

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday, March 25, 2015
6:00 p.m.

CITY OFFICES

220 East Morris Avenue #200
South Salt Lake, Utah 84115

PRESIDING
CONDUCTING

Council Chair Irvin H. Jones, Jr.
Council Chair Irvin H. Jones, Jr.

COUNCIL MEMBERS PRESENT:

Sharla Beverly, Ryan Gold, Irvin H. Jones, Jr., Kevin Rapp,
Michael Rutter, Debbie Snow and LeRoy Turner

STAFF PRESENT:

Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Dennis Pay, Public Works Director
Mont Roosendaal, Public Assets Director
Mike Florence, Community & Economic Development Director
Frank Lilly, Deputy Community & Economic Development Director
Randy Sant, Economic Development Consultant
Sharen Hauri, Urban Design Director
Aaron Wiet, Recreation Director
Myrna Clark, Deputy Recreation Director
Craig Burton, City Recorder
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:

See attached list.

Matters for Discussion

- 1. Granite High Redevelopment Proposal by Wasatch Group.** Community & Economic Development Director, Mike Florence, explained that Granite School District put the Granite High property on the market about six months ago and accepted offers on it through the end of January, 2015. In mid-February they selected Wasatch Group as the developer. They are here to talk about the plan they submitted to the School Board and to submit the plan to the Council. The City controls the zoning on the property so, before anything can be approved, Wasatch Group would have to petition the Planning Commission and City Council for the Master Plan approval and to change the zoning on the property. This is the very beginning of that process.

Council Chair Jones pointed out that Wasatch Group has not actually purchased the property at this point.

Adam Langford, of the Wasatch Group and Jacob Ballstaedt of Garbett Homes reviewed a presentation with the Council. A copy is attached to these minutes and incorporated by this reference. Mr. Langford said they hold their apartment communities on average between 25 to 28 years. From the first year they start putting money aside in a budget for capital improvements. So, every year they are putting money back into the communities, whether it is interior, exterior, landscaping, etc.

Council Member Rutter asked how many units Garbett is proposing in this development.

Mr. Ballstaedt answered about 180 townhomes, but it is in flux.

Council Member Rutter asked if Wasatch has considered the acres just east of the Granite property behind the car wash and the fast food establishment.

Mr. Langford said they have.

Council Member Rapp asked how many apartment units there would be.

Mr. Langford said that the latest plan was 220 units.

Council Member Turner feels this development plan flies in the face of the City's master planning. There is no way he could vote in favor of this. The density is too great.

Council Chair Jones explained that four years ago the City had a bond election and the majority of residents said they didn't want green space. He believed the City should have just purchased the green space and maintained it because once it's gone, it's gone.

Council Member Rapp agreed with Council Member Turner that this plan is far too dense of housing and he doesn't think South Salt Lake needs anymore apartments. The City has a seventy-five percent rental rate already and he believes they need more homes.

Council Chair Jones said they want to be good neighbors with Granite School District and retain a good relationship with them but they also need to maintain a relationship with the residents of the City. He told the developers to go back to the drawing board.

- 2. Downtown South Salt Lake Discussion.** Urban Design Director, Sharen Hauri, and Ray Whitchurch from IBI Group reviewed a presentation with the Council. A copy is attached to these minutes and incorporated by this reference.

Council Member Rutter asked how high buildings would have to go to accommodate this plan.

Mr. Whitchurch said what they have been seeing in Orem is everything gets stuck on five stories. It's probably a factor of construction costs. When you cross five stories you get into steel and it gets more expensive. Going five stories usually requires parking structures of some kind in order to pull it off. He wouldn't be opposed to eight to ten stories that could have some retail on the bottom; that would be ideal.

Ms. Hauri felt the buildings would have to be a minimum of five stories in the downtown area because of the price people will have to pay for land.

Mr. Whitchurch advised that it would have to be a market driven plan that would have the amenities and green space needed for people to want to live there.

Council Chair Jones asked how much of the design is effected by regional traffic and how much is driven by the City.

Mr. Whitchurch said there is a big asset with the freeway, State Street, 2100 South, and 300 West and they want to capture that as much as possible.

The Council then went back to item #1 on the agenda.

Mr. Florence advised the Council that staff has the same concerns the Council does on the Granite High property. They would like to have a larger discussion with the neighborhood on open space and what they would like to see for the area. Staff will send out some notices and set up some neighborhood meetings. He doesn't know how many that will be right now. They will also look at having six or seven residents, who would like to be involved, help in designing the project. Once everyone feels comfortable with it staff will bring it back to the Council. Interested people should contact the Mayor's office.

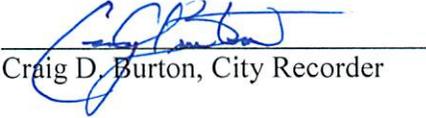
Council Member Snow believes that is a step in the right direction. She appreciates that a lot of people came tonight and were invested and interested in the outcome. She doesn't think it was fair to characterize the vote on the bond as indicating that they know what half of the citizens want. Because they rejected that grandiose plan doesn't mean they don't want green space. There were all sorts of in-betweens that they didn't like in that plan that they may like in a middle ground plan. She thinks this is a step in the right direction to really get their voices as they move forward.

Mayor Wood asked those in attendance who want to be notified and participate, to leave their email address, or however they want to be notified, on a signup sheet.

The meeting adjourned at 7:04 p.m.



Irvin H. Jones, Jr., Council Chair



Craig D. Burton, City Recorder

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CITY COUNCIL - WORK MEETING
LIST OF ATTENDEES

<u>NAME</u>	<u>ADDRESS</u>	<u>REPRESENTING</u>
David Reimschuessel	3546 S Park Meadows	Self
Charles Peck	220 E Morris	Mayor's office
DENNIS RANSON	565 E BULRUSH WY	self
Vincent Bath	3472 Park Meadows St.	Citizen
Peter Mack	609 Scott Ave.	Self.
Mary Chapman-Hughes	609 Scott Ave	Self
Matt Hansen	222 S. Main	CBRE
Pat Juhlin	222 S. Main	CBRE
Jeff Nielson	299 S Main	Wasatch
Corey Johnson	"	"
John E. Gunderson	3486 S. Citrus Cir.	Property owner
JER' WIENS	3698 S 645 E.	Self/Citizen
MICHAEL THORNELL	3691 S 645 E	HOMEOWNER
NOEL T. BALLSTAEDT	8501 S. TADS DR SANDY UT	GARBETT Homes
JANE ROACH	597 E SCOTT AVE	SELF
ROBERT ROACH	"	"
Amy Pufahl	391 E. Penney Ave.	self
Lara Griffin	3356 S. Park Meadows St.	Self
Thomas Camoin	3356 S. Park Meadows St	Self
Dax Camoin	3356 S. Park Meadows St	Self
Chrissan Alvarez	3356 S. Park Meadows St	Self
Gary Biedson	220 E. Morris	SSL chamber

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JASMIN KUCUKOVIC	3442 S. 500 E.	SELF
DAVID + CHRISTINE JONES	3485 S PARK MEADOWS	SELF
Irene Rees	443 E Onillcreek way	Self
Peggie Burr	415 Scott Ave.	Self
Ira Binkley	464 Scott Ave	Self
Betty Aiden	325 E. 3360 St.	Self
Cheryl Johnson	3396 So. 500 East	Self
Jack W. Christensen	411 E Scott Ave (Rear)	Self.
Nancy Aruscavage	3478 S 500 E.	Self
Jane DOSTIE	3544 CROFT CV	SELF
Kevin DOSTIC	3544 CROFT CV	Self
Scott Mazurek	568 E. 3635 S.	Self
Rachael Lauritzen	518 E. 3635 S.	Self
Mai Lauritzen Mazurek	568 E. 3635 S.	myself
Fred McPherson	535 E 3195 S	self
Jennifer Stone/Dan Peterson	396 E Nelson Way Ln.	Self
MIKE GRAMMELAKIS	356 SCOTT AVE	My Family wife
MARK EBERTZ	3440 S 300 E	My Family
David Skorney	3444 S. 500 E.	Self
Citlali Skorney	3444 S. 500 E	Self.
Laura Vernon	361 E. Terra Sol Dr.	homeowner
GEOFF WARREN	3564 S TERRA SOL DR	self

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<u>NAME</u>	<u>ADDRESS</u>	<u>REPRESENTING</u>
Emilia Comui + Scott Wood	377 E Baird	Self
Jill Bennion	456 E 3360 S	Self
Judy Muncher	3233 Water Lily Dr.	Self
Trish Ashby	3676 So. 500 E.	Self
Amy Ashby	3676 So. 500 E.	Self
Rich Hawkes	3157 S Scott Cir.	Self
Chick Shafer	3680 So. 645 E.	Self
Cindy Wickham	3421 So. 500 E	Self
John D. Hill	3426 So. 500 E	Self
Rhea Howarth	363 E. Scott Ave	Self/household
Brittany Kessler	3375 Riviera Dr.	Self
Harold Cowley	3470 So 335 East	Self
Helen Rathke	3607 So 610 E	Self
Helen Conington	576 E 3635 So	Self
Todd + James Neubert	3497 S. Park Meadows	Self + family
Codie Masey	3537 S 500 E	Self
Sahad Abadi	3585 S 669 E .89106	Self
Portia Mila	575 Millcreek Way	Self
Dave + Joreen Hall	473 E Scott Ave	household
Amy Rogers	356 E Newsome Park Ln	Self
Robyn Ophers	3406 So Park Meadows	Self + family
Taylor Koury	3366 South 500 East	Self

