

Van Winkle/700 East Corridor Study Fall 2022



The Process

WHAT IS A POPULATION ANALYSIS STUDY?

GRANITE SCHOOL DISTRICT PLANNING & BOUNDARIES DEPARTMENT

START

DECEMBER - FEBRUARY



Every year, the Population Analysis Committee (PAC) gathers ideas, suggestions, information, and feedback from schools and communities for possible studies related to school boundaries and student populations.

Potential Studies

FEBRUARY - JUNE



Representatives from the PAC meet with school community councils and host community meetings to study needs, wants, and impacts of potential changes. Multiple solutions are explored.

FEBRUARY

The PAC presents a list of potential population analysis studies to the Board of Education. The Board approves or rejects the list.



JUNE/JULY

The PAC presents an initial report to the Board of Education. This report includes the committee's findings and may include a recommendation for a boundary change, school consolidation, school closure, or other action.



Input from Board

SEPTEMBER



The Population Analysis Committee hosts public open house meetings regarding formal recommendations.

JULY/AUGUST

Potential solutions are refined based on input from the Board of Education and community feedback. Formal notices of the PAC's recommendations are sent to elected officials and community leaders.



Feedback for Final Recommendations

OCTOBER - DECEMBER

Based on board guidance and community feedback, the PAC refines solutions and gives final recommendations to the Board of Education in a public hearing during a Board of Education meeting.



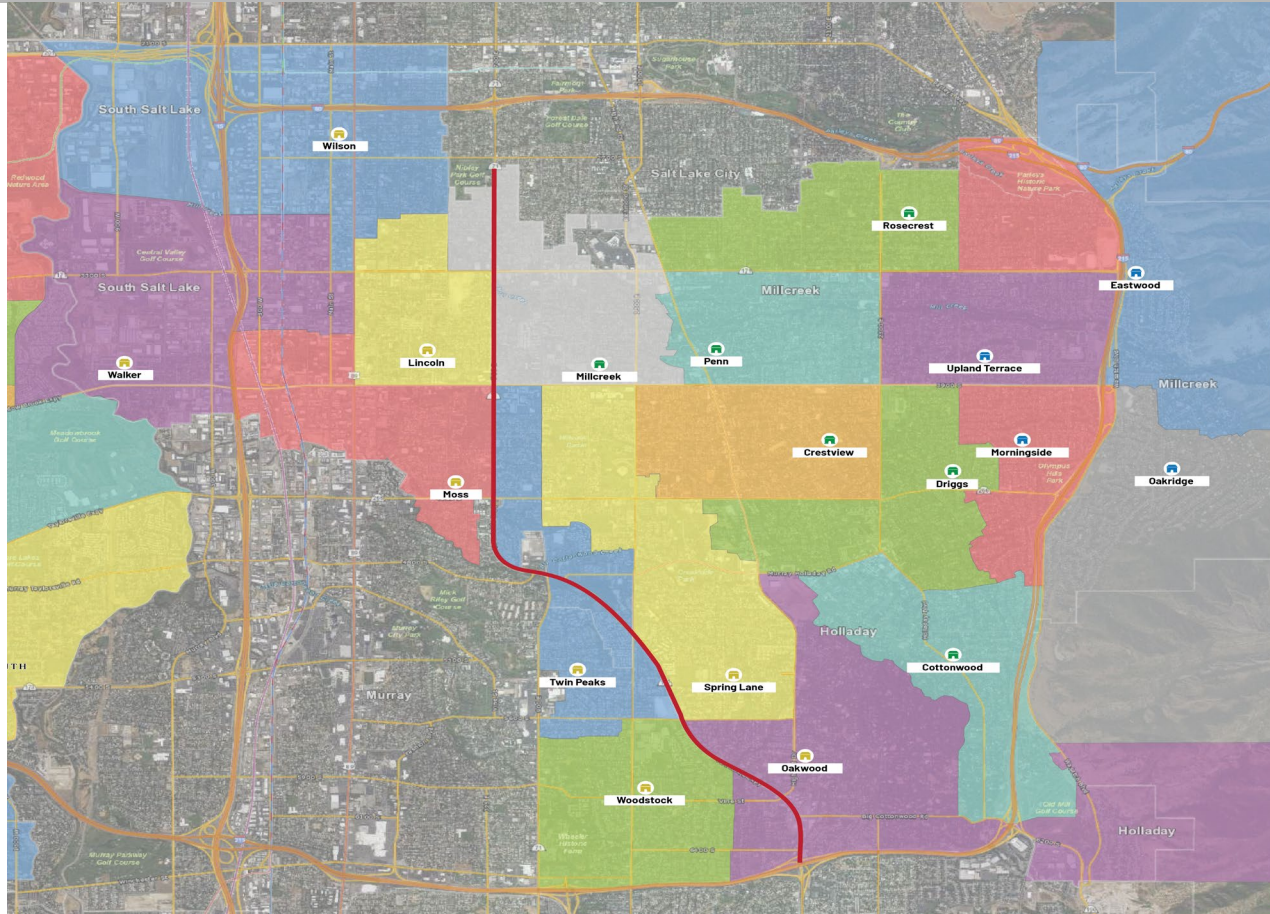
FINISH



Any approved boundary change, school consolidation or school closure is implemented on a timeline specific to the needs of affected schools and communities.

*In compliance with state law (S.B. 245, 2019)

Van Winkle/700 East Corridor Study



Small Schools



SMALL SCHOOLS

Small School Concerns

(Schools with less than three teachers per grade)

Include, but not limited to ...

- ❖ Split grade-level classrooms
- ❖ Lack of parental choice to match learning style and increase student success
- ❖ PLC and Granite Way processes are much less effective, or even non-existent
- ❖ Difficult to team-teach
- ❖ Reduced per-pupil funding can create lack of funds for extra staffing and program supports



Small Schools



- ❖ Harder to maintain effective SCC's, PTA's and other parent volunteer efforts because there are simply fewer parents to draw from
- ❖ Teacher work-load concerns – fewer teachers and staff to fill the same number of committee assignments required for all schools
- ❖ One ineffective classroom can greatly impact school or grade-level data
- ❖ Not an efficient use of administrator-to-student-and-teacher ratios (e.g., one principal for a school of 275 students or one principal for a school of 600 students?)
- ❖ Not a fiscally responsible use of building and district resources



***Apprx 3300 students currently attending in the
9 schools of the study area***

$$3300 / 9 \text{ schools} = 366 \text{ avg}$$

$$3300 / 8 \text{ schools} = 412 \text{ avg}$$

$$3300 / 7 \text{ schools} = 471 \text{ avg}$$

$$3300 / 6 \text{ schools} = 550 \text{ avg}$$



Summary of the 3 Current Options

Approx. Capacity	Facility Condition Rank	School Start Time	Special Programs	SCHOOLS Current Boundary Enrollment	Close 3 Schools Option 3-A	Close 3 Schools Option 3-B	Close 3 Schools Option 3-C
	1-64 1=worst 64=best		DLI ALC Units	As of May 2022 	Close Twin Peaks, Spring Lane, Moss	Close Twin Peaks, Spring Lane, Lincoln	Close Twin Peaks, Spring Lane, Mill Creek
			ALC	WOODSTOCK			
650-700	60	8:15	FA	475	600	575	575
				OAKWOOD			
650-700	61	9:05	SEL	350	585	550	550
				SPRINGLANE			
500-550	8	9:05	DLI-Ch	280	CLOSED	CLOSED	CLOSED
				TWIN PEAKS			
500-550	31	9:05	FLS	225	CLOSED	CLOSED	CLOSED
				MOSS			
500-550	25	8:40	Title 1	475	CLOSED	515	515
				MILL CREEK			
525-575	29	8:40	DLI-Sp	340	375	390	CLOSED
				LINCOLN			
650-700	30	8:40	Title 1	400	675	CLOSED	520
				WALKER			
700-750	64	9:05	Title 1	420	550	695	560
				WILSON			
650-700	52	9:05	Title 1	300	400	460	400
				PENN			
650-700	58	8:40	DLI-Sp	550	550	550	625
 Net impact on busing					+ 1 or +2	+ 6	0 or + 1

All projections are estimates based on current enrollment trends.

3-A, Close Twin Peaks, Spring Lane and Moss

Approx. Capacity	Facility Condition Rank	School Start Time	Special Programs	SCHOOLS Current Boundary As of May 2022	Close 3 Schools Option 3-A
	1-64 1-worst (least)		DLJ ALC Units	As of May 2022	Close Twin Peaks, Spring Lane, Moss
650-700	60	8:15	ALC FA	WOODSTOCK 475	600
650-700	61	9:05	SEL	OAKWOOD 350	585
500-550	8	9:05	DLI-Ch	SPRINGLANE 280	CLOSED
500-550	31	9:05	FLS	TWIN PEAKS 225	CLOSED
500-550	25	8:40	Title 1	MOSS 475	CLOSED
525-575	29	8:40	DLI-Sp	MILL CREEK 340	375
*650-700	30	8:40	Title 1	LINCOLN 400	675
700-750	64	9:05	Title 1	WALKER 420	550
650-700	52	9:05	Title 1	WILSON 300	400
650-700	58	8:40	DLI-Sp	PENN 550	550

All projections are estimates, based on current enrollment trends.

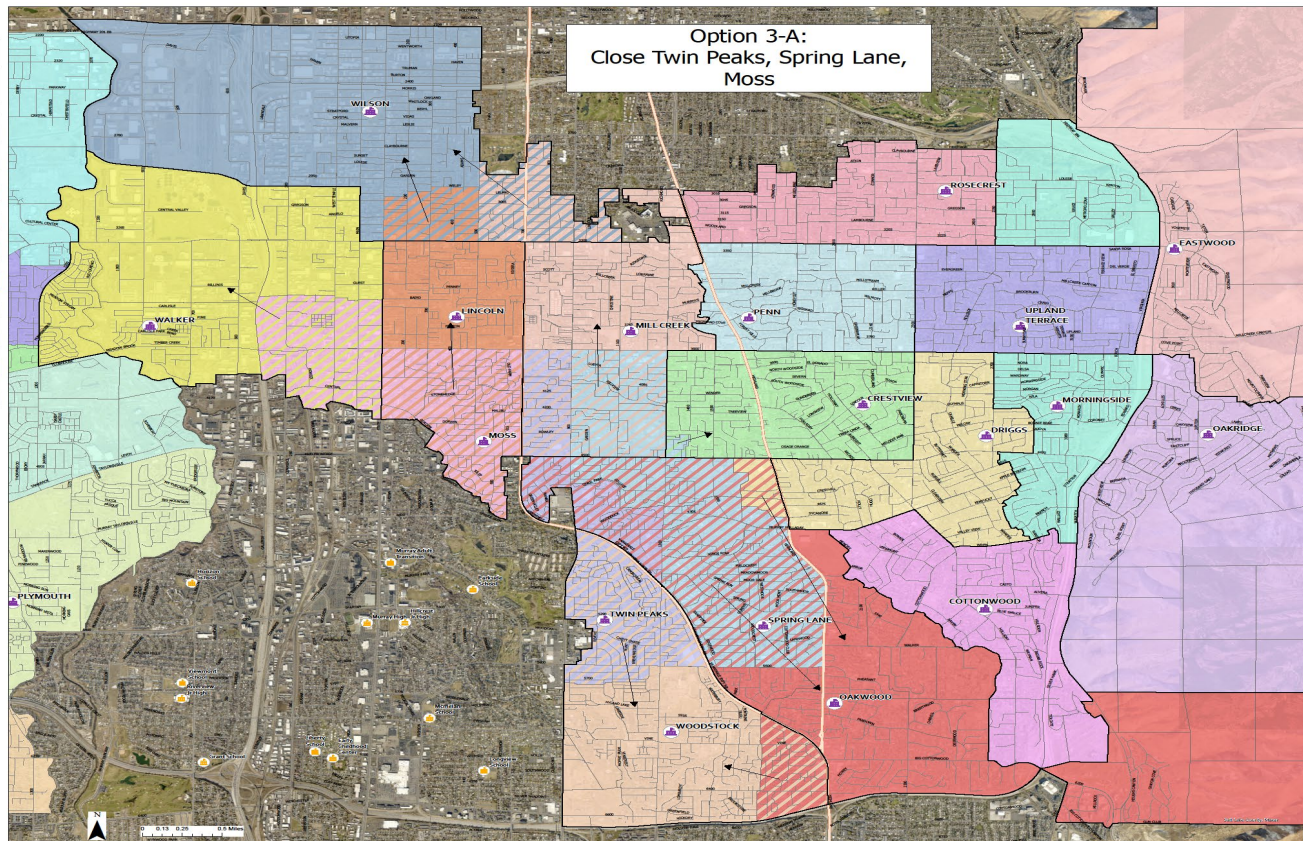
Diagonal lines indicate an area of proposed boundary change

Additional Information

Evergreen and Olympus HS students in the area west of 7th East and north of 33rd South (15-20 students) would begin feeding into GPJH and Cottonwood HS.

Students of Turnberry apartments - Spring Lane (25), Bonneville (15), Cottonwood (18) to Crestview, Oly Jr, Oly HS

Students from Driggs (4), Oly Jr (3), Oly HS (4) to Oakwood, Bonneville, Cottonwood



3-B, Close Twin Peaks, Spring Lane and Lincoln

Approx. Capacity	Facility Condition Rank	School Start Time	Special Programs	SCHOOLS Current Boundary Employment As of May 2022	Close 3 Schools Option 3-B
1-64 1=best 64=best			DLI ALC Units		Close Twin Peaks, Spring Lane, Lincoln
650-700	60	8:15	FA	WOODSTOCK 475	575
650-700	61	9:05	SEL	OAKWOOD 350	550
500-550	8	9:05	DLI-Ch	SPRINGLANE 280	CLOSED
500-550	31	9:05	FLS	TWIN PEAKS 225	CLOSED
500-550	25	8:40	Title 1	MOSS 475	515
525-575	29	8:40	DLI-Sp	MILL CREEK 340	390
*650-700	30	8:40	Title 1	LINCOLN 400	CLOSED
700-750	64	9:05	Title 1	WALKER 420	695
650-700	52	9:05	Title 1	WILSON 300	460
650-700	58	8:40	DLI-Sp	PENN 550	550

All projections are estimates, based on current enrollment trends.

Diagonal lines indicate an area of proposed boundary change

Additional Information

Moss would change its Jr High feeder pattern from GPJH to Bonneville.

GPJH 2022 = 920, GPJH 2023 = 790

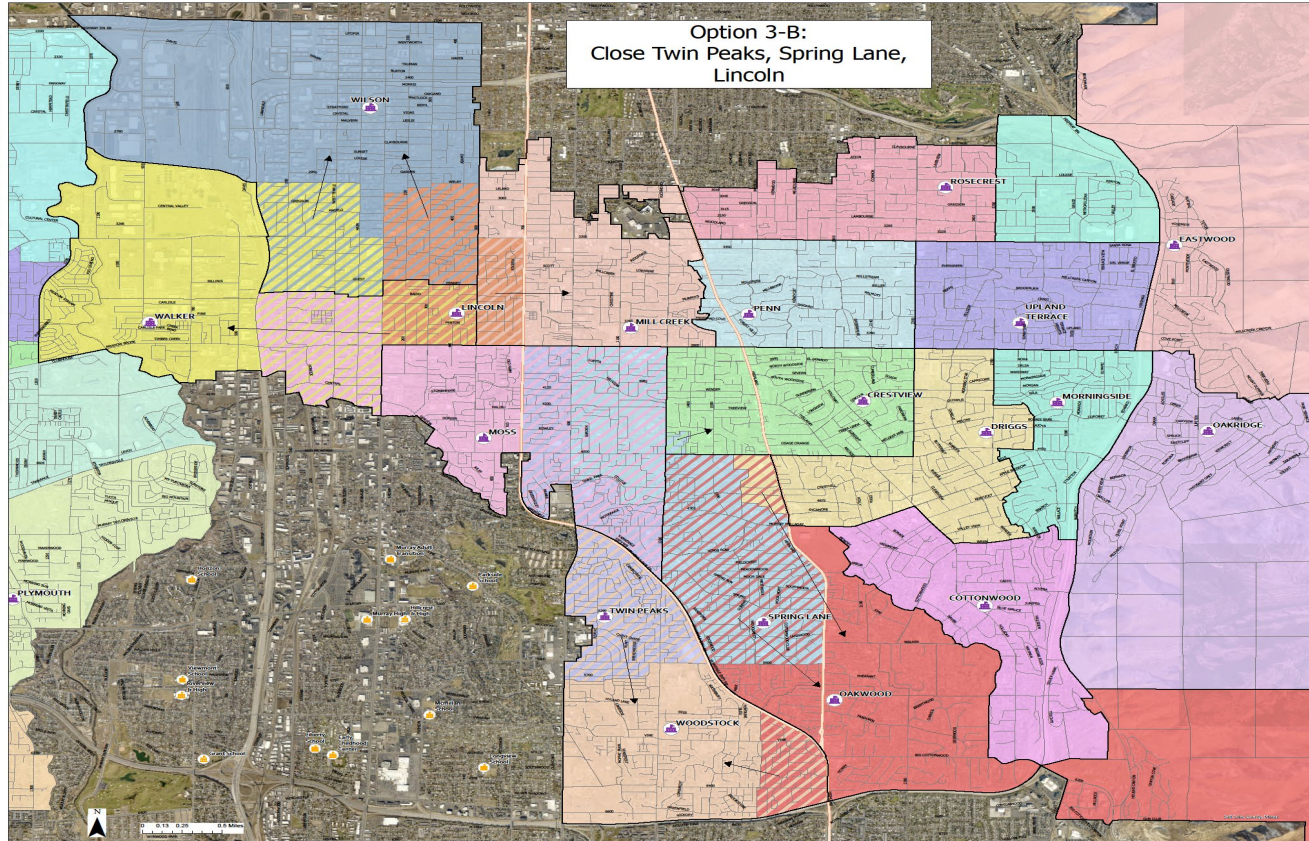
Bonneville Jr 2022=620, Bonneville Jr 2023=750

All of the former Lincoln Elem boundary would continue to feed into Granite Park Jr and Cottonwood HS, making Millcreek Elem a split feeder.

This option creates a significant increase (+6) in busing.

Students from Turnberry apartments - Spring Lane(25), Bonneville(15), Cottonwood(18) to Crestview, Oly Jr, Oly HS

Students from Driggs(4), Oly Jr(3), Oly HS(4) to Oakwood, Bonneville, Cottonwood



3-C, Close Twin Peaks, Spring Lane and Millcreek

Approx. Capacity	Facility Condition Rank	School Start Time	Special Programs	SCHOOLS Current Boundary As of May 2022	Close 3 Schools Option 3-C
	1-64 1-worst 64-best		DLI ALC Units	DU ALC Units	
650-700	60	8:15	ALC	WOODSTOCK 475	575
650-700	61	9:05	SEL	OAKWOOD 350	550
500-550	8	9:05	DLI-Ch	SPRINGLANE 280	CLOSED
500-550	31	9:05	FLS	TWIN PEAKS 225	CLOSED
500-550	25	8:40	Title 1	MOSS 475	515
525-575	29	8:40	DLI-Sp	MILL CREEK 340	CLOSED
*650-700	30	8:40	Title 1	LINCOLN 400	520
700-750	64	9:05	Title 1	WALKER 420	560
650-700	52	9:05	Title 1	WILSON 300	400
650-700	58	8:40	DLI-Sp	PENN 550	625

All projections are estimates, based on current enrollment trends.

Diagonal lines indicate an area of proposed boundary change

Additional Information

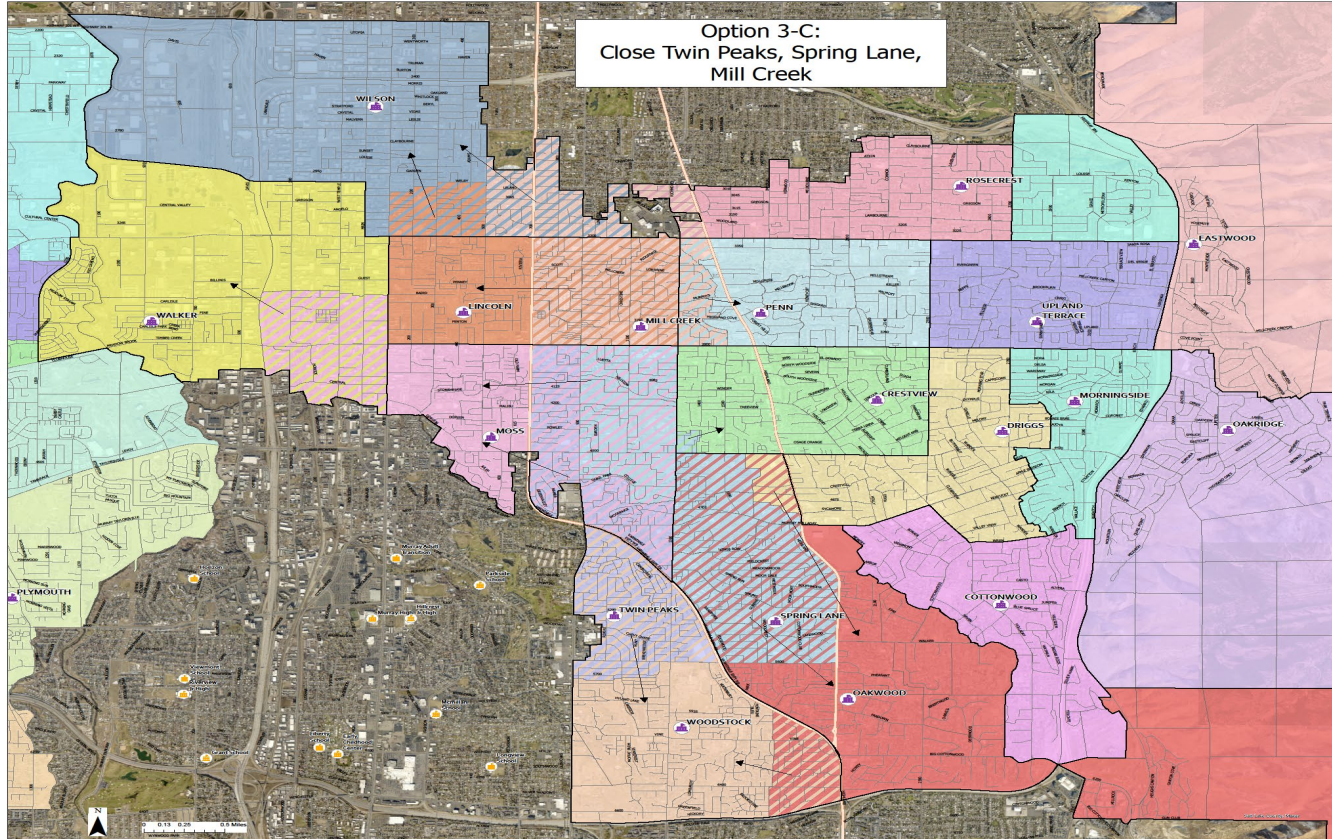
Moss would change its Jr High feeder pattern from GPJH to Bonneville.
GPJH 2022 = 920, GPJH 2023 = 790
Bonneville Jr 2022=620, Bonneville Jr 2023=750

All of the former Millcreek Elem boundary would continue to feed into Evergreen Jr and Oly HS (making Lincoln Elem a split feeder, EXCEPT for the area west of 7th East (15-20 students). This area will begin feeding in GPJH and Cottonwood HS.

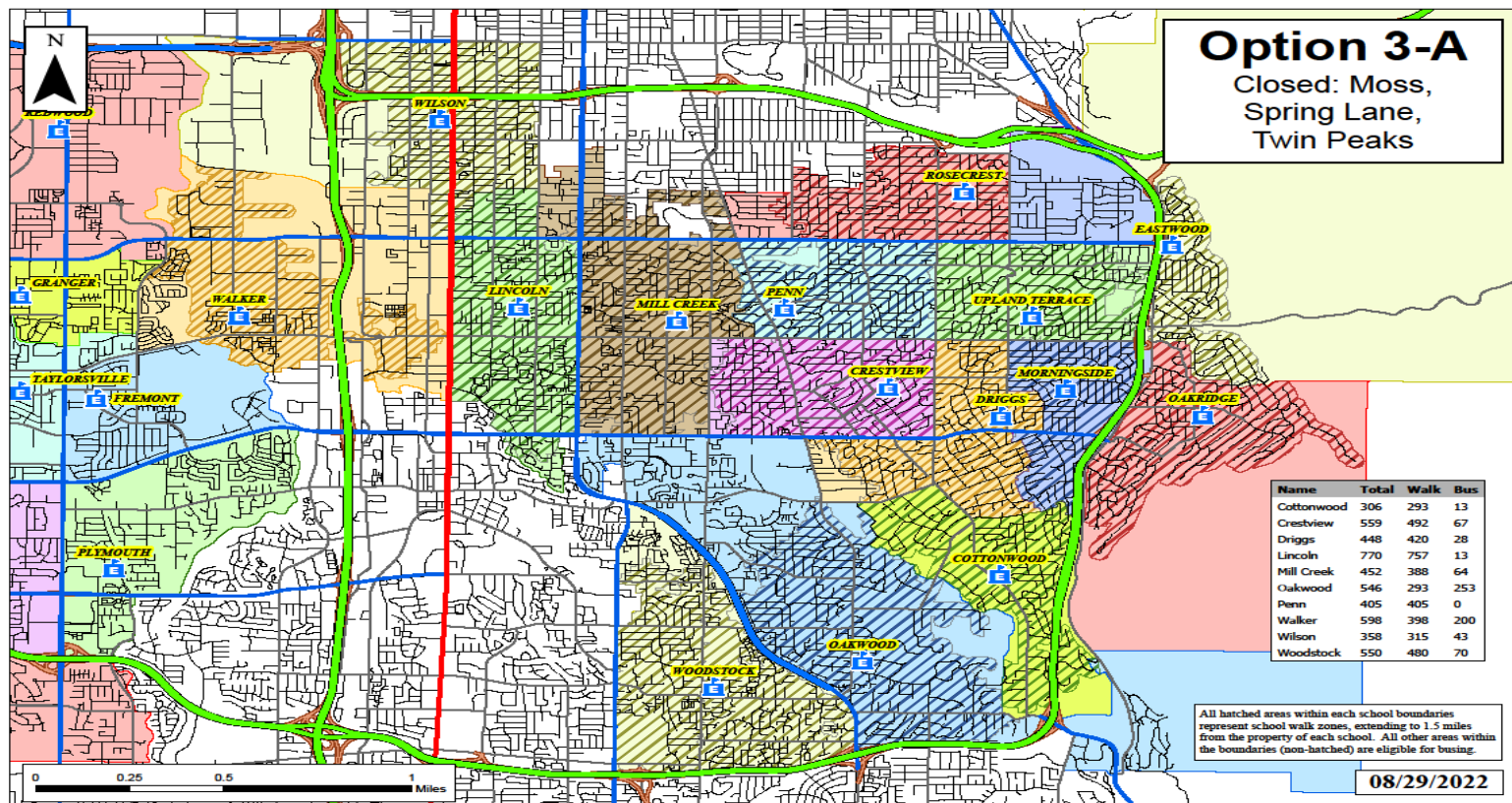
Mill Creek boundary east of 1300 East would be boundaried to Penn.

Students from Tumberby apartments - Spring Lane(25), Bonneville(15), Cottonwood(18) to Crestview, Oly Jr, Oly HS

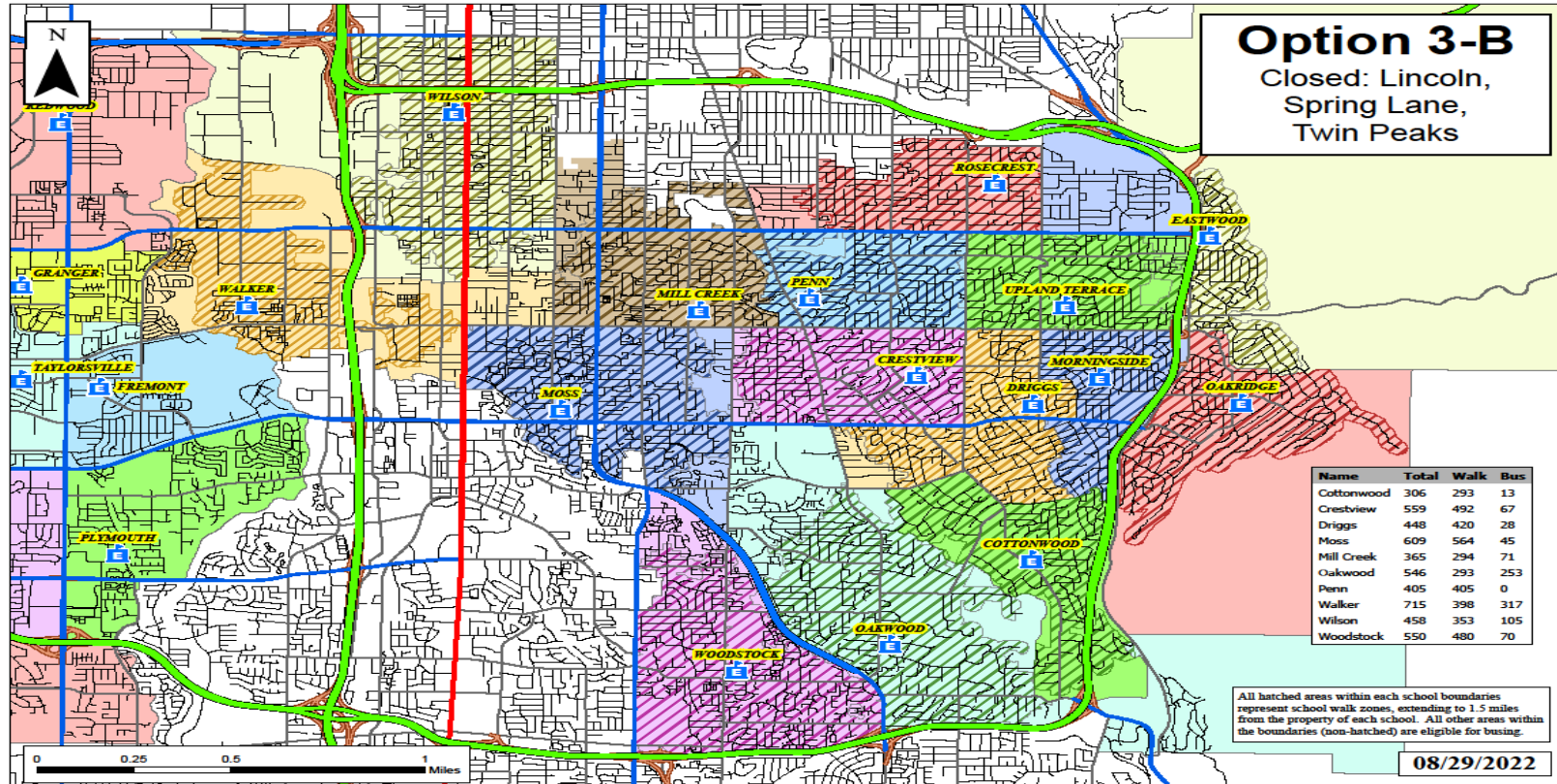
Students from Driggs(4), Oly Jr(3), Oly HS(4) to Oakwood, Bonneville, Cottonwood



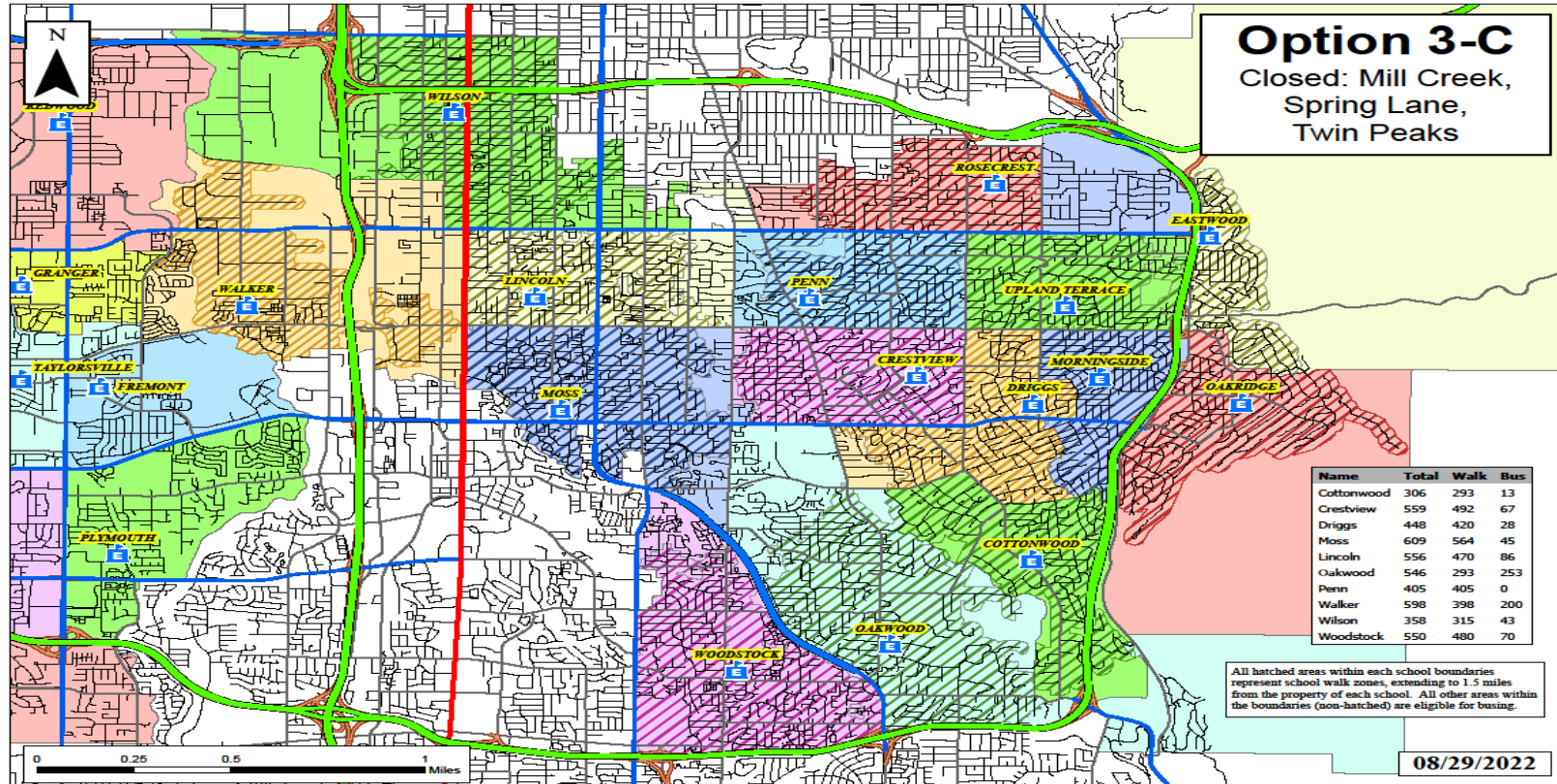
Busing for Option 3-A



Busing for Option 3-B



Busing for Option 3-C



Millcreek FY 2022-23 Energy Sales & Use Tax

September 12, 2022



Millcreek FY 2022-23: UPD Budget Information



FY 2022-23 UPD Proposed Contract

- FY 2021-22 Contract - \$12,825,268
- FY 2022-23 Contract - \$15,333,735
- 19.56% increase

UPD Compensation Study

2021/2022 COMPENSATION COMPARISON - JAN 2022 UPDATE

POSITION	ORGANIZATION	FY2022 ENTRY	FY2022 TOP OUT PAY	FY2022 RANK	% Difference
Officer	South Salt Lake	\$ 28.34	\$ 43.63	1	5%
Officer	Cottonwood Heights	\$ 29.28	\$ 42.63	2	3%
Officer	Sandy	\$ 28.36	\$ 42.01	3	1.5%
Officer	Taylorsville	\$ 31.06	\$ 42.00	4	1.5%
Officer	West Valley	\$ 27.15	\$ 41.89	5	1%
Officer	UPD	\$ 26.82	\$ 41.39	6	
Officer	Murray	\$ 27.58	\$ 41.14	7	
Officer	Riverton	\$ 20.52	\$ 39.81	8	
Officer	South Jordan	\$ 27.04	\$ 39.72	9	
Officer	SLC	\$ 26.93	\$ 39.29	10	
Officer	Herriman	\$ 27.15	\$ 39.11	11	
Officer	West Jordan	\$ 27.00	\$ 39.00	12	
Officer	Summit County	\$ 22.32	\$ 37.23	13	
POSITION	ORGANIZATION		FY 2022 TOP OUT PAY	2022 RANK	
Sergeant	South Salt Lake		\$ 49.42	1	2%
Sergeant	Cottonwood Heights		\$ 49.07	2	1%
Sergeant	Sandy		\$ 48.66	3	0.6%
Sergeant	Taylorsville		\$ 48.50	4	0.2%
Sergeant	Riverton		\$ 48.46	5	0.2%
Sergeant	UPD		\$ 48.38	6	
Sergeant	West Valley		\$ 47.57	7	
Sergeant	Herriman		\$ 47.57	8	
Sergeant	South Jordan		\$ 47.22	9	
Sergeant	Murray		\$ 46.31	10	
Sergeant	SLC		\$ 46.00	11	
Sergeant	West Jordan		\$ 44.85	12	

POSITION	ORGANIZATION		FY 2022 TOP OUT PAY	2022 RANK	
Lieutenant	South Salt Lake		\$ 56.76	1	3%
Lieutenant	Cottonwood Heights		\$ 56.38	2	3%
Lieutenant	Sandy		\$ 56.36	3	3%
Lieutenant	Murray		\$ 55.14	4	0%
Lieutenant	UPD		\$ 54.97	5	
Lieutenant	West Jordan		\$ 54.59	6	
Lieutenant	SLC		\$ 54.16	7	
Lieutenant	Taylorsville		\$ 52.41	8	
Lieutenant	West Valley		\$ 48.18	9	
POSITION	ORGANIZATION		FY 2022 TOP OUT PAY	2022 RANK	
Captain	Sandy		\$ 61.53	1	0.4%
Captain	SLC		\$ 61.34	2	0.1%
Captain	UPD		\$ 61.27	3	
POSITION	ORGANIZATION		FY 2022 TOP OUT PAY	2022 RANK	
Deputy Chief	SLC		\$ 69.47	1	4%
Deputy Chief	West Valley		\$ 68.36	2	2%
Deputy Chief	Sandy		\$ 67.18	3	0.4%
Prec/ Dep Chief	UPD		\$ 66.92	4	
Deputy Chief	Herriman		\$ 66.61	5	
Deputy Chief	South Salt Lake		\$ 65.42	6	
Deputy Chief	West Jordan		\$ 64.85	7	
Deputy Chief	Murray		\$ 63.78	8	
Commander	Riverton		\$ 63.30	9	
Assist. Chief	Taylorsville		\$ 62.50	10	



FY 2022-23 UPD Proposed Contract Increase summary

FY 2021-22 UPD Contract	\$ 12,825,268
Annualization of November 2021 Increase	879,000
Additional Officer	137,100
Vehicle for Additional Officer	53,200
Merit Increase	144,400
5 % COLA / Market Increase (Precinct)	706,400
Additional OT	12,400
Additional Fuel Expenses	100,600
Additional Fleet Maint. Expenses	12,200
Additional Vehicle Replacement Expenses	48,900
Additional Shared Services Expenses (Millcreek's portion of Shared Services is 24.63%)	414,267
Total	\$ 2,508,467
FY 2022-23 UPD Contract	\$ 15,333,735

Unified Police Dept.

FY 2021-22		
Projected Property Tax Collections	\$ 11,821,828	
Potential New Growth		
Collected YTD	\$ 11,821,828	
		Monthly Cost
UPD Contract Costs	\$ 12,825,269	1,068,772
Revenue Shortfall		\$ (1,003,441)
Balance		\$ 1,033,219

FY 2022-23		
Projected Property Tax Collections	\$ 11,896,828	
Property Tax Increase	\$ 520,000	
4.57%	\$ 12,416,828	
		Monthly Cost
Projected UPD Contract Costs	\$ 15,333,736	1,166,573
(This number includes a 19.56% increase over previous		
UPD Fund Balance	(1,334,865)	
UPD Contract	\$ 13,998,871	
Revenue Shortfall		\$ (1,582,043)
General Fund, Fund Balance		\$ 234,000
6 Months - 6% Energy Sales & Use Tax		\$ 750,000
Balance		\$ 435,176

Fund with Combination of Property Tax
(Uneven Distribution);
Energy Sales & Use Tax-Beg. FY23-Mid-Year;
UPD Fund Balance (FY23 Only); &
GF Fund Balance (FY23 Only)

FY 2023-24		
Projected Property Tax Collections	\$ 12,506,828	
Potential Property Tax Increase	\$ 300,000	
Est. 2.71%	\$ 12,806,828	
		Monthly Cost
Projected UPD Contract Costs	\$ 16,100,423	1,341,702
(This number includes a 5% increase over previous year)		
Revenue Shortfall		\$ (3,293,595)
6% Energy Sales & Use Tax		\$ 2,900,000
Balance		\$ 41,581

Options Considered to Fund UPD

- Property Tax Only (Would require 14.5% increase over next 3 years)
- Energy Sales & Use Tax (Creates deficit in FY24)
- Various Combinations of Property Tax & Energy Sales & Use Tax
- Adopted:
 - Minimum Property Tax Increase (4.57%);
 - ½ year of Energy Sales & Use Tax;
 - Use of UPD Fund Balance;
 - Use of General Fund, Fund Balance

Factors affecting Energy Sales & Use Tax

- Fuel prices (natural gas is high now, but for many years it stayed low, even decreasing prices)
- Weather patterns. Warm winter and cool summers decrease revenue
- More energy efficient properties have lowered energy usage.
- Very low growth rate from year to year

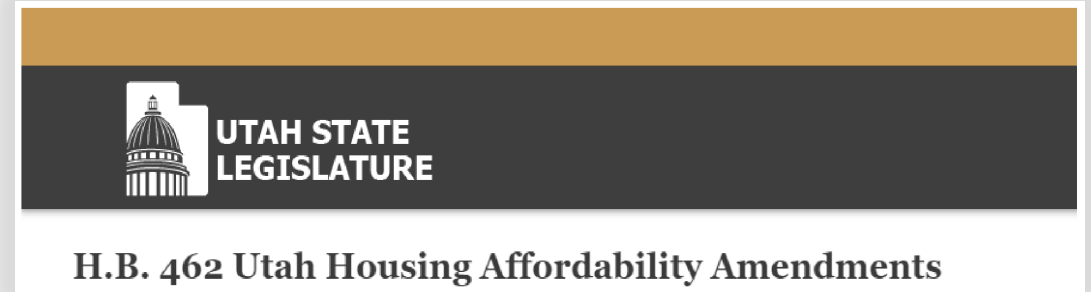
Energy Sales & Use Tax Example

6% Municipal Energy Sales & Use Tax Example			
Month	Rocky Mountain Power	Dominion Energy	Total
January	3.77	9.26	\$ 13.03
February	3.44	7.42	\$ 10.86
March	3.25	6.64	\$ 9.89
April	2.63	3.94	\$ 6.57
May	2.90	1.72	\$ 4.62
June	4.99	1.15	\$ 6.14
July	8.52	0.89	\$ 9.41
August	5.89	0.87	\$ 6.76
September	2.86	1.02	\$ 3.88
October	2.85	1.92	\$ 4.77
November	3.53	3.55	\$ 7.08
December	3.93	6.86	\$ ~~10.79~~
			\$ 93.80

Background and Supporting Information

Amendment to Millcreek Together General Plan – Moderate Income Housing

HB462 was passed during the 2022 Utah Legislature's General Session and became effective June 1, 2022.

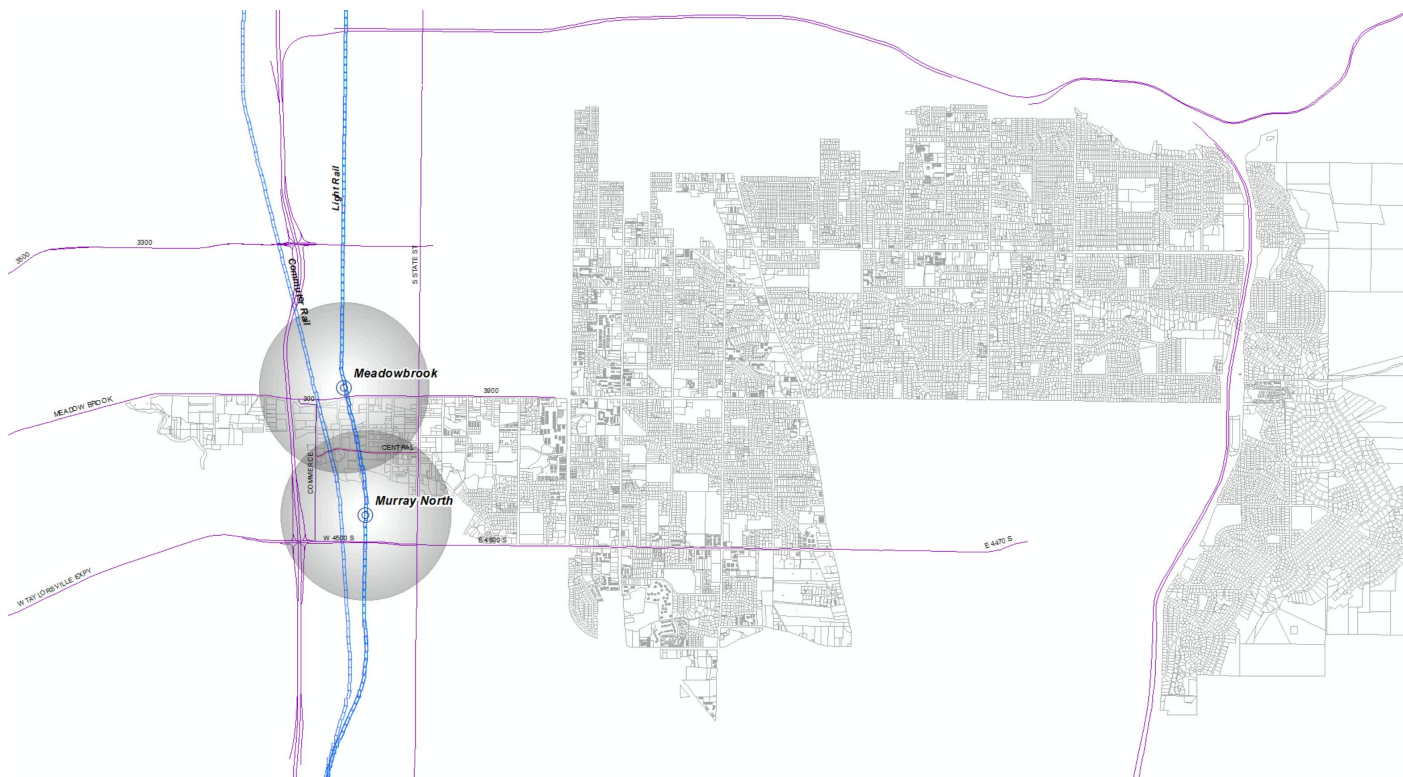


- **Requires that municipalities include certain strategies in their moderate-income Housing (MIH) elements of their general plans and provides a list of 24 strategies to select them from.**
- **Requires that cities develop actionable implementation plans for each of those strategies that include a timeline for each within the next five years.**

Provides a realistic opportunity to meet the need for additional moderate-income housing within the next five years

- **Cities with a fixed guideway transit station must choose a minimum of 4 strategies. One of which is required to be the adoption of Station Area Plan. (SAP)**

Station Area Plans must be adopted by December 2025



- **Within Millcreek's boundaries, there are two fixed guideway transit stations. (Murray North and Meadowbrook Trax Stations.**
- **Murray North Station being in Murray City and the Meadowbrook Station being in South Salt Lake.**

"Station area" means for a fixed guideway public transit station that provides rail services, the area within a one-half mile radius of the center of the fixed guideway public transit station platform

- **In order to qualify for enhanced prioritization of state transportation grants and local match program funds for transportation projects, Millcreek must choose a minimum of 6 strategies. One of which is adopting station area plans for each fixed guideway public transit stations.**

<https://www.udot.utah.gov/connect/about-us/commission/project-prioritization-process/>

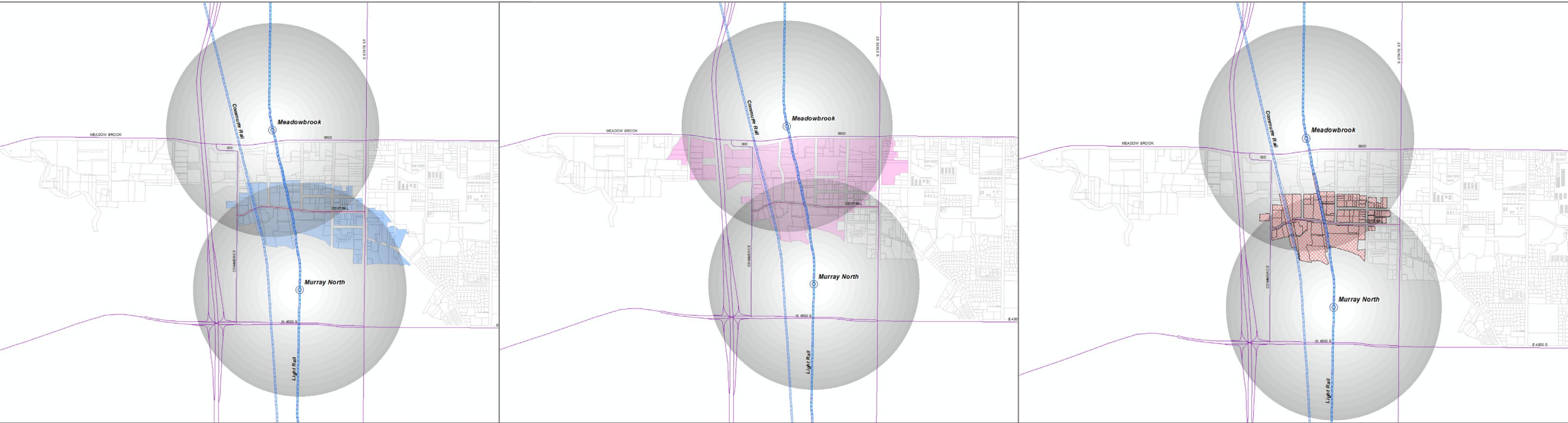


Planning Staff has already begun teaming up with Murray City and has co-participated in a grant match offered by the Wasatch Front Regional Council to help assist in the development of the Murray North SAP.

Both Murray and Meadowbrook Station Millcreek Parcels (Combined)

389 properties

371 acres



Murray North Station Millcreek Parcels

175 properties

139 acres

Meadowbrook Station Millcreek Parcels

214 properties

232 acres

Both Murray and Meadowbrook Station Millcreek Parcels (Intersect)

67 properties

60 acres

Incentives & Restrictions

05

Jurisdictions will receive priority consideration if they:

- a. Comply with moderate income housing element, strategies, and implementation plan requirements
- b. Demonstrate that they made plans to implement:
 - i. 5 or more strategies (municipalities **without** a fixed guideway public transit station)
 - ii. 6 or more strategies (municipalities **with** a fixed guideway public transit station)
 - iii. 5 or more strategies (counties)

INCENTIVE

Transportation Project Funding (TIF & TTIF)

Priority Consideration from
the Transportation
Commission

PROJECT PRIORITIZATION PROCESS

The Utah Transportation Commission, in consultation with the Utah Department of Transportation (UDOT) and the state's Metropolitan Planning Organizations (MPOs), developed a written prioritization process to guide the decision-making process for programming Transportation Investment Fund (TIF) and Transit Transportation Investment Fund (TTIF) monies for transportation capacity projects.

Current Ranked Lists

- [TIF Active Transportation Ranked List \(October, 2021\)](#)
- [TTIF First / Last Mile Ranked List \(October, 2021\)](#)
- [TTIF Transit Ranked List \(October, 2021\)](#)
- [TIF Highway Ranked List \(February, 2020\)](#)

General Project Prioritization Information

- [New Transportation Capacity Project Prioritization Process](#)
- [Utah Administrative Rule 940-6 Prioritization of New Transportation Capacity Projects](#)
- [Utah Code Section 72-1-304: Written Project Prioritization Process for New Transportation Capacity Projects](#)

Past Commission Meeting Materials

all of UDOT

 Documents

search for something...



Transportation Commission

Commissioner Contact and Biographical Information

Project Prioritization Process

Statewide Transportation Improvement Program (STIP)

Upcoming Events

SEP

14

East Zion Improved Project In-Person Public Hearing

Where: Kanab Center
When: Sep 14

SEP

14

Utah Pedestrian Summit

Where: Utah Valley Convention Center
When: Sep 14

SEP

16

Utah Transportation Commission Meeting

When: Sep 16

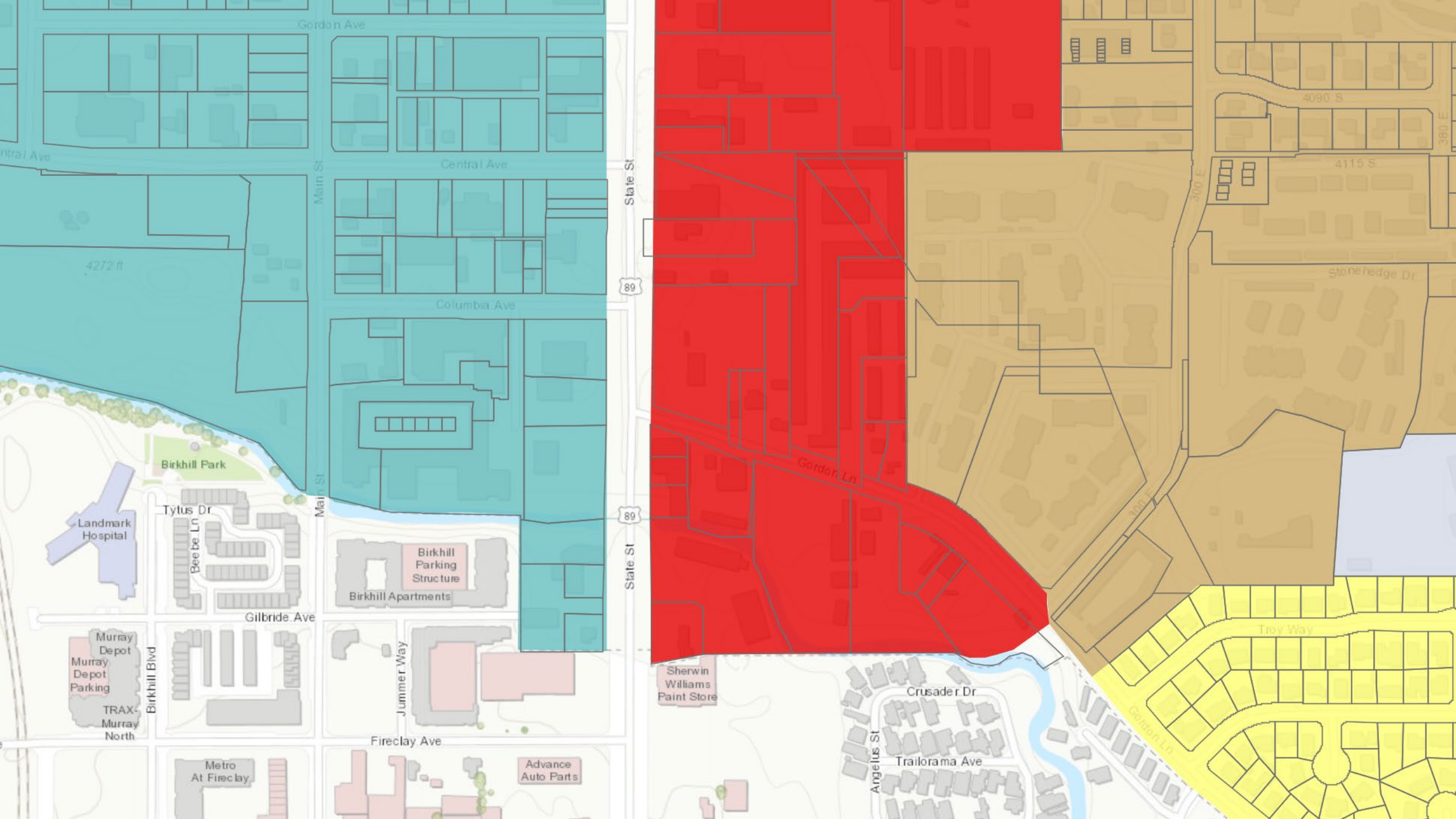
UDOT TIF ACTIVE PRIORITIZATION RANKED LIST

10/21/21



Rank	Project	Score	TIF Request Amount	Region	Nominator	Location
1	Ph 2 Mt. Pleasant Park Trail (US-89 to SR-117) from Mt. Pleasant to Spring City to Ephraim	60	\$ 1,260,000	4	Mount Pleasant City	Mount Pleasant City/ Spring City/ Sanpete County
2	9-Line Railroad Crossing at approximately 650 West	57	\$ 4,200,000	2	Salt Lake City	Salt Lake City/ Salt Lake County
3	Fiddlers Canyon Trail Extension	56	\$ 262,800	4	Cedar City	Cedar City/ Iron County
4	Midvale Canal Trails	55	\$ 600,000	2	Midvale City	Midvale City/ Salt Lake County
5	Town Center I-15 Trail from south end of the Town Center at Eaglewood Village to the core of the Town Center at Hatch Park	54	\$ 322,800	1	North Salt Lake City	North Salt Lake City/ Davis County
6	Main Street High Comfort Bikeway	53	\$ 3,480,000	2	Salt Lake City	Salt Lake City
7	Welby Jacob Canal Trail from 11800 S to 11400 S	51	\$ 66,000	2	South Jordan City	South Jordan City/ Salt Lake County
8	Vernal City Trail	50	\$ 240,000	3	Vernal City	Vernal City/ Uintah County
9	Parleys Trail Gap In Sugar House	49	\$ 372,000	2	Salt Lake City	Salt Lake City/ Salt Lake County
10	Bear Lake Legacy Pathway - SW Section (Rich Trails) 2200 South to 800 North	49	\$ 1,920,000	1	Regionally Important Project List	Garden City/ Rich County
11	SR 113 Trail in Midway to Tate Lane	47	\$ 75,000	3	Wasatch County	Midway City/ Wasatch County
12	HAWK signal at 9400 South for Sandy Canal Trail (850 East) - at-grade crossing	46	\$ 164,400	2	Sandy City	Sandy City/ Salt Lake County
13	Park City Pedestrian-Oriented East-West Promenade	45	\$ 2,100,000	2	Park City	Park City/ Summit County
14	Park City Arts and Culture District sidewalks, multiuse pathways, and crossings improvements	45	\$ 1,716,000	2	Park City	Park City/ Summit County
15	Southern Parkway (SR-07) Active Transportation Projects from I-15 to SR-09	44	\$ 1,800,000	4	Regionally Important Project List	Washington County
16	Kay's Creek Trail Pedestrian Overpass @ Layton FrontRunner Station	44	\$ 3,600,000	1	Layton City	Layton City/ Davis County
17	Red Butte Creek Trail with Foothill Drive Underpass	43	\$ 2,520,000	2	Salt Lake City	Salt Lake City/ Salt Lake County
18	SR-248 Snow Creek Tunnel near the intersection of Snow Creek Drive	43	\$ 3,517,237	2	Park City	Park City/ Summit County
19	600 North/Three Rivers Trail - Shared Use Path from 200 West to 3700 West	42	\$ 1,184,365	4	Regionally Important Project List	Hurricane City/ Washinton County
20	Utah and Salt Lake Canal Shared Use Path from 8400 West to 5600 West	42	\$ 2,484,000	2	Regionally Important Project List	West Valley City, Magna/ Salt Lake County
21	300 South Bike Lanes	42	\$ 72,000	1	Providence City	Providence City/ Cache County

- **Housing affordability** is defined by Housing and Urban Development (HUD) as the costs not exceeding 30 percent of the household's gross income, regardless of the housing price. Reasonable utility costs are included in the definition.
- **Area Median Income (AMI)** is the median household income adjusted by county or metropolitan area.
- **Moderate income housing (MIH)** is housing that is affordable for households earning 80 of the AMI.
- **Low-income housing (LI)** is housing that is affordable for households earning 50 percent of the AMI.
- **Very low-income housing (VLIH)** is housing that is affordable for households earning 30 percent of the AMI.



Affordable Housing Projects (Since 2017)

JF Capital (Glenwood)
176 Units at 80% AMI



Capri Park Condos
***10 of their condo's are deed
restricted at 80% AMI***



Affordable Housing Projects (Since 2017)

**Morrissey Senior Affordable Housing
(55 and older)
64 Units at 25-55% AMI**



**The Howick
150 Units 60% or less AMI**



GP-22-001

Amendment to Millcreek Together General Plan – Moderate Income Housing

A city-initiated application responding to House Bill 462



- **Millcreek is striving to adopt a minimum of six strategies in order to achieve optimal priority consideration for state transportation grants. However, if achievable, Staff recommends that we adopt nine strategy options in all.**
- **The 2019 Millcreek Together General Plan already outlines in its goals and strategies many of the 24 strategies from HB462.**
- **Additionally, Millcreek is currently updating and codifying its zoning code which is slated to be adopted in 2023. This means that many of the strategy implementation action steps can be included in the update.**

VISION THEMES

UNIQUE NEIGHBORHOODS: Millcreek is a City of attractive, proud, stable, unique, and emerging neighborhoods that offer a variety of home types, vibrant gathering areas, and access to quality community amenities.

VIBRANT GATHERING PLACES: Millcreek's centers are the heart of community activity, characterized by walkability, unique spaces, commercial areas, and character compatible with Millcreek neighborhoods.

THRIVING ECONOMY: Millcreek's economic diversity thrives by being inviting, supporting local businesses, attracting an innovative and adaptive workforce, investing in amenities that promote a better quality of life, and encouraging a range of business sizes and types.

GREAT CONNECTIONS: Millcreek strives to offer a range of pedestrian, bicycling, transit, and vehicle transportation choices through a cohesive network of safe and reliable streets and trails that connect all residents to their destinations.

HEALTH AND ENVIRONMENT: Millcreek supports environmental and human health by establishing and protecting open spaces; protecting healthy fish and wildlife habitats; providing active transportation options; improving local water and air quality; improving access to nutritious foods; and other sustainable practices.

OUTDOOR LIFESTYLE: Millcreek is the gateway to recreation with opportunities from the Wasatch Mountains to the Jordan River, including majestic views of the mountains, expansive parks, and accessible trails, creeks, and open spaces.

ENHANCED CULTURE: Millcreek embraces the cultural and demographic diversity of its residents and businesses, and supports and promotes a variety of arts, cultures, and education opportunities as essential parts of an engaged community and life-long learning.

GENERAL PLAN

Adopted February 2019

REDLINES



HB 462

Millcreek Together General Plan 2019

Moderate Income Housing (MIH) Amendment

Amended Sections:

Table of Contents.....	Pg. 3 of General Plan
Chapter 4 Moving Forward.....	Pg. 109 General Plan
Glossary.....	Pg. 116 General Plan

Proposed Strategy

Strategy 1

Rezone for densities necessary to facilitate the production of moderate income housing.

Implementation Action

- 1 Millcreek has adopted a Mixed-Development Zone that has no maximum residential density requirement which has helped Millcreek reach its MIH goals.
- 2 Review and amend requirements of the Mixed-Development and Commercial Zones during the 2023 zoning code update to entice moderate income housing developments. Amendments may include:
 - ⇒ Reducing the minimum Off-Street Parking requirements.
 - ⇒ Waiving commercial use requirements for qualifying MIH projects in the MD and C Zones.
 - ⇒ Create further reductions in zoning requirements for moderate income developments geared towards seniors.

UNIQUE NEIGHBORHOODS 3.1

CHOICE. GOAL N-2: Strive for a variety of housing choices in types, styles, and costs of housing throughout Millcreek.

STRATEGY 2.3:

Apply and/or create zoning in and around centers (*identified on the Future Land Use Map*) that allows for and supports a variety of housing types.

- **The creation of the MD Zone with no density cap.** *Morissey, Howick, Opus Green and Central Avenue Apartments. Nearly a thousand units with a little over 200 units marked as affordable.*
- **Adding a “use” category for senior and affordable housing projects. Staff already accepts reduced off-street parking for these uses when a parking study is submitted.** *Morissey/Senior Housing and the Howick.*
- **Further reductions for senior housing could include increases density and expedited permitting process.**

Proposed Strategy



MILLCREEK
TOGETHER

Strategy 2

Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Implementation Action

- 1 During the 2023 zoning code update, revise minimum yard requirements for detached ADU's.
- 2 Continue monitoring ADU applications and explore, where feasible, reducing the minimum density and off-street parking requirements by 2027.

- **Adopting an ADU Code for internal and external ADUS is already a large step in increasing the housing stock and the creation of more affordable housing.**
- **ADU Code for detached ADUS is fairly conservative when considering the sideyard setbacks and RCOZ.**

UNIQUE NEIGHBORHOODS 3.1

STRATEGY 2.1:

CHOICE. GOAL N-2:
Strive for a variety of housing choices in types, styles, and costs of housing throughout Millcreek.

Consider Citywide and/or identify appropriate locations and standards that could allow for accessory dwelling units (ADUs), tiny homes, and small homes in Millcreek as a means to offer more housing choices. Consider initially allowing for interior ADUs (mother-in-law apartments) as a strategy to evaluate ADU impacts and compatibility in selected locations. Consider 2300 East as an area to test the compatibility of allowing accessory dwelling units, using 1100 East in Salt Lake City as a template.

Proposed Strategy



Strategy 3

Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Implementation Action

- 1 Coordinate with Murray City in creating station area plans for the Murray North Trax Station and adopt by 2025.
- 2 Continue working closely with UTA on the development of the City Center for placement of bus stops, 3300 South road alignment issues, and future Bus-Rapid Transit (BRT) route.
- 3 Coordinate on a quarterly basis with UTA and Murray City on traffic congestion and development activity in the Meadowbrook Area.

- **Working with Murray City and South Salt Lake on Station Area Plans (SAP).**
- **Within SAP design, apply zoning and development criteria advantageous for MIH.**
- **During the development near Millcreek's village centers and commercial areas, not only apply zoning that attracts MIH but continue to coordinate with UTA that transit is available.**

GREAT CONNECTIONS 3.4

TRANSIT GOAL GC-6: Lay the groundwork for intercity transit connections and for more robust, choice-based transit within the City and larger region.

STRATEGY 6.2

Promote TOD or transit-supportive development and provide incentives for development that includes specific TOD features at the Meadowbrook Center.

Elements of TOD generally include:

- A compact mix of land uses, including mixed use, residential, compatible light manufacturing, and commercial development;
- Moderate to high density housing;
- Affordable housing for all income groups;
- Pedestrian orientation/connectivity;
- Convenient access to transportation choices, including transit, bicycle, and pedestrian facilities;
- Reduced size of surface parking facilities or minimum parking requirements;

Proposed Strategy

Strategy 4

Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

Implementation Action

- 1 Reduce the off-street parking requirements during the 2023 Zoning Code update as an incentive for moderate income housing developments by:
 - ⇒ *Adopting an off-street parking ratio specifically geared towards moderate income housing developments for seniors (55 years old or older) and;*
 - ⇒ ***Adopting specific requirements for**
Residents who are disabled and unable to operate a motor vehicle.*
 - ⇒ *Creating an incentive based parking policy or matrix that attracts moderate to low income housing developments based on distance from fixed transit station.*

GREAT CONNECTIONS 3.4

TRANSIT GOAL GC-6: Lay the groundwork for intercity transit connections and for more robust, choice-based transit within the City and larger region.

STRATEGY 6.3

Review the zoning and subdivision codes for opportunities to better support densification and mixed-use in designated areas to support multimodal transportation.

- **Adding a “use” category for senior and affordable housing projects to our Off-Street Parking Code. Include reductions for group homes and people with disabilities.**

Strategy 5

Develop and adopt a station area plan (SAP) in accordance with Section 10-9a-403.1

Implementation Action

**WORKING WITH MURRAY CITY ON DEVELOPING STATION AREA PLANS FOR THE MURRAY NORTH TRAX STATION.
WORKING WITH SOUTH SALT LAKE ON DEVELOPING STATION AREA PLANS FOR THE MEADOWBROOK TRAX
STATION SCHEDULED TO ADOPT BY 2025**

Proposed Strategy



Strategy 6

Implement zoning incentives for moderate income units in new developments and Offer a Variety of Housing Opportunities

Implementation Action

- 1 Continue working with affordable housing developers and explore additional ways to attract affordable and moderate income housing construction. Work together to incorporate reasonable zoning incentives into the Millcreek Zoning Code during the 2023 zoning code update to include:
 - ⇒ Continue utilizing Community Reinvestments Areas (CRAs) to assist in creating affordable housing in Meadowbrook and in other CRAs as funding becomes available.
 - ⇒ Collaborate with Planning Commission and City Council to promote higher residential densities in Millcreek centers, where a mix of land uses offer convenient access to jobs, shopping, entertainment and transportation.
 - ⇒ Identify areas where a 10% affordable housing component for residential projects with more than 50 units is required.
 - ⇒ Evaluate the potential for small-lot (5,000 sq. ft. or less) residential uses in appropriate areas.
 - ⇒ Encourage ADU's, rowhouses, twinhomes, cottages, and other building forms by implementing a reduced lot coverage percentage and off-street parking requirement.

VIBRANT GATHERING PLACES 3.3

INFILL. GOAL GP-9:
Support complementary infill development and land use investment in the mature and developed areas of the city.

STRATEGY 9.3

Encourage the development or redevelopment of vacant and under-utilized properties in centers and along major corridors by using a combination of incentives, rezoning, and creative design solutions.

- Staff is working with moderate income housing developers on specific criteria that would be the most advantageous.
- Developers have communicated to staff that the greatest challenge of multi-family construction is the cost of structured parking. Planning staff has discussed re-visiting the Future Land Use Map and land use framework designations for areas appropriate for a higher range of density

Proposed Strategy



Strategy 7

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Implementation Action

- 1 Continue to collaborate with private sector partners on creating moderate income housing developments.
- 2 Work with moderate income housing developers on possible incentives to offset the cost of providing affordable housing units. Include all or a portion of those incentives into the Millcreek Zoning Code update by 2023.
- 3 Utilize CRA Housing Set-Aside funds or other funding sources to create additional moderate income housing units and/or partner with a private sector developer to create an additional 100 housing units targeted for households at 50% AMI or less by 2027.

UNIQUE NEIGHBORHOODS 3.1

CHOICE. GOAL N-2:
Strive for a variety of housing choices in types, styles, and costs of housing throughout Millcreek.

STRATEGY 2.2

Collaborate with private sector partners to establish a comprehensive affordable housing strategy that enhances available funding and establishes financial and zoning incentives to support the development of housing for families below the area median income level. Financial incentives could include such measures as tax increment financing, grants, density bonuses and others. Zoning incentives could include inclusionary zoning, relaxation of non-conformity regulations and other similar measures.

- **Millcreek has always supported affordable housing development and have helped moderate income housing developers resolve financing and development issues by working closely with them during the application process.** *Development Agreement with some flexibility on design requirements and reduced parking requirements. Helping them take advantage of available tax credits.*

Proposed Strategy



Strategy 8	
<i>Reduce, waive, or eliminate impact fees related to moderate income housing.</i>	
Implementation Action	
1	Explore feasible areas within Millcreek where a reduced or eliminated impact fee could be implemented for moderate income housing infill development and incorporate into the zoning code during the 2023 zoning code update.
2	Re-visit the Future Land Use Map and Land Use Framework Chapter of the General Plan and include ~~moderate income housing development as a "use" and "key characteristic" for all categories well served by transit and near activity centers by 2027.~~
3	Adopt zoning regulations and policy by 2027 that allows using CRA funds to rebate the cost of the impact fees back to developers who develop affordable and moderate income housing.

VIBRANT GATHERING PLACES 3.3	Strategy 5.2
GP-5 GOAL CITY CENTER : Continue to grow and support The City Center as the mixed-use, cultural, and economic heart of the City.	Maintain City Codes to support reduced onsite parking, limited parking lot areas between the public right-of-way and buildings, design elements that enhance visual impressions from the street, multimodal access, and the safety and enjoyment of the onsite pedestrian experience.

- Millcreek currently only has one impact fee (Parks) due to the majority of the primary infrastructure being privately owned or under the jurisdiction of other entities.

Proposed Strategy



Strategy 9

Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Implementation Action

- 1 Adopt reduced regulations and requirements in our Commercial and MD Zone during the 2023 zoning code update that include:
 - ⇒ Consider implementing a density bonus incentive that gives a developer the ability to construct more units in exchange for providing a public benefit.
 - ⇒ Create a streamlined development review process for affordable housing projects.

UNIQUE NEIGHBORHOODS 3.1

N-3 GOAL: NEIGHBORHOOD PLANS

Prioritize the development of effective neighborhood-scale plans and programs for those areas with the most potential for change and need for protection.

STRATEGY 3.2

Amend zoning and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. new zoning or design overlays, and/or development and remodeling standards).

- Though Millcreek already allows for higher densities near major investment corridors; it also recognizes that some of the regulations could be further refined to help entice affordable housing development and off-set construction costs.

Community Council Response

Mount Olympus Community Council



September 9, 2022

Mayor Jeff Silvestrini
Councilmembers Catten, Uipi, Jackson and Desirant
Planning Commission Members
Millcreek City
3330 South 1300 East
Millcreek UT 84106

- **Voted to approve staff's recommended MIH amendments (8-1). Discussion topics included QOL, detrimental impacts, and preserving potentially productive commercial properties.**
- **Concerned with waiving commercial use requirements for MIH development. Eliminating commercial components threatens tax base. *Strategy 1***
- **Concerned with reducing off-street parking requirements for ADU's. *Strategy 2***

Dear Millcreek Mayor, City Councilmembers and Planning Commission Members,

First and foremost, the Mt. Olympus Community Council unanimously supports the city's efforts to update its general plan to encourage and then implement steps to facilitate greater moderate income housing elements in the city. We understand that the next steps will be to incorporate these goals and implementation strategies into revised zoning codes in the near future. However, we caution the city leadership that some elements in the modified draft of the General Plan may have detrimental and unintended consequences on the city's tax base that need to be anticipated or eliminated prior to adoption. For example, the suggested strategy of waiving commercial requirements for MIH projects in C zones is concerning. The city must preserve commercially viable sites within its boundaries. Explicitly and proactively waiving the commercial components of potential projects in these aptly titled "commercial" zones might eliminate key commercial services that provide both critical sales tax as well as property tax. We caution you to carefully craft strategies that do not inadvertently create an easy path to demolition of key commercial components of the city that serve as the heartbeat of city general fund tax revenue. We also have serious concerns with waiving off street parking requirements for ADU's, as we believe this changes the character of the neighborhoods and immediately creates a serious risk for winter snowplow operations. We recommend you do not include this suggested strategy in your plans for action. With these cautions being said, we look forward to engaging on drafting specific strategies of this noble moderate income housing objective in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "David Baird".

David Baird
Chair, Mt. Olympus Community Council

Community Council Response

East Millcreek Community Council

- **Voted unanimously to approve staff's recommended MIH amendments (7-0). Discussion topics included explaining details of HB462 and each strategy. Provided examples of how implementation action would translate into code.**
- **Questioned reducing minimum yard sizes for detached ADU's. *Strategy 2***
- **Concerned with waiving requirements for MIH developers. May be providing too many incentives. *Strategy 1***
- **Want verification that CRA funds are being used for MIH and/or seniors. *Strategy 6***



September 1, 2022

To: Robert May, Long Range Planning Manager
Millcreek City Planning Commission

Subject: GP-22-011 General Plan Amendment Moderate Income Housing Element

At the September 1st meeting of the EMCCC, the subject application was presented by Mr. May. Questions/concerns were asked and addressed by attendees and council members.

Below are comments:

EMCCC Chair Nancy Carlson-Gotts:

In reviewing the staff report, I only had a couple of questions/comments (I don't like some aspects of the bill, but that's another story).

On Strategy 2, again I don't like the idea of reducing regulations on ADU's: revise minimum yard requirements.
I would agree to this one if there were some criteria on the yard size to start out with - a larger lot. But not on small lots where it would be cramped and infringing on neighbors' privacy/distance.

On Strategy 4, if reducing off street parking - knowing the residents is specifically for seniors or disabled.
Only on the condition that that is the specific use of the residence.

On Strategy 7. I would be curious where Millcreek's CRA areas are; and that the developers are not using all those funds on their development vs. some for individuals for home improvements.

Strategy 8. I do not know if I like the idea of reducing, waving, or eliminating impact fees. Seems like we are giving a lot of incentives for the MIH (developers).

I would concur with the planner's motion for a favorable recommendation to adopt the proposed moderate-income housing amendments to the Millcreek General Plan.

Strategy 2. ADU amendments should begin with a minimum size lot that is larger enough to accommodate an ADU but not infringe on residential neighbors.

Strategy 4. Reduced parking if there is more walkable sidewalks and cycle lanes. And convenient access to public transport

The EMCCC offers a positive recommendation to move forward with the initial discussion, planning and public input process.

Lee Ann Hansen
Vice Chair of Land Use

//s//
Lee Ann Hansen
Vice Chair Land Use

Cc: Francis Lilly P&Z Director

Community Council Response

Canyon Rim Citizens Association

- **Voted unanimously to approve staff's recommended MIH amendments (9-0). Discussion topics included explaining details of HB462 and each strategy. Provided examples of how implementation action would translate into code.**
- **Recommended including incentives for tiny home projects.**

Millcreek Community Council

- **Voted to approve staff's recommended MIH amendments with the condition of removing proposed strategies 1, 2, 6, and 9.**
- **Consider revising to take credit for all the affordable housing development and incentives we have already done.**

Subject: Mountainair Streetscape

From: Marv MWP <[REDACTED]>

Date: 2/25/2019, 8:20 AM

To: Jeff Silvestrini - Mayor <jsilvestrini@millcreek.us>

CC: Silvia Catten <scatten@millcreek.us>, Dwight Marchant <dmarchant@millcreek.us>, Cheri Jackson <jackson@millcreek.us>, Bev Uipi <buipi@millcreek.us>

Dear Mayor and Council:

I appreciated the Mountainair Streetscape Planning Session you hosted at Adib's Rug Gallery and took comments from residents last Saturday. It was good to catch up on plans for the historic Lilac hedge row.

Thank you for allowing my comments to the group. I want to followup to reiterate my interest in having at least some of the existing Lilacs retained. They represent a unique historical feature I have appreciated my whole life. Growing up in Holladay, I remember admiring them as a kid on our way to downtown. The passage of time is a testament to the resilience and durability that these hardy shrubs have endured without supplementary water or much care in over 80 years.

I want to mention a few things for their care as plans are completed and implemented. Once design is complete I hope part of the implementation/construction process will include protection of the Lilacs that are selected to remain. That should include clear marking around each plant with orange webbing to keeping heavy machines away. I also hope a skilled horticulturist/arborist familiar with the care of multi-stemmed, historic shrubs, will be able to work through each one, appropriately punning and removing old or non-viable stems and selecting which new stems to retain to keep the plant vigorous and flowering.

In establishing new landscaping, I hope you will have efficient drip irrigation installed. When designing the watering system, the Lilacs could benefit from drip irrigation to encourage flowering and increase the vitality of these wonderful historic shrubs. The Lilacs are adaptable and should appreciate having more even available water than the natural moisture that has sustained them over the years.

Of course the new landscape will require regular maintenance attention. Required maintenance should begin with the Landscape Architect and their attention to plant selection for a compatible low water landscape. Of course, new plantings will require sufficient water during their 3-5 year establishment period. After that, depending on the final plant selection, watering can be reduced and hopefully down to a couple of times a month during the summer after 5 years, and half that otherwise.

If turf is to be included, I hope you will consider a grassy meadow using one of the new sterile varieties of Buffalograss or Blue Gramma. These are warm season grasses, meaning during the winter they go dormant and straw colored, but are green and have little need for water during the late spring, summer and fall. If a more traditional turf is preferred, I hope you would consider some of the dwarf-tall fescues that root deeply for drought tolerance, and don't need mowing nearly as often as bluegrass lawns.

Thanks for hearing me out.

Sincerely,
Marv Poulson
3631 Carolyn
Millcreek, UT 84106

