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SOUTH SALT LAKE
GENERAL PLAN UPDATE

PUBLIC REVIEW DRAFT AUGUST 5, 2021

IS OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040

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EXECUTIVE SUMMARY

South Salt Lake likes to say it is a "small city with big opportunities" and that has never been truer than the past ten years. In that time, the city created a new downtown, added parks, trails, and a streetcar – and even boasts the State's largest mural festival, Mural Fest. With those changes, South Salt Lake has attracted an entirely new generation of residents while still serving as home to second and even third-generation South Salt Lakers who went to Granite High, started families, and decided to stay. The city is also one of the most diverse not just in Salt Lake County, but the whole state – including a community of refugees and immigrants who have found safety, support, and a sense of community in South Salt Lake.

South Salt Lake's future is bright. Community members are enthusiastic about the city's past, present, and future. South Salt Lake Our Next Move – General Plan 2040 establishes a vision of, guiding values, goals, and strategies to protect what people love most about the community, grow responsibly, and plan for future opportunities and challenges. This plan is built on thousands of hours donated to the process by a spectrum of community members who responded to surveys, provided input on a project website and map, attended meetings virtually as well as in-person meetings, and communicated with their elected and appointed officials. This input included several of South Salt Lake's youth who drew pictures and wrote essays to illustrate their best ideas for the future of the community. Their artwork and ideas are displayed throughout the Plan.

Diversity is a core value of this community. The city is diverse in its population base, in its businesses , in the types of neighborhoods, and through the number of valued amenities and services available to those who live here. Maintaining and building on this diversity is the foundation of this General Plan.

TABLE EX-1: RACE AND ETHNICITY FOR SOUTH SALT LAKE AND THE SURROUNDING AREA

Race/Ethnicity	South Salt Lake		Salt Lake Co.	
	#	%	#	%
Caucasian	17,936	64.4%	942,906	78.2%
African American	1,562	5.6%	24,084	2.0%
American Indian & Alaska Native	725	2.6%	10,838	0.9%
Asian	2,092	7.5%	56,598	4.7%
Native Hawaiian & Other Pacific Islander	307	1.1%	19,268	1.6%
Some Other Race	3,961	14.2%	107,176	8.9%
Two or More Races	1,283	4.6%	44,556	3.7%
Total	27,867	100.0%	1,205,426	100.0%
Hispanic Origin	8,564	30.7%	219,168	18.2%

Source: U.S. Census 2010, ESRI

South Salt Lake has grown significantly over the last few years and is projected to continue to grow in the foreseeable future. As seen in Table Ex-1 South Salt Lake added over 3,000 new residents between 2010 and 2020 and is projected to add another more than 5,810 between 2020 and 2030.

TABLE EX-2 SOUTH SALT LAKE PROJECTED GROWTH

	2010	2020	2030	2040	2050
Population	23,617	26,794	32,604	36,638	39,510
Households	8,554	11,175	13,939	16,127	17,472
Average Household Size	2.76	2.40	2.34	2.27	2.26

Source: Wasatch Front Regional Council

The new residents occupied approximately 2,600 new dwelling units between 2010 and 2020 and are projected to occupy another approximately 2,700 between 2020 and 2030. Household size is dropping in South Salt Lake, as is most of the country and region, based upon demographic trends and projections. New housing options such as townhomes and stacked flats are appearing in communities throughout the region including South Salt Lake. This plan helps guide where the new housing units can and should be developed and prioritizes services, amenities, and jobs for current and new residents while recognizing the need for affordable housing and the risk of gentrification.

The Plan is comprehensive as it is intended to guide decision-making over the next ten years. There are six "Big Moves" that are the foundation of the strategies identified in the plan:

- Continue to encourage mixed-use density at or near transit and on major transportation routes.
- Enhance economic and social opportunities by investing in people
- Celebrate South Salt Lake's image through urban design and streetscape improvements and
- Reinforce South Salt Lake as a "City on the Move"
- Build great neighborhoods by preserving legacy residential areas, adding commercial neighborhood nodes, and continuing to add parks, trails and high-comfort bike routes.
- Green the City

At the core of the Plan is the Future Land Use Map (page 20.) This map guides future decisions relating to zoning and development. There are several key projects identified on the map, including:

- Reshape 2100 South into a walkable, mixed-use urban corridor
- Reshape 3300 South into a higher value commercial and mixed-use corridor and more functional street by making plans for higher and better uses in the aging industrial and retail areas
- Make plans for TOD at the Millcreek TRAX Station
- Attract a new mix of uses to the Jordan River corridor to become a true neighborhood
- Protect the city's residential neighborhoods (Neighborhood Character Areas) by directing density and mixed-use to the transit-oriented areas and downtown
- Stabilize single-family housing in Neighborhood Character Areas throughout the City, including west of State Street to help preserve or develop a more residential, livable character
- Continue the characteristic mix of flex, small commercial, and residential uses that defines the area between I-15 and State Street
- Direct the highest intensity uses to the Downtown to build a critical mass there and keep other neighborhoods distinctly different
- Protect the city's business base by continuing to engage business owners and address their needs
- Protect and enhance Mill Creek and the Jordan River as the backbone of the city's natural systems and recreation attractions and use them to attract new development

The Plan also identifies opportunities to review and update city policies to enhance walkability, neighborhood character, and other factors that improve livability. Examples include:

- Create neighborhood specific plans to add specifics to strategies to preserve and enhance neighborhood character, livability, and community pride
- Rethink parking to support a more urban form and more affordable development
- Create a street safety plan for all modes of travel including walking, biking, rolling, and driving
- Increase streetscape requirements to improve the walking environment and beautify the city
- Invest in amenities such as sidewalks, streetlighting, and street trees in medium-high density neighborhoods
- Invest in placemaking in Downtown and the Creative Industry area to reinforce the city's identity in its most visible neighborhood
- Continue planning for future transit, including the addition of new TRAX stations and enhanced bus routes
- Prepare an historic preservation plan
- Prepare an urban forestry plan and update landscaping requirements for various areas around the city

South Salt Lake residents and business owners identified stable livable neighborhoods, affordable housing, good paying jobs, and vibrant local businesses as key considerations for the future of the City. The Plan identifies steps to take to address these and other important values identified by the community.

Highlights include:

- A housing plan which identifies strategies to encourage the development of new affordable housing, programs to help households achieve first-time homeownership, and programs to help current residents update and improve their existing housing
- The economic development element which highlights the importance of good paying jobs for local residents of all skill and education levels
- The Future Land Use Map which identifies areas and strategies to retain and improve locations for small businesses

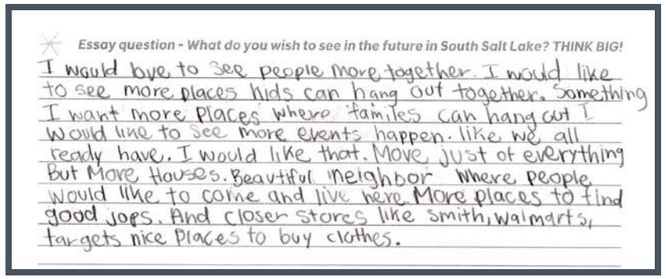
South Salt Lake Our Next Move General Plan 2040 builds on the successful implementation of the prior General Plan and positions the community for success in a rapidly growing and changing future.

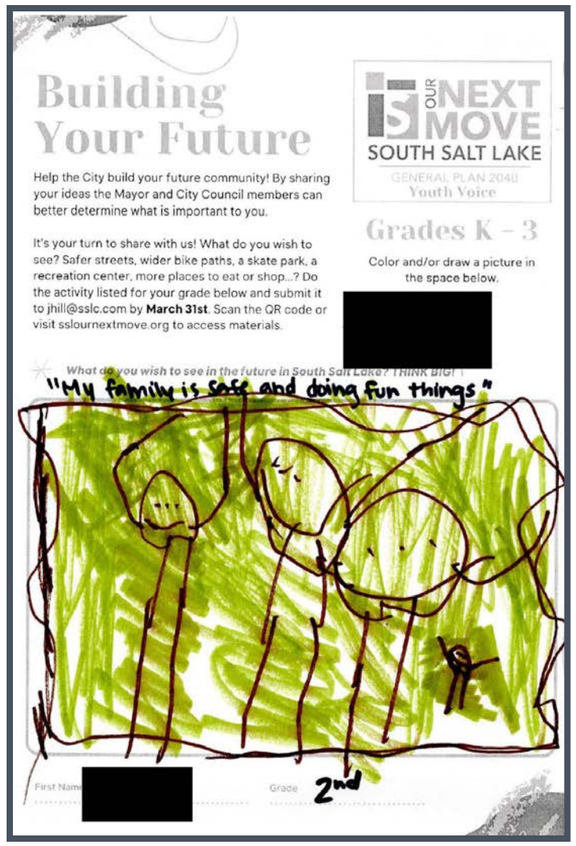
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INTRODUCTION & OVERVIEW

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INTRODUCTION & OVERVIEW

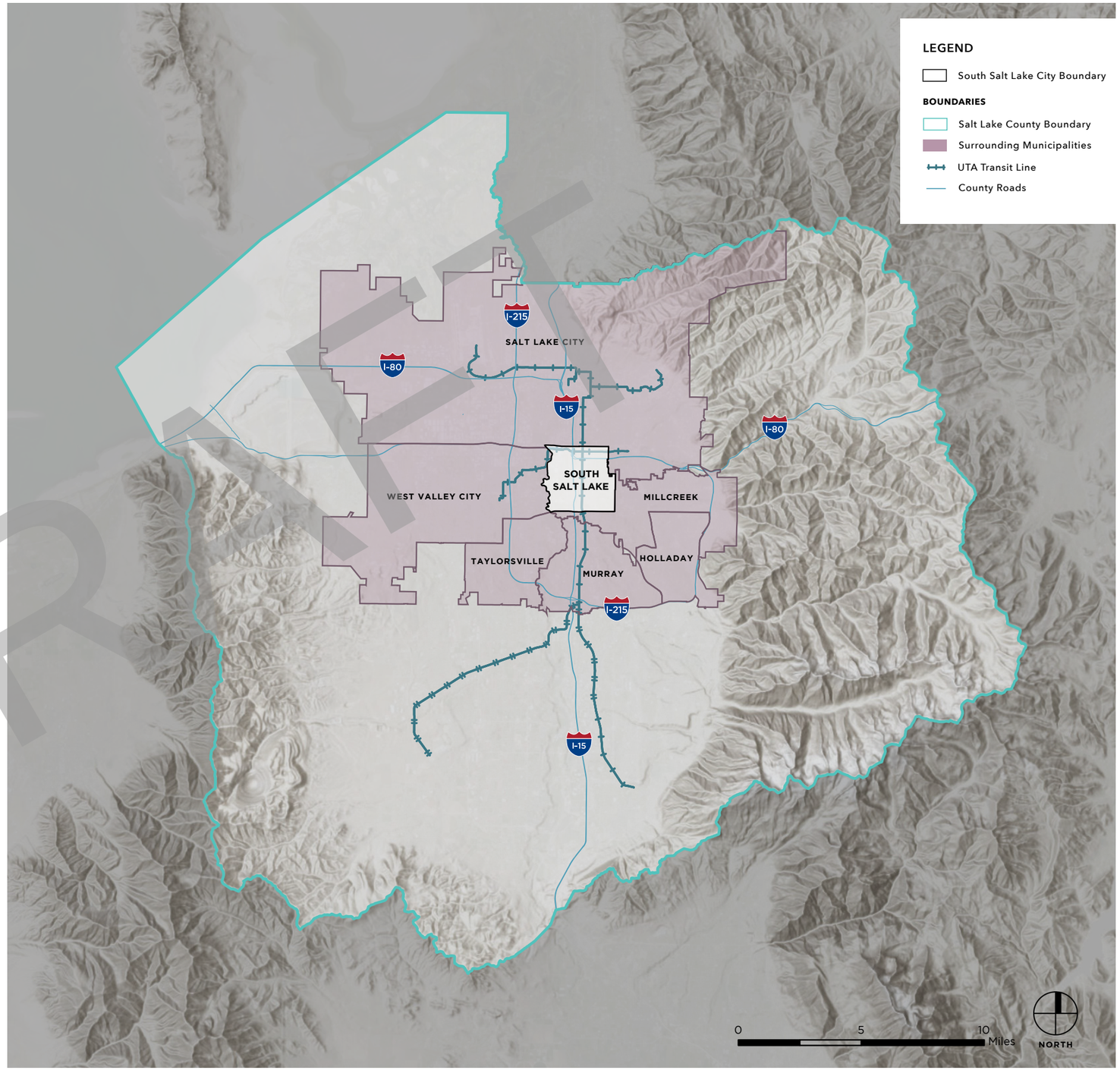
South Salt Lake's 2040 General Plan articulates the community's vision for the future. The Plan identifies goals and strategies to achieve that vision within the community's 6.94 square miles. All growth must occur within existing boundaries as South Salt Lake is bordered by Salt Lake City to the north and east, West Valley City to the west, and Millcreek City to the south and east.

South Salt Lake, sometimes referred to as "the City" in this plan, is located at the center of activity of the Wasatch Front metropolitan region. Historically, South Salt Lake businesses have been top ten revenue generators within the metropolitan region although the City is one of the smallest cities, based on population, in the Salt Lake Valley. South Salt Lake is located at the convergence of Interstates 15 and 80. Interstate 15 connects Mexico with Canada. Interstate 80 connects Teaneck, New Jersey with San Francisco, California. There is also a major heavy rail corridor that runs adjacent to I-15 with a yard near the intersection of I-15 and I-80. The highways and rail are major north American corridors for the movement of goods and people.

In addition to Interstate and regional highway connections, South Salt Lake benefits from three light rail stops and four streetcar stops as part of the regional transit system. Making South Salt Lake truly a City on the Move. South Salt Lake has an active transportation system that connects to the regional system. Parley's Trail is a regional trail adjacent to the S-Line that connects Parley's Canyon on the east to the Jordan River Parkway Trail on the west. The Jordan River Parkway Trail is a regional trail adjacent to the Jordan River. South Salt Lake has local trails including Millcreek and Meadowbook Trails that connect neighborhoods, parks, and other amenities. Additional connections are needed to more completely serve needs internal to neighborhoods. South Salt Lake's bikeways utilize roadways and the multi-use trail system. Many of the roadway-based bike lanes are on busy streets where bicyclists have indicated they have safety concerns. Additional work related to separated or less busy bikelanes is needed to complete the city's bikeways network.

The City of South Salt Lake last updated their General Plan in 2009. Most of the goals and initiatives contemplated in the 2009 General Plan have been achieved. As a result of the success of the 2009 Plan, Mayor Wood, the City Council, and Planning Commission requested and funded this General Plan update with a planning horizon of 2040.

The 2009 Plan included several big ideas to build on the community's history as a hub for industry. The community had an opportunity, through careful investment in transportation and other infrastructure, to transform an area of aging warehouse and flex uses into a new community core including residential, retail, office, and supportive uses. This vision, to embrace substantial growth and change has resulted in significant new investment in the area and the transformation of the area between 2100 South and I-80 and State Street and I-15 into a dense mixed-use area where people can live, work, and play. Several major single-family residential neighborhoods were also built on the remaining large vacant properties in the city. This new plan identifies South Salt Lake's Next Move for creating a livable, sustainable community for current and future residents, employees, and visitors.



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WHY PLAN?

Communities plan for many different reasons. They plan to strengthen the economy, to hear from their residents and businesses about goals for the future of the community, and to establish environmental and social priorities unique to an area. Plans identify community vision and goals and the strategies needed to achieve them. They provide guidance for decisions relating to local regulations and ordinances related to land use, housing, transportation, and economic development needed to achieve the community's vision for the future.

Development of a general plan is required by the Utah Land Use Development and Management Act https://le.utah.gov/xcode/Title10/Chapter9A/10-9a.html. Section 10-9a-403 of the Utah Code Annotated provides, in part:

"At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

i. a land use element that:
   A. designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
   B. may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

ii. a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

iii. for a municipality described in Subsection 10-9a-401(3)(b) a plan that provides a realistic opportunity to meet the need for additional moderate-income housing."

South Salt Lake used its 2009 General Plan to guide investments in infrastructure and programs that

- Established a downtown city center
- Set up a network of community centers to support the new Promise South Salt Lake program
- Spurred investment in the S-line and trails throughout the community
- Modernized the development and zoning codes to guide new investment
- Attracted significant development next to transit stops, creating new walkable urban neighborhoods
- Built parks and trails
- Invested in active transportation and transit

South Salt Lake is a *City On The Move* and will continue to benefit from its extraordinary connectivity and infrastructure assets. The future of South Salt Lake lies with the people who make this place a community. In addition to unparalleled transportation assets, South Salt Lake benefits from having one of the most diverse populations and business communities in the State. Historically the community has been affordable and welcoming to new residents, households, and businesses. The City's reputation as a great place to start and stay is under pressure because of limited opportunities to grow and increasing land, housing, and building costs. The 2040 General Plan update focuses on livability strategies for South Salt Lake's neighborhoods and creates a framework for decision making to guide investment to preserve what is valued by the community and respond to evolving needs and pressures.

HOW TO USE THIS PLAN

The plan is organized by topic or element for ease of addressing each of the components which contribute to an equitable, well-functioning, and livable community. The elements included in the South Salt Lake 2040 General Plan are:

- Community Values
- Land Use & Neighborhoods
- Economic Development
- Housing
- Transportation
- Parks, Recreation, & Open Space
- Community Facilities
- Natural Hazards & Resiliency
- Environmental, Social and Economic Sustainability

The element chapters are organized by:

- Introduction – what the element is and how it relates to the whole.
- Vision Statement and Guiding Values Overview for statutorily required elements including Land Economic Development, Housing, and Transportation - the community-defined vision and guiding principles for the element and how it implements the community-wide vision
- Background, History, & Analysis – the existing conditions, projected needs, opportunities and potential challenges
- What the Community Said - the comments, ideas and feedback from residents, business owners and others.
- Goals, Objectives, and Recommended Policies & Strategies - achieve the community's vision for the element

The elements chapters are preceded by a discussion of the public engagement process that was the foundation of the Vision, Goals, and Strategies of this plan. In the Public Engagement section is a summary of outreach and engagement that provided the ideas and inspiration for what is in the Plan itself.

The final chapter in the Plan are the Implementation Strategies. This chapter provides each of the strategies and actions recommended to achieve the vision and goals of the Plan. The Implementation Strategies includes the action, timing, and responsible party or organization.



IMPLEMENTATION STRATEGY

A. COMMUNITY VALUES

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING
ENSURE THAT EXISTING AND NEW DEVELOPMENT HAS EQUITABLE ACCESS TO ALL SERVICES AND AMENITIES IN SOUTH SALT LAKE.					
Create a menu of public amenities, infrastructure, and services needed to support housing types of various densities to ensure all residents have equitable access.					
1	Complete an inventory of areas with adequate existing or planned transportation, transit, and utility infrastructure to support varying levels for high-, medium-, and low-density housing options.	✓			
2	Identify additional amenities and services needed to support varying levels of need for residents of high-, medium-, and low-density housing including parks, plazas, trails, sidewalks, streetlighting, bike lanes and walkable neighborhood nodes.	✓			
Identify the infrastructure, services, and amenity needs of various land use types and ensure that areas zoned or rezoned for those uses have or will include the necessary infrastructure					
5	Evaluate current location of key amenities and services in relation to development opportunities and identify needed amenities and services to support anticipated future land use.	✓			
6	Work with public and private partners to identify possible funding sources for needed amenities and services.				✓
7	Evaluate capacity and current utilization of transportation, water, wastewater, and storm drainage infrastructure to determine possible necessary upgrades to accommodate anticipated future demand.		✓		
8	Identify possible funding strategies including impact fees, grants, public-private partnerships, private funding and CIP allocations.				✓
9	Maintain adequate funding to continually invest in the improvements and maintenance of existing infrastructure to ensure first class utilities, roads, and other city assets.				✓
SUPPORT NEIGHBORHOOD LIVABILITY BY CREATING PEDESTRIAN, BIKE, AND PLAY ENVIRONMENTS APPROPRIATE TO THE SURROUNDING HOUSING TYPES.					
Provide walkable neighborhoods with complete sidewalks in good repair.					
10	Complete an of inventory walkability needs and the pedestrian environment including a review sidewalk inventory, street tree inventory, crosswalks and safety upgrades, traffic calming, 10-minute walk gaps, and school walk routes to prioritize areas in need of investment.	✓			
11	Create a funding strategy to address identified sidewalk gaps and replacements over time.				✓
12	Identify appropriate funding sources to complete the pedestrian system.		✓		
13	Implement the streetlighting recommendations from the Streetlighting Master Plan.				✓
14	Update regulations to encourage/require walkability in future developers (where appropriate).	✓			

OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040 | IMPLEMENTATION STRATEGY

There is also an extensive Appendix to this plan that includes more detail and background than included in each of the individual elements. The Appendix includes the public engagement materials and results including online comments and survey results, the demographic and growth projections report, an existing conditions analysis that provides 2020 economic development, transportation, and housing information, the Moderate Income Housing Plan that will be updated annually.

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GUIDING VALUES

Throughout the planning process community members consistently talked about the importance of several values to guide the future of the City. These values have guided the identification of each of the goals and strategies and will support future decision-making as the General Plan is implemented.

South Salt Lake values:

- Diversity, Equity, Accessibility & Inclusion
- Safe, Cared for, & Vibrant
- Enduring & Resilient
- Connected, Sustainable, & Healthy

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."

In addition to the General Plan 2040 Vision Statement each element of the plan is supported and guided by a specific vision statement for the individual element. The individual vision statements put into action the overarching vision for the plan.

2040 GENERAL PLAN GOALS

COMMUNITY VALUES

- Ensure that existing and new development has equitable access to all services and amenities in South Salt Lake.
- Support neighborhood livability by creating pedestrian, bike, and play environments appropriate to the surrounding housing types.
- Take advantage of opportunities relating to the City's location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.
- Enhance community pride and identity.
- Manage the General Plan according to best planning practices

LAND USE & NEIGHBORHOODS

- Continue to welcome new residents and businesses into South Salt Lake.
- Concentrate higher density development near transportation and transit in mixed use neighborhoods.
- Enhance urban and streetscape design in the City to support South Salt Lake's distinct image and enhance community pride.
- Preserve the unique identity of South Salt Lake

HOUSING

- Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.
- Connect housing of various densities to appropriate services and amenities within and between neighborhoods.
- Continue and expand current community- and neighborhood-based events and activities to encourage neighborhood and community pride and social interaction.

ECONOMIC DEVELOPMENT

- Maximize South Salt Lake's social and economic equity through value-based decision making.
- Continue to focus on recruitment and retention of higher paying jobs for all skill and education levels.
- Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and a comprehensive business retention and recruitment program.
- Create catalytic areas to preserve South Salt Lake's role as a commerce hub in the Valley.
- Continue to influence the future of South Salt Lake using the tax increment and similar tools available in State Statute.

TRANSPORTATION & CONNECTIVITY

- Improve the active transportation system to enhance South Salt Lake as a safe and enjoyable place to walk and bicycle.
- Increase connections within and between neighborhoods to improve access to amenities and services without requiring use of an automobile
- Identify programs and investments to increase affordable transportation options

PARKS, RECREATION, & OPEN SPACE

- Increase the number and acreage of parks, open space, and recreation amenities to serve current and future residents.
- Identify opportunities to add parks, open space and recreation amenities in currently underserved areas of the City.
- Continue to provide equitable access to city programs and amenities for all residents.

COMMUNITY FACILITIES

- Provide a full range of public facilities and services that reflect the needs of the community.
- Provide community centers that promote health, education, and equity.
- Ensure equal access to City services and facilities for all members of the South Salt Lake Community.
- Adopt and implement the draft Streetlighting Master Plan.
- Invest in urban forestry as a neighborhood asset.

NATURAL HAZARDS & RESILIENCY

- Remain resilient & thriving by providing guidelines & resources to withstand the threat of natural hazards and changing resource availability to mitigate the impact of natural disasters.
- Plan for and implement best practices to address the impacts of climate change.

ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY

- Reduce vehicle miles traveled and improve air quality.
- Implement requirements to preserve wildlife habitat, waterways and open space.
- Increase social sustainability through projects, policies and programs led by the city and its partnerships.
- Increase economic sustainability through projects and programs led by the city and its partnerships.
- Develop a City-wide strategy for water conservation, drought mitigation and sustainable landscaping.

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ENGAGEMENT SUMMARY

INTRODUCTION

The 2020 General Plan captures the dreams and future needs of these individuals – the real people of South Salt Lake. The process was inclusive, fluid, and iterative. It learned from community input which informed the development of the plan with ongoing interaction from the community through virtual, in person and small group activities. Outreach had to adapt to social distancing requirements due to the global pandemic, but online tools and virtual meetings created new opportunities and audiences. A full materials collection is found in Appendix A.

OUR GOAL FOR COMMUNITY ENGAGEMENT

Our goal for community engagement was to generate authentic input and representative feedback from the people who call South Salt Lake home, as well as those who work, play and own businesses in the city. To accomplish that, we needed to:

- Generate awareness of the planning process and the various input opportunities
- Provide a combination of accessible digital, virtual and in-person engagement options
- Engage diverse and underserved populations

1. Key Audiences

a. Residents – including seniors, youth and hard to reach populations
b. Business Owners
c. Property Owners
d. City workforce and patrons
e. Community and faith leaders
f. City staff
g. Elected officials

2. Process

1. Create Project Identity and Awareness

It was important to create a memorable name and look for the project so the public would have some familiarity and understanding with the process. The team developed the process name "South Salt Lake: Our Next Move" and a project specific logo and branding scheme.

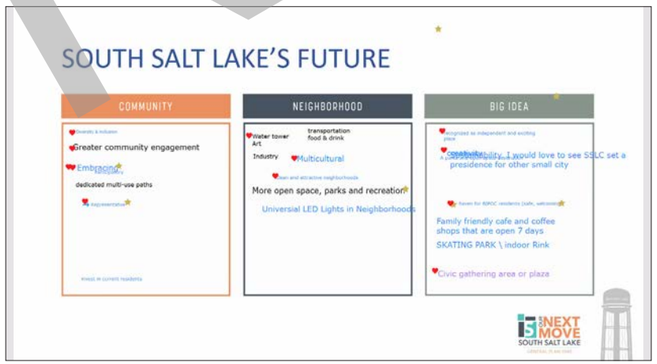
The team created a bilingual website to serve as both the repository for all project information as well as interactive engagement tools like an idea wall and map which gathered over 1,000 responses. As part of the project launch, a post card



was mailed to every resident in the City inviting residents to the process requesting input on what they envision for the future of their community. Yard signs were also made and distributed throughout the city featuring the project website.

2. Organize a Community-based Steering Committee

A Steering Committee was formed with the goal of representing the residential community, business community, city staff, non-profit organizations and elected officials. The Steering Committee met four times to provide guidance and feedback on the future vision and goals, and to review materials before they were released to the public.



3. Implement a Variety of Engagement Activities

Several surveys and a series of stakeholder interviews informed the process of what the community wants to see in the future of South Salt Lake. These efforts included:

- *Community Values Survey:* The engagement process began with a citywide phone survey to generate representative and statistically-valid information regarding the community's attitudes towards growth and development.
- *Two on-line surveys:* The project provided the general public with two opportunities to take an online survey. The first focused on broad attitudes and desires for the future of South Salt Lake; and the second asked for input on emerging ideas that are now included in the final plan. 345 residents responded to these surveys.
- *Interviews with City staff:* The team met with 16 Department directors and key City staff.
- *Interviews with community stakeholders:* The team met with business leaders, faith leaders, and representatives of non-profit organizations to understand their perspectives and ideas about future planning.
- *Group discussions:* smaller group discussions were successful in engaging sometimes hard-to-reach audiences. Audiences included:
  - » Promise Program participants
  - » Spanish speaking residents
  - » Youth City leaders
  - » Businesses of the Creative Industries Zone
  - » Faith based leaders
- *District conversations:* The team held virtual roundtables for each Council District in the City. Participants discussed issues in their neighborhood and brainstormed ideas for addressing those issues.
- *Elementary and Middle School student outreach:* The team held a "Youth Voices" vision exercise for grades K-3 to see how children envision their future in South Salt Lake.
- *Pop–up events:* The team also created informal opportunities to generate feedback at City locations and events like Bickley Park, Columbus Senior Center, State of the City, and Coffee with a Cop
- *Planning Commission Meetings:* The Planning Commission was integral to the process and participated through a series of meetings to review concepts in the draft document and provide input to the team. The planning team reviewed sections of the draft plan at Planning Commission meetings on each of the following dates to gather feedback and counsel:
  - » February 4, 2021
  - » April 1, 2021
  - » May 6, 2021
  - » May 20, 2021
  - » June 10, 2021
  - » June 17, 2021
  - » July 1, 2021
  - » July 15, 2021

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- *City Council Meetings:* The planning team also met with South Salt Lake City Council through a series of working sessions to review elements of the draft plan in addition to the formal adoption process. Feedback from Council members was incorporated into the plan. Meetings were held on:
    - » May 12, 2021
    - » May 26, 2021
    - » June 9, 2021
    - » June 23, 2021
    - » July 14, 2021

4. Ensure ongoing communications

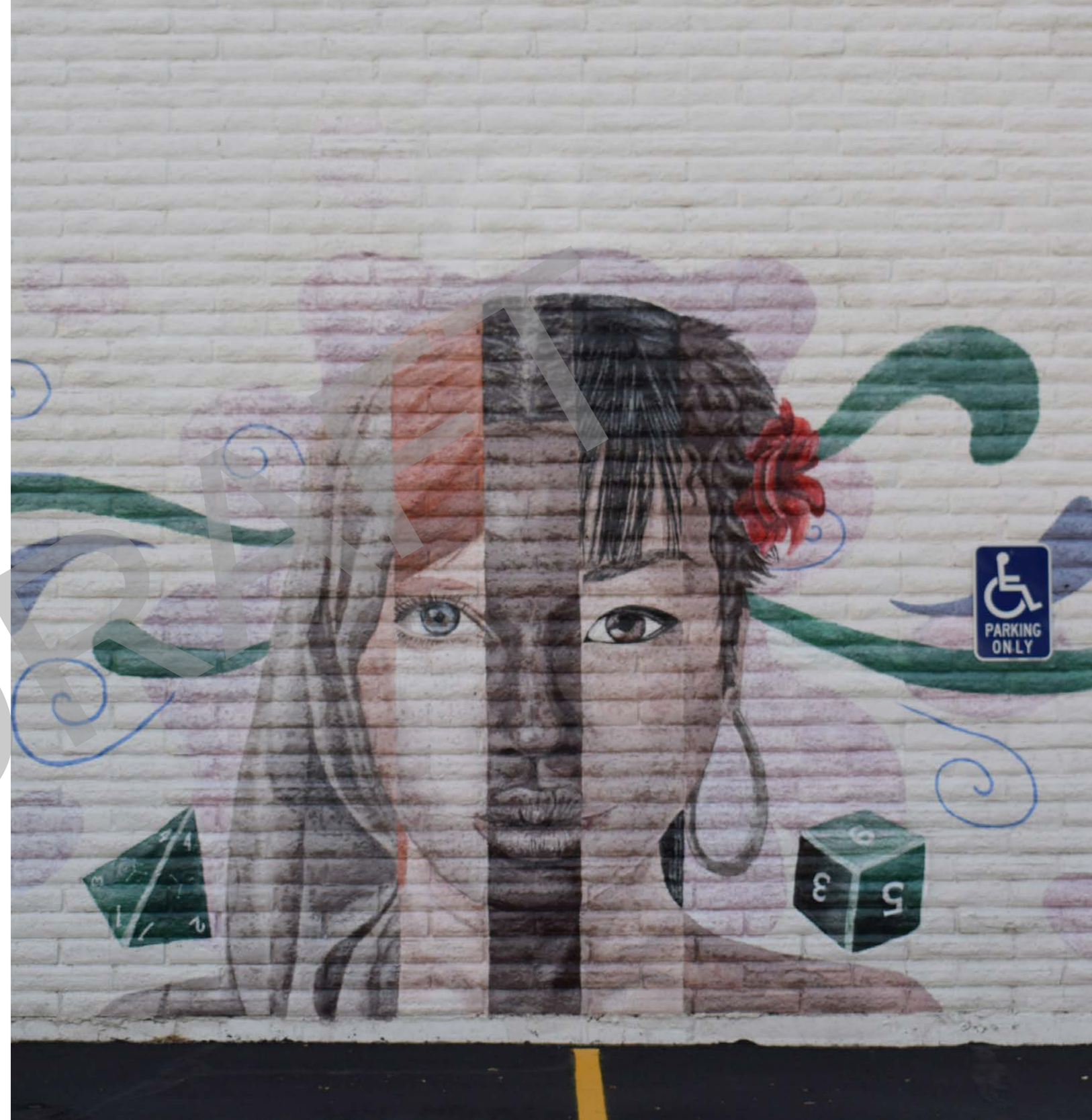
The planning team used City communication tools to provide updates and maintain interest in the project. Communication tools included:

- South Salt Lake "On the Move" Newsletter
- Utility bill inserts
- City website
- Emails to the project database
- Social media channels
- South Salt Lake Journal
- Mayor's Newsletter

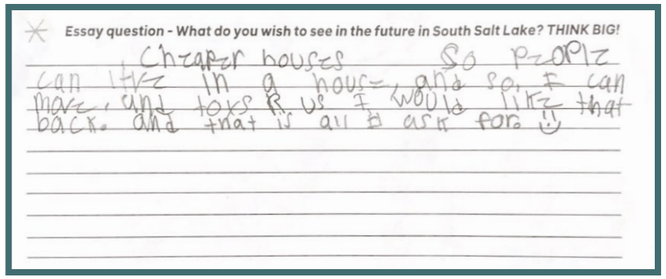
5. Engagement Outcomes

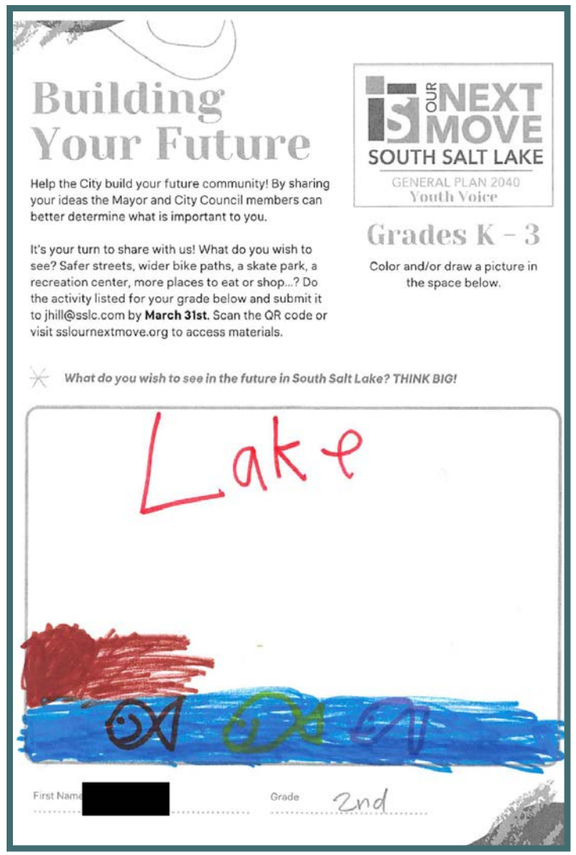
The input received through community outreach formed a set of emerging ideas, guiding the development of the future vision for South Salt Lake and supporting goals. A compilation of all comments received can be found in Appendix X.

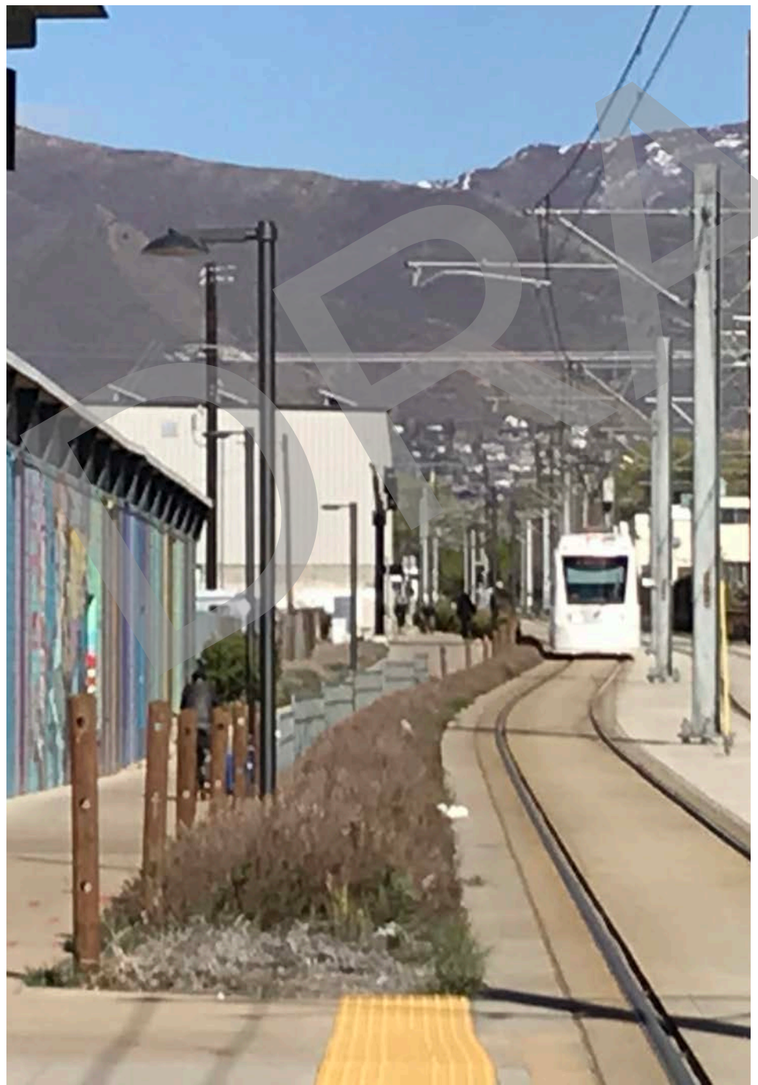
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COMMUNITY VALUES

COMMUNITY VALUES

South Salt Lake has always taken pride in being a small, independent city. This pride is evident in South Salt Lake's emerging downtown and unique combination of new and old businesses, arts and creative industries, and bustling commercial and neighborly residential areas.

Residents, business owners, and visitors identified a community vision and key guiding values as part of the General Plan process. As discussed in Chapter I this process generated input through a dedicated website with a map-based input tool and idea wall, through a series of surveys focused on vision, emerging ideas, strategies for the future, in person meetings, and in one-on-one and small group stake holder meetings. All told, the Plan has been informed by approximately 1,000 individual map-based comments, 987 survey responses, and over 29 hours of in-person and zoom based discussions. Public engagement efforts generated the following ideas that form the foundation of the General Plan. These four focus areas are the pillars supporting South Salt Lake's future.

The General Plan 2040 Vision Statement and Guiding Values are based on the ideas from this process. Each of the values contributes to the four primary areas of focus that form the basis of this General Plan:

- Neighborhood Livability
- Community Identity and Pride
- Growth and Services
- Diversity, Equity, Inclusion & Accessibility



SOUTH SALT LAKE GENERAL PLAN 2040

COMMUNITY VALUES VISION STATEMENT

South Salt Lake is a community that fosters diversity, equity, accessibility, and inclusion. South Salt Lake is a city of safe and enduring neighborhoods where people take care of each other and 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 VALUES

- **DIVERSITY, EQUITY, ACCESSIBILITY & INCLUSION**

  We value an accessible community and the cultural diversity of our residents, visitors, neighborhoods, shops and restaurants and support continued and increased diversity in the community. We promote and support policies and services that treat all members of the community fairly. 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.

- **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.

- **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 leave a legacy of a healthy, beautiful 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 to achieve this.

- **CONNECTED, SUSTAINABLE, & HEALTHY**

  We value the health of our residents and a healthy environment. We believe it is our responsibility to protect water quality, the watershed, and air quality through the wise use of land and resources. We take advantage of active transportation and open space to support healthy activities that contribute to our physical and mental health. We enable all our residents to connect in person and digitally. We protect and sustain our natural resources. We are ready for the future

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COMMUNITY VALUES
GOAL #1

Ensure that existing and new development has equitable access to all services and amenities in South Salt Lake.

STRATEGY 1

Create a menu of public amenities, infrastructure, and services needed to support housing types of various densities to ensure all residents have equitable access.

Actions:

- Complete an inventory of areas with adequate existing or planned transportation, transit, and utility infrastructure to support varying levels for high-, medium-, and low-density housing options.
- Identify additional amenities and services needed to support varying levels of need for residents of high-, medium-, and low-density housing including parks, plazas, trails, sidewalks, streetlighting, bike lanes and walkable neighborhood nodes.

STRATEGY 2

Identify the infrastructure, services, and amenity needs of various land use types and ensure that areas zoned or rezoned for those uses have or will include the necessary infrastructure, services, and amenities with adequate capacity for the proposed use.

Actions:

- Evaluate current location of key amenities and services in relation to development opportunities and identify needed amenities and services to support anticipated future land use.
- Work with public and private partners to identify possible funding sources for needed amenities and services.
- Evaluate capacity and current utilization of transportation, water, wastewater, and storm drainage infrastructure to determine possible necessary upgrades to accommodate anticipated future demand.
- Identify possible funding strategies including impact fees, grants, public-private partnerships, private funding and CIP allocations.
- Maintain adequate funding to continually invest in the improvements and maintenance of existing infrastructure to ensure first class utilities, roads, and other city assets.

COMMUNITY VALUES
GOAL #2

Support neighborhood livability by creating pedestrian, bike, and play environments appropriate to the surrounding housing types.

STRATEGY 3

Provide walkable neighborhoods with complete sidewalks in good repair.

Actions:

- Complete an of inventory walkability needs and the pedestrian environment including a review sidewalk inventory, street tree inventory, crosswalks and safety upgrades, traffic calming, 10-minute walk gaps, and school walk routes to prioritize areas in need of investment.
- Create a funding strategy to address identified sidewalk gaps and replacements over time.
- Identify appropriate funding sources to complete the pedestrian system.
- Implement the streetlighting recommendations from the Streetlighting Master Plan.
- Update regulations to encourage/require walkability in future developers (where appropriate).

STRATEGY 4

Provide multi-modal linkages within and between neighborhoods to promote walking/biking access to parks, schools, trails, transit, services, and retail areas.

Actions:

- Complete an inventory of street crossings and identify locations for improved pedestrian and bicycle crossings using appropriate warning and marking systems including warning lights, raised crosswalks, HAWK crossings, and painted crosswalks
- Identify and provide wayfinding for bicycle routes to enhance connectivity and minimize auto/bicycle negative interactions.
- Add connections and linkages as appropriate to increase connectivity throughout the City. Particularly in areas affected by major highways and interstates and railways.

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COMMUNITY VALUES
GOAL #3

Take advantage of opportunities relating to the City's location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.

STRATEGY 5

Work with adjacent municipalities, Salt Lake County, Wasatch Front Regional Council, the State of Utah, and other groups to coordinate planning and service needs.

Actions:

- Participate on the various Wasatch Front Regional Council committees and boards.
- Hold regular discussions with adjacent municipalities to discuss upcoming projects, plans, and policy changes.
- Take advantage of private non-profit, Federal and State level programs and funding for open space, trails, and the Great Salt Lake Initiative.
- Identify and locate funding for a South Salt Lake Recreation Center.

COMMUNITY VALUES
GOAL #4

Enhance community pride and identity.

STRATEGY 6

Create a distinct identity using signage and a way-finding system to mark the transition from surrounding jurisdictions to South Salt Lake.

Actions:

- Enhance "Gateway" elements using signage, wayfinding, lighting, and landscaping at key entrances to the City.
- Create a wayfinding system that is consistent with neighborhood identity.
- Create a "streetscape" language for major corridors that reinforces South Salt Lake's unique identity and the transition into the City from other jurisdictions.

STRATEGY 7

Create distinct identities for sub-districts within the City to reinforce the sense of place and neighborhood identity.

Actions:

- Prioritize key business districts to continue to attract private investment
- Prepare a strategy for outreach and engagement in all neighborhoods.

STRATEGY 8

Build on the success of existing community festivals, public arts and programs.

Actions:

- Invest in the Historic Scott School as the community's art hub.
- Explore the expansion of art-based community activities and events throughout the City.
- Involve individuals from South Salt Lake's various diverse groups and cultures to plan, organize, and hold activities throughout the year.
- Expand youth-art programs to integrate art into the neighborhoods.
- Expand creative industry and arts activities in the Downtown Neighborhood.

STRATEGY 9

Enhance neighborhood livability through proactive and coordinated code enforcement.

Actions:

- Create an inventory of abandoned and derelict buildings in the City for targeted enforcement and possible redevelopment.
- Identify and make available a "menu" of strategies to encourage rehabilitation and reinvestment in existing structures to preserve neighborhood cohesion and surrounding property values.
- Tract cases and actions and create a neighborhood revitalization program to address livability, neighborhood health and vitality.

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COMMUNITY VALUES
GOAL #5

Manage the General Plan according to best planning practices.

STRATEGY 10

Evaluate land use and development decisions based on the provisions of the general plan.

Actions:

- Amend the General Plan only when necessary.
- Update the General Plan every 5 - 10 years.



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Essay question - What do you wish to see in the future in South Salt Lake? THINK BIG!

Celebrities, puppy house, Art factory, hype house, country dances, a parade, a candy house.

Building Your Future

OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040
Youth Voice

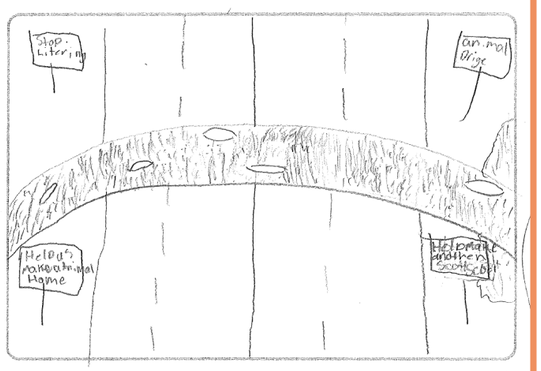
Help the City build your future community! By sharing your ideas the Mayor and City Council members can better determine what is important to you.

It's your turn to share with us! What do you wish to see? Safer streets, wider bike paths, a skate park, a recreation center, more places to eat or shop...? Do the activity listed for your grade below and submit it to jhill@sslc.com by **March 31st**. Scan the QR code or visit sslournextmove.org to access materials.

Grades K – 3

Color and/or draw a picture in the space below.

What do you wish to see in the future in South Salt Lake? THINK BIG!



First Name [redacted] Grade 2nd



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LAND USE & NEIGHBORHOODS

LAND USE & NEIGHBORHOODS ELEMENT

INTRODUCTION

South Salt Lake residents have a strong sense of community and neighborhood pride. As part of the planning process South Salt Lake residents and property owners, through community meetings, the online public engagement tool, and the Steering Committee identified the boundaries and names for each of the neighborhoods in the City. This was an important step to understanding the vision and goals for each of the areas in the community. Each of the individual neighborhood vision and goals combine to create a vision of the future for South Salt Lake that is greater than the sum of its parts. During the planning process participants identified key ideas that form the basis of this element and the Future Land Use Map.

This element and the related map will guide development, zoning decisions, and investment in the future.

SOUTH SALT LAKE GENERAL PLAN 2040

LAND USE & NEIGHBORHOODS VISION STATEMENT

South Salt Lake City is a community of neighborhoods that are diverse, friendly, and livable. There are a variety of housing types in clean, vibrant, safe neighborhoods, each with its own character. Residents can access services and amenities through connections within and between neighborhoods. New development is supported by appropriate services and amenities ensuring quality of life for existing and future residents.

GUIDING VALUES

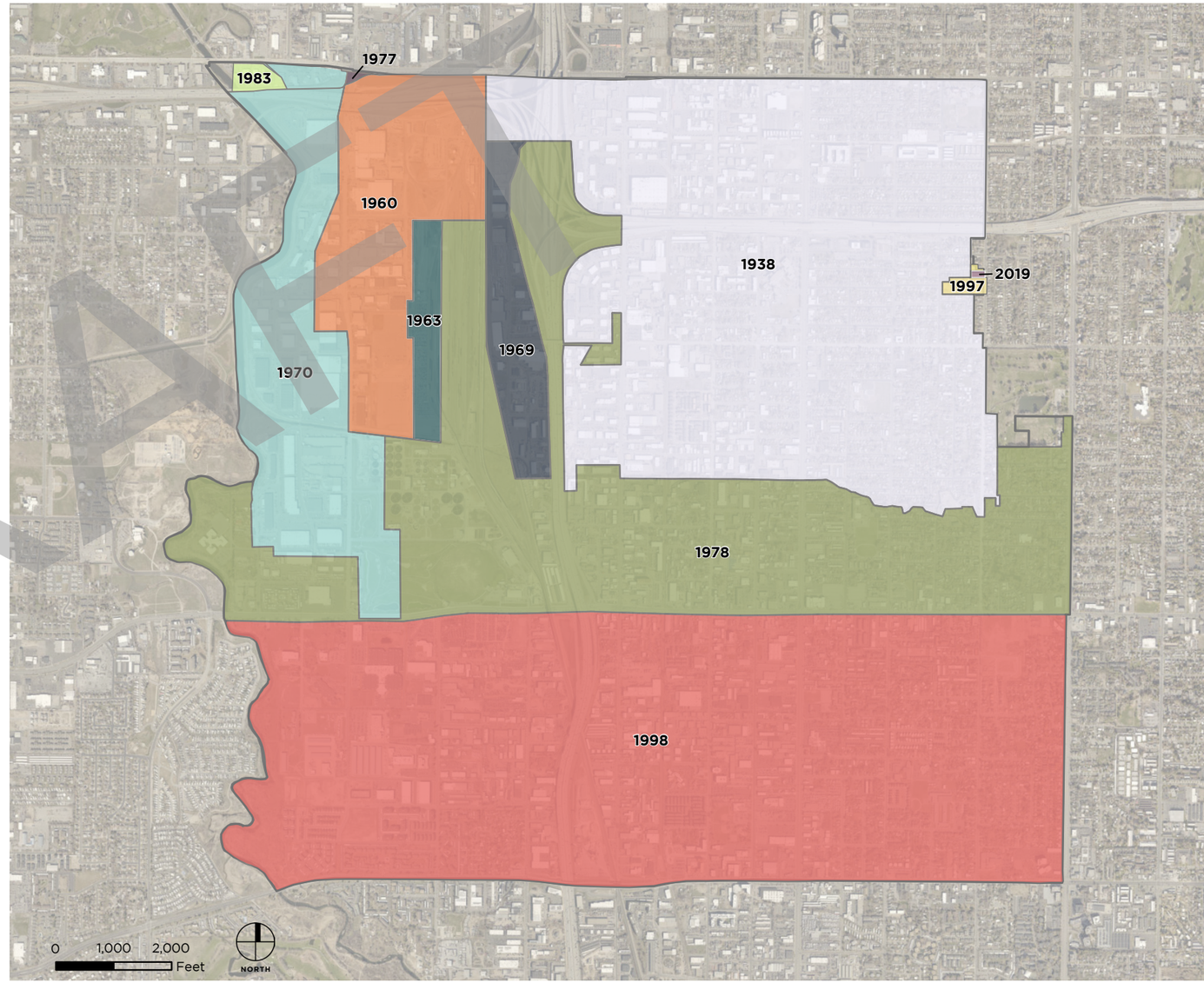
The South Salt Lake community identified several emerging ideas through the process that are the foundation of the Neighborhoods and Future Land Use approach in this plan.

Figure III-1 shows several of the topics regarding Quality of Life that the community expressed as important considerations for the future during the engagement process. The community valued the existing scale and character of existing neighborhoods but also acknowledged the importance of accommodating growth in appropriate places. Quality of life in the community is important for the future and is the foundation of the vision for future land use in the community, where density is balanced with improvements to the public realm, open space, and opportunity.



FIGURE III-1: EMERGING COMMUNITY IDEAS REGARDING QUALITY OF LIFE

FIGURE III-2: ANNEXATION HISTORY



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HISTORY

South Salt Lake was first incorporated as the Town of South Salt Lake in September 1938. The original town boundaries were 500 East to 300 West and 2100 South to the center of Millcreek, approximately 3000 South. The impetus for incorporation was the need for infrastructure and almost immediately upon incorporation funding for the community's first sewer system was sought and construction begun. By 1950 South Salt Lake had grown to 7,000 people and it became the City of South Salt Lake with a Mayor and City Council. Today, the boundaries of the City have increased to include the area between 300 West and the Jordan River, the area south of Millcreek to 3900 South and the area east of 500 East to 700 East between Nibley Golf Course and 3900 South, as seen in Figure III-1.South Salt Lake's 2020 population is estimated to be almost 26,800 people. As seen in Table III-2, this is a 3 percent annual increase over the last five years, a significantly higher growth rate than South Salt Lake's rate of growth for the first half of the decade[1].

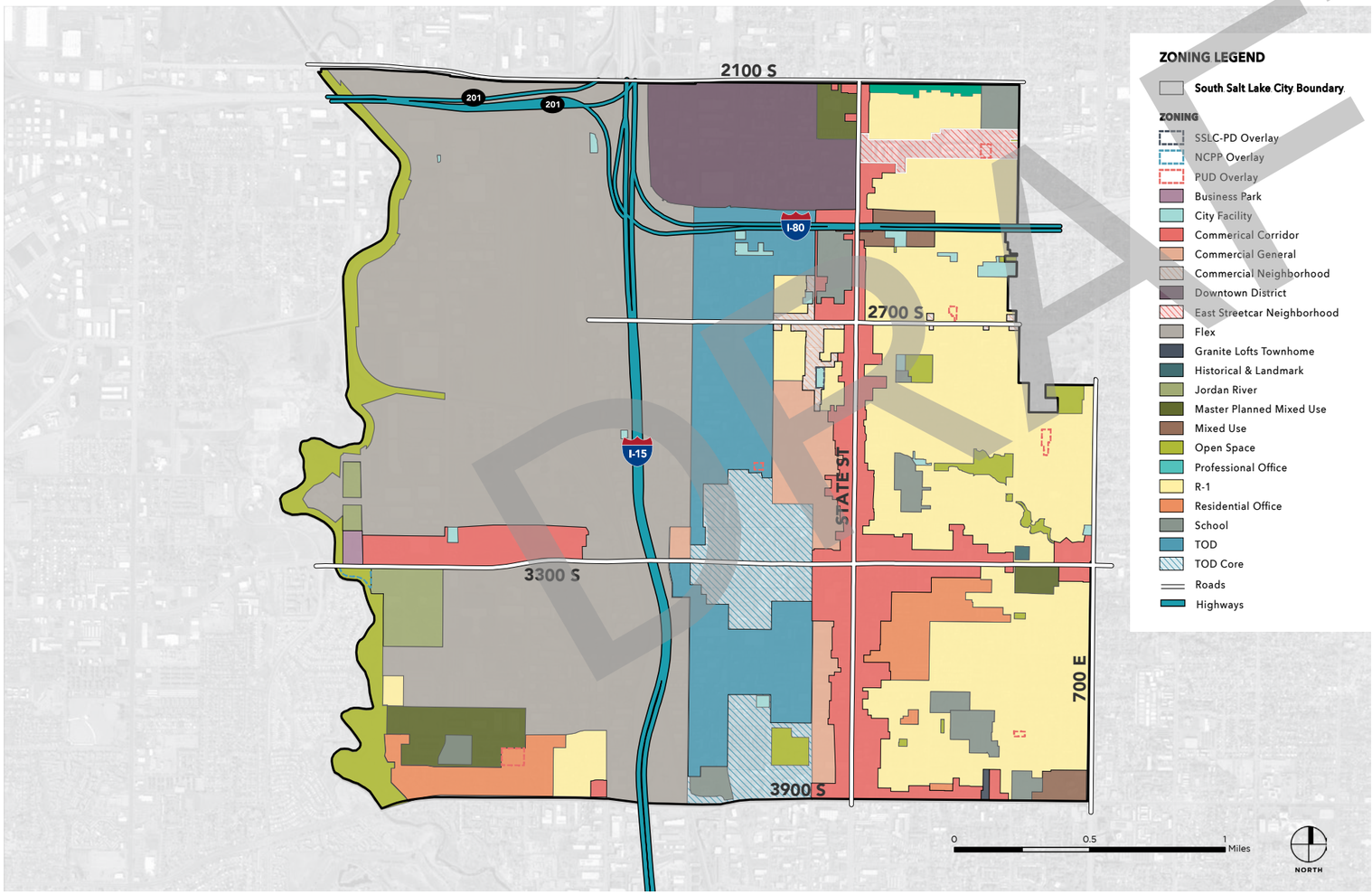
TABLE III-1: POPULATION GROWTH ESTIMATES

	2010	2015	2020	2025	2030	2040	Total New 2020-2040	AARG 2010-2020	AARG 2020-2040	AARG 2015-2020
Total Population	23,617	22,665	26,794	30,217	32,604	36,638	9,844	1.3%	1.6%	3.4%

Source: 2010 Census, 2015 ACS, 2020 -2040 WFRC

** AARG = Average Annual Rate of Growth*

FIGURE III-3: CURRENT ZONING MAP (APRIL 2021)



New investment in the South Salt Lake Downtown mixed-use neighborhood as well as new development in the Riverfront neighborhood, along TRAX and the S-Line, and at the former Granite High School location has contributed to the growth in population between 2015 and 2020. Residential development in the urban transit oriented neighborhoods is generally multi-family "stacked-flats" that are expected to have fewer people per unit resulting in smaller average household sizes than South Salt Lake's 2010 census average of 2.4 persons per household.

This growth pattern, focusing on denser development types, is expected to continue as vacant developable land is limited in South Salt Lake. A lack of developable land will concentrate new housing in redeveloping urban zones since single-family neighborhoods are primarily built out and a community priority is to protect these low-density areas.

CURRENT ZONING

South Salt Lake has 23 different zoning designations throughout the community. Zoning in South Salt Lake takes a blended approach combining traditional, use-based designations with form-based elements in some districts to enhance livability. The City has updated many of the provision of the zoning code over the last several years to ensure compliance with the Utah State Land Use Development and Management Act. Many zoning changes have also been made to adapt to new development styles and market demands. Figure III-3 is the current zoning map which identifies use and design criteria for development in the City.

South Salt Lake's current approach to zoning concentrates commercial uses including warehousing, manufacturing, office, and retail uses west of I-15 and along major corridors including State Street, 3300 South and 3900 South. The mixed-use zoning applied to the Downtown South Salt Lake area has resulted in the development of new residential uses in this traditionally commercial area.

[1] Source: 2010 Census, 2015 ACS, 2020 WFRC

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CURRENT LAND USE

Figure III-4 is a map of the actual current land uses within South Salt Lake. The Current Land Use Map identifies use of properties. Although in many cases zoning and current land use are the same, sometimes they are different. In these cases, zoning governs if the current land use ceases.

Current land uses were identified using the Salt Lake County Assessors database supplemented with onsite review and verification. In the cast of most of the currently vacant properties, the designation is based on the Assessor's category. Figure III-5 identifies the acreage and percent of the City for each land use category. Residential land uses include low-density, medium-density, and high-density uses.

Commercial uses include offices, restaurants, and retail. The Assessor's Industrial category includes flex, manufacturing, and distribution uses in South Salt Lake.

A combined 24 percent of South Salt Lake's land area is open space or tax exempt/ institutional. These uses are non-taxable because of ownership or use. These uses include parks and open space, the administrative offices of the Granite School District, and the waste transfer station at I-15 and 3300 South, among others. Although these land uses differ in traffic generation and the impact they have on adjacent properties, none of them generate property taxes to fund streets, parks, fire and police protection, or general governmental services.

There were approximately 270 acres, or 6 percent of the total, of vacant property in South Salt Lake in 2020. As seen in Figure III-6 most of the vacant property has no official use designation. These undesignated parcels are usually adjacent to rights-of-way or railroads and primarily not available for development. Thirty-four percent of the currently vacant property is identified by the Assessor for future industrial use and 5 percent for future residential use.

FIGURE III-4: CURRENT LAND USE MAP

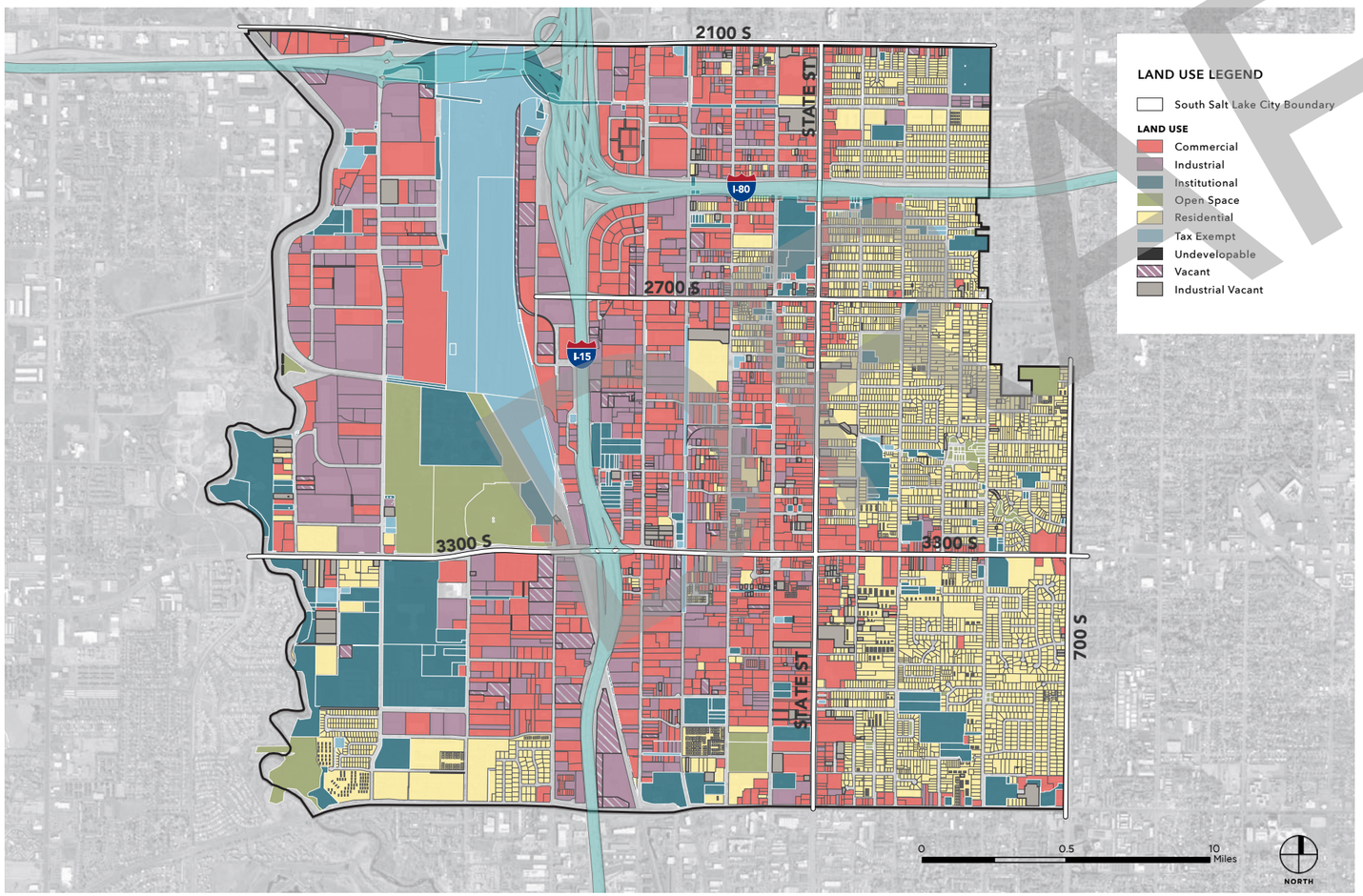


FIGURE III-5 PERCENT OF LAND USES BY CATEGORY

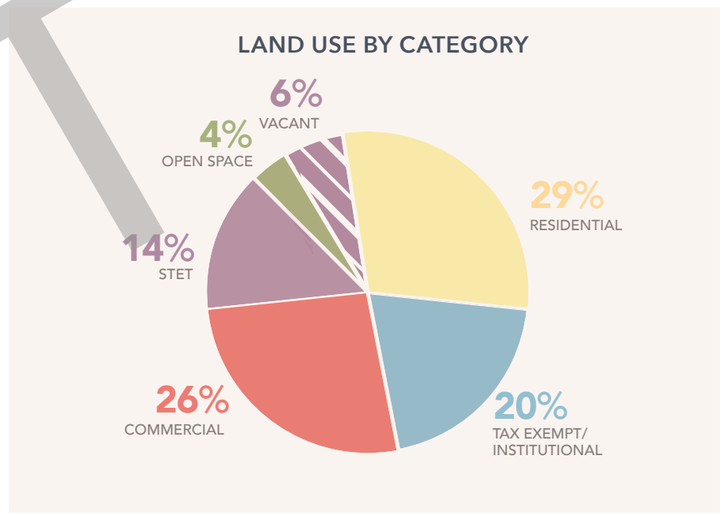


FIGURE III-6 PERCENT OF VACANT LAND BY CATEGORY

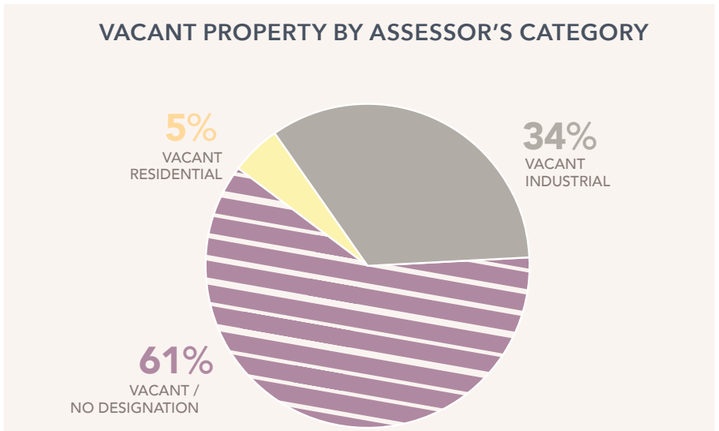
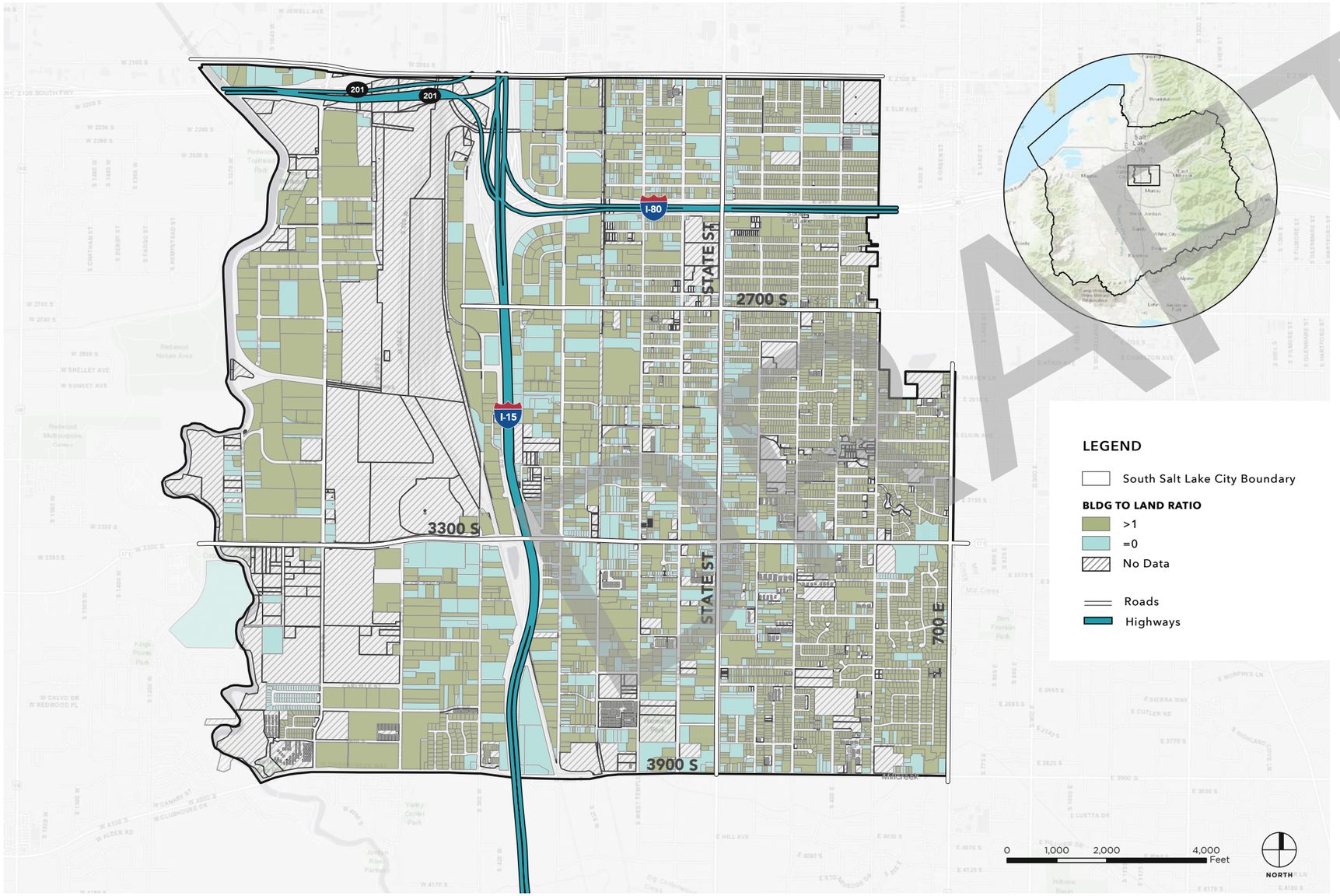


FIGURE III-7 – UNDERVALUED/UNDERDEVELOPED PROPERTIES – 2020 ASSESSOR'S DATABASE



In addition to vacant land, there are development opportunities on underdeveloped or undervalued properties throughout the City. Figure III-7 is a map of underdeveloped or undervalued properties. An underdeveloped or undervalued property is one where the assessed value of the building and other improvements is less than the value of the underlying land. These underdeveloped properties are blue on the map. The properties in grey are non-taxable properties that may, also, represent a development opportunity.

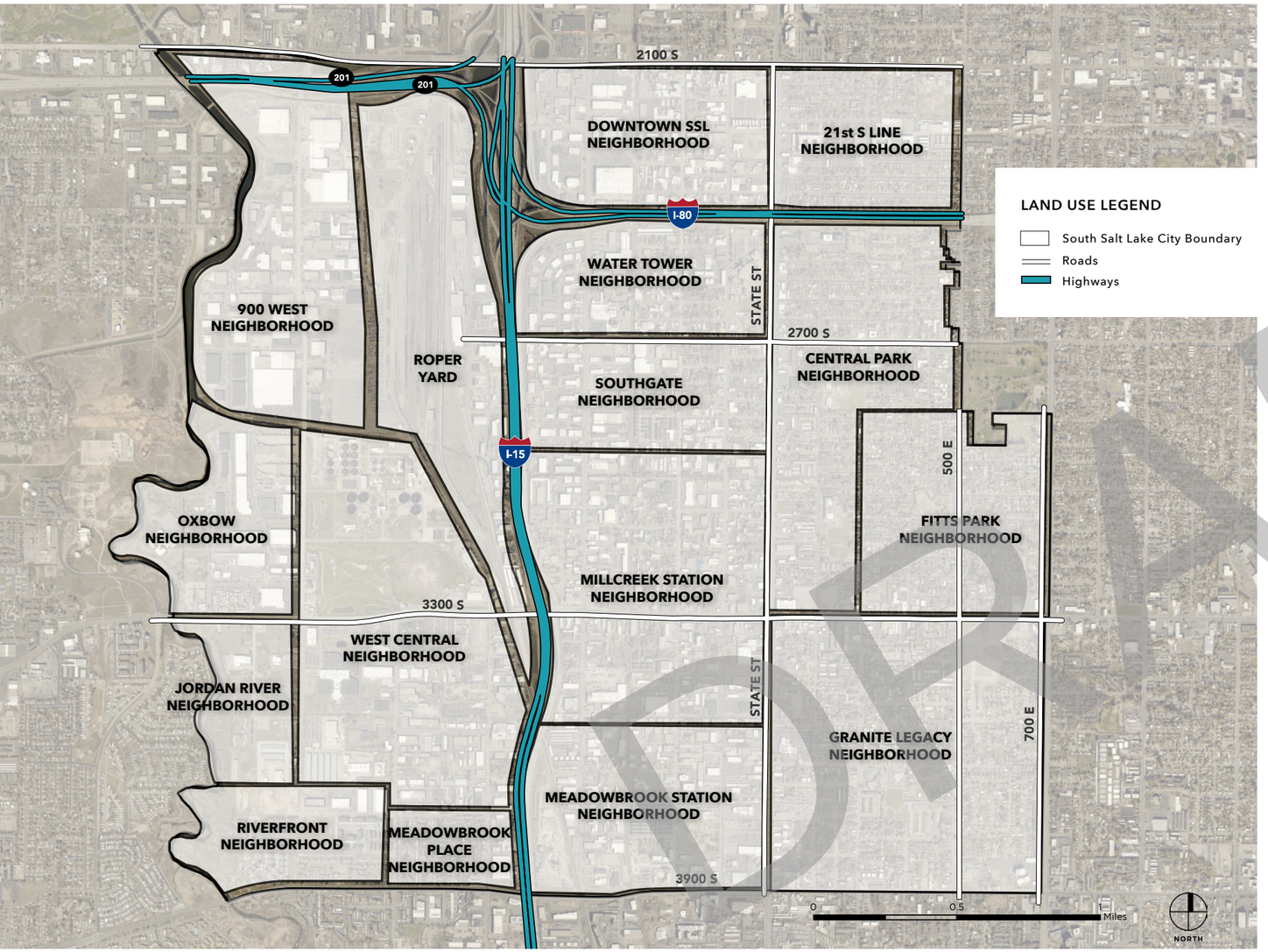
PROJECTED GROWTH

As presented in the Demographics and Growth Report (Appendix B) South Salt Lake's population has grown significantly faster in the last five years than in the prior five years. Population projections developed by the Wasatch Front Regional Council assume that this rate of growth will level off and more closely follow the projected countywide rate of growth at approximately 1.5 percent. Figure III-8 provides the growth curves if population growth occurs at the WFRC projected rate or at higher rates closer to the growth rate of the last five years.

At an average annual rate of growth of 2.5 percent, South Salt Lake's 2040 projected population would be approximately 43,900 people, this is 7,267 more people than the WFRC projection of 36,088. The type of housing built and the number of people per household are other considerations when projecting future growth. Part of the reason that the average annual rate of growth from 2015 to 2020 was higher than from 2010 to 2015 was the type of housing units built in South Salt Lake. Several large multi-family housing projects were constructed in 2015 – 2020. The total number of new units in this period averaged 643 annually. However, household sizes were smaller because of the types of units. Based on preliminary data, the average household size for new units in 2015-2020 decreased to just under 2 persons per household, down from 2.49 persons per household in the 2010 census.

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FIGURE III-9: SOUTH SALT LAKE NEIGHBORHOOD BOUNDARIES AND NAMES



According to the Market Analysis found at Appendix C, South Salt Lake can attract investment in new residential and commercial development based on historical performance. Table III-2 summarizes the historically market-based opportunity.

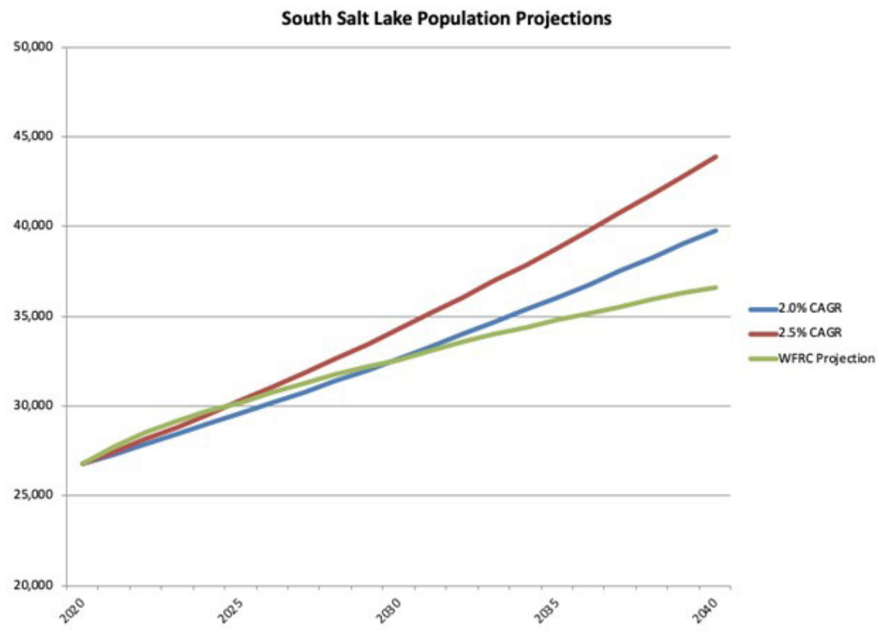
The actual "capture," or performance, of this market share depends on available, developable property. Actual development may be higher or lower than historical performance. The future land use plan and map identifies locations and intensity of the various types of employment available to South Salt Lake.

NEIGHBORHOODS

South Salt Lake's neighborhoods are the foundation for the Future Land Use Plan and Map. The community goals identified by residents and business owners apply to South Salt Lake as a whole; however, implementation strategies may differ from neighborhood to neighborhood. Prior to the General Plan process, South Salt Lake had not identified official neighborhood boundaries and names. Figure III-9 is the recommended South Salt Lake neighborhood map.

The Millcreek and Meadowbrook Station neighborhoods are defined as a ½ mile radius from the TRAX platform with I-15 as the western boundary and State Street as the eastern boundary. The Downtown Neighborhood was initially defined in the 2015 Downtown Master Plan. All other neighborhoods were identified based on conversations with area residents and business owners and, where possible, use major transportation corridors and natural boundaries to define the area. Within each of the neighborhoods there are smaller sub-areas with which businesses or residents identify.

FIGURE III-8: GROWTH CURVES – 2020 - 2040



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THE BIG MOVES

There are six "Big Moves" in the 2040 General Plan. They are:

- **Continue to encourage mixed-use density at or near transit and on major transportation routes.**

  South Salt Lake has excellent transit and transportation infrastructure. The City has taken advantage of investments in infrastructure to attract new investment in the form of new housing, offices, and shops. This plan continues the approach of encouraging density balanced with improvements to the public realm. Examples include:

  - Unlimited densities in the Downtown South Salt Lake neighborhood balanced with recommended improvements to the public realm including parks, a festival street, and community gathering places
  - Transformation of arterial corridors from automobile focused development to mixed use environments through the addition of medium density housing, upgraded commercial uses, and improved streetscapes.
  - Plan for the future by identifying opportunities to add to South Salt Lake's transit and active transportation networks.

- **Enhance economic and social opportunities by investing in people.**

  Strategies to support and enhance equitable and accessible policies, programs, and decision-making are found throughout the General Plan. Examples include:

  - Identify opportunities to add parks and open space to areas of the city transforming from commercial uses to mixed or residential uses.
  - Encourage the preservation and reuse of existing, more affordable commercial buildings to enhance access for locally owned small businesses
  - Identify tools and strategies to preserve existing affordable owner-occupied and rental housing.

- **Celebrate South Salt Lake's image through urban design, and streetscape.**

  Downtown South Salt Lake is transforming into a recognizable regional mixed-use center. Other emerging neighborhoods in the city are reinforcing the city's urban, walkable character. Strategies to build on this success are found throughout the General Plan. Several of the strategies are found in the Land Use & Neighborhoods and Economic Development Elements of the plan. Examples include:

  - Enhance current signage at gateways to the city to include additional landscaping, wayfinding, streetlighting, and urban design elements to reinforce the sense of identity along major corridors and business areas.
  - Continue to build on the success of the Creative Industries area to attract additional creative-based businesses into the area including strategies to preserve affordable buildings in the area.

- **Reinforce South Salt Lake as a "City on the Move."**

  South Salt Lake is ideally located to take advantage of transportation, transit, and trail networks in the Salt Lake valley. Additional connectivity within and between neighborhoods of the city will build on and enhance the current integrated transportation system. Examples include:

  - Complete and improve the high comfort walking and biking network in South Salt Lake.
  - Identify locations to improve crosswalks and the walking and biking environment along major thoroughfares.
  - Identify opportunities to connect roads, sidewalks, and bikeways across the transit lines, interstates, and in neighborhoods where the original grid system was replaced with larger format uses and highways and arterials.

- **Build great neighborhoods by preserving legacy residential areas, adding commercial neighborhood nodes, and continuing to add parks, trails and high-comfort bike routes**

  South Salt Lake residents and business owners are proud of their neighborhoods within the city. The General Plan uses this neighborhood focus as a foundation for thinking about the future in each area. Key strategies include:

  - Create individual neighborhood plans to identify an individual identity and enhance livability for each area of the city.
  - Evaluate each neighborhood to identify the services and amenities needed to improve access to parks, shopping, and services in a walkable, bikeable environment.
  - Complete a targeted neighborhood character area urban design plan to guide public investment in certain transitional areas:
    + Downtown + Water Tower + Southgate + Station area neighborhoods
  - Increase effectiveness of code enforcement and other programs at addressing persistent neighborhood problems

- **Green the City**

  Residents and business owners agree that the addition of green space and environmentally sustainable elements to the city will enhance livability and viability. Key strategies include:

  - Continue to identify opportunities to add green space to the neighborhoods through parks of all sizes and types.
  - Identify opportunities to update infrastructure systems to implement best practices in sustainable water management, reduction in vehicle usage, stormwater management, and similar measures.
  - Participate in regional efforts to improve the environment and plan for future climate change and climatic events.
  - Preserve open space including the Mill Creek and Jordan River areas.
  - Increase the urban forest with more planting, pro-active forestry management and increased landscape standards

TABLE III-2: HISTORIC MARKET-BASED GROWTH OPPORTUNITY

Type	Annual Units	Annual Square Feet	Total Units	Total SF
Residential - Owner Occupied	325	-	6,500	-
Residential - Rental	100	-	2,000	-
Retail	-	13,250	-	265,000
Office	-	8,750	-	175,000
Other Commercial	-	1,850	-	37,000

Source: Catalyst Commercial

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FUTURE LAND USE MAP & DESCRIPTIONS

The Future Land Use Map is the heart of the General Plan. This map guides future development and land use decisions. This is a broad conceptual map. The map identifies areas for preservation of current land use, scale, and density and areas for transformation (Figure III-10).

The following density definitions are used for the Future Land Use Map:

RESIDENTIAL DENSITY:

High Density = 60+ du/acre

Medium Density = 35-60 du/acre

Low-Medium Density = 12 – 35 du/acre

Low Density = 1-12 du/acre

COMMERCIAL DENSITY:

High Density = 6 + stories office/retail

Medium Density = 3-6 stories office/retail

Low Density = 1-2 stories office retail

AREA TYPES:

Neighborhood Character Areas - Areas with existing residential and/or neighborhood-serving commercial where current neighborhood character, defined by building mass, street orientation and overall density, is to continue.

Low-Medium Residential Areas - Areas appropriate for primarily residential development at 12-35 dwelling units per acre.

Low-Medium Mixed Use Areas - Areas with a mix of residential and commercial uses. Residential densities ranges from 12-35 dwelling units per acre. Commercial buildings are limited to 1-2 stories in height.

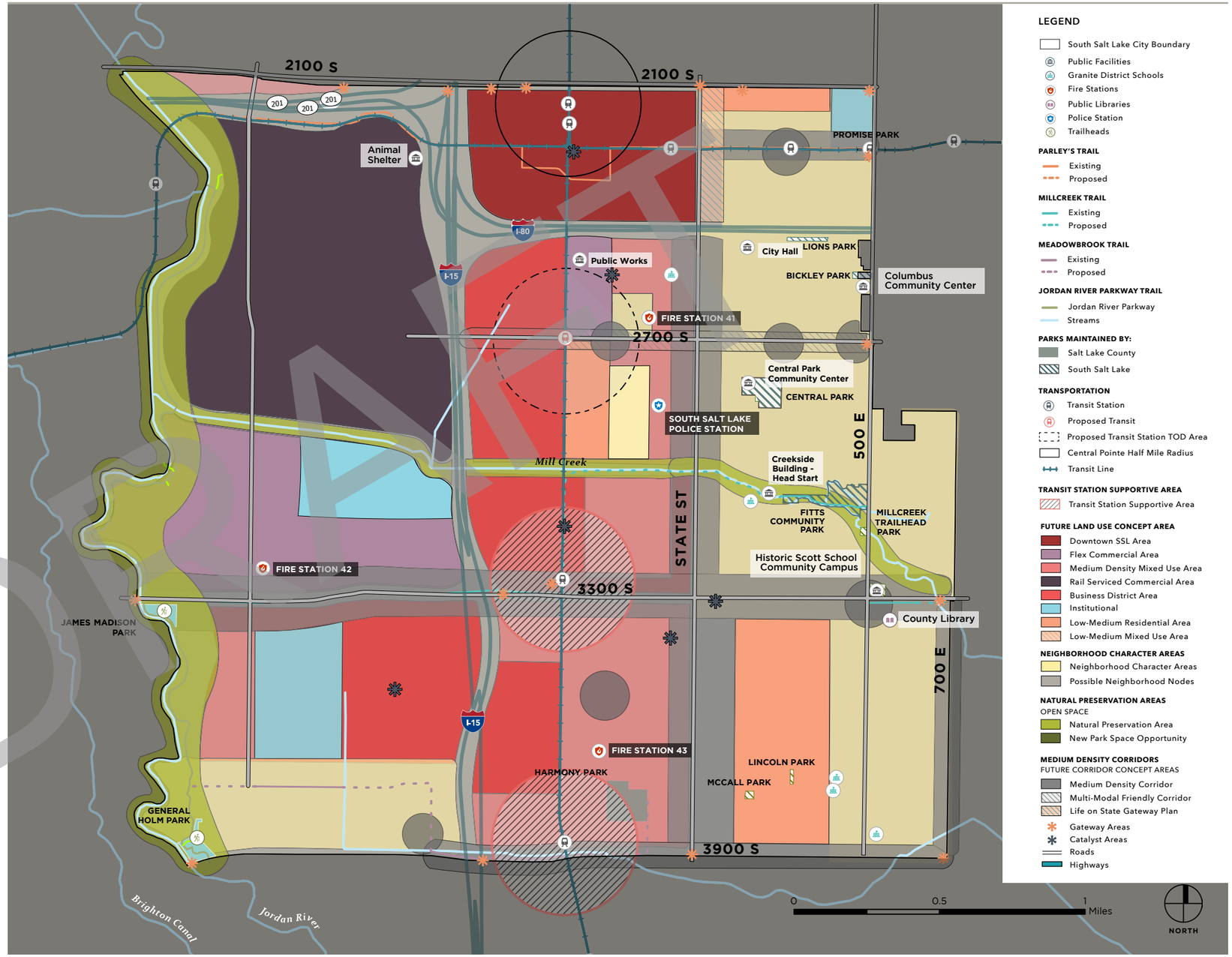
Neighborhood Nodes - Areas for consideration of low-density, neighborhood serving retail and services. These areas are in or adjacent to Neighborhood Character, Low-Medium Residential, or Low-Medium Mixed Use areas. When developing or applying the zone the following should be considered:

- Capacity of collector and neighborhood road network
- Walking and biking access
- Parking requirements and location
- Street trees and landscaping

Medium-Density Corridor Development - Areas along major arterials that are currently developed as automobile-focused commercial areas. These areas are appropriate for selective redevelopment into mixed use areas at approximately 35-60 du/acre and 3-6 story commercial buildings if the following criteria are met:

- Preservation of existing building stock of appropriate scale and character
- Access to an arterial with adequate capacity to serve the new development

FIGURE III-10: FUTURE LAND USE MAP



RECOMMENDED PEDESTRIAN AMENITIES

- Wide enough to provide 4 distinct zones:
  - The *edge zone* – separates the roadway from the sidewalk
  - The *furnishings zone* provides space for street furnishings and vertical elements such as trees, benches, etc.
  - The *throughway zone* provides a minimum of five – eight feet clear continuous pathway for ADA accessibility
  - The *frontage zone* provides a "shy distance" between the throughway zone and building frontage/property line and entrances
- ADA accessible
- Street trees to provide a shaded pedestrian way
- Human scaled
- Pedestrian level street lighting
- Store fronts, office windows, and windows on homes facing the street
- Encourage and allow outdoor retail displays while maintaining ADA compliant throughway zone
- Use of plazas, courtyards, and squares to provide pedestrian amenities
- Human scaled building frontages

- Within ½ mile of a transit station or on a bus or trail served corridor
- Retail and service uses existing or planned within ¼ mile of proposed development
- Installation of pedestrian amenities and street trees on all primary street frontages to create walkable and human-scaled environments that encourage walking, bicycling, and transit use.

Downtown South Salt Lake Area - Area between 2100 South and I-80 and State Street and I-15. This area is divided into subareas based on distance from the station platforms. This area should be considered for a future civic center with a community gathering area for public use. The core subarea is ¼ mile from the station platform. The transitional subarea is the remaining area of the Neighborhood.

Core Area – This area is the closest to transit and supported by access to major arterials and the I-15 interchange. This area can support the highest densities in the City.

- Within ¼ mile of TRAX or Streetcar Station
- Density is not limited. Buildings must meet minimum and maximum set back, height minimum, and parking requirements only.
- Retail and service uses existing or planned in the immediate area.
- Public realm improvements to enhance the pedestrian environment, provide connectivity to community amenities and services, and encourage community interaction
- Installation of pedestrian amenities on primary street frontages to create walkable and human-scaled environments that encourage walking, bicycling, and transit use.
- Street trees and landscaping

Transition Area - This area is beyond the ¼ mile distance from the transit station but is within the Downtown South Salt Lake Neighborhood. This area can support high densities.

- Within the Downtown South Salt Lake neighborhood,
- More than ¼ mile from transit station
- Density is not limited. Buildings must meet minimum and maximum setback, height minimum and maximum, and parking requirements.
- Retail and service uses existing or planned in the immediate area
- Public realm improvements to enhance the pedestrian environment, provide connectivity to community amenities and services, and encourage community interaction
- Installation of pedestrian amenities on all street frontages to create walkable and human-scaled environments that encourage walking, bicycling, and transit use.
- Street trees and landscaping

Medium-Density Mixed Use Areas - These areas are characterized by a mix of residential and commercial uses. Areas are accessible from major arterials and enjoy a complete or nearly complete internal grid system. These areas are appropriate for selective redevelopment into mixed use areas at approximately 35-60 du/acre and 3-6 story commercial buildings if the following criteria are met

- Preservation of existing building stock of appropriate scale and character
- Preservation or restoration of the historical street grid pattern
- Access to an arterial with adequate capacity to serve the new development
- Within ½ mile of a transit station or on a bus or trail served corridor
- Retail and service uses existing or planned within ¼ mile of proposed development
- Installation of pedestrian amenities on primary street frontages to create walkable and human-scaled environments that encourage walking, bicycling, and transit use.
- Street trees and landscaping

Business District Areas = These areas are primarily employment-oriented with supporting retail, services, hotels, and similar uses. Areas have access to major arterials and freeway access. These areas either have an existing stock of commercial buildings for repurposing or underutilized parcels for redevelopment. These areas are appropriate for a mix of low- and medium-density commercial development. The following infrastructure and amenities are important to retaining and attracting high quality commercial enterprises:

- Preservation of existing building stock of appropriate scale and character
- Access to an arterial with adequate capacity to serve new development

- Retail and service uses existing or planned within 1/2 mile of proposed development
  - Installation of pedestrian amenities on primary street frontages to create walkable and human-scaled environments that encourage walking, bicycling, and transit use.

Rail Served Commercial Area = This area is served by the heavy rail network west of I-15, including Roper Yard. This area is characterized by large format commercial development utilizing both rail services and access to I-80, I-15, and SR-201. This area is appropriate for retention and expansion of current uses. Attraction of new users may be enhanced by including amenities in the area including:

- Trail access on Mill Creek
- Additional access to the Jordan River Parkway
- Employee serving restaurants and services

Flex Commercial Area = This area has access to I-15, I-80, and SR-201 via 3300 South and 2100 South. The area is characterized by large format public and private entities. This area is appropriate for retention and expansion of current uses. Attraction of new users may be enhanced by including amenities in the area including:

- Trail access on Mill Creek
- Additional access to the Jordan River Parkway
- Employee serving restaurants and services
- Additional open space

Nature Preservation Areas = These areas are appropriate to preserve water resources and water quality as natural areas or development of nature education facilities and trails. They are in the vicinity of the Jordan River and Mill Creek.

* **Community Gateways** = These areas mark primary access points to South Salt Lake, the areas where people are coming into the community from adjacent jurisdictions. Urban design standards, streetscape treatments, and monument and wayfinding signage will increase the visibility of South Salt Lake in the region.

Parks = These are current or planned parks owned and operated by either South Salt Lake or Salt Lake County. There are several neighborhoods in South Salt Lake that are underserved by parks.

Trails = These are current or planned regional and local trails. Additional investment in trails to link neighborhoods to services, amenities, and the regional trail network is required. The Mill Creek Trail is expanding and needs more comfortable alternative to crossing under I-15 at the 3300 South interchange.

Recreation Facilities = South Salt Lake's Recreation Department runs its programs for all ages using the facilities available in South Salt Lake.

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South Salt Lake residents are underserved for recreation. Additional recreation facilities are needed to serve current and future residents in all neighborhoods of the City.

Catalyst Areas - These areas are either in or appropriate for transformation from current development patterns. Investment from public sources may be appropriate to leverage private investment in the areas. In some cases, the mechanism for public investment may include tax-increment funds through the South Salt Lake RDA. In other cases, the mechanism for public investment may include infrastructure investments to improve accessibility or provide community amenities.

Catalyst Areas:

- Downtown South Salt Lake
- 3300 South
  - East
- Creative Industries
  - West
- State Street
  - Entertainment Hub
  - Cultural Node
- Transit Hubs
- Neighborhood Nodes
- Roper Yard



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LAND USE & NEIGHBORHOODS GOAL #1

Continue to welcome new residents and businesses into South Salt Lake.

STRATEGY 1

Accommodate a diversity of housing types, costs, and densities to encourage a diverse population.

Actions:

- Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.
- Complete neighborhood plans that identify appropriate locations and strategies for "Neighborhood Nodes" for amenities and services within walking distance of residents.

LAND USE & NEIGHBORHOODS GOAL #2

Concentrate higher density development near transportation and transit in mixed use neighborhoods.

STRATEGY 2

Identify areas of the City for higher density employment-based uses to take advantage of existing and planned infrastructure.

Actions:

- Invest in a high-tech business hub in the City to attract higher-wage jobs to the community.
- Review and revise as appropriate existing design standards for business and commercial areas to ensure they enhance South Salt Lake's unique and identifiable urban fabric.
- Redevelopment of property should be actively pursued and incentives, when deemed appropriate, should be offered to further this goal.

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LAND USE & NEIGHBORHOODS
GOAL #3

Enhance urban and streetscape design in the City to support South Salt Lake's distinct image and enhance community pride.

STRATEGY 3

Require a high level of design in areas transitioning to new uses and densities.

Actions:

- Review and revise existing streetscape requirements for neighborhoods throughout the City.
- Review and revise as appropriate South Salt Lake's transit-oriented development land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of this plan and identify possible revisions.

STRATEGY 4

Require a high level of design within the public realm of commercial and mixed use areas.

Actions:

- Enhance the street appearance in business and commercial areas.
- Make business and commercial areas pedestrian and bicycle friendly.

STRATEGY 5

Enhance the livability of existing and planned residential neighborhoods

Actions:

- Enhance programs that improve neighborhoods and keep streets clean and attractive.
- Review and revise as appropriate zoning provisions that address transitions between residential and business areas.

STRATEGY 6

Implement best practices in the regulation of development and land uses

- Regulate land uses based on compatibility with surrounding uses, the health of residential areas and economic feasibility.
- Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.
- Encourage mixed use neighborhoods in appropriate locations to reduce reliance on automobile travel and increase transit ridership.
- Review and revise as appropriate current curb management practices, on- and off-street parking requirements, regulations, and enforcement to create a City-wide parking strategy.

LAND USE & NEIGHBORHOODS
GOAL #4

Preserve and enhance the unique identity of South Salt Lake.

STRATEGY 7

Create a historic preservation strategy.

Actions:

- Complete an inventory of existing historic building in South Salt Lake
- Create a strategy for preserving the history of important places in the City
- Complete an inventory of neighborhoods with distinct architectural and urban forms.

STRATEGY 8

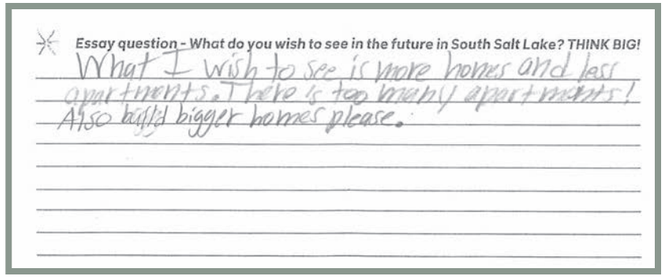
Appropriately seek the redevelopment of legal non-conforming uses, properties and structures to be more conforming over the long term.

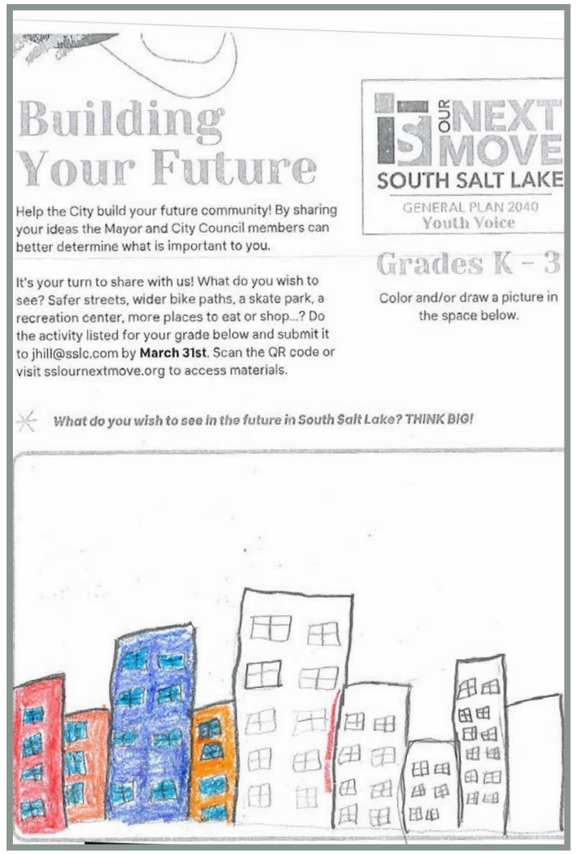
Actions:

- Review the City's current zoning and development provisions relating to non-conforming uses
- Identify possible changes to current policy to address non-confomring uses, properties and structures
- Create a strategy for addressing non-conforming uses, properties, and structures.

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HOUSING



HOUSING

INTRODUCTION

South Salt Lake offers housing options that are centrally located along the Wasatch Front and near recreational, entertainment, and employment opportunities. While South Salt currently offers housing that is more affordable than surrounding municipalities, although this is changing as a rapidly growing population across the Wasatch Front has increased the pressure to ensure available and attainable housing in South Salt Lake. New housing is being built in an ever increasing range of styles, including urban apartments, attached townhomes, and for specific markets, such as seniors and people with disabilities. Another significant change is the purchase and renovation of many undervalued homes, which were in decades past "naturally affordable" units. These are quickly being purchased and former residents displaced. While the revitalization is good news for neighborhood quality, many are concerned about the impact on the City's diversity and character.

During the General Plan process residents and business owners identified a unified housing vision to guide the future of housing in South Salt Lake:

SOUTH SALT LAKE GENERAL PLAN 2040
HOUSING VISION STATEMENT

"South Salt Lake is a community where residents are housed in safe, cared-for, and healthy neighborhoods that are connected to parks, local shopping, services, and regional transportation. Residents living in South Salt Lake have a choice of housing types that align with their household type, age, lifestyle, and budget to support our diverse families and residents. Housing opportunities in South Salt Lake are affordable to a variety of households."

This unified vision recognizes the importance of clean, safe, and diverse housing opportunities for current and future South Salt Lake residents. The community expressed concern over the increasing cost of housing that inhibits income diversity and a range of family sizes. They support a menu of housing options to attract and retain residents of all ages, family size, and range of incomes. The community strongly supports services and retail that serve the city on a neighborhood basis while providing amenities and day to day needs that are well connected and accessible to all South Salt Lake residents.

EMERGING IDEAS

The South Salt Lake community identified several emerging ideas that resulted in the development of the housing goal and strategies for the General Plan. The values identified have relevance for the future of housing in South Salt Lake, Figure IV-1. summarizes the important considerations during the engagement process. For the housing and neighborhoods discussions, the community valued the existing scale and character of existing neighborhoods attention towards building character and size during future development while creating neighborhoods that are well cared for through code enforcement and neighborhood pride.

The community also recognizes the value of a diversity of housing type and sizes to accommodate all residents regardless of age, family size, needs, or income that has easy access to supporting services and everyday needs to support existing residents and attract future residents.



Figure IV-1: Emerging Ideas for Housing
**ADU=Accessory Dwelling Unit*

STATE REQUIREMENTS

As of 2019, municipalities and counties over a certain size are required to have a Moderate-Income Housing Plan (MIH) in their General Plan. Moderate-income housing is defined by the U.S. Department of Housing and Urban Development (HUD) as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located [Also known as Area Median Income or AMI]." This element of the General Plan identifies how South Salt Lake plans to:

1. "Meet the needs of people of various income levels living, working, or desiring to live or work in the community
2. Allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life
3. Provide a realistic opportunity for the development of the MIH within 5 years for cities and within the planning horizon for counties."

POPULATION AND DEMOGRAPHICS

South Salt Lake's 2020 estimate is 26,794 according to the Wasatch Front Regional Council (WFRC) population estimate. This is a 21 percent increase from the last General Plan update 2009 when the population was 21,607 residents. WFRC projects the population to grow to 32,604 by 2030 and 39,510 by 2050, shown in Table IV-1. This rate is slightly higher than the growth occurring across Salt Lake County (13 percent).

HOUSEHOLDS

Area Median Income (AMI) for households in South Salt Lake is $47,813. This is significantly below the countywide AMI of $74,854 and below the median incomes for Salt Lake City, Murray and Midvale, Table IV-2. Households identified as under 30 percent AMI make 30 percent or below of the City's median income, or $14,344 annually. Households making 50 percent of AMI earn 30-50 percent or of the median

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TABLE IV-1: POPULATION AND HOUSEHOLD PROJECTIONS FOR SOUTH SALT LAKE AND SALT LAKE COUNTY 2010-2050

	South Salt Lake Population	South Salt Lake Households	Salt Lake County Population	South Salt County Households
2010	23,617	8,554	1,029,655	342,622
2020	26,794	11,175	1,181,471	419,499
2030	32,604	13,939	1,306,414	487,466
2040	36,638	16,127	1,414,842	552,022
2050	39,510	17,472	1,531,282	606,036

Source: U.S. Census, American Community Survey, 5-yr Data 2015-2019; Wasatch Front Regional Council; Kem C. Gardner Policy Institute

income for the area, or $14,345-$23,907 annually. Households making 100 percent of the AMI make the median income for South Salt Lake.

Sixty-four (64%) percent of South Salt Lake residents make below 80 percent of the AMI, significantly more than the County (38 percent), Salt Lake City (48 percent), Murray (44 percent), Midvale (48 percent), and West Valley (48 percent), Figure IV-3. Historically, affordability attracted new and kept many households in the city.

Because nearly 64 percent of residents make less than 80 percent of the median area income for South Salt Lake, continuing to offer affordable and attainable housing is a will continue to attract and retain the diversity of households that characterize the community today. Retention of existing households requires mechanisms to assist residents in staying and aging in place without fear of displacement from rising housing costs and negative impacts from gentrification. This may include renovations to age in place, housing cost support, and new housing that meets their budget and family needs. Housing stability has a positive positive impact on families, education, schools and neighborhoods; all issues the city has invested in over the last decade. Many fear that the people supported by programs such as Promise SSL will be forced to move to new locations or less permanent housing situations and may no longer have access to the resources offered here. Families moving to more suburban locations for cheaper housing has been a visible trend in local schools in recent years.

Meanwhile, a large number of younger, higher-income singles and couples have moved in, both into new apartments and into single family homes that are more competitively priced. This is creating a different character and culture in the City, one that has supported many of the new businesses and eating/drinking establishments around the City. They also have different priorities and standards for how properties should be maintained and the amenities the City should provide.

A comparison between 2010 and 2017 for the City and County shows that the number of households in South Salt Lake making under 50 percent of the AMI decreased significantly from 2010 to 2017, while the number of households making 80 percent or more of the AMI has increased, Table IV-4. This is likely attributable to increased financial pressure pushing cost burdened residents out of the city. The change in income from 2010 to 2017 is reflected in the County but at a much lower rate than South Salt Lake. The change in incomes over 80% AMI is also attributed to the city encouraging several new single family home developments that became the highest valued properties and attracted high-income families.

Since the 2009 General Plan, and in the years proceeding that, South Salt Lake become a community of cultural diversity as refugee and immigrant populations moved into the area because of the availability of affordable single family housing options. The cultural diversity of the City should be preserved as growth and development occurs.

TABLE IV-2: ANNUAL INCOME BY AMI BRACKET FOR SALT LAKE COUNTY, SOUTH SALT LAKE, SALT LAKE CITY, MURRAY, MIDVALE AND WEST VALLEY CITY

AMI Bracket	Salt Lake County	South Salt Lake	Salt Lake City	Murray	Midvale	West Valley City
Household Income <= 30%	$22,460	$14,344	$21,943	$19,341	$18,065	$22,175
Household Income 50%	$37,433	$23,907	$36,571	$32,235	$30,108	$36,959
Household Income 80%	$59,892	$38,250	$58,514	$51,576	$48,173	$59,134
Household Income 100%	$74,865	$47,813	$73,142	$64,470	$60,216	$73,917
Household Income 125%	$93,581	$59,766	$91,428	$80,588	$75,270	$92,396

Source: U.S. Census, American Community Survey, 5-yr Data 2015-2019

TABLE IV-3: 2017 INCOME DISTRIBUTION FOR SALT LAKE COUNTY, SOUTH SALT LAKE, SALT LAKE CITY, MURRAY, MIDVALE AND WEST VALLEY CITY

AMI Bracket	Salt Lake County	South Salt Lake	Salt Lake City	Murray	Midvale	West Valley
Household Income <= 30%	10%	21%	17%	10%	15%	10%
Household Income 50%	11%	16%	14%	14%	10%	14%
Household Income 80%	17%	27%	17%	19%	22%	23%
Household Income 100%	12%	9%	10%	13%	12%	14%
Household Income >100%	50%	27%	42%	44%	40%	38%

Source: U.S. Census, American Community Survey, 5-yr Data 2015-2019

TABLE IV-4: INCOME DISTRIBUTION FROM 2010 TO 2017 BY PERCENT OF HOUSEHOLDS

	SOUTH SALT LAKE		SOUTH LAKE COUNTY	
Income Distribution Overview	2010 %	2017 %	2010%	2017%
Household Income <= 30% AMI	24%	21%	11%	10%
Household Income >30% to <=50% AMI	19%	16%	11%	11%
Household Income >50% to <=80% AMI	22%	27%	18%	17%
Household Income >80% to <=100% AMI	10%	9%	12%	12%
Household Income >100% AMI	25%	27%	47%	50%
Household Income >100%	50%	27%	42%	44%
Total	8,540	8,845	348,110	363,060

Source: 2010-2014, 2013-2017 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS)

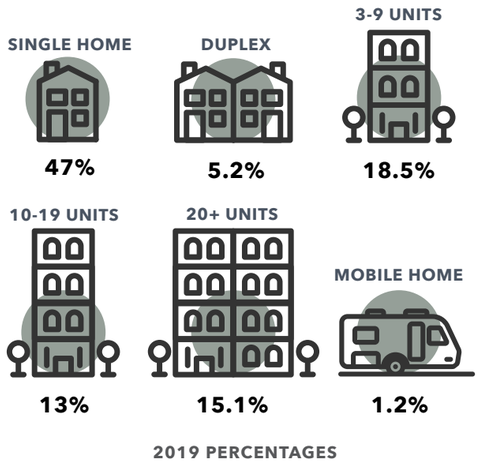
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CURRENT HOUSING STOCK

South Salt Lake has a notable diversity of housing units. Because of its location on transit, the City created a niche for multi-family, transit-oriented development and continues to increase the number of units in this category as the city's urban downtown develops.

Of the 10,321 housing units in South Salt Lake, almost half of all units are single family structures. The remaining housing stock is comprised of 3–9-unit structures (18.5 percent) and high-density structures with over 20 units (15.1 percent), Figure IV-2. South Salt Lake residents feel strongly that a diversity of housing type is critical to allowing residents to age in place and to attract diverse new residents with different backgrounds, incomes, and needs. Different housing types in the City should also provide options for South Salt Lake's elderly and supportive living residents which may be accommodated in multifamily units within walking distance to city services and public transportation.

FIGURE IV-2: OCCUPIED HOUSING TYPES IN SOUTH SALT LAKE



Most homes in South Salt Lake are renter occupied with nearly 60 percent renter-occupied units and 40 percent owner-occupied (Table IV-5). Ownership rates in South Salt Lake are significantly lower than the rest of the County and neighboring municipalities, with the exception of Midvale City, and indicate that the City has a high resident turnover. Because of this high turnover and lower owner occupancy, South Salt Lake community members support having a balance of renters and owners to foster neighborhood stability and sense of community.

The majority (40.2 percent) of housing options in South Salt Lake are two-bedroom units, Figure IV-3. During the engagement process, residents strongly supported the addition of diverse housing options to accommodate a range of family sizes and needs. Since 2010, the average South Salt Lake household has decreased from 2.7 people to 2.5 people. This is slightly less than the County average of 2.9 which has remained the same since 2010. The decrease in household size may be attributable to a lack of larger units to accommodate larger families and the increased construction of apartments catering to individuals and small households.

The South Salt Lake community strongly supports the addition of larger units to attract new families to the City while providing an environment where existing residents can stay within the city as their families grow. Future multifamily units should explore a diversity of unit sizes.

There is a thriving population of senior residents who are a vital part of South Salt Lake community. Senior residents often have different housing needs that other community members and are often on a fixed income. Smaller multifamily units, additional dwelling units, and senior living communities may provide an increased housing opportunity for these residents to age in place. Public input from senior residents in the City and input received from the Columbus Senior Center value the community feel of the City and spoke to the need for increased senior services accompanied by reliable and frequent public transportation, retail, and recreation opportunities within walking distance from existing senior services, senior living facilities, and throughout neighborhoods.

South Lake's unhoused population may also require specific housing types to accommodate the needs of a transient population. Proximity to public transit and accessibility to city and community services is extremely important to this population. The Men's Homeless Resource Center is located on the western edge of the City and provides critical shelter and services to those experiencing homelessness. Grace Mary Manor transitional housing also provides subsidized housing for chronically homeless individuals and veterans.

FIGURE IV-3: SOUTH SALT LAKE HOUSING UNITS BY SIZE

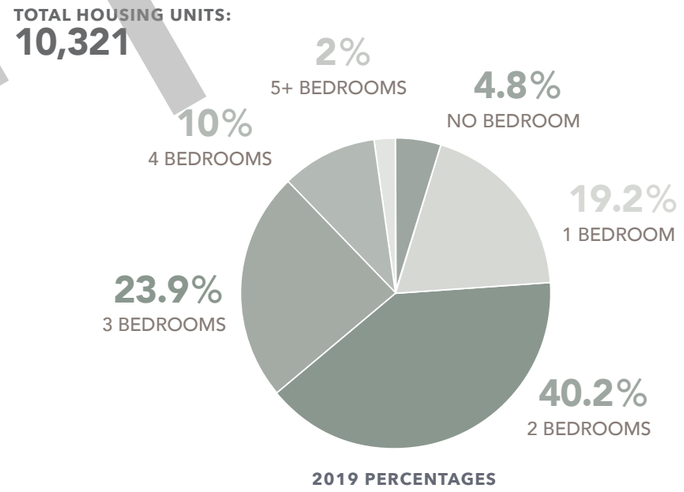


TABLE IV-5: HOUSING UNITS BY OCCUPANCY FOR SOUTH SALT LAKE CITY, SALT LAKE COUNTY AND SURROUNDING MUNICIPALITIES

Housing Units and Tenure	Total Housing Units	Occupied Housing Units	% Owner	% Renter
South Salt Lake	10321	9544	40.1	59.9
Salt Lake County	397,080	374,820	67.1	32.9
Salt Lake City	340150	340150	65.4	34.6
Murray	20219	19084	67.2	32.8
Midvale	13981	12695	44.2	55.8
West Valley City	39162	36842	68.8	31.2

Source: U.S. Census, American Community Survey, 5-yr Data 2015-2019

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HOUSING PROGRESS

South Salt Lake has made progress towards reaching their housing goals since the 2019 update of the moderate-income housing plan. By the end of 2021, the City will have:

- Increased housing opportunities for households earning below 50 percent of the City's Area Median Income (AMI) and households with critical needs by at least 200 units.
- Increased housing opportunities for 50-80 percent AMI households through the addition of at least 235 units, most of which are multifamily apartment style options.

This progress was made by identifying developers who are willing to provide affordable units as part of their development, incentives for providing affordable units, approval of development entitlements, and verification that units have been provided are indeed affordable for those earning below 50 and 80 percent of the City's AMI.

The City is still working toward increasing housing opportunities for 80-100 percent AMI households by providing additional units. The City is also exploring methods to preserve currently affordable housing through rehabilitation and neighborhood revitalization.

HOUSING RESOURCES AND SUPPORT

Like most municipalities along the Wasatch Front, many of South Salt Lake's residents are experiencing homelessness. This subgroup has different housing challenges than the rest of the South Salt Lake community. More information on healthy and fair programs and State, Federal, and third-party resources can be found on the South Salt Lake website here: https://South Salt Lakec.com/department-listings/community-development/housing.

- The **Good Landlord Program** provides rental license fee incentives for community and neighborhood accountability.
- The **Salt Lake County Housing Connect** connects people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization.
- The **Fit Premises Code** defines the standard for rental units in South Salt Lake to promote clean and safe rental options.
- The **Utah Community Action Program** provides comprehensive services for income eligible families including Head Start, Adult Education, Case Management & Housing, Nutrition, HEAT, and Weatherization programs to address barriers to self-reliance and strengthen communities. https://www.utahca.org/

South Salt Lake hosts the Utah Independent Living Center which assists persons living with disabilities to live independently. This unique housing situation provides services and care to several South Salt Lake residents and support South Salt Lake's housing goal to provide housing for ALL residents. Future housing development in the City should consider the need for assisted living opportunities, especially surrounding mixed use areas and public transportation where services are clustered.

Age and Condition

Two-thirds of all homes in South Salt Lake were built prior to 1980, with over one-third of all structures built prior to 1960 as seen in Figure IV-4. The rate of housing development decreased after 1980 as South Salt Lake approached build-out and available development sites disappeared. As South Salt Lake grows, infill and redevelopment will be the primary method of building new units due to limited available space.

Housing conditions in South Salt Lake are decent, with over 99 percent of housing units having complete plumbing and kitchen facilities. About 43 percent of homes in South Salt Lake are over 50 years old, meaning that upkeep and repair costs may be high for homeowners.

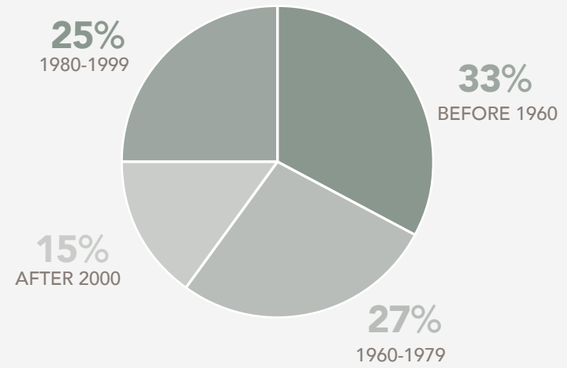
Many of these units are unreinforced masonry structures built before 1975, which may pose a significant risk to homeowners in the event of an earthquake. More information on this can be found in the Hazards and Resiliency Element of this plan. Several options are available to property owners to help make needed repairs and updates through the following programs:

- Green and Healthy Homes Initiative
- Utah Weatherization Initiative
- Salt Lake Habitat for Humanity
- Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place Programs

Households who pay over 30 percent of their income on housing are more likely to become cost burdened, often from unplanned costs relating to appliance replacements, repairs, and home maintenance. During the General Planning process, the South Salt Lake community showed strong interest in home maintenance and repair programs offered by the City to mitigate hardship due to unplanned expenses. This may be implemented through low-interest loans or grants offered to qualifying residents from the City, as well as home weatherization programs offered by the State of Utah.

Maintenance and repair programs should develop in partnership with increased code enforcement efforts to develop working relationships with residents.

FIGURE IV-4: AGE OF HOUSING STRUCTURES IN SOUTH SALT LAKE



Source: U.S. Census, American Community Survey, 5-yr Data 2015-2019



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HOUSING AFFORDABILITY

South Salt Lake's median income is $47,813, significantly below the County AMI of $74,856. Housing is affordable when housing related costs, rent/mortgage, utilities, etc. are less than 30 percent of household income. Table IV-6 shows the maximum monthly housing allowance within each income bracket. If a household pays over 30 percent of their income on housing related costs, they are more likely to be financially burdened.

Table IV-7 shows the number of housing units in each cost bracket compared to the number of households in each bracket. South Salt Lake experiences a shortage of housing for very low-income households, low-income households and households making 100 percent of AMI. This means that households within these groups are paying over 30 percent of their income on housing or less than 20 percent of their income on housing.

Because South Salt Lake has a shortage of housing for very low-income households, these households must pay over 30 percent of their income on housing, are cost-burdened, and are at a greater risk for losing their housing. Households spending under 20 percent of their income on housing flow into the cost bracket below them by occupying units which could be affordable to households in a lower income bracket. This causes a housing shortage for households in a lower income bracket causing a waterfall effect of housing shortage.

The median home value for South Salt Lake homeowners in 2020 was $226,500. Assuming a 30 year fixed mortgage at 3.4 percent, a homeowner with good credit should expect to pay around $1,071 per month for their mortgage. This means that only households making $42,840 annually, or 90 percent AMI, can afford to purchase a home without the risk of becoming cost-burdened. Table IV-8 shows housing costs by interest rates.

Housing demand in South Salt Lake will continue to grow as the number of households increase significantly in the next 20 years. The Wasatch Front Regional Council projects that the number of households in the city will increase by 69 percent, from 11,175 in 2020, to 13,939 in 2030, and 16,127 by 2040.

To address this shortage the city should continue to pursue diverse housing options including ADUs (additional dwelling units) where appropriate, multifamily development with a range of unit sizes, and rehabilitation of existing housing to provide more immediate options for residents in need.



TABLE IV-6: MONTHLY HOUSING ALLOWANCES BY AREA MEDIAN INCOME (AMI) IN SOUTH SALT LAKE AND SALT LAKE COUNTY

Percent of AMI	South Salt Lake AMI	Salt Lake County AMI	South Salt Lake Maximum Monthly Housing Allowance	Salt Lake County Maximum Monthly Housing Allowance
30 (Very Low)	$14,344	$22,460	$359	$561
50 (Low)	$23,907	$37,433	$598	$936
80 (Moderate)	$38,250	$59,892	$956	$1,497
100 (Median)	$47,813	$74,865	$1,195	$1,872
125 (Above)	$59,766	$93,581	$1,494	$2,340

Source: 2010-2014, 2013-2017 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS); U.S. Census, American Community Survey, 5-yr Data 2015-2019

TABLE IV-7: THE NUMBER OF HOUSEHOLDS BY AVAILABLE UNITS FOR SOUTH SALT LAKE

Monthly Housing Costs	No. of Units	No. of Households	AFFORDABLE RENT RANGE		HOUSEHOLD INCOME RANGE	
			Low	High	Low	High
Less than $300	433	2,004	$0	$359	$0	$14,343
$300 to $499	919	1,527	$359	$598	$14,343	$23,907
$500 to $799	1,755	2,577	$598	$956	$23,907	$38,250
$800 to $999	2,157					
$1,000 to $1,499	3,282	764	$956	$1,195	$38,250	$47,813
$1,500 to $1,999	1,280	2,577	$1,195	+	$47,813	+
$2,000 to $2,499	227					
$2,500 to $2,999	83					
$3,000 +	41					
No cash rent	155					
Total	**10,331**	**9,449**				

Source: 2010-2014, 2013-2017 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS); U.S. Census, American Community Survey, 5-yr Data 2015-2019

Interest Rate	Monthly Cost
2.7%	$919
3.4%	$1,017
3.9%	$1,068
4.25%	$1,114

TABLE IV-8: ESTIMATED MONTHLY HOUSING COSTS BY INTEREST RATE

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HOUSING GOALS
GOAL #1

Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.

STRATEGY 1

Update the City's Moderate Income Housing plan annually to account for changing housing needs within the South Salt Lake community.

Actions:

- Select new MIH strategies, in addition to existing selected strategies, based upon changing conditions in the City and the achievement of previously selected strategies.

STRATEGY 2

Encourage development and maintenance of an affordable and attainable supply of housing for all income levels.

Actions:

- Remove regulatory barriers to incentivize housing development/rehabilitation with diverse and affordable units.
- Establish a housing trust fund to stabilize rent prices and create community-owned housing options.
- Require that developers benefiting from development incentives agree to rent stabilization policies of minimum lease terms and renewal requirements for good tenants, as well as advance notice of rent increases (120 days).

STRATEGY 3

Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents.

Actions:

- Incentivize the development of multi-family units with access to transit and community and city services.
- Develop policy that new multifamily developments include a range of unit size to accommodate different family sizes and needs.
- Utilize ADU legislation in designated areas through a streamlined process to provide housing options for small families or individuals.
- Revise zoning to incorporate flexibility in lot sizes.
- Embrace and explore innovations and new partnerships to develop special needs housing.
- Explore partnerships with community organizations to supply critical housing for the at-risk and unsheltered population.
- Incorporate consumer choice from at-risk residents by providing program participants with a range of housing styles and neighborhoods and deciding which on-site services to take advantage of.

STRATEGY 4

Encourage the preservation of existing housing through City-supported initiatives and increased code enforcement to make needed repairs, upgrades, and promote property maintenance.

Actions:

- Aid homeowners through grants and low-interest loans to qualifying residents for property maintenance and upgrades.
- Increase code enforcement efforts and community-relations to support attractive and healthy neighborhoods and to attract new residents and development.
- Consider a small landlord multifamily rehabilitation program that provides funds for rental rehab (including accessibility improvements, property management support, and/or a tenant insurance fund, in exchange for keeping rents at an agreed upon affordable level for a predetermined period.

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HOUSING GOALS
GOAL #2

Connect housing of various densities to appropriate services and amenities within and between neighborhoods.

STRATEGY 5

Ensure that all residents have access to retail, services and neighborhood amenities that are easily and safely accessible by foot, bike, or transit.

Actions:

- Complete neighborhood plans that identify missing connections and include strategies for complete neighborhood walking, biking, rolling, and vehicle connections.
- Include an inventory of current and needed services and amenities in each neighborhood plan.
- Review and update as needed zoning and development requirements to require, as appropriate, inclusion of retail, services, and neighborhood amenities in new and redeveloped areas

HOUSING GOALS
GOAL #3

Continue and expand current community-and neighborhood-based events and activities to encourage neighborhood and community pride and social interaction.

STRATEGY 6

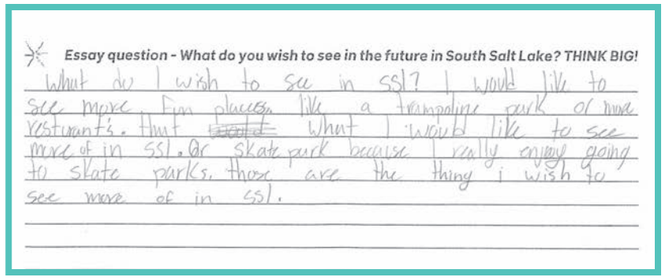
Promote neighborhood pride and a unique sense of place to create lifelong residents and to attract new residents.

Actions:

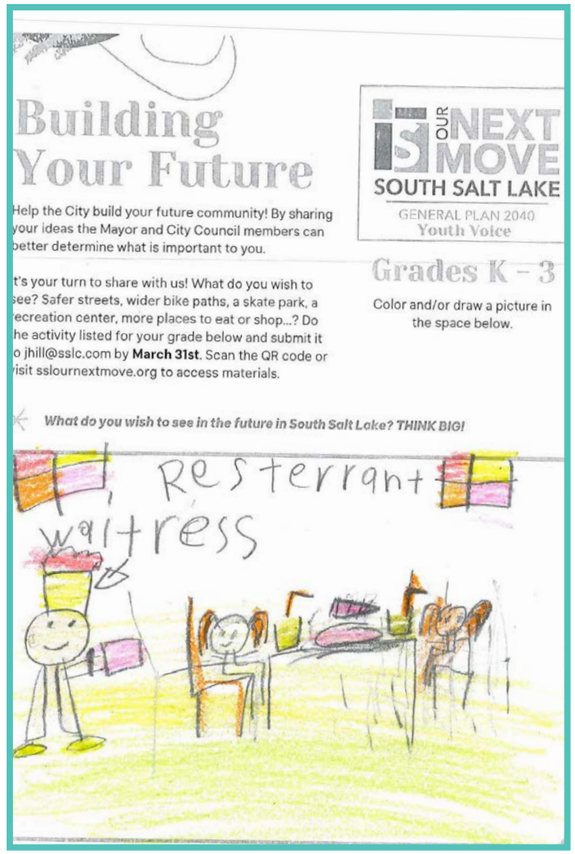
- Develop and implement neighborhood outreach strategies for each neighborhood.
- Expand programs that recognize residents for yard beautification to include a broader spectrum of housing units.
- Continue and expand on current programs that encourage neighborhood gatherings.

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Essay question - What do you wish to see in the future in South Salt Lake? THINK BIG!

What do I wish to see in SSL? I would like to see more fun places like a trampoline park or more restaurant's. that ~~I would~~ What I would like to see more of in SSL. Or skate park because I really enjoy going to skate parks. those are the thing i wish to see more of in SSL.


Building Your Future

Help the City build your future community! By sharing your ideas the Mayor and City Council members can better determine what is important to you.

It's your turn to share with us! What do you wish to see? Safer streets, wider bike paths, a skate park, a recreation center, more places to eat or shop...? Do the activity listed for your grade below and submit it to jhill@sslc.com by **March 31st**. Scan the QR code or visit sslournextmove.org to access materials.

OUR NEXT MOVE SOUTH SALT LAKE
GENERAL PLAN 2040
Youth Voice

Grades K – 3

Color and/or draw a picture in the space below.

What do you wish to see in the future in South Salt Lake? THINK BIG!

resterrant
waitress



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ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

INTRODUCTION

The past decade in South Salt Lake has brought significant growth and change across multiple market sectors-business, industry, and housing. It was the result of careful decision making and investment by city leaders to reinvent the City as a more urban, connected center of the Wasatch Front. This included decisions to invest in transit and trails, to purchase key properties to redevelop, and to create urban zoning around transit to create urban neighborhoods and ultimately a downtown. While the City has always had an outsized business base, it has become more diverse, with more services, dining and consumer-oriented businesses. This trend is likely to continue for the next twenty years, as community development continues to prioritize new housing and office space with walkable neighborhoods and supportive services. The push to revitalize aging buildings and industrial neighborhoods will continue, all while continuing to support key industrial neighborhoods that have been modernized and meet today's needs.

A Market Assessment was conducted during the General Planning process to explore current conditions and future economic opportunities for South Salt Lake. The assessment identified projected changes in market factors and associated market demand. Understanding these factors shaped the economic development goals and links land use strategies with economic development to harness local and regional growth and existing businesses. This chapter is a summary of the full Market Assessment which can be found in Appendix C.

Through the General Planning process residents and business owners identified an economic development vision to guide the future of in South Salt Lake:

SOUTH SALT LAKE GENERAL PLAN 2040

ECONOMIC DEVELOPMENT VISION STATEMENT

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

During the engagement process the community expressed a desire to cultivate and retain a diverse base of employment, enabling a sustainable tax base built upon existing businesses and enhanced and diversified by future employers. The community supports a wide range of employment opportunities and encourages further diversification to enhance both economic and social viability.

EMERGING COMMUNITY IDEAS

Several emerging ideas were identified through the General Plan process that resulted in the development of the economic development goals and strategies, Figure V-1. The community emphasized the importance of both social and economic diversity and opportunity in South Salt Lake. The community also values the development of economic resiliency and the ability to attract and retain a diverse workforce. Through adding diverse workers comes a need to maintain and enhance quality of life which comes in the form of interesting, engaging, and appropriately scaled goods and services.



Figure V-1: Emerging Ideas for Economic Development

POPULATION

South Salt Lake City has a 2020 population of 26,794 according to the Wasatch Front Regional Council (WFRC) population estimate. In 1990 South Salt Lake had a population was just over 10,000 residents, and over the next ten years, the population would more than double to 22,080 residents in 2000 which is partially due to a large annexation which expanded the City boundary to 3900 South. Even with most of the city built out at the time of the last general plan, growth has continued as a result of infill and redevelopment. Population is projected to continue to grow, with some minor fluxuation, at an annual rate of nearly 2.5 percent for the next five years, and then continue at 1 percent annually as space for new residential development is built out, Table V-1. For the purpose of this analysis, several Compound Annual Growth Rate (CAGR) scenarios were analyzed over a 20-year horizon to understand the potential of South Salt Lake's population growth.



TABLE V-1: ESTIMATED POPULATION GROWTH RATES FOR SOUTH SALT LAKE

	SOUTH SALT LAKE CITY				
	0.5% CAGR	1.0% CAGR	1.5 % CAGR	2.0% CAGR	2.5% CAGR
YEAR	POPULATION				
2020	26,794	26,794	26,794	26,794	26,794
2021	26,928	27,062	27,196	27,330	27,464
2022	27,063	27,333	27,604	27,876	28,150
2023	27,198	27,606	28,018	28,434	28,854
2024	27,334	27,882	28,438	29,003	29,576
2025	27,471	28,161	28,865	29,583	30,315
2026	27,608	28,442	29,298	30,174	31,073
2027	27,746	28,727	29,737	30,778	31,850
2028	27,885	29,014	30,183	31,393	32,646
2029	28,024	29,304	30,636	32,021	33,462
2030	28,164	29,597	31,096	32,662	34,299
2031	28,305	29,893	31,562	33,315	35,156
2032	28,447	30,192	32,035	33,981	36,035
2033	28,589	30,494	32,516	34,661	36,936
2034	28,732	30,799	33,004	35,354	37,859
2035	28,875	31,107	33,499	36,061	38,806
2036	29,020	31,418	34,001	36,782	39,776
2037	29,165	31,732	34,511	37,518	40,770
2038	29,311	32,050	35,029	38,268	41,789
2039	29,457	32,370	35,554	39,034	42,834
2040	29,605	32,694	36,088	39,814	43,905

Source: Wasatch Front Regional Council, Catalyst

**Compound annual growth rate (CAGR)*

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INCOME

The median household income (MHI) of a community is one of the most important factors in understanding its economic health. South Salt Lake's MHI is $45,729, which is below the average of the County, Wasatch Front, and State. Similarly, the per capita income and average household income observed in South Salt Lake are lower than the regions compared in Table V-2.

TABLE V-2: 2020 HOUSEHOLD AND PER CAPITA INCOME FOR SOUTH SALT LAKE AND THE SURROUNDING AREA

	South Salt Lake	Salt Lake Co.	Wasatch Front	Utah
Median Household Income	$45,729	$76,410	$76,256	$73,015
Average Household Income	$60,680	$99,988	$99,114	$92,612
Per Capita Income	$22,785	$33,095	$32,666	$29,227

Source: U.S. Census 2010, ESRI

There is no single cause to the disparity in household income observed in South Salt Lake, but it is likely a culmination of several factors. The City has a greater makeup of blue-collar and service industry jobs, as well as a large senior population and population of persons with disabilities, and housing is generally older and smaller which can accommodate lower incomes. Since the 2009 General Plan, South Salt Lake has grown its per capita income from $16,184 to a 2020 value of $22,785. Over that same period, Salt Lake County grew from $23,697 to a 2020 value of $32,666. The Per Capita Income grew 41 percent over the period, while Salt Lake County has only grown 38 percent.

AGE

South Salt Lake has a relatively young population with a median age of 32.6, which is younger than Salt Lake County at 32.7, but slightly older than the Utah average age of 30.9[1]. As with most communities, South Salt Lake's median age has grown older from 2010 to 2020 (from 30.4 to 32.6).

Like many communities, the age distribution of South Salt Lake's higher household incomes is heavily weighted in the 35 to 44-year-old age category. South Salt Lake has larger portions of the population that would be considered prime labor force (ages 25-44) and College or new family age (20-24) compared to Salt Lake County and the State. South Salt Lake has a smaller percentage of young residents (ages 0-14) and elderly (65+) compared to the larger regions. A large portion of South Salt Lake's majority of residents are young professionals that are just entering the workforce, or who have just started to establish themselves outside of adulthood.

RACE AND ETHNICITY

South Salt Lake is the most racially and ethnically diverse city in Utah and Salt Lake Counties. The City's history of affordable housing options drives this cultural diversity and provides a hope for emerging small businesses and unique opportunities for residents and business owners.

South Salt Lake's population is predominantly White Alone (64.3 percent), with a significant percentage of people identifying as Hispanic (any race). Individuals who identify as Black and Asian followed this (5.6 and 7.5) respectfully. Individuals identifying with having Hispanic origin comprise 30.7 percent of the population (Table V-3).

The diverse population that exists within South Salt Lake is an asset in terms of employment. Oftentimes employers will seek a diverse workforce to fill roles and having the population and skills available to employers can be leveraged as an asset to the community. The ability to provide employers with candidates who can speak several languages and come from varied backgrounds presents an opportunity for the city to harness a diverse skilled workforce.

TABLE V-3: COMPARISON OF RACE AND ETHNICITY FOR SOUTH SALT LAKE AND SURROUNDING AREA

Race/Ethnicity	South Salt Lake		Salt Lake Co.	
	#	%	#	%
Caucasian	17,936	64.4%	942,906	78.2%
African American	1,562	5.6%	24,084	2.0%
American Indian & Alaska Native	725	2.6%	10,838	0.9%
Asian	2,092	7.5%	56,598	4.7%
Native Hawaiian & Other Pacific Islander	306,845	1.1%	19267,552	1.6%
Some Other Race	3,961	14.2%	107,176	8.9%
Two or More Races	1,283	4.6%	44,556	3.7%
Total	27,867	100.0%	1,205,426	100.0%
Hispanic Origin	8,564	30.7%	219,168	18.2%

Source: U.S. Census 2010, ESRI



[1] Source: ESRI

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MARKET DEMAND

RETAIL

South Salt Lake has a significant retail base, but locals often make purchases outside of city limits. This is sometimes because the goods/product are not sold there, or because they prefer the stores or experience elsewhere. This is known as retail gap or "leakage".

To calculate demand, leakage was analyzed within the South Salt Lake City limits (potential demand in dollars less the existing supply in dollars.) The dollar demand is then converted square footage based on extensive industry knowledge and experience. There is approximately 266,000 sq.ft. of potential unmet Retail Demand within South Salt Lake, most notably in:

- Department Stores
- General Merchandise Stores
- Health and Personal Care Stores
- Sporting Goods Stores
- Specialty Food Stores
- Furniture Stores

RESIDENTIAL

Salt Lake County is projected to gain over 5,850 new households annually over the next five years. The majority of household growth is expected to occur in the 35-54 year old and over 65 age groups. Based on recent development patterns, South Salt Lake could capture 7 percent of new units annually.

RENTER-OCCUPIED HOUSING



55%

Of Total New Units Could Support Monthly Rent Above $1,500

South Salt Lake has the potential to capture 100 new units annually

OWNER-OCCUPIED HOUSING



55%

Of The Total New Units Could Be Valued Between $200,000 And $450,000

South Salt Lake has the potential to capture 325 new homes annually

SOUTH SALT LAKE'S PSYCHOGRAPHICS

Psychographics help illustrate a population's attitudes and interests. 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 works 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]

[2] Source: ESRI

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TARGETED EMPLOYMENT ATTRACTION

Employment remains strong and diverse. A Location Quotient (LQ) is a way of discovering the industries that are truly unique and specialized within the economy compared to the national average. An industry's LQ factors in the total concentration of jobs and percent change. A high LQ signals high concentration, but the concentration's impact on the regional economy depends on the number of existing jobs in the economy. A positive or negative change in an industry's LQ will be much more indicative of the economy's health if the industry also employs a lot of people. An LQ over 1 represents greater concentration in Salt Lake compared to the national average. According to Oxford Economics, the following table represents the LQ of industries in the greater Salt Lake metropolitan area. (Table V-4).

The results of the LQ analysis reveal a concentration in the following industries:

- Information (1.5 LQ with 3.11 percent growth anticipated over 5 yrs.)
- Financial Activities (1.3 LQ with 2.25 percent growth over 5 yrs.)
- Professional and Business Services (1.2 LQ with 1.45 percent growth in 5 yrs.)
- Natural Resources, Mining and Construction (1.2 LQ with .62 percent growth in 5 yrs.)
- Trade, Transportation and Utilities industries (1.1 LQ with 1.4 percent growth in 5 yrs.)

Based on South Salt Lake's regional position, access to infrastructure, various transportation modes, and workforce, it would indicate that economic development efforts to support Retail Trade, Manufacturing, STEM, Finance and Insurance, Transportation and Warehousing, as well as Construction would be the most strategic.

TABLE V-4: SALT LAKE COUNTY EMPLOYMENT BY INDUSTRY (IN THOUSANDS)

Salt Lake		Current Level			12 MONTH CHANGE		10 YEAR	5 YEAR
NAICS Industry	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	60	0.9	-0.46%	-4.67%	1.41%	0.57%	0.43%	0.67%
Trade	149	1.1	-0.73%	-3.99%	2.31%	0.78%	1.40%	0.87%
Retail Trade	77	1	1.24%	-3.55%	2.18%	0.41%	0.96%	0.83%
Financial Activities	60	1.3	-3.45%	-1.36%	2.60%	1.21%	2.25%	0.81%
Government	105	0.9	-5.58%	-3.95%	1.07%	-0.27%	1.95%	0.78%
Natural	50	1.2	3.48%	-4.16%	4.23%	2.43%	0.62%	1.37%
Education	85	0.7	-4.02%	-4.49%	2.38%	1.49%	2.65%	2.07%
Professional	123	1.2	-6.30%	-5.41%	2.67%	1.82%	1.45%	1.86%
Information	20	1.5	-6.76%	-7.13%	1.88%	-0.11%	3.11%	2.44%
Leisure	55	0.8	-17.26%	-21.76%	1.32%	-0.06%	5.09%	5.19%
Other Services	24	0.9	3.82%	-7.83%	2.69%	0.21%	-0.12%	1.62%
Total Employment	**731**	**1**	**-4.18%**	**-6.34%**	**2.17%**	**0.83%**	**1.87%**	**1.69%**

Source: Oxford Economics

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OFFICE DEMAND

Salt Lake City's office market was benefiting from the metro's consistent job and population growth over the past several years prior to the onset of COVID-19 as a result of the-diversified economy. Employment growth in recent years from the tech and financial service sectors has been driven primarily through the locally educated population (Table V-5).

The Interchange Submarket in Salt Lake County, or the office market with direct access to freeway entrance and exit points, is a midsized submarket that contains around 1.6 million sq. ft. of office space including the majority of South Salt Lake. The vacancy rate has risen significantly over the past 12 months, reaching 6.6 percent. There is about 150,000 sq. ft. of office product under construction underway in the submarket, representing the most space under construction in the submarket for more than a decade. This represents a turnabout from the recent trend, as the last office building constructed here delivered more than five years ago.

Average rents remain on the lower end of the market at a rate of $18.53/ sq. ft., mainly due to the greater concentration of older buildings within the submarket. Analysis of historical performance indicates that South Salt Lake has demand for over 175,000 sq. ft. of additional office development based on a conservative capture rate of the greater Salt Lake market. South Salt Lake is expected to outperform this projection as a result of opportunities in the Downtown neighborhood. Continued investment in the Downtown could result in a transformation of the Interchange Submarket.

TABLE V-5: 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**

Source: ESRI, CoStar, Catalyst

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INDUSTRIAL ATTRACTION

The South Valley submarket which includes South Salt Lake has been stagnant compared to the greater metro market, seeing no new development within the last twelve months and experiencing negative absorption. However, the fundamentals of vacancy and rent growth remain strong with only 2.9 percent vacancy and 4.5 percent 12-month rent growth. The South Valley submarket remains one of the strongest submarkets in the metro, making up 10.5 percent of the total market, primarily through logistics (7.5 million sq. ft.), and specialized industrial (5.2 million sq. ft.) uses. The total submarket constitutes over 16.7 million sq. ft. of industrial development, but currently has minimal construction underway (Table V-6).

Rents remain competitive at a rate of $8.26 per sq. ft. due to ideal positioning and connectivity via several interstates, rail, and access to air travel within Salt Lake City. Analysis of recent trend indicates that South Salt Lake has demand for over 35,000 sq. ft. of additional industrial development per year, based on a conservative capture rate of the greater Salt Lake market. The majority of demand is anticipated to be generated from turnover.

TABLE V-6: 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**

Source: ESRI, CoStar, Catalyst

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CATALYST AREAS

Downtown South Salt Lake - This area has been the focus of redevelopment and reinvestment since 2010. Land uses in the area have transitioned from highway serving commercial and low-density flex and storage space to mixed use. Additional redevelopment and density are anticipated in this area. This area is becoming the core of South Salt Lake. In addition to residential and employment uses, the area has attracted and nurtures creative industries including arts, brewing, and distilling. There are distinct sub-neighborhoods in the area including "Tile Mile" for design and furnishings shops, Creative Industries for arts focused entities, and Brewery Row for food and beverage.

Investment in public space and parks will provide additional visibility to the area by providing opportunities to gather and act as an economic generator for restaurants and local shops. Review and revision, as appropriate, of existing zoning codes should focus on development of a high-quality public realm and connectivity both within the area and to adjacent neighborhoods.

3300 South - The 3300 South corridor is a primary east/west route through the Salt Lake Valley. It connects the base of the Wasatch Range on the east to the base of the Oquirrh Range on the West. This major arterial carries high traffic volumes as it passes through South Salt Lake which presents challenges for safe crossings and for multi-modal connectivity along its length. The existing development pattern is primarily highway focused commercial. The character of and opportunities along the corridor differ east and west of I-15.

East - The 3300 South Corridor east of I-15 developed as highway serving commercial. There are several technology focused businesses located in this area. The City and RDA should explore opportunities to build on this base. An analysis of business needs by type will enhance business retention and attraction in this area by identifying preferred adjacencies, amenities, and services these business types prefer.

Creative Industries - This area, south of I-80, is an area targeted to retain its current business/residential mix of uses. The area, part of the Water Tower neighborhood, is characterized by lower density uses that can accommodate small businesses, support residential character, and create a "village" feel.

West - This area is currently characterized by storage, auto-oriented businesses, and other similar uses. There are gaps in infrastructure in this area that have limited private investment and redevelopment. The city recently completed a small area plan for this neighborhood that identifies opportunities for transformation. The City and RDA should continue to pursue redevelopment of this underutilized area.

State Street Corridor - State Street, or U.S. Highway 89, is a major arterial that extends beyond the boundary of South Salt Lake, the County, and the State. Management of State Street by the Utah Department of Transportation has focused on vehicular travel and de-emphasized the corridor's role for pedestrians, bicyclists, and other modes of travel. It is a barrier to connectivity in each of the cities it serves.

As it passes through South Salt Lake the highway is characterized by minimal pedestrian and bicycle infrastructure and amenities. Land uses along the corridor are primarily highway serving commercial although the city has focused on transforming the area north of I-80 as Downtown South Salt Lake resulting in new multi-family housing along the corridor that is transforming the focus of retail and employment uses along that part of the corridor. To address the urban and streetscape design challenges of State Street, South Salt Lake participated in the "Life on State" visioning process and teamed with Salt Lake City to create an implementation strategy, that identifies areas for improvement of the pedestrian environment. Opportunities to implement these improvements should be identified and pursued.

State Street intersects other major arterials as it passes through South Salt Lake that can become major commercial nodes.

Entertainment Node - Century 16 movie theaters have been located at the intersection of 3300 South and State Street for decades. The theater is surrounded by parking fields. There are several restaurants across 3300 South or State Street that provide an opportunity to stay in the area either before or after attending a movie, but the area lacks the excitement and visual continuity of an "entertainment hub." South Salt Lake should work with the owners of the theater and local restaurants and clubs to consider creation of an "entertainment hub" with the movie theaters as an anchor.

Cultural Node - The Chinatown commercial development at 3390 State Street is a privately developed shopping and restaurant area. The area is a regional destination. This section of State Street is appropriate for Medium Density Corridor Development on the Future Land Use Map to include new residential and commercial development as well as improve pedestrian and bicycle connectivity. Because of the combination of an emerging regional anchor and an opportunity for medium-density mixed use, this area could become a cultural node with restaurants and shops highlighting South Salt Lake's diverse population and businesses representing many cultures and cuisines.

Transit Hubs - South Salt Lake transit services include light rail and streetcar creating an opportunity for mixed use developments that take advantage of the regional investment in transit. These areas are identified for medium- to high-density mixed-use development on the Future Land Use Map and should be the focus of the creation of connected neighborhoods with the services and amenities to support residents, businesses, and visitors.

Neighborhood Nodes - South Salt Lake residents value the transportation, transit, and multi-modal investments in the city as well as the opportunity to visit shops, parks, and restaurants without having to use their vehicle. Opportunities for neighborhood nodes with an appropriate mix of services and amenities will enhance the walk- and bike-ability of South Salt Lake's neighborhoods.

Roper Yard - South Salt Lake is unique among cities located at the core of an urbanized area. Roper Yard and the surrounding area west of I-15 to the Jordan River and south of SR-201 to 3300 South is a large rail- and truck-served commercial area offering high-quality employment in manufacturing, warehousing, distribution, and similar business types. This area is anticipated to continue to operate and attract investment for the foreseeable future.



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ECONOMIC DEVELOPMENT
GOAL #1

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

STRATEGY 1

Enhance and elevate South Salt Lake regional recognition.

Actions:

- Create identity and urban design strategies for targeted businesses and neighborhoods that reinforce South Salt Lake's brand
- Establish gateway entry elements at major entry points in the community to increase community pride and visibility
- Implement cohesive wayfinding features that lead to key destinations within the community

STRATEGY 2

Strengthen Downtown South Salt Lake.

Actions:

- Increase development of quality housing, employment, restaurant/nightlife, and targeted retail
- Promote transit supportive design and appropriate density to leverage transit oriented development along TRAX, Streetcar and key bus hubs.
- Invest in public space, parks, plazas, sidewalks, public art, etc. to support downtown placemaking, activities, and programming.
- Improve mixed-uses to attract a wide variety of customers and visitors
- Expand special events that bring people downtown
- Add recreation and leisure elements to serve residents in the Downtown neighborhood.
- Encourage preservation of compatible small businesses and compatible reuse of "characteristic" buildings.

STRATEGY 3

Encourage development and preservation of neighborhood-based shops & services in strategic locations.

Actions:

- Identify appropriate locations in the City for neighborhood scaled centers
- Create supportive planning and zoning tools to encourage quality neighborhood-oriented development and revitalization
- Consider parking standards and impact on both the viability of businesses and neighborhood character.

STRATEGY 4

Embrace South Salt Lake's legacy as an important business hub.

Actions:

- Ensure appropriate infrastructure to support manufacturing, distribution and similar types of businesses
- Market local, regional, and federal economic development programs that can help recruit new businesses
- Connect business areas to the rest of the City with trails, sidewalks, and context-sensitive transitions
- Identify suitable future businesses locations that can be promoted nationally to attract targeted business types through appropriate infrastructure, and design guidelines
- Encourage a mix of uses and amenities that are attractive to talent and employers
- Create a program to help businesses navigate the local, regional, state and federal regulatory processes
- Continually review and improve the City's development review and permitting process with input from the business community to mitigate unnecessary red tape.

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ECONOMIC DEVELOPMENT
GOAL #1

Continued

STRATEGY 5

Maintain and enhance neighborhood health, vitality, and integrity.

Actions:

- Regularly review and update land use and design policies to ensure quality infill development and revitalization.
- Enforce regulations to maintain existing neighborhood quality
- Accommodate resilient development that balance housing needs without diminishing values of existing development
- Encourage incremental development where appropriate to avoid vacant and underutilized parcels
- Integrate amenities into neighborhoods and attract a wide variety of residents
- Enhance connections between the built environment and natural environment to improve walking and biking.

STRATEGY 6

Create unique, destination-oriented, mixed-use developments.

Actions:

- Create high-quality mixed-use developments through thoughtful merchandising and retail with the appropriate scale and density and first-class development principles
- Prioritize projects and programs in areas that encourage redevelopment and density of future development properties.
- Support existing small businesses throughout the community and continuously engage in a proactive business and retention program to maintain economic health of Small Business Enterprises (SBEs)
- Invest redevelopment funds in placemaking and neighborhood amenities.

STRATEGY 7

Ensure fiscally responsible development.

Actions:

- Encourage development that optimizes the tax benefits for South Salt Lake
- Encourage future developments to integrate natural features and open spaces that can be activated, programmed, or (re)developed through the lifecycle of the development
- Support strategic interim uses that precede larger scale development and contribute to the urban character of the City such as temporary installments.
- Recognize and account for all the costs and benefits of a development when analyzing project.
- Continue to support and attract diverse range of businesses and industries.

ECONOMIC DEVELOPMENT
GOAL #2

Continue to focus on recruitment and retention of higher paying jobs for all skill and education levels.

STRATEGY 8

Target industries for South Salt Lake's growing business hubs including Downtown and the 3300 South corridor.

Actions:

- Research possible incentives to encourage hiring of South Salt Lake residents by current and new businesses.
- Include the diversity and skill levels of the local workforce in business retention and recruitment materials.
- Consider a local job fair to match residents and local business hiring opportunities.

STRATEGY 9

Market Downtown South Salt Lake as a regional destination and business district with a focus on high paying jobs, public gathering spaces, connectivity of the Streetcar and TRAX lines, and a balanced mix of uses.

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ECONOMIC DEVELOPMENT
GOAL #3

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

STRATEGY 10

Complete and implement the comprehensive business retention strategy.

Actions:

- Complete a business survey to identify expansion plans and future labor needs by business type.
- Complete a business location survey to identify business clusters
- Complete a business environment evaluation to identify amenities, services and adjacencies that could enhance business retention and attraction by business type.
- Participate in regional economic development organizations such as SL Chamber, EDCUtah & GOED, and Local First Utah

STRATEGY 11

Participate in regional economic development organizations such as SL Chamber, EDCUtah & GOED, and Local First Utah

ECONOMIC DEVELOPMENT
GOAL #4

Create catalytic areas to preserve South Salt Lake's role as a commerce hub in the Valley.

Catalytic Areas Include:

- Downtown South Salt Lake
- 3300 South Corridor
  - East
  - West
- State Street
  - Entertainment Hub
  - Cultural Node
- Transit Hubs
- Neighborhood Nodes
- Roper Yard

ECONOMIC DEVELOPMENT
GOAL #5

Continue to influence the future of South Salt Lake using the tax increment and similar tools available in State Statute.

STRATEGY 12

Establish a set of criteria to evaluate potential new project areas based on community priorities, market-based opportunity, and public amenities and infrastructure needs

STRATEGY 13

Work closely with partner taxing entities to implement project areas for the benefit of the community

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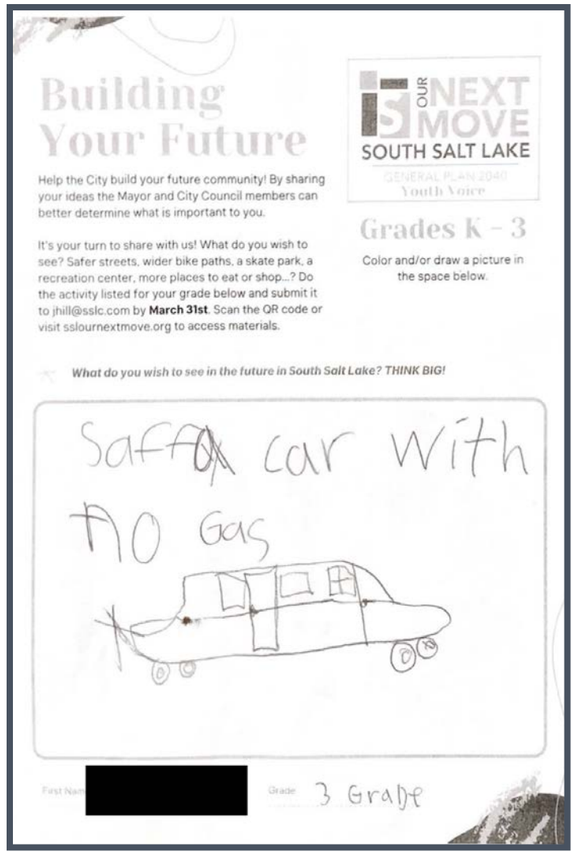
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Essay question - What do you wish to see in the future in South Salt Lake? THINK BIG!

I would like for salt lake city to have people in homes wich they can afford where tax's are lowerd 5% and we don't have factores wich spew out bad chimel's in the air and I would like no love for South Salt lake city to be a place where mere dreams to come True Theat is my dream for Salt lake city.



Building Your Future

OUR NEXT MOVE SOUTH SALT LAKE
GENERAL PLAN 2040
Youth Voice

Help the City build your future community! By sharing your ideas the Mayor and City Council members can better determine what is important to you.

It's your turn to share with us! What do you wish to see? Safer streets, wider bike paths, a skate park, a recreation center, more places to eat or shop...? Do the activity listed for your grade below and submit it to jhill@sslc.com by **March 31st**. Scan the QR code or visit sslournextmove.org to access materials.

Grades K - 3

Color and/or draw a picture in the space below.

What do you wish to see in the future in South Salt Lake? THINK BIG!

Saf[0]e car With NO Gas

First Name [redacted] Grade 3 Grade



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TRANSPORTATION & CONNECTIVITY



TRANSPORTATION & CONNECTIVITY

INTRODUCTION

South Salt Lake is located at the junction of several major road, rail, and trail corridors serving the Salt Lake valley and the broader region. Because of the city's location at the junction of significant infrastructure, South Salt Lake City truly is a "City on the Move." The city's convenient location at the heart of Salt Lake County provides easy access throughout the region by the coming together of I-15, I-80 and SR-201, three TRAX Stations, four S-Line streetcar stops, trails, roads, and an active transportation network. Ensuring that the transportation network is well-connected allows residents, visitors, and commercial goods and services to move effectively and efficiently throughout the city. As South Salt Lake City continues to grow and land uses change, the transportation network must respond to meet current needs and prepare for future challenges. Therefore, maintaining the various modes of transportation in the most efficient manner within the city is essential to supporting economic activity and quality of life.

During the General Plan process, the community identified a vision for the future of transportation and connectivity.

SOUTH SALT LAKE GENERAL PLAN 2040
TRANSPORTATION VISION STATEMENT

South Salt Lake is a community with a variety of integrated transportation options that serve our diverse neighborhoods and provide inclusive and safe access to services, amenities, and regional transportation. Additionally, it supports a thriving economy, supports healthy communities, and enhances quality of life.

The focus of this transportation vision is on integration with the city's neighborhoods, safety, inclusivity, and support for community values. The community expressed concern over the safety of the network for all users including pedestrians, bicyclists, and people with limited mobility or needing mobility devices. The arterial network works well to move people to, through, and from South Salt Lake in cars. Connectivity within and between neighborhoods using local roads and trails is a high priority to residents and businesses.

A well-connected transportation network decreases the distances required to reach destinations, increases route options, and supports safe, comfortable walking and bicycling. Well-connected, multimodal networks are characterized by continuous bicycle and pedestrian infrastructure, direct routing, accessibility, and few physical barriers. Increased levels of connectivity in a network are associated with higher levels of physical activity. Well-connected transportation networks can also improve health by increasing access to health care, goods, services, and other opportunities.

EMERGING IDEAS

The South Salt Lake community identified several emerging ideas during the outreach process reflected in the Transportation Vision Statement and the transportation goals and strategies for the General Plan. Figure VI-1 shows several of the important ideas and topics heard during the engagement process. For transportation and connectivity, the community valued safe places to walk and bike particularly opportunities to cross the major roadways and rail lines that bisect the city.

The community also expressed the importance of affordable active transportation as a way to reduce household transportation expenses and need for a car to serve residents of all ages, abilities, and people who do not use cars. Improved transportation safety is a large priority to the community for all modal users to create better connected routes to connect the City.

STATE REQUIREMENTS

The transportation and traffic circulation element is one of the three required elements of a General Plan. To comply with State Statute the transportation and traffic circulation element:

- provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
- for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
- correlates with the population projections, the employment projections, and the proposed land use element of the general plan.

This section provides an overview of current transportation, traffic circulation, and connectivity in South Salt Lake and identifies goals and strategies to address community priorities.



Figure VI-1: Emerging Ideas for Transportation

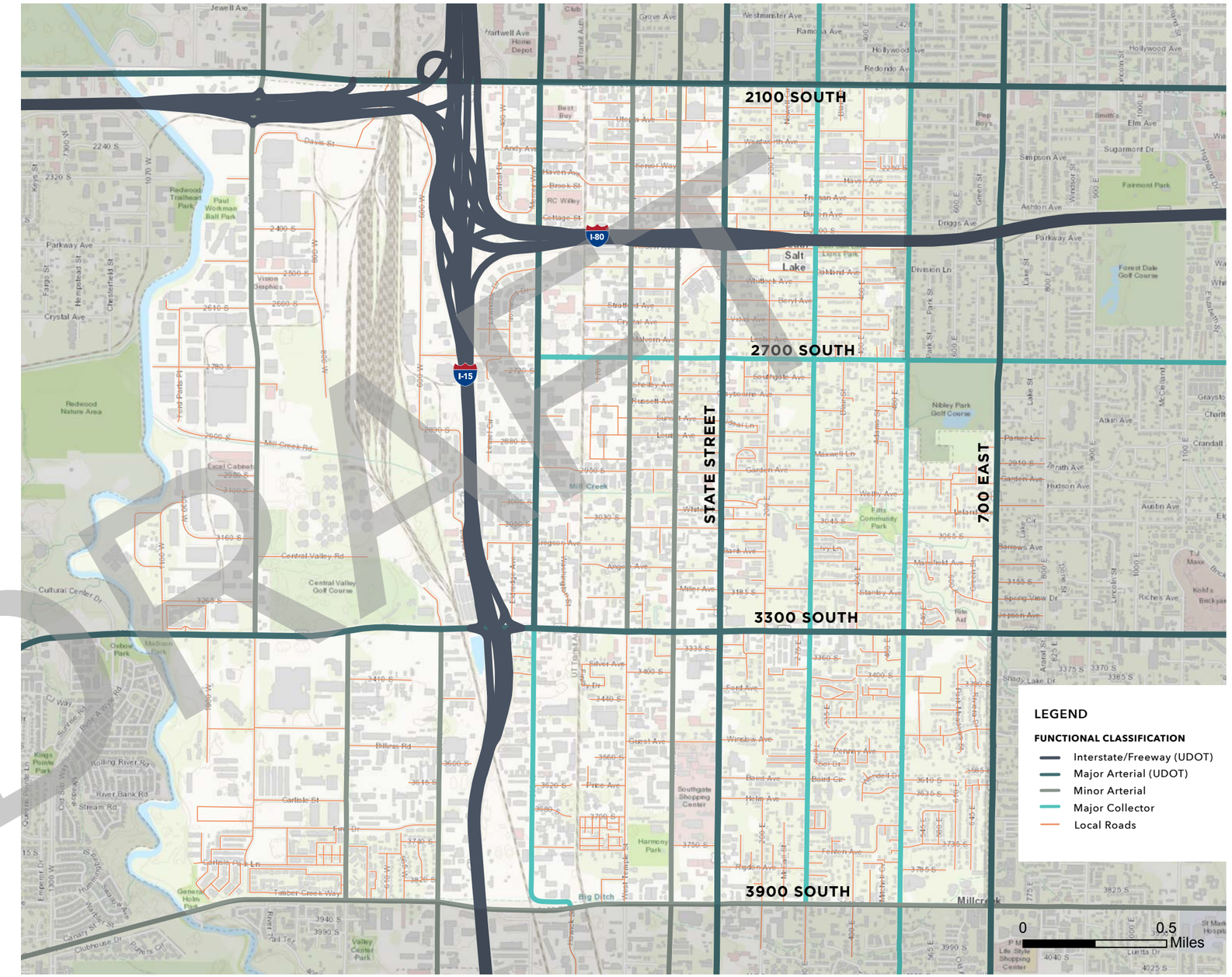
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GENERAL LOCATION AND EXTENT OF SYSTEM

ROADWAYS AND FUNCTIONAL CLASSIFICATIONS

Figure VI-2 is South Salt Lake's current road network. Roads are organized into groups called functional classifications based on a road's capacity and purpose. Functional classifications are based on different travel needs and influence roadway design, speed, volumes, and connection to current and future land use development. The classifications identified in Figure x differ based on daily traffic, speed, and type of land use served. Generally denser, more concentrated land uses are located on or near freeways, arterials, and transit stations with less dense development located near collectors and local roads.

FIGURE VI-2: GENERAL LOCATION AND EXTENT OF EXISTING AND PROPOSED FREEWAYS, ARTERIAL & COLLECTOR STREETS



Source: Fehr & Peers, UDOT

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TRANSIT

As with roadways, South Salt Lake is located at the convergence of most of the existing rail transit in the region. Figure VI-3 is the existing rail and transit network in the City. Although the Frontrunner line passes through South Salt Lake the nearest Frontrunner stations, and opportunities to transfer to other transit lines, are in downtown Salt Lake City's Intermodal Hub at 500 West and 200 South or at Murray's Central Station at 5300 South and Cottonwood Street.
Bus service in South Salt Lake provides access to the community's three TRAX stations as well as service on arterials within the community. There are eleven bus routes that provide service to areas of the City. Based on 2019 ridership data, Route 200 experienced the highest ridership of the routes that service South Salt Lake. Central Pointe is also the only location where the Red, Blue, Green, and Street Car converge in Salt Lake County.

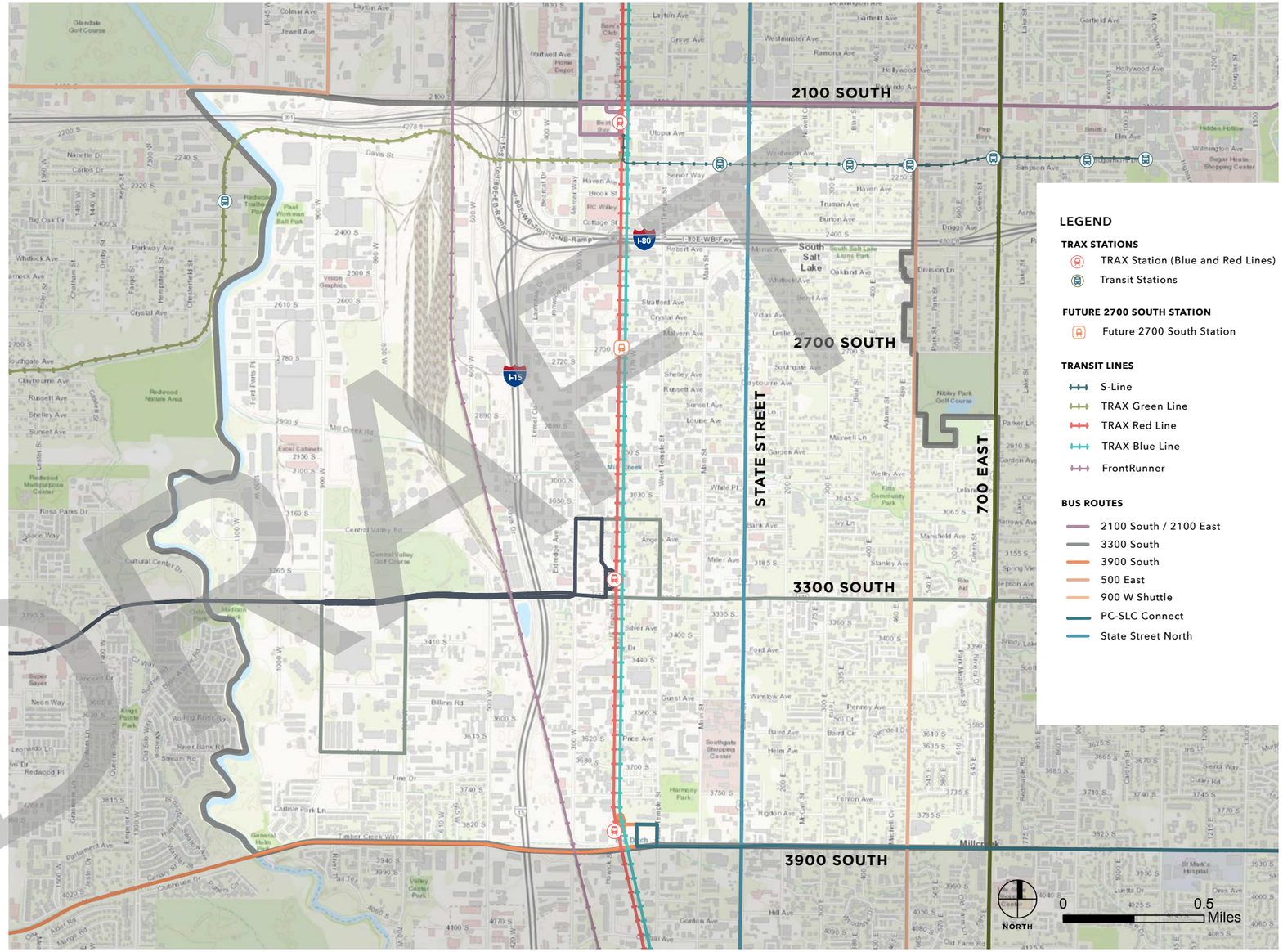
Route 200 is a main commuter bus for people traveling between North Temple Station (TRAX and FrontRunner), the State Capitol Building, and Murray Central Station along State Street. Other high-ridership routes include Routes 205, 21, and 39.

Route 205 connects Salt Lake City Central Station (TRAX and FrontRunner) and Murray North Station along 500 East.

Route 21 connects the Central Pointe Station (TRAX and S-Line) to the University of Utah.

Route 39 serves destinations between West Valley Central Station (TRAX) and the 3900 South Wasatch Park and Ride lot, including key destinations such as Valley Fair Mall, Salt Lake Community College, St. Marks Hospital, and Granite Peaks.

FIGURE VI-3: EXISTING PUBLIC TRANSIT SERVICE



Source: UTA

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ACTIVE TRANSPORTATION

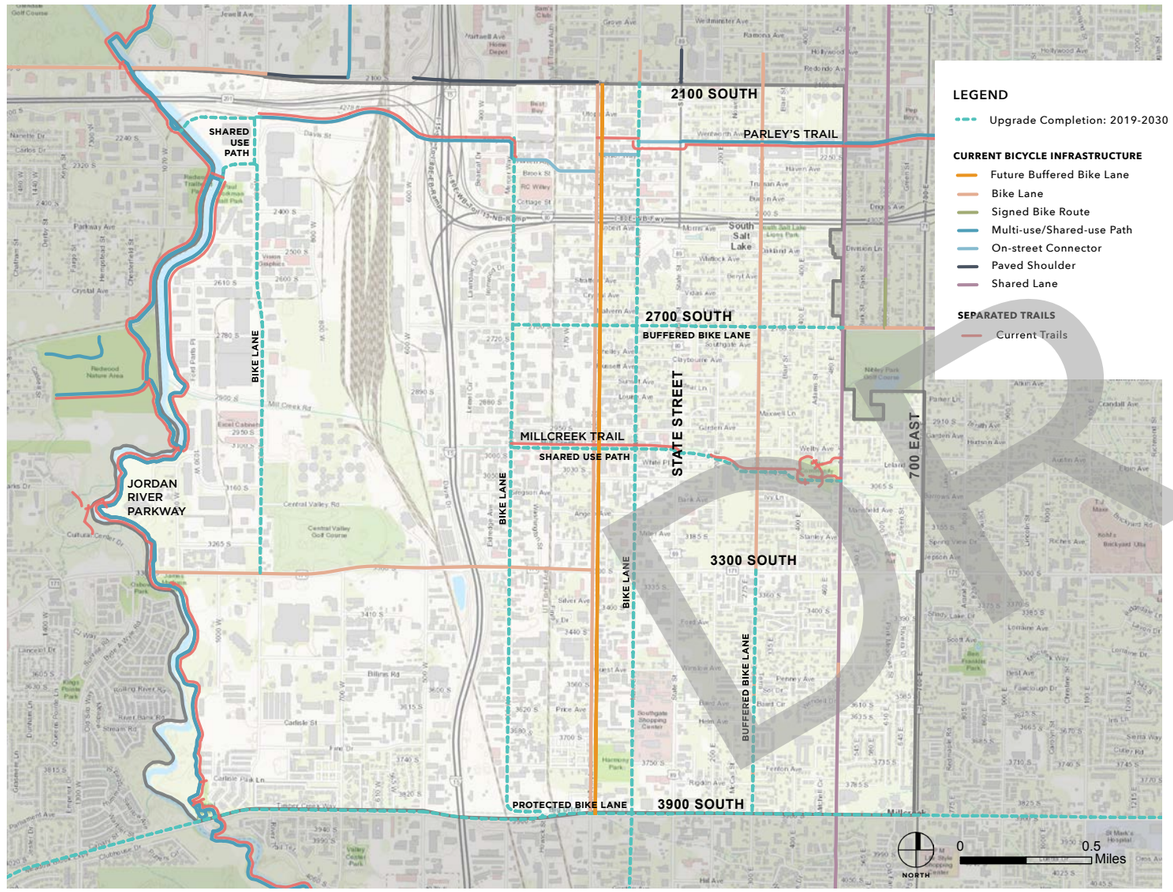
BIKE AND PEDESTRIAN TRAILS AND CONNECTIONS

The ability to access transit, goods, services, and amenities within the City without using an automobile depends on South Salt Lake's active transportation system Figure VI-4. This system provides is both an integral part of the City's transportation system and a key recreational asset.

In addition to the trails, paths, and bike lanes identified on the map, the pedestrian network includes the sidewalks on streets and roadways.

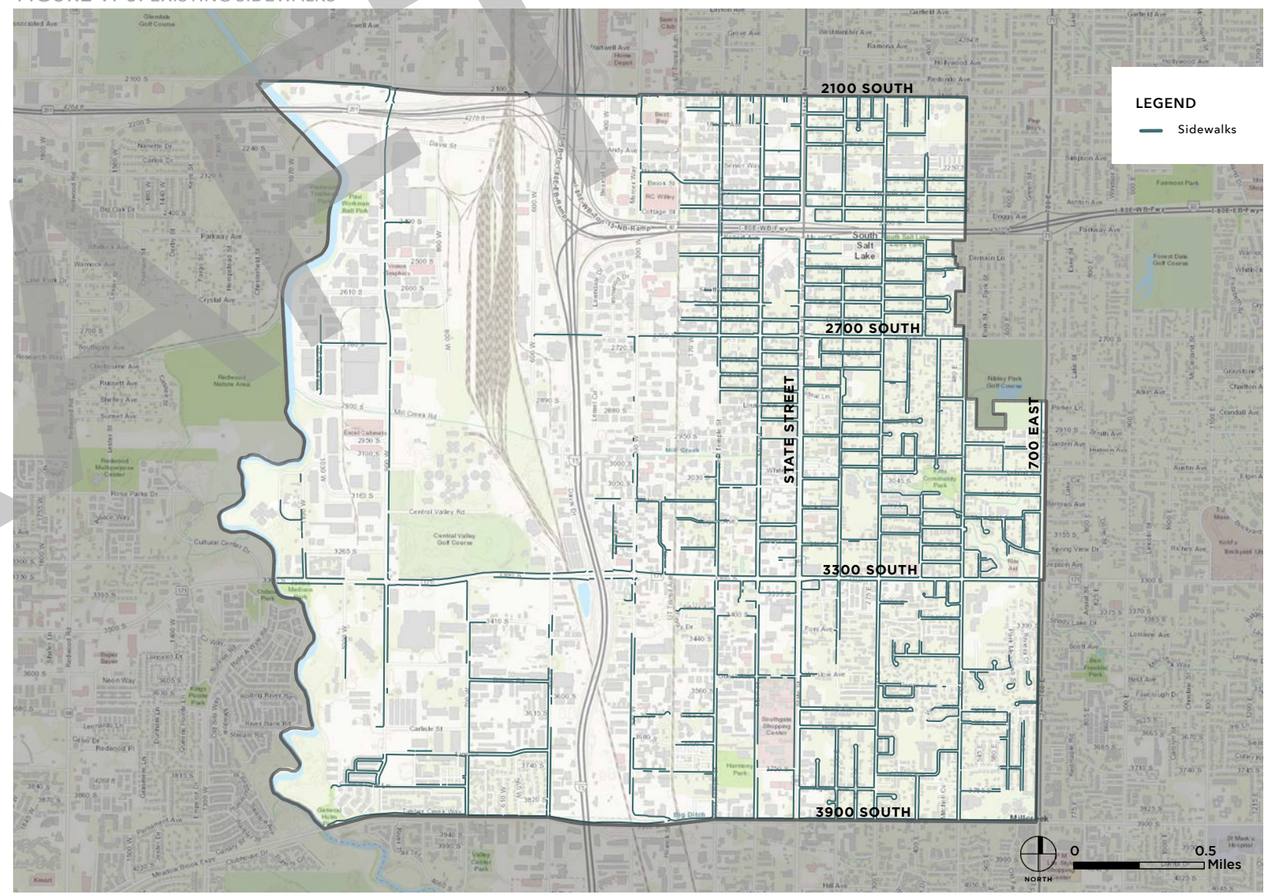
Most residential neighborhoods in South Salt Lake have existing sidewalks. The exception is the area annexed from Salt Lake County in 1998, industrial areas, areas close to transit that are transitioning from industrial to transit-oriented, and commercial areas where the sidewalk network is incomplete as seen in Figure VI-5. Completing the sidewalks on routes to transit is a priority to improve access to transit stops from residential areas, also known as first-last mile connectivity. Improving access should also include maintaining sidewalks by removing tripping hazards, broken sections, overhanging vegetation, and providing comfortable crossing areas for all ability levels.

FIGURE VI-4: CURRENT AND FUTURE ACTIVE TRANSPORTATION FACILITIES



Source: WFRC

FIGURE VI-5: EXISTING SIDEWALKS



Source: AECOM

MAJOR TRANSIT INVESTMENT CORRIDORS

Senate Bill 34 – Affordable Housing Modifications passed by the 2019 Utah State Legislature requires cities to identify major investment corridors and stations to plan residential and commercial development around these areas to provide connections between housing, employment, education, recreation, and commerce. Figure VI-6 identifies South Salt Lake's 30 miles of major transit investment corridors and ten major transit investment stations.

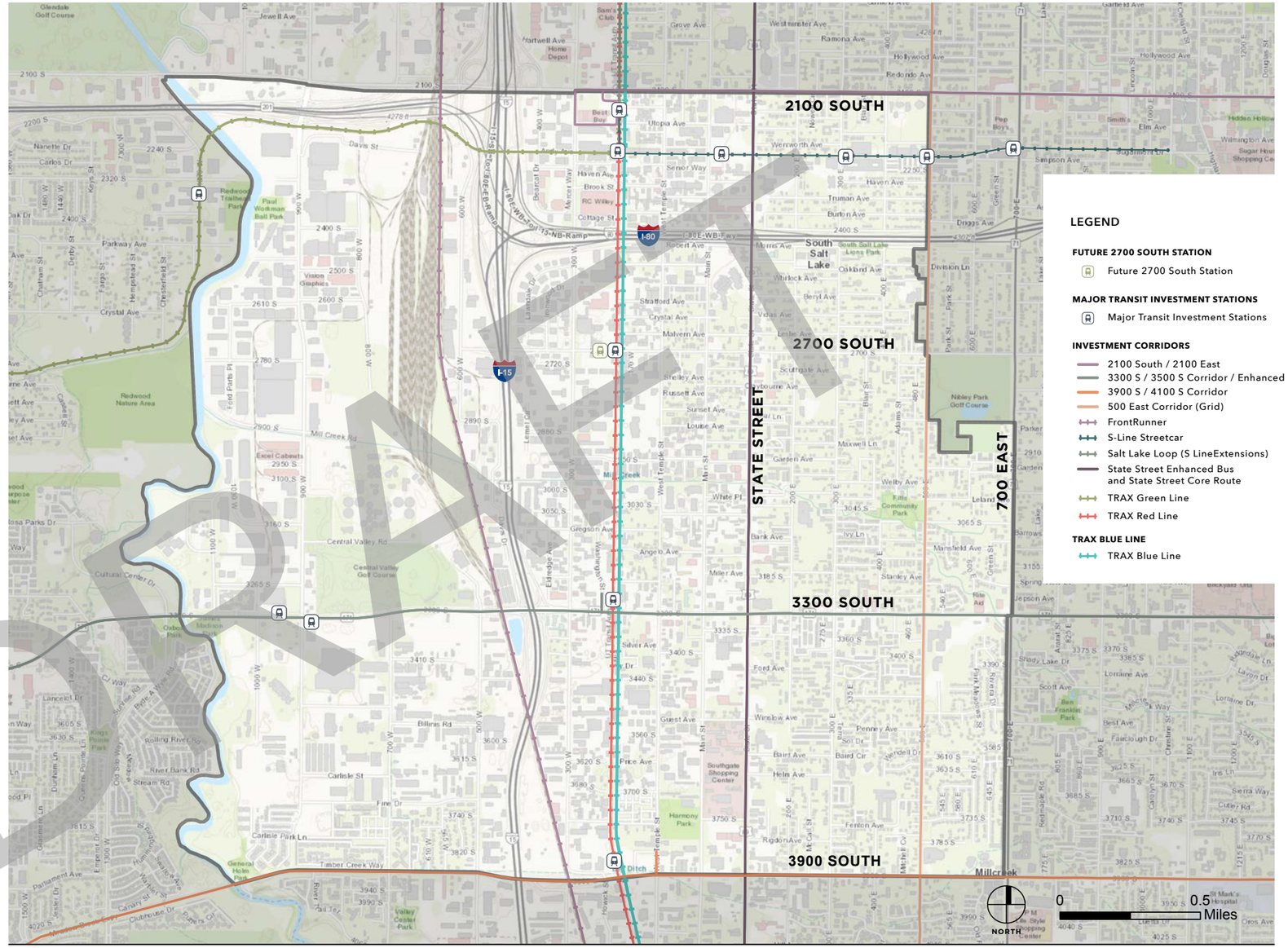
Cities with major transit investment stations are required by the provisions of SB 34 to include a recommendation in their General Plan to:

- Encourage higher density or moderate-income residential development near major transit investment corridors, or
- Eliminate/reduce parking requirements for residential development where residents are less likely to rely on their own vehicle. Examples of this type of development include transit-oriented development or senior living facilities.
- To achieve this the City has rezoned areas next to rail transit for major investment in housing, office and commercial.

IMPROVED ROUTES

Designated preferred routes should be established and given priority for pedestrian and bicycle upgrades. These routes should connect neighborhoods to commercial and mixed-use areas, as well as Transit stations and regional trail networks. These routes should host safe crossings for all ages and abilities and provide a safe and effective alternative option to automobile use.

FIGURE VI-6: MAJOR TRANSIT INVESTMENT CORRIDORS AND STATIONS



Source: WFRC

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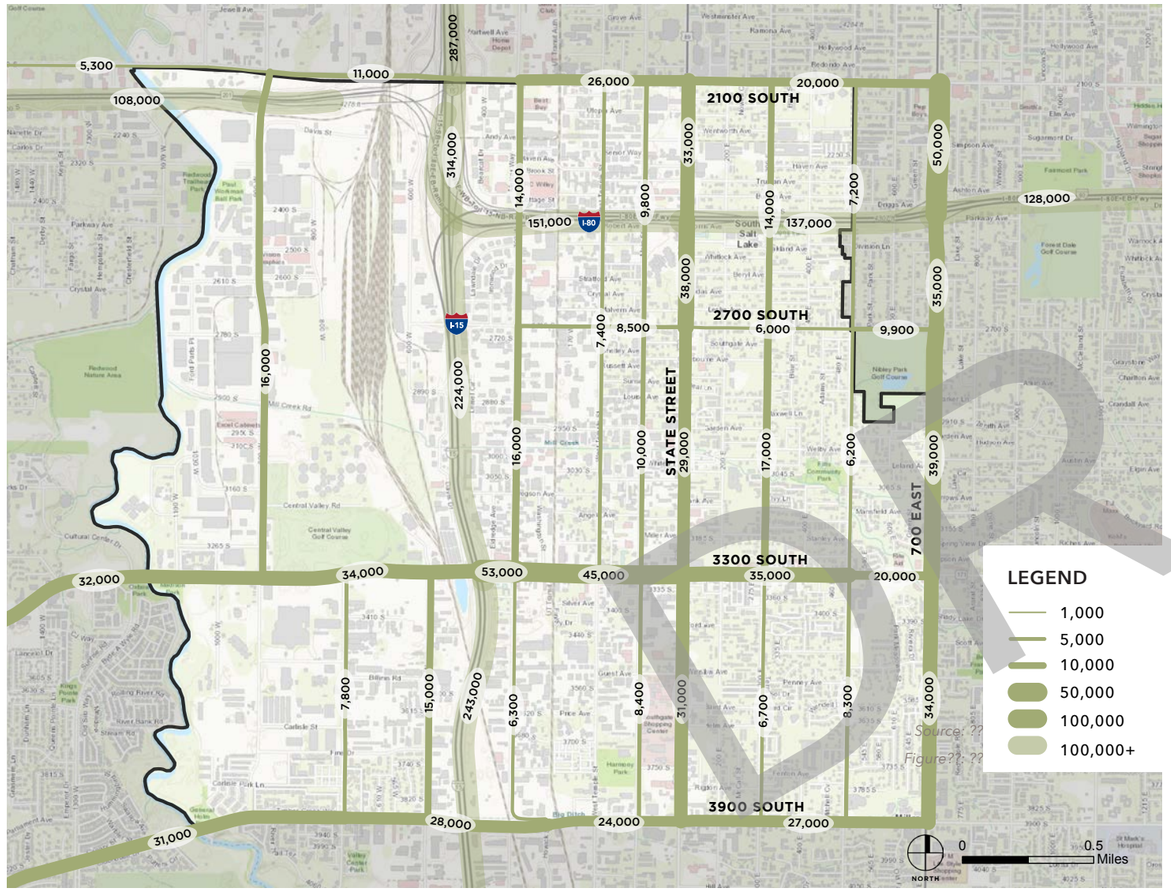
TRAFFIC

South Salt Lake's transportation network serves residents and local businesses as well as the broader region. Current and projected traffic volumes on freeways, arterials and collectors reflect both local and regional traffic. The numbers on Figure VI-7 are the current Average Annual Daily Traffic counts on these regional roadways within the City.

As growth in population and employment occurs both within South Salt Lake and in surrounding communities, traffic volumes on these roadways will increase. Figure VI-8 is an estimate of those increases in traffic volumes on arterial and collector roadways in the City by 2050.

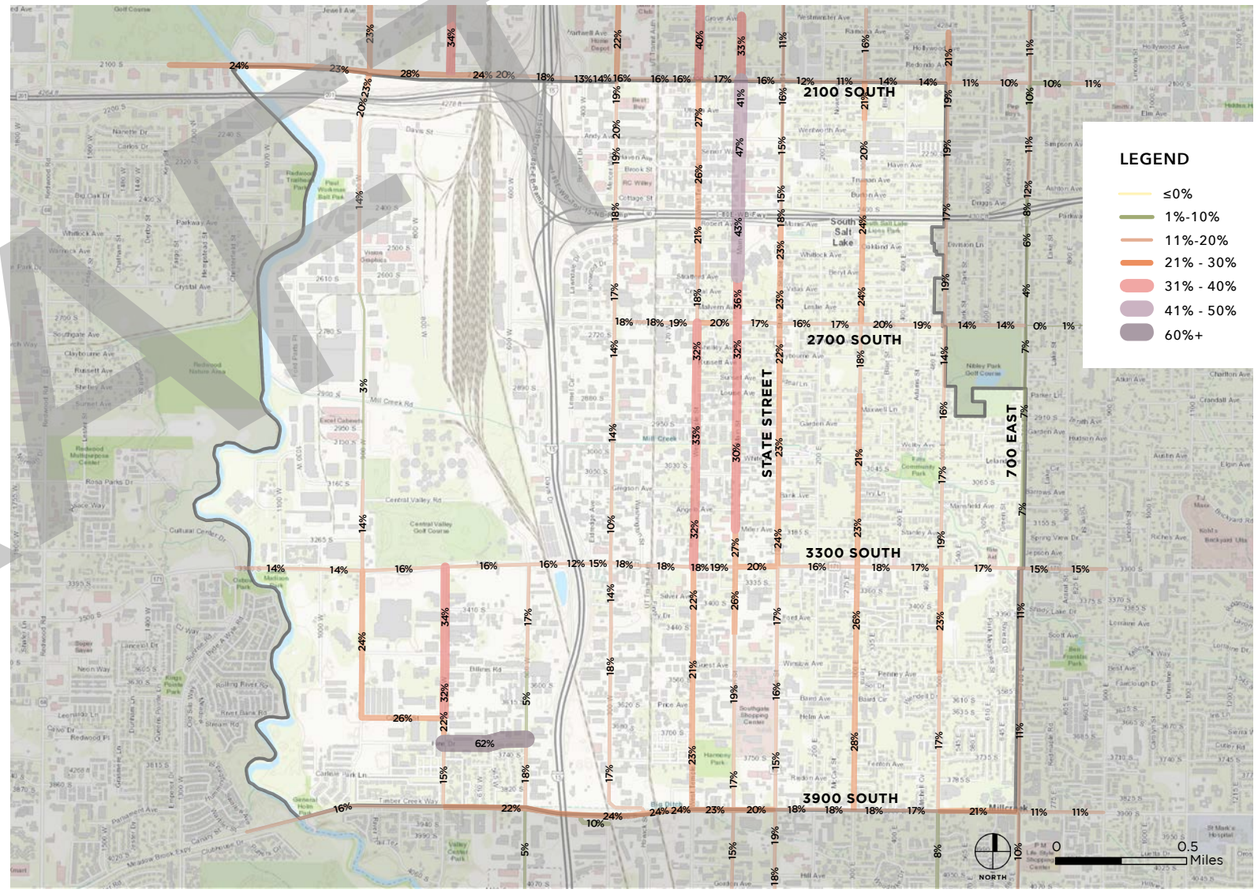
South Salt Lake's roadways are expected to experience increases in volumes. The increases on Main Street and West Temple reflect the City's plan to add housing and employment to the Downtown South Salt Lake neighborhood.

FIGURE VI-7: AVERAGE ANNUAL DAILY TRAFFIC 2019



Source: WFRC, Fehr & Peers

FIGURE VI-8: FUTURE YEAR CONDITIONS 2019-2050



Source: WFRC, Fehr & Peers

* Sans I-15 and I-80

COMMUNITY PRIORITIES

During the community outreach process South Salt Lake residents, business owners, and other stakeholders identified several priorities for the city's roadways, transit, and active transportation networks. These priorities reflect the guiding values that form the foundation of the General Plan.

- **Equity**
- **Access**
- **Connectivity**

ACCESS EQUITY

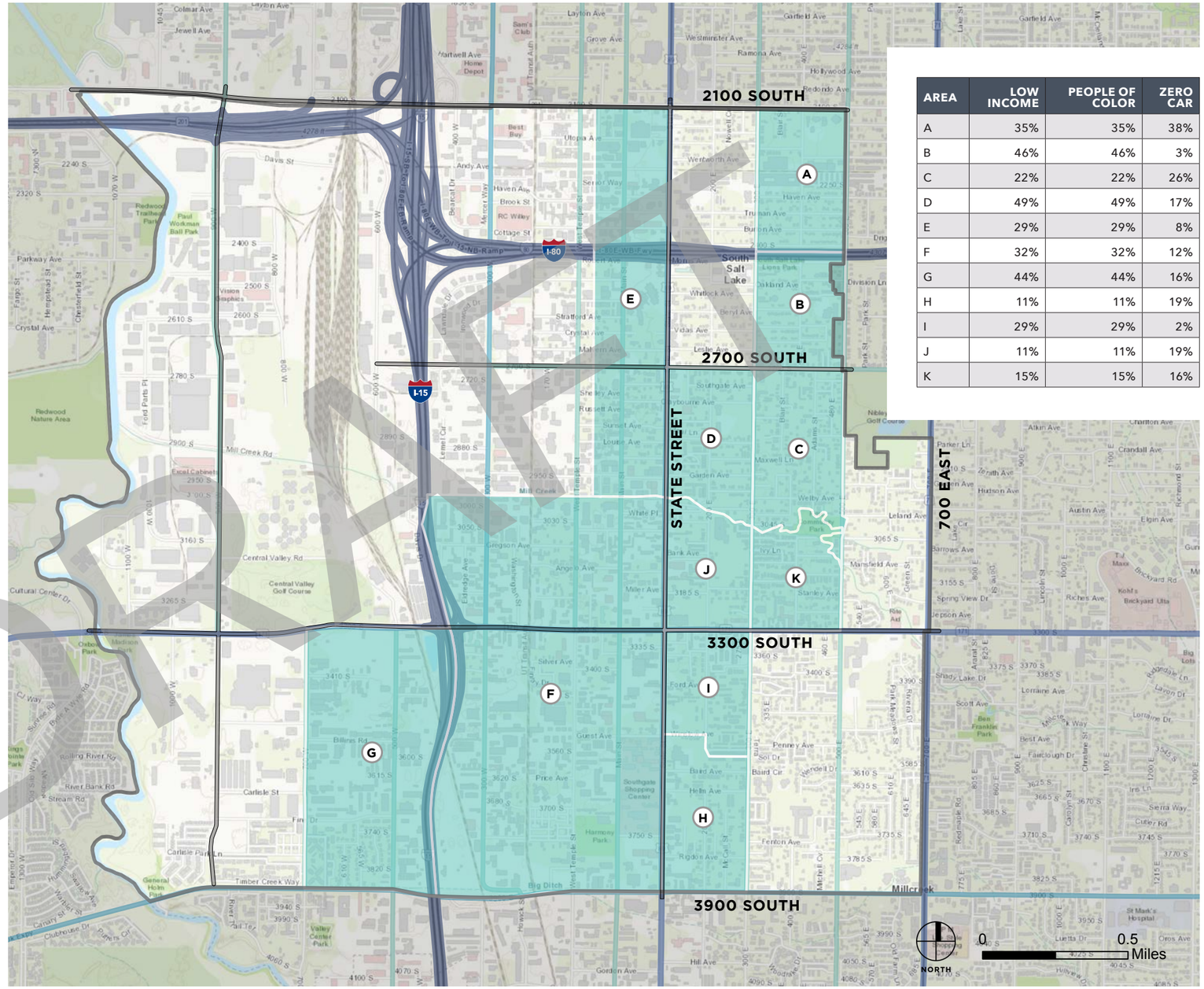
Equitable access to transportation, services, and amenities is a guiding value for South Salt Lake's future. Historically, throughout the country, transportation and land use decisions have negatively impacted neighborhoods of color and of lower income. The Wasatch Front Regional Council (the local regional transportation planning organization) has identified equity focus areas to help better understand the impacts of transportation and land use decisions on neighborhoods that have:

- Greater than 25% Low-Income: low-income populations often lack access to reliable and efficient transportation, which is a major barrier to economic mobility.
- Greater than 40% Persons of Color: historically, transportation and land use investments have disproportionately impacted communities of color.
- Greater than 10% Zero-Car Households: these are populations, which include those with disabilities, depend more on transit, paratransit, walking, and bicycling to reach employment and other destinations.

Figure VI-9 identifies the eleven focus areas located within South Salt Lake. The focus areas identify neighborhoods where access to transit is more limited than for those in other neighborhoods. This is due to gaps in the system.

Locating denser and more affordable housing near transit lines or locating employment opportunities near homes would improve access for the residents in these neighborhoods.

FIGURE VI-9: EQUITY FOCUS AREAS



AREA	LOW INCOME	PEOPLE OF COLOR	ZERO CAR
A	35%	35%	38%
B	46%	46%	3%
C	22%	22%	26%
D	49%	49%	17%
E	29%	29%	8%
F	32%	32%	12%
G	44%	44%	16%
H	11%	11%	19%
I	29%	29%	2%
J	11%	11%	19%
K	15%	15%	16%

Source: Wasatch Front Regional Council

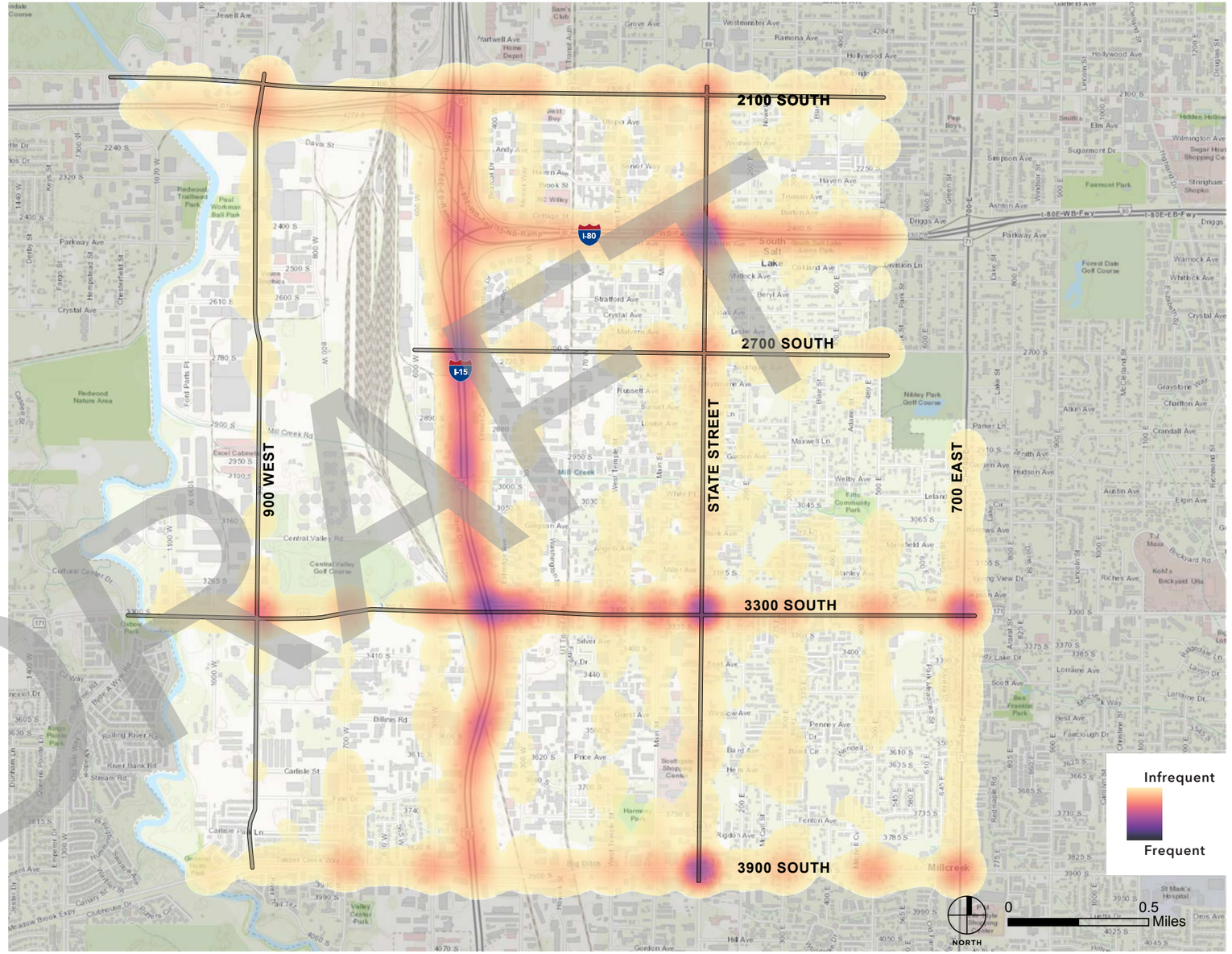
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SAFETY

The Community identified safety of South Salt Lake's streets, trails, bike lanes, and sidewalks as a primary concern during the public engagement process. Their concerns included both the physical characteristics of the infrastructure including completeness of the system, personal perceptions of safety, and physical safety when crossing streets or on highly traveled roadways.

Crash data helps to better understand the challenges relating to safety within the transportation network. Figure VI-10 is "crash density map" of crashes on roadways in South Salt Lake between January 2017 and January 2020 where the darker colors indicate more accidents or crashes and lighter colors indicate fewer crashes.

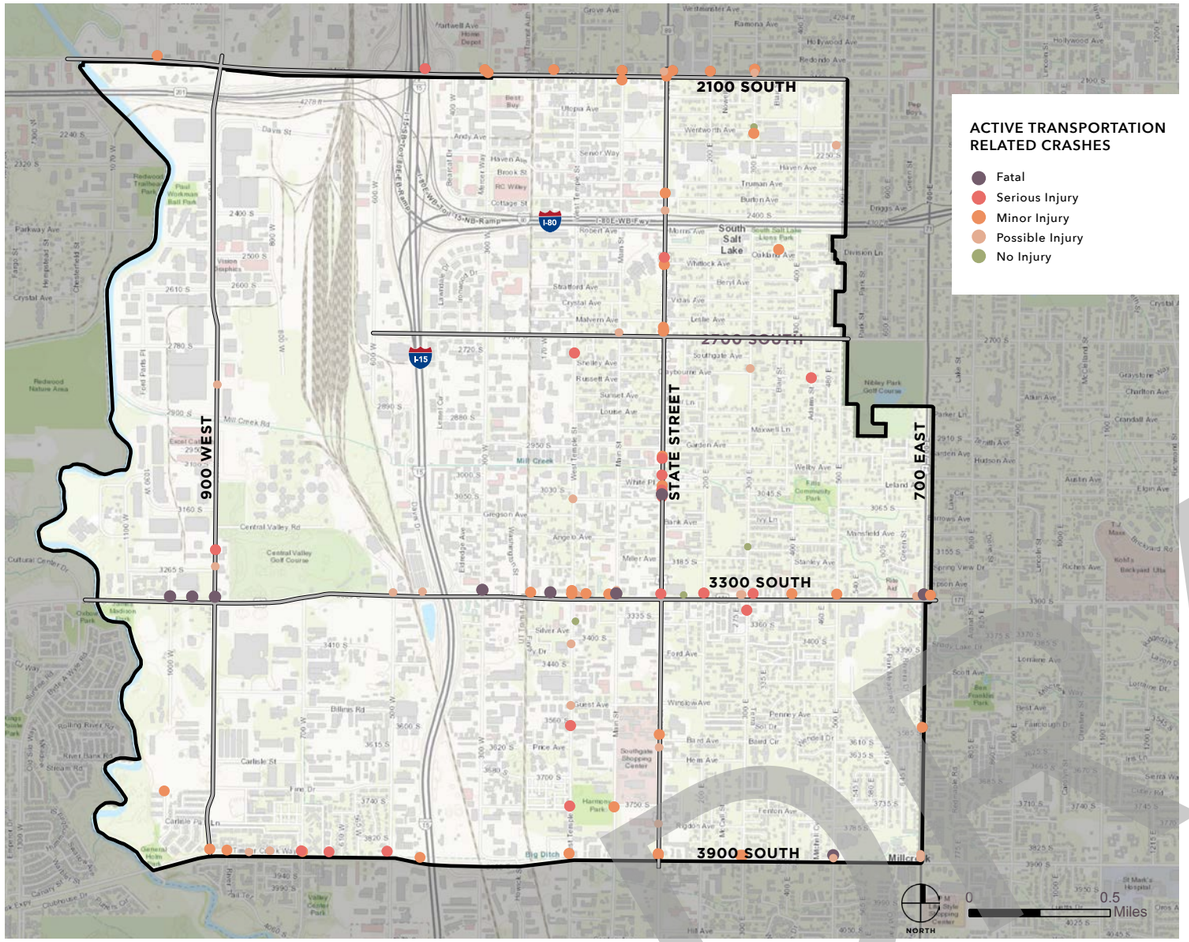
FIGURE VI-10: CRASH DENSITY (INCLUDING I-15 & I-80)



Source: WFRC, Fehr & Peers

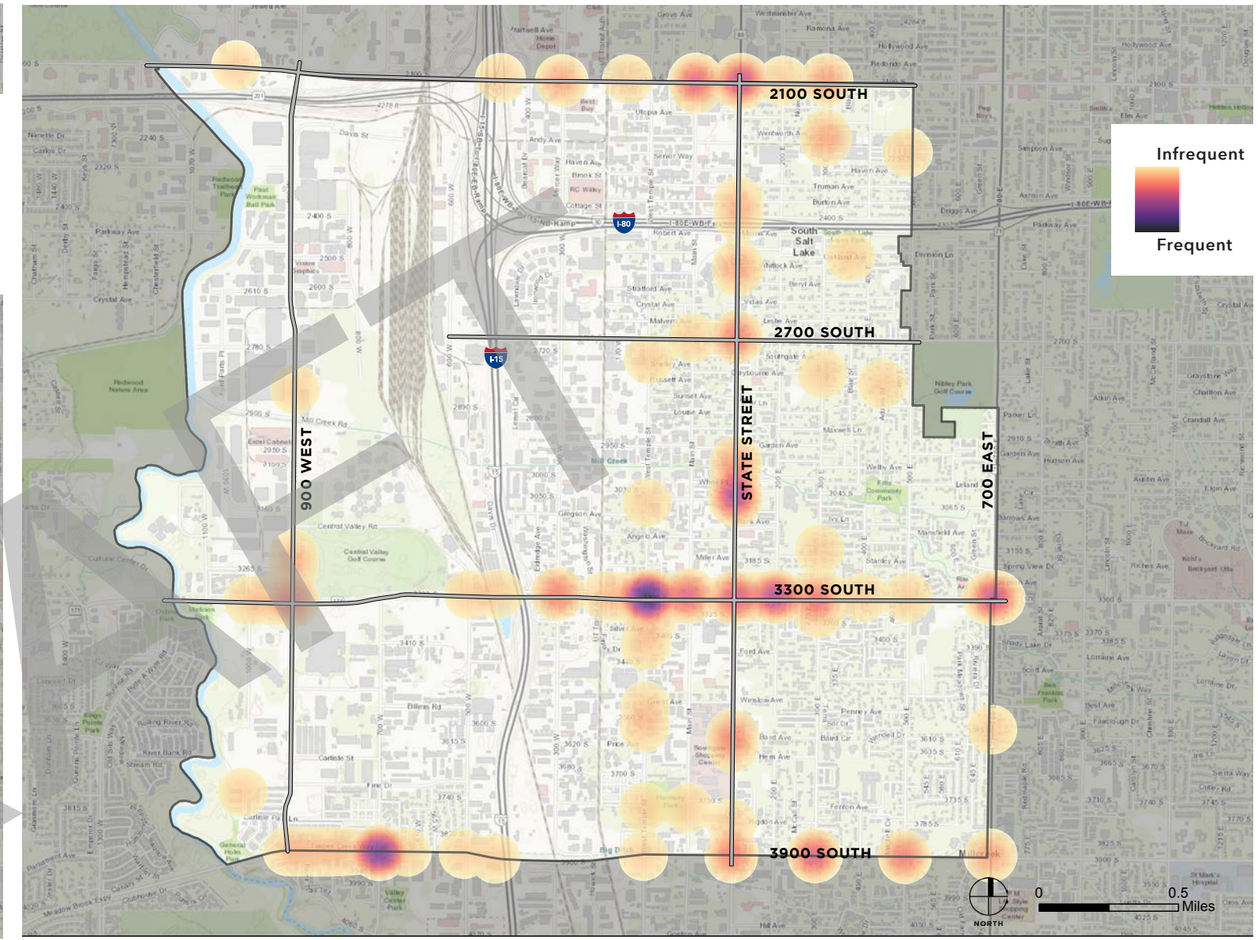
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FIGURE VI-11: BICYCLIST AND PEDESTRIAN INVOLVED CRASHES BY INJURY SEVERITY



Source: ???

FIGURE VI-12: BICYCLIST AND PEDESTRIAN INVOLVED CRASHES



Source: WFRC, Fehr & Peers

Of the 2,639 crashes that occurred in the City but not on I-15 or I-80, 86 or 3 percent involved pedestrians and 44 or 1.6 percent involved bicyclists. Figure VI-11 is a map of the location of these combined 130 crashes. The colors indicate the severity of the injury with black representing fatal crashes and green indicating no injury.

Figure VI-12 is a crash density map of the 130 pedestrian/bicyclist involved crashes between January 2017 and January 2020.

The 3300 South Corridor is a hotspot for automobile crashes with pedestrian and bicycles. Other hotspots include 3900 South and 700 West and 2100 South and State Street.

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CONNECTIVITY

Another transportation network-related concern identified by the community is connectivity. The major transportation and rail corridors in South Salt Lake represent barriers for pedestrians and bicycles. Residents and businesses indicated a desire for increased connectivity within and between neighborhoods and areas. Figure VI-13 is a connectivity map. The darker colors show areas where roads and sidewalks are highly connected. The lighter colors show areas where connections are lacking or blocked by a major highway or rail line. The light areas indicate areas where connectivity can be improved enhancing walkability, bike ability, and reducing travel distances.

REGIONAL PLAN COORDINATION

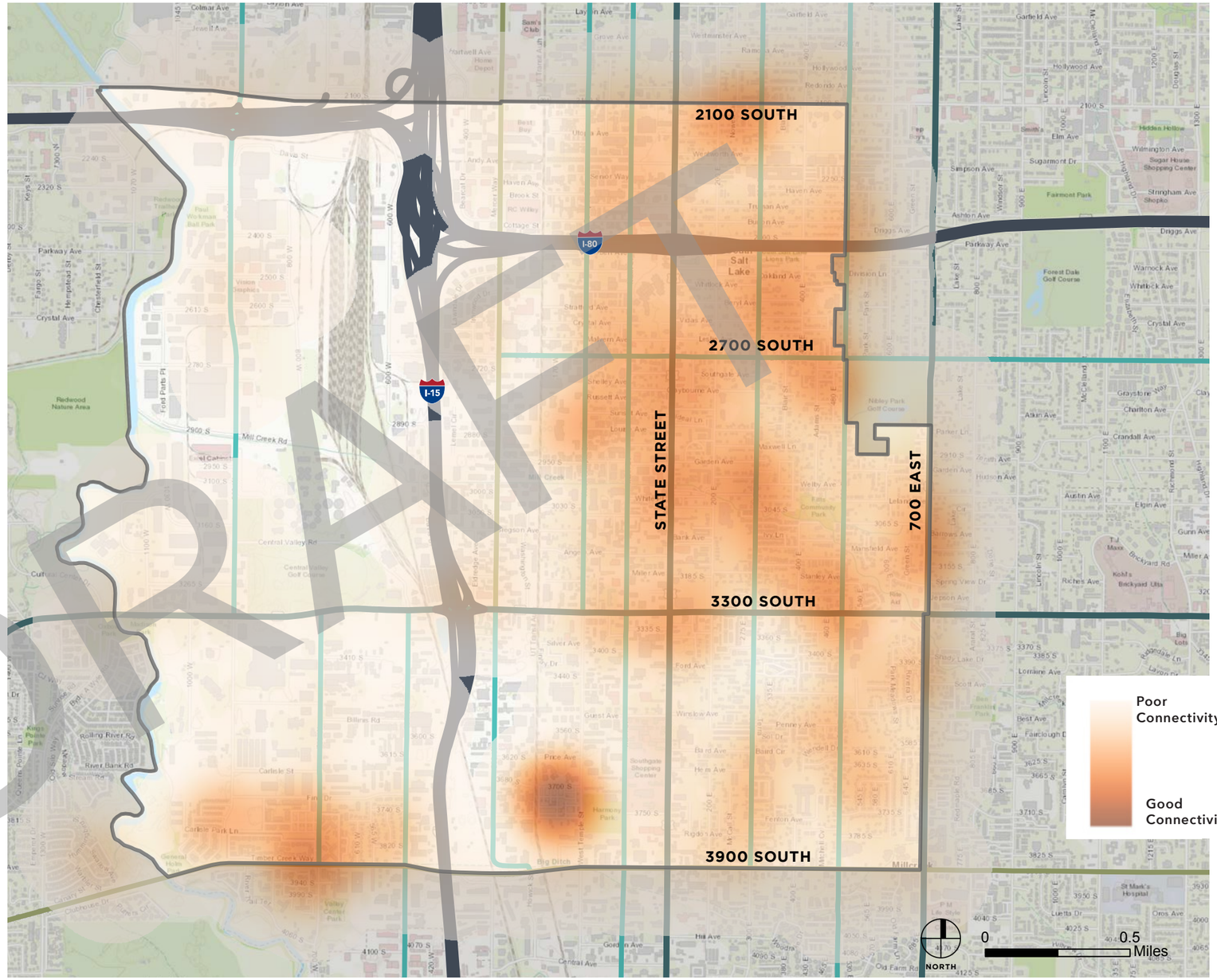
This plan is coordinated with the Wasatch Front Regional Council's Regional Transportation Plan ("WFRC RTP" or "RTP"). The RTP is the regional transportation planning vision created by WFRC with direct input from cities and with feedback from stakeholders and the public.

WFRC is also responsible for coordinating the transportation planning process across the Wasatch Front and provides a platform for transportation related communication and planning between different municipalities and WFRC provides several opportunities and resources to maintain or improve the transportation network across the Valley. South Salt Lake should continue to pursue funding and planning opportunities to accomplish the City's transportation goals.

South Salt Lake's central location is deeply interconnected with several surrounding municipalities. South Salt Lake is surrounded by Salt Lake City to the north, Millcreek and Murray to the South, and West Valley City to the west. All South Salt Lake's major transportation and transit corridors run through several municipalities across the Wasatch Front requiring regional coordination to maintain roadway and transit networks, and to ensure that pedestrian and bicycle networks connect seamleSouth Salt Lakey as they move through different municipalities. The City has collaborated with neighbors on plans to improve the S-Line, State St, 3900 South, Parley's Trail, and numerous other network routes. Collaborative planning has resulted in better results, with more funding and greater commitment from the region and state to make important upgrades.

The RTP calls for approximately 310.8 new miles of new roadway, active transportation, and transit projects within South Salt Lake, with 223 miles of facilities recommended in Phase 1: 2019 – 2030, 81 miles of facilities recommended in Phase 2: 2031 – 2040, and 6.8 miles recommended in Phase 3: 2041 – 2050. In addition to the active transportation facilities, the Plan also indicates "Regionally Significant Land-Uses." These areas could include commercial centers, neighborhood centers, and city centers that merit higher investment in transportation to support these intense uses.

FIGURE VI-13: NETWORK CONNECTIVITY



Source: UTA

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TRANSPORTATION
GOAL #1

Improve the active transportation system to enhance South Salt Lake as a safe and enjoyable place to walk and bicycle.

STRATEGY 1

Improve pedestrian, bicycle, and multi-modal safety on roadways in South Salt Lake to reduce crash and injury rates.

Actions:

- Work with UDOT to improve pedestrian and bicycle infrastructure on 3300 South, State Street, 2100 South, 3900 South and 300 West as appropriate.
- Study strategies to improve pedestrian and bicycle infrastructure on 3900 South.
- Identify locations for pedestrian/bicyclist activated crossings on high volume, high crash rate roadways
- Work with UDOT and the Granite School District to improve the safety of the school walk route across State Street to Woodrow Wilson Elementary School
- Identify preferred walk and bicycle routes that provide connectivity without using major highways as appropriate
- Complete the trail and high comfort bike network in South Salt Lake
- Formulate a Vision Zero policy and strategy.
- Create safer east west route crossing for I-15
- Implement the city's Street Lighting Master Plan
- Improve first-last mile for transit for cyclists and pedestrians
- Adopt policies to require pedestrian and bike detours and access during construction

STRATEGY 2

Improve connectivity within and between neighborhoods.

Actions:

- Complete South Salt Lake City's sidewalk network
- Require sidewalks within and between new developments along well connected streets.
- Identify preferred locations for additional TRAX line crossings between 2100 South and I-80, I-80 and 2700 South, 2700 South and 3300 South, and 3300 South and 3900 South to improve connectivity within neighborhoods
- Create safer east-west routes for crossing for I-15.
- Enhance and expand the South Salt Lake trail network.
- Improve signage and way-finding to encourage active transportation.

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TRANSPORTATION
GOAL #2

Increase connections within and between neighborhoods to improve access to amenities and services without requiring the use of an automobile.

STRATEGY 3

Improve neighborhood access to amenities and services.

Actions:

- Identify areas appropriate for neighborhood service, retail, and amenities
- Include neighborhood service, retail and amenity locations as nodes on the multi-modal transportation map

STRATEGY 4

Ensure a functioning multi-modal transportation system for current and future development.

Actions:

- Coordinate transportation and transit planning with land use decisions to encourage appropriate levels of development adjacent to higher capacity infrastructure and transit
- Identify areas of the city requiring additional transportation infrastructure improvement to implement future development and redevelopment opportunities
- Include multi-modal transportation needs in future small area plans to improve accessibility.
- Balance parking requirements with place-making efforts to make a walkable place.
- Encourage affordable and equitable transportation options for all.
- Identify locations for mobility hubs as an amenity and to encourage alternative transportation.

STRATEGY 5

Recognize the value of streets as public space and offer options for non-vehicle uses in certain times and places.

Actions:

- Identify an appropriate location for a "Festival Street" in the Downtown neighborhood.
- Pursue funding to design and implement the Festival Street.
- Create and implement a strategy for managing and programming the Festival Street to enhance activity and business viability in Downtown.
- Support "open streets" events that utilize closed streets for recreational, cultural and social activities

STRATEGY 6

Continue to with UTA to enhance transit options including bus rapid transit, enhanced bus and stop upgrades, and first-last mile access to stations.

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TRANSPORTATION
GOAL #3

Identify programs and investments to increase affordable transportation options.

Actions:

- Review regional best practices to reduce the cost of transit including free fare days or zones, reduced cost passes for residents and similar strategies.
- Work with UTA to estimate the cost and impacts on overall ridership for preferred strategies

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Essay question - What do you wish to see in the future in South Salt Lake? THINK BIG!

I would like to see less pollution. Also I'd like to see bigger communities.

Building Your Future

Help the City build your future community! By sharing your ideas the Mayor and City Council members can better determine what is important to you.

It's your turn to share with us! What do you wish to see? Safer streets, wider bike paths, a skate park, a recreation center, more places to eat or shop...? Do the activity listed for your grade below and submit it to jhill@sslc.com by **March 31st**. Scan the QR code or visit sslournextmove.org to access materials.

OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040
Youth Voice

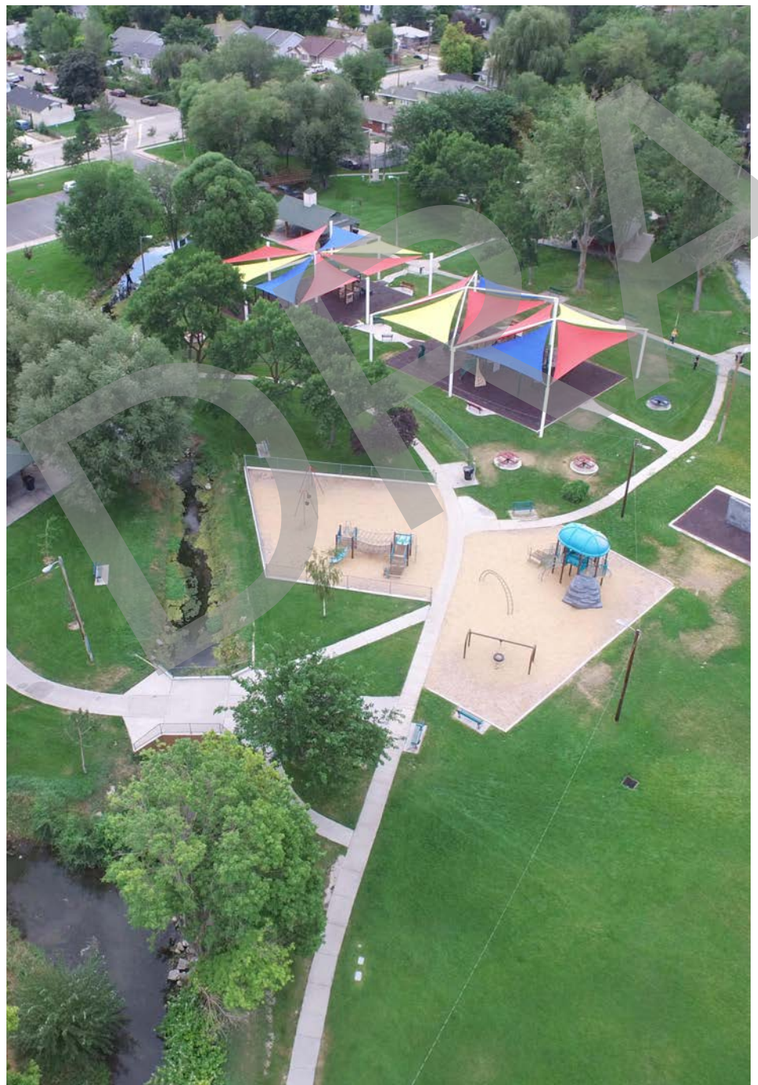
Grades K - 3

Color and/or draw a picture in the space below.

What do you wish to see in the future in South Salt Lake? THINK BIG!



First Name [redacted] Grade 2nd



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PARKS, RECREATION, & OPEN SPACE

PARKS, RECREATION, & OPEN SPACE

INTRODUCTION

Historically, South Salt Lake neighborhoods have benefited from a network of parks, trails, and recreation facilities. As the community has grown and new residential development occurs in areas traditionally characterized by commercial uses, existing parks and recreation facilities are used by more people and are further away from new housing. As the city continues to grow, additional parks, trails, and recreational assets are needed to serve residents and visitors. Figure VII-1 illustrates the location of South Salt Lake's current parks and facilities. The area between State Street and I-15 has limited resources and is an area where new housing and development has and will continue to occur.

SOUTH SALT LAKE GENERAL PLAN 2040
PARKS, RECREATION, AND OPEN SPACE VISION STATEMENT

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

CURRENT PARKS, RECREATION, OPEN SPACE, AND COMMUNITY CENTERS

South Salt Lake residents and visitors currently enjoy access to approximately 231 acres of parks, recreation spaces, and open space. They also have access to trails, bike lanes and community centers that offer a wide array of programs and opportunities. Table VII-1 is a list of available community facilities.

TABLE VII-1: CURRENT CONDITIONS - 2020

Facility Type	Total Acres	Supply per 1,000 Residents (Acres)
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

** Does not include acreage at new County Library at 500 East 3300 South*

*** Includes only sites that allow public access (during afterschool hours for GSD sites and includes schools and some religious facilities)*

**** Includes the Jordan River Parkway, Central Valley Golf Course, and Millcreek Open Space.*

Source: Wasatch Front Regional Council, Catalyst

FIGURE VII-1: PARKS, RECREATION, OPEN SPACE & COMMUNITY CENTERS

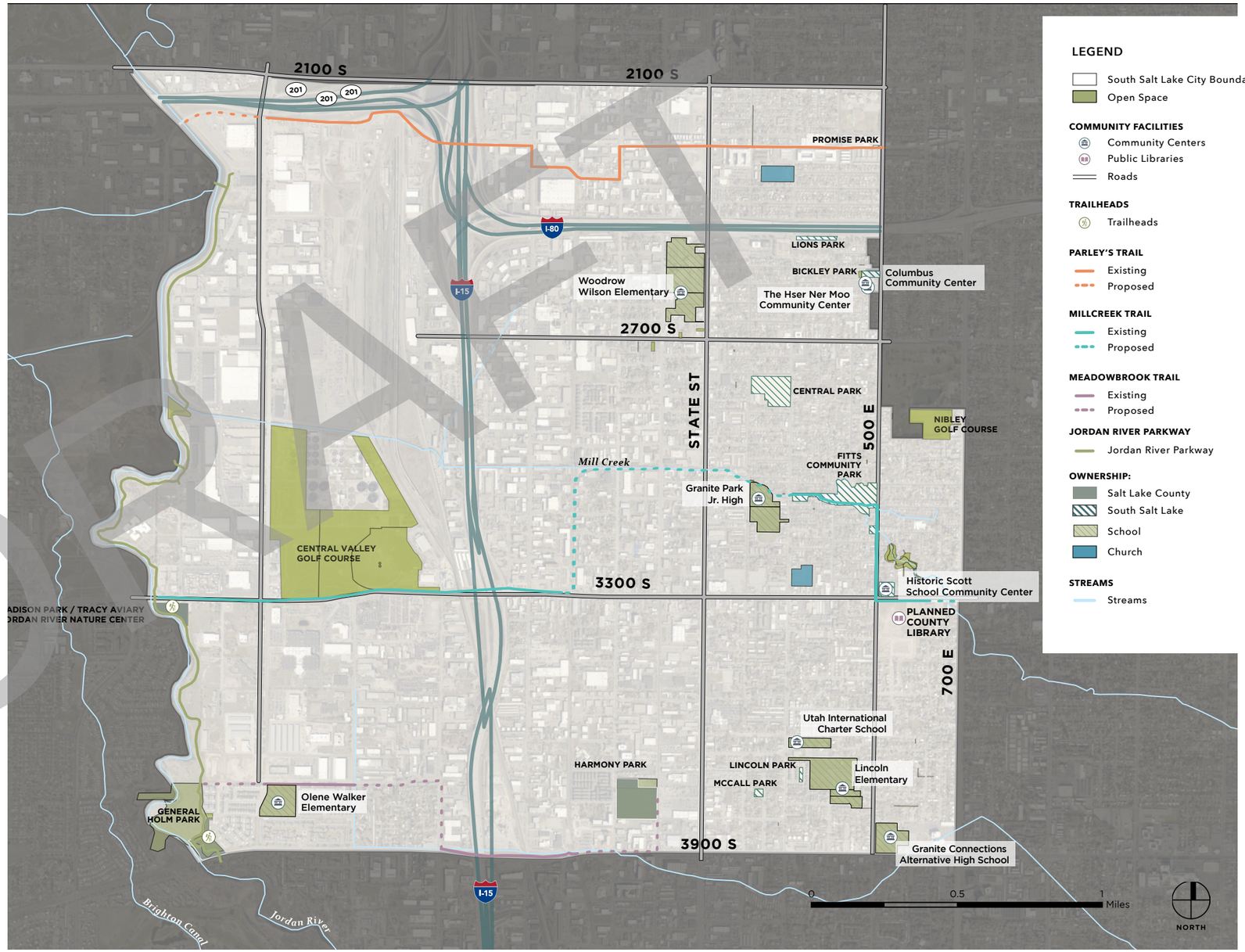




Figure VII-2: Emerging Community Ideas for Parks & Recreation

EMERGING COMMUNITY IDEAS

During the community input process, parks, trails, open space, and recreation generated significant input and ideas. Residents, business owners, and other members of the community agreed on the importance of green space, access to open space, preservation of the natural environment, and access to recreation. Figures VII-2 shows several of the important ideas and topics during the engagement process.

For parks, open space, trails, and recreation equitable access for all areas of the community was particularly important. Community members indicated that new growth should be accompanied by the addition of parks, park acres, and recreation amenities to preserve current levels of service. In particular, members of the community identified a need for locations to gather as a community for concerts, meetings, athletic events, and other activities both indoors and outside.

LEVEL OF SERVICE

Traditionally, level of service for parks and trails is measured by dividing the number of acres of parkland or miles of trails provided per 1,000 residents within a town, city, or county. Table VII-2 is a list of the Parks in South Salt Lake in 2020.

South Salt Lake's population-based level of service for publicly owned parks is currently 1.45 acres per 1,000 people (2020 population of 26,794). This is the level of service using South Salt Lake or Salt Lake County owned parks and parkland. There are other sources of parks and park facilities in South Salt Lake's neighborhoods including school and church parks and playgrounds that area residents can use when school is not in session or the church is not using the space. When school- or church-owned parks are added to the calculation the level of service increases to 2.08 acres per 1,000 people. Table VII-3 is a list of the other recreation site used in this calculation.

South Salt Lake residents also enjoy access to significant natural open space along the Jordan River, Mill Creek and Meadowbrook. As seen in Table VII-4 there are an estimated 176 acres of natural open space within South Salt Lake, much of it along the Jordan River and as a part of Central Valley Golf Course.

TABLE VII-2: PARKS 2020

Name	Acres	Amenities	Owner
Fitts Park	10.7	Playgrounds, pavilions, veterans memorial, restrooms, turf & irrigation, Mill Creek, Spring Creek, fitness course, Mill Creek Trail,nature playground and gardens.	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, and playground.	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	City of South Salt Lake
Historic Scott School Great Lawn & Gardens	0.6	Turf & irrigation, arboretum, courtyard, event lawn	City of South Salt Lake
Bickley Park and Columbus Center Green Space	1.38	Turf & irrigation, walking path, playground and sports court	City of South Salt Lake
Promise Park	0.2	Community garden, playground, Parley's Trail access	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
Granite Library Greenspace	2.74	Great lawn, outdoor amphitheater, playground, walking trail, food truck court.	Salt Lake County
Total	**38.98**		

Source: South Salt Lake Parks, Open Space, Trails And Community Centers Masterplan 2021 Impact Fee Analysis

TABLE VII-3: OTHER RECREATION SITES - 2020

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	2.5	Sports field, playground, indoor gym	Granite School District
Utah International School	0.5	Playground, garden, outdoor courtyard	Granite School District
South Salt Lake LDS Stake Center 2280 S. 250 East	0.4	Turf & irrigation, pavilion	LDS Church
South Salt Lake LDS Stake Center 3219 S. 300 East	0.8	Turf & irrigation, pavilion	LDS Church
Total	**18.6**		

Source: South Salt Lake Parks, Open Space, Trails And Community Centers Masterplan 2021 Impact Fee Analysis

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TRAILS

Currently there are approximately 9 miles of trails in South Salt Lake. Most of the trails in the community are the South Salt Lake stretches of two major regional trails – Jordan River Parkway Trail (, the Meadowbrook Trail, the 21st S-Line Trail, the Mill Creek Trail) and Parley's Trail.

The Jordan River Parkway Trail is complete in South Salt Lake. The Parkway Trail extends from Utah Lake on the south to the Great Salt Lake on the north. The Parkway Trail also provides linkages to the broader regional trail system and provides connections to several east/west trails throughout the valley, including the Parley's Trail and the Mill Creek Trail link in South Salt Lake. Parley's Trail connects Parley's Canyon on the east to the Jordan River on the west. Parley's Trail will be much improved following construction of the 900 West which was funded for construction in 2021. The Meadowbrook Trail connects the Meadowbrook TRAX station to the Jordan River with a bridge over I-15 and several sections of off-street and on-street bike lanes.

COMMUNITY CENTERS

As seen in Table VII-5, South Salt Lake residents are served by three City-owned and nine partner community centers. The community centers host youth, senior, and community programs and recreational opportunities. Two of the three city-owned centers, the Columbus Center and Central Park Center, host fitness classes, basketball, and similar programming. The Central Park Center also has outdoor courts and fields to support youth and adult recreation programs through South Salt Lake Recreation. In addition to these centers there are seven partner Neighborhood Learning Centers in the city and two outside of the city boundary which serve South Salt Lake Youth.

Community Centers are a vital part of the city's commitment to "invest in people." The city has developed programs for youth and family supports through Promise SSL that are hosted at city-owned buildings as well as seven other sites operated by partners. These centers also offer recreation and arts programs, meeting rooms, places to access computers and internet, and other crucial services such as health and nutrition. Historic Scott School is a center that offers Promise SSL youth programs as well as community art classes and space for events and meetings. City Hall should continue to provide community and collaborative spaces for meetings with neighboring communities and professional organizations.

TABLE VII-4: OPEN SPACES 2020

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, sections of Mill Creek Trail and native vegetation and trees	Private, Salt Lake County, South Salt Lake RDA
Total	**176**		

Source: South Salt Lake Parks, Open Space, Trails And Community Centers Masterplan 2021 Impact Fee Analysis

TABLE VII-5: COMMUNITY CENTERS 2020

Name	Facilities	Programs	Owner
Columbus Center	Gymnasium, auditorium, senior center, Best Buy Teen Tech Center, community opportunity center, outdoor patio, outdoor green space, adjacent Bickley Park	Fitness class, basketball, open gym, senior activities, special events, social services, Hser Ner Moo Center	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 , farmers market, mobile health clinics, food pantries	South Salt Lake
Historic Scott School Community Center	13 classrooms, outdoor classroom, community garden	Arts and crafts classes, community education, Promise after-school program, courtyard, Commonwealth Youth Center	South Salt Lake
Meadowbrook Learning Center	Classrooms , Tracy Aviary Jordan River Center, outdoor classroom, Jordan River	Promise South Salt Lake after-school program	Tracy Aviary
Utah International School	Gymnasium, library, outdoor common area, sports field, classrooms	Promise South Salt Lake after-school program	Granite School District
Lincoln Elementary	Gymnasium, cafeteria, sports field, playground, computer lab	Promise South Salt Lake after-school program	Granite School District
Woodrow Wilson Elementary	Gymnasium, cafeteria, common areas, offices, sports field, playground	Promise South Salt Lake after-school program	Granite School District
Olene Walker Elementary	Gymnasium, green space playground, and a community center	Promise South Salt Lake after-school program	Granite School District
Granite Park Jr. High	Gymnasium, computer lab, classroom, cafeteria, auditorium, little theater, track, soccer field	Promise South Salt Lake after-school program	Granite School District
Granite County Library	Create-Space, computers, study rooms, outdoor amphitheater, park, food truck area	Create-Space, computers, study rooms, outdoor amphitheater, park, food truck area	Salt Lake County
Kearns St. Ann's School	Classrooms, gymnasium, cafeteria, sports field, playground	Promise South Salt Lake after-school program	Archdiocese of Salt Lake City

Source: South Salt Lake Parks, Open Space, Trails And Community Centers Masterplan 2021 Impact Fee Analysis

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10-MINUTE WALKSHED

Another way to evaluate level of service is to measure if a typical person walking at three miles per hour can walk to the nearest park in 10-minutes or less. Figure VII-3 is a map of the residential and newly developing mixed use areas where residents cannot walk to a park in 10 minutes. The neighborhoods east of State Street are well served for access to parks, other recreation areas, and trailheads. The area between State Street and I-15 south of 3300 South is also well served by County-owned Harmony Park. The Riverfront neighborhood on 3900 South near the Jordan River is also well-served for parks at General Holm Park and the playground at Olene Walker Elementary School. The residents in this area also have access to Sunnyvale Park, a county-owned facility, south of 3900 South. In addition, many of the housing developments west of I-15 along 3900 South include private recreation and open space amenities.

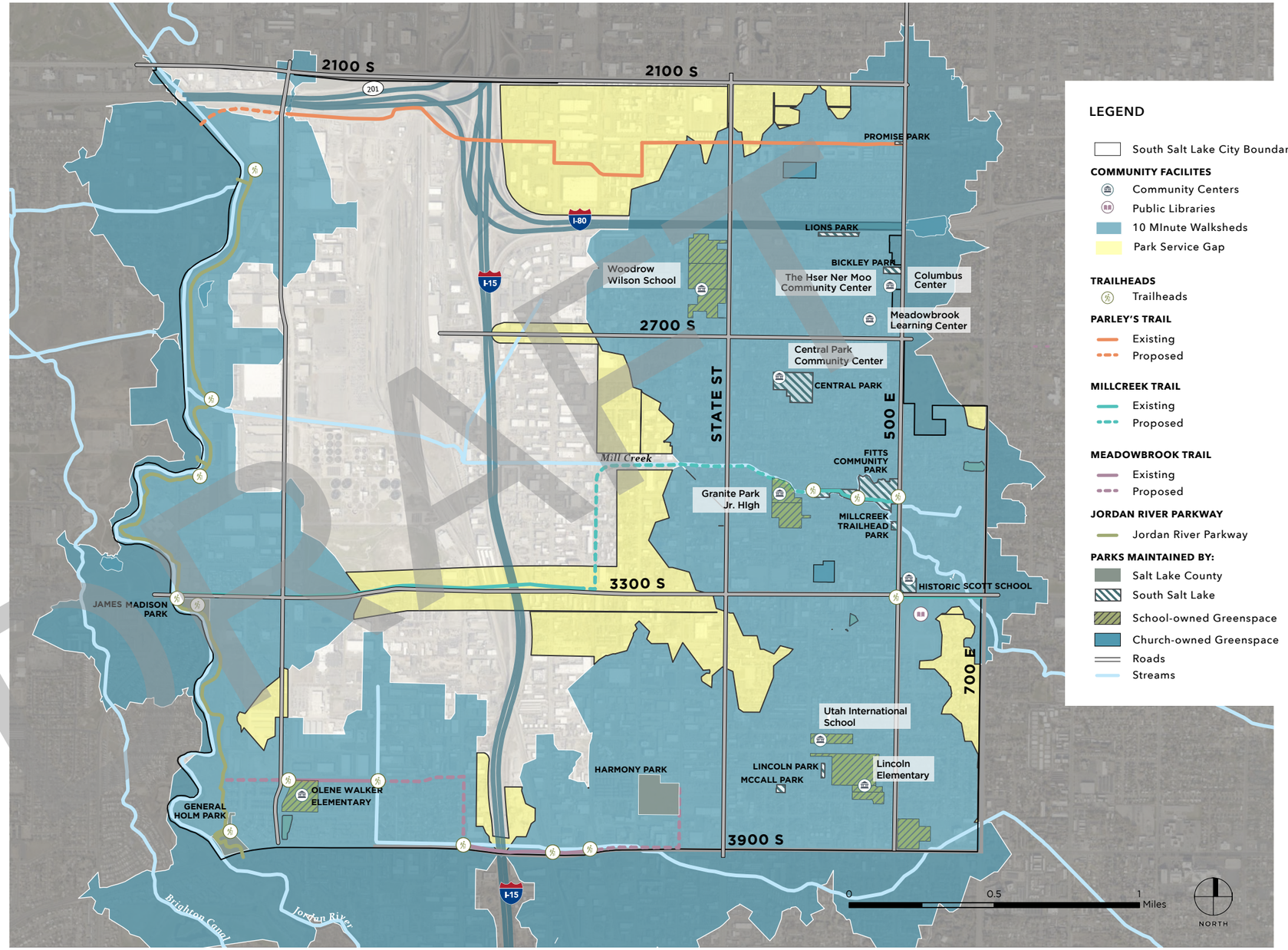
Some sections of the city are underserved for park access. One primary reason is the barriers created by highways and arterials, while the emerging neighborhoods, particularly west of State Street and west of I-15 have not had parks put in place yet to serve new residents. Many new residential developments now include private open space inside of large master-planned development, such as Riverfront, which offer many amenities to the residents, but not to the public at large.

RECREATION/COMMUNITY CENTER FACILITIES

The parks in South Salt Lake include opportunities for recreational activities whether it is just open grassy areas for unconstructed play or playing fields for organized sports and activities, each park includes opportunity for active outdoor recreation. Both centers are located east of State Street which means that residents west of State Street must drive which makes them hard to access, especially for young people.

As areas redevelop and infill, new park space is a critical investment. The city's existing parks and recreation centers are not scaled to accommodate new growth, and are not located where new growth is happening, so new parks and centers are needed.

FIGURE VII-3: PARK AND SCHOOL 10 MINUTE WALKSHED

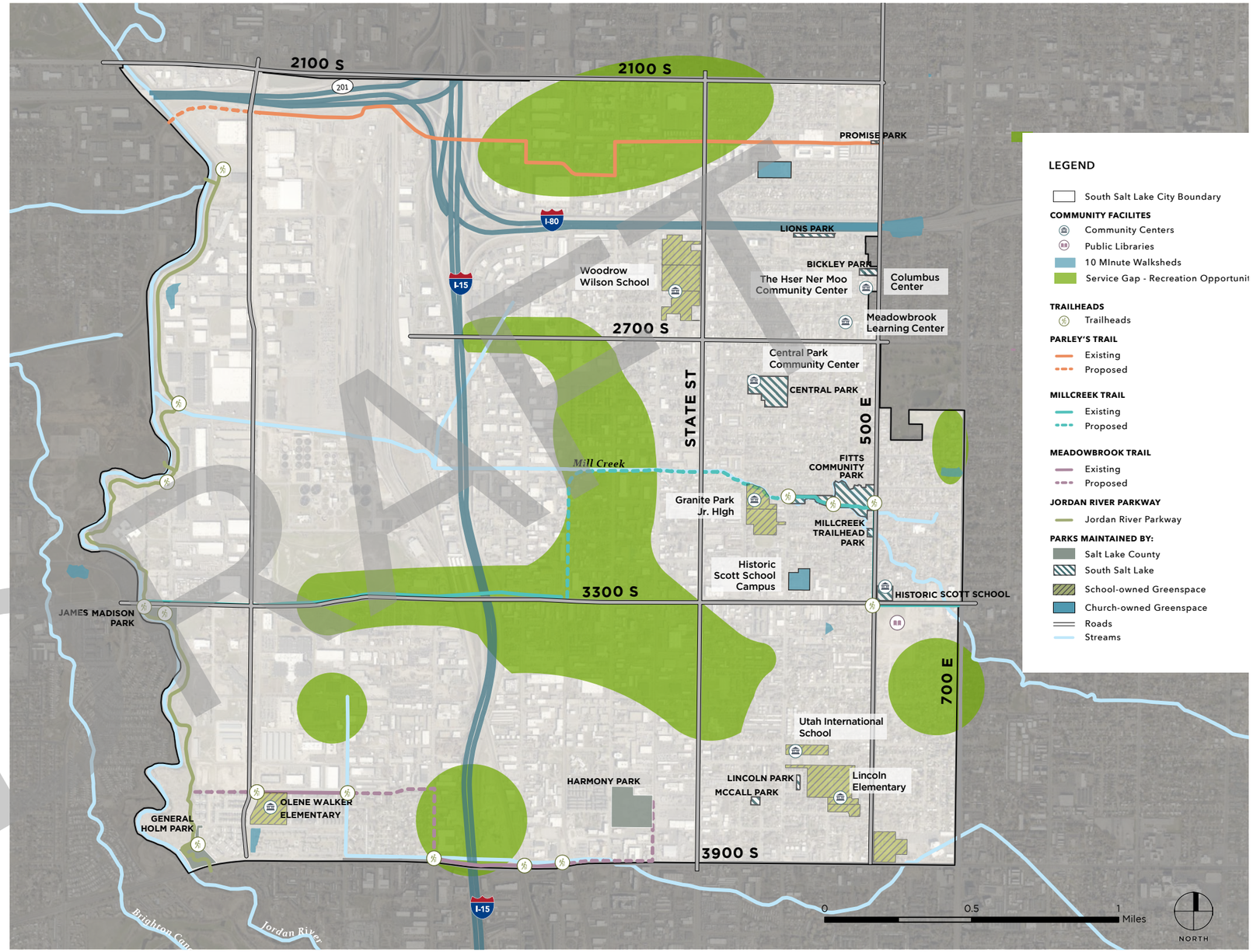


PARKS, TRAILS, RECREATION, AND OPEN SPACE

Figure VII-4 identifies the areas of the city where new parks and public space are needed as well as areas where new development will result in increased use of existing parks and public space.

Parks, trails, and recreation planning is ongoing. In addition to the parks, amenities, and recreation facilities, the lack of a community or recreation facilities west of State Street should be addressed.

FIGURE VII-4: RECOMMENDED AREAS FOR FUTURE PARKS AND PUBLIC SPACE



PARKS, RECREATION, & OPEN SPACE
GOAL #1

Increase the number and acreage of parks, open space, and recreation amenities to serve current and future residents.

STRATEGY 1

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

Actions:

- Implement policies and funding to maintain at least the current parks level of service at 1.4 acres per 1,000 people or better.
- Invest in new facilities to ensure 10-minute walk from 70% of homes to the nearest park, trailhead, or open space.
- Coordinate with local developers and private interests to construct and maintain parks and trails in underserved areas.
- Complete the parks, trails, recreation, and open space planning process.
- Continue to coordinate trail alignments and investments with regional partners and neighboring communities.
- Develop partnerships with utility companies and irrigation companies for trail corridors.
- Prioritize sidewalk improvements that connect neighborhoods to parks, trails and open spaces.
- Participate, as appropriate, in regional and statewide efforts to preserve and improve Mill Creek, the Jordan River and the Great Salt Lake as identified in Great Salt Lake Resolution (HCR-10-2021 Legislative System).
- Implement development requirements that include minimum parks and trails construction and maintenance standards.

STRATEGY 2

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

Actions:

- Work with the Tracy Aviary to build on their nature education center in James Madison Park and the surrounding area.
- Preserve adequate space to allow expansion of the Tracy Aviary nature education center.
- Work with property owners to ensure long-term protection of the natural areas at the Jordan River and Mill Creek and creation of a greenway amenity.
- Adopt development standards that maximize the Jordan River as an amenity and encourages use, such as frontage on the river, numerous access points, amenities lining the parkway, recreation destinations.
- Participate in educational programs to inform youth and South Salt Lake residents of the importance of preserving ground, river, and stream water quality.
- Construct "green" infrastructure for stormwater retention, detention, and conveyance to improve the quality of water discharged to the Jordan River with the aim of creating a clean, swimmable river.

PARKS, RECREATION, & OPEN SPACE
GOAL #2

Identify opportunities to add parks, open space, and recreation amenities in currently underserved areas of the city.

STRATEGY 3

Improve access to recreational facilities.

Actions:

- Identify opportunities to increase the number of fields, gymnasiums, and playing sport courts throughout the City.
- Evaluate utilization of existing recreational facilities and identify the timing and location of additional facilities to accommodate growth.
- Identify the location and types of recreational facilities needed for new neighborhoods west of State Street and west of I-15.
- Identify opportunities to add parks, open space, and recreation amenities in currently underserved areas of the city.
- Explore opportunities to "catalyze" new development and interest in the 3300 South corridor west of I-15 through active recreation and open space preservation.
- Initiate the planning process for a public swimming facility/water feature in South Salt Lake including size, location, and funding strategies and partners.
- Continue to provide and enhance programs that support the whole person including continuing education, culture, arts, recreation and health.

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PARKS, RECREATION, & OPEN SPACE
GOAL #3

Continue to provide equitable access to city programs and amenities for all residents.

STRATEGY 4

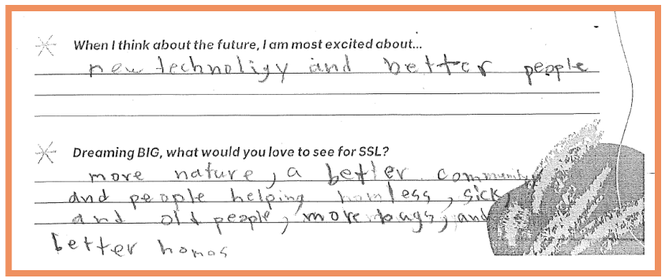
Identify and remove barriers to access to parks, trails, and recreation facilities and programs.

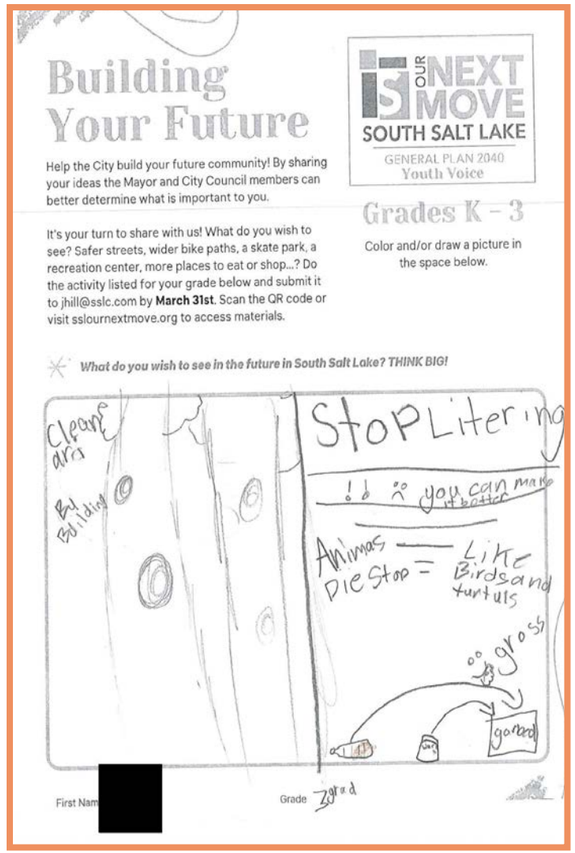
Actions:

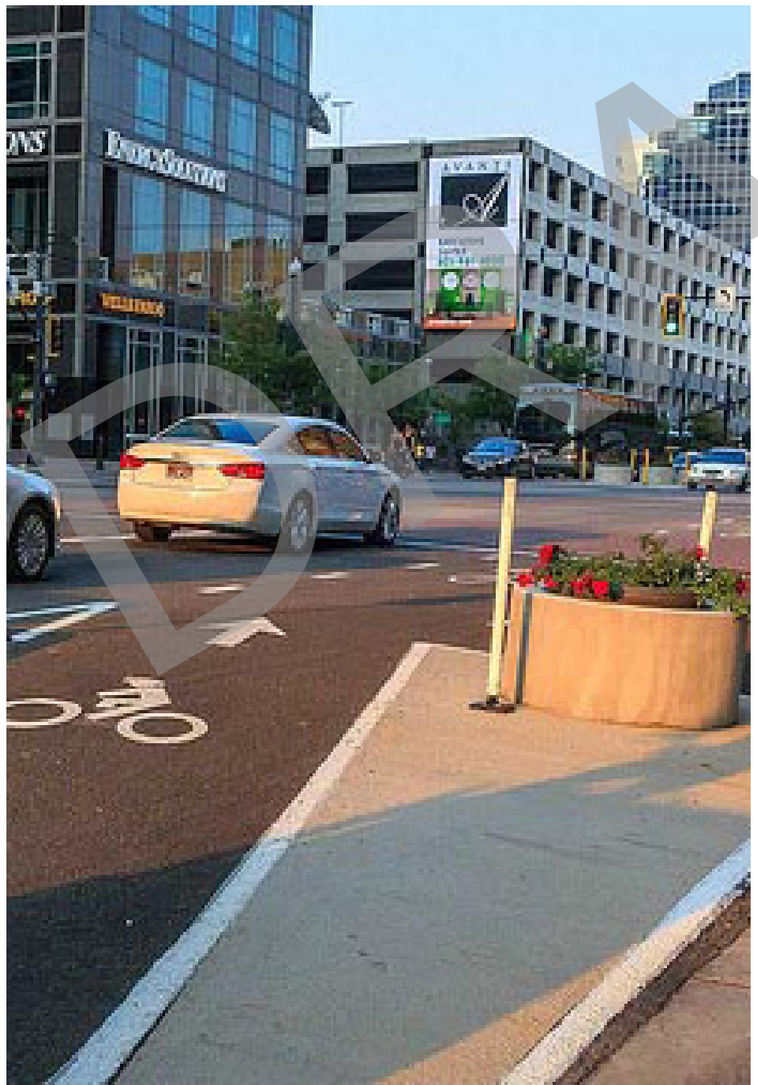
- Complete and assessment of current facilities and address any barriers to access.
- Identify barriers to access and unmet needs in the Neighborhood Planning process and develop strategies to remove barriers.

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NATURAL HAZARDS & RESILIENCY

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NATURAL HAZARDS AND RESILIENCY

INTRODUCTION

Changing climate and South Salt Lake's location along the Wasatch Front pose several risks to resiliency through natural hazards and abnormal climatic events. The presence of several known and unknown fault lines in the surrounding area may damage infrastructure and cause injury in the case of an earthquake. Changing climate will likely cause abnormal events such as drought, flooding, and wildfires, all of which South Salt Lake is susceptible to. While many of these events are unpredicted, the negative impacts can be mitigated through establishing a plan in the case of an emergency.

EMERGING COMMUNITY IDEAS

The South Salt Lake community identified the need for preventative action during the case of a natural disaster or climatic event. They valued the development of a well-organized communication system through community leaders in the case of an event, in addition to increased equity of emergency response services throughout the city. The community also recognized the risk imposed by climate change and identified the need for the city to increase resiliency measures and become responsive adaptable to changing long-term climate events.

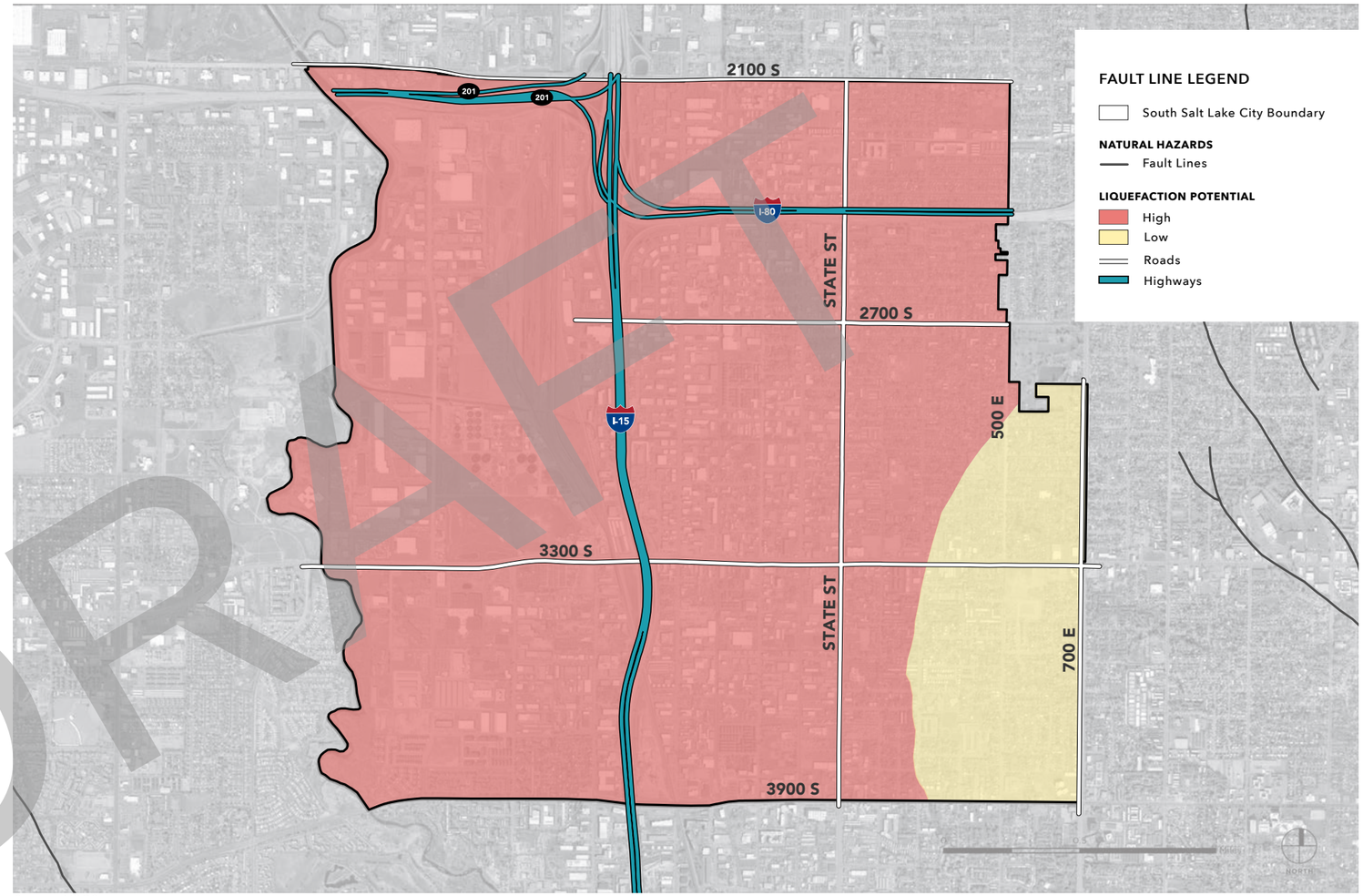
NATURAL HAZARDS

Earthquakes

South Salt Lake has historically experienced earthquakes because of various fault lines which run throughout the Wasatch Front. Several 150- and 15,000-year fault lines run through the eastern boundary of the City and throughout Millcreek and Salt Lake City, and in adjacent West Valley City, Figure VIII-1. These historic fault lines outline where future earthquakes are likely to occur. According to the Utah Geologic Survey, all South Salt Lake and the immediately surrounding municipalities will experience severe ground shaking and a possible fault rupture in the event of an earthquake along nearby fault lines.

South Salt Lake experienced ground shaking on March 20, 2020 during an earthquake in nearby Magna, Utah. While ground shaking and damage in the City was minor, it provided a reminder of the repercussions of a more severe earthquake. South Salt Lake has a high number of unreinforced masonry structures which are extremely hazardous during the event of an earthquake and are prone to structural damage. The City should undergo an evaluation of current geologic hazards and implement appropriate safety and preparedness measures. This should include detailed response plans for first responders, community organizations, and other community response individuals identified in the City's disaster response plan. Frequent updates and information should be conveyed to community organizations, community centers (including places of worship), and community members on earthquake response procedures. Be Ready Utah, a State maintained program, provides earthquake preparedness resources and tips at www.utah.gov/beready/earthquakePreparedness

FIGURE VIII-1: LIQUEFACTION POTENTIAL AND KNOWN FAULT LINES IN THE SOUTH SALT LAKE AREA



Source: USGS

Liquefaction

Most of South Salt Lake has a high potential for liquefaction in the event of an earthquake, with moderate potential in the south-east corner, Figure VIII-1. Liquefaction occurs when saturated soils lose integrity during ground shaking events, such as earthquakes, and causes buildings to sink into the ground, tilt, and causes slope failure. A high liquefaction potential means that there is a 50 percent probability of having an earthquake within a 100-year period strong enough to cause liquefaction. A moderate designation means that the probability is between 10 and 50 percent of having an earthquake within a 100-year period strong enough to cause liquefaction, and a low probability designation mean that there is between 5 and 10 percent having an earthquake within a 100-year period strong enough to cause liquefaction. While unpreventable, danger and damage resulting from liquefaction can be prevented through mitigation efforts including:

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- Avoid development on highly susceptible soils.
- Adjusting structure foundations in susceptible areas
- Improving or replacing soils susceptible to liquefaction during development with gravel or similar material
- Improve the soil strength, density and drainage characteristics of the soil through instillation of vertical gravel drains to quickly drain water during a liquefaction event and soil improvement methods.
- Design new buildings to resist shaking and retrofit old buildings, particularly masonry buildings, to minimize threat to life in an earthquake.

Flooding

South Salt Lake's location along the Jordan River and Mill Creek presents an increased flooding risk along the Western border of the City and following Mill Creek, Figure VIII-2. Areas labeled as "A" have a 1 percent chance of annual flooding with a 26 percent change during the lifetime of a 30-year mortgage. Areas labeled as "AE" fall within a designated floodplain. Areas labeled as "AH" have a 1 percent chance of annual flooding in the form of a thin sheet flood. A large portion of the City sits within a moderate risk area and is susceptible to experiencing a 500-year flood event which means that area has a 0.2 percent chance (or 1 in 500 chance) of occurring in a given year.

Wildland Fires

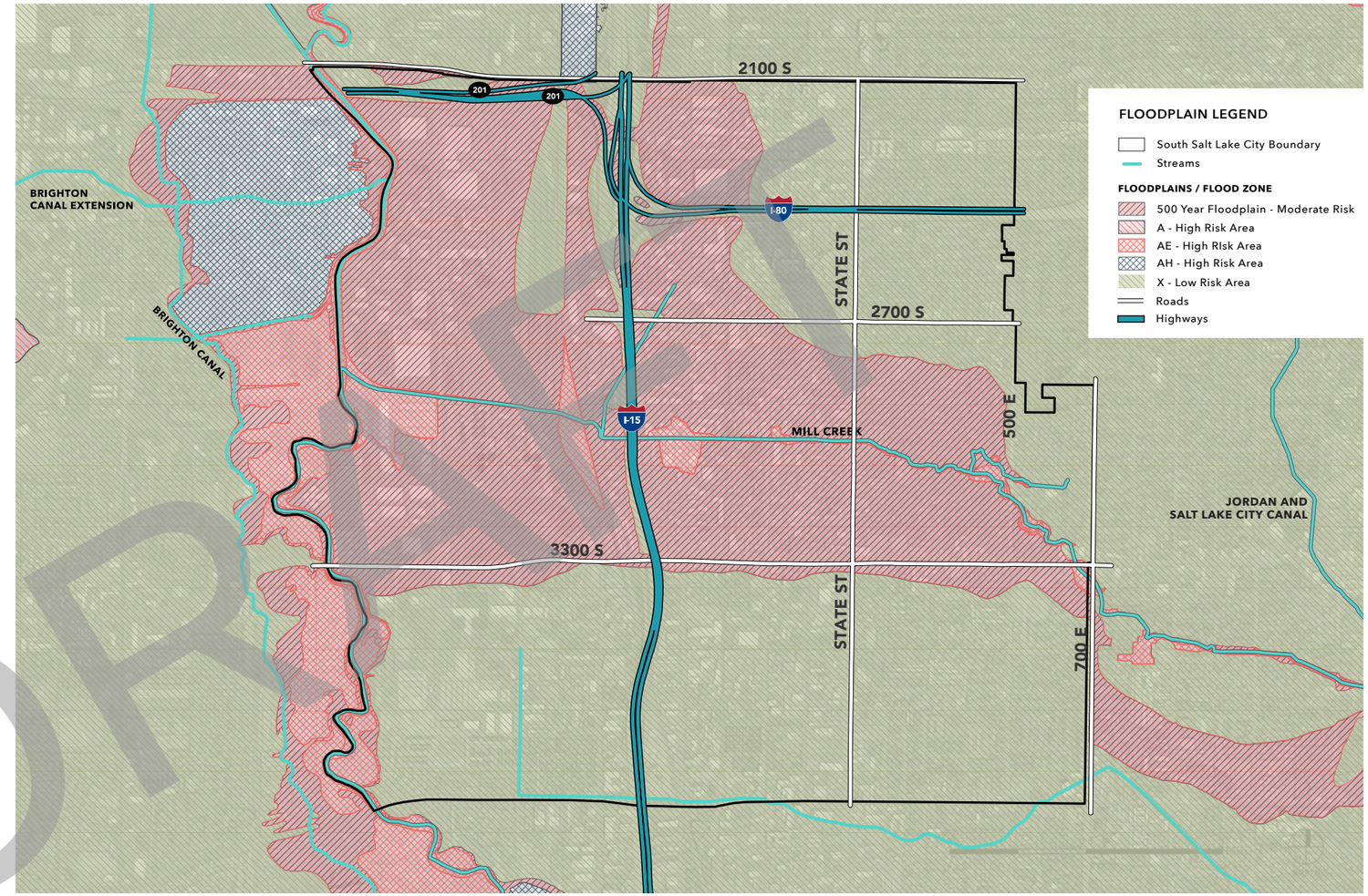
Although urban and away from foothill areas, South Salt Lake is susceptible to wildfires along the Jordan River parkway. Fires have occurred here naturally by lightening and arson, but are increasingly the result of illegal camping and campfires. As Utah experiences drought conditions the last few years, several major wildfires have occurred in the Jordan River corridor in South Salt Lake and other cites. These have caused serious damage to native habitat and been detrimental to the experience of the parkway. This poses a fire risk to residents and businesses along the parkway. In an effort to reduce fires, the City banned all fireworks west of 900 W and purchased wildland firefighting apparatus. Still, additional access points to the parkway, and more pro-active patrol and enforcement are needed. As more residences and businesses are built next to the Jordan River, this becomes more critical.

Climate Change

The community recognized that changing climate will affect current and future generations of South Salt Lake Residents. While some of the impacts of climate change will occur over the next few decades, some changes are felt today. Events like severe drought and high temperatures are felt today. The city must adapt

to these changes to remain resilient and viable for future generations. This must include resilient landscaping and watering practices to conserve limited water resources, and the enhancement of the urban canopy to reduce temperatures throughout the city. The develop a strategy for mitigating the impact of unpredicted and unprecedented events such as windstorms and flooding.

FIGURE VIII-2: FLOODPLAINS IN SOUTH SALT LAKE



Source: USGS

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NATURAL HAZARDS & RESILIENCY
GOAL #1

Ensure that South Salt Lake remains resilient & thriving by providing guidelines & resources to withstand the threat of natural hazards and changing resource availability to mitigate the impact of natural disasters.

STRATEGY 1

Update the city-wide earthquake and natural disaster response plan and distribute it widely to the community.

STRATEGY 2

Create a community education program to inform residents and businesses of best practices for various natural hazards.

STRATEGY 3

Mitigate the impact of damage and safety hazards resulting from natural hazards and disasters through development standards.

STRATEGY 4

Mitigate flooding hazards through education and development standards in identified floodplains.

STRATEGY 5

Establish strategies to address the immediate effects of a disaster.

STRATEGY 6

Continue to offer CERT training to members of the community.

STRATEGY 7

Protect South Salt Lake's natural areas as growth occurs.

NATURAL HAZARDS & RESILIENCY
GOAL #2

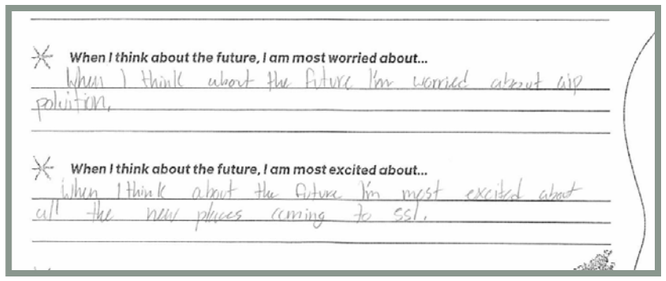
Plan for and implement best practices to address the impacts of climate change.

STRATEGY 8

Work with community partners to identify best practices to mitigate the impact of climate events including drought, flooding and wildfires

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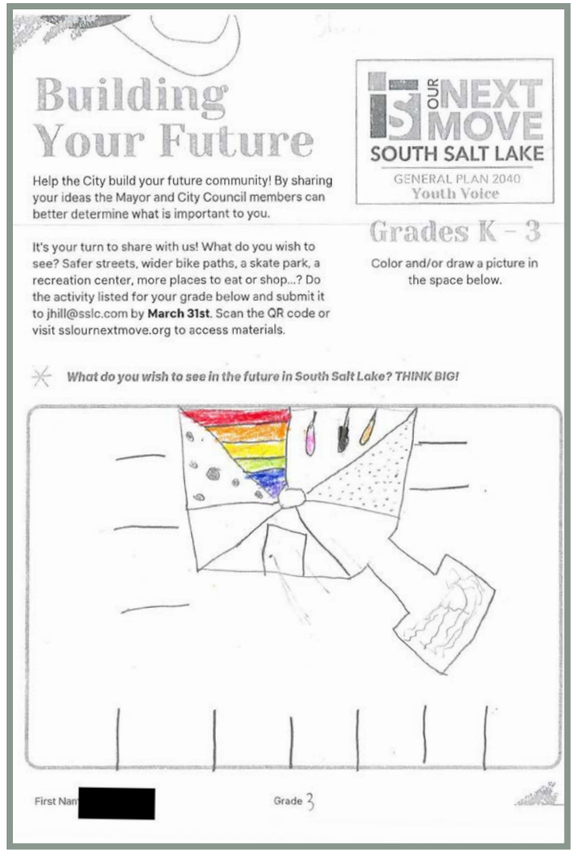


✳ **When I think about the future, I am most worried about...**

When I think about the future I'm worried about air pollution.

✳ **When I think about the future, I am most excited about...**

When I think about the future I'm most excited about all the new places coming to SSL.



Building Your Future

Help the City build your future community! By sharing your ideas the Mayor and City Council members can better determine what is important to you.

OUR NEXT MOVE SOUTH SALT LAKE
GENERAL PLAN 2040
Youth Voice

Grades K – 3

Color and/or draw a picture in the space below.

It's your turn to share with us! What do you wish to see? Safer streets, wider bike paths, a skate park, a recreation center, more places to eat or shop...? Do the activity listed for your grade below and submit it to jhill@sslc.com by **March 31st**. Scan the QR code or visit sslournextmove.org to access materials.

✳ *What do you wish to see in the future in South Salt Lake? THINK BIG!*

First Nam[redacted] Grade 3



COMMUNITY FACILITIES

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COMMUNITY FACILITIES

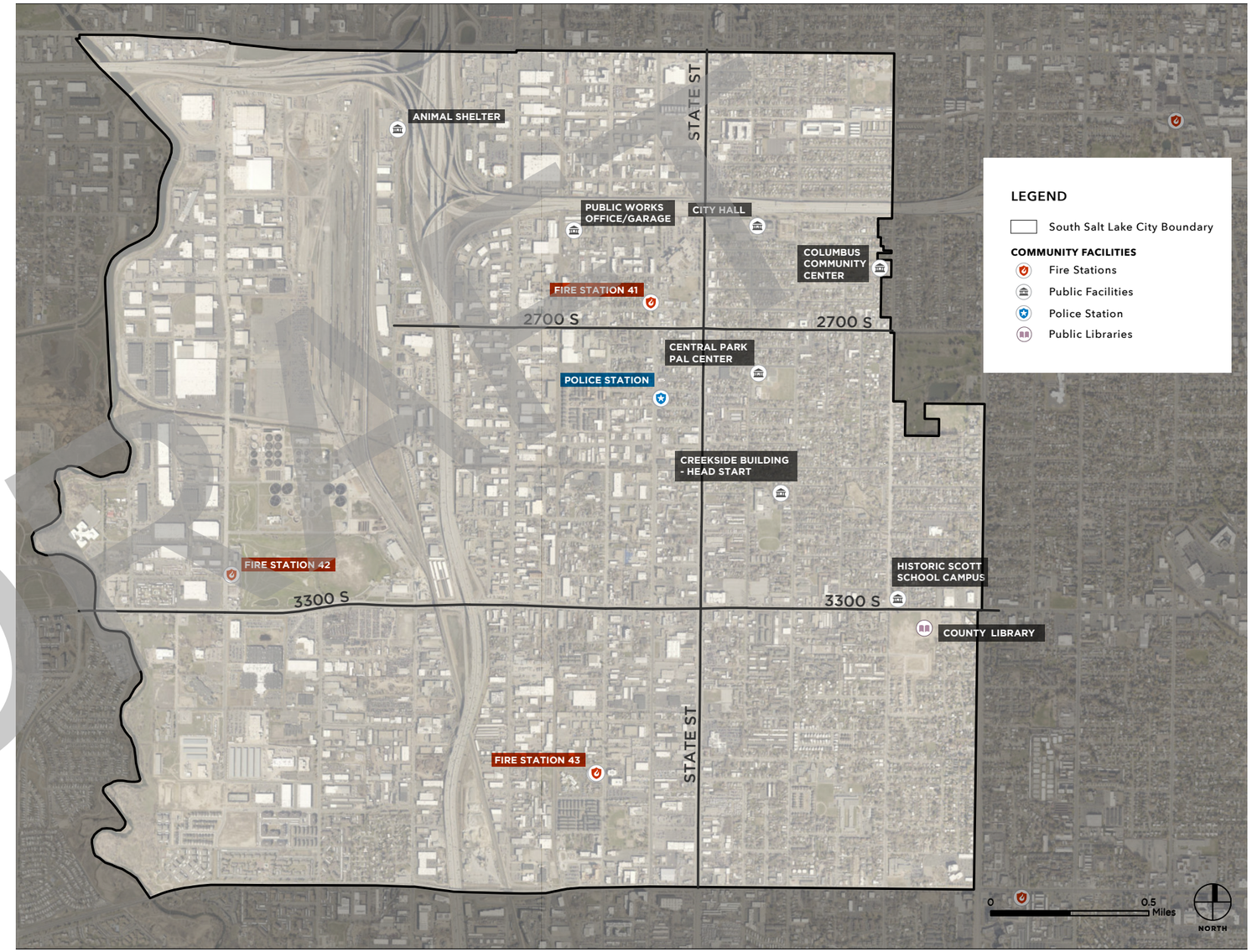
INTRODUCTION

South Salt Lake residents enjoy a full range of municipal services provided either by South Salt Lake under the administrative direction of the Mayor. Table IX-1 provides a list of the city-owned facilities and the services housed at the location.

TABLE IX-1: SOUTH SALT LAKE FACILITIES & SERVICES - 2020

Facility	Location	Service
Administration		City Recorder City Council Legal Neighborhood
City Hall	220 East Morris Ave.	Justice Courts Community Development Promise South Salt Lake Engineering Fire Marshal Mayor Finance Code Enforcement Utility Billing Arts Council
Police Station	2835 S. Main St.	Police Department
Fire Station #41 Fire Station #42 Fire Station #43	2600 S. Main St. 3265 S. 900 West 3640 S. West Temple	Fire Department Headquarters Fire Department Fire Department
Public Works	195 W. Oakland Ave. 192 W. Oakland Ave.	Streets & Sidewalks Wastewater Stormwater Snow Removal Fleet Shops Water
Animal Shelter	2274 S. 600 West	Animal Services
Creekside Building	254 Gregson Ave.	Head Start Preschool
Columbus Community Center	2531 S. 400 East	Recreation Services Office/Recreation/Senior Center/ Promise Program & Youth Activities
Central Park Community Center	2797 S. 200 East	Recreation/ Promise Program & Youth Activities
Historic Scott School Community Center	3280 S. 500 East	Arts Programs & Events/Promise Program & Youth Activities

FIGURE IX-1: SOUTH SALT LAKE FACILITIES



Source: South Salt Lake 2020 Community Facilities Plan

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The three Community centers are vital for providing services to residents and to bring the community together. The Police and Fire Stations are important for operations and are also points of contact for the public who require those services. The Animal Shelter, operated by South Salt Lake,, serves the entire city with animal control services and also offers adoptions, microchipping and other services for pets. The city prides itself on having its own city services since its founding, including independent police, fire and recreation. However, many city office buildings, including city hall, were not built specifically for the city, and have been adapted but still contain shortfalls. South Salt Lake public facilities are distributed throughout the city, Figure IX-1.

As South Salt Lake continues to grow, additional space for city services will be needed to adequately serve the surrounding community.

The need for additional recreation center space is discussed in Chapter VII --- Parks, Recreation, and Open Space. General government services such as public works will also need updated and expanded facilities as the area west of I-15 develops.

EMERGING COMMUNITY IDEAS

General Plan 2040 is built on a foundation of diversity, equity, and inclusion. Equitable access to community facilities and the services they house is one of the most important elements of ensuring equity for South Salt Lake's diverse community.

As seen in Figure IX-1 most community facilities are located east of I-15 and most of the facilities that the general public uses are east of State Street. Much of South Salt Lake's mixed-use higher density growth will occur between State Street and I-15. New development of housing and commercial uses is also anticipated west of I-15. As South Salt Lake grows new community facilities should be located as close as possible to the residents and businesses they serve and should grow and expand service as the city continues to grow and change.

Additionally, Downtown South Salt Lake could benefit from a community anchor use. This could be a new City Hall, a public gathering space such as a plaza, or both. They generate daily traffic, are in it for the long haul, and can set a tone of innovation and forward thinking. As anchor institutions, they can play an important role in creating vitality and value for a city center.

Figure IX-2 shows the three promises for South Salt Lake residents that should be supported by community facilities that meet a diversity of needs.

FIGURE IX-2: THE 3 PROMISES FOR SOUTH SALT LAKE RESIDENTS SUPPORTED BY COMMUNITY FACILITIES



[1] Source: https://www.pps.org/article/initiative-civic-centers

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CONSIDERATIONS FOR FUTURE SOUTH SALT LAKE FACILITIES

South Salt Lake takes pride in its city-owned facilities which serve the day to day needs of residents. However, there are several gaps in the facility network that should be considered as the community and city continue to grow and develop. The possibilities include expanded fire services, a police substation downtown and updated Public Works facilities. In addition, there is a strong desire to relocate City Hall to a building designed for that purpose and located where it can have a more civic and community presence.

Many residents, city employees and city leaders would like to see a new City Hall to reinforce the City's identity as a city on the move. Future city programming should consider a centralized civic center in Downtown to provide space for community gathering and events. Public space may also be appropriate adjacent to a future recreation center. The evaluation of current properties, including the water tower site, should be evaluated for future public space locations as appropriate.

South Salt Lake's transportation network also provides opportunities for additional public space and is considered a community facility. Public streets and sidewalks should be well maintained an enhanced for public use. This is especially important around transit stations which fulfill a role in day-to-day movement and can be enhanced by improved and maintained streetscapes and quality connections into high density and mixed use areas. Figure IX-3 shows pedestrian and bicycle facilities in South Salt Lake. The list of priorities for future community facilities includes:

- An upgraded Public Works facility
- A secure, stand-alone Justice Court
- Expansion of police and fire stations
- A community gathering place at the water tower
- Opportunity Center (Co-Op) at the Columbus Center
- A civic anchor in Downtown (city hall, outdoor performance venue ect.)
- Select streets as open space for festival streets, open streets, parklets, bike corrals
- Transit stations with surrounding public space
- Ongoing evaluation of growth in facilities due to population growth.

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Existing and Proposed Bike and Pedestrian Network

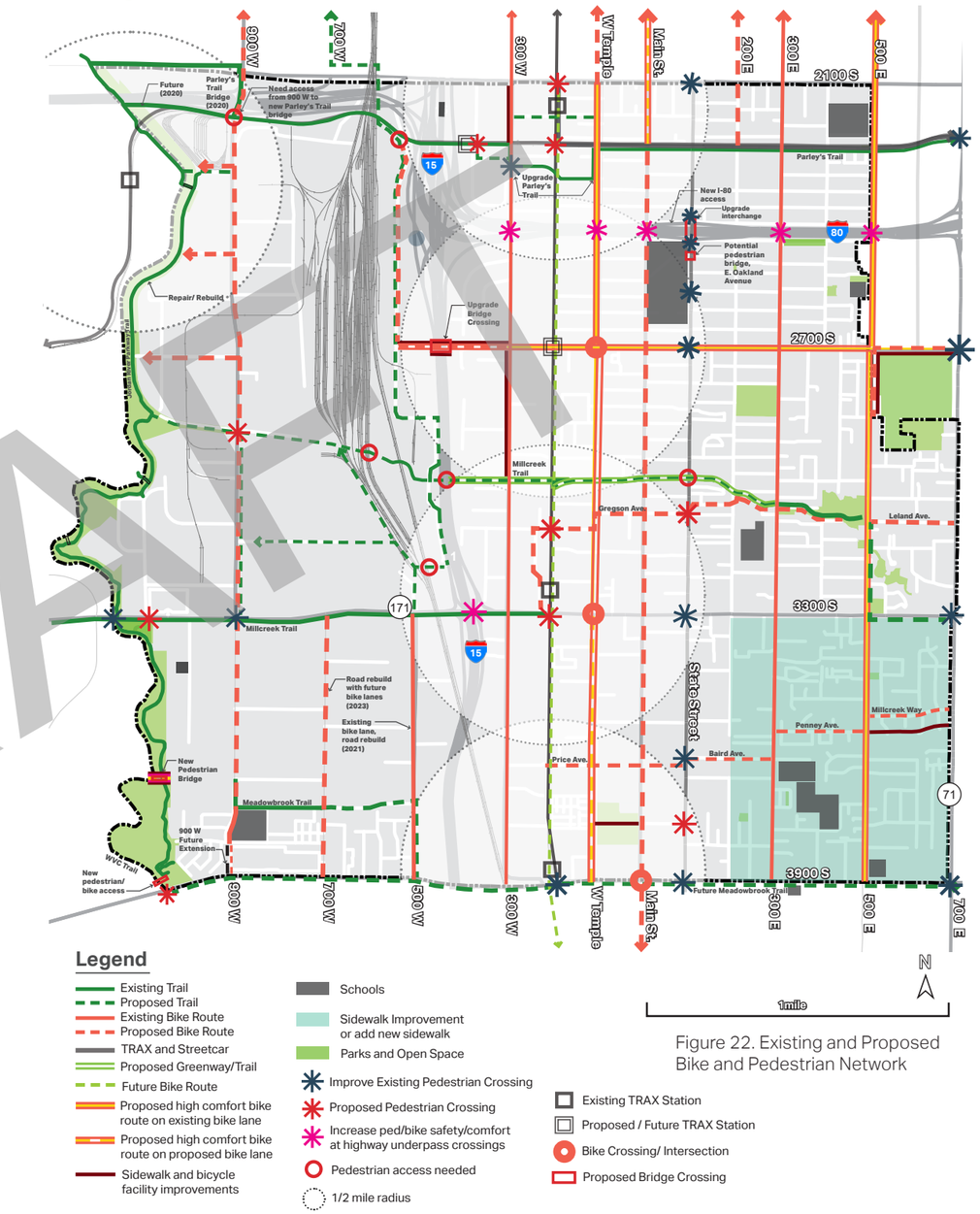


Figure 22. Existing and Proposed Bike and Pedestrian Network

Figure IX-3: Existing and Proposed Bike and Pedestrian Network (Source: 2020 South Salt Lake Mobility Plan)

COMMUNITY FACILITIES
GOAL #1

Provide a full range of public facilities and services that reflect the needs of the community.

STRATEGY 1

Create a plan and strategy to expand and improve South Salt Lake's current system of community centers and programs for residents in all areas of the City to increase access and equity for all ages, cultures, interests and abilities.

STRATEGY 2

Encourage development that provides services in a logical, orderly manner such that adequate streets, water, sewer, drainage facilities, schools, and other essential services can be provided, both efficiently and economically.

STRATEGY 3

Study the viability of locating a civic function in the Downtown South Salt Lake neighborhood to act as an anchor institution and catalyze new development.

STRATEGY 4

Ensure an equitable access to services within neighborhoods and serving areas of higher density housing.

COMMUNITY FACILITIES
GOAL #2

Provide community centers that promote health, education, and equity.

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COMMUNITY FACILITIES GOAL #3

Ensure equal access to City services and facilities for all members of the South Salt Lake Community.

STRATEGY 5

Identify barriers to access to essential services and create strategies to remove the barriers.

STRATEGY 6

Develop a strategy and identify partners to provide broadband access in facilities and public spaces throughout the City.

STRATEGY 7

Identify services needed in newly developing areas of the City and create a strategy to provide those services.

STRATEGY 8

Evaluate response times and levels of service for police and fire as development occurs throughout the City to maintain current levels of service as much as practicable.

COMMUNITY FACILITIES GOAL #4

Adopt and implement the draft Street Lighting Master Plan.

STRATEGY 9

Incorporate the City's draft streetlighting master plan into city policy.

STRATEGY 10

Review and update as appropriate current lighting requirements in development codes to address City priorities relating to: pedestrian and bicycle safety, improvement of lighting quality, protection of night skies, and wildlife sensitive lighting.

STRATEGY 11

Identify funding sources and strategies to complete and update the City's lighting in sidewalk, parks, and trails.

COMMUNITY FACILITIES GOAL #5

Invest in urban forestry as a neighborhood asset.

STRATEGY 12

Complete the City-wide urban forest study.

STRATEGY 13

Develop an urban forestry program and focus efforts in locations with limited tree canopy, commercial and industrial areas and redeveloping areas.

STRATEGY 14

Evaluate current development codes for street tree requirements and design standards for new development

STRATEGY 15

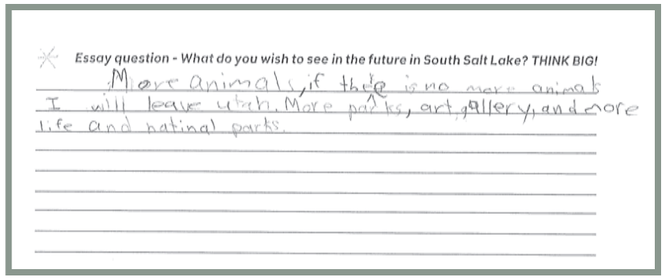
Expand community tree planting programs to provide free trees to residents and businesses in South Salt Lake.

STRATEGY 16

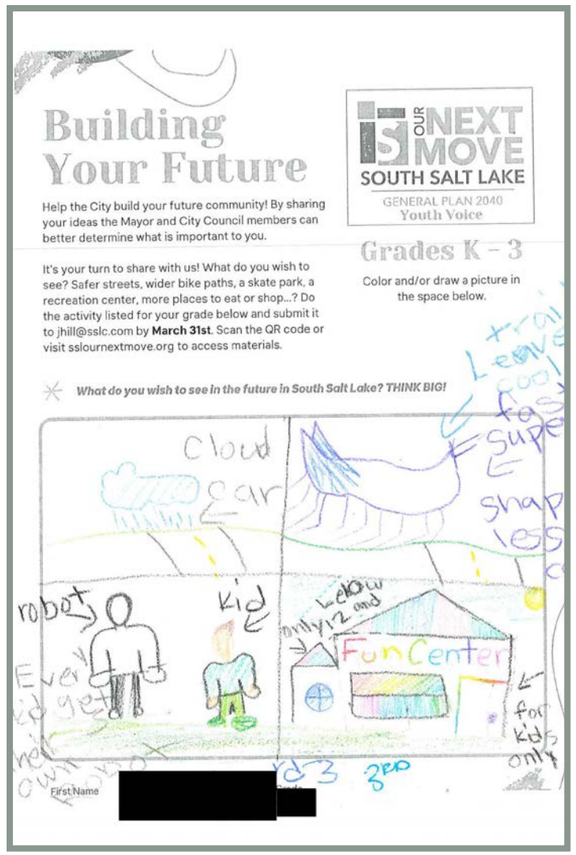
Increase percentage of native and desired tree species in the city while gradually eliminating and replacing invasive ones

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Essay question - What do you wish to see in the future in South Salt Lake? THINK BIG!

More animals, if there is no more animals I will leave utah. More parks, art gallery, and more life and natinal parks.


Building Your Future

Help the City build your future community! By sharing your ideas the Mayor and City Council members can better determine what is important to you.

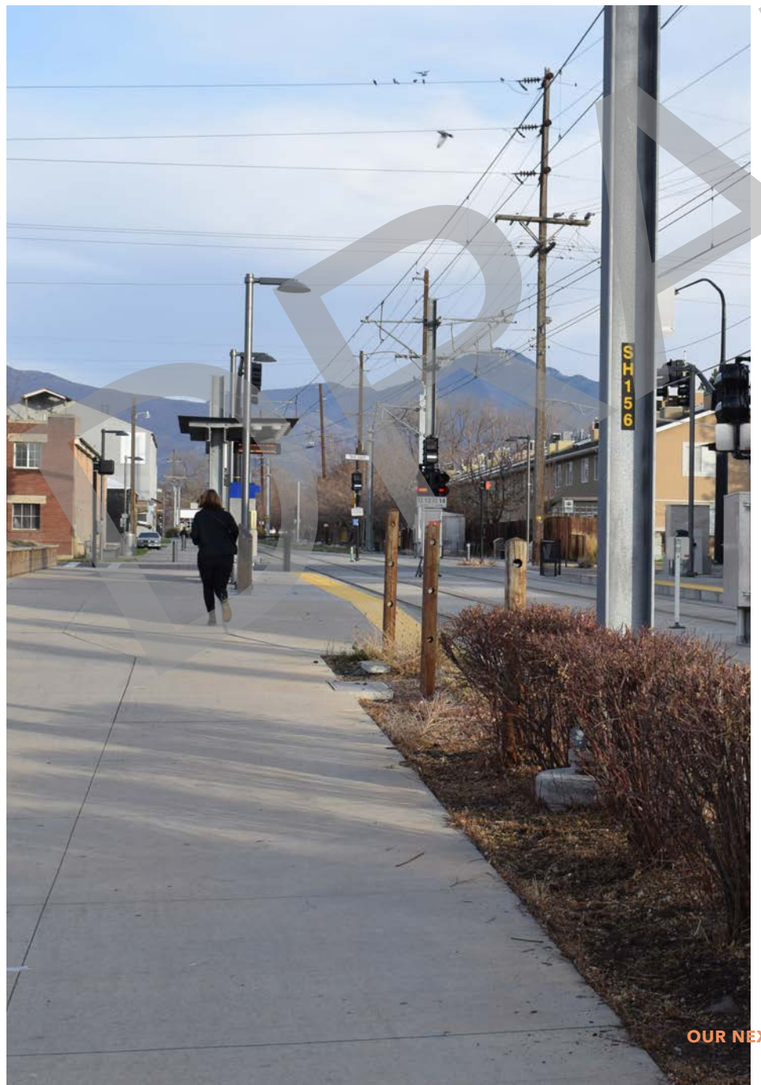
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OUR NEXT MOVE SOUTH SALT LAKE
GENERAL PLAN 2040
Youth Voice

Grades K – 3

Color and/or draw a picture in the space below.

What do you wish to see in the future in South Salt Lake? THINK BIG!



ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY

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ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY

INTRODUCTION

Sustainability is defined as the ability to meet the needs of the current generation without compromising the ability for future generations to meet their needs. Sustainability is a broad term that covers three different pillars in South Salt Lake: the economic resiliency for the municipality, the social landscape, and the environmental wellbeing within the city and the greater region. Sustainability occurs at the intersection of the three pillars, a change in community health may affect economic sustainability, or may be impacted by an environmental change. Natural resources within the city include the ecology, air quality, and water quality. Sustainability is integrated into many other sections of the General Plan including Land Use, Economic Development, and Parks Trails and Open Space.

South Salt Lake's commitment to sustainability is reflected throughout the community in their push to become a leader in sustainability and resiliency for the region. To do so, the City should invest in each of the pillars to focus attention towards achieving the attainable and implementable strategies within this document and within each of the City's departments.



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EMERGING IDEAS

Environmental, Social, and Economic Sustainability are Guiding Values, Figure X-1, of the General Plan. Sustainability values underpin each element of the Plan. Realization of the four Guiding Values of the Plan will result in a Sustainable South Salt Lake.

Figure X-1: Emerging Ideas for Sustainability



CURRENT CONDITIONS

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability recognizes land use, transit, sidewalks and bikeways, pedestrian routes, development, and non-renewable resources.

Land Use and Transit

South Salt Lake's large city blocks and arterial access has historically made most of the City difficult to navigate by foot, bicycle, and transit. This is because of limited connectivity between neighborhoods and commercial areas or dangerous pedestrian and bicycle ways throughout the City. This promotes the use of automobiles to get around the area safely and efficiently resulting in increased vehicle emissions which directly affect South Salt Lake's air quality and produce carbon emissions which are directly linked to climate change.

Areas of compact development allow for walkable commutes between uses. Compact development also allows visitors to link several trips by parking in a single location and visiting several services from that location by foot. Creating compact nodes in the City, like within the Downtown neighborhood and along 3300, also improves economic vibrancy and resiliency creating a well visited and intriguing place. The City should prioritize connecting nodes and commercial centers into the surrounding neighborhoods landscape to give pedestrians and bicycles access to the amenities which serve their community.

South Salt Lake's role as a bedroom community means that many residents travel outside of the City daily for work, and much of the internal traffic results from commuters passing through the city of visiting businesses within the area. As the Wasatch Front grows and both South Salt Lake and its neighbors grow, commuting and trips are destined to increse, but the city has prepared to offer multi-modal choices. Several major bus and TRAX lines flow throughout the City and provide ample opportunity to reduce the daily number of vehicles in the City while providing a high level of service to businesses and the ability for residents to leave the City without needing to commute by car. Reducing the first-last mile that people must travel between major transit stops and their neighborhood or commercial destination should be a priority for the City and the Utah Transit Authority (UTA) to maximize ridership. More information on the major transit routes and options for the City is found in the Transportation element of this plan.

Sidewalks, Bikeways and Connectivity

South Salt Lake has several existing bikeways and pedestrian routes, as well as several proposed bike and pedestrian routes identified in the 2020 South Salt Lake Mobility Plan. South Salt should prioritize the implementation of the proposed routes in addition to additional east-west connections to allow for better opportunities to move across the City. Increasing the comfort of bikeways and sidewalks encourages residents and visitors to use alternative transportation options rather than by vehicle.

Development

All future city structures should consider a Leadership in Energy and Environmental Design (LEED) certification. LEED is the standard used to ensure buildings are environmentally friendly and must earn the certification by meeting several criteria. The City should pursue sustainable development to set a standard and example for the South Salt Lake Community. The City should also provide incentives for businesses pursuing sustainable development certifications which may include LEED, Energy Star, and other selected initiatives to reduce the structure's carbon footprint and waste production. The City should also set a standard for building HVAC filtration in areas adjacent to highways and arterials where so much new growth is concentrated.

Ecology

Wildlife Habitat and Waterways

The South Salt Lake Vision Statement states the City's goal of becoming a city of parks and green spaces and clean water ways. The Community strongly supports the health and protection of habitats and waterways within the City. The City has two major waterways, the Jordan River and Mill Creek, which flow across several municipalities and into the Great Salt Lake. The City should maintain strong partnerships with the Jordan River Commission and Seven Canyons Trust to monitor ecological wellbeing and explore interregional opportunities for community interaction and education along the waterways. The City should also explore possibilities to daylight Mill Creek as it flows westward into the Jordan River to capture the full social and environmental opportunities possible along the corridor.

Urban Forestry and Green Space

Urban forestry and green spaces play a critical role by providing ecological services such air filtration, stormwater management, and erosion prevention. Areas with tree canopy cover typically see cooler temperatures which reduces the urban heat island effect common to places with large expanses of hardscape (warming of an urban area caused by asphalt, cement, and other heat absorbing material). This reduces cooling costs in the summer in these areas and provides outdoor activity space during hot days.

Urban green spaces also have strong social and economic benefits within a community. The University of Southern California estimates that property sale values increase proportionally by 1.5 percent as nearby green spaces increase by 11 percent. Several physical and mental health benefits also arise from exposure to green space including reduced stress, anxiety, and depression.

At the time of the adoption of this Plan, the City is in the preliminary stages of developing a tree inventory program. This program will create a record of existing tree species and location which will help the City evaluate the equity of tree placement throughout South Salt Lake. The City should focus urban forestry efforts in historically underserved neighborhoods and areas undergoing placemaking efforts. More information on the existing conditions of South Salt Lake's open space is found in the Parks, Trails, and Open Space element of this plan or in the Parks Masterplan.

Natural Resources

Air Quality

South Salt Lake experiences poor air quality due inversions throughout the year. The City's location along several major transportation corridors contribute to persistently higher levels of PM2.5 than areas away from major road networks. Poor air quality can lead to a range of mild to severe respiratory illness. The City may aid residents in navigation poor air quality days by providing alerts on orange and red air quality days and by coordinating city events accordingly. The City should assist residents from exposure by promoting remote workdays during poor air quality days to eliminate or reduce resident commuting. The addition of electric vehicle fueling stations across the City may reduce South Salt Lake's impact on valley-wide air quality.

Several county-led programs help reduce emissions caused by vehicles which account for nearly 50 percent of air pollution in the area. Salt Lake County's Environmental Health Division provides a Vehicle Repair Assistance Program takes high polluting vehicles off the road by assisting qualified residents in getting their vehicles repaired to pass emissions tests. The County also provides information and resources for residents regarding daily air quality on their website.

Additional resources and information can be found on the UCAIR website at www.ucair.org.

Non-Renewable Resources

Like many municipalities, South Salt Lake's commerce and day-to-day functioning depends on fossil fuel energy consumption. Nonrenewable energy sources are relatively inexpensive and attainable for most of the City. However, declining resource availability will cause future resource shortages price increases for everyday users.

South Salt Lake is supportive of renewable options and less-impactful fuel options. The city has invested in solar panels on two of its structures and is interested in pursuing it on other buildings, is installing EV charging stations at City Hall to support alternative fuel options, and is replacing existing street lighting with high-efficiency LED bulbs. The city is also increasing recycling services to include glass recycling and implementing a storm water fee to better trap and treat pollutants before reaching natural waterways.

Alternative energy solutions should be considered to improve the resiliency of South Salt Lake residents, businesses, and visitors. The State offers several programs to streamline efficient and reliable energy which include:

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- United Way 2-1-1 (Utah) which connects residents to critical health, housing, utility and human service information https://211utah.org/
- Utah Home Energy Assistance Target (HEAT) Program which provides winter home heating help for eligible low-income households
- Utah Weatherization Assistance Program helps low-income individuals complete weatherization improvements reducing utility costs and reduce energy consumption
- Energy Star with provides information on the energy consumption of appliances.
- Utah Subscriber Solar Program which provides state and federal incentives for residential and business solar power.

Rocky Mountain Power and Dominion Energy both offer renewable energy programs to substitute non-renewable energy with renewable alternatives for a small additional monthly cost. Both programs are available for renters and owners and allow participants to choose how much of their energy intake to substitute with renewable sources.

- Rocky Mountain Power Blue Sky Program uses solar and wind energy to power Utah homes https://www.rockymountainpower.net/savings-energy-choices/blue-sky-renewable-energy.html
- The Dominion Energy GreenTherm Program gives natural gas customers the opportunity to support clean natural gas from existing waste streams and biomass sources https://www.dominionenergy.com/utah/save-energy/greentherm

The Federal Government offers an Investment Tax Credit (ITC) for homeowners and businesses looking to install solar panels. The program provides a 26 percent tax credit for the purchase and installation of solar panels. However, this tax credit will fall to 22 percent by the end of 2022. Several local tax credits, which cover up to 25 percent of the purchase and installation cost, are available to assist residents and local businesses. More information about these programs can be found at www.energy.gov or by contacting the Governor's Office of Energy Development (OED).

Implementing additional electric car fueling stations or streetlighting with power outlets should be considered to reduce the point-emissions from automobile use and to incentivize electric vehicle use by making refueling more convenient on a neighborhood level. The City, in partnership with the Utah Transit Authority (UTA), should explore ways to promote the use of public transit. More information on this can be found in the Transportation element of this plan on page 49.

SOCIAL SUSTAINABILITY

Social sustainability occurs when the systems, structures and relationships in a community actively support a healthy and livable community. It combines the design of the physical environment with the systems of the social world. South Salt Lake has made a strong commitment and investment in this realm and is nationally recognized for the success of the Promise South Salt Lake program.

Promise South Salt Lake

South Salt Lake recognizes that its challenges as a community begin with the challenges that individuals face. As a community with a wide diversity of incomes, ethnicities and races, the obstacles to living healthy, safe and successful lives are apparent. In 2008, the first afterschool programs were started in South Salt Lake. This grew into a comprehensive effort for "collective impact," undertaken by city government in partnership with, Granite School District, United Way of Salt Lake and the many social service organizations working here. In the years that followed the Promise South Salt Lake came to fruition, growing to 13 sites, 2,000 participants annually and a city department of one hundred employees.

The community organized into Promise South Salt Lake Councils with numerous subcommittees addressing the key issues of Education, Health, Safety, Housing, Jobs and Economy (JEDI), Interfaith, Equity, Arts and Community.

Equity

The highest value of social sustainability is equity – the simple principle of being fair, impartial and just. This is distinct from equality – where all people are treated the same. In South Salt Lake, many recognized that offering the same education and opportunities to all was not enough to overcome the distinct disadvantage many people face. The values and actions of the city have adapted in recent years to tackling this and changing our systems and approaches to ensure everyone has truly equitable access to opportunities.

The City has been addressing equity by first, recognizing the issue and respecting those involved, and second communicating and engaging with people in ways that empower them to make the changes they see fit. The City works through its Promise South Salt Lake networks to ensure the voices of many who go unheard are amplified. It is expanding its skills by providing equity training, and is working toward a city-wide plan for Equity Diversity and Inclusion.

Tools for Equity

- Authentic community engagement – Working with a wide variety of participants, such as Youth City Council, Promise Councils, and taking the time to do it right.
- Justice – Working together for a more just, peaceful, and equitable society. The Civilian Review Board offers a tool for community involvement in the justice system.
- Access to opportunity – Creating a pipeline to good jobs and building intergenerational wealth
- Maintaining affordable housing and transportation options to ensure income diversity
- Government transparency

Education

The foundation of Promise South Salt Lake was recognizing that our youth's academic success has a direct impact on our community. Keeping kids in a safe and positive space during after-school hours provides a critical step in a child's education that sets them up for success in schools and a career beyond. The city focused on early childhood education, better supports at the high-school and a defined pipeline to college and career.

Schools are the foundation of a community, and of young lives. South Salt Lake has been deeply impacted by repeated closure of its schools, most notably Granite High School in 2008. Community centers have filled in the gaps in some cases, and a strengthened "community-school" partnership with Granite School District has provided youth and family supports in all schools and helped make schools a more central part of community life. Partnerships for recreation and family support programs at schools, such as that at Granite Park Junior High are also building new bridges to the community.

Health

Many factors outside of healthcare contribute to public health and the overall health and well-being of an individual. According to the centers of Disease Control (CDC), "Resources that enhance quality of life can have a significant influence on population health outcomes." South Salt Lake has put these "social determinants of health" at the center of many of its projects and programs, guiding decisions on what gets built, where and how it is used. This understanding has guided the location of a new school, pre-schools, health clinic, and grocery store in South Salt Lake, and has led to expanded programs and services. Access to grocery stores is still an issue, the City has a few areas considered "food deserts"

South Salt Lake was recognized in 2021 as a Healthy Utah Community by Get Healthy Utah for its comprehensive efforts in Active Living, Healthy Eating, and Mental Wellness. These efforts include, farmer's market, community garden, food bank, grocery store, free and low-cost health care clinics, mental health benches, recreation programs, building parks and trails and promoting cycling. The Parks, Open Space, Trails and Community Centers Master Plan has guided the city in locating new projects in underserved neighborhoods so everyone benefits from these services.

Mental health has frequently been called the city's number one challenge. This reflects gaps in our larger health care system, but also reflects the reality that many people are in situations where their mental health problems are not recognized, supported or adequately addressed. The Promise South Salt Lake Mental Health Coalition has recognized this and has several programs to address this, including the "Promise Benches" but the problem is growing and needs community-based solutions.

Civic infrastructure

Civic infrastructure is the organizations and relationships that people use to solve problems, build community and be resilient. A sense of community and belonging has a proven impact on public health, safety and welfare. Programs in South Salt Lake such as recreation, art classes, Promise Councils, and Promise programs use public spaces to build relationships and engage people in community conversations.

The City has opened community centers to serve its diverse population, with a focus on the most vulnerable—youth. City events and programs are offered free or very low

[1] Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

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cost and are adapting to appeal to our cultural diverse, growing youth population, and changing needs. Even as the community welcomes many new residents, there is a proud group of life-long legacy residents who provide stability and identity to South Sat Lake.

Civic infrastructure advances social sustainability. The city's toolbox should include:

- More parks, trails and open spaces with amenities that bring people together
- A civic center in Downtown South Salt Lake
- Placemaking projects, such as wayfinding, public art, and pop-up public space, to bring people together in new and different ways
- Expanded outreach tools, including technology-based communications to simplify interactions with city government and increase community engagement.
- More diverse programs at all community centers, including recreation, education, arts, senior programs, job/career tools, food/hygiene pantries, and digital access
- Events that reflect the community and its interests, such as Mural Fest, Juneteenth, Freedom Fest, and others
- Continued opportunities to volunteer and get involved in civic activities and human services

ECONOMIC SUSTAINABILITY

Economic sustainability means long-term economic growth without negative impacts on social, environmental and cultural aspects of a community. A sustainable economy ensures that resources, such as land, labor and capital are managed fairly and to benefit society. It also uses resources efficiently and responsibly so it can operate successfully for future generations.

Sustainable economies are also diverse, have equal opportunities, and advance the individuals within them. South Salt Lake has several advantages in that it has a diverse population, wide mix of business types and land uses, and a wide range of price points for land and buildings. In short, its diversity means there are opportunities for many, and room for growth in different directions.

South Salt Lake works in the realm of economic development in several ways; including its community and economic development staff, the Promise SSL and Jobs and Economic Development Initiative (JEDI) Council, the South Salt Lake Chamber of Commerce, and its new Community Opportunity Co-Op Center. It also works closely with many partners such as the Department of Workforce Services.

Equal Opportunity and Diversity in Employment

South Salt Lake is focused on creating opportunities for all. In particular, its young people, who are poised to enter the workforce and offer diversity found in few other places. Diversity is valued in the workplace for bringing better solutions, broader audiences and more empathy to a business. Limiting factors for diversity may include not hearing about jobs, not being considered, or lacking the required education, training, or certifications even with prior experience in other states or countries.

South Salt Lake is focused on improving equity within its own city organization and sharing its practice and culture with the partners and businesses it works with. Through the efforts of the Equity Council and JEDI Council, as well as broadly throughout Promise South Salt Lake, which is staffed in large part by young people of color, the benefits of a diverse workforce are being learned and shared at a broader scale. The city is exploring ways to improve its own practices through "parity pledges", Diversity/Equity/Inclusion training during on-boarding and preparing a city-wide DEI plan for every aspect of city business.

Several programs to prepare people of all ages for a career include the Promise South Salt Lake programs, Best Buy Teen Tech Center and its Clubhouse to Career program, and the Community Opportunity Center. These programs aim to overcome the gap between employable people and the employers who want to recruit a diverse workforce.

Access to Opportunity

Access to opportunity is a measure of how easy it is for people to benefit from the opportunities that surround them, including good schools, high-paying jobs, affordable transportation, health care and other social determinants of health. In South Salt Lake, the cost of transit and technological barriers limit to transportation. In addition, household factors including childcare, transportation, funds for education and training programs, lack of time due to the necessity to work to make ends meet.

The City is writing a plan for overcoming the digital divide and schools are becoming more savvy about providing young people with digital tools and training. The city offers financial empowerment education to make sure everyone has the knowledge and skills to save and spend to reach their goals. There is also a focus within Promise South Salt Lake on creating a pipeline to good jobs.

Local Economy

The community prioritized the need for local businesses and corner shops and frequently patronize culturally diverse businesses.. Many of these businesses are started by immigrants, women, and young entrepreneurs, people particularly vulnerable to a setback if their business fails. If they succeed, they can be an important tool for building intergenerational wealth and lifting whole families out of poverty.

The City can increase efforts to support small businesses and entrepreneurs. A few tools it can expand and share are the Community Opportunity Center, the Utah Microloan Fund, entrepreneurship courses by trainers including Salt Lake Community College. Business networks and Chambers of Commerce (such as the Black, LGBTQ, Latino Chambers) can increase success of business individuals, and communities. Purchasing and procurement from a wide range of businesses, including women and minority-owned can have a tremendous impact. Financial empowerment at an individual level is another focus for alleviating poverty and building the local economy.

Economic Development

The City's economic development efforts should promote wise use of our resources–including people, land, and funding. Land is the city is limited and redevelopment is primarily on old industrial or commercial properties. However, this may come at the expense of affordability and the risk of gentrification.

Many people feel new growth should pay its way, and the city offers only limited incentives for development. New development also takes on the responsibility for upgrading local infrastructure, such as public sidewalks, parking and street lights, which is seriously lacking in some neighborhoods. It also can increase community quality of life with new businesses and a growing tax base to contribute to public needs.

Economic development tools locally include tax abatement (or incentives) to help developers pay the cost of items with a public benefits, such as infrastructure upgrades. However, as development and land costs rise, smaller businesses and owners are feeling the pinch. The city needs to increase its efforts to meet their needs and keep its diverse economy and small-town vibe. As affordability wanes, small local businesses will need more investment and attention to stay afloat. The city can also leverage tax incentives to require more affordable housing.

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ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY
GOAL #1

Reduce Vehicle Miles Traveled & Improve Air Quality.

STRATEGY 1

Reduce Tailpipe Emissions

Actions:

- Identify additional opportunities for electric vehicle fueling stations in South Salt Lake
- Participate in resident education programs to inform residents of Vehicle Repair Assistance Programs

STRATEGY 2

Identify a system to monitor building systems efficiency

Actions:

- Provide residents information about State programs to improve energy efficiency and alternative heating/cooling systems. (United Way, HEAT, Weatherization, etc.)
- Build to LEED or comparable standards for all future City buildings
- Review current development requirements to include current best practices for energy efficiency
- Explore the inclusion of development incentives or similar strategies for including renewable energy elements in new developments and redevelopments

ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY
GOAL #2

Preserve natural resources.

STRATEGY 3

Implement requirements to preserve wildlife habitat, waterways and open space.

STRATEGY 4

Develop a city-wide strategy for water conservation, drought mitigation and sustainable landscaping.

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ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY
GOAL #3

Increase economic sustainability through projects, policies and programs led by the city and its partnerships.

STRATEGY 5

Take steps to increase diversity in the city's workforce and to lead by example.

STRATEGY 6

Prepare a city-wide Diversity, Equity and Inclusion Plan.

STRATEGY 7

Address the digital divide by bringing the internet, digital tools and digital literacy training to everyone in the community.

STRATEGY 8

Improve access to opportunity by working toward more affordable houses and transportation.

STRATEGY 9

Diversify city purchasing and procurement to include more small, local and minority-owned businesses.

STRATEGY 10

Increase the diversity of tools used for economic development to support a broader base of businesses and employers.

ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY
GOAL #4

Increase social sustainability through projects, policies and programs led by the city and its partnerships.

STRATEGY 11

Make access to health, education and safety, a goal for all city programs and projects.

STRATEGY 12

Build projects and programs that increase interactions between diversity of individuals and build civic life.

STRATEGY 13

Make a plan for advancing equity and justice in the community.

ENVIRONMENTAL,SOCIAL AND ECONOMIC SUSTAINABILITY
GOAL #5

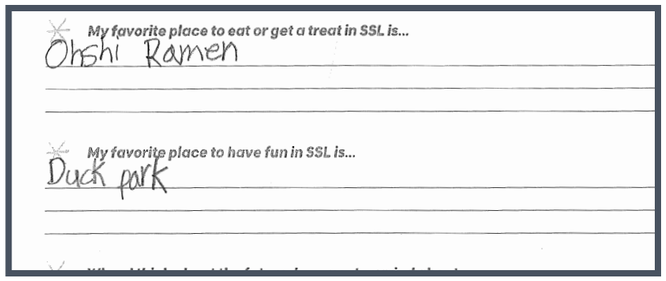
Develop a City-wide strategy for water conservation, drought mitigation and sustainable landscaping.

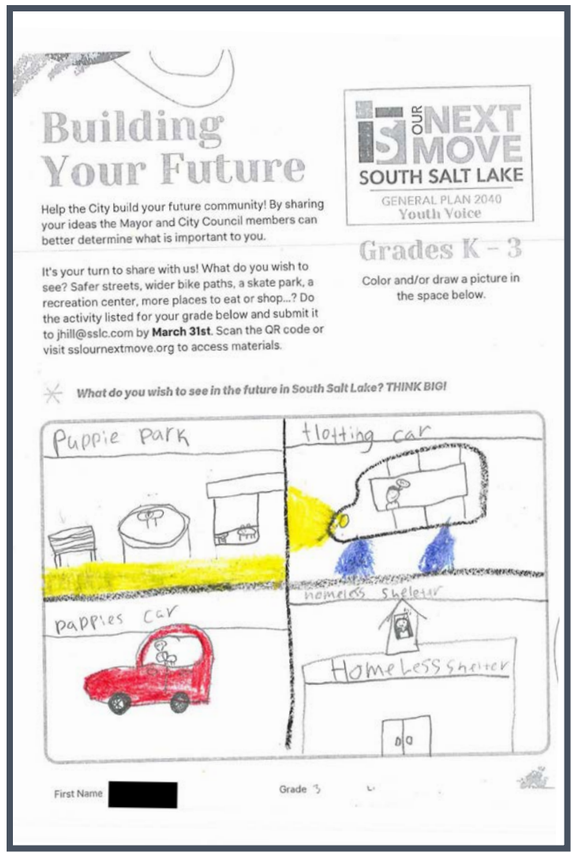
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IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY

A. COMMUNITY VALUES

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
ENSURE THAT EXISTING AND NEW DEVELOPMENT HAS EQUITABLE ACCESS TO ALL SERVICES AND AMENITIES IN SOUTH SALT LAKE.						
Create a menu of public amenities, infrastructure, and services needed to support housing types of various densities to ensure all residents have equitable access.						
1	Complete an inventory of areas with adequate existing or planned transportation, transit, and utility infrastructure to support varying levels for high-, medium-, and low-density housing options.	✓				
2	Identify additional amenities and services needed to support varying levels of need for residents of high-, medium-, and low-density housing including parks, plazas, trails, sidewalks, streetlighting, bike lanes and walkable neighborhood nodes.	✓				
Identify the infrastructure, services, and amenity needs of various land use types and ensure that areas zoned or rezoned for those uses have or will include the necessary infrastructure, services, and amenities with adequate capacity for the proposed use.						
5	Evaluate current location of key amenities and services in relation to development opportunities and identify needed amenities and services to support anticipated future land use.	✓				
6	Work with public and private partners to identify possible funding sources for needed amenities and services.				✓	
7	Evaluate capacity and current utilization of transportation, water, wastewater, and storm drainage infrastructure to determine possible necessary upgrades to accommodate anticipated future demand.		✓			
8	Identify possible funding strategies including impact fees, grants, public-private partnerships, private funding and CIP allocations.				✓	
9	Maintain adequate funding to continually invest in the improvements and maintenance of existing infrastructure to ensure first class utilities, roads, and other city assets.				✓	
SUPPORT NEIGHBORHOOD LIVABILITY BY CREATING PEDESTRIAN, BIKE, AND PLAY ENVIRONMENTS APPROPRIATE TO THE SURROUNDING HOUSING TYPES.						
Provide walkable neighborhoods with complete sidewalks in good repair.						
10	Complete an of inventory walkability needs and the pedestrian environment including a review sidewalk inventory, street tree inventory, crosswalks and safety upgrades, traffic calming, 10-minute walk gaps, and school walk routes to prioritize areas in need of investment.	✓				
11	Create a funding strategy to address identified sidewalk gaps and replacements over time.				✓	
12	Identify appropriate funding sources to complete the pedestrian system.		✓			
13	Implement the streetlighting recommendations from the Streetlighting Master Plan.				✓	
14	Update regulations to encourage/require walkability in future developers (where appropriate).	✓				

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A. COMMUNITY VALUES

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
Provide multi-modal linkages within and between neighborhoods to promote walking/biking access to parks, schools, trails, transit, services, and retail areas.						
15	Complete an inventory of street crossings and identify locations for improved pedestrian and bicycle crossings using appropriate warning and marking systems including warning lights, raised crosswalks, HAWK crossings, and painted crosswalks	✓				
16	Identify and provide wayfinding for bicycle routes to enhance connectivity and minimize auto/bicycle negative interactions.	✓				
17	Add connections and linkages as appropriate to increase connectivity throughout the City. Particularly in areas affected by major highways and interstates and railways.		✓			
TAKE ADVANTAGE OF OPPORTUNITIES RELATING TO THE CITY'S LOCATION AT THE CENTER OF THE REGIONAL TRANSPORTATION, TRANSIT, TRAILS, OPEN SPACE, LIBRARY, RECREATION, AND SCHOOL SYSTEMS TO SERVE RESIDENTS, BUSINESSES, AND VISITORS.						
Work with adjacent municipalities, Salt Lake County, Wasatch Front Regional Council, the State of Utah, and other groups to coordinate planning and service needs.						
18	Participate on the various Wasatch Front Regional Council committees and boards				✓	
19	Hold regular discussions with adjacent municipalities to discuss upcoming projects, plans, and policy changes				✓	
20	Take advantage of private non-profit, Federal and State level programs and funding for open space, trails, and the Great Salt Lake Initiative				✓	
21	Identify and locate funding for a South Salt Lake Recreation Center.		✓			
ENHANCE COMMUNITY PRIDE AND IDENTITY.						
Create a distinct identity using signage and a way-finding system to mark the transition from surrounding jurisdictions to South Salt Lake.						
22	Enhance "Gateway" elements using signage, lighting, and landscaping at key entrances to the City.		✓			
23	Create a wayfinding system that is consistent with neighbohrood identifiy.		✓			
24	Create a "streetscape" language for major corridors that reinforces South Salt Lake's unique identity and the transition into the City from other jurisdictions.		✓			
Create distinct identities for sub-districts within the City to reinforce the sense of place and neighborhood identity.						
25	Prioritize key business districts to continue to attract private investment.	✓	✓			
26	Prepare a strategy for outreach and engagement in all neighbohroods.				✓	

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A. COMMUNITY VALUES

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
Build on the success of existing community festivals, public arts and programs.						
27	Invest in the Historic Scott School as the community's art hub.		✓	✓		
28	Explore the expansion of art-based community activities and events throughout the City.	✓				
29	Involve individuals from South Salt Lake's various diverse groups and cultures to plan, organize, and hold activities throughout the year.				✓	
30	Expand youth-art programs to integrate art into the neighborhoods.	✓				
31	Expand creative industry and arts activities in the Downtown Neighborhood.		✓			
Enhance neighborhood livability through proactive and coordinated code enforcement.						
32	Create an inventory of abandoned and derelict buildings in the City for targeted enforcement and possible redevelopment.	✓	✓			
33	Identify and make available a "menu" of strategies to encourage rehabilitation and reinvestment in existing structures to preserve neighborhood cohesion and surrounding property values.		✓			
34	Tract cases and actions and create a neighborhood revitalization program to address livability, neighborhood health and vitality.	✓				
MANAGE THE GENERAL PLAN ACCORDING TO BEST PLANNING PRACTICES						
Evaluate land use development decisions based on the provisions of the General Plan						
35	Amend the General Plan only when necessary				✓	
36	Update the General Plan every 5-10 years			✓		

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B. LAND USE & NEIGHBORHOODS

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
CONTINUE TO WELCOME NEW RESIDENTS AND BUSINESSES INTO SOUTH SALT LAKE						
Accommodate a diversity of housing types, costs, and densities to encourage a diverse population						
1	Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.				✓	
2	Complete neighborhood plans that identify appropriate locations and strategies for "Neighborhood Nodes" for amenities and services within walking distance of residents.	✓				
CONCENTRATE HIGHER DENSITY DEVELOPMENT NEAR TRANSPORTATION AND TRANSIT IN MIXED USE NEIGHBORHOODS.						
Identify areas of the City for higher density employment-based uses to take advantage of existing and planned infrastructure						
3	Invest in a high-tech business hub in the City to attract higher-wage jobs to the community.		✓	✓		
4	Review and revise as appropriate existing design standards for business and commercial areas to ensure they enhance South Salt Lake's unique and identifiable urban fabric.	✓				
5	Redevelopment of property should be actively pursued and incentives, when deemed appropriate, should be offered to further this goal.				✓	
ENHANCE URBAN AND STREETSCAPE DESIGN IN THE CITY TO SUPPORT SOUTH SALT LAKE'S DISTINCT IMAGE AND ENHANCE COMMUNITY PRIDE						
Require a high level of design in areas transitioning to new uses and densities.						
6	Review and revise existing streetscape requirements for neighborhoods throughout the City.	✓	✓			
7	Review and revise as appropriate South Salt Lake's transit-oriented development land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of this plan and identify possible revisions.	✓				
Require a high level of design within the public realm of commercial and mixed use areas.						
8	Enhance the street appearance in business and commercial areas.		✓			
9	Make business and commercial areas pedestrian and bicycle friendly.		✓	✓		

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B. LAND USE & NEIGHBORHOODS

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
Enhance the livability of existing and planned residential neighborhoods						
10	Enhance programs that improve neighborhoods and keep streets clean and attractive.	✓				
11	Review and revise as appropriate zoning provisions that address transitions between residential and business areas.				✓	
Implement best practices in the regulation of development and land uses						
12	Encourage mixed use neighborhoods in appropriate locations to reduce reliance on automobile travel and increase transit ridership.				✓	
13	Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected					
14	Regulate land uses based on compatibility with surrounding uses, the health of residential areas and economic feasibility.				✓	
15	Review and revise as appropriate current curb management practices, on- and off-street parking requirements, regulations, and enforcement to create a City-wide parking strategy.	✓				
PRESERVE AND ENHANCE THE UNIQUE IDENTITY OF SOUTH SALT LAKE						
Create a historic preservation strategy.						
16	Complete an inventory of existing historic building in South Salt Lake	✓				
17	Create a strategy for preserving the history of important places in the City		✓			
18	Complete an inventory of neighborhoods with distinct architectural and urban forms.		✓			
Appropriately seek the redevelopment of legal non-conforming uses, properties and structures to be more conforming over the long term.						
19	Review the City's current zoning and development provisions relating to non-conforming uses	✓				
20	Identify possible changes to current policy to address non-conforming uses, properties and structures	✓				
21	Create a strategy for addressing non-conforming uses, properties, and structures.	✓	✓			

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C. HOUSING

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
ENCOURAGE THE EQUITABLE DEVELOPMENT OF DIVERSE, SAFE, AFFORDABLE, AND ATTRACTIVE HOUSING THAT IS ACCESSIBLE AND APPROPRIATE FOR RESIDENTS OF ALL INCOMES, NEEDS, AGES, BACKGROUNDS, AND FAMILIAL STATUS.						
Update the City's Moderate Income Housing plan to account for changing housing needs within the South Salt Lake community annually.						
1	Select new MIH strategies, in addition to existing selected strategies, based upon changing conditions in the City and the achievement of previously selected strategies.				✓	
Encourage development and maintenance of an affordable and attainable supply of housing for all income levels.						
2	Remove regulatory barriers to incentivize housing development/rehabilitation with diverse and affordable units.		✓			
3	Establish a housing trust fund to stabilize rent prices and create community-owned housing options.		✓			
4	Require that developers benefiting from development incentives agree to rent stabilization policies of minimum lease terms and renewal requirements for good tenants, as well as advance notice of rent increases (120 days).				✓	
Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents.						
5	Incentivize the development of multi-family units with access to transit and community and city services.	✓	✓			
6	Develop policy that new multifamily developments include a range of unit size to accommodate different family sizes and needs.	✓				
7	Utilize ADU legislation in designated areas through a streamlined process to provide housing options for small families or individuals.		✓			
8	Revise zoning to incorporate flexibility in lot sizes.		✓			
9	Embrace and explore innovations and new partnerships to develop special needs housing.				✓	
10	Explore partnerships with community organizations to supply critical housing for the at-risk and unsheltered population.				✓	
11	Incorporate consumer choice from at-risk residents by providing program participants with a range of housing styles and neighborhoods and deciding which on-site services to take advantage of.				✓	

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C. HOUSING

NO.	ACTION	IMPLEMENTATION PERIOD				NOTES
		IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	
Encourage the preservation of existing housing through City-supported initiatives and increased code enforcement to make needed repairs, upgrades, and promote property maintenance.						
12	Aid homeowners through grants and low-interest loans to qualifying residents for property maintenance and upgrades.		✓	✓		
13	Increase code enforcement efforts and community-relations to support attractive and healthy neighborhoods and to attract new residents and development				✓	
14	Consider a small landlord multifamily rehabilitation program that provides funds for rental rehab (including accessibility improvements, property management support, and/or a tenant insurance fund, in exchange for keeping rents at an agreed upon affordable level for a predetermined period.		✓	✓		
CONNECT HOUSING OF VARIOUS DENSITIES TO APPROPRIATE SERVICES AND AMENITIES WITHIN AND BETWEEN NEIGHBORHOODS.						
Ensure that all residents have access to retail, services and neighborhood amenities that are easily and safely accessible by foot, bike, or transit.						
15	Complete neighborhood plans that identify missing connections and include strategies for complete neighborhood walking, biking, rolling, and vehicle connections.					
16	Include an inventory of current and needed services and amenities in each neighborhood plan.					
17	Review and update as needed zoning and development requirements to require, as appropriate, inclusion of retail, services, and neighborhood amenities in new and redeveloped areas.					
CONTINUE AND EXPAND CURRENT COMMUNITY- AND NEIGHBORHOOD-BASED EVENTS AND ACTIVITIES TO ENCOURAGE NEIGHBORHOOD AND COMMUNITY PRIDE AND SOCIAL INTERACTION.						
Promote neighborhood pride and a unique sense of place to create lifelong residents and to attract new residents.						
18	Develop and implement neighborhood outreach strategies for each neighborhood.					
19	Expand programs that recognize residents for yard beautification to include a broader spectrum of housing units.					
20	Continue and expand on current programs that encourage neighborhood gatherings.					

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D. ECONOMIC DEVELOPMENT

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
MAXIMIZE SOUTH SALT LAKE'S SOCIAL AND ECONOMIC EQUITY THROUGH VALUE-BASED DECISION MAKING.						
Enhance and elevate South Salt Lake regional recognition.						
1	Create identity and urban design strategies for targeted businesses and neighborhoods that reinforce South Salt Lake's brand	✓				
2	Establish gateway elements at major entry points in the community to increase community pride and visibility	✓				
3	Implement cohesive wayfinding features that lead to key destinations within the community		✓			
Strengthen Downtown South Salt Lake.						
4	Increase development of quality housing, employment, restaurant/nightlife, and targeted retail		✓			
5	Promote transit supportive design and appropriate density to leverage transit oriented development along TRAX, streetcar, and key bus hubs.		✓	✓		
6	Invest in public space, parks, plazas, sidewalks, public art, etc. to support downtown placemaking, activities, and programming.		✓	✓		
7	Improve mixed-uses to attract a wide variety of customers and visitors		✓	✓		
8	Expand special events that bring people downtown				✓	
9	Add recreation and leisure elements to serve residents in the Downtown neighborhood.		✓			
10	Encourage preservation of compatible small businesses and compatible reuse of "characteristic" buildings.	✓			✓	
Encourage development and preservation of neighborhood-based shops & services in strategic locations.						
11	Identify appropriate locations in the City for neighborhood scaled centers	✓				
12	Create supportive planning and zoning tools to encourage quality neighborhood oriented development and revitalization	✓	✓			
13	Consider parking standards and impact on both the viability of businesses and neighborhood character.				✓	

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D. ECONOMIC DEVELOPMENT

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
Embrace South Salt Lake's legacy as an important business hub.						
14	Ensure appropriate infrastructure to support manufacturing, distribution and similar types of businesses		✓			
15	Market local, regional, and federal economic development programs that can help recruit new businesses				✓	
16	Connect business areas to the rest of the City with trails, sidewalks, and context sensitive transitions		✓	✓		
17	Identify suitable future businesses locations that can be promoted nationally to attract targeted business types through appropriate infrastructure and design guidelines		✓	✓		
18	Encourage a mix of uses and amenities that are attractive to talent and employers				✓	
16	Create a program to help businesses navigate the local, regional, state and federal regulatory processes	✓				
20	Continually review and improve the City's development review and permitting process with input from the business community to mitigate unnecessary red tape.				✓	
Maintain and enhance neighborhood health, vitality, and integrity.						
21	Regularly review and update land use and design policies to ensure quality infill development and revitalization.				✓	
22	Enforce regulations to maintain existing neighborhood quality				✓	
23	Accommodate resilient development that balance housing needs without diminishing values of existing development				✓	
24	Encourage incremental development where appropriate to avoid vacant and underutilized parcels		✓	✓		
25	Integrate amenities into neighborhoods and attract a wide variety of residents		✓	✓		
26	Enhance connections between the built environment and natural environment to improve walking and biking.		✓	✓		
Create unique, destination-oriented, mixed-use developments.						
27	Create high-quality mixed-use developments through thoughtful merchandising with the appropriate scale and density and first-class development principles			✓		

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D. ECONOMIC DEVELOPMENT

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
28	Prioritize projects and programs in areas that encourage redevelopment and density of future development properties.		✓	✓		
29	Support existing small businesses throughout the community and continuously engage in a proactive business and retention program to maintain economic health of Small Business Enterprises (SBEs)	✓	✓			
30	Invest redevelopment funds in placemaking and neighborhood amenities.				✓	
Ensure fiscally responsible development.						
31	Encourage development that optimizes the tax benefits for South Salt Lake				✓	
32	Encourage future developments to integrate natural features and open spaces that can be activated, programmed, or (re)developed through the lifecycle of the development		✓	✓		
33	Support strategic interim uses that precede larger scale development and contribute to the urban character of the City such as temporary installments		✓	✓		
34	Continue to support and attract diverse range of businesses and industries.				✓	
35	Recognize and account for all the costs and benefits of a development when analyzing project.				✓	
CONTINUE TO FOCUS ON RECRUITMENT AND RETENTION OF HIGHER PAYING JOBS FOR ALL SKILL AND EDUCATION LEVELS.						
Target industries for South Salt Lake's growing business hubs including Downtown and the 3300 South corridor.						
36	Research possible incentives to encourage hiring of South Salt Lake residents by current and new businesses.	✓				
37	Include the diversity and skill levels of the local workforce in business retention and recruitment materials.		✓			
38	Consider a local job fair to match residents and local business hiring opportunities.	✓	✓			
Market Downtown SSL as a regional destination and business district with a focus on high paying jobs, public gathering spaces, connectivity of the Streetcar and TRAX lines, and a balanced mix of uses.						
CONTINUE TO SUPPORT EXISTING AND FUTURE BUSINESSES THROUGH THE CITY'S PARTNERSHIP WITH THE SOUTH SALT LAKE CHAMBER OF COMMERCE AND COMPREHENSIVE BUSINESS RETENTION AND RECRUITMENT PROGRAM.						
Complete and implement the comprehensive business retention strategy.						
40	Complete a business survey to identify expansion plans and future labor needs by business type.	✓				

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D. ECONOMIC DEVELOPMENT

NO.	ACTION	IMPLEMENTATION PERIOD				NOTES
		IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	
41	Complete a business location survey to identify business clusters	✓				
42	Complete a business environment evaluation to identify amenities, services and adjacencies that could enhance business retention and attraction by business type.			✓		
43	Participate in regional economic development organizations such as SL Chamber, EDCUtah & GOED, and Local First Utah.				✓	
CREATE CATALYTIC AREAS TO PRESERVE SOUTH SALT LAKE'S ROLE AS A COMMERCE HUB IN THE VALLEY.						
CONTINUE TO INFLUENCE THE FUTURE OF SOUTH SALT LAKE USING THE TAX INCREMENT AND SIMILAR TOOLS AVAILABLE IN STATE STATUTE						
44	Establish a set of criteria to evaluate potential new project areas based on community priorities, market-based opportunity, and public amenities and infrastructure needs	✓	✓			
45	Work closely with partner taxing entities to implement project areas for the benefit of the community				✓	

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E. TRANSPORTATION & CONNECTIVITY

NO.	ACTION	IMPLEMENTATION PERIOD				NOTES
		IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	
IMPROVE THE ACTIVE TRANSPORTATION SYSTEM TO ENHANCE SOUTH SALT LAKE AS A SAFE AND ENJOYABLE PLACE TO WALK AND BICYCLE.						
Improve the active transportation system to enhance South Salt Lake as a safe and enjoyable place to walk and bicycle.						
1	Work with UDOT to improve pedestrian and bicycle infrastructure on 3300 South, State Street, 2100 South, 3900 South and 300 West as appropriate.		✓			
2	Study strategies to improve pedestrian and bicycle infrasture on 3900 South.	✓				
3	Identify locations for pedestrian/bicyclist activated crossings on high volume, high crash rate roadways	✓				
4	Work with UDOT and the Granite School District to improve the safety of the school walk route across State Street to Woodrow Wilson Elementary School	✓				
5	Identify preferred walk and bicycle routes that provide connectivity without using major highways as appropriate	✓				
6	Complete the trail and high comfort bike network in South Salt Lake		✓	✓		
7	Improve signage and way-finding to encourage active transportation.	✓				
8	Formulate a Vision Zero policy and strategy.		✓			
9	Create safer east-west route crossing for I-15		✓			
10	Implement the city's Street Lighting Master Plan	✓	✓			
11	Improve first-last mile for transit for pedestrians and cyclists		✓	✓		
12	Adopt policies to require pedestrian and bike detours and access during construction	✓				
Improve connectivity within and between neighborhoods.						
13	Complete South Salt Lake City's sidewalk network		✓	✓		
14	Require sidewalks within and between new developments along well connected streets.				✓	

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E. TRANSPORTATION & CONNECTIVITY

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
15	Identify preferred locations for additional TRAX line crossings between 2100 South and I-80, I-80 and 2700 South, 2700 South and 3300 South, and 3300 South and 3900 South to improve connectivity within neighborhoods	✓				
16	Create safer east-west routes for crossing for I-15.		✓			
17	Enhance and expand the South Salt Lake trail network		✓	✓		
18	Improve signage and way-finding to encourage active transportation.					
INCREASE CONNECTIONS WITHIN AND BETWEEN NEIGHBORHOODS TO IMPROVE ACCESS TO AMENITIES AND SERVICES WITHOUT REQUIRING THE USE OF AN AUTOMOBILE.						
Improve neighborhood access to amenities and services						
19	Identify areas appropriate for neighborhood service, retail, and amenities	✓				
20	Include neighborhood service, retail and amenity locations as nodes on the multi-modal transportation map	✓				
Ensure a functioning multi-modal transportation system for current and future development						
21	Coordinate transportation and transit planning with land use decisions to encourage appropriate levels of development adjacent to higher capacity infrastructure and transit.				✓	
22	Identify areas of the city requiring additional transportation infrastructure improvement to implement future development and redevelopment opportunities	✓				
23	Include multi-modal transportation needs in future small area plans to ensure improve accessibility.		✓	✓		
24	Balance parking requirements with place-making efforts to make a walkable place.				✓	
25	Encourage affordable and equitable transportation options for all.				✓	
26	Identify locations for mobility hubs as an amenity and to encourage alternative transportation.	✓	✓			
Recognize the value of streets as public space and offer options for non-vehicle uses in certain times and places.						
27	Identify an appropriate location for a "Festival Street" in the Downtown neighborhood.	✓				

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E. TRANSPORTATION & CONNECTIVITY

NO.	ACTION	IMPLEMENTATION PERIOD				NOTES
		IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	
Support "open streets" events that utilize closed streets for recreational, cultural and social activities						
28	Pursue funding to design and implement the Festival Street.		✓			
29	Create and implement a strategy for managing and programming the Festival Street to enhance activity and business viability in Downtown.		✓	✓		
Continue partnership with UTA to enhance transit options including bus rapid transit, enhanced bus and stop upgrades, and first-last mile access to stations.						
IDENTIFY PROGRAMS AND INVESTMENTS TO INCREASE AFFORDABLE TRANSPORTATION OPTIONS.						
31	Review regional best practices to reduce the cost of transit including free fare days or zones, reduced cost passes for residents and similar strategies.	✓				
32	Work with UTA to estimate the cost and impacts on overall ridership for preferred strategies		✓			

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F. PARKS, RECREATION, & OPEN SPACE

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
INCREASE THE NUMBER AND ACREAGE OF PARKS, OPEN SPACE, AND RECREATION AMENITIES TO SERVE CURRENT AND FUTURE RESIDENTS.						
Improve access and quality of parks, trails, and open space for all areas of South Salt Lake.						
1	Implement policies and funding to maintain at least the current parks level of service at 1.4 acres per 1,000 people or better.	✓	✓			
2	Invest in new facilities to ensure a 10-minute walk from 70% of homes to the nearest park, trailhead, or open space.				✓	
3	Coordinate with local developers and private interests to construct and maintain parks and trails in underserved areas.				✓	
4	Complete items in the parks, trails, recreation, and open space master plan.	✓	✓			
5	Continue to coordinate trail alignments and improvements with regional partners.				✓	
6	Develop partnerships with utility companies and irrigation companies for trail corridors.		✓	✓		
7	Prioritize sidewalk improvements that connect neighborhoods to parks, trails and open spaces.		✓	✓		
8	Participate, as appropriate, in regional and statewide efforts to preserve and improve Mill Creek, the Jordan River and the Great Salt Lake as identified in Great Salt Lake Resolution (HCR-10-2021 Legislative System).				✓	
9	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.						
10	Work with the Tracy Aviary to build on their nature education center in James Madison Park and the surrounding area.	✓	✓			
11	Preserve adequate space to allow expansion of the Tracy Aviary nature education center.	✓	✓			
12	Work with property owners to ensure long-term protection of the natural areas at the Jordan River and Mill Creek and creation of a greenway amenity.	✓	✓			
13	Adopt development standards that maximize the Jordan River as an amenity and encourages use, such as frontage on the river, numerous access points, amenities lining the parkway, recreation destinations.	✓	✓			

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F. PARKS, RECREATION, & OPEN SPACE

NO.	ACTION	IMPLEMENTATION PERIOD				NOTES
		IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	
14	Participate in educational programs to inform youth and South Salt Lake residents of the importance of preserving ground, river, and stream water quality.				✓	
15	Construct "green" infrastructure for stormwater retention, detention, and conveyance to improve the quality of water discharged to the Jordan River to create a clean, swimmable river.			✓		
IDENTIFY OPPORTUNITIES TO ADD PARKS, OPEN SPACE, AND RECREATION AMENITIES IN CURRENTLY UNDERSERVED AREAS OF THE CITY.						
Improve access to recreational facilities.						
16	Identify opportunities to increase the number of fields, gymnasiums, and playing sport courts throughout the City.		✓	✓		
17	Evaluate utilization of existing recreational facilities and identify the timing and location of additional facilities to accommodate growth.	✓				
18	Identify the location and types of recreational facilities needed for new neighborhoods west of State Street and west of I-15.	✓				
19	Identify opportunities to add parks, open space, and recreation amenities in currently underserved areas of the city.	✓				
20	Explore opportunities to "catalyze" new development and interest in the 3300 South corridor west of I-15 through active recreation and open space preservation.	✓	✓			
21	Initiate the planning process for a public swimming facility/water feature in South Salt Lake including size, location, and funding strategies and partners.		✓	✓		
22	Continue to provide and enhance programs that support the whole person including continuing education, culture, arts, recreation and health.				✓	
CONTINUE TO PROVIDE EQUITABLE ACCESS TO CITY PROGRAMS AND AMENITIES FOR ALL RESIDENTS.						
Identify and remove barriers to access to parks, trails, and recreation facilities and programs.						
23	Complete and assessment of current facilities and address any barriers to access.	✓				
24	Identify barriers to access and unmet needs in the Neighborhood Planning process and develop strategies to remove barriers.		✓			

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G. NATURAL HAZARDS & RESILIENCY

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
ENSURE THAT SOUTH SALT LAKE REMAINS RESILIENT & THRIVING BY PROVIDING GUIDELINES & RESOURCES TO WITHSTAND THE THREAT OF NATURAL HAZARDS AND CHANGING RESOURCE AVAILABILITY TO MITIGATE THE IMPACT OF NATURAL DISASTERS.						
1	Update the City-wide earthquake and natural disaster response plan and distribute it widely in the community.	✓				
2	Create a community education program to inform residents and businesses of best practices for various natural hazards		✓			
3	Mitigate the impact of damage and safety hazards resulting from natural hazards and disasters through development standards.	✓	✓			
4	Mitigate flooding hazards through education and development standards in identified floodplains.	✓	✓			
5	Establish strategies to address the immediate effects of a disaster.	✓				
6	Continue to offer CERT training to members of the community.				✓	
7	Protect South Salt Lake's natural areas as growth occurs.				✓	
PLAN FOR AND IMPLEMENT BEST PRACTICES TO ADDRESS THE IMPACTS OF CLIMATE CHANGE.						
Work with community partners to identify best practices to mitigate the impact of climate events including drought, flooding and wildfires						

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H. COMMUNITY FACILITIES

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
PROVIDE A FULL RANGE OF PUBLIC FACILITIES AND SERVICES THAT REFLECT THE NEEDS OF THE COMMUNITY.						
1	Create a plan and strategy to expand and improve South Salt Lake's current system of community centers and programs for residents in all areas of the City to increase access and equity for all ages, cultures, interests and abilities.	✓				
2	Encourage development that provides services in a logical, orderly manner such that adequate streets, water, sewer, drainage facilities, schools, and other essential services can be provided, both efficiently and economically.				✓	
3	Study the viability of locating a civic function in the Downtown South Salt Lake neighborhood to act as an anchor institution and catalyze new development.	✓				
4	Provide a range of community facilities that increase access and equity for all ages, cultures, interests and abilities.				✓	
5	Ensure an equitable access to services within neighborhoods and serving areas of higher density housing.		✓	✓		
PROVIDE COMMUNITY CENTERS THAT PROMOTE HEALTH, EDUCATION, AND EQUITY.						
ENSURE EQUAL ACCESS TO CITY SERVICES AND FACILITIES FOR ALL MEMBERS OF THE SOUTH SALT LAKE COMMUNITY.						
6	Identify barriers to access to essential services and create strategies to remove the barriers.	✓				
7	Develop a strategy and identify partners to provide broadband access in facilities and public spaces throughout the City.	✓				
8	Identify services needed in newly developing areas of the City and create a strategy to provide those services.	✓	✓			
9	Evaluate response times and levels of service for police and fire as development occurs throughout the City to maintain current levels of service as much as practicable.				✓	
ADOPT AND IMPLEMENT THE DRAFT STREET LIGHTING MASTER PLAN.						
10	Incorporate the City's draft streetlighting master plan into city policy.			✓		
11	Review and update as appropriate current lighting requirements in development codes to address City priorities relating to: pedestrian and bicycle safety, improvement of lighting quality, protection of night skies, and wildlife sensitive lighting.		✓			
12	Identify funding sources and strategies to complete and update the City's lighting in sidewalk, parks, and trails.	✓				

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H. COMMUNITY FACILITIES

NO.	ACTION	IMPLEMENTATION PERIOD				NOTES
		IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	
INVEST IN URBAN FORESTRY AS A NEIGHBORHOOD ASSET.						
13	Complete the City-wide urban forest study.		✓			
14	Develop an urban forestry program and focus efforts in locations with limited tree canopy, commercial and industrial areas and redeveloping areas.		✓	✓		
15	Evaluate current development codes for street tree requirements and design standards for new development	✓				
16	Expand community tree planting programs to provide free trees to residents and businesses in South Salt Lake.	✓				
17	Increase percentage of native and desired tree species in the city while gradually eliminating and replacing invasive ones			✓		

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I. ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY

NO.	ACTION	IMPLEMENTATION PERIOD: IMMEDIATE	2-5 YEARS	5+ YEARS	ONGOING	NOTES
REDUCE VEHICLE MILES TRAVELED & IMPROVE AIR QUALITY						
Reduce Tailpipe Emissions						
1	Identify additional opportunities for electric vehicle fueling stations in South Salt Lake		✓			
2	Participate in resident education programs to inform residents of Vehicle Repair Assistance Programs	✓				
Identify a system to monitor building systems efficiency						
3	Provide residents information about State programs to improve energy efficiency (United Way, HEAT, Weatherization, etc.)	✓				
4	Build to LEED or comparable standards for all future City buildings			✓		
5	Review current development requirements to include current best practices for energy efficiency	✓				
6	Explore the inclusion of development incentives or similar strategies for including renewable energy elements in new developments and redevelopments	✓				
PRESERVE NATURAL RESOURCES						
Implement requirements to preserve wildlife habitat, waterways and open space.						
Develop a city-wide strategy for water conservation, drought mitigation and sustainable landscaping.						
INCREASE SOCIAL SUSTAINABILITY THROUGH PROJECTS, POLICIES AND PROGRAMS LED BY THE CITY AND ITS PARTNERSHIPS						
Make access to health, education and safety, a goal for all city programs and projects.						
Build projects and programs that increase interactions between diversity of individuals and build civic life.						
Make a plan for advancing equity and justice in the community.						
INCREASE ECONOMIC SUSTAINABILITY THROUGH PROJECTS AND PROGRAMS LED BY THE CITY AND ITS PARTNERSHIPS.						
Take steps to increase diversity in the city's workforce and to lead by example.						
Prepare a city-wide Diversity, Equity and Inclusion Plan.						
Address the digital divide by bringing the internet, digital tools and digital literacy training to everyone in the community.						
Improve access to opportunity by working toward more affordable houses and transportation.						
Diversify city purchasing and procurement to include more small, local and minority-owned businesses.						
Increase the diversity of tools used for economic development to support a broader base of businesses and employers						
DEVELOP A CITY-WIDE STRATEGY FOR WATER CONSERVATION, DROUGHT MITIGATION AND SUSTAINABLE LANDSCAPING.						

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