

CITY OF SOUTH SALT LAKE  
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday, May 11, 2016  
5:03 p.m.

CITY OFFICES

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

PRESIDING  
CONDUCTING

Council Chair Deborah A. Snow  
Council Chair Deborah A. Snow

COUNCIL MEMBERS PRESENT:

Sharla Beverly, Mark Kindred, Portia Mila, Ben Pender,  
Kevin Rapp, Shane Siwik, and Debbie Snow

STAFF PRESENT:

Mayor Cherie Wood  
Charee Peck, Chief of Staff  
Lyn Creswell, City Attorney  
Mike Florence, Community and Economic Development Director  
Frank Lilly, Deputy Community and Economic Development Director  
Mont Roosendaal, Public Assets Director  
Sharen Hauri, Urban Development Director  
Lesly Allen, Arts Council Director  
Craig Burton, City Recorder  
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:

See attached list.

**Matters for Discussion**

- 1. Review and discussion of Future Land Use Map and Zoning Map.** Council Chair Snow explained of her interest in starting a discussion on possibly identifying places in the city suitable for single family homes and of her concern with the high ratios of rentals in the city.

Council Chair Snow identified 3300 South by the Jordan River as a possible site for single family home development in the *Future Land Use Map*, which is currently designated as a mixed use zone. A copy is attached to these minutes and incorporated by this reference.

Community and Economic Development Director, Mike Florence, reported speaking with a couple of different developers who were concerned with the proximity of 3300 South and the Jail for building single family homes in that area, but could possibly do something like an owner occupied townhome project.

Council Chair Snow felt that the Jail would not be an impediment to future home owners since the area is further west and south of the jail, but did agree that 3300 South should continue to be developed as a commercial corridor as long as the area south of it is reserved for single family homes.

Council Member Siwik recalled approximately around 2007- 2008 a moratorium on more rentals.

Mr. Florence clarified that it was not a moratorium but a requirement that developers would have to come in and build a minimum of 50 units, which was a hurdle for developers to overcome.

Deputy Community and Economic Development Director, Frank Lilly, explained that according to the census on the latest *America Community Survey Results* the City's homeownership is up to 40.8% (several years ago it was only 38%) driven by new owner occupied developments in the City. Mr. Lilly added that improved neighborhoods are more attractive and part of the reason why single home occupancy has gone up in our City.

Council Member Kindred asked where Mr. Florence and Mr. Lilly saw possible sites for development of single family homes.

Mr. Florence stated that the City will continue to see infill 3 or 4 lot subdivisions that are built inside existing R1 zones east of State Street. Mr. Florence added that the new zoning code in place tries allocating multi-family around transit.

Council Member Siwik concluded that with the increased population in the Salt Lake County area and the limited amount of land, the City is faced with either changing their perspective on density or changing their perspective on the light industrial area.

Mr. Florence explained that even the light industrial zoning, 25 % of that is taken up between Roper Yard, Central Valley, UTA, and I-15, which are the biggest employers in the area.

Council Member Kindred asked if south of Central Valley, where there are currently only junk yards, could that be a possible future site. Mr. Florence explained that the concern would be with the price of the land and the environmental cost in decontamination.

Mr. Florence suggested that a possible discussion to have is the lot size of new developments, as the Council discusses new chapters in the zoning code. Lot size can be an incentive for developers to build in the city.

Mr. Lilly used Ogden City as an example for their RDA program which provides incentives to convert non-conforming duplexes or triplexes into conforming single family homes, for which they give grants of approximately \$10,000/per unit; what that does is acknowledge the real price of the land.

Council Member Rapp noticed that in the last 10 years, more and more of the businesses on State Street have been taking away property and houses in the neighborhoods.

Mr. Florence explained that some of the commercial area on State Street is not the most desirable, and there needs to be a balance in keeping those homes and allowing commercial properties to redevelop into something different since they do not have parking or depth to try and redevelop.

Council Member Rapp inquired about the Buehner Block property.

Mr. Florence explained that he met with the three property owners, which are now in their 70's, they have communicated that the business is very competitive and they decided to close production and sell their property. Mr. Florence expressed that this property is worth much more than the City could afford for single family home development but new developers will have to apply for zone changes and will need to come before the Council with such changes. This will allow the Council to have a say in what happens to that property.

Council Member Snow conveyed that the potential is in the light industrial area or along the Jordan River corridor. Also, she liked the suggestions of converting non-conforming units into conforming single family homes, and agreed with Council Member Rapp, that businesses on State Street have been encroaching on State Street neighborhoods.

Mr. Florence recalled that several years ago the City purchased 4 or 5 lots along 2700 South and replaced those with 16 family homes. Mr. Florence suggested buying older homes with larger lots and work with developers in adding more single family homes. Mr. Florence did caution council to the cost of such endeavor and that the process used in the past would not be the desirable process to follow if Council were to do this in the future.

Council Member Beverly suggested that the Council should also be looking at the cost of property so as to not end up with overpriced properties, such as the Granite High property, that no one is able to afford to develop.

Council Member Siwik suggested considering going down in lot size as one of the major and primary questions to be considered, which he felt comfortable in doing.

Mr. Florence suggested getting rid of private roads. HOA's are not taking care of roads and residents are coming to the City with complaints. Mr. Florence would like to at some point have this discussion with Council.

Council Member Pender requested that discussion be had.

Mr. Florence suggested bringing the issue back after the budget season, bringing back discussions on housing.

Mr. Lilly added several considerations to have during future housing discussions.

Council Member Beverly expressed interest in a program similar to Ogden City.

Mr. Florence asked the Council to markup the map so that his department can do more research and study what could possibly be done.

Council Member Kindred agreed that lot size is key and that townhomes are the only way to realistically develop new owner occupied units.

Council Chair Snow expressed concern about pushing back these issues until after budget season, since some of these properties are being sold and bought, as they speak. Mr. Florence stated that he is willing to discuss these issues during budget season but that he was attempting to be sensitive to Council's time.

Council Member Siwik asked if there could be any added stops to the UTA Streetcar. Mr. Florence explained that another stop can be added but the City would have to pay for the station, which costs approximately \$2 million dollars.

Council Member Kindred suggested, and Council Chair Snow agreed, to continue discussion to the next Work Meeting of May 18<sup>th</sup>, 2016 at 6 p.m.

Mr. Florence advised Council of a conflict but that he would have Mr. Lilly cover the topic with Council.

Council Chair Snow agreed and thanked Mr. Florence for the information.

- 2. Historic Scott School ZAP application and budget request 2016-2017.** Ms. Sharen Hauri, Urban Development Director, presented her topic on designs that have been worked on for the Historic Scott School to better utilize space and accommodate large groups, all at once. A copy is attached to these minutes and incorporated by this reference.

Council Chair Snow asked which buildings are exclusively used by Pioneer Craft House and which were being used exclusively by the City.

Mr. Hauri explained that the Pottery Studio is designated by lease to the Pioneer Craft House but it is hardly used because it is very difficult to use. The Cottage is the City's to use but Pioneer Craft House uses it the most because they can't use the Pottery Studio; in general all buildings are shared because some buildings that are designated to a group do not work and so others rooms get to be used.

Council Member Snow asked for clarification on the match required for the funding requested.

Ms. Hauri explained that the funding can come from any funds, including fundraising.

Council Member Snow had questions when comparing Ms. Hauri's presentation numbers and the capital improvement numbers.

Ms. Hauri explained that part of the difference is in the cost of high quality signage (monument) for the site that City will fund out of the capital improvements fund.

Council Member Pender asked if half of the money could be raised and if the City would come up with the other half.

Ms. Hauri explained that it is possible if maybe a third party does it for the City, such as the Arts Council, which represent the interest of the arts programs that are at the site but often one needs to pay for fundraisers to.

Council Member Rapp asked if Zap funds are separate from Cultural Facilities funds.

Ms Hauri explained that the Cultural Facilities funds come from the tourism tax and it is available to the City every year; Zap funds are only available every 10 years.

Council Chair Snow asked, if both applications are granted, would the City have to match both.

Ms. Hauri stated that ZAP does not have a match and part of the Zap funds are going to be used to cover the match for the Cultural Facilities funds.

Council Member Pender stated that he is familiar with Scott School and how busy it is with programs and he can see the potential in attracting new programs with the new remodels.

Ms. Hauri agreed that the usage of the rooms are a problem but that personnel coverage in maintaining the buildings open and staffed is also an issue that the City does not have money to address and there needs to more commitment for the site to achieve its potential.

Council Member Portia asked if both applications for funds are granted, if there is a time frame to spend the money.

Ms. Hauri stated that it is a couple of years for Cultural Facilities funds but that neither these funds, or ZAP's have a firm number on when the funds need to be paid back.

Council Chair Snow thanked Ms. Hauri for her time.

3. **Arts Council plans and budget request 2016-2017.** Ms. Lesly Allen, Arts Council Director, presented on Arts Council projects and budget. A copy is attached to these minutes and incorporated by this reference.

Council Member Kindred asked regarding the *Night on Commonwealth*, how the event is being advertised since this was the first time he heard of it and the City website does not mention it.

Ms. Allen explained that the Arts Council does not have its own website yet, but they do have a Facebook event and each event partner is also promoting it.

Council Member Pender asked if this event could not be included in the newsletter.

Ms. Hauri explained that the mural project was included in the newsletter but the event is from a neighboring organizer. Mayor

Mayor Wood clarified that the event includes alcohol and therefore could not be included in the City newsletter.

Council Member Siwik asked on clarification on trying to get residents to attend an event serving alcohol but not putting it on the City newsletter.

City Attorney, Lyn Creswell, explained that due to existing strict City policies that forbid the City to directly sponsor an event that serves alcohol, he advised the City to reach out to the Chamber of Commerce, who agreed to be the lead sponsor of the event.

Council Chair Snow mentioned seeing the ad on the Chamber newsletter.

Council Chair Snow asked for clarification on how much the City gives to the Arts Council.

According to Ms. Hauri, the City gives about \$24,000 to the Arts Council.

Mr. Creswell explained that the City Council is the Budget authority for the Arts Council. The City created a dependent 501 (c)(3) under IRS rules and the City Council is the budget approval authority and that an ordinance was written and passed creating this 501(c)(3) Arts Council. Once the Budget is approved it operates separate from the actual City corporate entity. The Mayor is the Executive Director and there is a professional governing board.

Council Member Kindred asked who is on the Arts Council Board.

Ms. Allen stated that the Mayor and herself, Derrick Dyer, Portia Mila, Britney Reese, Leslie Jones and David Dynak.

Council Member Pender asked for clarification on \$7,000 events.

Ms. Hauri explained that this is part of the Zap funds to pay for events with performers.

Mayor Wood explained that the Recreation Department accesses the \$7,000 for performers for City events.

Council Member Pender asked exactly what was being asked from the City Council.

Ms. Hauri stated that they were requesting the match for the \$24,000 in funds.

Council Chair Snow asked for further explanation on the ZAP funds.

Ms. Allen explained that there are two ZAP funds, one is a 2-tier with a maximum of \$15,000 that is applied for yearly, and the other is the LAAA which is a new program which gives the City \$10,000/per year for three years, which funds Ms. Allen's position.

Council Member Siwik asked how long Ms. Allen has been with the City.

Ms. Allen answered a year and a half.

Council Chair Snow asked if Ms. Allen was a resident of the City.

Ms. Allen stated that she is not a resident but has been involved with the Arts in the City.

Ms. Hauri provided Council a brief introduction to Ms. Allen's qualifications, experience and networks developed through association with Ms. Allen. Ms. Allen explained how the Arts Community is small and very united in supporting each other.

Ms. Hauri invited the Council to the opening of the gallery stroll to meet the different artists and the people in those neighborhoods.

Council Member Kindred would like to see more Arts Council events published in the City webpage. Ms. Allen stated she is working on a webpage for the Arts Council.

Council Member Kindred asked about the utility boxes and why Urban Livability is involved.

Mayor Wood explained that Lt. Smith is from Montana and saw this program being done in that community; he brought the program to South Salt Lake, and with funds from the Comcast Care Days used it for new art. Mayor Wood explained that none of the funds come from the Arts Council funds.

Council Member Pender asked if the Utility Box wraps program could be shifted to the Arts Council, since it goes hand-in-hand with what they do.

Ms. Allen suggested that it something that could be talked about.

Ms. Hauri explained that some of the things the Arts Council works on crosses boundaries, where Ms. Allen works with different city departments, but Urban Livability is motivated for the utility boxes because it helps prevent graffiti and damage to the boxes, but Ms. Hauri agreed that it is something that could be talked about.

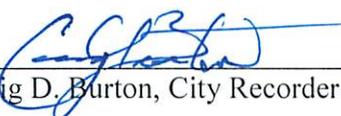
Council Chair Snow asked for more information about the half million in funds requested but not yet awarded.

Ms. Allen explained that this is from *Art Place America*, which is a 20 year project funded through various wealthy arts donors throughout the nation with the goal to fund grass roots incubator arts projects in communities all over the United States. Awards have been given to every state in the country except seven; Utah is one of them. Ms. Allen added that this grant is a unique opportunity because no matching funds are required and it is very unrestrictive in the use of the funds.

Council Chair Snow thanked Ms. Allen and Ms. Hauri for their time.

Meeting adjourned at 6:58 p.m.

  
Deborah A. Snow, Council Chair

  
Craig D. Burton, City Recorder

