

2. Interest in more diversity of housing options

The 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.

4. Desire to see improvements to overall housing quality

Several noted that there are many residential properties, both single and multifamily, that are eyesores and in need of upgrades.

5. Support for appropriate density

Many noted concerns about preserving the fabric of single-family neighborhoods and making sure that new development will be at an appropriate scale when in or near these areas.

Based on this feedback, staff is working on a toolkit which will promote a housing strategy with the following core 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

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