



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, June 9, 2021** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible. The meeting can be viewed on Ustream. The link can be found on the City Council page on the City's website sslc.com/city-government/council-meetings.

Conducting: Sharla Bynum

MATTERS FOR DISCUSSION:

1. General Plan Discussion

Posted June 4, 2021

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 COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
PORTIA MILA
SHANE SIWIK
NATALIE PINKNEY
RAY DEWOLFE

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
84115
P 801.483.6027
F 801.464.6770
TTY: 711
SSLC.COM

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday June 9, 2021
6:00 p.m.

CITY OFFICES

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

PRESIDING
CONDUCTING

Council Chair Sharla Bynum
Council Chair Sharla Bynum

COUNCIL MEMBERS PRESENT:

Sharla Bynum, Ray deWolfe, LeAnne Huff, Portia Mila,
Natalie Pinkney, Shane Siwik and Corey Thomas

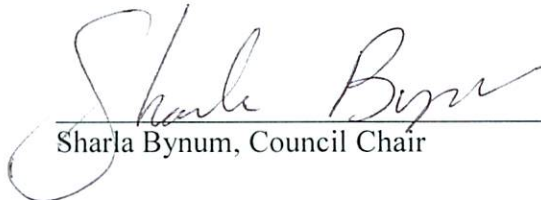
STAFF PRESENT:

Mayor Cherie Wood
Charee Peck, Chief of Staff
Josh Collins, City Attorney
Brieanne Brass, Deputy City Attorney
Terry Addison, Fire Chief
Alexandra White, Community Development Director
Sean Lewis, Deputy Community Development Director
Sharen Hauri, Urban Design Director
Randy Sant, Economic Development Consultant
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Matters for Discussion

- 1. General Plan Discussion.** GSBS consultant, Christine Richman, gave a presentation on the General Plan. A copy is attached and incorporated by this reference. The discussion included economic development, parks, recreation and open space.

The meeting adjourned at 6:45 p.m.



Sharla Bynum, Council Chair

Craig D. Burton, City Recorder

June 9, 2021

CITY COUNCIL - WORK MEETING LIST OF ATTENDEES

NAME

CITY/TOWN

REPRESENTING

SUSAN BOWDEN	SSL	SELF
Dale R Sargent	SSL	
Bill HARDESTY	Taylorsville	CITY JOURNAL
CHRISTINE RICHMAN	SLC	GSBS

SOUTH SALT LAKE GENERAL PLAN 2040

City Council Briefing

May 26, 2021



SCHEDULE

- ~~May 26~~

- ~~Housing~~

- Economic Development

- June 9 (Tonight)

- Economic Development
 - Parks, Trails, Recreation, Open Space

- June 14

- Community Event @ State of the City

- June 23

- Transportation & Connectivity
 - Community Facilities
 - Natural Environment & Sustainability
 - Natural Hazards & Resiliency

- July 14

- Community Vision & Future Land Use
 - Future Land Use Map

- July 28

- Review Planning Commission recommendation
 - Discuss draft plan

- August 11

- Public Hearing
 - Possible Adoption



2040 Vision Statement

South Salt Lake is a community that fosters diversity, equity, and inclusion. South Salt Lake is a city of safe and enduring neighborhoods where people are connected to jobs, vibrant retail areas, green spaces, and each other. As the City on the Move, we take advantage of our unique location and unparalleled transportation options. We are a modern city that is home to parks and green spaces, clean water ways, and sustainable services and policies. South Salt Lake residents embrace diversity, feel part of the community, and share an enthusiasm for their “small city with big opportunities.”



Guiding Value #1

- Diversity, Equity, & Inclusion

We value the cultural diversity of our residents, visitors, neighborhoods, shops, and restaurants. We support continued and increased diversity in the community. We promote and support policies and services that treat all members of the community fairly and impartially. We are committed to equitable access to the community, its amenities, and resources. All members of the community are active participants and enjoy the benefits of living or working in South Salt Lake.



Guiding Value #2

- Safe, Cared for, & Vibrant

We value a community that is safe, cared for, and vibrant. A community where people take pride in their home or business and have a sense of community. Ours is a community where buildings, roadways, and public amenities create safe walking, bicycling, and play areas; enhance awareness of neighborhood activities and interactions; and encourage positive interactions between all members of the community. We are a community where people enjoy visiting parks and shops and spending time in the neighborhoods and business areas getting to know their community and each other.



Guiding Value #3

- Enduring & Resilient

We value the community passed on from prior generations of South Salt Lake residents and businesses. We believe it is our responsibility to pass on a healthy and vibrant City to the next generation. Our decisions today will consider the needs of the future. We partner and cooperate with each other and surrounding cities, communities, the County and the State to implement policies and projects that make SSL more resilient and enduring.



Guiding Value #4

- Connected, Sustainable, & Healthy

We value a healthy environment. We believe it is our responsibility to protect water quality, the watershed, and air quality through the wise use of land. We take advantage of active transportation and open space to support healthy activities that contribute to our physical and mental health and protect our natural resources.



Economic Development



Psychographics

SOUTH SALT LAKES PSYCHOGRAPHICS

Psychographics are critical in understanding a population's attitudes and interests rather than being limited by "objective" demographics. While demographics can tell us about a household's size and average income, psychographics can help to paint a picture of why that family may purchase a particular item, or have preferences related to technology.

These sorts of insights enable people to find similar-interest households, linking those with similar interests and attitudes, even if they're from a different community. Below is a summation of the top psychographic segments based upon the percentage of households in South Salt Lake City. The full description of each segment can be found in the appendix.



METRO FUSION

The most prevalent segment is Metro Fusion, which can be characterized as a young, diverse market. They speak a variety of languages, are ethnically diverse, and can be primarily characterized as renters. Many households have young children, work blue-collar jobs, and have lower incomes than average.



FRONT PORCHES

Front Porches blend household types, with more young families with children or single households than average. This group is also more diverse than the US and are primarily employed by blue-collar jobs.



SET TO IMPRESS

Nearly one in three residents is 20 to 34 years old, and over half of the homes are single person and nonfamily households in the Set to Impress segment. Income levels are low; many work in food service while they are attending college. Set to Impress residents are tapped into popular music and the local music scene.



YOUNG AND RESTLESS

Young and Restless households are characterized by well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. Almost 1 in 5 residents move each year. Young and Restless consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas.



YOUNG PROFESSIONALS

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders are under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.²



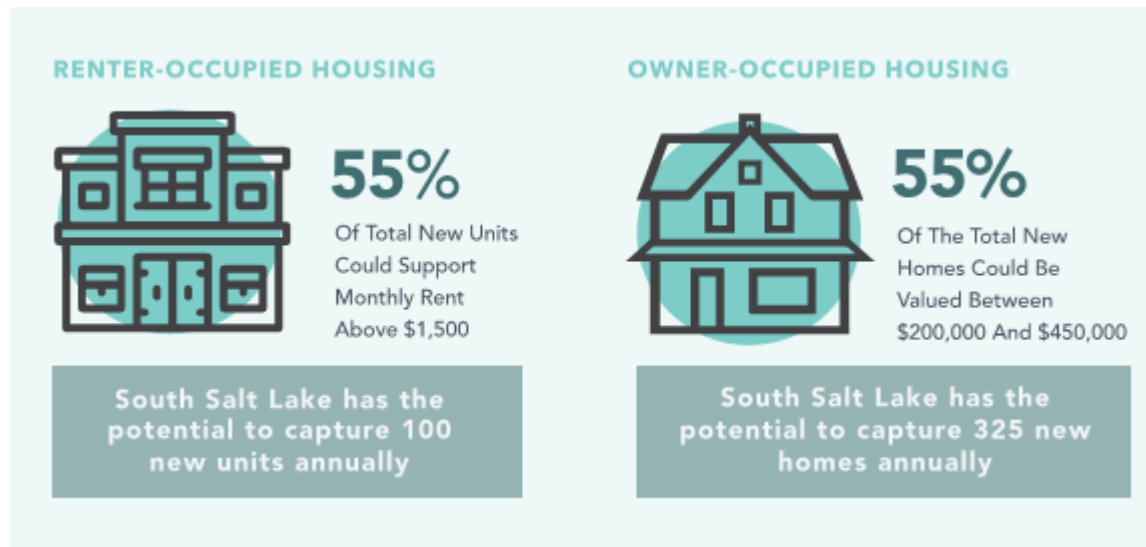
Retail Market Demand

- **266,000 SF of unmet demand**
 - Department Stores
 - General Merchandise Stores
 - Health & Personal Care Stores
 - Sporting Goods Stores
 - Specialty Food Stores
 - Furniture Stores



Residential Market Demand

- **5,850** Annual New Households - SL County
- 35-54 Year old's and 65 +



Office Demand

SOUTH SALT LAKE OFFICE DEMAND ANALYSIS			
	Firms	Employees	Employees / Firms
Finance & Insurance	71	404	6
Real Estate	92	777	8
Professional, Scientific & Tech Services	176	2,002	11
Management of Companies & Enterprises	2	6	3
Health Services	59	1,257	21
Arts & Entertainment	21	179	9
TOTAL	421	4,625	11

Avg. Sq.Ft. per Employee	150
TOTAL OFFICE SQ. FT.	76,039,052

Avg. Submarket Sq. Ft. Absorption (10-year Average)	
Potential Office Sq. Ft. Absorption	-88,694
Estimated Subject Site Capture Rt.	3%
POTENTIAL CAPTURE SQ. FT. FROM ABSORPTION	-2,661

Potential Turnover	1%
Potential Turnover Sq. Ft.	380,195
Avg. Vacancy Rate	7%
Total Occupancy from Turnover	355,102
Estimated Subject Site Capture Rt.	50%
POTENTIAL CAPTURE SQ. FT. FROM TURNOVER	177,551

TOTAL POTENTIAL DEMAND SQ. FT.	174,890
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Source: ESRI, CoStar, Catalyst



Industrial Attraction

SOUTH SALT LAKE INDUSTRIAL DEMAND ANALYSIS			
	Firms	Employees	Employees / Firms
Agriculture, Forestry, Fishing & Hunting	1	4	4
Mining and Utilities	7	37	0
Construction	220	2,912	13
Manufacturing	205	4,770	23
Wholesale Trade and Transportation and Warehousing	246	3,730	15
Administrative & Support & Waste Management & Remediation Services	99	1,632	16
TOTAL	778	13,085	17

Avg. SF per Employee	150
TOTAL INDUSTRIAL SF	158,823,812

Avg. Submarket SF Absorption (10-year Average)	
Potential Industrial SF Absorption	-24,000
Estimated Subject Site Capture Rt.	3%
POTENTIAL CAPTURE SF FROM ABSORPTION	-720

Potential Turnover	1%
Potential Turnover SF	794,119
Avg. Vacancy Rate	5%
Total Occupancy from Turnover	754,413
Estimated Subject Site Capture Rt.	5%
POTENTIAL CAPTURE SF FROM TURNOVER	37,721

TOTAL POTENTIAL DEMAND SQ. FT.	37,001
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Source: ESRI, CoStar, Catalyst



WHAT OUR COMMUNITY IS SAYING



TRANSPORTATION

SAFE PLACES TO WALK AND BIKE
PEDESTRIAN CROSSINGS
TRANSPORTATION OPTIONS
TRAFFIC MAJOR ARTERIALS
CONNECTIONS

QUALITY OF LIFE

HEADED IN RIGHT DIRECTION
RECYCLING PROGRAM CULTURAL ACTIVITIES
SENSE OF COMMUNITY FUNKY VIBE
DIVERSE AND CREATIVE CITY NEW SENIOR CENTER
RETAIN CURRENT RESIDENTS RELIABLE INTERNET

PARKS & RECREATION

NEW RECREATION CENTER
IMPROVING EXISTING PARKS
MORE PARKS AND RECREATION
TRAILS AND BIKE LANES
MORE NATURAL OPEN SPACE

SAFETY

STREET LIGHTING
SIDEWALK MAINTENANCE
UNSHELTERED RESIDENTS
EMERGENCY CALL BOXES
PEDESTRIAN SAFETY

NEIGHBORHOOD LIVABILITY IDENTITY & PRIDE GROWTH & SERVICES

ENVIRONMENT

NATURAL RESOURCES
URBAN FORESTRY JORDAN RIVER
INFRASTRUCTURE IMPROVEMENTS
ENVIRONMENTALLY-FRIENDLY POLICIES

HOUSING / NEIGHBORHOODS

MAINTAINING NEIGHBORHOODS **MIX OF RETAIL AND SERVICES**
ATTRACT FAMILIES **UNIQUE NEIGHBORHOODS** QUIET AND FRIENDLY
AFFORDABLE HOUSING ADU'S HOUSING OPTIONS CODE ENFORCEMENT

ECONOMIC DEVELOPMENT

IDENTITY CULTURAL ACTIVITIES
DISTINGUISHABLE PUBLIC PLAZAS
RESIDENT NEEDS GOOD MIX
MORE ESTABLISHED DOWNTOWN
ECONOMIC DEVELOPMENT SPECIALTY SHOPS **ADD JOBS**
NIGHTLIFE **PLACE-MAKING** RESTAURANTS AGING INFRASTRUCTURE
SERVICES STORE FRONTS AND BEAUTIFICATION **GROWTH**

Economic Development – Vision Statement

SSL is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in SSL is enhanced through sustainable businesses in a sustainable community. SSL encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past successes for our future.



Maximize South Salt Lake's social and economic equity through value-based decision making.

Strategies:

1. Enhance and elevate South Salt Lake regional recognition.
2. Strengthen Downtown South Salt Lake.
3. Encourage development of neighborhood-based shops & services in strategic locations.
4. Add plaza spaces- downtown, festival streets in downtown and the new library
5. Embrace South Salt Lake's history as an important business hub.
6. Maintain and enhance neighborhood health, vitality, and integrity.
7. Create unique, destination-oriented, mixed-use developments.
8. Ensure fiscally responsible development.



Continue to support existing and future businesses through the City's partnership with the SSL Chamber of Commerce and comprehensive business retention and recruitment program.

Strategies:

1. Complete an analysis of existing businesses, including a business survey, to identify type of business, future expansion plans, partnerships, future labor needs, and preferred amenities/services in their immediate area.
2. Continue to implement the SSL Downtown Master Plan with a focus on high paying jobs, public gathering spaces, connectivity of the Streetcar and TRAX lines, and a balanced mix of uses.
3. Participate in regional economic development organizations such as SL Chamber, EDCUtah & GOED



Create “business identity” catalytic areas to preserve South Salt Lake’s role as a commerce hub in the Valley.

Catalytic Areas:

1. Downtown SSL
2. 3300 South Corridor
3. State Street Corridor
4. Roper Yard/900 West/Oxbow rail served area
5. Millcreek & Meadowbrook Station Areas
6. Neighborhood nodes
7. Entertainment nodes
8. Cultural/china town node
9. S-line stops
10. Arts District by the Commonwealth
11. Brewery Row



Continue to influence the future of SSL using tax increment and similar tools available in State Statute

Strategies:

1. Establish a set of criteria to evaluate potential new project areas based on:
 1. Community priorities
 2. Market-based opportunity
 3. Public amenities/infrastructure needs
2. Work closely with partner taxing entities to implement project areas for the benefit of the community



Parks, Recreation & Open Space



Current Parks

Name	Acres	Amenities	Owner
Fitts Park	7.8	Playgrounds, pavilions, veterans memorial, restrooms, turf & irrigation, Mill Creek, and Spring Creek	City of South Salt Lake
Central Park	6.5	Soccer field, baseball field, 2 playgrounds, event lawn, parking. Adjacent Recreation Center.	City of South Salt Lake
Lions Park	1	Swings, dog park, 2 pavilions, restroom, turf & irrigation	City of South Salt Lake
McCall Park	0.5	Turf & irrigation, playground, picnic table, stormwater detention basin	City of South Salt Lake
Lincoln Park	0.3	Turf & irrigation, trees	City of South Salt Lake
Historic Scott School Great Lawn & Gardens	0.6	Turf & irrigation, arboretum, courtyard, event lawn	City of South Salt Lake
Columbus Center Green Space	0.5	Turf & irrigation	City of South Salt Lake
Gateway Garden	0.2	Community garden, playground, Parley's Trail access	City of South Salt Lake
Millcreek Trailhead Park	0.4	Natural open space, xeriscape/native demonstration garden, Mill Creek, Millcreek Trail connection	City of South Salt Lake
Harmony Park	10.6	Playground, restrooms, pavilions, 2 baseball fields, 2 tennis courts, volleyball court, community garden, turf & irrigation	Salt Lake County
James Madison Park	3.8	Restrooms, turf & irrigation, Jordan River Parkway Trail, Tracy Aviary Nature Center	Salt Lake County
General Holm Park	3.4	Playground, pavilion, restroom, turf & irrigation, pedestrian bridge over 3900 South, Jordan River Parkway trailhead	Salt Lake County
New County Library Lawn/ Amphitheater	??	Great lawn, outdoor amphitheater	Salt Lake County
Total	35.6		



Current Other Recreation Sites

Name	Acres	Amenities	Owner
Granite Park Jr. High School	6.3	Sports field, indoor gym	Granite School District
Lincoln Elementary School	4.5	Sports field, playground, indoor gym	Granite School District
Woodrow Wilson Elementary School	3.6	Sports field, playground, indoor gym	Granite School District
Olene Walker Elementary School		Sports field, playground, indoor gym	Granite School District
Utah International School	0.5	Playground, garden, outdoor courtyard	Granite School District
SSL LDS Stake Center 2280 S. 250 East	0.4	Turf & irrigation, pavilion	LDS Church
SSL LDS Stake Center 3219 S. 300 East	0.8	Turf & irrigation, pavilion	LDS Church
Total	16.1		



Current Trails

Name	Miles Planned	Miles Complete
Parley's Trail	2.6	2.6
Millcreek Trail	3	1.5
Meadowbrook Trail	1.6	1.1
Total	10.7	8.7



Current Open Space

Name	Acres	Amenities	Owner
Jordan River and Natural Areas	75	Jordan River Parkway Trail, Meadowbrook Nature Area, Tracy Aviary Nature Center	Salt Lake County
Central Valley Golf Course	81	Golf the Round	Central Valley Water Reclamation
Millcreek Open Space	20	Mill Creek	Private, Salt Lake County, SSL RDA
Total	176		



Current Community Centers

Name	Facilities	Programs	Owner
Columbus Center	Gymnasium, auditorium, senior center, Alianza Academy school, outdoor patio, outdoor green space	Fitness class, basketball, open gym, senior activities, special events	South Salt Lake
Central Park Community Center	Gymnasium, boxing room, fitness room, classroom, kitchen, community garden	PAL boxing center, fitness room, indoor soccer, basketball, fitness classes	South Salt Lake
Historic Scott School Community Center	13 classrooms, outdoor classroom, community garden	Arts and crafts classes, community education, after-school program, Community Writing Center	South Salt Lake
Hser Ner Moo Center w/in Columbus Center	2 classroom, computer lab, community garden	Computer lab, community education, ESL, after-school program, preschool	South Salt Lake
Meadowbrook Learning Center	Classrooms	Promise SSL after-school program	UTA
Utah International School	Gymnasium, library, outdoor common area, sports field, classrooms	Promise SSL after-school program	Granite School District
Lincoln Elementary	Gymnasium, cafeteria, sports field, playground, computer lab	Promise SSL after-school program	Granite School District
Woodrow Wilson Elementary	Gymnasium, cafeteria, common areas, offices, sports field, playground	Promise SSL after-school program	Granite School District
Roosevelt Elementary	Gymnasium, cafeteria, library, sports field, playground, computer lab	Promise SSL after-school program	Granite School District
Olene Walker Elementary	???	???	Granite School District
Granite Park Jr. High	Gymnasium, computer lab, classroom, cafeteria, auditorium, little theater, track, soccer field	Promise SSL after-school program	Granite School District
New County Library	??	???	Salt Lake County
Millcreek Open Space	20	Mill Creek	Private, Salt Lake County, SSL RDA

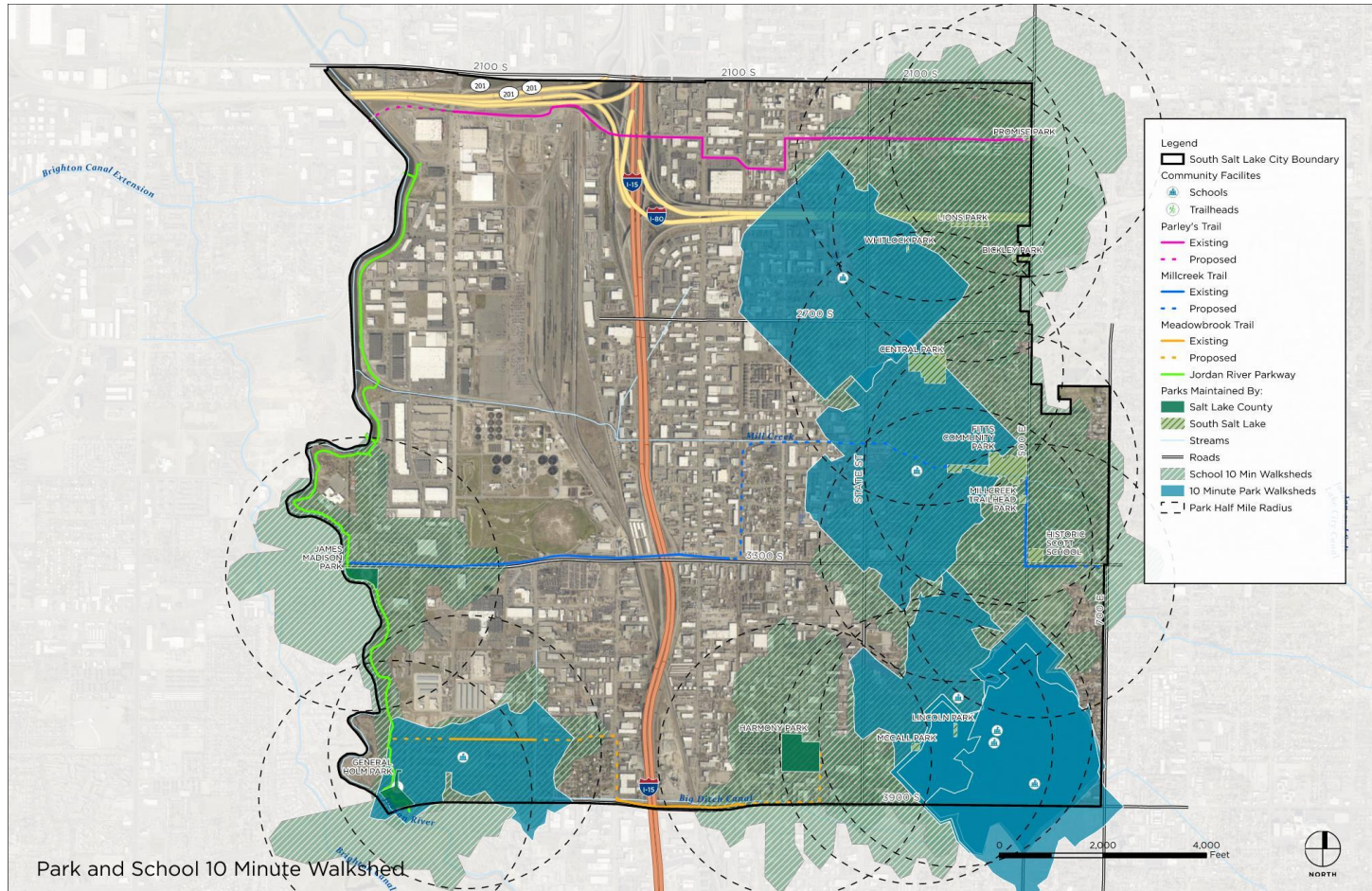


Current Levels of Service

Type	Total	Supply per 1,000 Residents
Parks*	35.6	1.33
Other Recreation Sites**	16.1	0.60
Open Space	176	6.57
Trails	8.7	0.32
Bike Lanes	8.5	0.32
Community Centers	12	1.12



10-Minute Walk



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Parks, Trails, Recreation & Open Space – Vision Statement

SSL is a leader in providing parks, trails, and open space for all residents and visitors to our community. All residents in SSL can walk to a park, plaza, or trailhead and participate in recreational activities. We are a community that values preservation and protection of the natural environment through land use and development decisions and our actions.



Improve access and quality of parks, trails, and open space for all areas of South Salt Lake.

Strategies:

1. Implement policies and funding to maintain at least the current parks level of service at 1.3 acres per 1,000 people or better.
2. Strive for a maximum 10-minute walk from xx% of homes to the nearest park, trailhead or open space.
3. Pursue opportunities to acquire land for neighborhood parks in strategic locations to achieve a maximum 10-minute walk for most homes.
4. Coordinate with local developers and private interests to construct and maintain parks and trails in underserved areas
5. Complete the parks, trails, recreation, and open space planning process



Improve access and quality of parks, trails, and open space for all areas of South Salt Lake. (Cont'd)

Strategies:

6. Continue to coordinate trail alignments and improvements with regional partners.
7. Develop partnerships with utility companies and irrigation companies for trail corridors.
8. Improve sidewalks through a sidewalk improvement program to replace damaged sidewalks and install missing sidewalks to complete South Slat Lake's sidewalk system.



Improve access to recreational facilities.

Strategies:

1. Identify opportunities to increase the number of fields, gymnasiums, and playing courts throughout the City.
2. Evaluate utilization of existing recreational facilities and identify the timing and location of additional facilities to accommodate growth.
3. Identify the location and types of recreational facilities needed for new neighborhoods west of State Street and west of I-15.



Improve access to recreational facilities. (Cont'd.)

Strategies:

4. Explore opportunities to “catalyze” new development and interest in the 3300 South corridor west of I-15 through active recreation and open space preservation
5. Initiate the planning process for a public swimming facility in South Salt Lake including size, location, and funding strategies and partners
6. Implement development requirements that include minimum parks and trails construction and maintenance standards.



Preserve and enhance open space preservation areas at the Jordan River and Mill Creek.

Strategies:

1. Work with the Tracy Aviary to build on their successful nature education center in James Madison Park.
2. Preserve adequate space to allow expansion of the Tracy Aviary nature education center.
3. Work with property owners to ensure long-term protection of the nature areas at the Jordan River and Mill Creek, as appropriate.
4. Participate in educational programs to inform youth and SSL residents of the importance of preserving ground, river, and stream water quality
5. Construct “green” infrastructure for stormwater retention, detention, and conveyance to improve the quality of water discharged to the Jordan River.

