



PINNOCK, ROBBINS, POSEY & RICHINS

Certified Public Accountants • A Professional Corporation

David T. Posey, CPA
James R. Beaudoin, PFS, CFP®, CPA
Wade K. Watkins, CPA
Daniel T. Barlow, CPA
Gregory O. Hyde, PFS, CFP®, CPA

June 3, 2014

City Council
City of South Salt Lake
220 East Morris Avenue
South Salt Lake City, UT 84115

We are pleased to confirm our understanding of the services we are to provide the City of South Salt Lake for the year ended June 30, 2014. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of the City of South Salt Lake as of and for the year ended June 30, 2014. Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City of South Salt Lake's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City of South Salt Lake's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedules

We have also been engaged to report on supplementary information other than RSI that accompanies the City of South Salt Lake's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the basic financial statements as a whole, in a report combined with our auditor's report on the financial statements:

1. Schedule of expenditures of federal awards
2. Combining nonmajor fund financial statements
3. Budgetary comparison information for nonmajor and capital projects funds

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information:

1. Introductory section
2. Statistical section

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements taken as a whole. The objective also includes reporting on –

- Internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control related to major programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control and compliance. The OMB Circular A-133 report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of OMB Circular A-133, and will include tests of the accounting records, a determination of major program(s) in accordance with OMB Circular A-133, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the City Council of the City of South Salt Lake. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the basic financial statements, schedule of expenditures of federal awards, and all accompanying information as well as all representations contained therein. Management is also responsible for identifying all federal awards received and understanding and complying with the compliance requirements, and for preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the requirements of OMB Circular A-133. As part of the audit, we will assist you with preparation of your financial statements, schedule of expenditures of federal awards, and related notes. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Management is responsible for (a) establishing and maintaining effective internal controls, including internal controls over compliance, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (b) following laws and regulations; (c) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (d) ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities also include identifying significant vendor relationships in which the vendor has responsibility for program compliance and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are

responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report. Additionally, as required by OMB Circular A-133, it is management's responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan.

You are responsible for preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with OMB Circular A-133. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with OMB Circular A-133; (2) that you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with OMB Circular A-133; (3) that the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) that the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of

material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Audit Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by OMB Circular A-133, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to OMB Circular A-133.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged

with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and OMB Circular A-133.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City of South Salt Lake's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

OMB Circular A-133 requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Circular A-133 Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City of South Salt Lake's major programs. The purpose of these procedures will be to express an opinion on the City of South Salt Lake's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to OMB Circular A-133.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after receipt of the auditors' reports or nine months after the end of the audit period, unless a longer period is agreed to in advance by the cognizant or oversight agency for audits.

The audit documentation for this engagement is the property of Pinnock, Robbins, Posey & Richins and constitutes confidential information. However, subject to laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Utah State Auditor's Office or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Pinnock, Robbins, Posey & Richins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a federal awarding agency or pass-through entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately September 22, 2014 and to issue our reports no later than November 30, 2014. Daniel T. Barlow is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$34,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2012 peer review report accompanies this letter.

We appreciate the opportunity to be of service to the City of South Salt Lake and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Pinnock, Robbins, Posey & Richins
PINNOCK, ROBBINS, POSEY & RICHINS, PC

RESPONSE:

This letter correctly sets forth the understanding of City of South Salt Lake.

By: _____

Title: _____

Date: _____



Certified Public Accountants

1011 West 400 North, Suite 100
P.O. Box 747
Logan, UT 84323-0747
Phone: (435) 752-1510 • (877) 752-1510
Fax: (435) 752-4878

PARTNERS:
Michael C. Kidman, CPA
Brent S. Sandberg, CPA
Mark E. Low, CPA
H. Paul Gibbons, CPA
Robert D. Thomas, CPA
Paul R. Campbell, CPA
Shawn R. Anderson, CPA
Scott L. Burton, CPA

System Review Report

December 6, 2012

To the Shareholders
Pinnock, Robbins, Posey & Richins, PC
and the Peer Review Committee of the Nevada Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Pinnock, Robbins, Posey & Richins, PC (the firm) in effect for the year ended June 30, 2012. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards* and audits of employee benefit plans.

In our opinion, the system of quality control for the accounting and auditing practice of Pinnock, Robbins, Posey & Richins, PC in effect for the year ended June 30, 2012, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Pinnock, Robbins, Posey & Richins, PC has received a peer review rating of *pass*.


JONES SIMKINS, P.C.



CITY COUNCIL STAFF REPORT

MEETING DATE: June 11, 2014
APPLICANT: Robert Evans and Gary Juhlin
ADDRESS: 3028 South State Street
REQUEST: Request for a Zone Change from Corridor Commercial (CC) to Commercial General (CG)
PREPARED BY: Michael Florence

SYNOPSIS: This item came before the City Council on April 2, 2014 and was placed on unfinished business. Some property line and parcel number issues were identified after the April 2nd meeting, which have now been corrected with the County Recorder, and the application is now back before the council on unfinished business to consider approval of the zoning change.

The applicant is petitioning the City Council for approval to amend the zoning of the property from Commercial Corridor to Commercial General. The applicant, in his attached letter, states that he has had a difficult time leasing the space because it is zoned Commercial Corridor. The Commercial General zoning will allow the applicant additional uses for the building. The building is constructed as a masonry type warehouse and is not really set up for retail uses in accordance with the current CC zoning. The building sits back off of State Street without frontage nor does it have frontage onto White Place. The Planning Commission recommended to the City Council that the zoning be amended

STAFF RECOMMENDATION:

1. Staff recommends amending the zoning to Commercial General to the City Council
2. A majority of the uses allowed in the proposed Commercial General zoning are conditional uses and any proposed use will have a higher degree of scrutiny when reviewed
3. The future land use map of the General Plan will not need to be modified for this application because the designation is already Commercial General.



PLANNING COMMISSION STAFF REPORT

General Information:

Location: 3028

Property Size: Approximately 0.25 AC (9,300 SF)

Surrounding Zoning and Land Uses:

North: Corridor Commercial (Commercial Retail)

South: Corridor Commercial (Commercial Retail)

East: Corridor Commercial (Restaurant)

West: Commercial General (Single Family Residents)

Attachments:

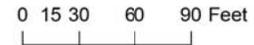
1. Current Zoning Map.
2. Future Land Use Map
3. Letter from applicant

Attachment 1: Zoning Map

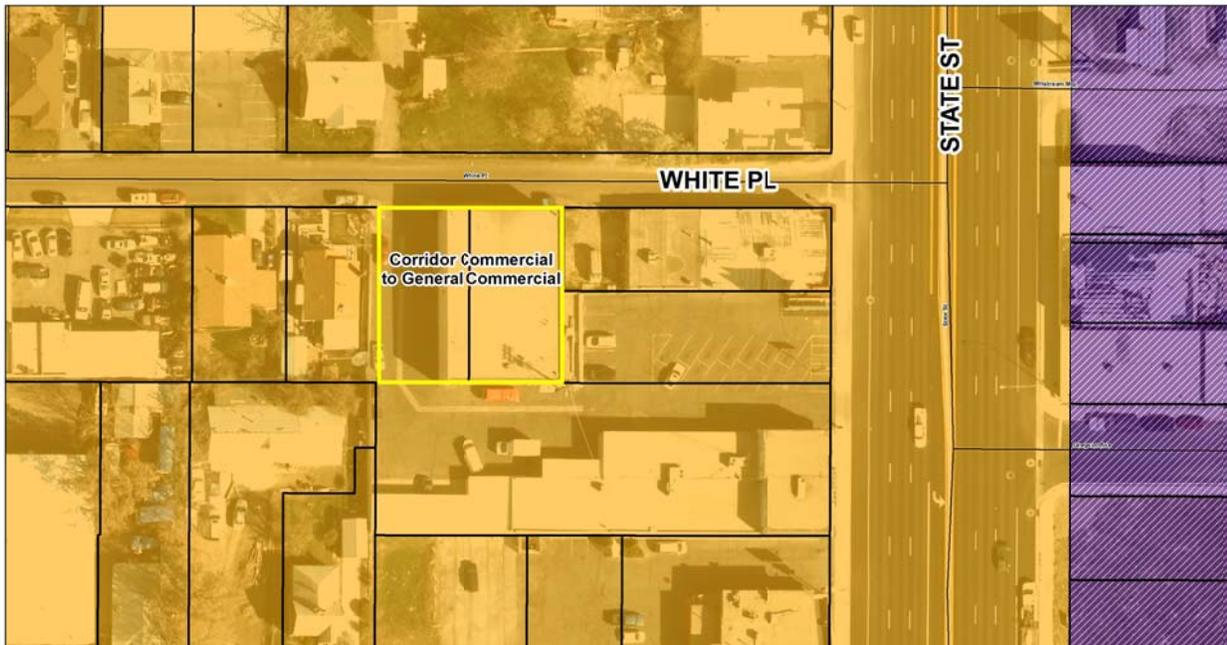


- General Commercial
- Corridor Commercial

3028 South State Street - Zone Change from CG to CC

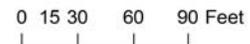


Attachment 2: Future Land Use Map



- General Commercial
- New Mixed Use

3028 South State Street - Future Land Use Map Designation



Attachment 3: Letter from applicant

EVANS JUHLIN PARTNERSHIP

PROPERTY MANAGEMENT

1950 Logan Avenue
Salt Lake City, Utah 84108
801-671-1837

g_juhlin@hotmail.com

March 6, 2014

City of South Salt Lake
220 E. Morris Avenue Ste. 200
South Salt Lake City, Utah 84115

Attention: Stephen Cornell, Chairperson, Planning Commission

Dear Mr. Cornell,

By way of introduction, my name is Gary Juhlin, managing partner of Evans Juhlin Real Estate Partnership. Together with my partner Robert Evans, we have been long time property owners in South Salt Lake. Our parents founded Central Office Suppliers in 1957 and Bob and I both worked in that business until it was sold in 2008. Bob continues to work for Bluefin Office Solutions, the Company that purchased Central Office.

In 1974 Evans Juhlin built a 6000 Sq. Ft. warehouse at 3028 South State Street. This building was originally occupied by the Federal Envelope Company and they remained a tenant for some 20 odd years. They utilized this facility as a distribution warehouse and printing facility. In 1990 the building became available and Central Office Suppliers occupied the space, using it in much the same way as Federal Envelope. In 2007 Central Office moved out of the building and it has been occupied from time to time by several smaller tenants.

Last year we listed the property for lease through Commerce Real Estate Solutions. The listing was terminated at the end of the year due to lack of interest. Commerce did secure one potential tenant but they were unable to get a business license through South Salt Lake because of the current zoning restrictions.

In lieu of this background, Evans Juhlin Partnership would like to submit an applications to change the current zoning classification from CR to CG. This building is clearly more suited to general commercial use and we don't feel that this change would result in any negative impact to our neighbors as the potential tenants would still have to comply with the terms of this zoning category.

We respectfully submit this application for changing the zoning classification on Parcel #1630152010 from CR to CG.

Yours Very Truly,



Gary Juhlin
Evans Juhlin Partnership

ORDINANCE NO. 2014- 15

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL CHANGING THE ZONE DISTRICT DESIGNATION FROM COMMERCIAL CORRIDOR (CC) TO COMMERCIAL GENERAL (CG) IN AN AREA AS DESCRIBED HEREIN

WHEREAS: the City is authorized by law to enact ordinances establishing zone districts, regulations for land use, and the subdivision of land; 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 a rezone would achieve the intent of the South Salt Lake City General Plan to regulate land uses to ensure compatibility and to sustain viable business districts; and

WHEREAS: the City Council finds that zone designation changes will enhance the commercial element of the City; and

WHEREAS: the City Council has received an affirmative recommendation from the South Salt Lake City Planning Commission,

BE IT ORDAINED, therefore, by the City Council of the City of South Salt Lake that the zoning map of the City of South Salt Lake be amended as follows:

Map Amendment: Parcels, and portions thereof, numbered 16-30-152-025, are hereby changed from Commercial Corridor (CC) land use designation to Commercial General (CG) land use designation.

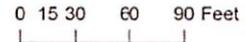
This ordinance will take effect upon execution by the Mayor or after fifteen days from transmission to the office of Mayor if neither approved nor disapproved by the Mayor.

(signatures appear on separate page)

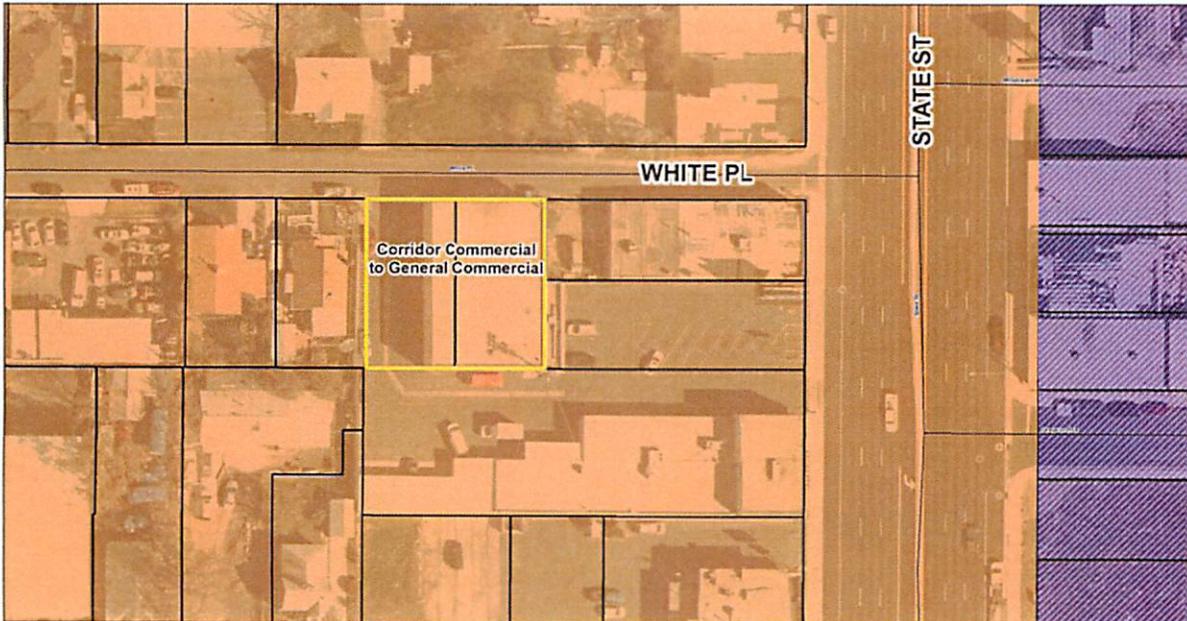
Attachment 1: Zoning Map



3028 South State Street - Zone Change from CG to CC



Attachment 2: Future Land Use Map



3028 South State Street - Future Land Use Map Designation



DATED this 11th day of June, 2014.

BY THE CITY COUNCIL:

Irvin H. Jones Jr.

Irvin H. Jones Jr., Council Chair

ATTEST:

Craig D. Burton
Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	<u>Aye</u>
Gold	<u>Aye</u>
Turner	<u>Aye</u>
Snow	<u>Aye</u>
Rutter	<u>Aye</u>
Jones	<u>Aye</u>
Rapp	<u>Aye</u>

Transmitted to the Mayor's office on this 11th day of June 2014.

Craig D. Burton
Craig D. Burton, City Recorder

MAYOR'S ACTION: Approve

Dated this 11 day of June, 2014.

Cherie Wood
Cherie Wood, Mayor

ATTEST:

Craig D. Burton
Craig D. Burton, City Recorder



4770 S. 5600 W.
 P.O. BOX 704005
 WEST VALLEY CITY, UTAH 84170
 FED.TAX I.D.# 87-0217663
 801-204-6910

The Salt Lake Tribune
 WWW.SLTTRIB.COM

MEDIAOne
 OF UTAH
 A NEWSPAPER AGENCY COMPANY
 WWW.MEDIAONEUTAH.COM

Deseret News
 WWW.DESERETNEWS.COM

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
CITY OF SOUTH SALT LAKE, ATTN: AMY DALLEY ATTN: CRAIG BURTON 220 E MORRIS AVE. SOUTH SALT LAKE CITY UT 84115	9001382697	6/19/2014

ACCOUNT NAME	
CITY OF SOUTH SALT LAKE,	
TELEPHONE	ADORDER# / INVOICE NUMBER
8014836000	0000965434 /
SCHEDULE	
Start 06/19/2014	End 06/19/2014
CUST. REF. NO.	
ORDINANCE NO. 2014-15	
CAPTION	
CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-15 An Ordinance of the City of South S	
SIZE	
24 Lines	1.00 COLUMN
TIMES	RATE
2	
MISC. CHARGES	AD CHARGES
TOTAL COST	
35.00	

**CITY OF SOUTH SALT LAKE
 ORDINANCE NO. 2014-15**
 An Ordinance of the City of South Salt Lake City Council Changing the Zone District Designation from Commercial Corridor (CC) to Commercial General (CG) in an Area at Approx. 3028 S. State Street.
 s/ Irvin H. Jones, Jr.
 Council Chair
 The complete Ordinance 2014-15 is available in the office of the City Recorder, 220 East Morris Avenue, South Salt Lake, Utah.
 Published: Thursday, June 19, 2014
 965434 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-15 An Ordinance of the City of South Salt Lake City Council Changing the Zone District Designation from Commercial C FOR CITY OF SOUTH SALT LAKE, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY.

PUBLISHED ON Start 06/19/2014 End 06/19/2014

SIGNATURE

[Handwritten Signature]

VIRGINIA CRAFT
 NOTARY PUBLIC - STATE OF UTAH
 My Comm. Exp. 01/12/2018
 Commission # 672963

DATE 6/19/2014

[Handwritten Signature: Virginia Craft]

**THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
 PLEASE PAY FROM BILLING STATEMENT**

ORDINANCE NO. 2014- 16

**AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL ADOPTING
THE EAST STREET CAR MASTER PLAN.**

WHEREAS: the City Council is authorized by law to adopt master plans for the protection of the health, safety and welfare; and

WHEREAS: The City is authorized by law to adopt master plans for land use recommendations;

WHEREAS: The City Council finds that certain changes and additions are desirous in order to foster orderly and compatible development and use of land; and

WHEREAS: The Community Development Depart held a series of neighborhood and stakeholder meetings and a work session meetings with the Planning Commission and City Council to gather input on the master plan; and

WHEREAS: The information from the public meeting was collected and recorded, was analyzed and refined to be used in the master plan; and

WHEREAS: Other information was gathered from various sources, was analyzed and used as supporting material in the master plan; and

WHEREAS: The City Council finds that these changes implement the City's General Plan goal for recommending land uses based on compatibility with surrounding uses, residential areas, and economic feasibility; and

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

WHEREAS: The City Council finds that these changes implement the City's General Plan goal to create an individual identity for each residential neighborhood; and

WHEREAS: The City Council find that these changes implement the City's General Plan goal to capitalize on South Salt Lake's vast transit options by creating specific transit-oriented development land use plans, using current best practices; and

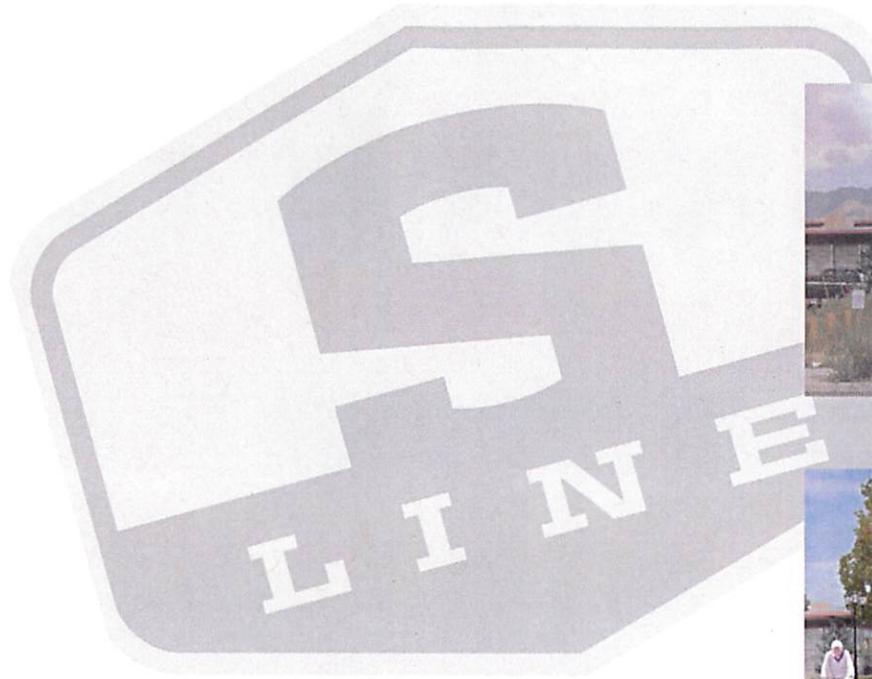
WHEREAS: The City Council finds that these changes implement the City's General Plan goal to enhance the quality of life in South Salt Lake by improving the community's appearance, safety, education, positive outlook, gathering places and positive momentum; and

WHEREAS: A public hearing was held by the Planning Commission on April 17, 2014; and

WHEREAS: The City Council received an affirmative recommendation from the South Salt Lake Planning Commission; and

WHEREAS: A public meeting was held by the City Council on May 28, 2014; and

BE IT ORDAINED, therefore, by the City Council of the City of South Salt Lake that the East Street Car Master Plan is adopted as follows:



East Streetcar | Master Plan

City of South Salt Lake, DRAFT April 2014



Adopted by The City of South Salt Lake, _____ 2014

Mayor Cherie Wood

City Council Members: Irvin Jones, Mike Rutter, Roy Turner, Ryan Gold, Kevin Rapp, Debbie Snow and Sharla Beverly

The photos included in this plan are examples of high-quality development projects that meet many of the goals and standards of the East Streetcar Master Plan.



The Pearl District in Portland, Oregon

Table of Contents

1. Introduction

- Purpose
- Vision
- Goals
- Master Plan Area

2. The Neighborhood

- A Closer Look
- Location
- Listening to Neighbors
- Growth and Change
- Improving Quality of Life

3. Envisioning the Future

- The Vision
- Development Potential
- Successful Case Studies
- Public Outreach
- Design Study Concepts

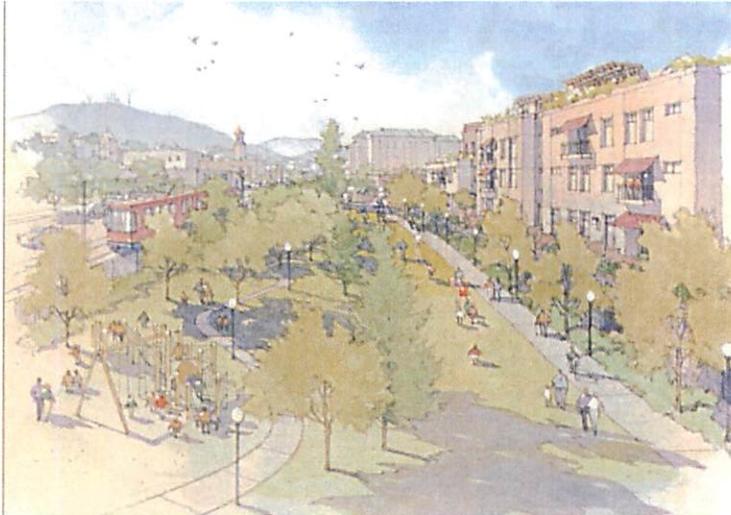
* Refer to the East Streetcar Design Study for additional design details

4. Building a Better Future

- Housing
- Traffic and Parking
- Safety
- Neighborhood Improvements
- Investments and Incentives
- Design Principles
- Planning Tools

1

Introduction



Purpose

The East Streetcar Master Plan is the culmination of over a decade of discussion, planning and design to create a neighborhood that blends the best of both the past and the future. This Master Plan guides the future development of the neighborhood by:

- showing residential and business types that are encouraged,
- proposing standards for new development,
- recommending improvements to enhance the surrounding community and,
- guiding South Salt Lake leaders on ways to make this plan a reality.

This vision will be achieved as individual property owners sell property to developers and builders, on the timeline that is right for them. The Plan does not propose changes to existing single-family homes, which are intended to remain. It is a long-term plan that may take years to complete.

Vision

This will be a vibrant, walkable neighborhood with a wide selection of homes for current and future residents of South Salt Lake. Its character, amenities and strong connections to both Downtown South Salt Lake and to Sugar House will make it one of the most desirable neighborhoods on the Wasatch Front.

Goals

- Protect neighboring homes and property values
- New development will be context sensitive through height transitions, density blending, and compatible design,
- Improve neighborhood safety and appeal
- Revitalize or replace neglected properties
- Increase home-ownership of existing homes
- Build high-quality new housing for a wide spectrum of residents (age, income, culture)
- Create a quality urban neighborhood that appeals to new residents
- Maximize the opportunity to locate housing and jobs adjacent to transit, bike and pedestrian ways
- Support building a true downtown South Salt Lake to the west

Master Plan Area



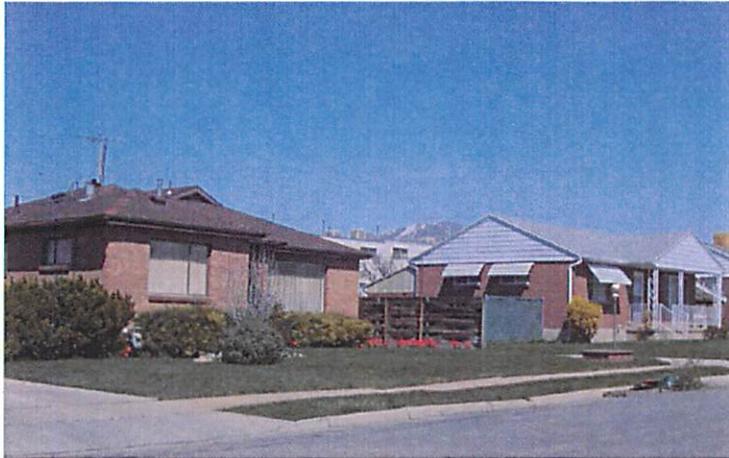
The East Streetcar Master Plan area includes businesses and multi-family housing between State Street and 500 East. The area (---) is approximately one block wide (north to south). Single-family homes are not included.

The heights of buildings in the East Streetcar Area were mapped and modeled in 3-D to understand their size and scale, so standards for new development could promote compatible infill.

- yellow = one-story single-family homes
- orange = two-story businesses, homes and apartments
- red-orange = three-story apartments

2

The Neighborhood



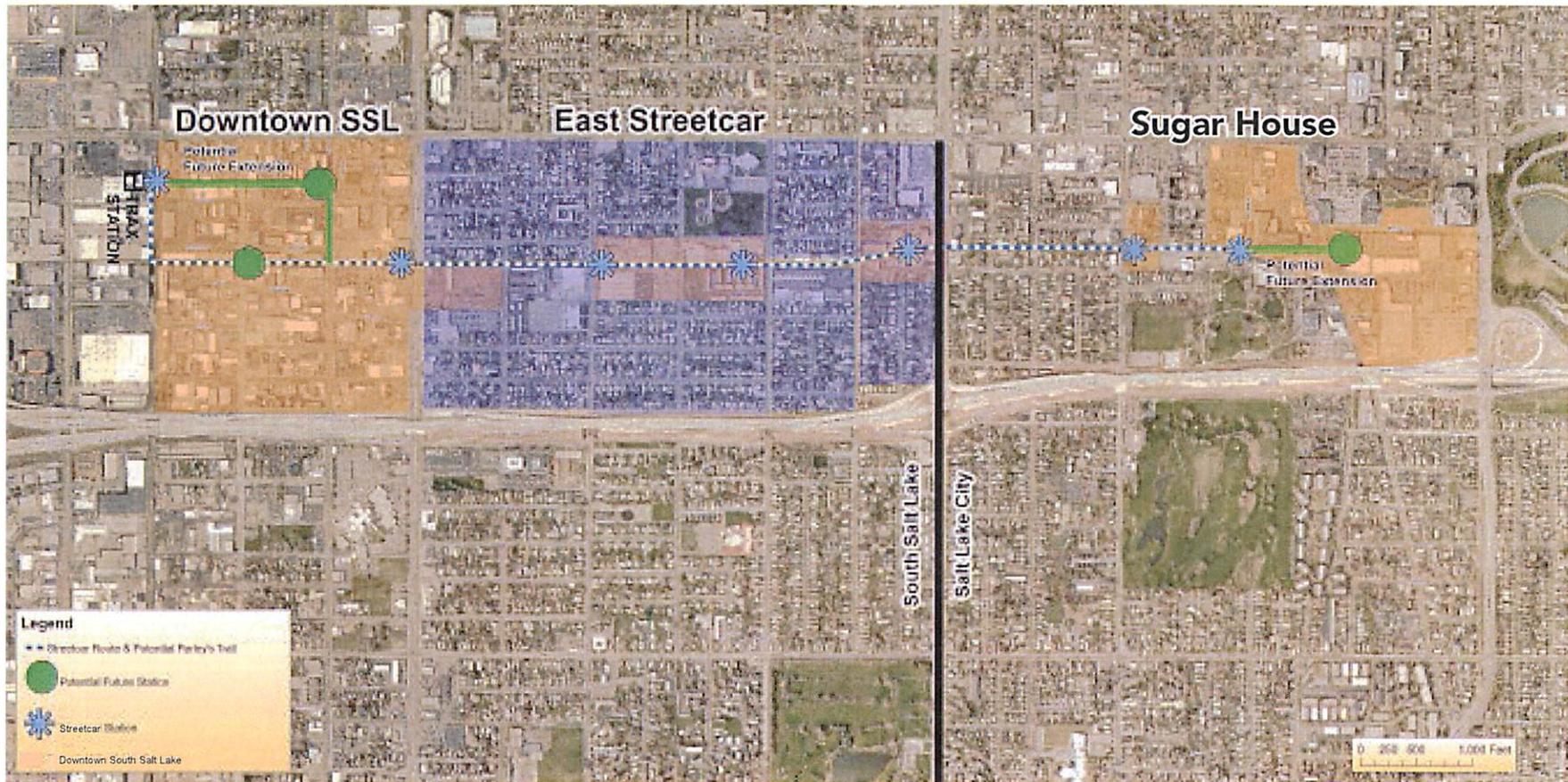
A Closer Look

South Salt Lake City is a classic American, post-war suburb. It also has a significant business and industrial base. The neighborhood included in the East Streetcar Master Plan is the most established, well-respected and one of the most desirable in the city. Most homes and yards are well-cared for, updated and occupied by homeowners. Young people are moving in and homes sell quickly.

Each block is unique. The architecture varies from street to street (Craftsman bungalow, Victorian, Cottage), and the land uses do as well. Throughout South Salt Lake City there is a unique industrial character which often times mixes and blends with the surrounding community. There are also strictly commercial areas such as the blocks adjacent to State Street, which support the surrounding neighborhoods by providing them with access to shopping, and other essential services. While there is a strong presence of industrial warehouses, and commercial shops, the heart of the city lies within the homes of South Salt Lake residents, and the community in which they live. These neighborhoods are comprised of single family homes with a mix of duplexes, apartments, and townhomes. Each block in the study area faces different neighborhood challenges and conditions that are unique for redevelopment. It is important to the City of South Salt Lake that new development is constructed on a case by case basis, ensuring that context and community are taken into account.

For this reason, this Master Plan breaks down the 50-acre study area and makes very specific recommendations for different locations. For this plan, the area bounded by 2100 South and I-80 has been broken into “blocks” that are defined by the north-south streets (State, 200 East, 300 East, 400 East, and 500 East).

Surrounding Neighborhoods



The East Streetcar Area is located directly east of the Downtown South Salt Lake redevelopment area, and directly west of Sugar House. The Central Pointe TRAX station in the Downtown South Salt Lake Area is approximately two miles from Highland Drive in Sugar House. 500 East is roughly the mid-point between the two districts and is the boundary between the two cities. Many people are unaware of this boundary and consider this neighborhood to be an extension of Sugar House.

The Streetcar and Parley's Trail have brought the two areas closer together with both transit and a multi-use trail with safe, improved crossings. The real estate boom in Sugar House has had a positive impact on property values in the East Streetcar neighborhood.



Waverly Station at 3800 S. West Temple was one the first successful townhome projects next to transit in South Salt Lake. Homes have private garages, semi-private gardens and a community clubhouse.



2550 S. Main apartments, an example of a project in South Salt Lake that embraces urban context, facing units onto the street and placing parking on the interior. They include community pool and clubhouse.

Location

As the Salt Lake metropolitan region population grows and changes, areas close to downtown are becoming more urban, walkable and better connected with transit. South Salt Lake, with its proximity to downtown Salt Lake City and Sugar House is a primary target for new urban development. Sugar House Business District, less than one mile away, has experienced a real estate boom. Today over 1,000 new housing units have been built or are under construction, with a total of \$400 million in private investment. This is attracting many new residents to both Sugar House and surrounding neighborhoods, including the East Streetcar neighborhood. Developers are seeking additional sites to meet the demand for housing, and office space along the S-Line streetcar corridor.

Downtown South Salt Lake is also beginning to take off. South Salt Lake has developed a Master Plan for 120 acres on the west side of State Street at 2100 to 2300 South. This plan includes nearly 1,000 housing units, 1 million square feet of commercial / office space and 150,000 square feet of shopping.

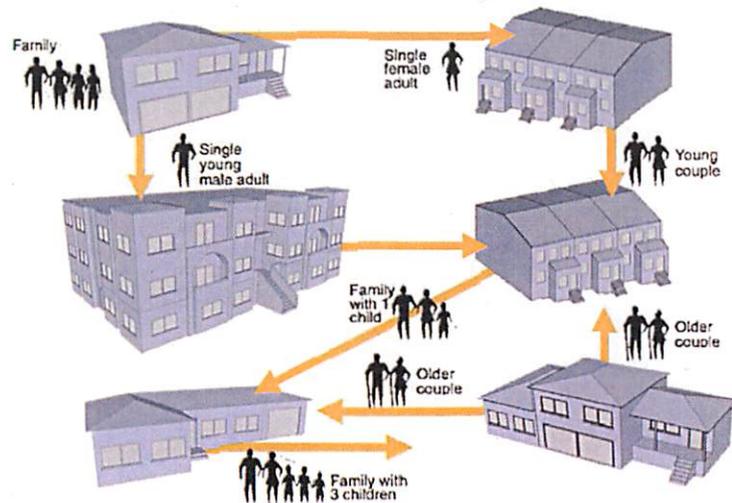
These business districts are destinations at the ends of the streetcar line, with well-loved, established neighborhoods in between. The residential neighborhoods in the East Streetcar area and in Sugar House offer highly desirable single-family homes in an otherwise quite urban neighborhood. It is a priority to protect the character of these homes and neighborhoods, and keep them a part of a diverse housing mix.

The addition of the streetcar and the Parley's Trail connects this neighborhood to the entire region, via UTA TRAX and Commuter Rail, through the regional trail system. This complements easy access to I-80 and I-15, making the neighborhood attractive to people of many ages, abilities, incomes and interests.

Growth and Change

The growth of this neighborhood reflects a number of trends that are occurring in Utah and across the country.

- Baby boomers are aging and moving out of single-family homes into smaller, attached units.
- Young people are choosing to drive less, while biking, walking and using transit more.
- Many people are choosing to rent, instead of own, for lifestyle reasons. Also, home ownership is declining due to barriers with financing and the recent housing bubble.
- Employees are choosing where they live primarily based on lifestyle and amenities, more often choosing urban areas.
- Employers are locating where their employees want to be, instead of where business conditions are favorable (such as low tax rates).



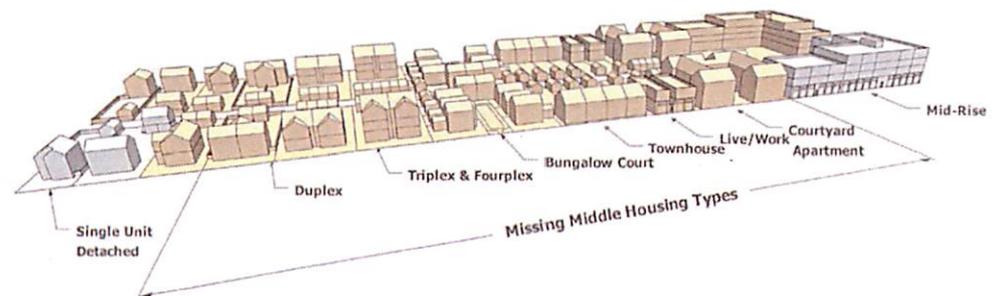
The “Missing Middle” includes high-quality housing options that are a welcome part of healthy community building. This includes twin homes, duplexes, fourplexes, bungalow courts, mansion apartments and live-work units.

This is the most significant development trend since the baby boom created the American suburb. It has spurred a comeback of cities and urban areas. Yet, the Wasatch Front has a dramatic shortfall of housing choices, to match the needs and desires of people seeking a diversity of housing types. In particular, there is a shortfall of medium density housing, such as townhomes and condos. South Salt Lake is well positioned to take advantage of these trends and invite more new residents and businesses to settle in this prime location.

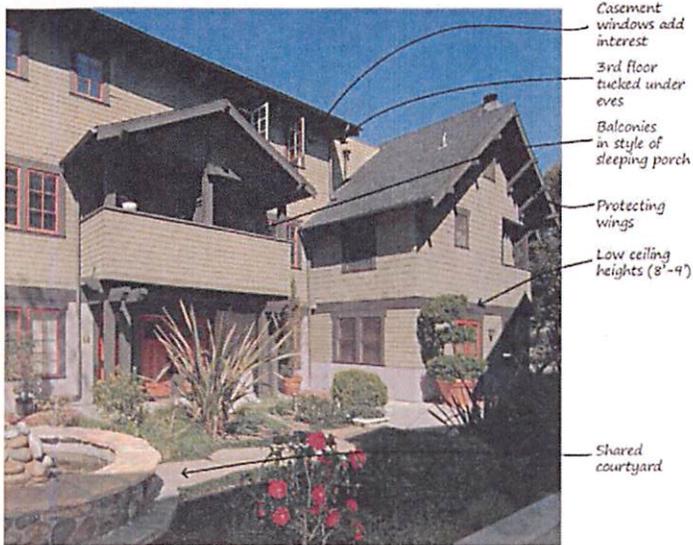
This perspective has been shared with the City by academic researchers, by local developers and by businesses. It is an important perspective to consider when looking to the future of the city and its economy. This perspective is balanced by the needs and desires of current and future residents, property owners and businesses.

Listening to Neighbors

Residents in this neighborhood shared their ideas and issues through a variety of meetings, workshops and one-on-one conversations. These collaborative efforts are what helped the City identify the concerns the surrounding residents had about future development. This information has helped shape the goals of this plan, of the City’s Housing Plan, and has also guided the strategy for downtown South Salt Lake.

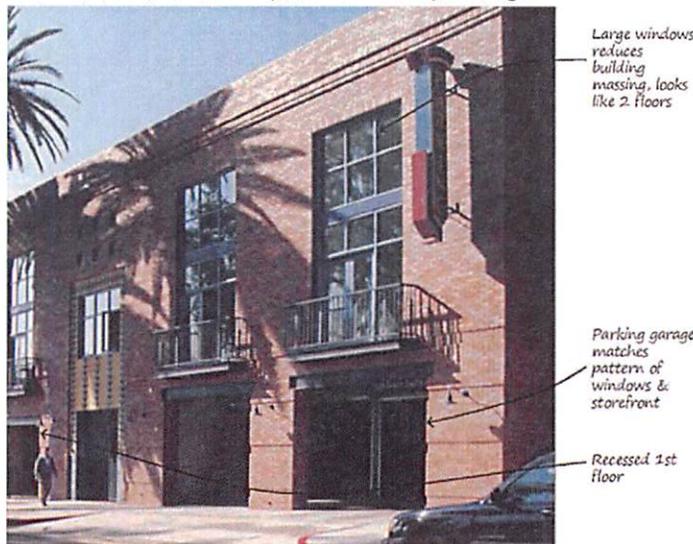


These medium-density homes serve as a transition between single family, low density development and high density or commercial uses in a manner that feels appropriate and contextual.



- Casement windows add interest
- 3rd floor tucked under eaves
- Balconies in style of sleeping porch
- Protecting wings
- Low ceiling heights (8'-4")
- Shared courtyard

Mission Meridian, Interior Courtyard of Multi-Family Housing



- Large windows reduces building massing, looks like 2 floors
- Parking garage matches pattern of windows & storefront
- Recessed 1st floor

Mission Meridian, located in Pasadena, California is a great example of Transit Oriented Development that meshes well with its surrounding neighborhood. The scale and style of the townhomes and live-work units match neighboring single-family homes.

The major issues identified and addressed in this plan are:

- Increase in traffic and parking
- Current and potential problems with incompatible infill
- Preference for owner-occupied units over rental units
- Safety around the streetcar
- Existing and potential increase in crime

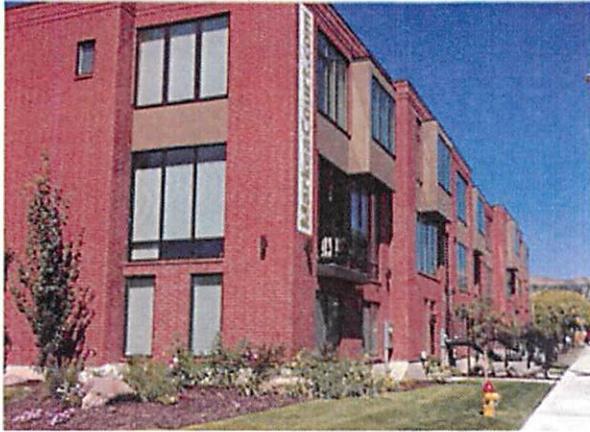
Some of these concerns are addressed through planning and zoning. Others are a matter of education, activism and patrol. Significant improvements can be made by investing in good design in both new development and the public spaces that surround it. These strategies are discussed in Section 4: Building a Better Future. The goal is to improve the future of the community while protecting the characteristics that make it valuable today.

Improving Quality of Life

This plan strives to improve the quality of life of South Salt Lake City's residents, and business owners. This plan identifies factors that contribute to a more livable city and have incorporated them into this master plan. These include:

- Providing a variety of housing options, and job opportunities.
- Access to daily and essential needs such as grocery stores, schools, and recreation space.
- More quality housing choices, including "missing middle," types, such as townhomes, twin-homes, mid-sized condominiums to serve people at all stages of life.
- Adequate parking and roads for new development.
- Balancing rental and owner-occupied units, with an emphasis on increasing owner-occupied units in this neighborhood.
- Transit options, pedestrian friendly environments, and safe bike ways.
- Public open space, community rooms and amenities that attract residents and visitors.
- Attractive street lighting, benches, signage and landscaping.

This plan pushes the boundaries of neighborhood needs to provide a better quality of life and more diverse housing and transportation options.



Markea Court condominiums at 270 South 700 East in Salt Lake City bridge between single-family homes and a busy commercial street.



Repurposed warehouse building with new housing units and roof top terraces on Fremont Avenue in Pasadena. A low-slung, two-story parking garage is adjacent.



- 4th floor recessed: potential roof top living space
- Variety of materials & colors
- Maximizes window space
- 1/2 story below ground
- Semi private stoops, enclosed with fence

West Town, Chicago townhomes minimize their effective height with a "split-level" entrance with appropriate height transitions.



- Lots of windows
- Variety of colors & textures
- Solar panels integrated into architecture
- Community gathering spaces
- Modern design

Tassafarongā in Oakland, California mixes affordable housing with commercial in a repurposed warehouse (warehouse not shown). The units surround a courtyard, have underground parking, and solar panels.

3

Envisioning the Future



The Vision

Revitalizing this neighborhood has been a point of discussion over numerous plans and studies in the last decade. This includes:

- Scoping, design and construction for the S-Line Streetcar
- Visioning for transit-oriented redevelopment along the 2-mile S-Line corridor in Salt Lake City and South Salt Lake
- Urban design for creating a greenway, Parley's Trail and amenities alongside the streetcar
- Master planning Central Pointe as South Salt Lake's new downtown
- Density studies for the East Streetcar area to understand development potential
- Creating the East Streetcar Master Plan to outline ideal development scenarios, design guidelines and land use

These studies have progressed from broader concepts to more detailed design. They have all focused on how to redevelop properties that have a higher and better future use.

Development Potential

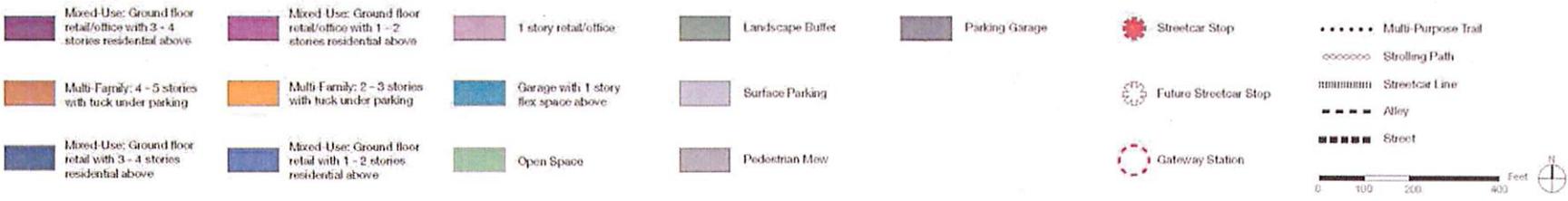
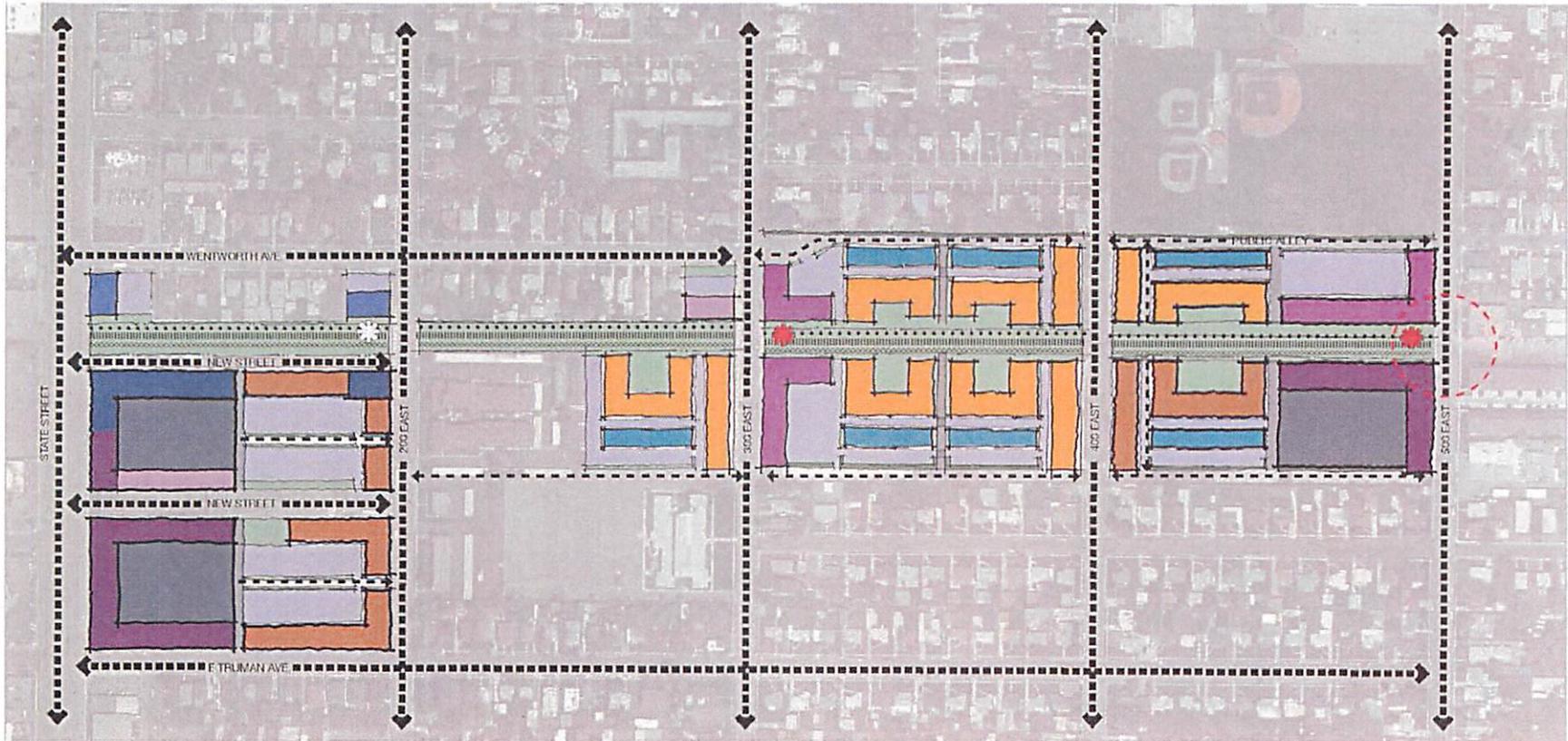
Potential uses and development density was studied to understand the potential for change, where it was most appropriate, and densities that are context appropriate. This is shown on the Development Potential map. Several factors were considered:

- Compatibility with neighboring properties
- Likelihood of property to sell and convert to a new use
- High cost of property acquisition and its impact on density
- Market realities, which drives who will buy and how much they are willing to spend on housing
- Amount of new development investment, which can be recaptured in property taxes and spent on neighborhood improvements

Successful Case Studies

A successful project is not singularly beneficial; more often than not it respects and enhances the existing development surround the project and portrays industry "best practices." Examining successful

Conceptual Density Study: IBI Group





Birkhill on Main, near the Murray TRAX station is a good example of gateway architecture for parcels located on Block 1 (refer to page 14).



This residential mixed-use building on North Milwaukee Ave. in Chicago has an attractive corner treatment which would be appropriate for buildings located at streetcar-automobile intersections.

projects with conditions similar to the East Streetcar neighborhood, and then identifying the lessons and elements contributing to its success enabled the City to get a firmer grasp on how to guide future development within the East Streetcar area. Twelve high-quality projects were identified from around the country, with an emphasis on projects within Utah. Photos and descriptions of these case studies are included throughout this master plan.

In order to propose context sensitive design solutions for future development, a 3-D model (SketchUp) of the streetcar corridor with the existing neighborhoods and case study projects was developed. This provided the City with the tools to better understand appropriate building heights, building design, structure orientation, potential safety concerns, Crime Prevention Through Environmental Design (CPTED), locations for varying densities, desired pedestrian/bike/automobile circulation and the necessary parking required, all in relation to the adjacent existing neighborhood.

Public Outreach

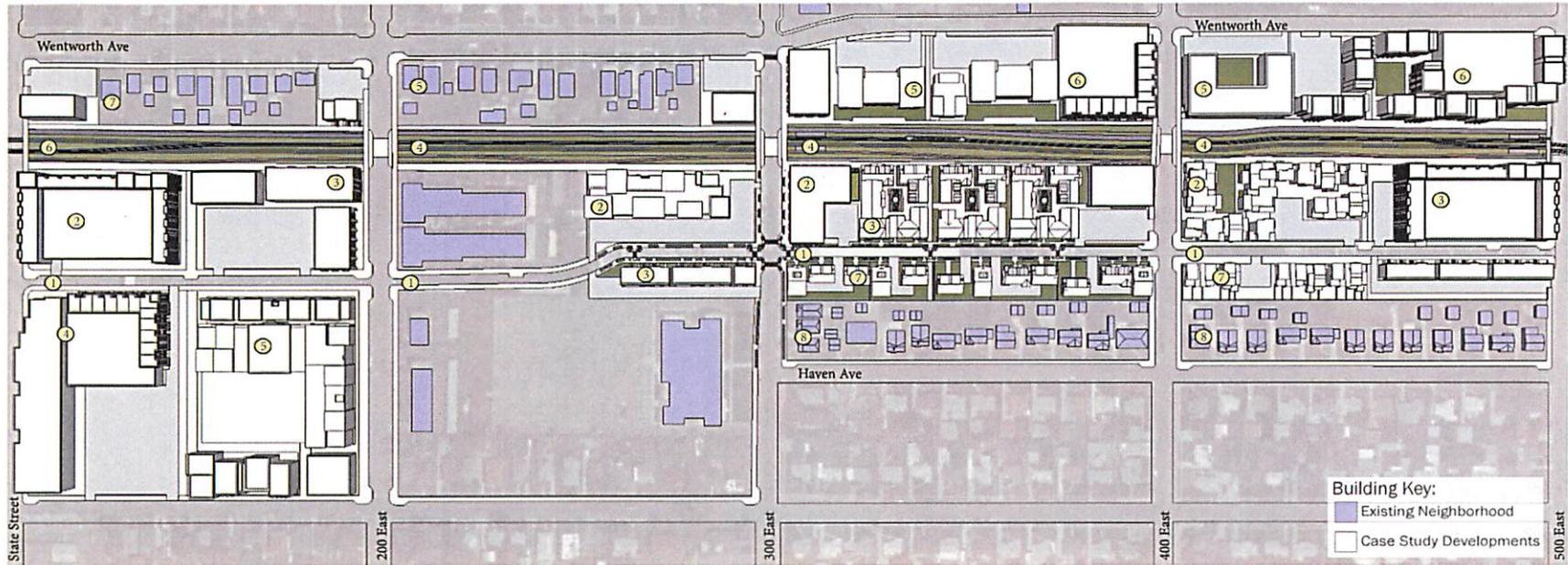
The 3D design study became an important tool for reviewing what future development could look like. Using this study, a design concept was developed for each block to explore design solutions.

The study was reviewed and modified by South Salt Lake Police, Fire and Public Works Departments to ensure that issues of safety and capacity were considered. It was reviewed by developers for constructability and to identify potential barriers to development. It was presented and discussed in six neighborhood block meetings to solicit feedback in a comfortable manner where residents could voice their concerns. Individual meetings were also held with commercial property owners adjacent to the streetcar.

Design Study Concepts

The Design Study for each block, which are concepts only, are included on the following pages.

Design Study



Block 1: State Street - 200 East

- ① Proposed One-Way Street
- ② Chicago Ave, Minneapolis Case Study
- ③ Verizon Building, Chicago Case Study
- ④ Portland Ave, Minneapolis Case Study
- ⑤ Eastside Apartments Case Study
- ⑥ S-Line Corridor & Trails
- ⑦ Existing Residential

Block 2: 200 East - 300 East

- ① Proposed One-Way Street
- ② Axis Apartments Case Study
- ③ Markea Court Case Study
- ④ S-Line Corridor & Trails
- ⑤ Existing Residential

Block 3: 300 East - 400 East

- ① Proposed One-Way Street
- ② Mission Meridian Lofts Case Study
- ③ Mission Meridian Courtyard Housing Case Study
- ④ S-Line Corridor & Trails
- ⑤ Brickstone on Main Case Study
- ⑥ Portland Ave, Minneapolis Case Study
- ⑦ Mission Meridian Case Study
- ⑧ Existing Residential

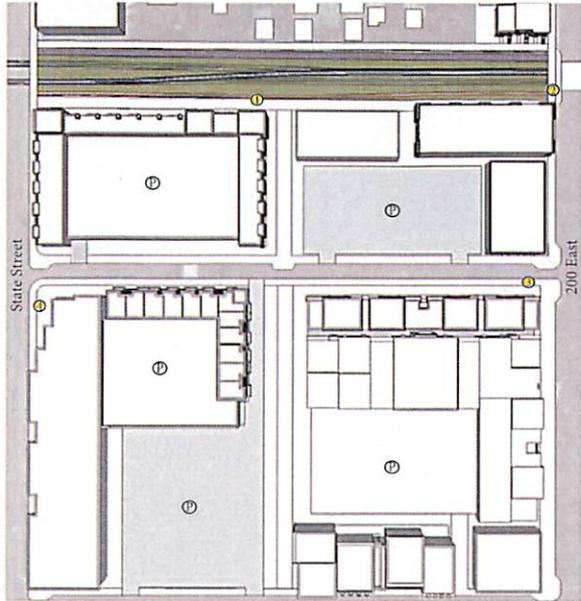
Block 4: 400 East - 500 East

- ① Proposed One-Way Street
- ② Tassafaronga Case Study
- ③ Chicago Ave, Minneapolis Case Study
- ④ S-Line Corridor & Trails
- ⑤ Artspace Case Study
- ⑥ Birkhill on Main Case Study
- ⑦ Tassafaronga Case Study
- ⑧ Existing Residential

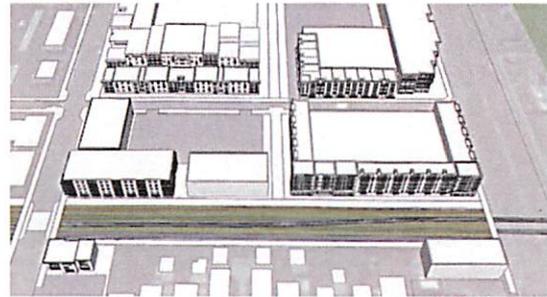
Notes:

- This is a concept design only, to illustrate recommended design solutions, including building size, scale and placement.
- Buildings placed on each block mimic the Model Projects illustrated in this Master Plan and are not intended to dictate future architecture.

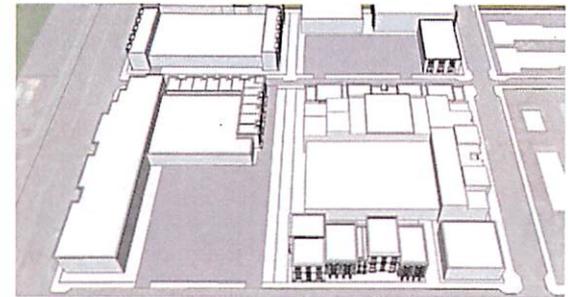
Design Study Block 1 Detail - State to 200 East



Block 1: Top View



Southern Facing Perspective



Northern Facing Perspective



Front Facade: Chicago Ave, Minneapolis Case Study



Front Facade: Verizon Building Case Study



Front Facade: Eastside Apartments Case Study



State Street Facade: Portland Ave, Minneapolis Case Study

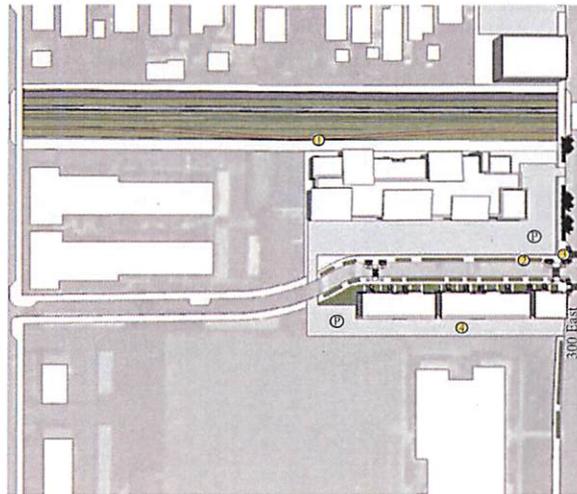
Unique Qualities:

- Highly visible - State St. traffic and easy access to I-80
- Excellent street access
- Across the street from Downtown South Salt Lake
- Single family homes on southeast and south side (note: illustration shows homes on southeast gone, but this is not suggested)

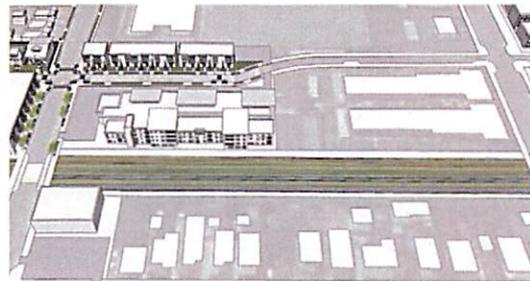
Unique Solutions:

- Create gateway to city by building significant architecture on State St.
- Visibly appealing for apartment and commercial tenants
- New street connecting State St. to 200 East to provide access to new buildings
- Serve as a "bridge:" to Downtown South Salt Lake by allowing taller buildings, and encouraging commercial, retail and mixed use.

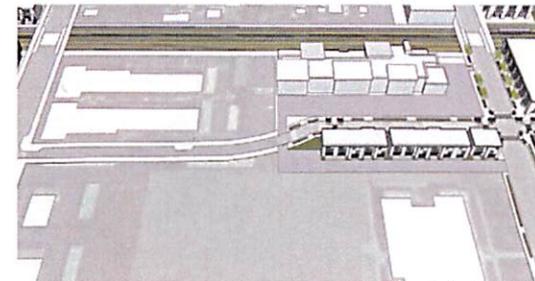
Design Study Block 2 Detail - 200 East to 300 East



Block 2: Top View



Southern Facing Perspective



Northern Facing Perspective



① Front Facade: Axis Apartments Case Study



② Front Facade: Markea Court Case Study



③ Corner View: Markea Court Case Study



④ Back Facade: Markea Court Case Study

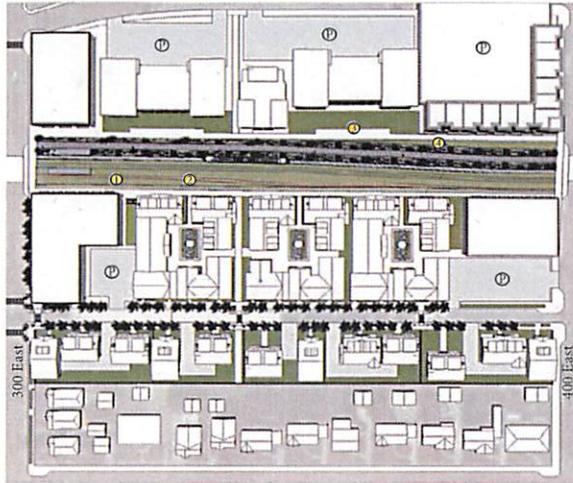
Unique Qualities:

- Desirable location across street from 300 East streetcar stop
- Limited land for redevelopment, but includes prime corners
- Access from 300 East
- Developable parcels bordered by church and apartments
- Only one single family home adjacent to developable parcel

Unique Solutions:

- Opportunity for mixed-use or commercial buildings on corners
- New street from 200 East to 300 East to provide access and May not be possible to extend throughout the whole block
- Smaller parcels drive smaller-scale project
- Limited impacts to immediately adjacent neighbors, allowing more versatile architecture.

Design Study Block 3 Detail - 300 East to 400 East



Block 3: Top View



Southern Facing Perspective



Northern Facing Perspective



① Front Facade: Mission Meridian Lofts Case Study



② Front Facade: Mission Meridian Courtyard Housing Case Study



③ Front Facade: Brickstone on Main Case Study



④ Front Facade: Portland Ave Lofts, Minneapolis Case Study

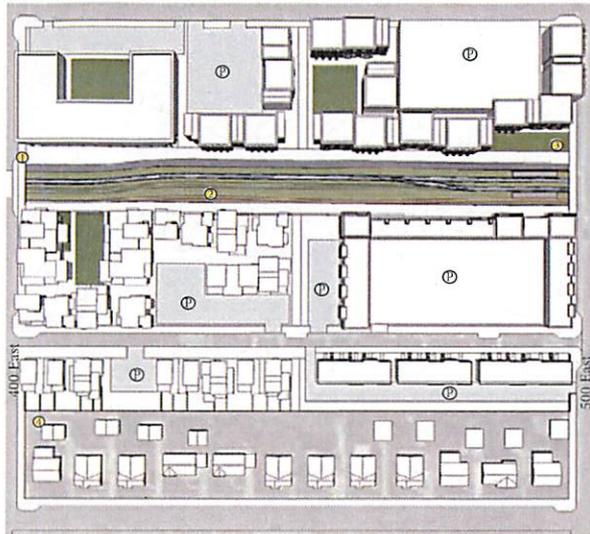
Unique Qualities:

- Easy street access from 300 East
- Desirable location adjacent to 300 East streetcar stop
- Each side of streetcar corridor occupied by two large warehouses
- Single family homes border length of block on developable parcels

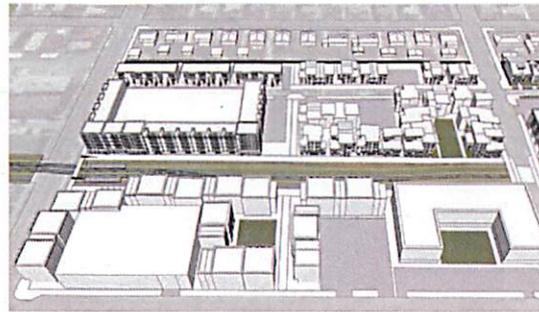
Unique Solutions:

- New street from 300 East to 400 East to provide access to new buildings.
- Opportunity for mixed-use or commercial uses on 300 East corner
- Large parcels help create a large, coordinated project with greater amenities included
- Carefully control design to limit impact to single-family neighbors.

Design Study Block 4 Detail- 400 East to 500 East



Block 4: Top View



Southern Facing Perspective



Northern Facing Perspective



1 Art Space: Corner Entrance Treatment



2 Corridor Front Facade: Tassafaronga Case Study



3 Front Facade: Birkhill on Main Case Study



4 Back Facade: Tassafaronga Case Study

Unique Qualities:

- Easy street access along 400 and 500 East
- Desirable location adjacent to 500 East streetcar stop
- North side of streetcar corridor occupied by one large warehouse, south side by two owners
- Single family homes border length of block on south
- Street and open space border length of block on north

Unique Solutions:

- New street from 400 East to 500 East to provide access to new buildings.
- Opportunity for mixed-use or commercial uses and signature gateway architecture on 500 East corner
- Large parcels help create a large, coordinated project with greater amenities included
- Carefully control design to limit impact to single-family neighbors

4

Building a Better Future



Housing

The housing market has changed dramatically in the past decade. New and renewed housing in this neighborhood will respond to market demands. South Salt Lake is preparing a market study to research what housing is in demand and to target the most desirable and needed sectors. The City is prepared to wait for the right market conditions in order for the right projects to be built.

Several actions are encouraged:

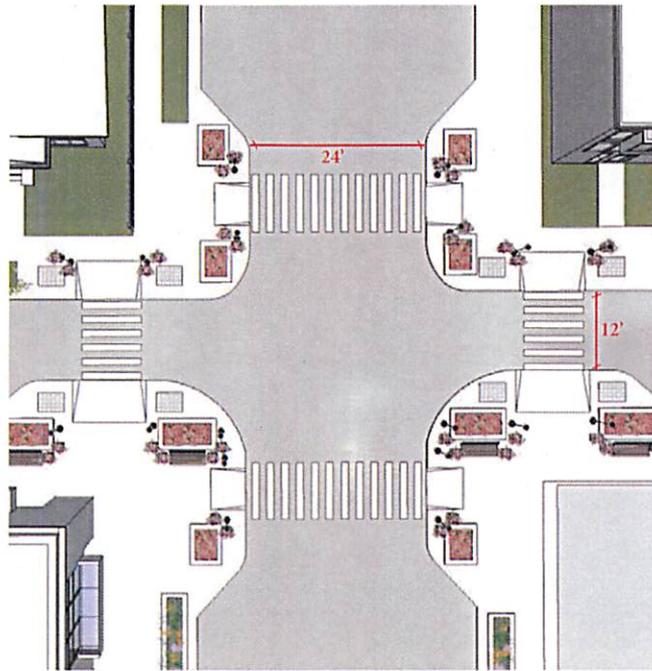
- Increasing desirability and awareness of the neighborhood to increase ownership (instead of rental) of existing single-family homes
- Prioritize construction of townhomes, twinhomes, condos and small-lot buildings that fill the gap between apartments and single-family homes
- Building high-quality rental properties for targeted groups, including students, seniors and lifestyle (upwardly mobile) renters
- Building high-quality apartments with professional on-site management.

These priorities are based on nation-wide Best Practices for developing and preserving neighborhoods. The city recently tightened planning and zoning standards to ensure quality development. Many previously built projects would not have been permitted under current requirements.

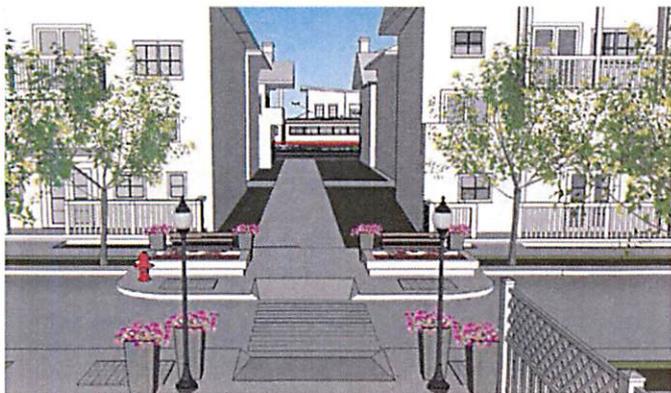
Traffic and Parking

South Salt Lake completed a parking traffic study in response to neighborhood concerns. This study concluded:

- All roads currently have traffic levels below capacity
- Proposed future development would exceed current capacity
- Parking for future development can be accommodated within the new developments.
- New roads to access new development are key to limiting traffic and parking on adjacent streets.



Intersection traffic calming



Mid-block pedestrian connection to S-Line corridor

Safety

The design guidelines for new development and the amenities and improvements proposed in the public spaces help make a safer neighborhood. Several factors make neighborhoods safer:

- “Eyes on the street” - windows and porches overlooking public places.
- “Street life” people walking, biking, waiting for transit, spending time outdoors.
- Few hiding points - Landscaping should be trimmed, dark corners lit and walls need windows and doors to increase visibility.
- Crime Prevention Through Environmental Design (CPTED) - New projects should have built-in security measures such as lighting, fencing, security systems, and appropriate landscaping. A SSL Police Department CPTED review should be a part of every project approval process.
- Access points for safe exiting and escape routes.

The streetcar construction and planned upgrades for Parley’s Trail significantly improve safety in the corridor. Proposed new lighting, landscaping and sidewalks will also contribute to safety.

In addition to good design, there are several targeted actions the city can take to improve neighborhood safety:

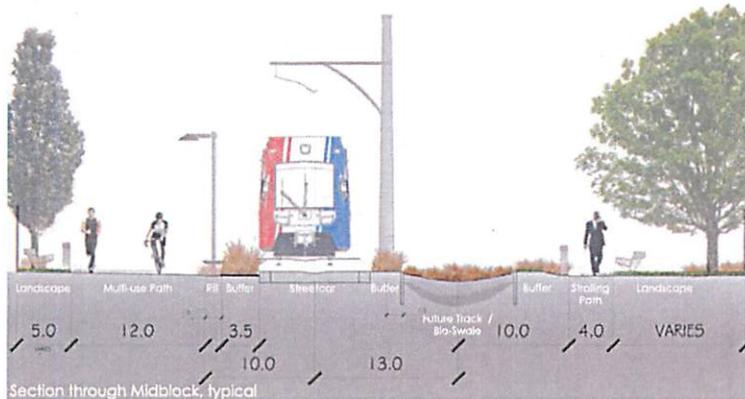
- Revitalize or replace neglected properties.
- Code enforcement on buildings not up to code.
- Neighborhood clean-up through Community Connection and Urban Livability.
- Encourage participation in Good Landlord program.
- Require on-site property managers for apartments.
- Implement Neighborhood Watch programs.
- Monitor calls for service over time and track “hot spots.”

Neighbors also expressed concern for safety of kids, bikes, cars and pedestrians around the streetcar trains. The S-Line was designed to be as safe as possible, with significant attention paid to crossings, buffers to the trail and lighting. UTA and South Salt Lake are monitoring behavior and adjusting safety measures as needed.

Neighborhood Improvements

South Salt Lake is committed to making improvements in this neighborhood. Some of these have been funded by the city, while others involve partners (such as UTA and Salt Lake County). Some potential neighborhood improvements may include:

- Traffic calming (narrowed intersections, improved crossings)
- Parley's Trail and S-Line Greenway landscaping and lighting
- Street lighting
- Internal streets
- Park space / green space
- Lighting
- Sidewalks
- Street trees
- Beautification projects



Illustrations of streetcar, trail and green space in the S-Line corridor.

Investments and Incentives

Several different programs could be adopted to promote desirable growth and improvements in the neighborhood. These programs typically offer some sort of compensation in the form of a grants, or property tax incentives to attract desired new development. This would require funding from the City, its Redevelopment Agency and/or partners. Suggested programs include:

- First-time home-buyer assistance
- Financing for public improvements, such as lighting or streets
- Financial partnership to build housing that the city desires such as senior or workforce housing
- Financial partnership on shared parking
- Rental unit buy back

Design Principles

New projects will be designed to make the most of the unique location and neighborhood amenities while fitting compatibly into their surroundings. Several principles guide this:

1. Development should emphasize the streetcar, Parley's Trail and greenway corridor.

- Maximize the amount of sunlight that reaches the corridor to promote year-round activity and safety.
- Orient activity toward the corridor, with entry doors, windows, store displays, signs, balconies, street furniture and other amenities.

2. Open space and public amenities should be added to the corridor and to the neighborhood.

- Incorporate both private and public open spaces adjacent to the corridor and increase apparent setback.
- No vehicle access adjacent to the corridor.
- Create mid-block access points to the corridor.
- Provide gathering spaces, street furniture, public art, and well-maintained landscaping.
- Create opportunities to walk and ride bikes.



Size, scale and types of potential development, including new street.

3. Development should create a medium-density urban form and a mix of uses.

- Include mixed-use space at the streetcar stops, with small neighborhood stores, restaurants, lifestyle services, and office space.
- Emphasize housing and office space, and avoid large-format retail.
- Include active spaces on the ground floor.
- Minimize parking requirements and eliminate surface parking wherever practical.
- Allow interesting and iconic signs or murals that lend a unique character of the neighborhood.

4. Buildings and landscapes should be environmentally sensitive and architecturally interesting.

- Maximize transparency and the amount of light entering buildings.
- Reflect the industrial history of the streetcar, the “vintage American” neighborhood, and the historic significance of this neighborhood over the years.
- Be energy-efficient and resource-conserving.
- Maximize local climate and environmental conditions.
- Include roof terraces, habitable balconies, green roofs and gardens.
- Utilize Crime Prevention Through Environmental Design (CPTED).



Private open space could provide a green transition the public space in the corridor.



Metropolitan Lofts in Portland Oregon, a highly transparent building with private balconies and green spaces that complement the public way.



Iconic signage and “active” use at a small grocery store.

Planning Tools

South Salt Lake will use a combination of planning tools to regulate new development while encouraging creative solutions. The East Streetcar Master Plan will be adopted and implemented by the Planning Commission and City Council. These will be determined as the zoning code is written.

Existing parts of the current Land Use Code in the Zoning Ordinance that may apply include:

- City-wide Design Standards
- Multi-Family Design Standards
- The Land Use Matrix, with an updated category for the East Streetcar Area
- The Master Plan Mixed Use Zone
- Amenity Standards

Potential future planning tools that may apply include:

- Form-Based regulations
- Commercial Design Standards (to be adopted in 2014)
- Mixed Use Building Design Standards (to be adopted in 2014)
- The Master Plan Mixed Use Zone
- Parks, Trails and Open Space Master Plan
- Design Review Committee



The city has hosted planning workshops involving neighbors and developers.

DATED this 11th day of June, 2014.

BY THE CITY COUNCIL:



Irvin H. Jones Jr., Council Chair

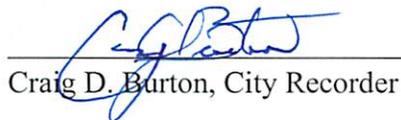
ATTEST:


Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	<u>Aye</u>
Gold	<u>Aye</u>
Turner	<u>Aye</u>
Snow	<u>Aye</u>
Rutter	<u>Aye</u>
Jones	<u>Aye</u>
Rapp	<u>Aye</u>

Transmitted to the Mayor's office on this 11th day of June 2014.


Craig D. Burton, City Recorder

MAYOR'S ACTION: Approve

Dated this 11 day of June, 2014.


Cherie Wood, Mayor

ATTEST:


Craig D. Burton, City Recorder

4770 S. 5600 W.
 P.O. BOX 704005
 WEST VALLEY CITY, UTAH 84170
 FED.TAX I.D.# 87-0217663
 801-204-6910

The Salt Lake Tribune
 WWW.SLTTRIB.COM

MEDIA One
 OF UTAH
 A NEWSPAPER AGENCY COMPANY
 WWW.MEDIAONEUTAH.COM

Deseret News
 WWW.DESERETNEWS.COM

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
CITY OF SOUTH SALT LAKE, ATTN: AMY DALLEY ATTN: CRAIG BURTON 220 E MORRIS AVE. SOUTH SALT LAKE CITY UT 84115	9001382697	6/19/2014

ACCOUNT NAME	
CITY OF SOUTH SALT LAKE,	
TELEPHONE	ADORDER# / INVOICE NUMBER
8014836000	0000965442 /
SCHEDULE	
Start 06/19/2014	End 06/19/2014
CUST. REF. NO.	
ORDINANCE NO. 2014-16	
CAPTION	
CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-16 An Ordinance of the City of South S:	
SIZE	
20 Lines	1.00 COLUMN
TIMES	RATE
2	
MISC. CHARGES	AD CHARGES
TOTAL COST	
30.00	

CITY OF SOUTH SALT LAKE
 ORDINANCE NO. 2014-16
 An Ordinance of the City of
 South Salt Lake City Council
 Adopting the East Street Car
 Master Plan.
 s/ Irvin H. Jones, Jr.
 Council Chair
 The complete Ordinance
 2014-16 is available in the
 office of the City Recorder,
 220 East Morris Avenue,
 South Salt Lake, Utah.
 Published: Thursday, June 19,
 2014
 965442 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-16 An Ordinance of the City of South Salt Lake City Council Adopting the East Street Car Master Plan. s/ Irvin H. J FOR CITY OF SOUTH SALT LAKE, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

PUBLISHED ON Start 06/19/2014 End 06/19/2014

SIGNATURE

[Handwritten Signature]

VIRGINIA CRAFT
 NOTARY PUBLIC - STATE OF UTAH
 My Comm. Exp. 01/12/2018
 Commission # 672963

DATE 6/19/2014

[Handwritten Signature: Virginia Craft]

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
 PLEASE PAY FROM BILLING STATEMENT