SOUTH SALT LAKE
CITY ON THE MOVE

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South Salt Lake City Council
Work Meeting

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, March 28, 2018** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:30 p.m.**, or as soon thereafter as possible.

Conducting: Ben Pender, Council Chair

MATTERS FOR DISCUSSION:

1. Discussion of SB235
2. Creative Industry Zone Presentation
3. 2018 Budget Discussion

Adjourn

Posted March 23, 2018

Those needing auxiliary communicative aids or other services for this meeting should contact Craig Burton at 801-483-6027, giving at least 24 hours' notice.

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING	Wednesday March 28, 2018 7:30 p.m.
CITY OFFICES	220 East Morris Avenue #200 South Salt Lake, Utah 84115
PRESIDING	Council Chair Ben Pender
CONDUCTING	Council Chair Ben Pender

COUNCIL MEMBERS PRESENT:
Sharla Beverly, Ray deWolfe, Mark Kindred, Portia Mila, Ben Pender
Shane Siwik and Corey Thomas

Council Member Mila participated via telephone.

STAFF PRESENT:
Mayor Cherie Wood
Kyle Kershaw, Finance Director
Dennis Pay, City Engineer
Sharen Hauri, Urban Design Director
Mont Roosendaal, Public Assets Director
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Matters for Discussion

The Council determined to start with item 2 on the agenda.

2. **Creative Industry Zone Presentation.** South Salt Lake Arts Council Director, Lesly Allen, Urban Design Director, Sharen Hauri, and members of the Arts Coalition presented the Creative Industry Zone to the Council. A copy of the presentation is attached to these minutes and incorporated by this reference.

   The Council then moved back to item 1 on the agenda.

1. **Discussion of SB235.** Mayor Wood advised the Council that the first forty percent of the money SB235 generates is for South Salt Lake to submit receipts for. The second twenty percent is for Midvale and the last forty percent is for any city that has a homeless resource center which is Salt Lake, Ogden, Midvale, St. George, the Department of Public Safety and South Salt Lake. South Salt Lake can apply for the last forty percent of the funds as well, which they will do. Collecting of the funds won't start until October of this year and it will then take about six months for the State Tax Commission to get the funds and distribute them.

Finance Director, Kyle Kershaw, explained that SB235 creates the Homeless Shelter Mitigation Restricted account. The account is funded by all sales taxing entities in the State who do not have homeless shelters in their boundaries.

Mayor Wood added that it is based the entity's population with a cap of $200,000. So, no one would pay more than that.

Mr. Kershaw explained there is a calculation done and it is the lesser of $200,000 or 1.8 percent. That money is collected in the restricted account. It is estimated to be $5.3 million on an annual basis.

Mr. Kershaw reviewed a handout with the Council regarding possible expenditure of SB235 funding. A copy is attached to these minutes and incorporated by this reference.

3. **2018 Budget Discussion.** Mr. Kershaw reminded the Council that the City needs to be in compliance with the State EPA rules. They have to get a permit and have an audit requiring them to do certain things and perform certain tasks. It all comes with a price tag. Staff is suggesting the City implement a storm water fee. These fees would go into a storm water fund and could only be spent on storm water management and projects.

   Mr. Kershaw provided a handout of what a potential budget for storm water fees might look like. A copy of the handout is attached to these minutes and incorporated by this reference.

   City Engineer, Dennis Pay, advised the Council that what they budget for storm water currently isn't adequate to cover the requirements of the permit, plus operations, maintenance and replacement costs. They fall way short in that regard.

   Council Member Beverly asked if these funds could help with projects like Maxwell Lane where they don't have any storm water draining. Would they have more funds to address these issues?

   Mr. Pay said absolutely. Some of the funds could be put towards infrastructure projects, maintenance and replacement costs.

   Mr. Kershaw said the goal would be that over some number of years a storm water fee would fund all the operations, maintenance and a capital schedule.

   Mr. Pay said most municipalities have a storm water utility fund. Typically the rates are between $3 and $5 dollars. He advised that the storm water permit the City has that they are required to fulfill is pretty rigorous. There are six minimum control measures and they had to have a plan for each one and they have to document what they do. It is a lot more than a couple of people can do. That's why it is so hard to not just manage the storm water system but there are a lot of other activities involved in that. Plus, they have replacement costs and places where they have deficiencies. There is a lot of need.

   Council Member Kindred asked in regards to the permit if the City is close to being in

violation.

Mr. Pay said there are areas where the City falls short and that needs to be corrected. The State usually works with municipalities to help them come into compliance before issuing a fine.

Council Member Siwik asked how this would be billed to the residents.

Mr. Kershaw said it would most likely go on a monthly or quarterly bill. The goal here at this meeting is to inform the Council about this fee implementation so they are aware of it on the tentative budget.

Mayor Wood said most other surrounding municipalities have this fee implemented in their cities.

Council Member deWolfe asked how the City would send a message to residents that there would be this fee implementation.

Mr. Kershaw said the City would need to come up with some sort of outreach explaining to the citizens why there is a need for a storm water rate fee and why there needs to be a new funding source for this fee.

Mr. Pay added that in other cities he has seen focus groups reaching out to the residents letting them know of fee changes and why they are happening.

Mr. Kershaw said the storm water fee implementation will be included in a tentative budget and at that time the Council will have the opportunity to make a decision on this matter.

Mr. Kershaw presented the Council with information regarding a need for a sewer fee increase. A copy is attached to these minutes and incorporated by this reference. There is a need for a fee increase due to the City's maintenance costs as well as the cost for Central Valley's treatment facility repairs and updates. The City needs to come up with a schedule to address these increasing costs.

Council Member Siwik is concerned about the amount of rate increases that have been discussed.

Mr. Kershaw said there is no good time to talk about rate increases but these are necessary.

Council Member Kindred feels this is an education process for the residents and this is something that is being mandated on the City.

The meeting adjourned at 9:58 p.m.

Ben Pender, Council Chair

Craig D. Burton, City Recorder

28-Mar-18

CITY COUNCIL - WORK MEETING
LIST OF ATTENDEES

NAME	ADDRESS	REPRESENTING
Holly Vasic	525 E. Garden Ave.	City Journals
Barbara J. Lewis	11091 Cascabel Dr.	Repertory Dance Theatre of Utah
DAVID G. PACE	9335. 800 E SLC	REPERTORY DANCE THEATRE
ROGER WITHERS		COMMUNITY ARTS OF UTAH
Leslie Allen		Arts Council
Robert Marquardt		
Brad Slaugh	126 W. Crystal Ave	Four Yorick Studios
Doug Ahlstrom	2542 N 1450 E Lehi	Council
John Cullen	2550 S Main St	SLFS/SLUG Mag
Martie Goodrich	140 E Wentworth	Community Arts

Designing and Growing a

Creative Industry Zone

October 2017

SOUTH SALT LAKE ARTS COUNCIL

SOUTH SALT LAKE

SALT LAKE COUNTY

SOUTH SALT LAKE CHAMBER OF COMMERCE

creative community builders

South Salt Lake: The Region's Creative Industry Leader

South Salt Lake Arts Council challenged youths to design a new Water Tower

The creative sector in the U.S. is growing at a faster clip than most other sectors. Data from *Americans for the Arts and the U.S. Bureau of Economic Analysis*, among others, provide evidence of a robust and dynamic sector providing positive economic impacts in addition to social contributions. Utah is among the top ten states for concentration of creative sector workers employing an estimated 30,000; the nonprofit arts sector alone supports over 10,000 jobs. Like other industries, creative businesses thrive when located in clusters. Clustering of producers of similar goods brings benefits such as availability of skilled labor, research, raw materials, market identity, and opportunities for innovation.

Because of the types of structures, costs, and zoning that permits light industry and related activities, creative clusters tend to co-locate with other small craftsman industries. These include producers of hand- made goods such as woodworkers, specialty machine shops, ceramic studios and craft food and beverage producers, to name just a few. Artists, design and media firms and small-scale technology start-ups are also in the mix in South Salt Lake. Hundreds of such creative or arts/ cultural districts are emerging across the U.S. Some focus on consumption of performing or visual arts where the public enjoys experiences and purchases works of art; others focus on the production of creative work such as studios where painters, sculptors, and photographers create new work; dancers, actors, and musicians devise and rehearse.

A District for Creative Production

A large swath of South Salt Lake stands as a remarkable creative cluster.

Creative industries are growing the zone

The area between 2100 South and Mill Creek on the south and between State Street and TRAX at 200 West is an historic and present-day transportation crossroads in Utah and it is the "hinge" point of Sugar House and Downtown Salt Lake City.

This zone possesses a wealth of small industrial buildings offering flexible, inexpensive space for start-up enterprises, artists, craftsman industries, and small service businesses. Owners and tenants cherish the location, flexible zoning, appropriate real estate, the rugged character and the company of other creative entrepreneurs.

Building on Creative Assets

South Salt Lake faces a unique opportunity to retain and grow its existing creative industries supporting artists, small business ownership, growing employment, and creative production for both export and for local enjoyment. This can be a catalyst to develop an active, mixed-use downtown with amenities for creative and cultural activity and an active 'maker' zone extending south. Such an opportunity to build complementary and conjoined creative districts is highly unusual within a city of any size.

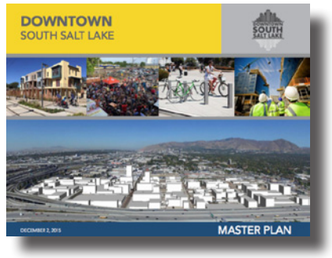
Utah Design District (2009-2012)

The community desire to organize around creative industry has roots in a marketing campaign led by the South Salt Lake Chamber as the Utah Design District. This effort promoted businesses in building, remodeling, and home furnishings. These remain vital and are among the expanded definition of creative industries.

Downtown Master Plan (2015)

The South Salt Lake Downtown Master Plan, adopted in 2015 sets in place a framework for transformation of areas north of I-80 into a Destination Downtown with 'third places' and amenities attracting people to creative and cultural experiences.

The plan recognizes the potential in South Salt Lake to stake a regional position as a creative hub and as an innovation cluster. The plan calls for special focus on developing retail offerings, adaptive reuse, transit-oriented development, and connection with a revitalized State Street.



In the Downtown planning process, businesses and property owners strongly identified with the idea of a creative district. The neighborhood recognized this strength and how it is growing and expanding to new areas, and highlights a future Commonwealth Arts District.

The Downtown Master Plan highlights seven catalyzing "Big Ideas"

1. Destination Downtown
2. Creative and Cultural Hub
3. Innovation Cluster
4. Retail Destination
5. New Ideas in Old Buildings
6. Regional Transit Hub
7. State Street Revitalization

The plan recognized that the Commonwealth District is a part of the downtown identity and economic success: "This neighborhood fosters many small, local, and independent businesses that produce art and cultural goods. This master plan proposes creating and protecting an arts district for these creative uses and experiences. A proposed future Arts District Study will explore the needs of these businesses and potential investments in creative placemaking here."
(Downtown South Salt Lake Master Plan Appendix Page 56)

"Our city is building a culture of creativity...There are so many businesses already thriving in and around our downtown and water tower. We are bringing them together to help us create a reputation for creative industries, and to help us better understand how we can support artists and creatives in South Salt Lake."

-Mayor Cherie Wood

In this document:

Planning for a Creative Industry Zone ..... Pg 4-5
The Vision ..... Pg 6-15
Acknowledgements ..... Pg 16

Planning for a Creative Industry Zone

Many placemaking ideas were explored during the Creative Convergence

The Creative District planning process began with a goal to ensure that arts and culture could come alive in Downtown South Salt Lake. With community involvement, the goals expanded to strengthen and protect SSL's creative industry assets to build a robust local economy and stronger neighborhood. This process asked people what strategies would help achieve both of these goals.

Creative Convergence (2017)

To expand this input, a "convergence" was planned, including a workshop-oriented conference and two evenings of events. Over 100 people brought their ideas and creativity to the Creative Industries Conference on May 19 at the Utah Arts Alliance Art Factory. This was followed on May 20 by the Second Annual Night on Commonwealth featuring music, food, beverages, artists, community activity booths.

Assets

Creative Convergence participants identified district assets (map to the right) While not comprehensive, it points to some enterprises and sites considered valuable to people living and doing business in the area.

Challenges

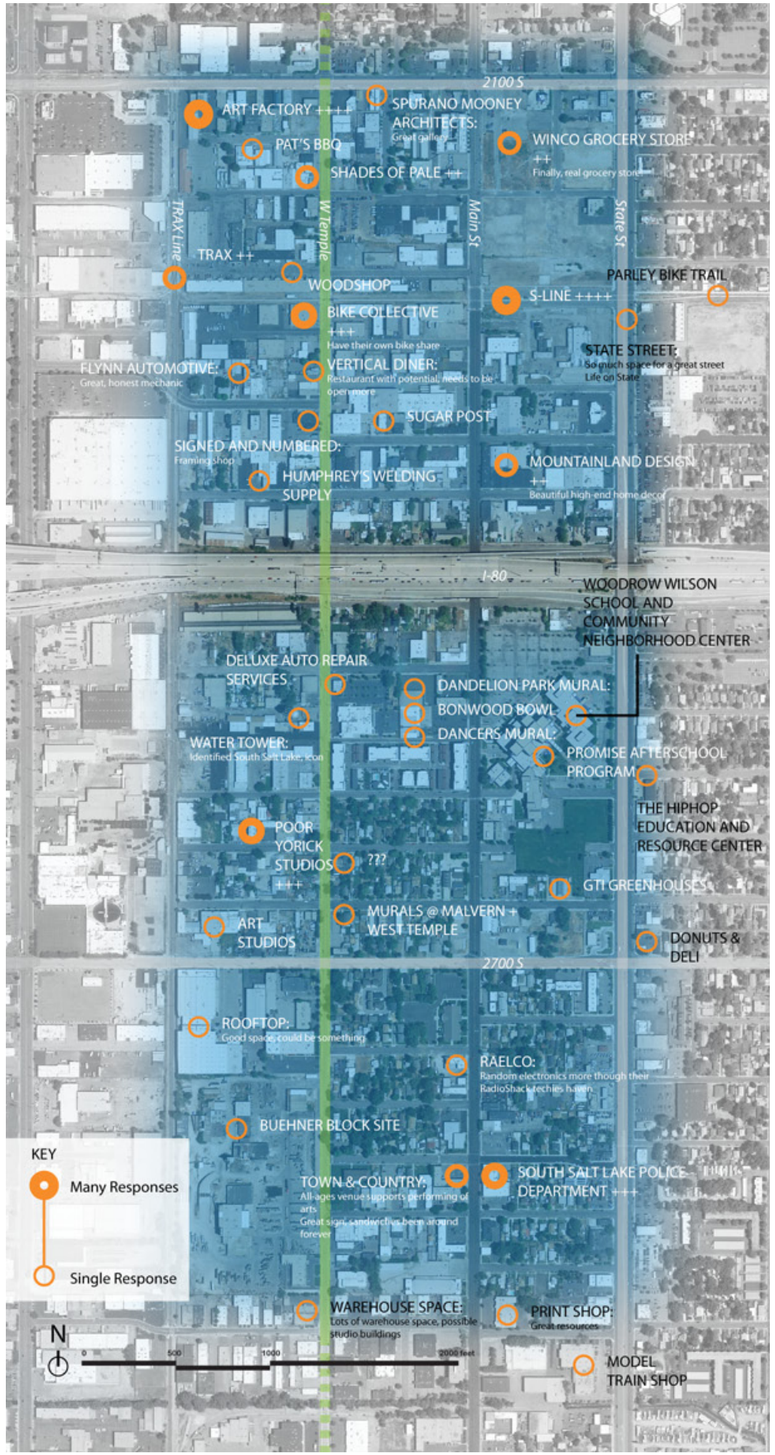
The Creative Industry Zone sits apart from the daily life of many SSL residents, east of State Street. It is difficult for many to imagine a transformation of the older industrial areas to the west. Those who are already invested in this area can clearly see the potential. The current condition of the neighborhood, in some areas blighted, with frequent dead end streets is uninviting to some. A new barrier arising is affordability. People are finding homes and business properties are now beyond financial reach. Given Utah's projected growth, this situation may not improve. Redevelopment could overwhelm a Creative Industries Zone if not directed to promote and preserve the unique character and potentials of existing neighborhoods.

Opportunities

Efforts are paying off to change the character of this neighborhood from an industrial area to a urban mixed- use neighborhood.

- The center of gravity is shifting with a new downtown, streetcar, and transit-oriented development including a grocery store and over 500 new housing units in the next two years.
- Earnest discussions about bringing new activity to State Street are shifting expectations (www.lifeonstate.com)
- Completion of Parley's Trail and the construction of Mill Creek Trail are bridging the gap east to west.
- Booming housing and office markets in Utah are causing major changes in formerly industrial areas between State St, and I-15, in South Salt Lake and surrounding cities.
- The Buehner Block site will likely include significant new housing. It could also include public amenities for the entire neighborhood including an arts hub and park.
- The City's Water Tower stands as a proud icon of the founding of the "City of Industry" as the city's first motto boasted.

Asset Mapping by Convergence Participants



Areas of Improvement

Creative Convergence participants identified seven key areas of improvement:

1. Parks/Green Space

Dedicated open space and parkland serving purposes including dog parks, social gathering, and festivals as well as adding green canopy.

2. Commercial/Retail

Developing new and existing enterprises ranging from artist studios to restaurants.

3. Housing/Residential

Affordable housing, including artist housing and amenities that support residential communities.

4. Physical Infrastructure

Public realm, streetscape improvements, and transportation network upgrades.

5. Programmatic/Events

Events and public space activities that bring people into the neighborhood, onto the streets and into studios and businesses.

6. Public Art/Placemaking

Public art, activities, design, and branding that builds place, a unique identity and generates opportunities for local artists to be paid for their work.

7. Social Infrastructure

Building social, professional, and civic networks that foster ongoing progress and changes.

Additional information on the Creative Convergence may be found in Appendix A

The Vision

Neighbors gathering together for the Night on Commonwealth

Vision Statement

The South Salt Lake Creative Industry Zone should become a supportive and welcoming place for a wide-range of residents, visitors and entrepreneurs. It offers affordable housing, creative experiences, and active spaces for gathering and enjoyment of local foods, beverages, arts, and entertainment. This is complemented by and connected to a creative maker zone with small businesses including music, art, dance, print, design, and other craftsman industries that produce and sell hand-made products ranging from wood, metal, glass, paper, and ceramics to sounds, sets, and sculptures. Streets are vibrant public spaces moving people using various means of transportation while providing space for celebration and casual activity.

Implementation Framework

The Creative Industry Zone is organized around four major components:

- Capital Investments
- Branding and Identity
- Policy, Regulation and Development
- Organization and Events

Capital Investments

Creative industries in South Salt Lake are connected by the north-south corridor of West Temple. A high priority is to strengthen this network of assets and support a mix of compatible, smaller-scale uses that keep creative industries vital and viable, and that make the zone work for residents, workers, and visitors. This plan calls for a renewed, human scale and multi-modal West Temple from 2100 to Mill Creek connected by walkable east-west connector streets to critical places like schools, the bowling alley, grocery store, parks, galleries, housing, and transit infrastructure.

Investments begin with improvements in the public realm along West Temple in and around the three hubs: Commonwealth, Water Tower, and Buehner Block. Key design principles start with sustainable reuse, diversity of work-live-play-gathering places and spaces. The public realm should be characterized by slower traffic, human scale, walkability, green canopy, resting places, and both permanent and temporary public art. Despite new investment, zoning, design, and programming should allow this place to be a little noisy, a little strange, a little industrial – and very diverse.

Next Steps

a. Acquire property adjacent to Water Tower for Arts Hub. Re- purpose property under tower for creative activities and green space.
b. Stabilize and paint Water Tower.
c. Acquire land in Commonwealth District for Downtown park.
d. Acquire property for green space and Arts Hub at Buehner Block.
e. Purchase ROW/easements for connectivity to transit stops.
f. Fund streetscape improvements to West Temple.
g. Build tactical/temporary urbanism projects to bring energy and creativity to public realm.

Branding and Identity: A Creative Industry Zone

The identity of the Zone – if it reflects the spirit, vision, and reality of the district – is ultimately its greatest asset. The creative energy of entrepreneurs and artists already in the Zone, if celebrated and successfully coordinated, will sustain positive momentum among existing individual enterprises and contribute to a healthy local economy. A strong identity will attract others by creating and projecting a distinctive sense of place that is both appealing and filled with people, products, and places of interest.

Beginning with the prominent and iconic Water Tower, there are many opportunities to reinforce a positive image and create a real focal point for the Zone. Maintaining the tower's historic integrity through restoration, along with creative temporary treatments using projections and lighting, it will promote and anchor the community's industrious and creative nature. Maintaining an industrial character among older buildings and the landscape helps build on this identity.

The Downtown/Commonwealth District, by building on its existing creative buzz, will fill in and grow as a distinctive destination for food, entertainment, retail, and cultural attractions anchored by a park and easy public transit access. Engaging marketing and branding expertise to help South Salt Lake effectively project and refine this creative image is a key step.

Next Steps

a. Develop and implement brand identity for Creative Industry Zone.
b. Commission artistic treatment of Water Tower.
c. Designate Creative Industry Zoning.
d. Devise wayfinding and signage systems centered on West Temple.
e. Commission artist to treat area under West Temple I-80 underpass.

Organization and Events

Programming

Throughout the Zone, several new or re-purposed facilities and clusters of buildings will provide low-cost space for a creative tenant mix. These hubs also provide a measure of education, business support, critique and capacity building while helping enterprises grow. Hubs emulate a campus with indoor and outdoor gathering spaces.

In addition to individual and shared workspaces, it is critical to have space for social networking, ideation activities, and sharing new work or works-in-progress with intimate audiences.

Community events can celebrate both the community spirit of South Salt Lake and its scenic beauty

A Creative Network

Long-term success of the Creative Industry Zone requires responsive organizational infrastructure. Building on an existing informal network of creative entrepreneurs in partnership with the South Salt Lake Chamber, Arts Council, and Salt Lake Community College Center for Arts and Media is an important early step. An active creative industry association will ensure the best mix of policies, services, and physical infrastructure. Developing a shared and effective identity for the Zone also requires broad-based engagement and active participation.

Distinctive Local Events

A variety of ongoing and special events help build awareness of the Creative Industry Zone, its own sense of identity, and the capacity of its constituents to work together to get things done and to advocate for their collective interests. Key in these events is to build a broader understanding of the economic and social value of producers and presenters of creative work. For greatest impact, events grow organically from local vision and collaborative efforts and are based in the Zone's unique assets and identity.

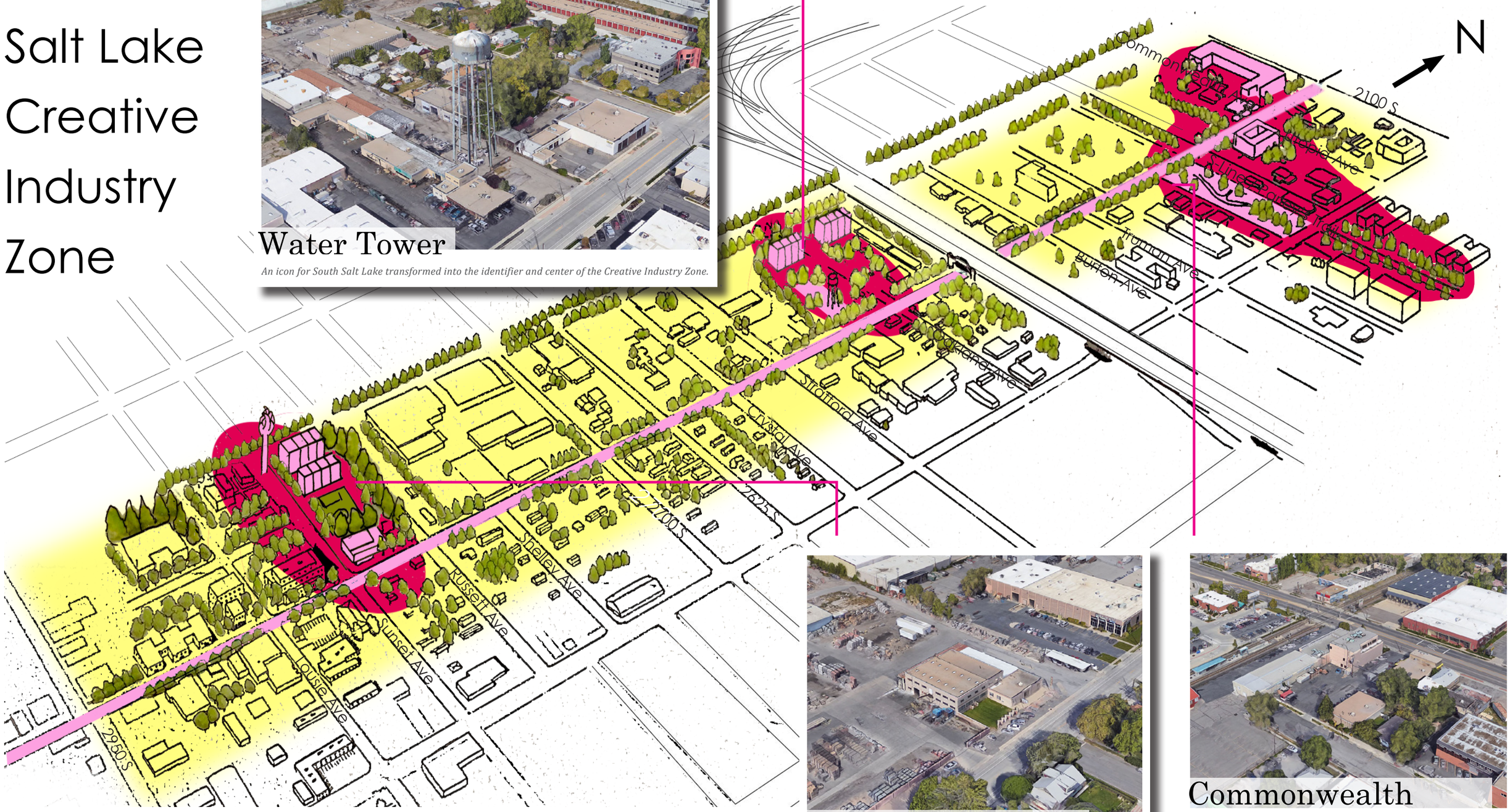
Efforts are best focused on building events already organized by the SSL Arts Council and local artists and businesses.

Continued on Page 10...

South Salt Lake Creative Industry Zone

Water Tower

An icon for South Salt Lake transformed into the identifier and center of the Creative Industry Zone.



Buehner Block

With medium density housing, the site provides opportunities to create a significant public green space and an arts incubator.

Commonwealth

A growing mixed-use neighborhood centered on a public park/plaza and retail spaces with opportunities to showcase art, culture, food, music, dance and everyday enjoyment. It also supports an existing cluster of craftsman industries and creative incubation.

...Continued from Page 7

Next Steps

a. Build on informal alliance of artists and creative businesses by formalizing creative industry association with South Salt Lake Chamber of Commerce.

b. Develop partnership for operations of Art Hub spaces.

c. Continue SSL Arts Coalition engagement with public in Creative Industry Zone development, networking, and promotion.

d. Seek out arts-oriented developers for residential and reuse projects.

e. Write a fundraising plan.

f. Celebrate and promote the Zone together by continuing successful events such as:

- Poor Yorick Open Studio
- Night on Commonwealth
- Creative Convergence
- Gallery Stroll / Studio Stroll
- Mural Festival
- Regular walking tours, bike tours pub crawls, and meet-ups

Policy, Regulation and Development

Public Art

Implement Percent For Art Ordinance allocating at least one percent of City's annual capital budget for art to anchor the commitment to a quality public realm. Administration and selection of art projects placed with the South Salt Lake Arts Commission.

Zoning

Arts and creative uses are best fostered where existing smaller-scale building stock can be used for the production and sale of art, crafts, food, beverages and other locally made goods. A concentration of craftsman industries will encourage the co-location of restaurants, coffee shops, and other uses that help South Salt Lake develop into a destination, residential choice, and creative business location.

Recommendations include:
Amendments to South Salt Lake City zoning ordinances can encourage development of a Creative Industry Infrastructure. These include improvements, uses, and regulations anchored in the existing built environment to promote adaptive reuse and new development compatible with long-term development of the Downtown and Creative Industry.

Next Steps

a. Designate Creative Industry Zone.

b. Encourage investment in adaptive reuse in the Creative Industry Zone.

c. Adjust zoning to stabilize creative industry and stimulate mixed-use development.

d. Explore base zoning and text revisions for consistent regulation of Creative Industry.

e. Implement form-based code for development within Creative Industry Overlay.

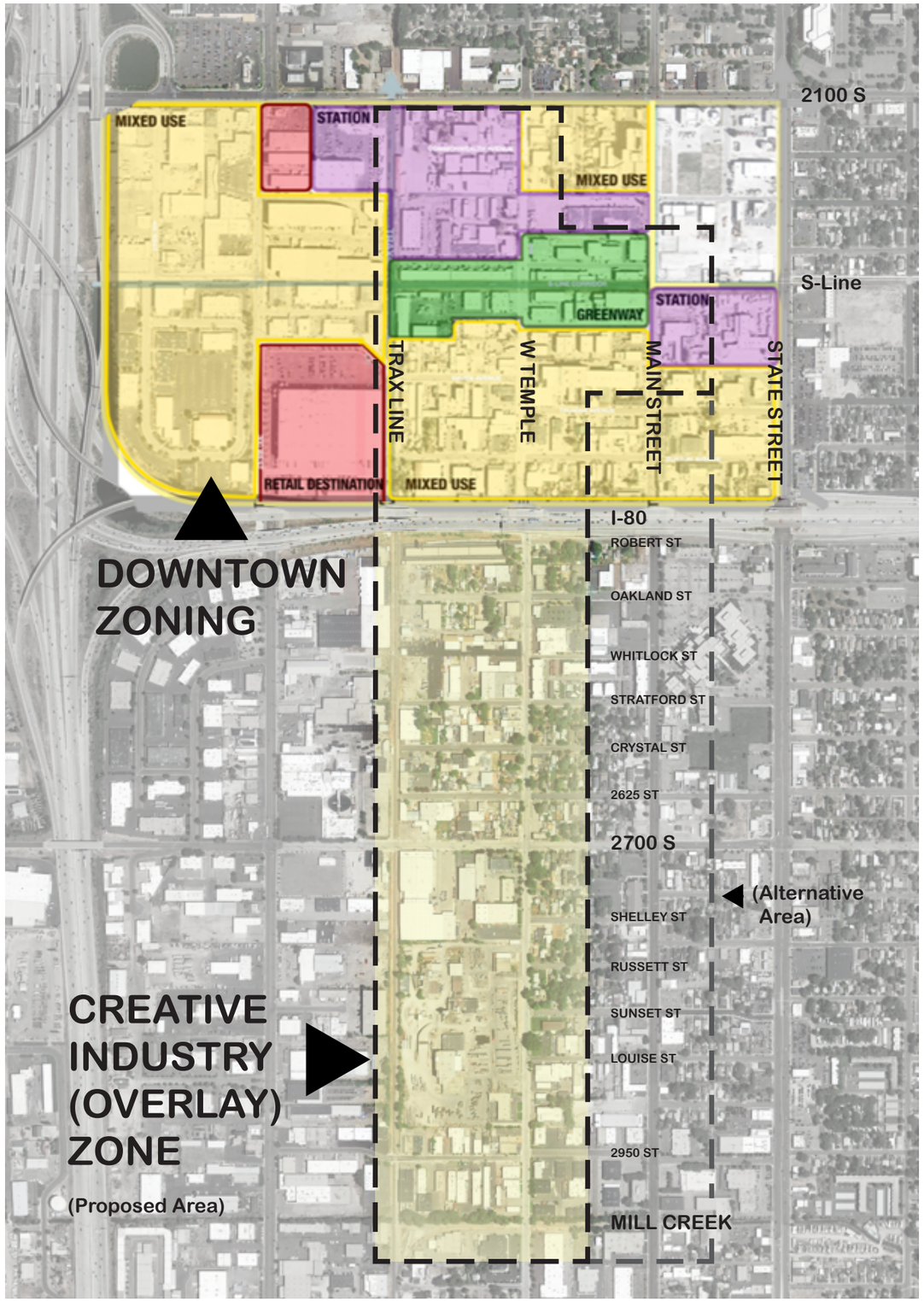
f. Study and implement sustainable practices in new developments and retrofits.

g. Implement a public art funding mechanism based on a percentage of City capital investments.

h. Establish base-line metrics for economic development progress of Creative Industry Zone and track progress.

i. Create opportunities and incentives to encourage housing diversity and artist live-work.

Events like the Night on Commonwealth promote a sense of community



Commonwealth: Creative City Center

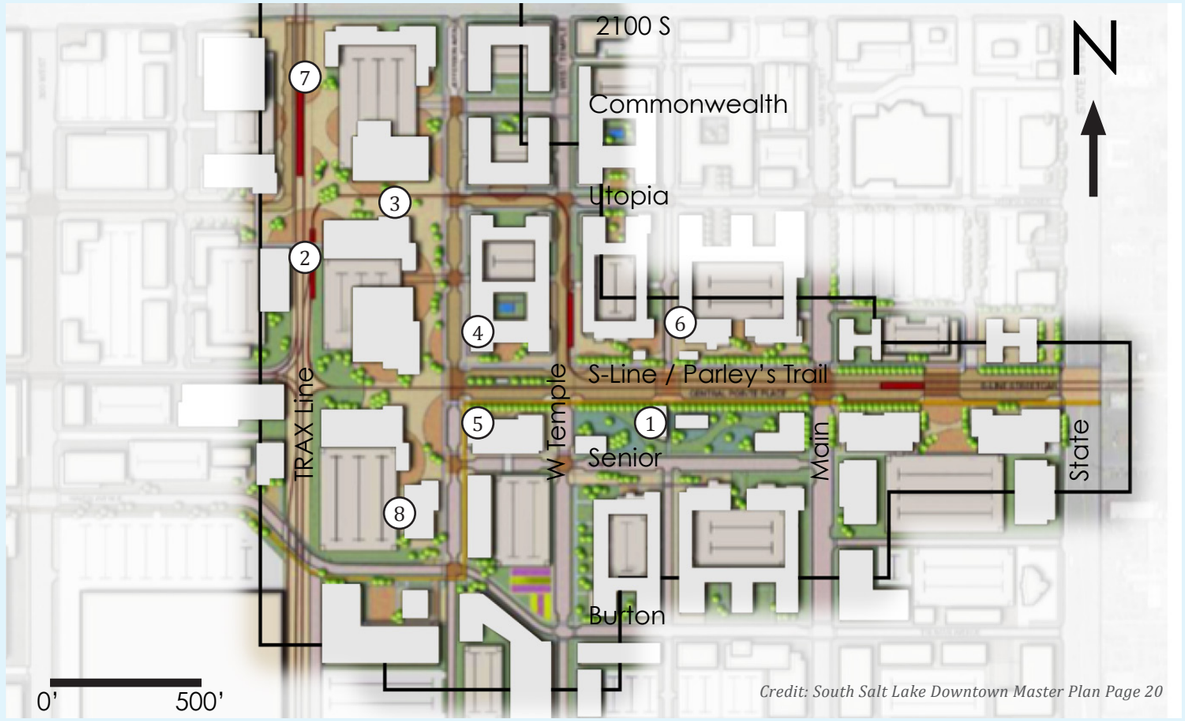
Near the corner of Commonwealth and West Temple, a new downtown is on the rise. Long-time anchors Pat's BBQ and the Commonwealth Building incubator space are joined by new apartments and the Utah Arts Alliance's Art Factory. The Central Pointe TRAX station at the west end of Commonwealth is the best connected TRAX station in the valley, and ready to rise up as a regional destination. The Commonwealth District is the "Creative City Center".

Future Moves:

1. Build a destination Downtown public park/plaza with opportunities to showcase art, culture, food, music, dance and everyday city life.
2. Build a first-class TRAX Station at Central Pointe with improved connections to streets, sidewalks, bike routes as well as a public plaza.
3. Encourage street festivals and continue the Night on Commonwealth tradition.
4. Support expansion and preservation of creative and craftsman industrial businesses.
5. Encourage events and promotions that highlight the creative identity of the Commonwealth area.
6. Create a restaurant row to anchor the neighborhood.
7. Support the expansion of the Art Factory as a center for the arts.
8. Encourage artist housing and live-work situations.

Best Practices Checklist for New Development

Guide private sector investments using Creative Industry Zoning, Design Guidelines, and Incentives. See Appendix B



Credit: South Salt Lake Downtown Master Plan Page 20

Water Tower Hub

Near the corner of Oakland and West Temple, a mix of homes, businesses and institutions intermingle. The neighborhood includes SSL Public Works, Bonwood Bowl, Woodrow Wilson Elementary, and Granite Technical Institute. In the center of it all stands the iconic Water Tower. Public art projects that periodically change the Water Tower's "face" signifies the City's diversity and creativity.

Future Moves:

1. Renovate and preserve the Water Tower as a symbol of creativity and entrepreneurship featured in branding efforts.
2. Create a public park at the Water Tower.
3. Establish a non-profit maker-space for artists and creative entrepreneurs on the block.
4. Convert an industrial warehouse into a black-box style rehearsal and event space.
5. Commission public art projects using light, projections, and other means to rotate the face of the iconic tower.
6. Rethink dead end streets between West Temple and TRAX as outdoor rooms and neighborhood assets.
7. Encourage artist housing and live-work situations.
8. Improve Public Works facilities or locate a new home for them.
9. Study public realm and public art improvements on West Temple and at Interstate "Gateway" to Downtown

Best Practices Checklist for New Development

Guide private sector investments using Creative Industry Zoning, Design Guidelines, and Incentives. See Appendix B

Buehner Block Hub

The historic Buehner Block company sits the intersection of West Temple and Sunset Avenue. In 2017, the family business closed after 79 years making concrete blocks in South Salt Lake. The 19-acre property is likely to become medium density housing as current zoning permits. This is an opportunity to fulfill the long- range goals of South Salt Lake in several areas - housing, park space, and also arts infrastructure, as proposed in this plan. This aims to make this a more livable and attractive neighborhood.

Future Moves:

1. Develop a more diverse contemporary, green, and family friendly residential area including artist housing or live-work situations.
2. Preserve deco-style Buehner Block building and convert to artist/ creative studio space.
3. Build a 1 to 2 acre public park to serve the neighborhood west of State St. and provide for recreation, arts events and a "third space" for neighborhood residents and workers.
4. Reserve space and right-of-way for future north- south greenway/trail along TRAX.
5. Consider how the neighborhood connects to potential future 2700 S TRAX station and bus service.
6. Transform streetscape on West Temple to include sidewalk trees, enhanced bike route.
7. Increase ecological function of this former industrial site with green space, trees, and green infrastructure.
8. Provide easy connection to Mill Creek and its trail to the south.
9. Study installation of major public art at intersection terminating Russett Avenue that draws people and exemplifies South Salt Lake's values

Best Practices Checklist for New Development

Guide private sector investments using Creative Industry Zoning, Design Guidelines, and Incentives. See Appendix B

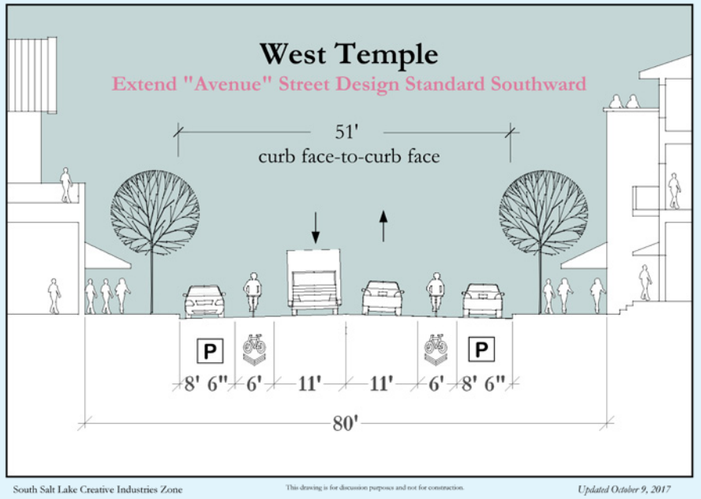
West Temple: Creative Industry Spine

West Temple is a spine running through the district, with many businesses on, or within a block east or west of it. This street is pedestrian and bike friendly, low- traffic volume, and has numerous businesses fronting it. West Temple can be a "main street" for the district, by focusing branding, placemaking, and public art to create a memorable impression and experience.

West Temple supports and connects multiple creative incubators, co-working spaces, and other affordable, supportive, and stimulating environments assisting start-ups, creative entrepreneurs, craftsman industries, and artists. South Salt Lake already has a multitude of formal and informal incubators in this Creative Industry Zone, including the Utah Arts Alliance music studios and Art Factory, Poor Yorick studios, Sugar Space, Tempest Business Park, the Commonwealth Building, and others. There is room for several more such spaces in the neighborhood to provide stable space for creative industries to blossom.

A thick tree canopy and warm pedestrian lighting welcome workers, visitors, and residents to its colorful, decorative sidewalks. Stimulating public art is seen up and down the street.

Existing Condition of West Temple



Acknowledgements

City of South Salt Lake

Mayor Cherie Wood

Sharen Hauri, Urban Design Director

Mike Florence, Community and Economic Development Director

South Salt Lake Arts Council

Lesly Allen, Director

Derek Dyer, Utah Arts Alliance

David Dynak, Westminster College

Lesly Jones, Resident

Taylor Kirch, Promise South Salt Lake

Cherie Wood, Mayor

Salt Lake County

Phil Jordan, Community Planning and Project Director

Cami Munk, Salt Lake County Center for the Arts

Community Partners

South Salt Lake Chamber of Commerce, Gary Birdsall, CEO

Westminster College Masters of Community Leadership, Amy McDonald, Instructor

Salt Lake Community College Center for Arts and Media

Utah Arts Alliance

Hip Hop Education and Resource Center (HERC)

Creative Community Builders

Tom Borrup

Carrie Ann Christensen

Tom Ellison

Jeri Gravlin

Peter Musty

Peter Truax

A special thank you to the many residents, businesses, artists, and supporters who made the Creative Convergence and other community planning activities possible!

Possible Expenditure of SB235 Funding

FY 2019:

Estimated Available Funding		$1,300,000
Personnel:		
6 Police Officers @ 6 Months	$270,000	
6 Police Officers @ 3 Months	$135,000	
12 EMT/Paramedic @ 3 Months	$240,000	($645,000)
Equipment:		
12 Police Vehicles	$480,000	
1 Ambulance	$260,000	
PD Storage Containers	$100,000	($840,000)
	Total Excess/(Deficit)	($185,000)

Possible Eligibility for SB235 Grant Program:

FY 2019 Deficit	$185,000
Portion of Site Planning/Admin	$210,000

FY 2020:

Estimated Available Funding		$2,600,000
Personnel (includes allocated costs)		
12 Police Officers @ 12 Months	$1,300,000	
12 EMT/Paramedic @ 12 Months	$1,210,000	
1 PD/Code Enforcement	$60,000	($2,570,000)
	Total Excess/(Deficit)	$30,000

Future Franework

The Creative Industry Zone has four major organizing components, summarized here and described in detail on the following pages:

West Temple

A spine of the district, connecting people and places and leaving a memorable impression on those lingering or just passing through.

Commonwealth District

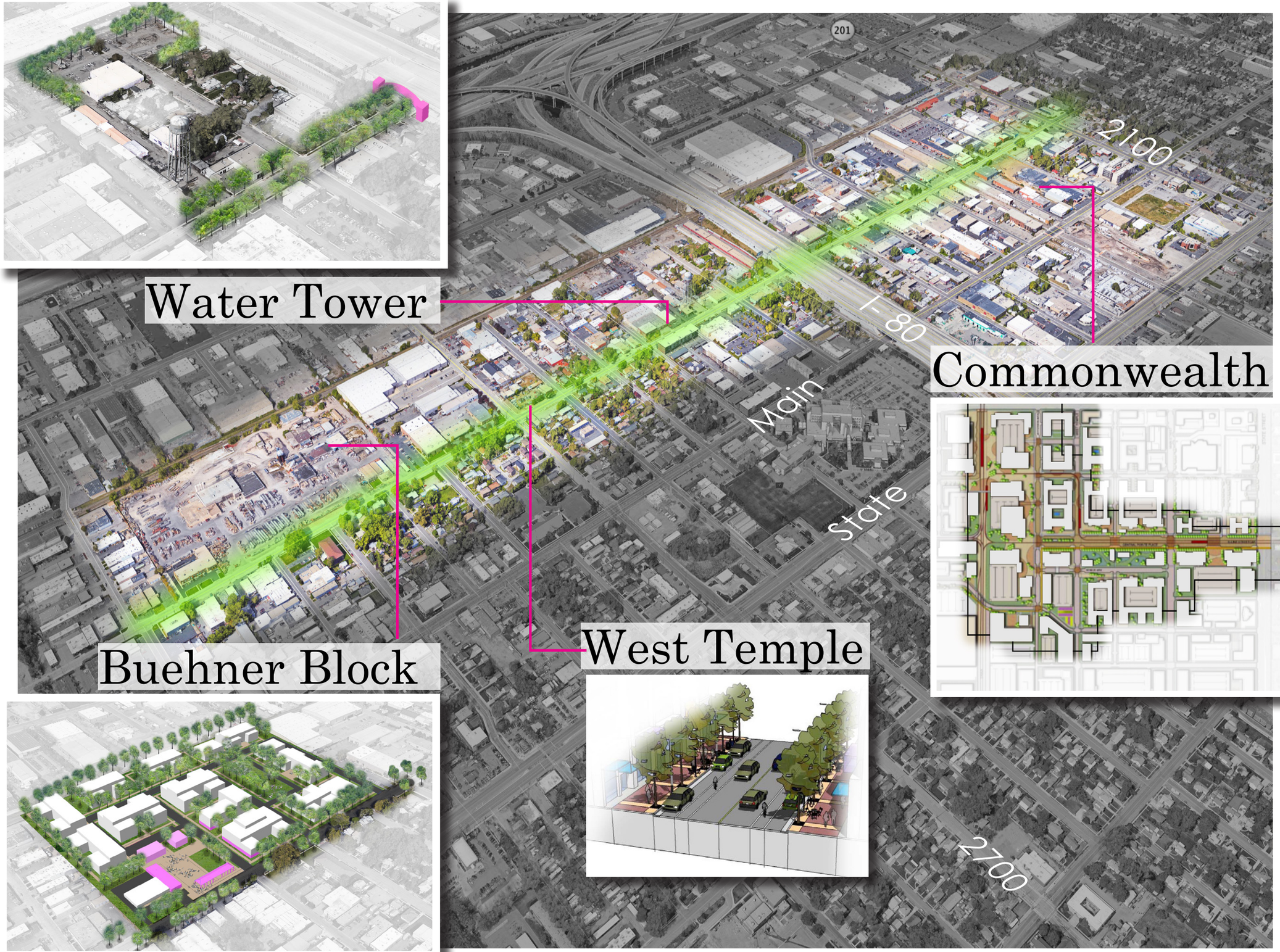
Located in Downtown SSL (north of I-80), this sub-neighborhood is centered on a public public park/plaza with opportunities to showcase art, culture, food, music, dance and the every day enjoyment of city life. It also supports an existing cluster of small businesses and creative incubation.

Buehner Block

This 20-acre site is for sale and proposed for redevelopment. The likely use will be a medium density housing, in conformance with current zoning. But there are opportunities to create a significant public space and arts amenity here.

Water Tower

This icon for the city can be transformed into the identifier and ground zero for the Creative Industry Zone.



Storm Water Fee Worksheet
Estimated Revenue

	Number of Parcels	Monthly Fee	Annual Fee	Estimated Revenue
Less than .10 acre parcels	2,254	$3	$36.00	$81,144.00
Between .10 acre and .29 acre parcels	4,284	$4	$48.00	$205,632.00
Between .30 acre and .99 acre parcels	1,128	$5	$60.00	$67,680.00
Between 1.00 acre and 2.99 acre parcels	442	$10	$120.00	$53,040.00
Between 3.00 acre and 4.99 acre parcels	87	$20	$240.00	$20,880.00
Between 5.00 acre and 9.99 acre parcels	56	$30	$360.00	$20,160.00
Greater than 10.00 acre parcels	27	$40	$480.00	$12,960.00
	8,278			$461,496.00

Estimated Budget
Storm Water Enterprise Fund

Revenue:

Storm Water Fee Revenue	$420,000
Interest Earnings	1,000
Misc. Revenue	1,000
Total Revenue	$422,000

Expenditures:

Operating Salaries	$130,000	*1 manager, 2 field techs*
Administrative Salaries	38,000	*1 clerical - billing*
Overtime	3,000	
Employee Benefits	69,000	
Uniform Allowance	2,000	
Training	5,000	
Office Expense	5,000	
Maintenance/Repairs	122,000	
Fuel Expense	4,000	
Professional/Technical	40,000	
Equipment Acquisition	4,000	
Total Expenditures	$422,000	

SALT LAKE CITY Stormwater Rates

Storm Water Charges: July 2017 (no change from previous year)

Monthly Charges	$4.49 per .25 acres
Residential	$6.28 greater than .25 acres
Residential or Commercial	$8.98
Triplex & Fourplex Residential	

Exceptions applied to impervious areas by special calculation

Refer to Consolidated Fee Schedule on City web site for complete listing of fees and charges

Fund 2700 - Electric Utility

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Approved
337500 Street Lighting Fees					
Street Light Utility Fee					
Residential (Unit/Month)	N/A	$2.53	$2.53	$2.53	$2.98
All Other (Resid. Equiv./Month, 10 unit maximum)	N/A	$2.53	$2.53	$2.53	$2.98
Assistance Program unit / month	$2.50	$1.26	$1.26	$1.26	$1.49
Fees on Delinquent Accounts					
Interest/Month on Past Due Accts	1.5%	1.5%	1.5%	1.5%	1.5%
Late Fee	$12	$12	$12	$12	$12

Fund 2800 - Storm Water Operations

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Approved
3169 CDL testing for other governmental agencies		N/A	N/A	$65.00	$65.00
3169 Rain Barrel	N/A	N/A	N/A	$65.00	$65.00
318111 Storm Water Fees					
Maximum $2.40 of fee to be used for operations, $3.60 to be used for capital projects or debt service of projects.					
Residential (/unit/month)	$6.00	$6.00	$6.00	$6.00	$6.00
All Other (/residential equiv./month)	$6.00	$6.00	$6.00	$6.00	$6.00
Assistance Program (/unit/month)	$3.00	$3.00	$3.00	$3.00	$3.00
Fees on Delinquent Accounts					
Interest/Month on Past Due Accts	1.5%	1.5%	1.5%	1.5%	1.5%
Late Fee	$12	$12	$12	$12	$12

Fund 2810 - Storm Water Expansion

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Approved
318111 Storm Water Fees					
Maximum $2.40 of fee to be used for operations, $3.60 to be used for capital projects or debt service of projects.					
Residential (unit/month)	$6.00	$6.00	$6.00	$6.00	$6.00
All Other (residential equiv./month)	$6.00	$6.00	$6.00	$6.00	$6.00
Assistance Program (unit/month)	$3.00	$3.00	$3.00	$3.00	$3.00
33714 Development Review Fees					
Subdivision/Commercial/Industrial/ Multi Family	$175	$200	$200	$200	$200
Single Lot	$55	$60	$60	$60	$60
3373 Storm Water Impact Fee (Per Acre)					
Residential					
Single Family	N/A	$3,748	$3,748	$3,748	$3,748
Multi Family	N/A	$4,991	$4,991	$4,991	$4,991
Non Residential					
Commercial	N/A	$11,212	$11,212	$11,212	$11,212
Office	N/A	$9,338	$9,338	$9,338	$9,338
Industrial	N/A	$7,453	$7,453	$7,453	$7,453

Storm Sewer Utility Fee Changes

Storm Water Utility Ordinance (Chapter 13.48)

Storm Water Management Ordinance (Chap 13.52)

Storm Sewer Utility Fee Changes

STORM SEWER UTILITY FEE CHANGES

On October 2, 2012 the City approved changes to the Storm Sewer Utility Fee. The new monthly fee for each Equivalent Residential Unit (ERU) is shown in the table below. The first rate adjustment will be effective July 1, 2013.

Fiscal Year	2013	2014	2015	2016	2017	2018
Fee	$3.55	$4.05	$4.05	$4.05	$4.05	$4.65

The Impact Fee for new development will be $183.00 per ERU. This change will be effective January 1, 2013.

An ERU is the average amount of impervious area in a single-family parcel and was determined by a study of residential parcels in the city. Based on this study, one ERU equals three thousand four hundred (3,400) square feet of impervious surface area. Each developed single-family residential parcel and each duplex parcel shall pay a base rate of one ERU. All non-single-family and non-duplex residential and commercial parcels shall pay a multiple of this base rate, expressed in ERUs, according to the measured impervious area on the parcel. Total ERUs are calculated by dividing the total square feet of impervious surface by three thousand four hundred (3,400) (1 ERU). If you have questions related to the new Storm Sewer Utility Fee, please call 801.270.2440.

Sewer Fund - Estimated Revenue Requirements
FY 2019 - FY 2028

Expenses	1.03 Operating	Debt Service	Depreciation	So.SLC Capital	CVWRF Capital	Total Less Deprec.	Increase Over Prior Year
2017 Actual	$1,416,762	$322,879	$442,337	$246,000	$419,000	$2,404,641	$0
2018 Budget	1,422,500	313,500	440,000	420,000	290,000	$2,446,000	$0
2019 Budget	1,465,175	313,500	440,000	350,000	305,000	$2,433,675	($12,325)
2020 Budget	1,509,130	313,500	440,000	350,000	305,000	$2,477,630	$43,955
2021 Budget	1,554,404	313,500	440,000	350,000	305,000	$2,522,904	$45,274
2022 Budget	1,601,036	313,500	440,000	400,000	305,000	$2,619,536	$96,632
2023 Budget*	1,649,067	252,000	440,000	400,000	305,000	$2,606,067	($13,469)
2024 Budget	1,698,539	252,000	440,000	400,000	305,000	$2,655,539	$49,472
2025 Budget	1,749,496	252,000	440,000	450,000	305,000	$2,756,496	$100,956
2026 Budget	1,801,980	252,000	440,000	450,000	305,000	$2,808,980	$52,485
2027 Budget	1,856,040	252,000	440,000	450,000	305,000	$2,863,040	$54,059
2028 Budget	1,911,721	252,000	440,000	450,000	305,000	$2,918,721	$55,681
					Additional revenue required over 10 years		$472,721

*Existing sewer state loan retired in 2023

1

Revenue Analysis	Sewer Fee Revenue	IW Revenue	Interest Revenue	Impact Fee Revenue	Other Revenue	Total	Over/(Under) Expense**
2017 Actual	$1,806,259	$151,933	$4,763	$122,557	$44,276	$2,129,788	$0
2018 Budget	1,983,000	155,000	5,000	130,000	41,000	2,314,000	0
2019 Budget(1)	2,240,700	211,000	6,000	50,000	45,000	2,552,700	119,025
2020 Budget	2,240,700	211,000	6,000	50,000	50,000	2,557,700	80,070
2021 Budget	2,240,700	211,000	6,000	50,000	50,000	2,557,700	34,796
2022 Budget(2)	2,561,000	240,000	6,000	50,000	55,000	2,912,000	292,464
2023 Budget	2,561,000	240,000	6,000	50,000	55,000	2,912,000	305,933
2024 Budget	2,561,000	240,000	8,000	50,000	61,000	2,920,000	264,461
2025 Budget(3)	2,881,000	271,000	8,000	50,000	61,000	3,271,000	514,504
2026 Budget	2,881,000	271,000	8,000	50,000	67,000	3,277,000	468,020
2027 Budget	2,881,000	271,000	10,000	50,000	67,000	3,279,000	415,960
2028 Budget	2,881,000	271,000	10,000	50,000	74,000	3,286,000	367,279
							$2,862,511

**Amounts that can be applied towards funding the depreciation costs

(1) Proposed $2.00/month (40%) base rate increase

(2) Proposed $1.00/month (14%) base rate increase

(3) Proposed $1.00/month (13%) base rate increase

Central Valley Water Reclamation Facility
Capital/Bonding Cost Schedule

	Total CVWRF	So. Salt Lake Share
"Pay As You Go" Annual Capital Outlay	$5,000,000	$305,000
Annual Debt Service on CVWRF Bond ($28,600,000 for plant rennovation)	$2,190,450	$252,000
	$7,190,450	$557,000
South Salt Lake Collection System Capital Schedule		$350,000
Total Capital & Debt Service Requirement		$907,000

Subject: Capital Funding Increase for Complying with Additional Regulatory Requirements and Rehabilitation of Aging Infrastructure

Wastewater collected by the City of South Salt Lake flows to the Central Valley Water Reclamation Facility (CVWRF), a regional treatment plant, for treatment prior to discharging to Millcreek and the Jordan River. CVWRF, with the assistance of a national engineering firm, recently completed a Condition Assessment and Asset Management Plan (AMP) for its wastewater interceptor piping and treatment plant to identify the renewal needs of the system's 40-year old infrastructure. The AMP identified an estimated $150 million in necessary restorations to CVWRF's collection system piping and treatment facilities that will be needed over the next 18 years to serve the local community through the year 2035. The improvements will replace aging and degraded mechanical and electrical equipment in the treatment plant and rehabilitate corroded collection system pipes to meet the future needs of our community and ensure compliance with State and Federal regulatory requirements.

In addition, the State of Utah Division of Water Quality (DWQ) recently adopted a new rule (The Technology-Based Phosphorus Effluent Limits or TBPEL Rule, R317-1-3.3) that requires wastewater facilities to install processes that remove phosphorus from their effluent discharge. The DWQ has also lowered permit limits for ammonia and several other pollutants in CVWRF's effluent discharge. To comply with the new TBPEL Rule requirements and lower permit limits will require CVWRF to upgrade the treatment process and construct a new effluent outfall pipeline to the Jordan River at an estimated cost of $100 million over the next ten years.

To pay for rehabilitating the aging infrastructure and upgrading the treatment process, the member entities served by CVWRF, including the City of South Salt Lake, will need to raise user rates by approximately $10.00/month per equivalent residential unit (ERU) over the next few years. Even with increased rates, CVWRF's treatment costs per ERU and per million gallons of wastewater treated are still at the low end of the scale when compared to rates across the State of Utah and other areas of the U.S.

While rate increases are never desired, they are necessary at this time to comply with the new regulations and act responsibly by refurbishing the existing aging facilities to continue providing high quality service to our community. Please see the reverse side of this letter for a brief description of CVWRF. If you would like more information about CVWRF, our plans for upgrading and refurbishing the facility, or would like to schedule a tour, please contact us at 801-973-9100

Sincerely,

Thomas A. Holstrom, P.E.
General Manager, CVWRF

About Central Valley Water Reclamation Facility

In 1972, the U.S. Congress implemented the Clean Water Act (PL 92-500) to "restore and maintain the chemical, physical, and biological integrity of the nation's water." In 1978, the Central Valley Water Reclamation Facility Board was organized as an Inter-Local Agreement Agency. Members of the Board represent districts and cities which owned and operated five small treatment plants.

The five small antiquated wastewater treatment plants that could not meet the requirements of the new laws were replaced with a new regional treatment plant. The new treatment plant was designed and constructed from 1981 to 1987 and is called the Central Valley Water Reclamation Facility (CVWRF). Today CVWRF treats wastewater from a population of approximately 500,000. The treatment plant was designed and constructed to treat 75 million gallons of wastewater each day discharging it safely into Mill Creek and the Jordan River.

CVWRF consists of seven member entities made up of South Salt Lake City, Murray City, Mount Olympus Improvement District, Cottonwood Improvement District, Granger-Hunter Improvement District, Taylorsville-Bennion Improvement District, and Kearns Improvement District. The geographical area served by the CVWRF is approximately 115 square miles and extends from Little Cottonwood Canyon on the south to Interstate 80 on the north, and from the Wasatch Mountains on the east to the 7200 West/Bacchus Highway on the west.

Central Valley Water Reclamation Facility is located at 800 West Central Valley Road (3190 South) in South Salt Lake City. Central Valley was built on property owned by one of the centrally located member entities. Central Valley's entire property covers 168 acres. The treatment facility itself is 85 acres and is surrounded by a golf course that is owned by the Facility. The treatment plant operates 24 hours a day, 7 days a week, 365 days a year. The facility employs 85 dedicated employees.

The facilities originally constructed in the 1980's are now 40 years old. While the physical structures including buildings and process tanks have a design life of 50 plus years, the mechanical, electrical and control systems components have a shorter design life of 20 to 25 years and are now failing and in need of replacement. In addition, the type of biological treatment process employed by CVWRF, while state-of-the-art in the 1980's, is not able to remove phosphorus to the low discharge levels required by regulations recently adopted by the Utah Division of Water Quality. Therefore, this portion of the process must be replaced with newer treatment technology. Several large collection system lines also need rehabilitating by slip-lining due to severe corrosion caused by hydrogen sulfide gas generated from decomposition of organic matter in the wastewater. Once the existing facility rehabilitation and upgrades to remove phosphorus and other pollutants are completed, CVWRF facilities will be ready for the next 30 years of service.

SERIES 2017B BONDS

The following table sets forth the annual debt service requirements on the Series 2017B Bonds:

YEAR	PRINCIPAL	INTEREST	TOTAL DEBT SERVICE
2018	$ 350,000	$ 90,491.42	$ 440,491.42
2019	410,000	74,065.00	484,065.00
2020	420,000	65,655.00	485,655.00
2021	430,000	56,087.50	486,087.50
2022	440,000	45,535.00	485,535.00
2023	450,000	33,960.00	483,960.00
2024	465,000	21,142.50	486,142.50
2025	480,000	7,200.00	487,200.00
TOTAL	$3,445,000	$394,136.42	$3,839,136.42

THE PARTICIPANT BONDS

The following table sets forth the annual debt service requirements on the Participant Bonds corresponding to the Series 2017A Bonds:

	CENTRAL VALLEY			CENTRAL WEBER		
YEAR	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL
2017	$ -	$ 148,203.61	$ 148,203.61	$ -	$ 165,355.28	$ 165,355.28
2018	905,000	1,287,725.00	2,192,725.00	-	1,451,900.00	1,451,900.00
2019	935,000	1,255,450.00	2,190,450.00	-	1,451,900.00	1,451,900.00
2020	975,000	1,217,250.00	2,192,250.00	-	1,451,900.00	1,451,900.00
2021	1,015,000	1,177,450.00	2,192,450.00	1,840,000	1,415,100.00	3,255,100.00
2022	1,060,000	1,130,650.00	2,190,650.00	1,925,000	1,330,175.00	3,255,175.00
2023	1,115,000	1,076,275.00	2,191,275.00	2,025,000	1,231,425.00	3,256,425.00
2024	1,175,000	1,019,025.00	2,194,025.00	2,130,000	1,127,550.00	3,257,550.00
2025	1,235,000	958,775.00	2,193,775.00	2,240,000	1,018,300.00	3,258,300.00
2026	1,300,000	895,400.00	2,195,400.00	2,355,000	903,425.00	3,258,425.00
2027	1,365,000	828,775.00	2,193,775.00	2,475,000	782,675.00	3,257,675.00
2028	1,435,000	758,775.00	2,193,775.00	2,600,000	655,800.00	3,255,800.00
2029	1,500,000	692,900.00	2,192,900.00	2,730,000	536,200.00	3,266,200.00
2030	1,560,000	631,700.00	2,191,700.00	2,830,000	425,000.00	3,255,000.00
2031	1,625,000	568,000.00	2,193,000.00	2,950,000	309,400.00	3,259,400.00
2032	1,690,000	501,700.00	2,191,700.00	3,070,000	189,000.00	3,259,000.00
2033	1,760,000	432,700.00	2,192,700.00	3,190,000	63,800.00	3,253,800.00
2034	1,840,000	351,500.00	2,191,500.00	-	-	-
2035	1,935,000	257,125.00	2,192,125.00	-	-	-
2036	2,035,000	157,875.00	2,192,875.00	-	-	-
2037	2,140,000	53,500.00	2,193,500.00	-	-	-
TOTAL	$28,600,000	$15,400,753.61	$44,000,753.61	$32,360,000	$14,508,905.28	$46,868,905.28

Debt service the Central Valley Participant Bonds corresponding to the Series 2017B Bonds is equal to the debt service shown above with respect to the Series 2017B Bonds.

$15/Month
ADD ½ $3.75/Month PROP TAXES
$18.75/Month

Mt. Olympus Improvement District

3932 S. 500 E., Salt Lake City, Utah 84107
Phone (801) 262-2904 Fax (801) 265-0551
www.mtoid.org

-SEWER ONLY-
Office hours: 7:00am to 5:30pm
Monday - Thursday
Closed Fridays & Holidays
Emergency (801) 262-2907
Emergency on call (801) 231-4705

ACCOUNT NUMBER:	22.1317.00
BILL DATE:	2/1/2018 to 3/31/2018
UNIT(s):	1
DUE DATE:	2/27/2018
SERVICE ADDRESS:	3049 S 300 E
BILLING ADDRESS:	CITY OF SOUTH SALT LAKE 220 MORRIS AVE STE 200 SALT LAKE CITY UT 84115-3200

PREVIOUS BALANCE:	$	0.00
PENALTY CHARGE:	$	0.00
CURRENT MT OLYMPUS CHARGES DUE	$	20.00
CURRENT CVWRF CIP DUE:	$	10.00
ADJUSTMENTS:	$	0.00
TOTAL AMOUNT DUE:	$	30.00

UNPAID BILL MAY BECOME A PROPERTY ASSESSMENT.
LEGAL OWNER RESPONSIBLE TO PAY ASSESSMENT AND TO NOTIFY THE DISTRICT OF OWNERSHIP CHANGE.
A TAX LIEN AGAINST PROPERTY MAY BE PLACED ON DELINQUENT ACCOUNTS.

When you pay by check you authorize us to process your payment electronically. Funds may be withdrawn from your account as soon as the same day we receive your payment.
You will not receive your check back from your financial institution; however, the transaction will appear on your bank statement.

No Rate Increase for 2018

****ONLINE PAYMENT SERVICE.** Go to www.mtoid.org, click on payment options tab and then select Online Payments, or go directly to www.xpressbillpay.com.**

** **PrePay for a Year.** Take your current charges (Current Mt Olympus + Current CVWRF CIP (capital improvement plan)) amount and multiply by six cycles **

Next Board Meeting Dates: Wed Feb 14th AND Mar 21st, 9am District Office
For agenda information go to www.utah.gov/pmn **

CVWRF CIP Fee: (Central Valley Water Reclamation Facility, Capital Improvement Project).
Why: Rebuild of 35+ Yr old sewer processing plant, and to meet New Requirements set by EPA and State of Utah Division of Water Quality. For more information please go to www.mtoid.org

PENALTY OF 8% WILL BE ADDED TO ALL PAST DUE ACCOUNTS. PENALTY IS ONLY CALCULATED ON PRIOR PERIOD AMOUNT DUE

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

MURRAY CITY

13.32.060: SEWER SERVICE CHARGE:

A. The following service charge shall be imposed for regularly monthly service rendered to the users of the city's sewer system:

1. All users with a history of water usage shall be charged as follows:

CURRENT
So. SL @ 5,000 gal
(5,000)(1,000) = 5 Winter Avg
(5)($5.00) = $25/Mon

	Base Rate	Flow Rate Charge Per 100 Cubic Feet
November 1, 2017 _ October 31, 2018	$8.00	$2.37
November 1, 2018 _ October 31, 2019	8.40	2.49
November 1, 2019 _ October 31, 2020	8.82	2.62
November 1, 2020 _ October 31, 2021	9.26	2.75
November 1, 2021 and after	9.73	2.88

Murray
Equivalent winter Avg = 6.68
(6.68)($2.37) = $15.83
$15.83 + $8.00 = $23.83

Monthly rates are calculated from the previous year's consumption during the winter months. "Winter months" are defined as November 1 through April 30.

2. For new users with no history of water consumption, said users shall be billed monthly and charged:

a. The applicable base rate according to the schedule contained in subsection A1 of this section; and

b. The average charge of a like and similar user as determined by the city. Such average charge shall be billed on a monthly basis until such time as a history of "water consumption" as defined in this section shall be obtained.

SALT LAKE CITY

Sewer Rates

Sewer Rates: July 2017

30% rate change

Sewer rates are based on Winter Water Usage and charged @ $2.65 per unit for Residential Class 1 Customers.

Commercial Sewer charges can vary because of waste strength from Class 1 thru 7

Unit charges in	Class 2	=	$3.44
	Class 3	=	$4.66
	Class 4	=	$5.89
	Class 5	=	$7.06
	Class 6	=	$8.27
	Class 7	=	This class is based on actual discharge of COD, BOD and TSS waste strength.

WINTER AVG = 8

($2.65)(8) = $21.20/MONTH

Water Tiers and Fees	
Multi-Unit (apartments, condos, etc.)	$1.73 per 1,000 gal.
Monthly Availability fee - 3/4" and 1" meters [1]	$13.00

[1] Monthly Availability fee increases for all meters larger than 1" according to meter size.
Note: For customers with a Fireline, monthly fee is according to meter size.

GRANGER-HUNTER

Wastewater Rates

Wastewater Rates and Fees	
Monthly CVWRF Assessment (per REU) [2]	$5.00
Monthly Wastewater charge – Residential	$19.50
Monthly Wastewater charge – Commercial REU/EDU [2]	$19.50
Monthly Wastewater charge – Multi-Unit Residential	$16.79

[2] Residential Equivalent Unit and Equivalent Dwelling Unit
Note: Commercial customer wastewater surcharge is determined according to sampling strength. Contact the District for rate and sampling information.

Penalty Fees

Penalty Fees	
Returned Check Fee	$25.00
Water Meter Turn On Fee	$20.00
Tamper Fee	$50.00

GRANGER-HUNTER

RESIDENTIAL, COMMERCIAL, AND IRRIGATION

Bill Break Down

Availability Fee *	$13.00
Sewer Charge *	$19.50
CVWRF Fee	$ 5.00

Water Tiers	Gallons in Tier	Cost per 1,000 Gallons
Tier 1	0 - 7,000	$ 1.61
Tier 2	7,001 - 15,000	$ 1.73
Tier 3	15,001 and higher	$ 1.86

Example: If a residential customer used 26,370 gallons of water in a month, they will pay,
$1.61 (per 1,000 gallons) for the first 7,000 gallons
$1.73 (per 1,000 gallons) for the next 8,000 gallons
$1.86 (per 1,000 gallons) for the next 11,370 gallons

Example Bill
If resident used 26,370 gallons

Consumption Charged	
7,000 gals x $1.61 =	$11.27
8,000 gals x $1.73 =	$13.84
11,370 gals x $1.86 =	$21.15
26,370 gals	$46.26

Water	$46.26
Availability Fee *	$13.00
Sewer Charge *	$19.50
CVWRF Fee	$ 5.00
Total bill	**$83.76**

** Non-Residential customer Availability Fee and Sewer Charge may vary based on meter size and sampling strength*

GRANGER-HUNTER
IMPROVEMENT DISTRICT

Multi-Unit (apartments, condos, etc.) Bill Break Down

Availability Fee	$13.00 **(3/4" – 1")***
Sewer Charge	$16.79 **PER UNIT***
CVWRF Fee	$ 5.00 **PER UNIT**
Water Charge	$ 1.73 **PER 1,000 Gallons**

*Availability and Sewer charges increase according to meter size.