

Point of the Mountain State Land Authority Board



Remote Meeting April 7, 2021

MINUTES

Members in Attendance:

Representative Lowry Snow, Co-Chair
Commissioner David Woolstenhulme
Jim Russell
April Cooper
Mayor Troy Walker
Senator Lincoln Fillmore
Representative Steve Handy
Mayor Dawn Ramsey
Alan Matheson, Director

Others in Attendance:

Steve Kellenberg	Kellenberg Studio
Erin Talkington	RCLCO
Colton Stock	X-Factor Communications
Jacey Skinner	Ballard Spahr
Aaron May	SOM
Peter Kindel	SOM
Doug Voigt	SOM
Steven Sobel	SOM
Kamron Dalton	Governor's Office of Economic Development
David Dobbins	Draper City
Leah Jaramillo	Somers-Jaramillo & Associates
Alex Hill	
Members of the general public	

On Tuesday, April 7, 2021 the Point of the Mountain State Land Authority Board held a remote meeting via the Zoom Meeting platform:

https://zoom.us/webinar/register/WN_11t67FdJTpC2Y5Eu7F_1AQ

A video of the meeting can be found on The Point's YouTube channel:
<https://www.youtube.com/watch?v=jCGlfpzs1Sk>

The meeting was called to order at 2:05 pm.

❑ WELCOME AND MEETING DETERMINATION

Chair Lowry Snow welcomed board members, consultants and members of the public, and excused Lt. Governor Henderson. It was noted that the board will look at a morning meeting time in the future in order to accommodate the Lt. Governor's schedule.

To meet procedure required by law, Chair Snow read the meeting determination for electronic meetings.

Chair Snow explained the purpose of the work session is to discuss the elements to be carried forward from the three planning concepts into a preferred plan alternative. A formal recommendation based on today's meeting will be presented at the April 13th meeting.

❑ PLANNING TEAM RECOMMENDATIONS FOR STAGE 3

Director Alan Matheson explained that last's week focus was to provide a factual background on the issues. This week, SOM and RCLCO will share their expertise and recommendations as a starting point for discussion. The desired result of this meeting is to receive input from the Board on the planning concepts they would like to see move forward to Stage 3 of the Master planning process. Following the presentation and recommendations, a live survey for board members will be conducted anonymously.

Highlights from Peter Kindel's presentation included:

Stage 1 and 2 Recap of the Planning Concepts and Key Aspirations of the Project
Planning Team Recommendations

1. Mixed Use of Business Core
2. Cross Industry Innovation Accelerator
3. Innovation District with Institutional Presence
4. Commercial/Residential Land Use Balance (40%-50% residential)
5. Micro Mobility or AV Circulator Linking to BRT
6. Retail & Entertainment Destination
7. River to Range Greenway and Trail
8. Jordan River Community Park
9. Central Park
10. Pedestrian Priority Zones
11. Distinct Districts and Sub-centers
12. Pedestrian Linkages to Core Area
13. Neighborhood Parks

There were comments about the inclusion of a baseball park, the micro-mobility of the area, the acreage of the proposed central park, whether the park would be city or county managed, and the potential plan consolidation.

Erin Talkington explained the market analysis and recommendations from RCLCO. Highlights of

her presentation included:

- Model Methodology – project-level cash flow for the site
- Conceptual Economic Analysis
- High Level Economic Comparison by Scenario
- Key Conclusions
- RCLCO Recommendations
 1. Include an anchor institutional use as a component of the program
 2. The proposed 50-acre sports park (Concept 2) is detrimental to the economic success of the site unless it is privately built/operated
 3. A minimum of 55-60% of the site should be reserved for real estate development
 4. Strategies that reduce parking needs
 5. A balanced land use mix
 6. Use direct economic impact as equally important evaluation metric to land value

There were comments and discussion concerning the proposed project build out time, forecasting the market, the density profile of the site, the phasing of infrastructure and the proposed sporting element for the project.

❑ LIVE SURVEY AND DISCUSSION TO IDENTIFY BOARD PRIORITIES FOR STAGE 3 PLAN ELEMENT

Colton Stock from X-Factor provided a link for the live survey which board members accessed during the meeting.

Director Matheson summarized the results of the survey which showed:

High Support for: Clear Mixed-Use Core, Innovation District with an Institutional Presence, Micromobility or AV Circulator, Range to River Connection, Central Park and Pedestrian Zones

Additional Discussion Needed for: Cross-Industry Innovation Accelerator, Commercial/Residential Land Use Balance, Retail Entertainment Destination

Board members discussed the results of the survey, particularly the percentage of residential housing vs. commercial property. There were also questions concerning net developable acreage for housing at The Point.

Chair Snow recommended that Director Matheson contact board members with the results of the survey and outline a mechanism for board members to discuss and resolve any concerns by email prior to the April 13th meeting.

❑ ADJOURN

Chair Snow asked for a motion to adjourn.

MOTION: Steve Handy moved to adjourn the meeting. The motion was seconded by April Cooper and passed unanimously.

The meeting adjourned at 4:03 pm.