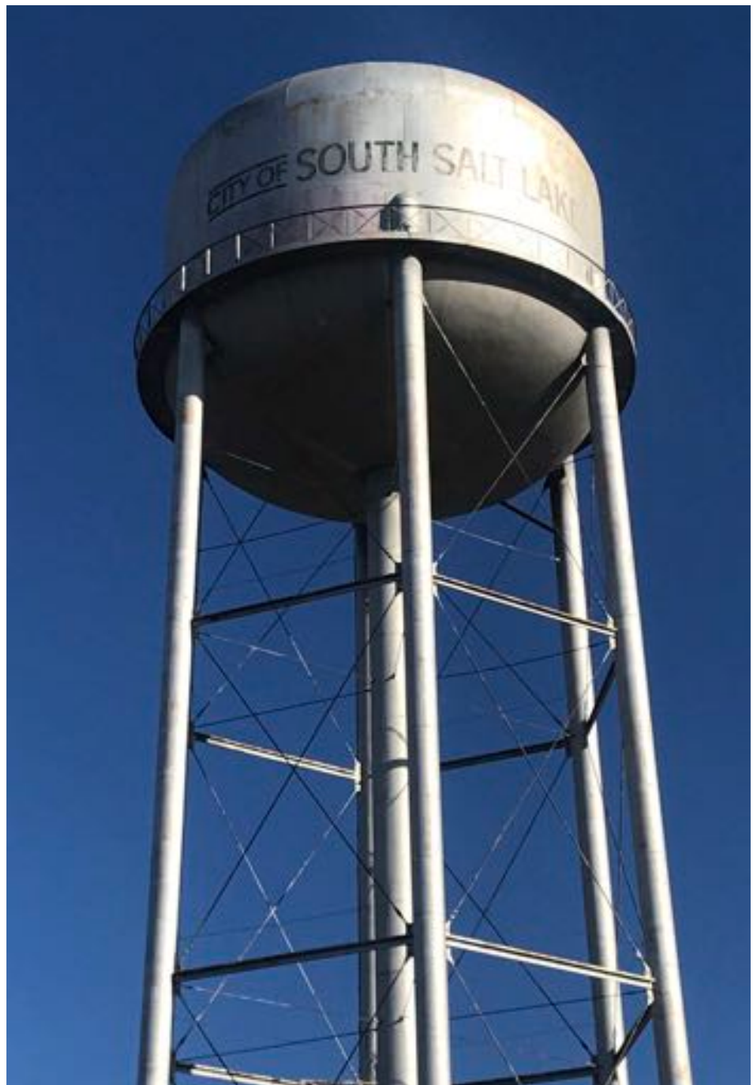








SOUTH SALT LAKE
GENERAL PLAN UPDATE
APPENDIX

AUGUST 11, 2021

OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040

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A. COMMUNITY ENGAGEMENT MATERIAL

COMMUNITY MATERIAL

South Salt Lake City General Plan
Community Event #1
March 6, 2021
10:00 AM - NOON
A G E N D A

Time	Description	Responsible
10:00 – 10:05	Welcome & Introduction of team	Mayor Wood
10:05 – 10:10	Meeting norms & expectations	Annaka Egan
10:10 – 10:30	Introduction to Process and Review and Input: • 2040 General Plan Draft Vision Statement (polling on key concepts in vision statement) • Big Ideas for the Future of SSL (polling on some of the ideas from stakeholder meetings)	Sean Lewis Christine Richman
10:30 – 11:00	The Future of Housing in SSL • Big Ideas for Housing in SSL (polling on key concepts in vision statement & ideas from stakeholder meetings)	All (discussion lead – Annaka Egan)
11:00 – 11:30	The Future of Economic Development in SSL • Big Ideas for Economic Development in SSL (polling on key concepts in vision statement & ideas from analysis/stakeholder meetings)	All (discussion lead – Jason Claunch)
11:30 – 11:50	The Future of Transportation & Connectivity in SSL • Big Ideas for Transportation/Connectivity (polling on key concepts in vision statement & ideas from mobility plan)	All (discussion lead – Kathrine Skollingsberg)
11:50 - Noon	Wrap up and Next Steps	Christine Richman
Noon	Adjourn	

South Salt Lake City General Plan
Community Event #1
March 6, 2021
10:00 AM - NOON
MINUTES

Item	Description
1	Welcome & Introduction of team
2	Meeting norms & expectations
3	Introduction to Process and Review and Input: Sean Lewis presented an introduction the community-led General Plan which guides the City and policy direction. Christine Richman reviewed the roles and responsibilities of the City, Community, and groups identified as Stakeholders in the process. Christine reviewed the draft neighborhood map and boundaries to ensure that the General Plan builds off the sense of neighborhood in SSL. Christine then reviewed the draft Vision Statement developed from project surveys and community conversations. The community brought up the importance of diversity and equity as extremely important, in addition to creating connections between different heritages and generational families.
4	The Future of Housing in SSL Key Ideas in Housing Included: • Provide affordable apartment options for large families and a diversity of needs. • Consider proximity to greenspace, recreation opportunities, proximity to schools and afterschool activities, and access to services. • Consider land use options for adding creative and innovative housing options. • Provide redevelopment incentives through grants for beautification and cleanup. • Consider sustainability through landscaping and water-wise incentives. • Explore tax refund incentives to fund rent-controlled options to keep people in place. • Consider neighborhood scale on a human level. • Consider the impact of developing large homes on the surrounding neighborhood for scale and pricing.
5	The Future of Economic Development in SSL Key Ideas in Economic Development Included: • Provide businesses that serve the SSL community to attract new residents and prevent leakage to surrounding municipalities.



RECOMMENDATIONS FOR THE FUTURE

- Enhance and elevate South Salt Lake regional recognition.
- Strengthen Downtown South Salt Lake.
- Encourage development of neighborhood-based shops & services in strategic locations.
- Embrace South Salt Lake's history as an important business hub.
- Maintain and enhance neighborhood health, vitality, and integrity.
- Create unique, destination-oriented, mixed-use developments.
- Continue to implement the SSL Downtown Master Plan with a focus on high paying jobs, public gathering spaces, connectivity of the Streetcar and TRAX lines, and a balanced mix of uses.
- Participate in regional economic development organizations such as SL Chamber, EDCUtah & GOED
- Work closely with partner taxing entities to implement project areas for the benefit of the community.

OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040 | GSBS CONSULTING

FOR MORE INFORMATION VISIT THE ENGAGE SECTION ON OUR WEBSITE

2040 ECONOMIC DEVELOPMENT VISION

OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

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 SSL is enhanced through sustainable businesses in a sustainable community. SSL encourages and supports businesses by helping them form, expand and thrive in our community. We build on past success for our future."

WHAT WE LEARNED

EMPLOYMENT OPPORTUNITY

Employment opportunities will likely occur in Retail Trade, Manufactu
Finance and Insurance, Transportation and Warehousing, as well as C
fields. These fields are projected to grow in the next five years by:

- Information: 3.11%
- Financial Activities: 2.25%
- Professional and Business Services: 1.45%
- Natural Resources, Mining and Construction: 0.62%
- Trade, Transportation and Utilities industries: 1.4%

OFFICE DEMAND

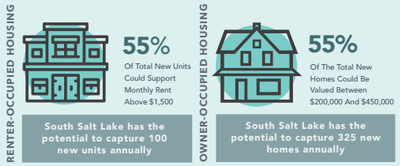
South Salt Lake has great opportunities to add office space in the downtown area as well as near other TRAX stops.

RETAIL DEMAND

Retail demand is calculated by studying the amount of dollars spent outside of SSL on retail and services by SSL residents, and comparing it to estimated individual demand within the City.

RESIDENTIAL DEMAND

Salt Lake County is projected to gain over 5,850 total new households annually over the next five years. The majority of household growth in the County is anticipated to be driven by the age groups of 35 - 54-year olds, and the 65 and over community.



FLEX SPACE DEMAND

The area west of I-15 and north of 3300 South will continue to attract high quality manufacturing, warehousing, and distribution uses.

WHAT WE HEARD

We asked residents what they wanted for the future of South Salt Lake and here's what we heard:



Other focus areas included:

- Providing neighborhood level retail and services
- Strengthening Downtown as a regional destination
- Supporting current and future businesses
- Improving connectivity within commercial areas and into surrounding neighborhoods.

ECONOMIC DEVELOPMENT GOALS:

1. Maximize South Salt Lake's social and economic equity through value-based decision making.
2. Continue to support existing and future businesses through the City's partnership with the SSL Chamber of Commerce and comprehensive business retention and recruitment program.
3. Create "business identity" catalytic areas to preserve South Salt Lake's role as a commerce hub in the Valley.
4. Continue to influence the future of SSL using the tax increment and similar tools available in State Statute.

Proposed Catalytic Areas:

- Downtown SSL
- 3300 South Corridor
- State Street Corridor
- Roper Yard/900 West/Oxbow
- Millcreek & Meadowbrook Station Areas
- Neighborhood nodes
- Entertainment nodes
- Cultural/China town node
- S-Line stops
- Arts District by the Commonwealth
- Brewery Row



2040 HOUSING VISION

OUR NEXT MOVE SOUTH SALT LAKE

GENERAL PLAN 2040

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."

WHAT WE LEARNED

The City's population is projected to grow by over 30 percent by 2050. Table 1 illustrates the projected growth over the next 30 years. Additional housing units are needed to house future residents.

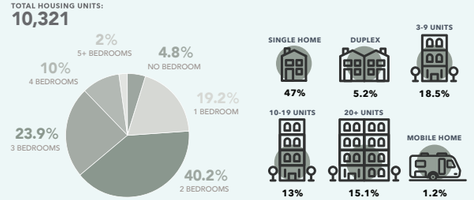
Table 1: Household and Population Projections for SSL and Salt Lake County

	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

FOR MORE INFORMATION VISIT THE ENGAGE SECTION ON OUR WEBSITE

South Salt Lake is made up of mostly two or three bedroom single family homes with a notable number of multifamily options. Nearly 60 percent of residents are renting their homes which is significantly higher than the County (33 percent) and Salt Lake City (35 percent).



To accommodate future growth, the City will need additional housing units for households earning, 30, 50 and 100 percent or more of the City's median income of $47,813. Recent housing growth in South Salt Lake has included new multi-family development near transit. This trend is expected to continue.



WHAT WE HEARD

We asked residents what they wanted for the future of South Salt Lake and here's what we heard:

HOUSING / NEIGHBORHOODS

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

Other focus areas included:

- Creating a diversity of housing types for different household needs, familial status and size and age
- Supporting neighborhoods through nearby services and amenities, like grocery and retail
- Encouraging residents to stay-in-place through City-supported initiatives and code enforcement.

HOUSING GOALS:

- All South Salt Lake residents shall have access to safe, affordable, and attractive housing. Housing options in South Salt Lake are appropriate for residents of all incomes, needs, ages, backgrounds, familial status.
- Housing in South Salt Lake is in neighborhoods that are connected to services appropriate for the type and density of housing.
- Residents of South Salt Lake take pride in their neighborhoods and community, know their neighbors, and participate in community events.

RECOMMENDATIONS FOR THE FUTURE:

- Develop and maintain an affordable and attainable supply of housing for all income levels by incentivizing diverse housing development/rehabilitation.
- Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents.
- Encourage residents to stay in place through the provision of City-supported initiatives and increased code enforcement to make needed repairs, upgrades, and promote property maintenance.
- Ensure that all residents have access to retail, services, and neighborhood amenities that are easily and safely accessible by foot, bike, or transit.
- Support the creation of advisory neighborhood councils to improve neighborhood price and social connectivity.
- Promote neighborhood pride and a unique sense of place to create lifelong residents and to attract new residents.

2040 LAND USE VISION

OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040

WHAT WE LEARNED

South Salt Lake is expected to grow by as many as 6,900 new households in the next 20 years. New investment in the South Salt Lake Downtown mixed-use neighborhood as well as new development along the S-Line and at the former Granite High School location has contributed to the growth in population between 2015 and 2020. The Future Land Use map will guide where and how future growth and development occurs in SSL for the next 20 years. The map acts as a reference for decision making.

Table 1: Population Growth in SSL from 2010-2040

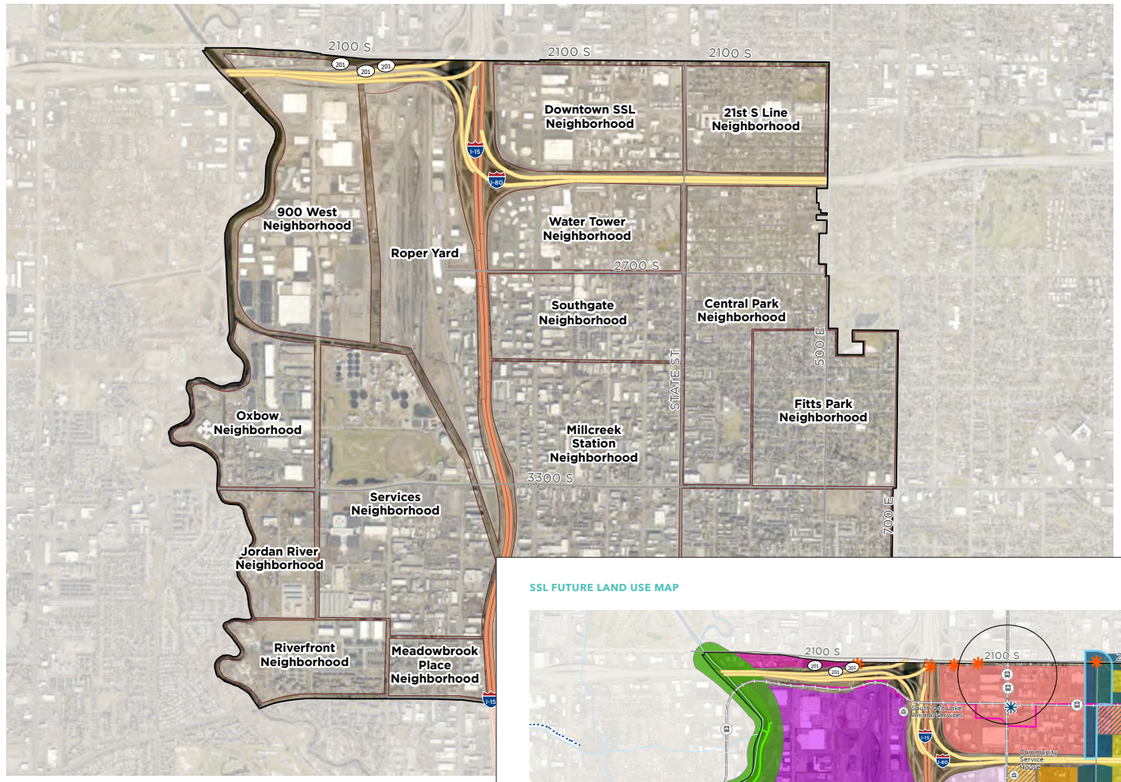
	2010	2015	2020	2025	2030	2040	Total New 2020-2040
Total Population	23,617	22,665	26,794	30,217	32,604	36,638	9,844

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

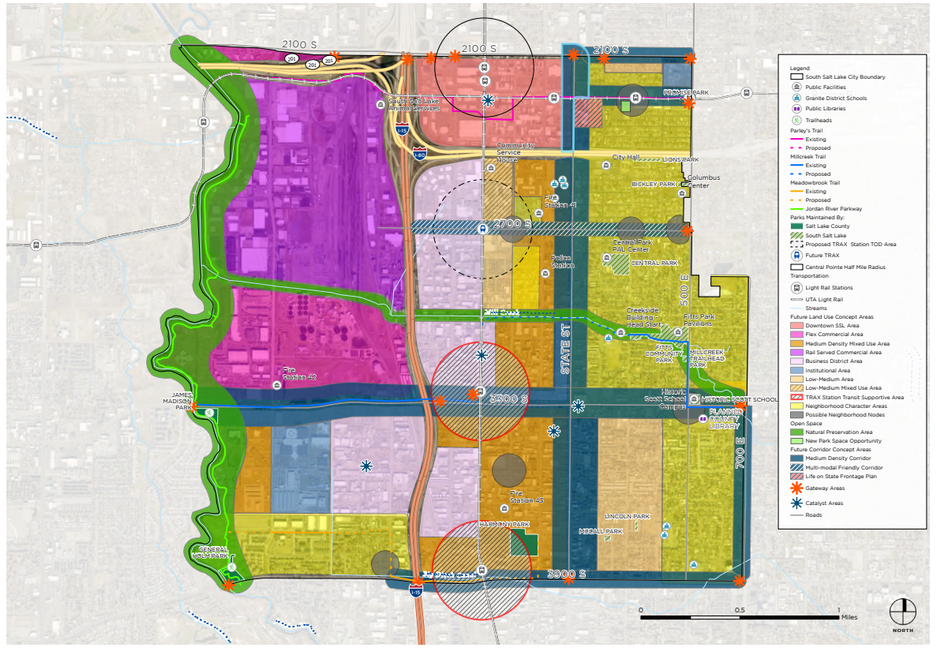


SSL NEIGHBORHOODS

The Community identified 16 distinct neighborhoods in the City.



SSL FUTURE LAND USE MAP



FUTURE LAND USE VISION FOR SSL

Neighborhood Character Areas: These areas will preserve existing scale and character of residential areas and amenities.

Neighborhood Nodes: These areas are in or adjacent to Neighborhood Character Areas and will provide services to surrounding neighborhood areas. These areas will focus on walking and biking access while respecting existing parking.

Medium Density Corridor Development: These areas are appropriate for selective redevelopment into mixed use areas of mid and 3-6 story commercial buildings and will:

- Preserve of existing building stock of appropriate scale and character
- Be well connected
- Be within ½ mile of a transit station or a trail served corridor
- Have retail or services within ¼ mile
- Create a safe and comfortable pedestrian environment and offer protection from vehicle traffic

Downtown SSL Area: This will continue to grow into the core of SSL and should be considered for a future civic center with a community gathering area for public use.

Core Area: This area can support the highest densities in the City and will be:

- Within ¼ mile of TRAX or Streetcar Station
- Retail and service uses
- Public realm improvements to enhance the pedestrian environment, provide connectivity to community amenities and spaces, and encourage community interaction.

Transition Area: Although further away from transit than the Core Area, this area will support high densities and will include retail and services, public realm improvements, and will be easily accessible.

Medium Density Mixed Use Areas: These areas are appropriate for selective redevelopment into mixed use areas with medium-sized multifamily and 3-6 story commercial buildings. This area will preserve appropriate scale and character, will be near transit, and will have retail and service uses. This area will be friendly to pedestrians and bicyclists.

Business District Areas: These areas will include 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
- Easy access to road networks
- Nearby retail and services
- Comfortable for pedestrians and bicyclists

Rail Served Commercial Area: This area is appropriate for retention and expansion of large commercial development to serve the rail lines. Attraction of new users may be enhanced by including amenities in the area including:

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

Flex Commercial Area: This area is appropriate for retention and expansion of large format public and private entities. Attraction of new users may be enhanced by including amenities in

- Trail access on Millcreek
- Additional access to the Jordan
- Employee serving restaurants a
- Additional open space

Nature Preservation Areas: These a
natural areas or development of natu
the vicinity of the Jordan River and M

Community Gateways: These areas
Lake. The areas where people are
jurisdictions. The "feel" and atmo
elements should boost the visibility

Parks: These are current or planned
Salt Lake or Salt Lake County. There
underserved by parks.

Trails: These are current or planned
Trail will be complete after construc
investment in trails to link neighborh
trail network are required.

Recreation Facilities: South Salt Lake residents are underserved for recreation. Recreation facilities are needed to serve current and future residents in all neighborhoods of the City in addition to the Columbus Center and Central Park Community Center.

Catalyst Areas: These are areas either in or appropriate for change over time. This will be funded from investment from public sources to leverage private investment in the areas. In some cases, the mechanism for public investment may include tax-increment funds through the SSL RDA. In other cases, the mechanism for public investment may include infrastructure investments to improve accessibility or provide community amenities.

Downtown SSL - Additional redevelopment and density are anticipated in this area. This area is becoming the core of South Salt Lake. Investment in public space as an "anchor" to the community will provide additional visibility to the area by providing opportunities to gather and as an anchor for restaurants.

Entertainment Area - SSL should work with the owners of the 3300 South Century 16 and local restaurants and clubs to consider creation of an "entertainment district" with the movie theaters as an anchor.

Chinatown Area - This section of State Street is also appropriate for Medium Density Corridor Development to include new residential and commercial development. This will build upon Chinatown's role as a regional destination as well as improve pedestrian and bicycle connectivity.

West 3300 South Area - The City and RDA should continue to pursue redevelopment of this underutilized area to fill gaps in infrastructure to boost private investment and redevelopment.

East 3300 South Area - There are several Fin- or Bus-Tech businesses located in this area. The City and RDA should explore opportunities to build on this base. An analysis of business type needs will enhance business retention and attraction.



Institutional Area: These areas are occupied by public buildings including schools, governmental facilities, libraries. These areas are tax-except. These areas should be well connected through a pedestrian and bicycle network with safe opportunities for street crossings.

Low-Medium Area = Low density residential containing both single family residential duplexes and garden apartments. These areas will

- Preserve existing building stock of appropriate scale and character
- Preserve or restore of the historical street grid pattern
- Provide access to larger roads to serve the new development
- Have walking and biking access

TRAX Station Supportive Area = Multimodal connectivity should seamlessly connect into the surrounding neighborhoods with a pedestrian and bicycle friendly environment. This area should have high density with 5 or more stories and less parking to the needs of those using transit daily. This area will be easily accessible by walking or biking and will have retail and shopping.

Low-Medium Mixed Use Area: This area contains a mixture of uses and with a 2-3 story height for mixed use structures. Residential structures are integrated into the mixed use environment with a low-medium density. This area will

- Preserve of existing building stock of appropriate scale and character
- Provide retail and service uses existing or planned
- Preserve or restore of the historical street grid pattern
- Provide access to an arterial with adequate capacity to serve the new development
- Be inviting to pedestrians and bicyclists

Multi-modal friendly corridor: This area will see sidewalk improvements to improve the pedestrian environment and enhanced bike lanes should be maintained.

Life on State: This area is a part of the Life on State Implementation Plan stretching from North Temple to 3300 South. This area will be defined by:

- Pedestrian-scale store frontage with maximum height of 45'-60'
- Improved, wider sidewalks
- Activated intersections with active ground-floor uses
- Parking Standards with the option of shared parking where applicable

FOR MORE INFORMATION VISIT THE ENGAGE SECTION ON OUR WEBSITE

2040 PARKS, RECREATION AND OPEN SPACE VISION

OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040

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

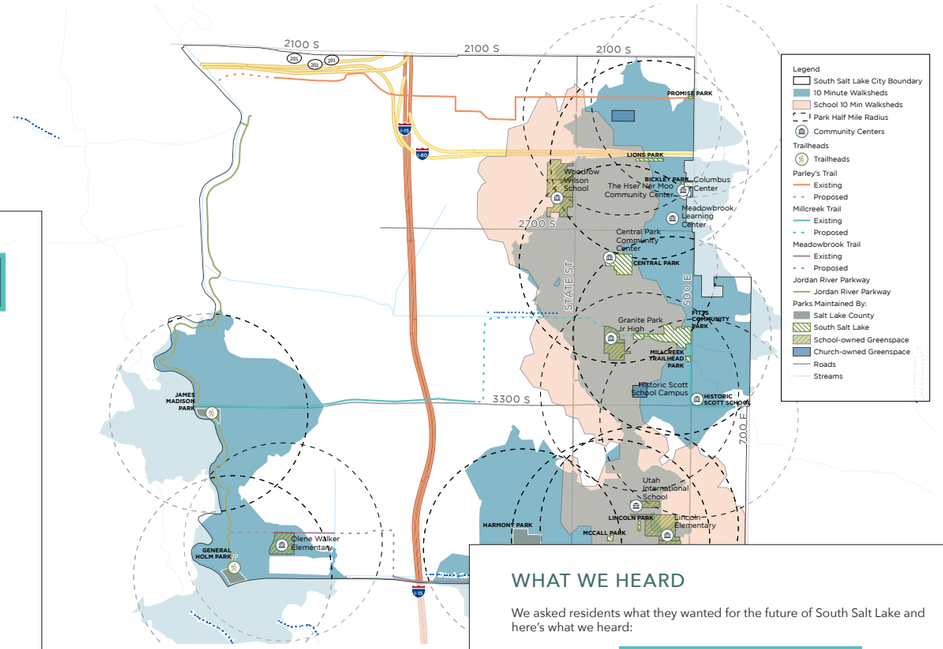
" South Salt Lake is a leader in providing parks, trails and open space for all residents and visitors to our community. All residents in South Salt Lake can walk to a park, plaza, or trailhead and participate in recreational activities. We are a community that values the preservation and protection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

WHAT WE LEARNED

SSL residents and visitors currently enjoy approximately 228 acres of parks, recreation spaces, and open spaces. Many of the neighborhoods east of State Street are within a 10 minute walk to a park, while areas to the west are under-served, shown in the 10 Minute Walkshed map on the following page.



LOCATION AND HALF-MILE WALKSHEDS FOR EXISTING PARKS



WHAT WE HEARD

We asked residents what they wanted for the future of South Salt Lake and here's what we heard:

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

The Community prioritized:

- The addition of a new recreation center
- Well maintained and safe routes between parks, neighborhoods, and recreation facilities
- Addition of parks and open space in underserved neighborhoods

PARKS, RECREATION AND OPEN SPACE GOALS

1. Improve access and quality of parks, trails, and open space for all areas of South Salt Lake.
2. Improve access to recreational facilities.
3. Preserve and enhance open space preservation areas at the Jordan River and Mill Creek.

RECOMMENDATIONS FOR THE FUTURE

- Identify the future location for a community recreation facility.
- Implement policies and funding to maintain at least 1.3 acres of park space per 1,000 residents.
- Provide access to underserved areas outside of a 10-minute walkshed.
- Ensure parks, recreation facilities, and open space are well connected with well maintained sidewalks and pathways.

We asked South Salt Lake students in grades K-3, what they wanted for the future of South Salt Lake. Here are some examples of what we heard:





FOR MORE INFORMATION VISIT THE ENGAGE SECTION ON OUR WEBSITE

2040 TRANSPORTATION VISION

OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040

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

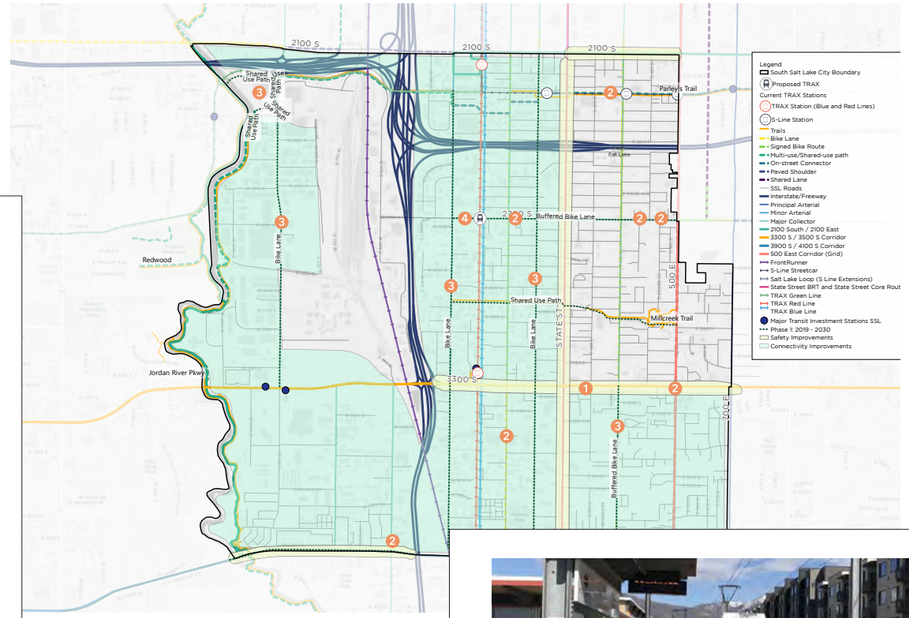
" SSL is a community with a variety of integrated transportation options that serve our diverse neighborhoods and provide inclusive and safe access to services, amenities, and regional transportation. Additionally, it supports a thriving economy, supports healthy communities, and enhances quality of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

WHAT WE LEARNED

ACCESS

South Salt Lake is centrally located with access to multiple freeways and large arterials. The City also has an extensive system of local roads, however, many of these streets dead-end along the border of I-15 and the rail lines making east-west movement difficult.

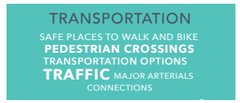
TRANSPORTATION VISION MAP





WHAT WE HEARD

We asked residents what they wanted for the future of South Salt Lake and here's what we heard:



The Community prioritized:

- Creating safe connections across busy streets
- Linking neighborhoods to goods and services through improved sidewalks and locating future retail and services within neighborhoods
- Improving safe access for pedestrians and bicyclists

SUMMARY OF TRANSPORTATION GOALS:

1. Improve pedestrian, bicycle, and multi-modal safety on roadways in South Salt Lake to reduces crash and injury rates.
2. Improve connectivity within and between neighborhoods.
3. Improve neighborhood access to amenities and services
4. Ensure a functioning multi-modal transportation system for current and future development

RECOMMENDATIONS FOR THE FUTURE

1. Improve sidewalks along major corridors including 3300 South and State Street.
2. Strategically develop/redevelop services to reduce travel distance to daily needs.
3. Prioritize creating safe streets by providing comfortable and safe pedestrian and bike networks.
4. Improve transit access through the addition of a 2700 South TRAX station.



FOR MORE INFORMATION VISIT THE ENGAGE SECTION ON OUR WEBSITE

OUTREACH MATERIALS



Be heard! Please join us to provide your ideas and vision for South Salt Lake's future. The General Plan guides development, transportation, housing, parks, and open space decisions in the City based on a 20 year vision. Share your thoughts and learn how you can become more involved.

We hope to see you there!
The South Salt Lake General Planning Team

¡Comparte su voz! Únase a nosotros para compartir sus ideas y visión para el futuro de South Salt Lake! El Plan General guía las decisiones de desarrollo, transporte, vivienda, parques, y espacios abiertos en la Ciudad basado en una visión futura de 20 años. Comparta sus pensamientos y aprenda cómo puede participar más.

¡Esperamos verlos ahí!
El equipo de actualizaciones del plan general de South Salt Lake

Call **801.214.0791** if you'd like a mail-in survey.

SURVEY BRIEFING

INTRODUCTION

Phase 1 of the General Plan process included a three part online public engagement process:

- Online survey
- Map-based comments
- Idea Wall

The City recently conducted a separate resident "values" survey included questions that can inform the General Plan vision process.

The survey results and comments in this briefing were received in November and December 2020. The map-based comments and Idea Wall are ongoing. We will conduct a second online survey that will explore the topics identified in the November/December surveys and generate input on the topics you will discuss in your February 2, 2021 meeting.

VALUES SURVEY TOP TEN TAKEAWAYS

Conducted by Y2 Analytics
642 residents surveyed
November – December 2020

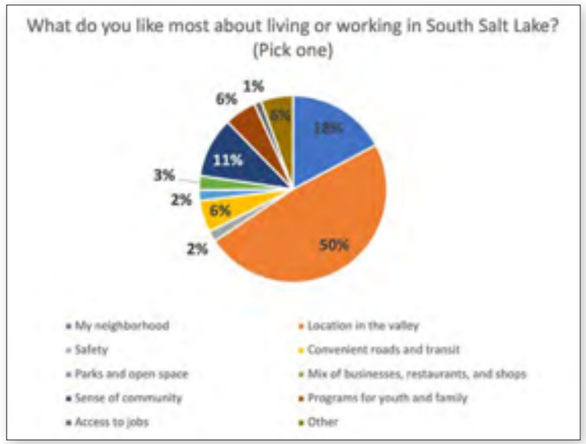
1. A city headed in the right direction
   - Nearly 80% South Salt Lake residents feel their city is headed in the right direction.
   - 52% think it has improved in the last five years.
2. A small city with big opportunities
   - Residents cite the city's location, access, proximity, closeness to downtown as the things they love most about South Salt Lake.
3. Neighborhoods make the city
   - 82% say maintaining neighborhoods is the most important issue to the future of South Salt Lake
   - When asked what residents love most about their city, phrases and words like great neighbors, neighborhoods and community were named the second-most.
4. Good transportation options
   - Residents feel very good about their transportation options.
   - 68 percent strongly agree that SSL has good transportation options, while only 10 percent disagree.
   - Public transportation was the least important issue cited as critical to the city's future (perhaps because they feel they already have options.)
5. Affordable housing is important
   - 75% of residents feel that they can afford to stay in their current house or apartment.
   - 69% say affordable housing is very important or the city
   - 86% say affordable housing is important to them personally
   - Just over half (56%) feel that there are housing options for young people, seniors and others.
6. Parks and recreation options are important
   - Just half of residents say the city has all the parks and recreation opportunities they desire (with 34% saying it does not.)
   - 41% of residents listed a new recreation center as a top priority "project" for the city's future.
7. A good mix of businesses
   - 72% of residents think the city has the right mix of businesses and services they need.
8. Residents are looking for a safer community
   - 84% say crime and safety are the most important issues
   - 58% cited "safe places to bike or walk" as a project the city should prioritize for the future.
   - Only 21% strongly agree with the statement "Overall, I feel safe living in South Salt Lake."
9. Mixed neighborhood conditions
   - Districts 2 and 4 have had a statistically valid lower "quality of life" score than the other districts.
10. Environment
    - 77% say the environment is somewhat or very important to the future of South Salt Lake
    - When asked to rate city services, recycling received the highest "needs improvement' score

OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

ONLINE SURVEY RESULTS

Linked through project website
177 Total Surveys submitted
November 23 – December 31, 2020

QUESTION 3



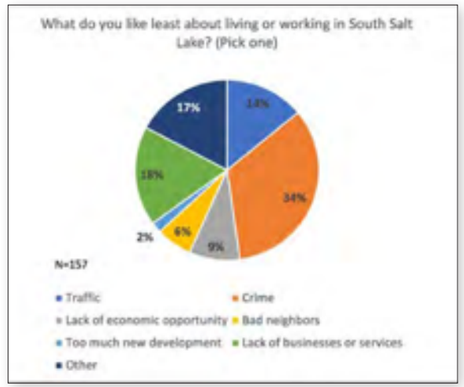
RESPONDED OTHER:

Diversity
I couldn't pick just one, haha. Location, access, growth and opportunity, affordability, diversity, and it has an opportunity to be something so much different and better than what SLC has done with Sugarhouse (flooded with chains and an absolute lack of character).
More reasonably priced homes
My neighborhood, the sense of community, and the strong community involvement of the mayor, and police
Access to jobs
It's many of the things on the list. My neighborhood, location in the valley, a sense of community (small town feel within a larger city), etc.
City provides a little bit of everything: parks, schools, library, grocery stores, restaurants, banks, public transportation, etc.
Columbus Senior Center Staff, volunteers and services for seniors
Affordable
City Council, Mayor, Chief of Police, Fire Chief
My church, the Potters House Christian Center is made welcome by the people, the community

** each bar represents a separate response*

OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

QUESTION 4



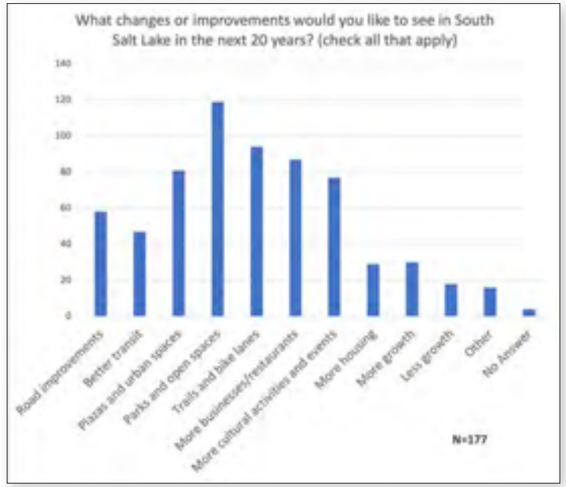
RESPONDED OTHER:

Car dealerships taking up valuable real estate
Less than ideal conditions for biking and walking in most places
South Salt Lake feels like an area with a lot of potential, but no direction. It's often dirty, but has beautiful murals. It's full of multicultural people and families, and yet it doesn't embrace this. An effort to clean up the streets and add some greenery along the roads, as well as some more fun colors, would go a long way.
We live in an industrial area and businesses seem to take precedence over residences
Lack of walkability and not built to be pedestrian friendly, lack of local shops to support

The city is designed for cars first, people last
Representation. Disenfranchisement of refugee and immigrant communities and BIPOC communities in leadership/decision making. Disconnect between under resourced community members and more privileged community members.
I dislike the number of townhomes and luxury apartments being built.
Having just moved from right downtown to about 2100 S and State, I feel like there's a dramatic lack of green spaces, the nearest park to me is about a fifteen-minute walk away, and it's quite small.
Lack of green space
I'm worried that most development is happening on the East side - we need to distribute development and affordable housing evenly through the city
Lack of resources for homeless/mentally ill
No citation police
Lack of green spaces, dog/pedestrian/cyclist friendly spaces, and lack of small local hubs (think 9th & 9th or 15th & 15th)
No bottle recycling. Lack of trails. Bad snow removal, I know that is budget related. Grocery options aren't good.
Run down apartments
Issues with development. Overbearing restrictions on building or adding onto homes. Makes it difficult for people with children to stick around, especially with rising home prices. The other might be a growing homelessness problem.
Landlords and businesses that don't pick up after themselves and the strip clubs with their adjacent pimp motels and lack of trees on main boulevards like State Street.
Some fairly run-down areas here and there.
We need more city beautification.
Lack of pride in neighborhoods.
Lack of city aesthetics and urban design
There is litter everywhere.
Parking- new complexes have not built enough.
Street Lighting
I would like to see the city a bit more upscale. It appears to be
Nothing
Quality and appealing education in neighborhood public schools
Working with the Chamber
Not enough small shops/strip malls; I would like to see State Street on both sides cleaned up from those stupid little car lots

** each bar represents a separate response*

QUESTION 5

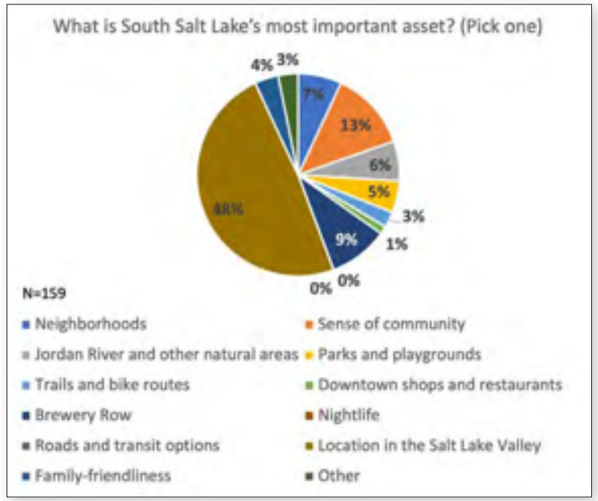


RESPONDED OTHER:

Continued online services for seniors; Continued online virtual Senior Center Access as well as in person
Controlled Growth
I think the Mayor and city council are in-tune with everything. If there is a need, they supply. I am very happy here, very comfortable. Thank you for taking care of the city. The leaky roof in family dollar near 2700 South needs to be looked at. The customers are getting dripped on. Have code enforcement follow up with this concern.
Quality and appealing education in neighborhood public schools which upgrades our city in every way.

** each bar represents a separate response*

QUESTION 6

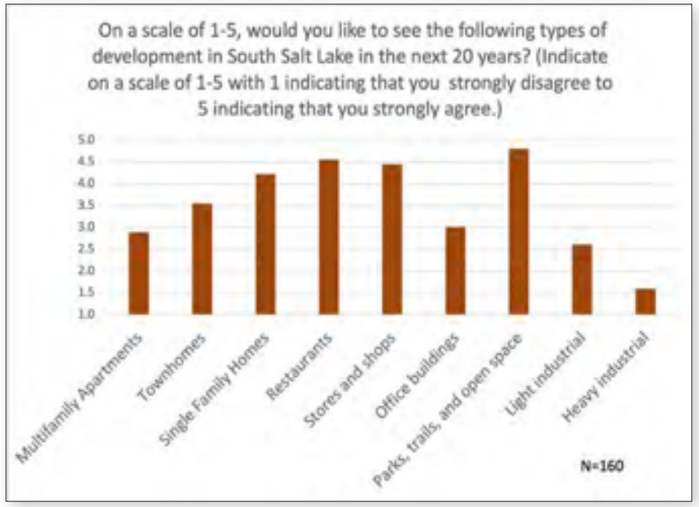


RESPONDED OTHER:

I would have said sense of community but I think the biggest asset right now is opportunity. The opportunity to do it right, prioritize alternative transit, local business development, affordable housing, etc.
Public programs and services
Our diversity
Senior Services especially for low income but for all. Some are just above thresholds, $20 doesn't mean that much but get no help? Tier services would really help those on the edge of income cutoffs!
City Council and the Mayor Cherie Wood. The mayor works for me. Thank you for being family friendly.
I believe it is sense of community, but I also feel that comes from a small city that has so many of its own assets.
I don't see any place for young people and family to get together/ Events, things that are open year round.

** each bar represents a separate response*

QUESTION 7



OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

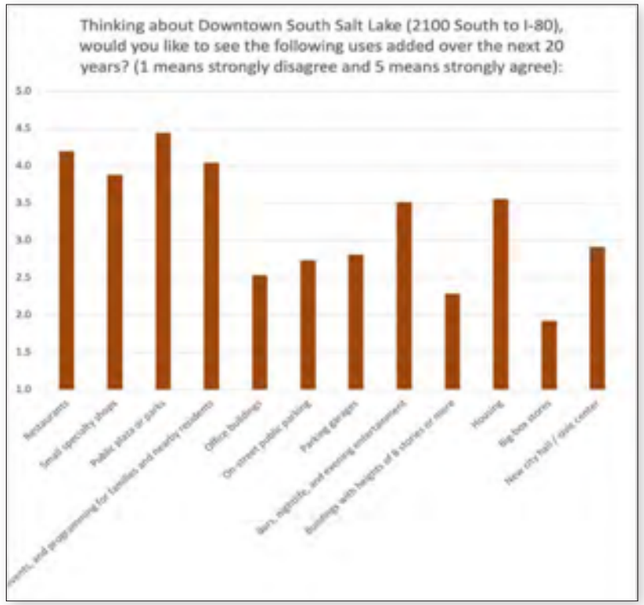
SOUTH SALT LAKE GENERAL PLAN STEERING COMMITTEE | SURVEY BRIEFING

QUESTION 8



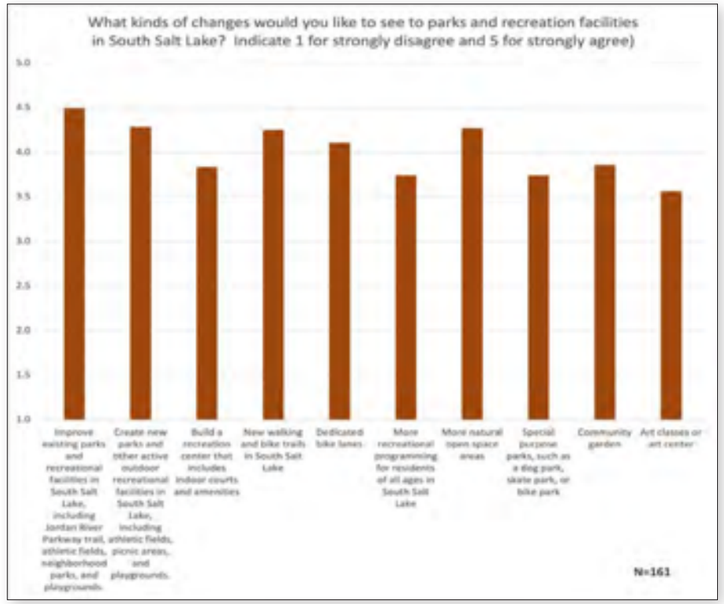
OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

QUESTION 9

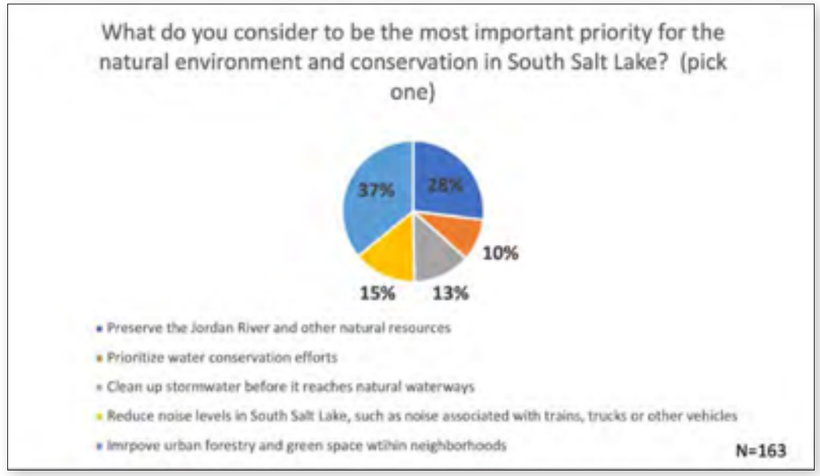


OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

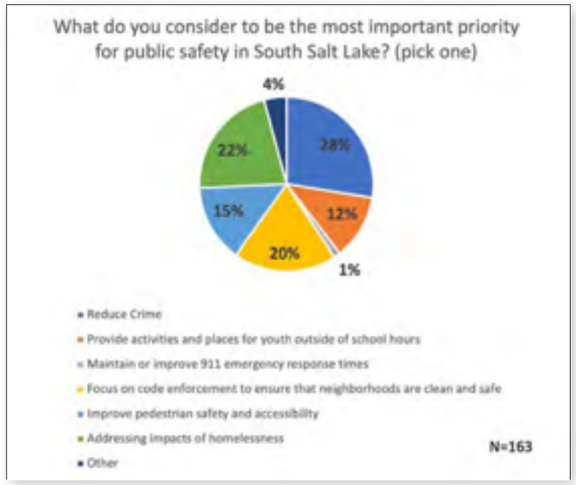
QUESTION 10



QUESTION 11



QUESTION 12



RESPONDED OTHER:

Defund the police and fund social workers, firefighters, teachers, etc. Right now the police budget is too inflated. Also, addressing impacts of homelessness does NOT look like bulldozing peoples belongings and forcing them to leave. Open new shelters, provide food/warmth/love.
Community policing & partnering with mental health professionals
Divest funds from traditional policing into social services and alternative emergency and non-emergency response, including youth afterschool activities, mental health services, etc.
Reduce homeless and drug use/sales in neighborhood streets
Both reducing crime and addressing impacts of homelessness
All of the above, including making the above services accessible in multiple languages considering the diversity of our city.
Provide help and services for homeless and support senior services more.
Neighbors need to be responsible for maintaining their property so it is safe for their neighbors.
I would like to see a real hospital in SSL. We almost had one...

OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

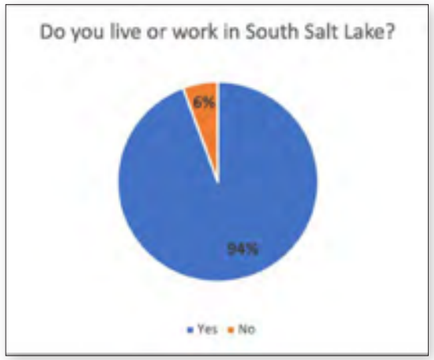
QUESTION 13



OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

DEMOGRAPHIC QUESTIONS

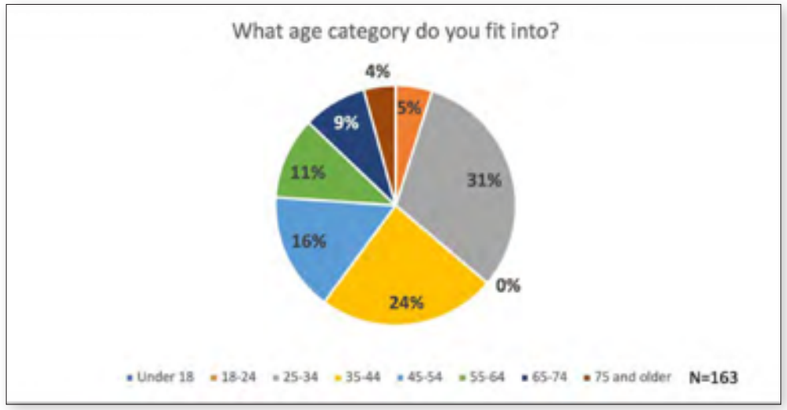
QUESTION 1



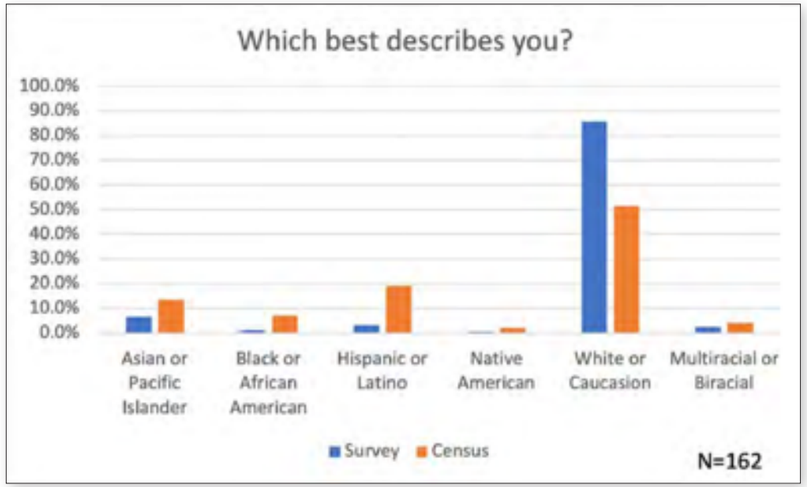
QUESTION 2



QUESTION 14



QUESTION 15



OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

MAP-BASED COMMENTS

To date, 816 comments have been left on the map. The consulting team "tagged" each of the comments by General Plan topic such as housing, transportation, etc. The word clouds below represent the most commonly occurring words in each of the comments. The larger and closer to the center of the cloud, the more frequently the word was used in the comments.

HOUSING



MY NEIGHBORHOOD



OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040

TRAFFIC



TRANSPORTATION



WALKABILITY



INTERACTIVE MAP AND SURVEY

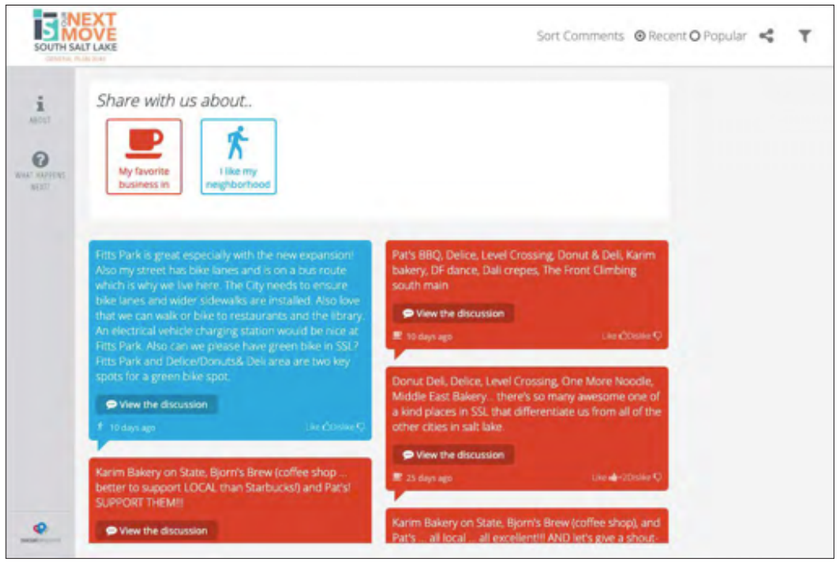


SOUTH SALT LAKE GENERAL PLAN STEERING COMMITTEE | SURVEY BRIEFING

IDEA WALL

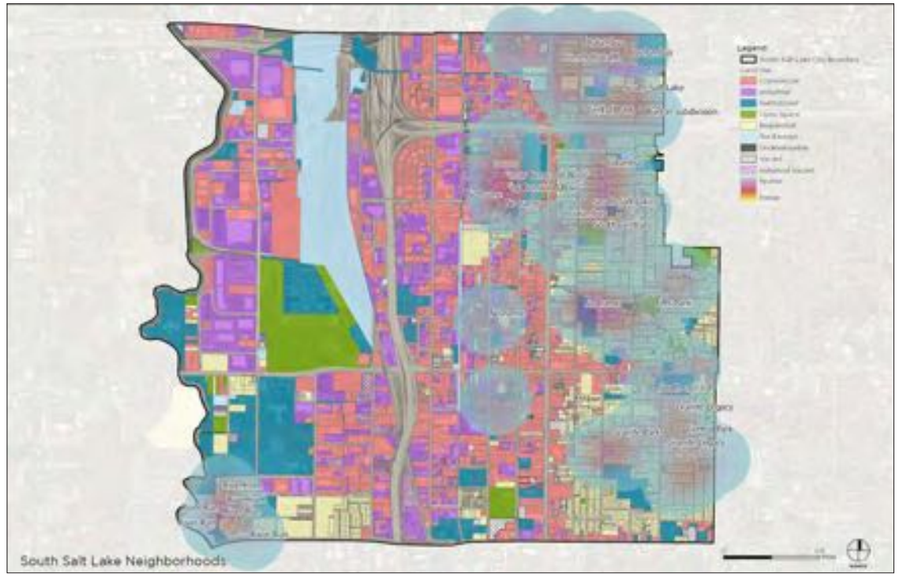
In addition to the comments on the map, website visitors have started several conversations on the Idea Wall in response to the two initial "prompts" on the wall:

- My favorite business in South Salt Lake
- Why I like my neighborhood



MY NEIGHBORHOOD

At the conclusion of the survey, respondents were asked to go to the map and indicate where they live and how they define their neighborhood. The map below represents the responses.



South Salt Lake City General Plan
Steering Committee Meeting
December 10, 2020
6:00 – 8:00 PM
A G E N D A

#	Time	Description	Responsible
1	6:00 – 6:05	Welcome	Mayor Wood
2	6:05 – 6:10	Meeting norms & expectations & purpose	Christine Richman
3	6:10 – 6:35	Introductions & welcome exercise	All
4	6:35 – 6:50	Why have we asked you here tonight? • What is the General Plan? • How will the City use it? • Role of the Steering Committee • Process & schedule	 Sean Lewis Christine Richman
5	6:50 – 7:20	Community engagement & outreach • Phase 1 – New Chapter Campaign ○ Logo ○ Website ○ Outreach ○ Survey • Tutorial on Social Pinpoint • Stakeholder & small group interviews • Future phases Discussion • Who is missing from the conversation so far? • How can we reach them?	 Lindsey Ferrari Christine Richman Christine Richman Lindsey Ferrari All
6	7:20 – 7:50	What we have learned so far • Economic & market analysis • Discussion of preliminary findings • Transportation & connectivity • Discussion of preliminary findings	 Jason Claunch All Kathrine Skollingsberg All
7	7:50 – 8:00	Call to Action! • Social media posts • Your groups and associates	 Lindsey Ferrari
9	8:00	Adjourn	

ZOOM INFORMATION:

Topic: SSL GP Steering Committee Meeting #1
Time: Dec 10, 2020 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
https://gsbsarchitects.zoom.us/j/2138341051

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South Salt Lake City General Plan
Steering Committee Meeting
December 10, 2020
6:00 – 8:00 PM
MEETING NOTES

Item Summary	Action/Follow-up
Welcome Mayor Wood welcomed the Steering Committee and thanked them for their willingness to serve on the committee and provide their knowledge and insight to the General Planning process. Mayor Wood also summarized the City's accomplishments in implementing the previous General Plan.	
Meeting norms & expectations & purpose Christine Richman introduced herself and the rest of the consulting team. She indicated that the purpose of tonight's meeting is to introduce the committee to each other, the consulting and staff team, and the process. The consulting team will also brief the Steering Committee on activities and analysis completed to date. The team will also ask for committee member input and advise on strategies to reach all members of the South Salt Lake community.	
Introductions & welcome exercise Each committee member introduced themselves and told a little about their interests. Members of the committee include residents, business owners, representatives from community organizations, two City Council Members and a member of the Planning Commission	
The General Plan Sean Lewis, South Salt Lake City Deputy Director of Community Development briefed the committee on the statutory requirements of a General Plan. He told the committee that a general plan is required by Utah State Statute and must, at a minimum, include a chapter or element that addresses the community's vision and direction for land use, transportation and housing. The General Plan can also, and will in South Salt Lake's case, include chapters or elements that address Economic Development, Sustainability, Infrastructure, and Parks, Recreation and Trails. The general plan is a policy document reviewed and recommended by the Planning Commission and adopted by the City Council that guides zoning, infrastructure investment and other similar decisions for the next 10 or more years.	
Steering Committee Role and Process & Schedule Christine Richman provided the committee with a graphic that outlines the role and responsibilities of each group involved in the general planning process. The largest group is the South Salt Lake City community of residents, business and property owners, employees of businesses and visitors to South Salt Lake businesses and activities. The Steering Committee is a group of about 25 people representing residents, businesses and community organizations that provides the consulting and staff team with guidance on the best strategies for reaching and generating input to the process from the community to make certain that the input is representative of the whole community. The Steering Committee's role is also to review the information and materials generated by the Consulting Team, including the draft plan, to make certain that it is accurate and reflects the vision, goals, and priorities of the community. The General Plan process management team includes South Salt Lake City staff members and the consulting team. The management team's role is to guide and implement the planning process and produce a plan that is based on accurate analysis, best practices and reflects the vision, goals, and priorities of the community. South Salt Lake City's elected and appointed officials (the Mayor, City Council and Planning Commission) are responsible for reviewing, taking official public input on and recommending or adopting the final General Plan. The General Plan process began in October 2020 and will conclude with adoption of the General Plan in June 2021. The Steering Committee will meet four times during this process including February 2, April 13, and May 11. Christine also briefed the committee on the 2009 Vision Statement that they received prior to tonight's meeting. She told the committee that the 2009 statement is the starting point for developing a Vision Statement for the current process. The committee's work will initially focus on updating the vision to ensure that it reflects who South Salt Lake is now and where they want to be 10, 15, and 20 years from now.	Follow up questionnaire to Steering Committee members regarding the 2009 Vision Statement
Community engagement & outreach Lindsey Ferrari, Wilkinson Ferrari & Company, briefed the Steering Committee on the kickoff and next steps of the first phase of the community engagement process. She provided information about the General Plan process logo, website, and surveys. She indicated that there are two surveys currently underway. The first, accessed through the www.SSLOurNextMove.org website is a volunteer survey focused on what people like about their community and neighborhoods and what they think should be worked on or addressed. What we learn from this survey and from the comments and discussion on the public input map and idea board included on the website will inform the visioning and planning process. Lindsey also briefed the committee on the Values survey currently underway, administered by Y2Analytics. This survey is a statistically valid survey that will provide additional understanding about community priorities and vision. Other outreach efforts completed to date include an awareness campaign to encourage people to go to the website that included a postcard, lawn signs and	Consulting Team to establish and distribute link to Google Drive for committee materials. Initial materials to include: • Steering Committee list • Presentation from Steering Committee #1 • Chat log from Steering Committee #1 • Google Document for names and

banners. The City newsletter, website, social media accounts, and utility bills also included information about the planning process and the website. Lindsey indicated that future phases of the community engagement process include: • Community partner collaboration • Virtual small group meetings • Virtual open houses/town hall meetings • Neighborhood meetings (socially distanced) • Kid-friendly survey through Peach Jar Lindsey indicated that she will be reaching out to members of the committee to help facilitate collaborations and meetings with the groups that the committee members are involved in or are aware of. Christine and Sean then briefed the committee on the Stakeholder interview process. They indicated that city departments such as police and fire and the City Attorney as well as other groups of stakeholders will be interviewed during the process. The Committee identified groups that they feel should be included either in the steering committee or stakeholder interview process. Christine indicated that the committee would receive, through the Steering Committee Google Drive a google document where they can provide the names and contact information of individuals and groups that should be part of the process.	contact information Consulting Team to provide lawn signs, extra postcards, and fliers to Steering Committee members for their yards and distribution to their friends and families as indicated in the chat log.
Economic & Market Analysis Briefing Jason Claunch, Catalyst Commercial, reviewed the preliminary economic and real estate market analysis completed to date. He indicated that the Steering Committee will receive a comprehensive report of the current and projected future regional economy as well as an analysis of real estate market opportunities in South Salt Lake. This report will inform future land use recommendations included in the General Plan. The report will include an analysis of the current market and projected growth in the following land uses • Residential ○ Single family ○ Multi family • Office • Retail • Industrial The plan will address where, how and how much of this opportunity can and should be "captured" in South Salt Lake in the coming years. •	
Transportation & Connectivity Analysis Briefing Kathrine Skollingsberg, Fehr & Peers, provided the committee with an overview of the Transportation and Connectivity analysis process. She told the committee that the City Council adopted a new Transportation Master Plan in November 2020. The General Plan Transportation Element will not duplicate this plan but will use the new plan as a starting point and ensure that the goals and objectives of the recently adopted plan are reflected appropriately in General Plan goals and objectives.	
Call to Action! Lindsey Ferrari reminded the committee members that the Consulting team would like to hear from them on the groups and associates to be included in the Stakeholder outreach process as well as groups who would like to receive a briefing on the process and opportunities for input. Lindsey also asked the committee members to go to the City's social media accounts and repost or share the General Plan related posts on their own accounts. If the members would like to post the messages (rather than repost or share) Lindsey will send them the post to use.	Committee members to share, repost, or post information relating to the General Plan process on their social media accounts. Committee members to visit the website and provide ideas and input as well as respond to the survey. Consulting team to follow up on concerns about browser compatibility and error messages relating to the website and Social Pinpoint map.
Adjourn Mayor Wood and the General Plan Management Team thanked the committee Members for their time and asked them to look for materials in the weeks prior to their next meeting on February 2, 2021.	

South Salt Lake City General Plan
Steering Committee Meeting
February 2, 2021
6:00 – 8:00 PM
A G E N D A

Time	Description	Responsible
6:00 – 6:05	Welcome & Introduction of new attendees	Mayor Wood
6:05 – 6:10	Meeting norms & expectations	Annaka Egan
6:10 – 6:25	Community engagement & outreach update • Community group outreach update • Stakeholder input process update • Survey results and key takeaways	Sean Lewis Christine Richman Lindsey Ferrari/Christine Richman
6:25 – 6:40	Discuss key concepts and elements for vision statement	All – led by Christine Richman
6:40 – 7:00	Discussion Group #1 • Housing • Economic Development • Transportation	All • Annaka Egan • Jason Claunch • Kathrine Skollingsberg
7:00 – 7:20	Discussion Group #2 • Housing • Economic Development • Transportation	All • Annaka Egan • Jason Claunch • Kathrine Skollingsberg
7:20 – 7:40	Discussion Group #3 • Housing • Economic Development • Transportation	All • Annaka Egan • Jason Claunch • Kathrine Skollingsberg
7:40 – 8:00	Summary discussion and review of next steps	All – led by Christine Richman
8:00	Adjourn	Christine Richman

ZOOM INFORMATION:

Topic: SSL GP Steering Committee Meeting #1
Time: Dec 10, 2020 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
https://gsbsarchitects.zoom.us/j/2138341051

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South Salt Lake City General Plan
Steering Committee Meeting
February 2, 2021
6:00 – 8:00 PM
A G E N D A

Julie Taylor	Gregg McDonough	Sean Marchant
Reid Cleeter	James Brown	Sevara Frederico
Adam Cooter	Kathrine Skollingsberg	Sheila McCleve
Alex White	Kelli Meranda	Annaka Egan
Atem Aleu	Kristy Chambers	Christine Richman
Bonnie Owens	LeAnne Huff	Paulo Aguilera
Cherie Wood	Lindsey Ferrari	Zeynep Kariparduc
Clarissa Williams	Michelle Pate	Jason Claunch
Conrad Campos	Ray deWolfe	Anne Mooney
Edward Lopez	Sam Garfield	
Erik Ostling	Sean Lewis	

Time	Description	Action Items
1	Welcome & Introduction of new attendees	
2	Meeting norms & expectations	
3	Community engagement & outreach update Christine reviewed the public engagement process and progress. Sean Lewis gave a brief update on community group outreach and encouraged participants to invite groups who may not yet be involved. Christine gave an update on the Stakeholder process and presented the idea of "meeting in a box" for participants to guide their own discussions or meetings. Christine then reviewed the status of Survey #1 and the Y2 survey for follow-up comments. Comments included: - Surprise over the high rate of rentership compared to that of the county. - There are racial and ethnic disparities in survey responses, how can we better reach these groups? Christine presented the neighborhood map created from survey input to the group and reviewed community-identified neighborhoods and names. Christine asked the group how they would create defined areas. Participants responded: - The "Buehner" block, "Walker" and "Creative Industries zone" may also be considered neighborhood areas. - Create a district council area overlay to help define neighborhoods. - Railroad, freeway, and major roads like State Street are large borders that separate neighborhoods and seem to make natural boundaries.	Steering Committee can request "Meeting in a Box" opportunities or Sean's assistance to involve other community groups. GSBS to add Council District boundaries on neighborhood map and update neighborhoods based on community feedback

	- Neighborhoods are typically based off schools and city centers	
4	Discuss key concepts and elements for vision statement Participants mentioned that emphasizing the water tower as an icon for the city. Trails and connectivity also bring the community together as people move throughout neighborhoods.	
5	Discussion Groups Participants in breakout groups discussed what role each of the following elements has in the future of South Salt Lake, critical ideas in each topic, and actions and investments leading to a desired future for the city. Comments within each category include: • Housing ○ Housing provides property tax for the city. ○ SLCO has a shortage of housing and SSL can set a precedent for affordable housing. ○ Housing should focus on creating family friendly 24-hour communities with public and common areas. ○ Housing brings in people, who create a city. ○ Affordable and available housing promotes equity and inclusion. ○ Housing should follow the character of the existing neighborhoods. ○ Increasing housing also increases recreational opportunities. ○ Neighborhoods should be well lit. ○ A diversity in housing size and type will help accommodate families and residents with different housing needs. ○ Housing and economic development are inseparable and should occur together. ○ SSL should focus on keeping residents in place. ○ Create an open environment and leverage resources to support those experiencing homelessness. ○ SSL should set a precedent and act as a leader in housing. ○ Housing needs and wants are changing generationally. ○ Co-locate different demographics to create "collisions". ○ Focus on mobility options between housing and destinations to increase accessibility. ○ Provide educational opportunities and community spaces within neighborhoods. • Economic Development ○ SSL needs a full spectrum of goods and services to establish a complete community. ○ Provide employment, recreation, and entertainment opportunities. ○ Balance daytime and nighttime activities.	

	○ Provide a foundational tax base and employment to support housing development. ○ Lessen focus on industrial development and focus on clean development. ○ Create opportunities for art and breweries in the creative district. ○ Create partnerships with local businesses to create "experiences". ○ Walkability and safety are important in the Creative Zone. ○ Improve Transit and address safety concerns to support businesses. ○ Improve surrounding infrastructure. ○ Create a balance of uses and address food deserts. ○ Explore opportunities for accommodations and soft goods. ○ Garner support for local Chamber of Commerce. ○ Create community spaces like gardens. ○ Narrow roads to improve pedestrian experiences in development areas. ○ Consider larger (1/3+) acre housing lots. ○ "Green up" parking and cement structures in the city ○ Cut down on excess parking and explore shared parking options. ○ Shift auto uses from key corridors to provide more appropriate jobs and development. • Transportation ○ Transportation should connect residents, especially the elderly, to medical care and recreation. ○ Provide electric charging stations. ○ Explore remedies for traffic and congestion. ○ Use transportation to activate neighborhoods. ○ Explore connecting goods and services to neighborhoods with transit lines. ○ Explore alternative transportation to connect communities. ○ Improve time efficiency with transportation options. ○ Create safe biking and walking options- plan for a reduction in vehicle ownership. ○ Explore a 10-15 minute connectivity circle ○ 3300 South is unsafe and struggles with traffic issues. ○ Realize location opportunities near transit and freeway access to increase accessibility for neighborhoods. ○ Add more green bike stations. ○ Explore alternative transportation options along 3900 South. ○ Downtown Mainstreet works well with shoulder parking, bike lanes and wide sidewalks. ○ Address jaywalking.	

	○ Flex lanes would be valuable for SSL. ○ Explore Skyway crossings, especially around schools. ○ Provide proper lighting for crosswalks and bike lanes. ○ Diverters inhibit access to neighborhood roads for vehicles but allow bike access. ○ Wentworth has become a high traffic area. ○ Consider traffic calming methods in neighborhoods. ○ Identify residential l as a priority in transportation. ○ East to West in our City needs work and improvements - 21st, 27th, 33rd, 39th. Our busiest north to south streets are 700 East, 500 East 300 East State, Main, West Temple, 300 West. ○ Encourage walk-up windows. ○ 3300 S/TRAX crossing is a major pollution contributor and has significant delays. Consider an over or under option. ○ The S-Line, Central Pointe TRAX hub, Parleys Trail work well and should be emphasized. ○ Fewer stoplights moving north and south means fewer slowdowns and better travel. ○ Explore SSL's opportunity to capitalize on live, work, play in one place and provide services close to residential areas. ○ Ensure transit infrastructure can support TOD development. ○ Encourage walking and biking in the WT and 3900 South area. ○ East to West travel citywide is difficult. ○ 2100 South, 3300 South has a high traffic flow – all day. ○ 500 East and 3300 South is a problem area. ○ I-80 and State Street is a problem area.	
8	Summary discussion and review of next steps Visioning slide to be completed individually and sent to GSBS by Steering Committee members	Steering Committee Participants to complete visioning slide and return to General Planning team
9	Adjourn	

South Salt Lake City General Plan
Steering Committee Meeting
April 13, 2021
6:00 – 8:00 PM
A G E N D A

Time	Description	Responsible
6:00 – 6:05	Welcome	Mayor Wood
6:05 – 6:10	Meeting norms & expectations	Annaka Egan
6:10 – 6:25	Review of emerging ideas graphic	Lindsey Ferrari
6:25 – 6:35	Review and discussion of Plan focus areas and Guiding Values	Christine Richman
6:35 – 6:45	Discussion of natural resources & opportunities	Annaka Egan
6:45 – 6:55	Discussion of location and goals for community facilities	Christine Richman
6:55 – 7:10	Discussion of current service levels and goals for parks	Christine Richman
7:10 – 7:40	Discussion Groups by geographic area: • Group #1 – West of I-15 • Group #2 – State Street to I-15 • Group #3 – East of State Street	All
7:40 – 7:55	All Group Report Out • Neighborhood Livability • Community Identity & Pride • Growth and Services	All
7:55 – 8:00	Summary discussion and review of next steps	All
8:00	Adjourn	Christine Richman

ZOOM INFORMATION:

Topic: SSL GP Steering Committee Meeting #1
Time: Dec 10, 2020 06:00 PM Mountain Time (US and Canada)

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South Salt Lake City General Plan
Steering Committee Meeting
April 13, 2021
6:00 – 8:00 PM
A G E N D A

Item	Description	Action
1	Welcome	
2	Meeting norms & expectations	
3	Review of emerging ideas graphic Lindsey Ferrari reviewed the emerging ideas graphic with the group to review the major themes and focus areas in the General Planning process. These themes include Neighborhood Livability, Identity & Pride, and Growth & Services.	Include emergency and city services in the graphic
4	Review and discussion of Plan focus areas and Guiding Values Christine reviewed the focus areas and how they come together in the plan to create implementable recommendations. A participant asked the group to continue to consider how to think about how to live, work and play by which kinds of businesses they attract. Christine reviewed the Guiding Values: 1) Diversity, Equity & Inclusion Comments Included: - Inclusion of the unsheltered in the value though a goal or strategy - Create discussion on how to make Diversity and Inclusion happen. This might include actively recruiting diverse businesses. - Create a public square for gathering and interacting. - Build upon the City's foundation of diversity and inclusion. - Recognize all ways that people are different. - Create city policies to promote equity and diversity. 2) Safe Clean and Vibrant Comments included: - Need to define "clean", use "cared for". - Include pride of ownership. 3) Enduring, Sustainable & Resilient Comments included: - Simplify and capture as value statement.	GSBS to revise Guiding Values
	- Consider the idea of a young city building on the decisions of the past. - Partner with neighboring municipalities and communities 4) Connected, Natural and Healthy Comments included: - Include policy/strategies which focus on the ecological aspects in and around the city. - Highlight active transportation	
6:35 – 6:45	Discussion of natural resources & opportunities Annaka reviewed resiliency, resources, opportunities in the case of a natural disaster. The group discussed the importance of community facilities and services in this event, as well as CERT programs to help prepare the community for an event. The group also spoke to the importance of having a disaster response plan in the case of an emergency.	Include floodplain mapping.
6:45 – 6:55	Discussion of location and goals for community facilities Christine reviewed the location of community facilities and the distribution through out the city. Service through the city should also be considered in this section	Include schools on the map.
6:55 – 7:10	Discussion of current service levels and goals for parks Christine reviewed the walkshed map with the group. The group pointed out that the following must be added: - Promise Park (2250 S 500 E) - Pocket park on 3100 S 500 E, which is an extension of Fitts Park	Add trailheads and missing parks to the walkshed map Review County-owned parks
7:10 – 7:40	Participants self-selected geographic areas in South Salt Lake to discuss assets and needs in the area regarding transportation, housing, and community facilities. **Group #1 – West of I-15** **Livability** ○ There are a lot of community services present in this area ○ There is opportunity for community rec. center opportunity **Land Use** ○ West of 3300 South interchange use based on very specific purposes like visiting the jail, junk shops, etc ○ General needs include Grocery, businesses like restaurants, boutiques. ○ West side of I-15 is "in" the city but not "of the city" ○ I-15 creates a preventative barrier	

- Add more retail and services on 3300 South
- Utilize the Jordan River for Business opportunities
  - Opportunity to capture business through placemaking along river/natural environment
- Riverfront has a great feel to it, very unique place

Housing

- Good quality and great opportunity for future growth of Housing

Development in this area may include:

- Businesses to capture interstate frontage
- Dry cleaner, fast food, etc
- Hesitation towards housing development to the north

Transportation & Connectivity

- Separated from the rest of the City.
- Connections may be made by:
  - Rec center or community service pulling people in
  - Additional trails

- Group #2 – State Street to I-15

Participants in Group 2

Livability –

- Placing of restaurants, shops, services
- **3900 South to 2700 South**
  - Food dessert: no access to milk, eggs, etc.
    - Grocery services: possible convenience store?

- **3300 South to 2700 South**
  - Food dessert
  - Three restaurants exist currently.
  - Mixed-use for any new developments
    - All along West Temple from downtown

  - **2700 to 2100 South**
    - Many empty lots and places could be used to create a store, restaurant, etc.
    - Ripe for increased restaurants, shops. Could have 9th and 9th feel
  - Consider the area for all ages
    - West Temple difficult for crossing
    - Increased lighting on West Temple
    - More Greenspace

OUR NEXT MOVE
SOUTH SALT LAKE
GENERAL PLAN 2040

- How do you want to use community facilities, and are the ones we have adequate?
  - Create more public spaces that aren't trails or parks.
  - Implement public squares provide interesting spaces
  - Successful public squares vs. unsuccessful

    - Unsuccessful public squares are poorly designed
    - Successful squares
      - Enclosure
      - Permeability
      - Restaurant patio dining
      - Look to Denmark
      - Statue or fountain

Transportation –

Completing the sidewalk network

- Protected bike lanes
  - No "suicide" lanes
  - Something like the Netherlands has - a system with two paths – one for walking, one for biking
  - Stoplights that give bikes priority over cars
- Active Transportation and Street Crossings
  - State Street is a challenge to cross
    - Some mid-block crossings exist, but they are few and far between
  - Pinch points for active transportation exist in SSL where the bike lane doesn't begin until the middle of the block.
    - Cars allowed to park too close to the intersection, forcing cyclists into traffic.
      - 2700 & West Temple
      - Main and 2100 South headed south.
  - Connect Trax stations to the east and west.

Housing –

- Opportunity for industrial-style lofts between 2700 and 3300.
- Must be accompanied by grocery services

Group #3 – East of State Street

- **Amenities -** This area would benefit from consistent street lighting, noise from commercial businesses near State Street, a community garden, more sports courts

	○ **Land Use -** Landowners should be encouraged to develop on vacant parcels along State Street and main corridors. ○ **Transportation** concerns include speeding within neighborhoods and State Street, metered crosswalks. Consider a 500 East bike route rather than 300 East for safety. ○ **Housing -** Infill housing – lot splits making room for 3 homes instead of 1. Look into smaller lot sizes. East side residents would rather see housing programs rather than more homes to enable ownership and aging in place. Consider ways to support trailer park communities. Consider revitalization programs and incentives for older homes. Consider tiny home community. Consider program to encourage people to stay in their homes. Especially – low cost loans, contractors certified and cleared through the city.	
7:40 – 7:55	All Group Report Out • Neighborhood Livability • Community Identity & Pride • Growth and Services	All
7:55 – 8:00	Summary discussion and review of next steps	All
8:00	Adjourn	Christine Richman

Attendees:
Annaka Egan
Christine Richman
Jason Claunch
Julie Taylor
Kathrine Skollingsberg
Lindsey Ferrari
Ray deWolfe
Reid Cleeter
Sean Lewis
Alex White
Atem Thuch Aleu
Bonnie Owens
Cherie Wood
Edward Lopez
Erik Ostling
James Brown
Kelli Meranda
Kristy Chambers
Laura Vernon
Michelle Pate
Sam Garfield
Sean Marchant
Sevara Frederico
Sharen Hauri
Conrad Campos
Phoj

South Salt Lake City General Plan
Steering Committee Meeting
May 11, 2021
6:00 – 8:00 PM
A G E N D A

Time	Description	Responsible
6:00 – 6:05	Welcome	Mayor Wood
6:05 – 6:10	Meeting norms & expectations	Annaka Egan
6:10 – 6:45	Review of emerging ideas, land use information, key initiatives, and Community Values goals & strategies	Christine Richman
6:45 – 7:05	Discussion Groups by topic • Economic Development • Housing • Transportation/Trails	All
7:05 – 7:25	Discussion Groups by topic • Economic Development • Housing • Transportation/Trails	All
7:25 – 7:45	Discussion Groups by topic • Economic Development • Housing • Transportation/Trails	All
7:45 – 7:55	All Group discussion	All
7:55 – 8:00	Summary discussion	All
8:00	Adjourn	Christine Richman

ZOOM INFORMATION:

Topic: SSL GP Steering Committee Meeting #4
Time: Dec 10, 2020 06:00 PM Mountain Time (US and Canada)

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South Salt Lake City General Plan
Steering Committee Meeting
May 11, 2021
6:00 – 8:00 PM
Minutes

Attendees:

Christine Richman
Cherie Wood
Annaka Egan
Alex White
Bonnie Owens
Clarissa Williams
Edward Lopez
Erik Ostling
Jason Claunch
Julie Taylor
Kathrine Skollingsberg
Kelli Meranda
Lindsey Ferrari
Michelle Pate
Ray de Wolfe
Reid Cleeter
Sean Lewis
Sevara Frederico
Sharen Hauri
Conrad Campos
Colin Schrock
Clarissa Williams

Item	Description	Actions
1	Welcome	
2	Meeting norms & expectations	
3	Christine Richman reviewed the schedule and the upcoming Community Event, the details of which are being determined. Christine then reviewed the vision statement. Steering Committee Comments included: • Include accessibility in the first sentence "an accessible community..." • Emphasize environmental and social safety. • *We are committed to the Environmental and social Safety for all members in this "Great" city* or *We strive to maintain a safe environment and social construct for the members in our community.* Following a review of the Vision Statement, Christine reviewed the Emerging Ideas graphic with the group. Participants suggested that the graphic also include "Diversity, Equity, Inclusion, and Accessibility" as a guiding theme for the Plan. Christine asked the group what their idea of equitable development included. Participants shared that access to food and grocery stores, housing, education, and health care. Equitable development includes development without displacement. Christine led the group through the Guiding Values with the group. Participants requested that "accessibility" be added to "Diversity, Equity and Inclusion". Participants also requested	• Consulting team to add "Accessibility" into the vision statement. • Consulting team to add social and environmental safety into the Vision Statement • Consulting team to revise guiding values from participant feedback • Catalyst team to provide demographic summary showing population growth trends

	environmental and social safety be added as a Guiding Value, and that the Values include that "we take care of each other". Other ideas for additions include: • Accounting for crime and safety • Mentioning crime prevention • Address built environment safety. • Addition of beautification. • Revision of Guiding Value #4 to "We value the health of our residents". • Inclusion of digital equity. Christine reviewed the existing land use map and percentage of space within each category and neighborhoods identified during the process. Jason Claunch reviewed growth projections for the City and market-based opportunity for South Salt Lake. Christine concluded the meeting with the Future Land Use map and invited reactions from the group. All participants were asked to review the full slideshow and add comments on material not covered during this meeting.	
4	Adjourn	Christine Richman

ZOOM INFORMATION:

Topic: SSL GP Steering Committee Meeting #4
Time: Dec 10, 2020 06:00 PM Mountain Time (US and Canada)

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B. MARKET ANALYSIS

INTRODUCTION

This Market Assessment was conducted to explore current conditions and future projections to help inform South Salt Lake City's General Plan process. This initiative identified the characteristics for South Salt Lake, future projected changes in market factors, and associated market demand to shape economic development goals for the Community. This will enable the General Plan to link land use strategies with economic development to create implementable opportunities to harness local and regional growth while supporting existing businesses. These findings integrated into the General Plan will inform the policy framework needed to construct a unified vision that creates a fiscally resilient and sustainable community.

PURPOSE

The General Plan for South Salt Lake is an advisory policy document designed to establish a vision for the future of the community, as well as the management of growth and development within its borders. This Market Assessment helps identify, inform, and create implementable opportunities to support growth and development in a sustainable and responsible manner. This analysis identified several types of market demand and their propensity for success within the context of the General Plan process.

These findings will inform the policy recommendations needed to align South Salt Lakes unique strengths, assets, priorities, and opportunities. Ultimately this process is about creating a business plan to enable South Salt Lake to align land use strategies with economic development potential to achieve the goals of the future.

BACKGROUND

South Salt Lake has two divisions that help link economic development and development. This includes the South Salt Lake (SSL) Economic Development Division (EDD) and the Community Development Department (CDD).

The EDD helps plan and organize the future of South Salt Lake's industrial, commercial, and neighborhoods. The Economic Development Division uses several methods to ensure the City grows and prospers, including:

- Working with potential developers to identify redevelopment opportunities
- Coordinating development incentives through the Redevelopment Agency
- Working with the City government and Redevelopment Agency to adopt policies and zoning that support quality development

The Community Development Department (CDD) is responsible for ensuring the community that it builds and grows in ways that protect the health and welfare of its citizens. The CDD helps plan for the city's future by setting a vision and goals which will be implemented through city zoning and ordinances. The CDD is responsible for reviewing proposed developments and inspections of construction projects throughout the City of South Salt Lake. The CDD is made up of three divisions: Building Permits, Business Licensing, and Planning.

The City is working on several economic development priorities, including:

- Downtown South Salt Lake - Downtown runs from 2100 S to I-80 and from State street to 200 West. The city is converting a former industrial area into a mixed-use regional destination with housing, jobs, commercial space and attractions.
- Streetcar Neighborhood - In 2013 the city partnered with UTA and Salt Lake City to design and build both the S-Line streetcar and Parley's Trail along a former warehouse spur line. Following this, the city rezoned the neighborhood to facilitate new mixed-use development that replaced the industrial warehouse zone and provided new housing in a walkable, sustainable environment.
- Riverfront - In 2014 UTA decided to sell 50 acres of property near their Jordan River service center. The result of their coordinated effort with South Salt Lake was the Riverfront neighborhood, which includes a mix of light industrial uses, residential areas, and a school.

EXISTING CONDITIONS

South Salt Lake is bounded by 2100 South to the north and 3900 South to the South. The western extents of South Salt Lake are generally defined by the intersection of the natural environment at the Jordan River. The eastern boundary of South Salt Lake is defined by 700 East in the southeast corner and moves west one block just before 2700 South and then follows 500 East moving north.

One of the most significant defining characteristics of South Salt Lake is I-15, which runs through the center of the City. The interstate creates well defined character areas within the City, primarily serving industrial and commercial uses to the west, and transitioning from commercial to residential neighborhoods in the east. Many of existing nodes in the city originated as interstate-serving areas, although this has begun to change in recent years.

REGIONAL CONTEXT

According to Forbes Best State for Business, the State of Utah enjoys a strong and diverse economy. South Salt Lake depends on a healthy region with its major drivers to create an economic virtuous cycle. Those drives include:

- Accelerated job growth
- Significant population growth
- Young median age
- Highly educated population
- Quality of life

According to the U.S. Census, Utah was the 4th fastest growing state from July 2018 to July 2019, in terms of percent growth. Utah has experienced one of the highest growth rates in the Nation over the last few years, more specifically the urbanized areas included in the Salt Lake Metropolitan Statistical Area (MSA). As a matter of fact, Salt Lake County is home to more than one third of the state's entire population.

The continued attraction of a broad talent base can be achieved by offering a continuum of residential opportunities, providing strong quality of life, and attracting the appropriate commercial. Strong partnerships with the local school district and higher education institutions can ensure future educational partners are fostering the right training and skills to create a competitive talent base to attract those commercial partners.

Planning and managing South Salt Lake's scarce undeveloped real estate opportunities is done by continual investment in its infrastructure. To maximize growth and redevelopment in an orderly way, infrastructure investments will be needed to manage growth and provide the best return on investment of limited public funds.

POPULATION

The State of Utah has experienced roughly 1.5 percent population growth on an annual basis from 2010 to 2019. According to the Kem C. Gardner Policy Institute at the University of Utah, the 2019 population of Utah has reached 3,220,262. Net migration to Utah has been driven by international and national interests in the economy, quality of life, availability of jobs and educated workforce, as well as many other factors. Population in Utah is anticipated to grow at a similar rate over the coming years, according to the Kem C. Gardner Policy Institute at the University of Utah, reaching an estimated 2020 population of 3,325,425 and growing to a 2025 population of 3,615,036.

The Salt Lake City Metropolitan Statistical Area (MSA) was home to 1,236,178 residents in 2019 according to the University of Utah. The 1.6 percent growth experienced throughout the Salt Lake City MSA from 2019 to 2020 brings the population to 1,255,764, while future growth is anticipated to match or remain just under that trajectory. Toole County is anticipated to grow at a more rapid rate than Salt Lake County, but Salt Lake County is anticipated to receive the lion's share of the population growth.

Salt Lake County makes up roughly 36 percent of the state's population. According to the Salt Lake City Department of Economic Development, there are several key drivers that bring business and new residents to the region, and they include:

quality of life, business friendly, accessibility, low-cost urban center, and workforce. The University of Utah estimates Salt Lake County's 2020 population was 1,181,471, and projects a compound annual growth rate of around 1.5 percent for the next 15 years. This substantial growth throughout the county will have to be accommodated for through an increasingly context-sensitive framework as the availability of land dwindles, and infill development starts to take precedence over greenfield development.

South Salt Lake City has a 2020 population of 26,794 according to the Wasatch Front Regional Council (WFRC) population projection. In 1990 South Salt Lake City registered a population of just over 10,000 residents, and over the next ten years, the population would more than double to 22,080 residents in 2000. The 2009 General Plan listed a population of 21,607, which represents significant growth in the community since 2009. Even with most the city being built out at the time of the last general plan, infill and increased density development have occurred. Since that time, the growth of the city has slowed, but remained consistent in its positive trajectory. The WFRC projects that the population will continue to grow at an annual rate of nearly 2.5 percentfor the next five years, and then taper back down closer to 1 percent annually. 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. The graph and chart below illustrate a 2 percent and 2.5 percent CAGR scenario. Figure B-1 shows the projected growth rate in South Salt Lake from just over 26,000 in 2020 to between 35,000 and 45,000 depending on the annual growth rate.

The Table B-1 shows growth scenarios utilizing various CAGR's starting with the 2020 WFRC population of 26,794. These scenarios reflect a broad-range approach to population projections utilizing historical growth parameters to help guide projections.

FIGURE B-1: PROJECTED GROWTH RATES FOR SOUTH SALT LAKE

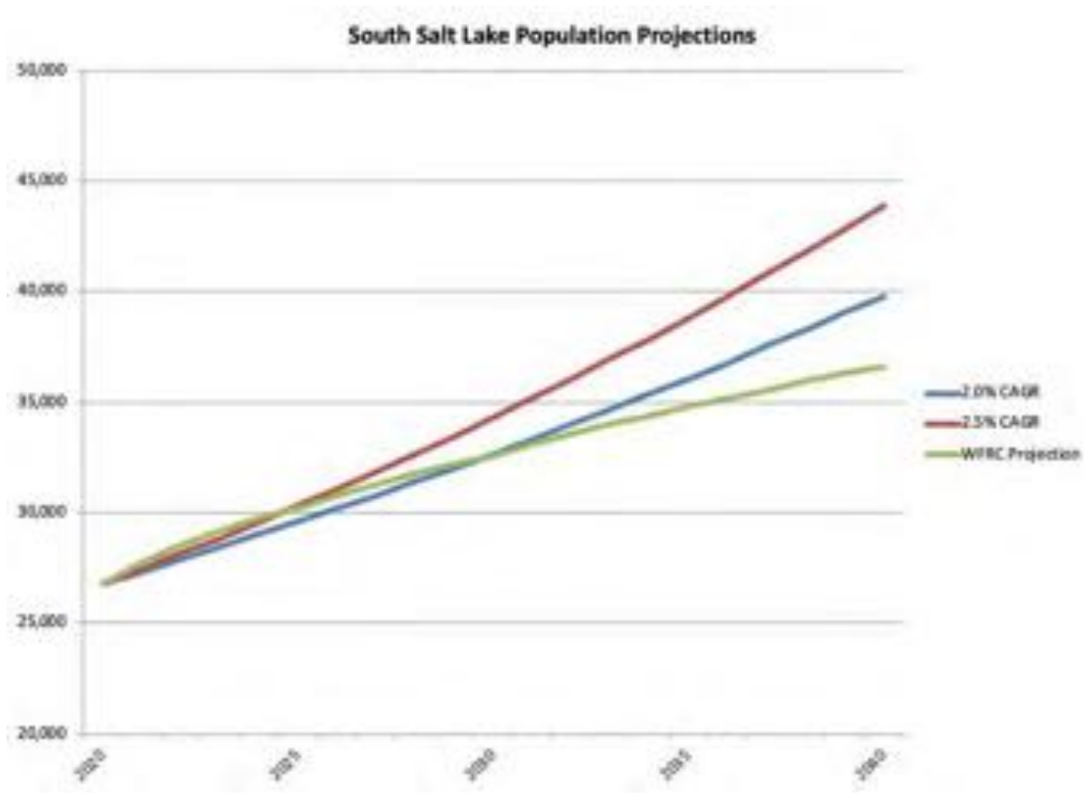


TABLE B-1: PROJECTED GROWTH RATES FOR SOUTH SALT LAKE

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

Source: Wasatch Front Regional Council, Catalyst

Most of South Salt Lake City's developable land has been built-out, leaving few true greenfield sites remaining to develop within the city, especially with regards to residential development. It will be critical for future growth to be accounted for in an environmentally, socially, and fiscally sustainable manner to ensure quality growth. In addition, accommodating higher-density walkable development can allow for responsible growth and increase the population potential. Through the help of RDA, downtown South Salt Lake exemplifies the holistic adaptive-reuse approach to infill and redevelopment that will be needed in the future to accommodate growth.

HOUSEHOLDS

South Salt Lake had 10,255 households in 2020 with an average household size of 2.45 persons per household. This represents significant growth from the 2007 household count of 7,900 in the previous General Plan. Today, the size of the households has remained steady over the past ten years and is expected to remain steady over the next five years at around 3 people per household. More than 50 percent of these households are classified as "Families" (5,257 households), compared to 70 percent family households observed throughout Salt Lake County. These figures have remained consistent since the last General Plan.

South Salt Lake is anticipated to add 1,106 new households by 2025, representing a significant growth rate of 11 percent. In context, Salt Lake County is anticipated to experience an increase of 7 percent during the same period.

Owner-occupied households only represent 34 percent of the total households in South Salt Lake (3,672.) While owner-occupied units are typically considered to be more stable in suburban markets, the large number of rental units (60 percent of households) can be an issue in accommodating a transient population. High concentrations of rentals can also influence home values. For example, the median home value in South Salt Lake is $251,860 compared to the median home value of $345,284 in Salt Lake County.

TABLE B-2: HOME OWNERSHIP RATES IN SOUTH SALT LAKE

HOUSE VALUES (OWNER-OCCUPIED)	2020		2025	
	SOUTH SALT LAKE	SALT LAKE COUNTY	SOUTH SALT LAKE	SALT LAKE COUNTY
Owner-Occupied Units	3,672	258,213	3,665	275,626

Less than $50,000	114	3.1%	6,986	2.7%	66	1.8%	4,690	1.7%
$50,000 to $99,999	70	1.9%	1,552	0.6%	40	1.1%	828	0.3%
$100,000 to $149,999	209	5.7%	5,692	2.2%	136	3.7%	2,759	1.0%
$150,000 to $199,999	492	13.4%	15,524	6.0%	264	7.2%	9,381	3.4%
$200,000 to $299,999	1,533	41.7%	69,081	26.8%	1,380	37.7%	61,802	22.4%
$300,000 to $499,999	1,104	30.1%	108,667	42.1%	1,541	42.0%	129,950	47.1%
$500,000 to $999,999	132	3.6%	45,795	17.7%	209	5.7%	60,147	21.8%
$1,000,000 or more	18	0.5%	4,916	1.9%	29	0.8%	6,070	2.2%

Median Home Value (2020 dollars)	$251,860	$345,284	$296,014	$374,740

Source: U.S. Census 2010, ESRI

A chart detailing the breakdown of owner-occupied homes by value for both South Salt Lake and Salt Lake County can be found in Table B-2.

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, MSA, and State. Similarly, the per capita income and average household income observed in South Salt Lake are lower than the regions compared in Table B-3.

TABLE B-3: HOME OWNERSHIP RATES IN SOUTH SALT LAKE

	SOUTH SALT LAKE	SALT LAKE COUNTY	SALT LAKE MSA	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, and housing is generally older and smaller which can accommodate lower incomes. Since the last 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. South Salt Lake has grown its Per Capita Income 41 percent over the period, while Salt Lake County has only grown 38 percent. While the value is still lower throughout the City, it is critical to understand that there is room to grow and support high-quality jobs and wages through targeted recruitment. With regional access to a highly skilled workforce, the presence and eagerness of high paying industries, South Salt Lake can position themselves to capture a greater share of these jobs moving forward. Supporting variety of workforce programs, partnerships, and training for these jobs will be critical along with providing mixed housing options to support a variety of workers.

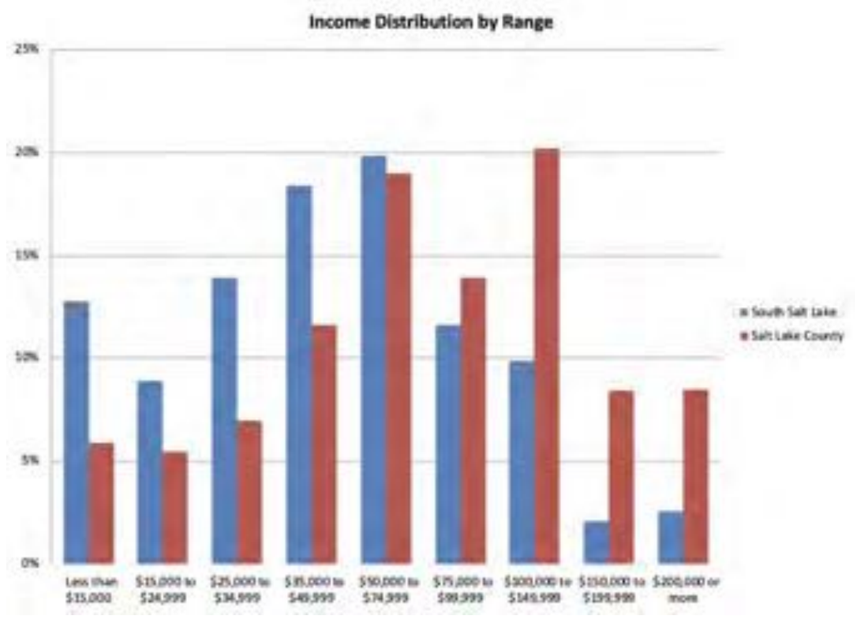
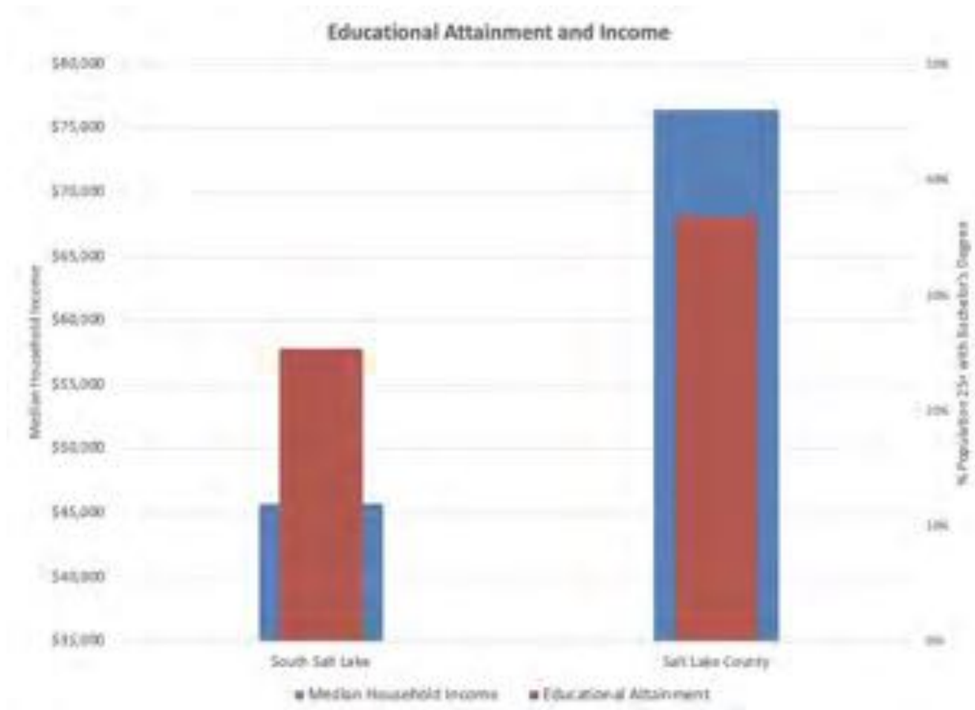


FIGURE B-2: INCOME DISTRIBUTION BY RANGE FOR SOUTH SALT LAKE

Source: ESRI

Education levels are generally correlated to income levels. However, South Salt Lake has an educated population base in terms of national standards but has lower incomes and educational levels compared to the County, Figure B-3.

FIGURE B-3: EDUCATIONAL ATTAINMENT AND INCOME FOR SOUTH SALT LAKE



Source: ESRI

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 (ESRI). As with most communities, South Salt Lake's median age grew 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, Figure X. South Salt Lake has a smaller percentage of young residents (ages 0-14) and elderly (65+) compared to the larger regions. 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.

Included in Figure B-4 is a detailed breakdown of the age makeup in South Salt Lake City and Utah for comparison purposes.

Almost more than one third (36 percent) of South Salt Lake's age distribution lands in the 25 to 44 range, shown in Figure B-5. This younger population tends to have greater disposable incomes, have a greater propensity to rent, and are career oriented. Younger workers tend to be more tech savvy and yet can be hired at a lower wage but can attract corporate employers that desire to be located near concentrations of younger populations.

FIGURE B-4: AGE COHORT COMPARISON FOR SOUTH SALT LAKE

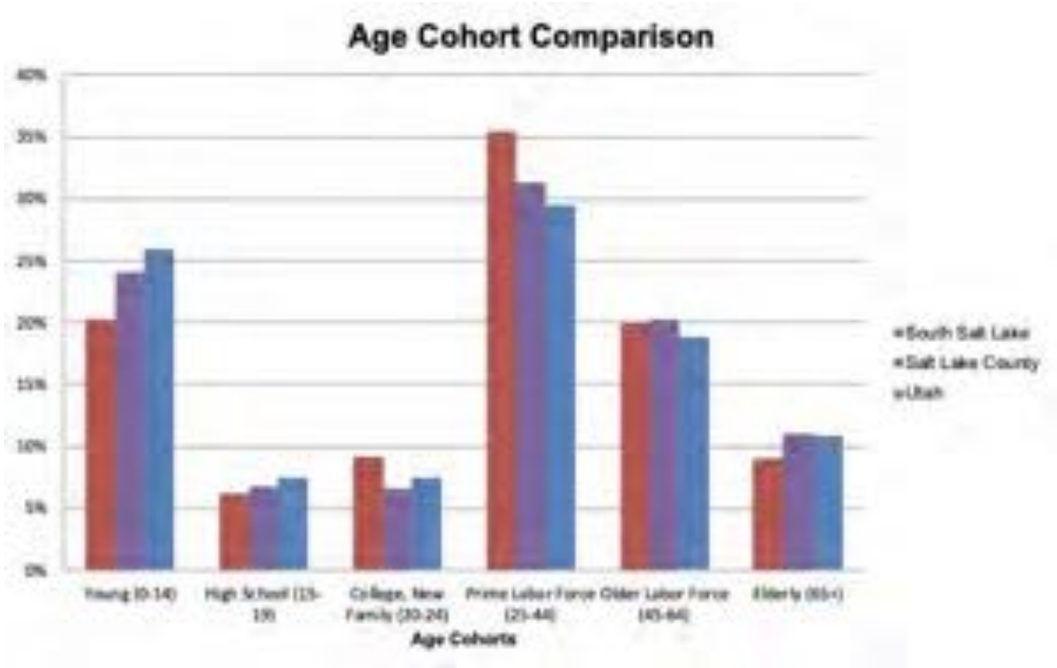
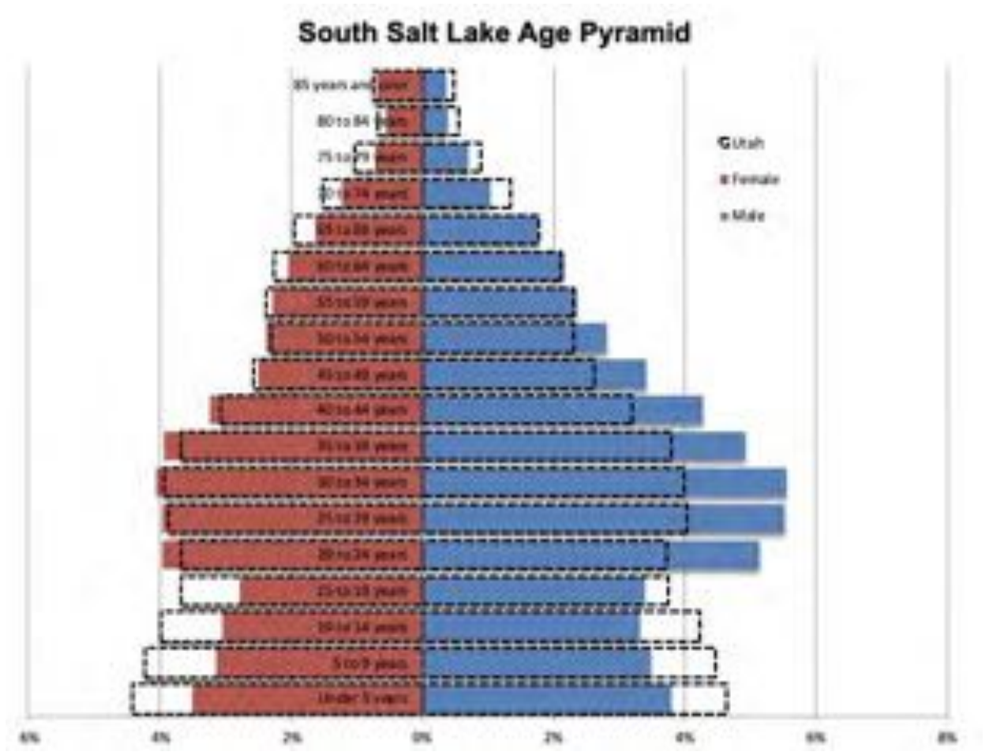


FIGURE B-5: SOUTH SALT LAKE AGE PYRAMID



Source: ESRI

RACE AND ETHNICITY

Racial and ethnic composition across the United States continues to diversify as net migration and higher birth rates continue to drive change. The U.S. Census Bureau projects that the nation will be minority-majority by 2060 and possibly as early as 2042.

South Salt Lake has a predominately White Alone population base of 64.3 percent, Black Alone represents 5.6 percent and Hispanic (any race) represents 29.2 percent of the population base. When compared to Salt Lake County, South Salt Lake remains and is projected to continue greater concentrations of diversity.

The diverse population that exists within South Salt Lake can prove to be 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 B-4: RACE AND ETHNICITY IN SOUTH SALT LAKE

RACE/ETHNICITY	SOUTH SALT LAKE		SALT LAKE COUNTY		PERCENTAGE DIFFERENCE	
	Number	Percentage	Number	Percentage		
Caucasian	17,936	64.4%	942,906	78.2%	13.9%	1.8%
African American	1,562	5.6%	24,084	2.0%	-3.6%	1.1%
American Indian & Alaska Native	725	2.6%	10,838	0.9%	-1.7%	3.7%
Asian	2,092	7.5%	56,598	4.7%	-2.8%	7.2%
Native Hawaiian & Other Pacific Islander	306.845	1.1%	19267.552	1.6%	0.5%	37.7%
Some Other Race	3,961	14.2%	107,176	8.9%	-5.3%	42.0%
Two or More Races	1,283	4.6%	44,556	3.7%	-0.9%	5.7%
Total	27,867	100.0%	1,205,426	100.0%		0.8%
Hispanic Origin	8,564	30.7%	219,168	18.2%	-12.5%	$251,860

Source: U.S. Census 2010, ESRI

PSYCHOGRAPHICS

Psychographics are critical in understanding a population's attitudes and interests rather than being limited by "objective" demographics. While demographics can tell us about a household's size and average income, psychographics can help to paint a picture of why that family may purchase a particular item, or have preferences related to technology. These sorts of insights enable people to find similar-interest households, linking those with similar interests and attitudes, even if they're from a different community. Below is a summation of the top psychographic segments based upon the percentage of households in South Salt Lake City.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

MARKET SUPPLY AND DEMAND

The supply and demand analysis focused on identifying market opportunities for various land uses within South Salt Lake. Demand represents the willingness and ability of consumers to purchase a set amount of a good or service at a given price. Supply is the willingness of sellers to offer a given quantity of a good or service for a given price. The analysis outlined below included analysis for residential, retail, office, and industrial land uses.

TRADE AREA DEVELOPMENT

The boundaries of each trade area are influenced by the following factors, which were analyzed in the trade area creation process:

- Market Factors are conditions that affect the amount (square footage), sale and rental rate price, quality, and variety of product types within a defined market.
- Physical Barriers include both natural and manmade obstacles that affect access to customers/supplies. Natural barriers in the case of South Salt Lake could include the Jordan River, the Wasatch Mountains, Great Salt Lake, or other natural geographic features. Man-made obstacles include highways, thoroughfares, and the built environment (buildings, drainage, etc.) which can deter customers and, in some cases, prevent access entirely.
- Proximity to Population and Job Concentrations can affect the potential number of customers, talent pool, and overall synergies between end users. In most cases, access to population is the most critical component of a business or service and plays the largest role in any type of market implicated decision.
- Spending Patterns include the amount, frequency, and distribution of spending that occurs within a trade area. The amount of disposable income, population characteristics, presence of existing users, and general attitudes all affect the way dollars get spent, and where they go.

Based on the factors outlined above, South Salt Lake's trade areas were generally determined to include Salt Lake and a portion of eastern Toole County.

RETAIL

RETAIL DEMAND

To calculate demand, Catalyst analyzed leakage within the South Salt Lake City Limits (potential demand in dollars less the existing supply in dollars.) The result is retail gap or "leakage", the amount of dollars being spent on retail categories outside of the community. To calculate demand in square footage, Catalyst analyzed retail leakage within the City including the estimated individual demand generated from the regional student population, local workforce, commuter traffic, visitor, and residential drivers, and converted the amounts to square footage based on extensive industry knowledge and experience.

Retail demand for South Salt Lake can be traced to several sources. Generally, the primary driver of retail demand is new household growth in the area. The residential component of the community often provides up to 80 percent of total retail demand in a given market. Based upon the existing population and median household income within the City, there is a total retail Purchasing Power of over $112.5 million. While the retail leakage within South Salt Lake is oversaturated in several categories, there are a number of categories that are underserved, and some that are resilient towards market factors. Examples of resilient categories would include those primarily dependent on convenience, such as gasoline stations, or categories that area able to transcend the typical trade area and draw customers from a significant geography through high-quality design and activation like full-service restaurants.

Commuter demand is generated by a percentage of the total commuter traffic passing by a given location, and in South Salt Lake's case, plays a key role in the overall demand due to large traffic volumes. With the presence of I-80, I-15, and US-89 all running through the heart of South Salt Lake, commuter patterns will continue to funnel retail gravity along these transportation routes as the metro population continues to increase in density. Currently, commuter demand is responsible for generating more than 45,000 square feet of retail demand alone.

Workforce generated demand represents a strong component of retail demand, especially with regards to daytime population and goods and services that facilitate the workers' life. South Salt Lake has a current employment of more than 30,000 employees, which results in the generation of more than 125,000 square feet of unmet demand. Typical goods and services that are driven by workforce and commuters generally include: Grocery stores, Health and beauty stores, Gas stations, General Merchandise stores, Office Supply stores, Sporting Goods stores, and Restaurants and eating establishments.

Based on the categorical demand generated by the residential, commuter, and workforce components, there is more than 265,000 square feet of unmet retail demand, Table B-5. To harness this demand, several key categories have been identified in the following bullets, while the whole analysis can be observed below:

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

TABLE B-5: POTENTIAL SUPPORTABLE RETAIL SQUARE FOOTAGE BY RETAIL CATEGORY

	NAICS	STUDENT	WORKFORCE	COMMUTER	RESIDENTIAL	TOTAL
Auto Parts, Accessories & Tire Stores	4413	584	-	1,174	-	1,758
Furniture Stores	4421	-	-	-	-	-
Home Furnishings Stores	4422	-	-	-	-	-
Electronics & Appliance Stores	4431	108	5,601	1,478	3,428	10,615
Bldg Material & Supplies Dealers	4441	-	-	-	-	-
Lawn & Garden Equip & Supply Stores	4442	-	-	-	-	-
Grocery Stores	4451	718	11,709	4,202	-	16,630
Specialty Food Stores	4452	-	-	-	-	-
Beer, Wine & Liquor Stores	4453	-	-	-	-	-
Health & Personal Care Stores	446,4461	476	22,596	1,478	-	24,550
Gasoline Stations	447,4471	-	-	19,567	175	19,742
Clothing Stores	4481	204	4,214	1,613	-	6,030
Shoe Stores	4482	374	5,794	2,957	6,147	15,271
Jewelry, Luggage & Leather Goods Stores	4483	178	4,414	1,408	4,591	10,591
Sporting Goods/Hobby/Musical Instr Stores	4511	-	2,511	1,478	-	3,989
Book, Periodical & Music Stores	4512	-	-	-	218	218
Department Stores Excluding Leased Depts.	4521	-	7,532	1,478	59,312	68,322
Other General Merchandise Stores	4529	-	34,762	2,218	4,336	41,316
Florists	4531	-	-	-	636	636
Office Supplies, Stationery & Gift Stores	4532	-	8,497	1,478	-	9,976
Used Merchandise Stores	4533	-	-	-	4,219	4,219
Other Miscellaneous Store Retailers	4539	-	-	-	-	-
Full-Service Restaurants	7221	450	11,042	2,486	-	13,978
Limited-Service Eating Places	7222	407	14,871	3,522		18,800
Special Food Services	7223	-	-	-	-	-
Drinking Places - Alcoholic Beverages	7224	-	-	-	-	-
Total Demand (Sf)		3,499	133,543	46,537	83,061	266,640

Source: ESRI, Catalyst Commercial

EVOLUTION OF RETAIL

While historical aspects of retail development included access to large parking fields and proximity to other peer retailers, today, physical stores are now just part of the equation. According to research conducted by Cushman and Wakefield and Elizabeth Silliman from McKinsey & Co., a retailer's network must also cover three important elements: experience, design, and location.

- Experience - While the millennials are responsible for driving change towards a desirable experience over a product, Baby Boomers are still responsible for the majority of consumer spending. Creating innovative ways of interacting with consumers is key in the new age of retail. Experiential retail and dining such as active patios, open-air food halls, entertainment, interactive spaces, and activated open spaces that connect to the built environment are now critical in capturing foot traffic.
- Design – For retail to engage the customer, it must utilize physical store design to engage the consumer and survive going forward. Architectural designs should seek to provide an engaging experience and remain attractive in presentation. Several examples include open kitchen concepts, interactive art installations, augmented wayfinding, or opportunities to capture the experience and share through social media, such as wall murals, "instagram-able" destinations, or original tag locations. Common or shared spaces create opportunities to implement urban design concepts that showcase new technology and engage visitors. Dog parks, Wi-Fi enabled spaces, spray parks and play areas all serve as examples. The space should serve as more than a retail destination, but as a gathering place that generates a sense of authenticity for the community.
- Location - While technology continues to create new methods of facilitating and in some ways, limiting the retail experience; the culmination of technology, transportation, and logistics are the crossroads. Technology continues to innovate and create new options for facilitating purchases (same-day delivery, curbside pick-up, etc.) Increased transportation options can help generate foot traffic, while creating a sense of gathering place. Transit Oriented Developments, micro mobility stations, and connected trails and bike lanes can help facilitate the experience for consumers.

Retailers who promote social responsibility and create an experience that elicits an emotional response are the successful destinations for those with disposable income like the population around South Salt Lake. Somewhere that guests can enjoy a meal, take a pleasant walk, and experience live music generates the response that drives sales and repeat customer traffic. Some of the hallmarks of quality retail developments throughout the region include:

- High quality design (architectural)
- Experiential merchandising
- Regional accessibility through a variety of transportation modes (multimodal)
- Mixed-use development to promote activity throughout all hours of the day
- Merchandise options that satisfy a variety of preferences
- Activated spaces to promote community experience and activity

According to the International Council of Shopping Centers (ICSC), there was a 15 percent increase in eCommerce from March to May of 2020. The digital growth is anticipated to continue growing at a lesser rate as retailers catch up to the initial spike in changing consumer patterns. Arguably, the entertainment sector has been negatively impacted more than any other sector as a direct result of COVID-19. Cinemas were particularly hard hit causing many closures and bankruptcies.

CREATING SUCCESSFUL COMMERCIAL DISTRICTS

As the retail landscape across the world continues to evolve, the need and desire for retail goods and services remains intact, however, the platforms used to deliver retail are becoming more complex. This continuing trend has been exacerbated in 2020 due to the COVID-19 pandemic. Despite headlines of a pending retail collapse, research from the ICSC and the National Retail Federation (NRF) indicate the sector is restructuring to adapt to consumer needs and preferences opposed to collapsing. The most highly touted retail investment prospects according to Urban Land Institute for 2019 were Urban/high-street retail, Neighborhood/Community shopping centers, and Lifestyle/Entertainment Centers. The resiliency and adaptability of these formats are currently being tested as operators continue to expand their omni-channel presence and reformat brick and mortar locations for pick-up only services due to COVID-19.

As the southern gateway to Salt Lake City via I-15 & I-80, South Salt Lake City is strategically located to capture regional traffic as well as create regional destinations through future development and catalyst projects.

RESIDENTIAL

MARKET DEMAND

To understand South Salt Lake's potential residential demand, Catalyst calculated residential demand for Salt Lake County and calibrated the estimated demand for South Salt Lake based upon a capture rate closely aligned with historical building permits ,Table B-6. The analysis shows the County is projected to gain over 5,850 total new households annually over the next five years. The majority of household growth in the County is anticipated to be driven by the age groups of 35 - 54-year old's, and the 65 and over community.

Based on qualified earners and owner propensity throughout the County, this regional growth has potential to create demand for 3,679 new households. Based on the qualified earners and turnover rate of existing owner-occupied households within the County, there are 12,566 estimated owners that will purchase upon moving. Turnover of existing rental households based upon qualified incomes and propensity to purchase upon moving will generate additional demand for 12,46 transactions. The total potential projected demand for new home purchases throughout the County is 16,246.

Across all income categories, our projections show that South Salt Lake has the potential to capture 325 new buyers annually based on a conservative capture rate. Based upon affordability of new buyers there is demand for 55 percent of the total new homes valued between $200,000 and $450,000. In addition, income levels also show a moderate need for housing above $450,000.

To better understand, the owner-occupied residential demand was broken down not only by income categories, but also by age groups, Figure B-7. Different age groups represent different preferences in home typologies and product type, further nuancing the need for differentiated home types.

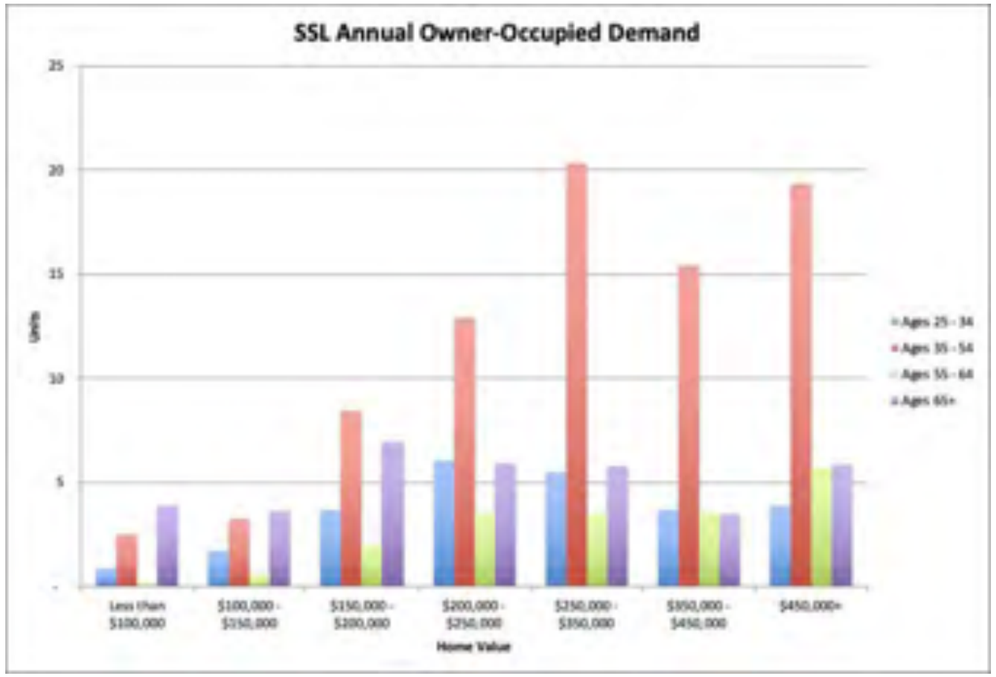
TABLE B-6: SOUTH SALT LAKE CAPTURE RATE AND BUILDING PERMITS

1-UNIT BUILDING PERMITS			
	SALT LAKE COUNTY	SOUTH SALT LAKE	% SSL PERMITS OF COUNTY
2019	4163	66	1.6%
2018	4759	220	4.6%
2017	4352	14	0.3%
2016	3783	70	1.9%
2015	3333	23	0.7%

5+UNIT BUILDING PERMITS			
	SALT LAKE COUNTY	SOUTH SALT LAKE	% SSL PERMITS OF COUNTY
2019	5344	0	0.0%
2018	2790	10	0.4%
2017	2225	200	9.0%
2016	4217	0	0.0%
2015	2759	15	0.5%

Source: U.S. Census Bureau

FIGURE B-6: SOUTH SALT LAKE ANNUAL OWERN-OCCUPIED DEMAND

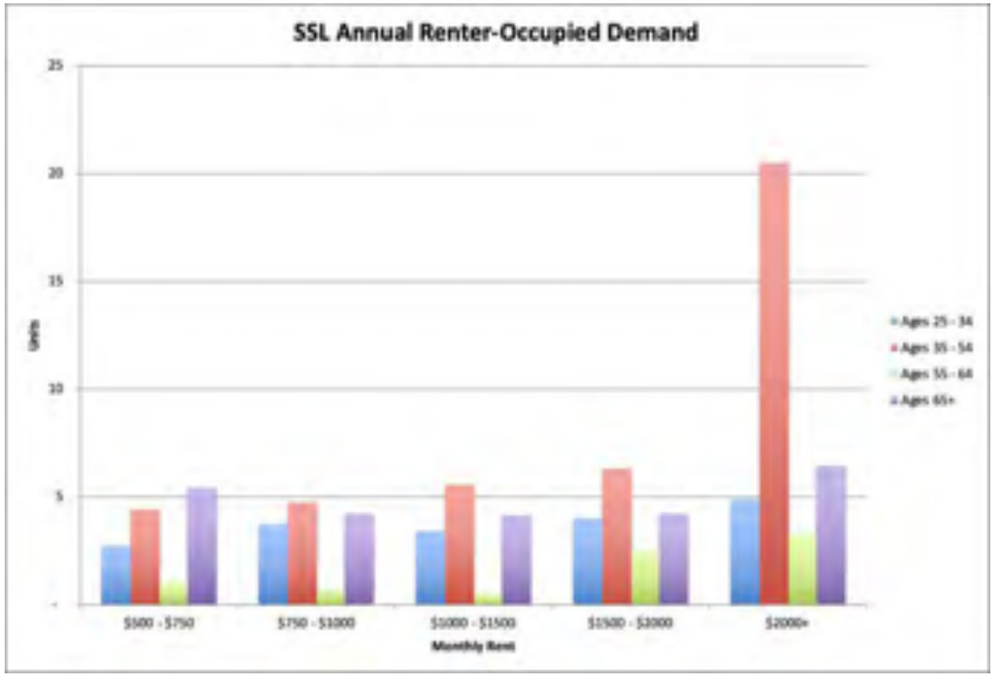


Source: Catalyst Commercial, U.S. Census Bureau, ESRI

Across all income categories, our projections show that South Salt Lake has the potential to absorb almost 100 new rental units annually based on a conservative capture rate. To determine the capture rate, building permits to estimate South Salt Lake's potential capture of the total County demand. Of the total demand, there is demand for over 55 percent of units to support market rate product ($1,500+/month rents). Income levels also show a less significant need for units priced under $1,500.

To better understand demand, the multifamily residential demand was broken down not only by income categories, but also by age groups. Different age groups represent different preferences in home typologies and product type, further nuancing the need for differentiated home types.

FIGURE B-7: SOUTH SALT LAKE ANNAL RENTER- OCCUPIED DEMAND



Source: Catalyst Commercial, U.S. Census Bureau, ESRI

TARGETED EMPLOYMENT ATTRACTION

Employment within the Salt Lake metro area remains strong but has wavered along with the rest of the county in the past months due to COVID-19. 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 metro.

FIGURE B-7: SALT LAKE EMPLOYMENT BY INDUSTRY (IN THOUSANDS)

	CURRENT LEVEL		12 MONTH CHANGE		10 YEAR CHANGE		5 YEAR FORECAST	
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, Transportation and Utilities	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 Resources, Mining and Construction	50	1.2	3.48%	-4.16%	4.23%	2.43%	0.62%	1.37%
Education and Health Services	85	0.7	-4.02%	-4.49%	2.38%	1.49%	2.65%	2.07%
Professional and Business Services	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 and Hospitality	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

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 percentgrowth in 5 yrs.)

Comparing the regional synergies in industry makeup above to South Salt Lake's industry makeup in Table B-8 reveals opportunities to leverage further development of several industries.

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 B-8: SOUTH SALT LAKE EMPLOYMENT BY INDUSTRY

SOUTH SALT LAKE EMPLOYMENT BY INDUSTRY	WORKFORCE/ EMPLOYMENT
Administrative & Support & Waste Management Services	603
Public Administration	476
Agriculture, Forestry, Fishing & Hunting	63
Accommodation & Food Services	1356
Mining, Quarrying, & Oil & Gas Extraction	89
Arts, Entertainment, & Recreation	148
Health Care & Social Assistance	1177
Construction	778
Educational Services	988
Manufacturing	1223
Other Services, Except Public Administration	621
Management of Companies & Enterprises	8
Wholesale Trade	366
Professional, Scientific, & Technical Services	762
Retail Trade	2145
Real Estate & Rental & Leasing	272
Finance & Insurance	702
Transportation & Warehousing	896
Information	141
Utilities	64

Source: Datausa

CORPORATE ATTRACTION

Corporate demand is in a flux due to COVID-19. However, many national brokerage and architecture firms have made modest changes to make the workforce safer which will help recovery in this space. As the spread of COVID-19 goes down, the national office space is anticipated to recover. However, office space is one of the greatest balance sheet expenses and some companies may reduce the amount of future office space as users may have adapted to working from home or in flex environments.

South Salt Lake is strongly positioned to capitalize on future corporate attraction due to the strong nearby talent base, proximity to Salt Lake International Airport, access to major transportation networks, concentration / synergies of similar industry makeup (clusters), available infrastructure (fiber, water, etc.), remaining availability and price of land, ethos for high quality design, access to multi-modal options, and access and composition of a broad range of quality housing.

It will be critical to continue investing in Downtown, State Street, and improving existing neighborhoods, as well as investing in improving the streetscape, and continue to add arts and cultural opportunities, and improve the overall quality of life to remain attractive and competitive to corporate decision makers.

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. In review of market trends set forth by CoStar, it appears as though the market has fared better than many metros due in part to its well-diversified economy. Employment growth in recent years from the tech and financial service sectors has been driven primarily through the locally educated population.

Tech companies continue to be an important driver of not just employment but also office leasing, with several signing leases at new developments in the southern submarkets. Submarkets in this area of the metro are seeing major office-using employment gains from the tech sector. Online education company Pluralsight signed a lease for nearly 350,000 sq. ft. at the Gardner Company building under construction in Draper. Software companies InMoment and Lucid leased spaces in the south tower of the SoJo Station development.

The Interchange Submarket in Salt Lake City 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 older construction. The analysis below uncovers 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. The majority of demand is anticipated to be generated from turnover of existing corporate users.

TABLE B-9: SOUTH SALT LAKE OFFICE DEMAND ANALYSIS

	FIRMS	EMPLOYEES	EMPLOYEES/ FIRM
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. SF per Employee	150
Total Office SF	**76,039,052**

Avg. Submarket SF Absorption (10-year Average)	(88,694)
Potential Office SF Absorption	-88,694
Estimated Subject Site Capture Rt.	3%
Potential Capture SF from Absorption	-2,661

Potential Turnover	1%
Potential Turnover SF	380,195
Avg. Vacancy Rate	7%
Total Occupancy from Turnover	355,102
Estimated Subject Site Capture Rt.	50%
Potential Capture SF from Turnover	177,551

Total Potential Demand SF	**174,890**

Source: ESRI, CoStar, Catalyst

TABLE B-10: SUMMARY OF THE SALT LAKE CITY INDUSTRIAL MARKET

SALT LAKE CITY INDUSTRIAL MARKET							
CURRENT QUARTER	TOTAL SF (RBA)	VACANCY RATE	MARKET RENT	AVAILABILITY RATE	NET ABSORPTION SF	DELIVERIES SF	UNDER CONSTRUCTION
Logistics	98,026,091	4.7%	$6.67	6.6%	80,627	29,521	3,236,495
Specialized Industrial	41,174,309	3.2%	$7.91	3.8%	139,480	-	-
Flex	19,623,412	4.2%	$9.65	7.3%	28,239	-	-
Market	158,823,812	4.2%	$7.36	6.0%	248,346	29,521	4,083,101

Source: CoStar

INDUSTRIAL ATTRACTION

The Salt Lake City industrial market was experiencing sustained, positive job and population growth in the metro prior to the onset of COVID-19. The continued emergence of eCommerce saw numerous national tenants expand their presence in the market in recent years, including both Amazon and UPS. Online sales were one of the few areas to experience growth as online ordering has increased with business and store closures during the pandemic.

Construction activity has decreased modestly, with the majority of new space under construction for logistics-oriented warehouse and distribution properties. Vacancies are below the historical average but above the low rates seen a few years ago. The vacancy rate is likely to increase as the supply under construction begins to deliver and demand weakens with less demand overall for consumer products as a result of the pandemic. In fact, rent growth for industrial properties has slowed and is anticipated to slow further due to the economic effects of the pandemic.

Salt Lake City is within a day's drive of most major Western cities, increased population growth, and rents at a substantial discount to more expensive metros on the coast, make South Salt Lake attractive for logistics and distribution centers. Several leases for spaces over 100,000 sq. ft. were signed over the past year, while nearly all the large leases were for logistics warehouses or distribution spaces located near the airport.

SUBMARKET CONDITIONS

South Salt Lake is within the South Valley submarket. According to CoStar, the submarket has been more stagnant than the greater metro market, seeing no deliveries 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 4.5percent 12-month rent growth. The 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.

Rents remain competitive at a rate of $8.26/ sq. ft. due to ideal positioning and connectivity via several interstates, rail, and access to air travel within Salt Lake City. The analysis below uncovers 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.

HOSPITALITY & TOURISM

As COVID-19 continues to decimate the hospitality industry, communities must be proactive in their approach and planning for recovery. According to the American Hotel and Lodging Association (AHLA), the industry as a whole has experienced nearly 50 percent decline in revenue. Nearly eight in ten hotel rooms are vacant (STR), nearly 70 percent of hotel employees have been furloughed, and nearly 3.9 million hotel jobs have been lost as a result of COVID-19 (Oxford Economics). Hotel development is dependent on two major sources for producing room nights in a market; Corporate and Group, both of which have been greatly curtailed due to COVID-19.

- Corporate Demand – This demand is generated as a result of local and proximate companies who have any number of business travelers coming to their corporate office.
- Group Demand – This type of hotel demand is generated by a sales team who presents a property as a good location to host a meeting that includes guests required to travel to the property. Group meetings can be corporate in nature, but also include smaller groups such as weddings, reunions, conferences, and team sports.
  - Auxiliary demand for hotel room nights can be generated by the property itself based on amenities and offerings that create a desirable destination. For example, a golf course or waterpark associated with a hotel can generate demand for the destination.

Hotel development should be planned for as a future consideration in conjunction with corporate office or major destination timing. When asked what it would take to get them to travel again, most US leisure travelers want additional health and safety measures, according to the McKinsey Consumer Leisure Travel Survey, which surveyed 3,498 travelers from five countries in April 2020. The incorporation of various safety measures including contactless check-in, increased cleaning efforts, limitation or elimination of particular amenities such as gyms, pools, etc, and others will be critical in kickstarting the industry.

As travel begins to pick back up, it will likely be at different rates for business and leisure. Leisure travel will return most slowly beginning with family and friends, and other local travel. Providing travelers with a destination project, and other regional attractions created from the revitalization of downtown and premier access will be critical for South Salt Lake. Small local restaurants also can serve as a draw off of the highway and a specialty restaurant that gets a reputation can be a huge tourist attraction.

TABLE B-11: SOUTH SALT LAKE INDUSTRIAL DEMAND ANALYSIS

	FIRMS	EMPLOYEES	EMPLOYEES/ FIRM
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)	(24,000)
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	137,721

Total Potential Demand SF	**37,001**

Source: ESRI, CoStar, Catalyst

EMERGING TRENDS:

As South Salt Lake continues to grow and reach build-out it will run out of greenfield development sites and enter into a redevelopment revitalization phase. The City's focus will shift from positioning and guiding new development to identifying opportunities to redevelop underutilized areas and continue to support existing developments to ensure that these areas continue to attract new investment and remain relative to future generations.

As the community nears build-out, future initiatives should focus on:

1. Maximizing equitable development opportunities that reinvents existing commercial corridors, increase opportunities for mixed use, and integrate high quality infill housing
2. Maintaining existing neighborhoods and commercial districts, and
3. Attracting high-quality employment opportunities,
4. Expanding and maintaining infrastructure

To ensure that these initiatives are achievable, the City should focus on the following overarching economic development goals:

- Continue to create unique, destination-oriented quality developments - Creating high-quality mixed-use developments through thoughtful merchandising with the appropriate scale and density and first-class development principles will be critical to maximize infill development opportunities. These developments should be mindful of the existing small businesses throughout the community and seek to leverage the existing and desired character set forth through this initiative.
- Create neighborhoods and commercial areas that continue to increase in value over time - Integrating amenities to serve neighborhoods and accommodating a range of housing and amenities will help drive population growth to attract a wide range of choice talent and corporate users. Increased wealth and population will also increase the needs for additional commercial development. Future neighborhoods should be connected to both the natural and built environment and provide appropriate transitions to adjacent uses and assets.
- Maintain Neighborhood Health and Integrity - It is critical to continue to review and update policies and enforce regulations to maintain existing neighborhoods in order to protect the values of existing developments.
- Accommodate resilient developments that maximizes the returns for the City- Future development should be balanced, so that it does not diminish the value of existing development, also is flexible to integrate a wide range of density to achieve the greatest amount of economic impact. Resilient developments allow for incremental development that can mature across multiple economic cycles; therefore, having strong development standards in place will allow for incremental growth over time that continues to increase in value.
- Fiscally responsible - Encourage development that maximizes the tax benefits for South Salt Lake - Future growth will create opportunities to attract additional businesses, grow a choice population, and provide exciting destinations for the community; however, the city should encourage quality developments that ensure long-term growth of the tax base and quality of life to create fiscal sustainability and resiliency.
    - Continue to improve and enhance South Salt Lake's business community. Proactive investments in infrastructure will help support business development, while ensuring connectivity to the rest of the City. Business retention and expansion efforts can ensure a quality mix of employement supports the City's tax base.
    - Active Places - Preserve and integrate open space - People value authentic and natural spaces and developments that have authentic natural spaces are more successful. This includes the creative use of water, trees, and vegetation. The City should encourage future developments to integrate natural features like the Jordan River, create open spaces as an amenity to future developments, and promote design that furthers the utilization of natural areas.

PSYCHOGRAPHIC SUMMARY

Psychographics are developed through quantitative and qualitative methodology to understand consumers psychological attributes. Psychographics study personality, values, opinions, attitudes, interests, and lifestyles in concert with traditional demographic factors. This includes a wide range of topics – from health, to politics, to technology adoption. Each consumer's unique attitudes influence his or her lifestyle choices. And their lifestyles impact their purchasing decisions on housing, clothing, food, entertainment, and more.

Psychographics are critical in understanding a population's attitudes and interests rather than being limited by "objective" demographics. While demographics can tell us about a household's size and average income, psychographics can help to paint a picture of why that family may purchase a particular item, or have preferences related to technology. These sorts of insights enable people to find similar-interest households, linking those with similar interests and attitudes, even if they're from a different community.

A psychographic segment is assigned to each household, based on the dominant lifestyle segment of the block group of the patrons' "common evening location". Once aggregated, a descriptive snapshot of the customer base can be derived. Tapestry classifies US residential neighborhoods into 67 unique segments based on demographic and socioeconomic characteristics. This generates more insight so that best customers and underserved markets can be identified. The top segments within South Salt Lake are summarized as follows:

1. Metro Fusion (43%) - Metro Fusion is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard-working market with residents that are dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 36% lower than the US level.
    a. Characteristics
        i. They are a diverse market with 31% black, 34% Hispanic, and 20% foreign born.
        ii. Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
        iii. Over 60% of the homes are multi-unit structures located in the urban periphery.
        iv. ¾ of residents are renters, and rents are about 13% less than the US average.
        v. Single-parent and single-person households make up over half of the households
        vi. Young families are still feathering the nest and establishing their style.
        vii. Median Age: 29.3
        viii. Median Household Income: $35,700
2. Front Porches (18%) - 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. More than half of householders are renters, and many of the homes are older townhomes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Households tend to own just one vehicle but used only when needed. Income and net worth of these residents are well below the US average.
    a. Characteristics
        i. Composed of a blue-collar workforce with a strong labor force participation rate, but unemployment is slightly high at 7.1%
        ii. Nearly one in five homes is a duplex, triplex, or quad; half are older single-family dwellings.
        iii. Just over half the homes are occupied by renters.
        iv. Single-parent families or singles living alone make up almost half of the households.
        v. Price is more important than brand names or style.
        vi. They would rather cook a meal at home than dine out.
        vii. Median Age: 34.9
        viii. Median Household Income: $43,700

3. Set to Impress (15%) - Set to Impress is depicted by medium to large multi-unit apartments with lower-than-average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are single person and nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many works in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.
    a. Characteristics
        i. Apartment complexes represented by multiple multiunit structures are often nestled in neighborhoods with either single-family homes or other businesses.
        ii. Renters make up nearly ¾ of all households.
        iii. They're found mostly in urban areas, but also in the suburbs.
        iv. Unemployment is higher, although many are still enrolled in college.
        v. Quick meals on the run are a reality of life.
        vi. They're image-conscious consumers that dress to impress and often make impulse buys.
        vii. Median Age: 33.9
        viii. Median Household Income: $32,800

4. Young and Restless (11%) - Gen Y comes of age: 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. These residents are not established yet but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. More than half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US Smartphones are a way of life, and they use the Internet extensively. Young and Restless consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas.
    a. Characteristics
        i. One of the youngest markets: More than half the households under age 35.
        ii. Primarily single-person households with some shared households.
        iii. Education completed: More than 2 out of 3 have some college, an associate degree, or a bachelor's degree or higher. Almost 14% are still enrolled in college.
        iv. Labor force participation rate is exceptionally high at 75%; unemployment is low at 5.2%.
        v. They like to be the first to try new products but prefer to do research before buying the latest electronics.
        vi. Median Age: 29.8
        vii. Median Household Income: $40,500

5. Bright Young Professionals (9%) - 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. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). 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.
    a. Characteristics
        i. Education completed: 35% with some college or an associate degree, 33% with a bachelor's degree or higher.
        ii. Unemployment rate is lower at 4.7%, and the labor force participation rate of 72% is higher than the US rate.
        iii. Approximately 57% of the households rent; 43% own their home.
        iv. Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent and single-person households.
        v. Average rent mirrors the US.
        vi. These consumers are up on the latest technology.
        vii. Median Age: 33.0
        viii. Median Household Income: $54,000

C. MODERATE INCOME HOUSING PLAN

RESOLUTION 2020- 27

A Resolution of the City of South Salt Lake City Council Adopting the Moderate Income Housing Plan Update

WHEREAS, the Legislature has determined that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, available moderate income housing allows people of various income levels to live in a community and to benefit from and fully participate in all aspects of neighborhood and community life; and

WHEREAS, the City of South Salt Lake first established a moderate income housing plan in 2016 and is required to update it annually; and

WHEREAS, City staff has updated that plan, pursuant to state requirements, to better reflect the City's current demographics; and

WHEREAS, pursuant to state requirements, the City has submitted the updated plan to the state by the December 2, 2020 deadline for their review; and

WHEREAS, the updated plan is attached to this resolution as Exhibit A and has been reviewed and discussed during City Council meeting:

NOW, THEREFORE, BE IT RESOLVED by the City Council of South Salt Lake that South Salt Lake adopts the Moderate Income House Plan Update and directs staff to begin the implementation of the updated plan.

DATED this 9th day of December 2020.

BY THE CITY COUNCIL:

/s/ Sharla Bynum
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum:	Yes
deWolfe:	Yes
Huff:	Yes
Mila:	Yes
Pinkney:	Yes
Siwik:	Yes
Thomas:	Yes

ATTEST:

Ariel Andrus
Ariel Andrus, Deputy City Recorder

Exhibit A

Moderate Income Housing Plan

DWS-HCD 899
Rev. 11/2020

State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:
https://jobs.utah.gov/housing/affordable/moderate/reporting/

For additional moderate-income housing planning resources:
https://jobs.utah.gov/housing/affordable/moderate/index.html

MUNICIPAL GOVERNMENT INFORMATION:
Municipal Government: South Salt Lake City
Reporting Date: December 1, 2020

MUNICIPAL GOVERNMENT CONTACT INFORMATION:
Department of Community Development | 220 E. Morris Ave
Attn: Sean Lewis, Deputy Director | South Salt Lake, UT 84115
Mayor's First and Last Name: Cherie Wood
Mayor's Email Address: mayor@sslc.com

PREPARER CONTACT INFORMATION:
Preparer's First and Last Name: Sean Lewis
Preparer's Title: Deputy Director, Community Development
Preparer's Email Address: slewis@sslc.com
Preparer's Telephone: 801-483-6010 Extension:

When did the municipality last adopt moderate-income housing element of their general plan?
2016

Link to moderate-income housing element on municipality website:
https://sslc.com/uploads/departments/ComDevelopment/MIHP_Adopted_0816.pdf

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   Increase housing opportunities for households earning below 50 percent of the City's Area Median Income (AMI) and for households with critical needs

2. Please state the municipality's goal(s) associated with the strategy

   Providing 100 new housing units for households earning less than 50 percent AMI, and another 100 units for low and moderate-income senior households.

3. What are the specific outcomes that the strategy intends to accomplish?

   Increased housing opportunities for the lowest income earners within the City.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   Progress is monitored via entitlements, building permits, etc.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

      1. Identify developers who are willing to provide affordable units as part of their development.
      2. Identify incentives for providing affordable units
      3. Approve development entitlements
      4. Verify that units have been provided are indeed affordable and protected for those in the stated categories.

   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

      1. Community Development Staff
      2. Community Development Staff
      3. Planning Commission/Community Development Staff
      4. Community Development Staff

   c. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

      Deadline for all is end of year 2021

d. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

All have been completed. South Salt Lake has increased available housing opportunities by 200 units.

e. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No deviation. Largest barrier is finding developers wanting to participate or finding the best incentives to foster participation.

f. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

---

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   Increase housing opportunities for 50 – 80% AMI households

2. Please state the municipality's goal(s) associated with the strategy

   Provide 200 new housing units for households at this target income level

3. What are the specific outcomes that the strategy intends to accomplish?

   Increased housing opportunities for the moderate income earners within the City.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   Progress is monitored via entitlements, building permits, etc.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

      1. Identify developers who are willing to provide affordable units as part of their development.
      2. Identify incentives for providing affordable units
      3. Approve development entitlements
      4. Verify that units have been provided are indeed affordable and protected for those in the stated categories.

   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

      1. Community Development Staff

      2. Community Development Staff
      3. Planning Commission/Community Development Staff
      4. Community Development Staff

   c. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

      Deadline for all is end of year 2021

   d. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

      All have been completed. South Salt Lake has increased available housing opportunities by 235 units.

   e. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

      No deviation. Largest barrier is finding developers wanting to participate or finding the best incentives to foster participation.

   a. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

---

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   Increase housing opportunities for 80 – 100% AMI households

2. Please state the municipality's goal(s) associated with the strategy

   Provide 200 new housing units for households at this target income level

3. What are the specific outcomes that the strategy intends to accomplish?

   Increased housing opportunities for the top range of moderate income earners within the City.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   Progress is monitored via entitlements, building permits, etc.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

      1. Identify developers who are willing to provide affordable units as part of their development.
      2. Identify incentives for providing affordable units
      3. Approve development entitlements
      4. Verify that units have been provided are indeed affordable and protected for those in the

stated categories.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

1. Community Development Staff
2. Community Development Staff
3. Planning Commission/Community Development Staff
4. Community Development Staff

c. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Deadline for all is end of year 2021

d. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Not yet completed. South Salt Lake has decreased available housing opportunities by 100 units.

e. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Working to address where loss of units stems from.

f. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

---

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Increase opportunities for affordable housing through rehabilitation and neighborhood revitalization

2. Please state the municipality's goal(s) associated with the strategy

Continuing and expanding existing programs and partnerships to provide grants and loans for revitalization, Healthy Home initiatives, and home repair.

3. What are the specific outcomes that the strategy intends to accomplish?

Increased housing opportunities utilizing existing housing stock.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Progress is monitored via entitlements, building permits, etc.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

1. Identify developers who are willing to provide affordable units as part of their development.
2. Identify incentives for providing affordable units
3. Approve development entitlements
4. Verify that units have been provided are indeed affordable and protected for those in the stated categories.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

1. Community Development Staff
2. Community Development Staff
3. Planning Commission/Community Development Staff
4. Community Development Staff

c. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Deadline for all is end of year 2021

d. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Not yet complete. Ongoing process to maintain existing programs.

e. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Working to maintain and continue existing housing programs and funding.

f. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)l(i): (*data should be from validated sources, like US Census, with verified methodologies*)

- A current estimate of the city's rental housing needs for the following income limits:
  - 80% of the county's adjusted median family income +105
  - 50% of the county's adjusted median family income -720
  - 30% of the county's adjusted median family income -1280

UCA 10-9a-103(41)(b): (*data should be from validated sources, like US Census, with verified methodologies*)

- An updated projection of 5-year affordable housing needs, which includes:
  - Projected growth of households (housing demand)
  - Projected housing stock (housing supply)
  - Projected median housing costs
  - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: **https://jobs.utah.gov/housing/affordable/moderate/**

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
   - ✓ An updated estimate of the municipality's 5-year moderate-income housing needs
   - ✓ A findings report of the annual moderate-income housing element review
   - ✓ The most current version of the moderate-income housing element of the municipality's general plan
     - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
   (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	**Six County AOG** 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	**Uintah Basin AOG** 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	**Southeastern Utah AOG** 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	**Wasatch Front Regional Council** 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental	Available Rental	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	4,195	5,235	4,300	1,040	105
≤ 50% HAMFI	2,940	3,250	2,220	310	-720
≤ 30% HAMFI	1,605	480	325	-1,125	-1,280

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental	Available Rental	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	4,225	5,295	4,435	1,070	210
≤ 50% HAMFI	2,985	3,125	2,030	140	-955
≤ 30% HAMFI	1,770	480	290	-1,290	-1,480

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-30	-60	-135	-30	-105
≤ 50% HAMFI	-45	125	190	170	235
≤ 30% HAMFI	-165	0	35	165	200

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	417	Subsidized by Utah's OWHLF multi-family program
Federal Government:	400	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

417



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ADOPTED MAY 2015

Mayor Cherie Wood

City Council
Sharla Beverly
Ryan Gold
Irvin Jones
Kevin Rapp
Mike Rutter
Debbie Snow
Roy Turner

INTRODUCTION

INTRODUCTION



The City of South Salt Lake has an solid network of community facilities. Demand is growing for recreation and community space as both participation rates rise and the population steadily grows. The city needs additional facilities to continue to provide programs for its residents unique needs and to increase access to parks and amenities in every neighborhood.

The City is also growing and becoming a destination for new residents seeking a particular lifestyle—one that values walkability, public spaces and recreation. Parks, trails and open space are now viewed as essential amenities to revitalize neighborhoods. They are economic development tools that spur new investment, home-ownership and attract the next generation. These amenities need to be close to home and easy to get to.
With several barriers to access in the city (I-15, I-80, rail lines and industrial areas), there is a need for these facilities in every corner of the city to make them accessible.

This master plan is based on the City's General Plan (2009); interviews with city staff (Recreation, Community Development, Promise South Salt Lake); master planning processes conducted for the Central Park Community Center, former Granite High School and Historic Scott School; and feedback from residents through focus groups, the Neighborhood Advisory Committee, and the Citizen Strategic Plan. It is also coordinated with the Salt Lake County Parks Master Plan; Salt Lake County East-West Trails Master Plan; and WFRC Long Range Transportation Plan (all to be completed in 2015.)

GROWING NEEDS, GROWING SERVICES

Community programs in South Salt Lake have boomed in the last decade. One of the driving forces has been to provide healthy, positive activities for youth and families to reduce risky behaviors and improve educational outcomes. There is also significant need for infrastructure that supports healthy lifestyles, since South Salt Lake has some of the highest rates in Utah of obesity, smoking, mental illness and other unhealthy behaviors. Parks, trails, sidewalks, and recreation facilities are key opportunities for promoting fitness, wellness as well as walking for everyday errands. There are proven links between a neighborhood's walkability and its rates of mobility.

This has come at a time when society increasingly recognize the benefits of parks, public spaces, walkable streets and biking for both personal and community health. This heightened public interest led to acquiring or re-purposing several properties, including Central Park (formerly Woodrow Wilson Elementary), Historic Scott School, and an attempt to purchase Granite High for a community center through a bond measure (which was unsuccessful). The city has also made greater investment in infrastructure for walking and biking, including two new regional trails and miles of bike lanes. The city has also responded to resident requests for specific amenities (such as dog parks and trails) and programs (such as pickleball).

To meet the growing demand, the city has strategically acquired, improved and re-purposed facilities to suit. The city has been funding these improvements at a relatively steady (though not guaranteed) level. Also, city staff has grown to provide programs, expand outreach and build and maintain new facilities. The city's population is growing a slow, steady rate, meaning the demand that can be easily accommodated with modest, but consistent investment. The more important goal is to continue to raise the overall standard of service in the city for all residents to provide a better quality, quantity and diversity of offerings.

COMMUNITY PROGRAMS

South Salt Lake community programs serve a demographically and culturally diverse population and have a stated goal of unifying the community. A full list is included in the Appendix. These include:

- recreation programs, including sports leagues, camps and fitness classes
- enrichment programs for youth during out-of-school hours through Promise South Salt Lake and the Police Athletic League - offering academic support, mentoring and recreation
- senior and active adult programs through the Columbus Senior Center and recreation programs
- arts programming through the Arts Council and Historic Scott School partners
- community events hosted monthly (approximately) by the Recreation department

Community programs are offered in ten neighborhood centers across the city, including four city-operated facilities and six school-operated centers.

In addition to City-sponsored recreation, many residents participate in school district, County and Church-sponsored recreation. Many teens play school sports outside the city, since there is no high school within the city's boundaries. The LDS Church and St. Ann's Parish have gyms and sports fields in South Salt Lake that are heavily used by their members and students at multiple Catholic schools. Participation in Salt Lake County recreation programs is also common.

Fields, gyms, community rooms and outdoor spaces are also rented for sports leagues, special events, reunions and celebrations.



Easter Egg Hunt at Central Park



Youth golf camp



Youth basketball



PAL Boxing program hosting tournament at Central Park Community Center

STRENGTHS AND WEAKNESSES

Using a SWOT Analysis (Strength, Weaknesses, Opportunities and Threats), the current status of parks and community facilities was assessed. Major findings are summarized here while a detailed list is included in the Appendix.

The City's major strengths are the extensive network of community centers and the focus on community needs. There is a high utilization of facilities, integration between community programs, events, after-school programming and community partners. The city does a remarkable amount of programming with its funding and has leveraged it to very high degrees with other grants and partners. Parks and community center are located in every neighborhood, and there is opportunity to enhance each of these to meet current recreation interests. Programs are a good value, and priced to be affordable to all. Another strength is the rapidly growing network of trails and bike lanes.

The major weakness in the city is the limited amount of park space, and the lack of a major recreation center and gymnasium (including no private membership-based gyms). As the population grows, there are few available properties to add park space. Another weakness is the city's reliance on renting school property. While the partnerships are appreciated, the city is in a weak position if a school closes or is sold (such as in the case of Granite High).

As South Salt Lake is built out, there are limited opportunities to expand park space, even though it is needed. In addition, the last remaining unbuilt parcels have been targeted for development in recent years. The cost of this land is high, and rising, making it expensive to acquire as a park. It is critical that parks, open spaces and trails are given due consideration when master planning and supporting redevelopment projects.

A major challenge currently is the need for coordinated budgeting for building new facilities while maintaining and managing existing ones. This is improving, with the adoption of this plan, the establishment of the Public Assets Department and work to prepare a comprehensive Capital Improvements Plan. Still, it will require a stronger commitment on the part of city leaders to fund the purchase, improvement and maintenance of new facilities. The current city budget does not allow for such growth.



Columbus Center courtyard



Great Lawn at Historic Scott School



Softball field at Central Park



Community Garden at Gateway Garden

BENEFITS OF PARKS, OPEN SPACE, TRAILS AND COMMUNITY CENTERS

Public places and green spaces provide numerous benefits to people, communities, and the natural environment. There are distinct benefits to people, the places where they live, and the local economy.

They provide people with formal and informal gathering places to be physically active, socialize, relax, build community, and connect with the natural world. They make urban areas more inviting for living, working and relaxing.

There are proven economic benefits to parks and open spaces, as well. Foremost, real estate property values are positively affected. Green spaces and trails also play a role in attracting and retaining affluent retirees as well as young professionals and knowledge workers. These factors can contribute to increasing municipal revenues that provide infrastructure and community services. Parks have also been shown to attract home buyers to purchase in the surrounding areas providing significant neighborhood investment and community stability.

Public health is positively impacted to a well-maintained park and trail system. Physical activity opportunities in parks help to increase fitness and reduce obesity. Sidewalks, and trail connections to community destinations also support healthy habits and lifestyles. Time spent in nature has also been shown to help relieve mental fatigue, reduce stress, and decrease aggression. Engaging kids in experiences in the outdoors is proven to improve their well-being, confidence with taking risks, and several health measures.

There are also numerous environmental benefits to these areas. Resources within parks and open spaces can mitigate climate, air, and water pollution impacts on the health of community residents. By properly planning and managing park and open space system, communities can reduce flood control and stormwater management costs, improve water quality, and control erosion. Parks can also protect biological diversity and preserve essential ecological functions while serving as a place for recreation and civic engagement.

Evidence of the direct benefits of these community resources are outlined on the next two pages.



Playground at Central Park



Jordan River at Meadowbrook Nature Area



Senior Ball at the Columbus Center



Millcreek through Fitts Park

BENEFITS TO PEOPLE

PHYSICAL HEALTH

- Parks increase health, reduce obesity and related diseases such as heart disease and diabetes.
- Physically active individuals had lower annual direct medical costs than did inactive people. The cost difference was $865 per person annually, based in 2000 dollars. If all inactive American adults became physically active, or $76.6 billion in 2000 dollars.[1]
- Living in close proximity to parks, trails, open space leads to greater use of these facilities and more physical activity.
- People living within 1/4 mile of a park were the most frequent users (43%). Use by people living 1 mile away drops to 13%.[2]

MENTAL HEALTH

- Natural environments reduce depression, anxiety, and improve healing.
- Contact with nature benefits health - attention restoration, stress reduction, lower aggression, higher self-discipline, and more social connectedness

SOCIAL CAPITAL

- Parks and trails can increase opportunities to meet informally and formally, which increases social capital.
- Greater connections improves access to resources
- Social capital improves level of trust and ability to act collectively.

SAFETY

- Recreation programs Increase protective factors around youth that minimizes risky behaviors.
- Engaging youth in aftershool and recreation programs reduces crime and risky activity.[3]
- Fifty-seven percent of all violent crimes by juveniles occur on school days and 19% in the four hours between 3 p.m. and 7 p.m.[4]

[1] *The Physician and Sports medicine,* October 2000. Study was conducted in 1987, and calculated savings could be $29.2 billion in 1987 dollars.
[2] *Sallis, Saelines, et al. 2009.*
[3] Trust for Public Lands Parks for People, 2003.
[4] Snyder and Sickmund, 1999 based on FBI's National Incident-Based Reporting System data







Volunteer project to build the McCall Park playground



Playing with the Imagination Playground as a technology learning experience.

BENEFITS TO PLACES

COMMUNITY IMPACTS

- Crime is lower in high-quality environments (trees, grass, views, maintained buildings).
- Parks and green space improve how people value a community. Low-income neighborhoods typically have fewer public parks, community facilities, trees and landscaping.
- Municipal revenues increase (property and sales tax, tourism).



Jordan River Trail at Holm Park

MOBILITY

- Building trails, bike lanes leads to greater active transportation share. Best results come from biggest efforts to change the character of the infrastructure. In Portland, OR, biking has quadrupled after the miles of bikeways constructed quadrupled.
- Walkable neighborhoods have higher levels of physical activity - 41 minutes more of activity per week.[1]
- Social capital improves level of trust and ability to act collectively.

ECONOMIC DEVELOPMENT AND PROPERTY VALUES

- Property values are positively affected. One study found that an 11% increase in the amount of green space within 200 to 500 feet from a house leads to an approximate increase of 1.5% in the expected sales price. Because of the increased property value, the $200,000 purchase of 1/3 acre for a small park would yield additional property tax revenues that would pay for the park's cost in about 15 years.[2]
- There is a positive economic benefit for homes close to parks, with the greatest affect within 500-600' of a park. Larger parks benefit a larger radius area.[3]
- Attractive, amenity rich neighborhoods attract and retain higher income residents and businesses, including affluent retirees (GRAMPIES), knowledge workers and talent.[4]
- Homebuyers are attracted to purchase homes near parks.[5]

ENVIRONMENTAL SERVICES AND SAVINGS

- Parks, open spaces and trees reduce urban heat, improve air quality, manage stormwater, and increase resistance to disasters.
- The U.S. Forest Service calculated that over a 50-year lifetime, one tree generates $31,250 worth of oxygen, provides $62,000 worth of air pollution control, recycles $37,500 worth of water, and controls $31,250 worth of soil erosion.[6]
- The evaporation from a single large tree can produce the cooling effect of 10 room-size air conditioners, running 24-7.[7]

[1] *Cohen et al., 2007.*
[2] University of Southern California (Pincetl et al. in Sherer 2006).
[3] *The Impact of Parks and Open Space on Property Values*, John Crompton, 2007.
[4,5] American Planning Association, 2002.
[6,7] Trust for Public Lands Parks for People, 2003.

INVENTORY

FACILITY INVENTORY



South Salt Lake has a variety of community facilities, including:

- parks,
- recreation sites
- open spaces,
- trails and bike lanes, and
- community centers.

These offer a wide variety of recreation, leisure and enrichment activities that support community health, education and enrichment. They are embraced by the entire community and many different users, from recreation to education.

4.9% of the City of South Salt Lake's land area is "green space", including parks, schools, golf courses, Jordan River Parkway, and other open spaces* (Table 1). This represents a total of 246 acres, of which 36 acres are parks (Table 2); 34 acres are other recreation sites managed by non-city entities (Table 3) and 176 acres are open spaces (Table 4). Recreation is also supported by trails and bike lanes (Table 5) and by community centers (Table 6). These include a wide variety of recreation amenities, such as sports fields or playgrounds (listed in Table 7). These are shown and summarized in the maps and tables on the following pages.

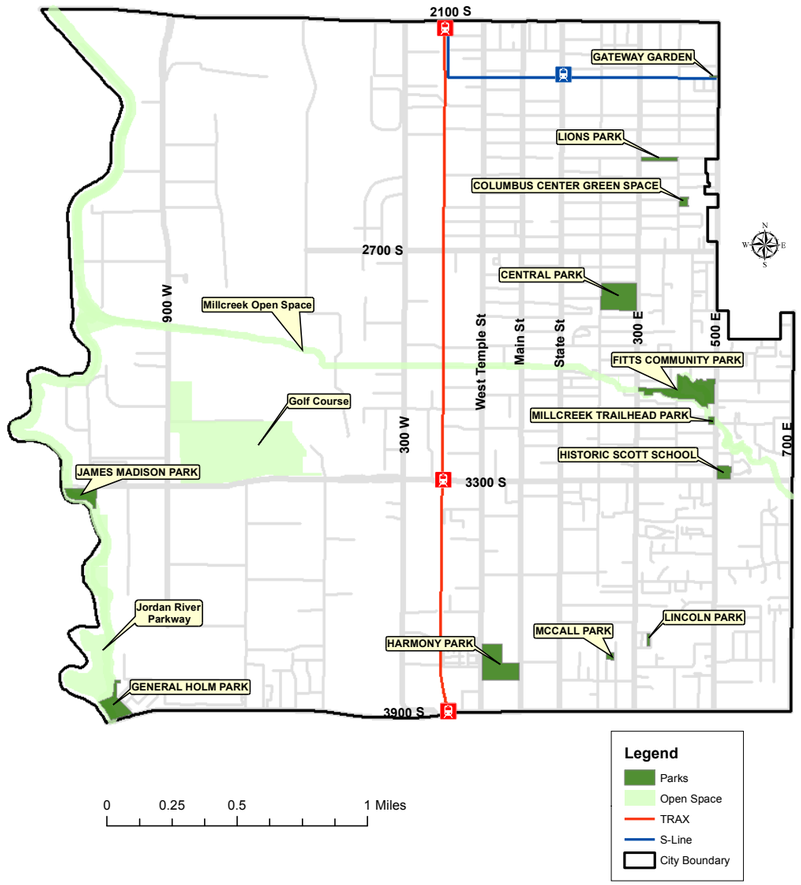
Table 1: Community Facilities.

	Total	supply per 1,000 residents	access
Parks	36.3 acres	1.5 acres	75% of residents within ¼ mile of a park
Other recreation sites	34.1 acres	1.4 acres	75% of residents within ¼ mile of a place to play
Open Space	176 acres	7.1 acres	52% of residents within ¼ mile of open space
Trails	7.5 miles	0.3 miles	65% of residents within ¼ mile of a trail
Bike Lanes	8.5 miles	0.3 miles	98% of residents within ½ mile of a bike lane
Community Centers	10 centers	one center per 2,500 residents	95% of residents within ½ mile of a community center

Notes: Based on 2013 census population of 24,702.

MAP 1:

PARKS AND OPEN SPACES



PARKS

Parks are public lands protected and used for passive and/or active recreation and community uses. South Salt Lake owns 9 parks/green spaces and also is home to 3 Salt Lake County parks.

Table 2: Parks – 2015.

Name	Acres	Amenities	Owner
Fitts Park	7.8	Playgrounds, pavilions, veterans memorial, restrooms, turf and irrigation, Mill Creek and Spring Creek.	City of South Salt Lake
Central Park	6.5	Soccer field, baseball field, 2 playgrounds, event lawn, parking. Recreation center is adjacent.	City of South Salt Lake
Lions Park	1	Swings, dog park, 2 pavilions, restroom, turf, irrigation.	City of South Salt Lake
McCall Park	0.5	Turf, irrigation, playground, picnic table and stormwater detention basin	City of South Salt Lake
Lincoln Park	0.3	Turf, irrigation, trees	City of South Salt Lake
Historic Scott School Great Lawn and gardens	0.6	Turf, irrigation, arboretum, courtyard, event lawn	City of South Salt Lake
Columbus Center Green Space	0.5	Turf, irrigation, fence	Todd Family, leased to SSL
Gateway Garden	0.2	Community garden, Parley's Trail	City of South Salt Lake
Millcreek Trailhead Park	0.4	Natural open space, xeriscape/native demonstration garden, Mill Creek, Millcreek Trail connection	City of South Salt Lake
Harmony Park	10.6	Playground, restrooms, pavilions, 2 baseball fields, 2 tennis courts, volleyball court, community garden, turf, irrigation	Salt Lake County
James Madison Park	3.8	Restrooms, turf, irrigation, Jordan River Parkway trailhead	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
TOTAL	**36.3**		

Source: SSL GIS, Salt Lake County Assessor 2015.

Residents also frequently use large regional parks in the vicinity, including Sugar House Park (110 acres, 1.2 miles away), Liberty Park (80 acres, 1.2 miles away), Murray Park (63 acres, 1.8 miles away and Nibley Park Golf Course (55 acres, 0 miles away).

ADDITIONAL RECREATION SITES

These recreation sites include communal, often public, places that are frequently used by residents for recreation and social events. These are open to many residents via involvement in a school, church or recreation league. Some properties, such as schools, have property that is open to the public during off-hours. There are few private recreation and fitness facilities and no membership-based gymnasiums. Some of these sites are not be permanently protected for recreation, and may be sold or converted. The acres in Table 3 are the green space only.

Table 3: Additional Recreation Sites - 2015.

Name	Acres	Amenities	Owner
Granite Park Junior High School	6.3	Sports field, indoor gym.	Granite School District. Field space and gym rented by SSL.
Lincoln Elementary	4.5	Sports field, playground, indoor gym.	Granite School District. Field space and gym rented by SSL.
Woodrow Wilson Elementary	3.6	Sports field, playground, indoor gym.	Granite School District. Field space and gym rented by SSL.
Granite High School (proposed for sale)	11	Track, football field, baseball field, tennis courts.	Granite School District.
Utah International School	0.5	Playground, garden, outdoor courtyard.	Granite School District
Kearns-St. Anns School	7	2 baseball fields and 1multi-use field	Catholic Diocese
SSL LDS Stake Center 2280 S 250 East SSL LDS Stake Center 3219 S 300 East	0.4 0.8	Turf, irrigation, pavilion Turf, irrigation, pavilion	LDS Church
TOTAL	**34.1**		

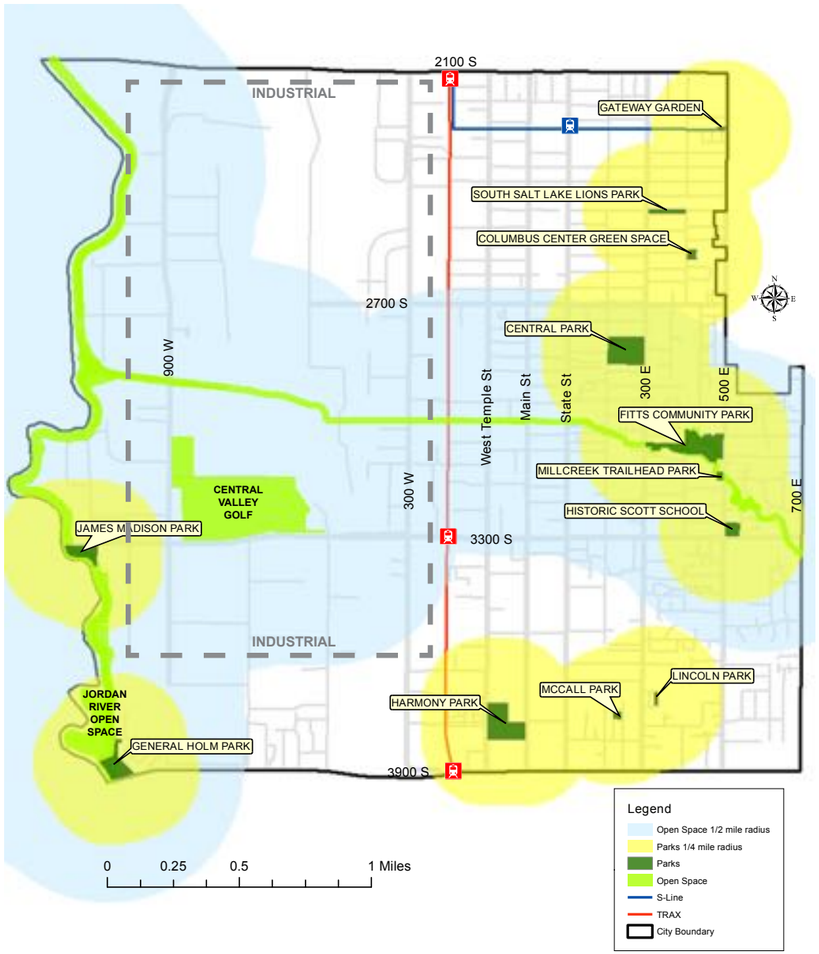
OPEN SPACES

Open spaces are defined as publicly owned and permanently protected land that is home to important natural or cultural resources. These properties may or may not be open to active or passive recreation uses. Often, they are appreciated just for scenic quality or for environmental benefits.

Table 4: Open Spaces – 2015.

Name	Acres	Amenities	Owner
Jordan River Parkway	75	Jordan River Parkway Trail, Meadowbrook Nature Area	Salt Lake County
Central Valley Golf Course	81	Golf in the Round	Central Valley Water Reclamation
Millcreek Open Space	20	Mill Creek	Private, Salt Lake County. SSL RDA
TOTAL	**176**		

MAP 2:
ACCESS TO PARKS & OPEN SPACES



Accessibility: Areas highlighted in yellow are within a short walk (1/4 mile) of a park.
Areas highlighted in blue are within a moderate walk (1/2 mile) of a natural open space.

TRAILS, BIKE LANES, SIDEWALKS AND SHARED STREETS

Walkability and bikability are becoming popular measures of a community's desirability as a place to live and work today. Trails and bike lanes are important recreation elements that also increase a community's transportation options. Sidewalks and shared streets are another important elements to increase community walkability and interaction as well as access to parks and community centers. Sidewalks are critical links to parks and community centers. Sidewalks are not inventoried in this study, but will be studied in a Sidewalk Master Plan in 2015. Several areas of the city do not have sidewalks and may benefit from building sidewalks or promoting safe walking and biking on shared streets. Shared streets are narrower, with traffic calming, slower speeds and light traffic that are suitable for encouraging a mix of pedestrians, bikes and vehicles within one pavement area.



Sidewalks are the primary pathways and most critical pedestrian infrastructure in a city. They accommodate a wide variety of users at slow speeds, and can also support business and residential "spillover" activities. Sidewalks are critical links to parks and community centers.



Shared streets are important open spaces and community gathering places in urban areas. These streets welcome pedestrians, bikes and slow-moving vehicles. They can be closed off to host events and festivals.



Multi-use Trail are used by pedestrians, cyclists, skaters, scooters and wheelchairs. They are ideally off-street with minimal intersections and other interruptions.



Primitive Trails are narrower, unpaved trails built on dirt or with crushed gravel used for walking, hiking, jogging and mountain biking where appropriate.



Bicycle Lanes and Routes can range from standard five foot travel lanes to protected "cycle tracks" that include barriers or paint. Bike routes often mix bicycles with vehicle traffic on slower or narrower routes, often using "sharrows."

South Salt Lake has significantly expanded its bicycle and trail network in recent years. The need for trails and bike lanes is highly location specific, and by necessity should consider regional routes, continuous routes and key connections. There are limited opportunities to put continuous routes through the city, and these opportunities need to be identified and protected. The City is planning to update its transportation master plan and write and Active Transportation Plan, in order to create a more robust pedestrian and bike network. The city is also preparing a Sidewalk Master Plan to identify major gaps in the pedestrian network and appropriate solutions. Of particular importance is working with UTA on strategies to get transit riders easily to and from stations. Connections to Salt Lake City trails, bike routes and sidewalks is another priority. Residents have also suggested building a bike share kiosk in some parts of the city to allow for short-term rentals and to connect to the Salt Lake City "green bike" system.

On a larger scale, the City is working with Salt Lake County on a East-West Trails Master Plan that identifies new major priority projects. The Parley's Trail route is one priority, and the plan suggests connecting from the Wasatch Mountains to the Oquirrh Mountains.

South Salt Lake has three major multi-use trail routes and a small number of unmarked primitive trails in natural open space areas. One new route, the Meadowbrook is emerging along 3900 South. Parley's Trail and the Jordan River Parkway are managed primarily by Salt Lake County, but do or may include small city-owned sections.

Table 5: Trails and Bike Lanes – 2015.

Name	Miles Planned	Miles Completed*
Parley's Trail*	2.6	1.9
Millcreek Trail*	3	1.5
Meadowbrook Trail*	1.6	1.1
Jordan River Parkway Trail	3.5	3.5

** Planned completion by December 2015*



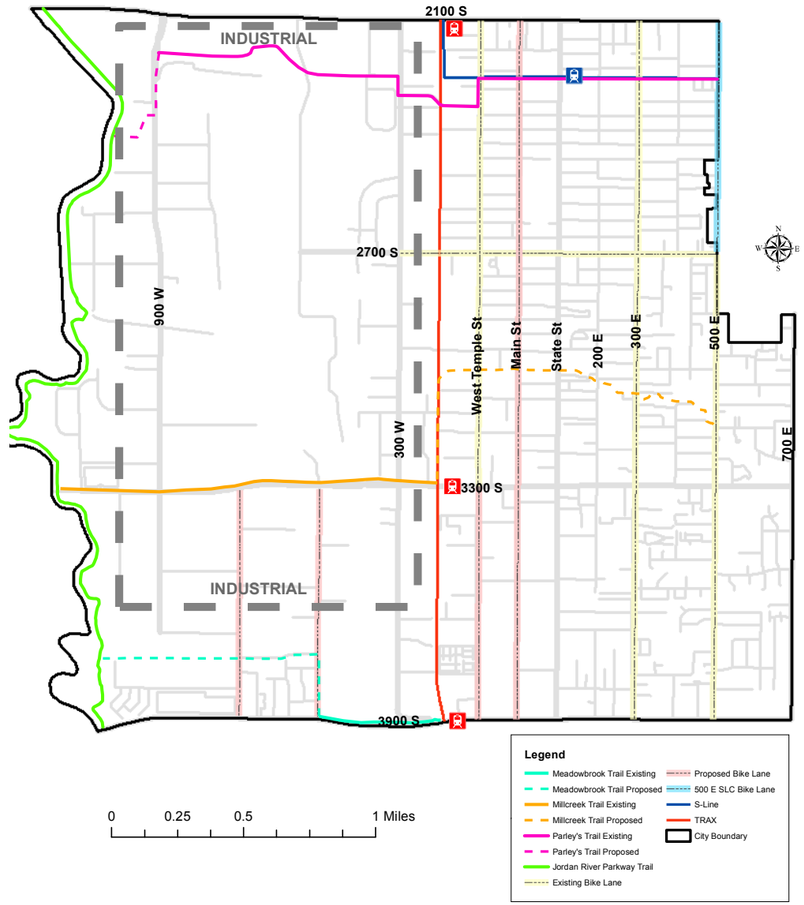
Parley's Trail and S-Line greenway in Salt Lake City



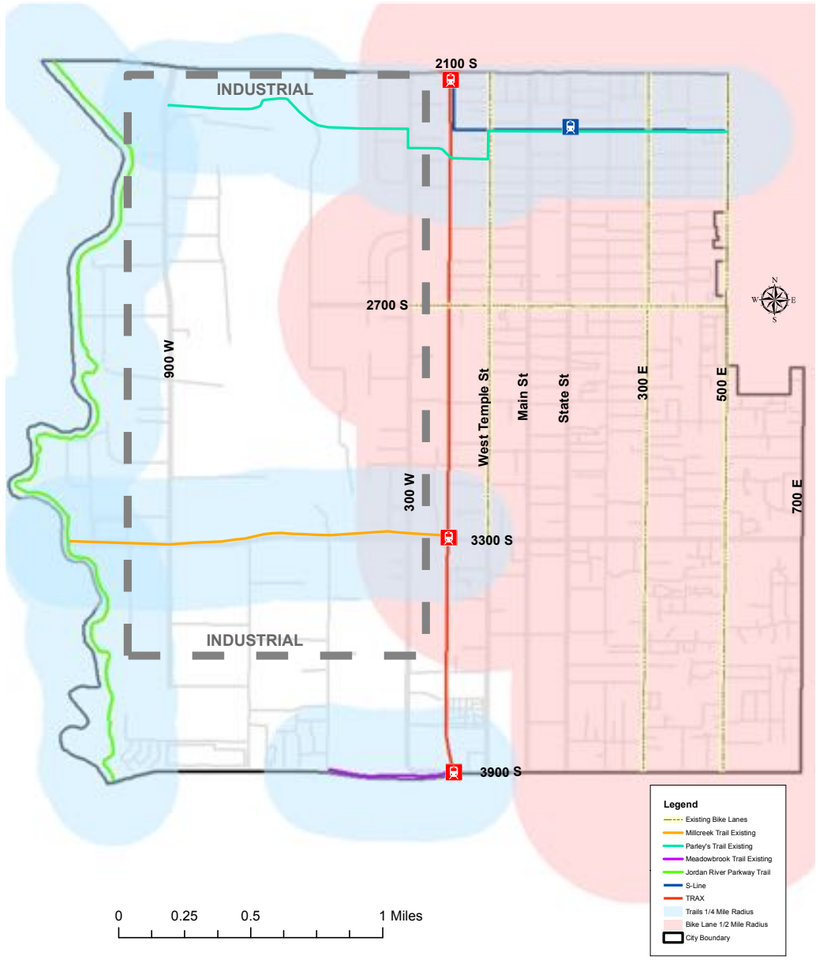
The Jordan River Parkway Trail near "Meadowbrook" open space

MAP 3:

TRAILS AND BIKE LANES



MAP 4:
ACCESS TO TRAILS AND BIKE LANES



COMMUNITY CENTERS

The City owns and operates three neighborhood community centers, with recreation and education programs (Map 5 and Table 6). In addition, programs are run at seven other neighborhood centers, with recreation and education programs supported by city Promise South Salt Lake and SSL Recreation Staff.

Several major partners have signed long-term leases to offer community programs in these centers. This includes:

- Salt Lake County Library (at the Columbus Community Center)
- Salt Lake County Senior Center (at the Columbus Community Center)
- Alianza Academy, a K-8 free, public charter school (at the Columbus Community Center)
- Pioneer Craft House (at Historic Scott School)
- Promise South Salt Lake community support partners such as ESL, Citizenship classes, United Way
- Westminster College (Write Here Community Writing Center at Historic Scott School)
- Police Athletic League (at Central Park Community Center)
- Head Start (leasing at Creekside Building, purchased parcel at Central Park)

Community facilities are also frequently rented by the hour by different groups and citizens. This includes:

- Soccer leagues serving adults, refugees and others;
- Civic groups such as Lions Club, Rotary, and CERT;
- Special events, such as family reunions, conferences, weddings

Current recreation programs offered at community centers include:

- indoor youth soccer leagues
- Jr. Jazz basketball
- Summer basketball and volleyball camps
- Pickleball
- Fitness classes taught by third parties, including Jazzercise, Zumba and yoga
- Active adult fitness classes offered by Salt Lake County Aging Services
- Open gym hours for basketball
- Police Athletic League Boxing program



Historic Scott School Community Arts Center



Columbus Community Arts Center



Central Park Community Center



Hser Ner Moo Center (at South Parc Townhomes)

MAP 5:
COMMUNITY CENTERS

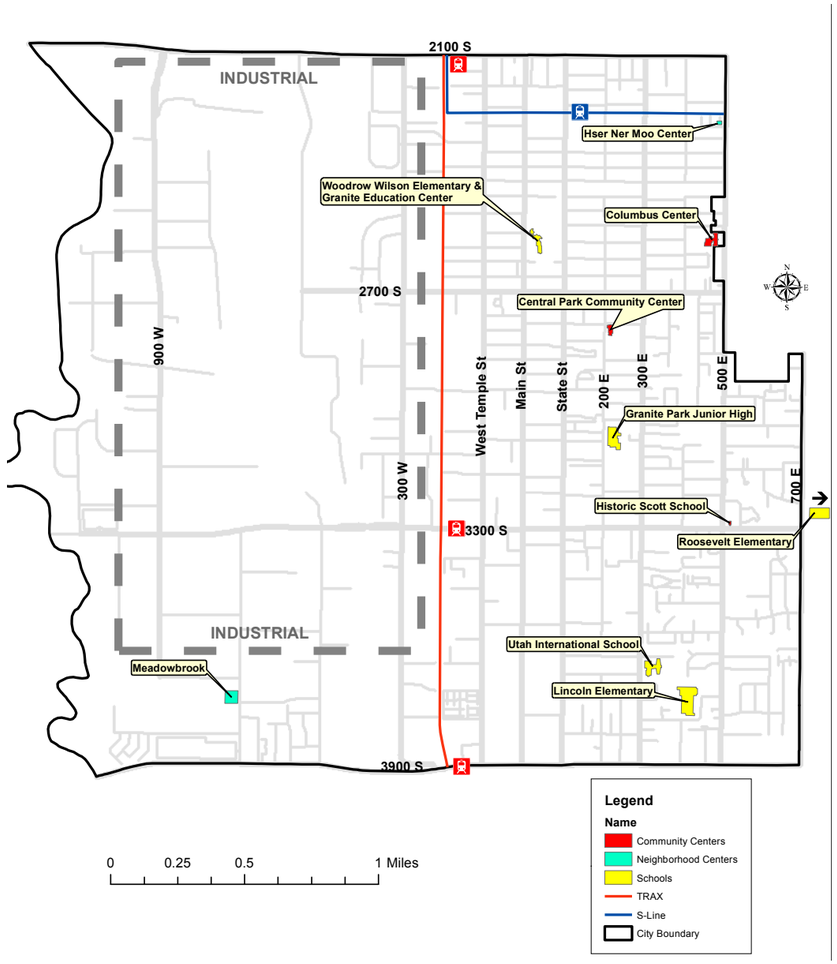


Table 6: Community Centers – 2015.

Name and Owner	Facilities	Programs
South Salt Lake City Community Centers		
Columbus Center	Gymnasium, auditorium, County library, senior center, Alianza Academy school, outdoor patio, outdoor green space	Fitness classes, basketball, open gym, senior activities, special events
Central Park Community Center	Gymnasium, boxing room, fitness room, classroom, kitchen, community garden	PAL boxing center, fitness room, indoor soccer, basketball, fitness classes
Historic Scott School Community Center	13 classrooms, outdoor classroom, community garden	Arts and crafts classes, community education, after-school program, Community Writing Center
Neighborhood Learning Centers		
Hser Ner Moo Center Owner: South Parc Townhomes	2 Classrooms, Computer Lab, Community Garden (adjacent)	Computer lab, community education, ESL, after-school program, preschool
Meadowbrook Learning Center Owner: UTA	Classrooms	Promise SSL after-school program
Utah International School Owner: Granite School District	Gymnasium, library, outdoor common area, sports field, classrooms	Promise SSL after-school program
Lincoln Elementary Owner: Granite School District	Gymnasium, cafeteria, sports field, playground, computer lab	Promise SSL after-school program
Woodrow Wilson Elementary Owner: Granite School District	Gymnasium, cafeteria, common areas, offices, sports field, playground	Promise SSL after-school program
Roosevelt Elementary Owner: Granite School District	Gymnasium, cafeteria, library, sports field, playground, computer lab	Promise SSL after-school program
Granite Park Junior High Owner: Granite School District	Gymnasium, computer lab, classroom, cafeteria, auditorium, little theater, track, soccer field	Promise SSL after-school program

Table 7: Recreation Amenities - 2015.

Type	Location	Number	Owner
Soccer fields	Central Park	1	City of South Salt Lake
	Granite Park Jr High	1	Granite School District
Baseball fields	Central Park	1	City of South Salt Lake
	Harmony Park	2	Salt Lake County
Basketball courts (indoors)	Columbus Center	1	City of South Salt Lake
	Central Park Community Center	1	City of South Salt Lake
	Granite Park Jr High	1	Granite School District
	Granite Peaks School	1	Granite School District
	Granite High	3	Granite School District
Tennis courts (outdoors)	Granite High	6	Granite School District
	Harmony Park	2	Salt Lake County
Volleyball (outdoor)	Harmony Park	1	Salt Lake County
Horseshoes	Harmony Park	1	Salt Lake County
	Columbus Detention pond		
Track	Granite High	1	Granite School District
	Granite Park	1	Granite School District
Playgrounds	Central Park	2	City of South Salt Lake
	Fitts Park	5	City of South Salt Lake
	McCall Park	1	City of South Salt Lake
	Lions Park (swings)	1	City of South Salt Lake
	General Holm Park	1	Salt Lake County
	Harmony Park	1	Salt Lake County
Pavilions	Fitts Park	4	City of South Salt Lake
	Lions Park	2	City of South Salt Lake
	General Holm Park	1	Salt Lake County
Community garden plots	Harmony Park	25	Salt Lake County
	Gateway Garden	12	City of South Salt Lake
	Historic Scott School	12	City of South Salt Lake
	Granite Park Jr High	24	Granite School District
Dog Park	Lions Park	1	City of South Salt Lake
Auditorium	Columbus Center	1	City of South Salt Lake
Event Lawn	Columbus Center Central Park Fitts Park Historic Scott School	4	City of South Salt Lake

GOALS



COMPARISON

South Salt Lake community facilities are well-utilized and often fully booked. This is due to several factors: high participation in programs, limited facilities, growing population, several shared (rented) facilities, and the loss of several previously used spaces. Every partner and program provider at our community facility suggested that more space (indoor and outdoor) was needed to continue existing programs in the face of increased participation and growing population. The city has been growing and expanding facilities at a steady pace in the past decade, but the need continues. The current park supply does not meet the City's demands and aspirations, nor does it compare favorably to what surrounding communities provide (Table 8).

The city does use additional recreation sites (Table 3), which nearly doubles the number of park acres and the park acreage per 1,000 residents. However, these are not typically counted in NRPA (National Parks and Recreation Association) ratios. They are also not always available and open to all residents.

Table 8: Comparison to Other Communities - Parks.

Name	Park acres per 1,000 residents
South Salt Lake	1.6
West Valley City	3.26
Salt Lake City	4.0
Murray City	6.5
Salt Lake County	6.7
US Average	16.2
Ntl. Recreation and Parks Association recommendation	10

Source: South Salt Lake General Plan 2009.

PROPOSED STANDARDS

The recommended recreation standards (Table 9) were set by studying nationally-recognized NRPA standards, reviewing what neighboring communities have achieved, and calculating the facilities that South Salt Lake City is currently utilizing but does not own. An additional standard, of putting a park with walking distance of every resident (approximately 1/4 mile) is also recommended by research in city planning, recreation and public health experts.

A comparison of the public recreation amenities currently found in the City of South Salt Lake to the recommended recreation standards (Table 10) shows the city's strengths and weaknesses. In some areas (open space, trails, bike lanes, community centers), the city is strong. But in the area of parks, indoor recreation and park amenities, the city is weak. The City should seek opportunities to increase amount of parks and open space it provides while working to complete proposed trail and community center projects. The recommended conditions include population growth a projected growth rate of 1%, growing to 30,500 residents by 2035.*

Three approaches should be taken:

1. Increase the overall amount of parks and public places in the City,
2. Increase the amount of City-owned facilities.
3. Increase the number of partnerships to provide recreation and facilities.

In addition, the City aspires to have a public recreation center within its boundaries. Community centers should continue to be established where population grows, for both city-owned or school-based locations. As school boundaries and sizes shift, changes should be made accordingly. The City should seek partnerships and opportunities to build a recreation center in combination with other uses or in a shared-use location.

Table 9: Proposed Recreation Standards.

	recommended total (2015)	supply per 1,000 residents	access
Parks	60 acres	2.5 acres	all residents within ¼ mile of a park
Open Space	60 acres	2.5 acres	all residents within 1 mile of open space
Trails	10.5 miles	0.25 miles	all residents within ¼ mile of a trail
Bike Lanes	6 miles	0.25 miles	all residents within ½ mile of a bike lane
Community Center	10	1 per 2,500 residents	all residents within 1 mile of a center

Note: includes City and County facilities, but not additional recreation sites. Population rounded to 24,000

Table 10: Facilities required to meet Recommended Standards.

	Desired conditions	Existing Conditions	Need
Parks	77.5 acres	36.3 acres	40.2 acres
Open Space	77.5 acres	166 acres	0 acres
Trails	10.9 miles	8.3 miles	2.7 miles
Bike Lanes	9 miles	8.2 miles	0.75 miles
Community Center	10	10	sites should shift geographically to meet population growth

**Source: Governor's Office of Management and Budget, 2012 Baseline Projections*

PARKS GOALS AND OPPORTUNITIES

Parks are the area with the largest unmet demand. They are also the facility with the most localized use. Many people walk to their local park, use it daily, and choose to locate close to them when they purchase or rent a home. Three steps are proposed to grow the supply of parks. These are quantified in the tables below and on Map 6.

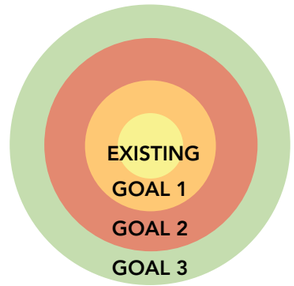
Goal 1. Expand parks to meet population growth by adding them into new development area.

Goal 2. Build parks in areas that do not a park within 1/4 mile to fill gaps in service.

Goal 3. Expand the overall quantity of parks to reach a higher level of service per capita.

Goal 4. Add amenities to existing facilities.

Goal 5. Improve the quality and function of facilities.



GOAL 1: Expand to meet population growth

Project/Opportunity	Units/Residents	Needed to meet current Level of Service
Riverfront	391 / 1,000	1.6 acres parks, Neighborhood Center
East Streetcar	1,000 / 2,000	3 acres parks, Trail
Downtown SSL	3,000 / 6,000	8 acres parks, Trail, Neighborhood Center
Private Development	1,000 / 2,000	3 acres
TOTAL	**15.6 acres** (1.6 acres per 1,000 new residents)	

New parks are should be built in areas where the population is growing. Much of the city's current infill growth is happening in three key areas: Riverfront, East Streetcar and Downtown. Many developers of larger multi-family residential projects include private recreation amenities.

GOAL 2: Expand to fill service gaps

Project/Opportunity	Units/Residents	Needed to meet access gaps
Access Gaps	no change	3 acres parks
Shared Use	no change	5 acres parks, open space
TOTAL	**8 acres**	

Several neighborhoods have poor access to parks because of the distance to a park and/or a physical barrier, such as a highway or rail line to cross. These "access gaps" can be met by seeking locations for smaller, local parks to be built.

GOAL 3: Expand to meet higher Level of Service

Project/Opportunity	Units/Residents	Additional Park space
Additional Parks (locations TBD)	no change	13 acres
TOTAL	**16 acres** (2.5 acres per 1,000 residents)	

Park acreage can be added as opportunities arise in new locations or adjacent to existing parks.

GOAL 4: Add amenities to existing facilities

Project	Location	Reason
Tennis courts	TBD	Loss of courts at Granite High
Indoor basketball	TBD	Short supply
Outdoor basketball	Central Park	No public courts in city
Playgrounds	TBD	To offer a playground at every park
Pavilions	Central Park	To support large events and gatherings
Picnic areas	Columbus Center, Historic Scott School	To meet requests
Walking Paths	Central Park	To meet requests
Community Gardens	Central Park	To meet requests
Dog Park	west of I-15	To meet requests
Multipurpose sports fields	TBD	To meet demand
Splash pad	TBD	To meet requests
Skate park	TBD	To meet requests

Several parks and open spaces could increase visitation or programs by adding amenities and facilities. Residents have also requested several amenities that currently do not exist in the city, or that are at risk of being lost. These capital improvement projects are as important as building new parks for meeting the needs and interests of their users.

GOAL 5: Improve quality and function of facilities

Project	Location	Reason
Repair pavilions	Fitts Park	Maintenance
Repair / replace / remove bridges	Fitts Park	Safety and pedestrian connections
Replace outdated irrigation systems	Central Park, Scott School	Water conservation, staff time.
Install signage	All parks and community centers	Lack of signage, updated branding, outdated information.
Update playgrounds	Fitts Park	Outdated and unsafe elements.
Enhance creeks and water features	Fitts Park	Ecological function, storm capacity, aesthetics.
Urban forestry	All parks	Continue to maintain and expand urban forest.

Facilities need regular updating to modernize, increase safety and efficiency and maintain them for the long term. These capital improvement projects should be planned on a scheduled basis.

POTENTIAL OPPORTUNITIES

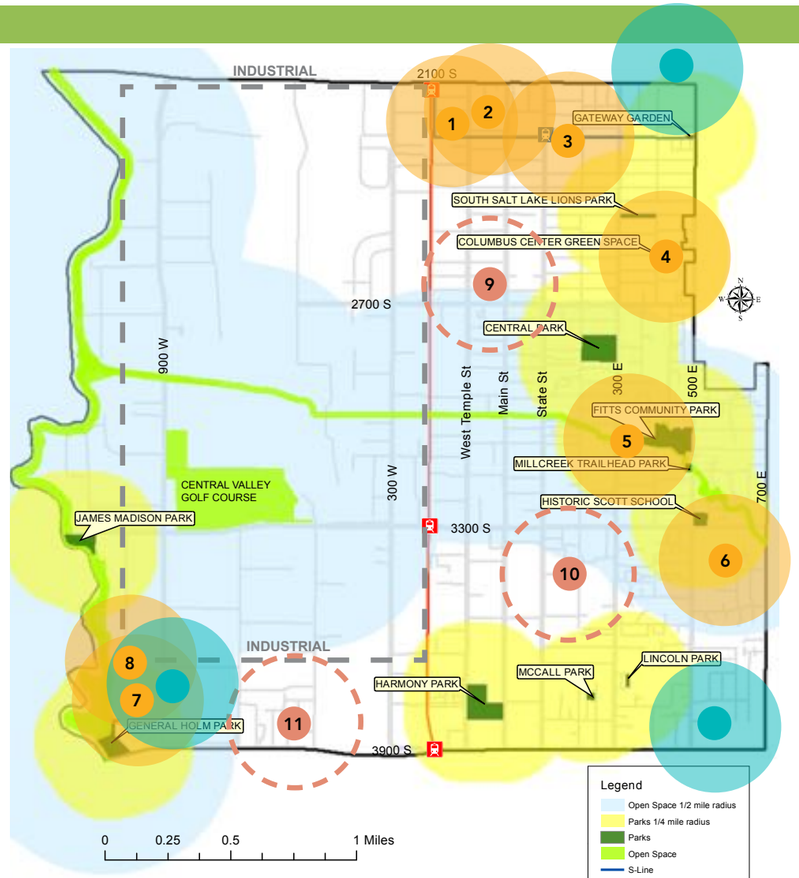
South Salt Lake has always been creative with its resources. There are numerous opportunities to continue to increase the available park space in every corner of the community. Potential opportunities are highlighted here (Table 11) and on Map 6.

Table 11: Potential Opportunities.

Name	Acres	Potential Amenities	Owner
Downtown Parks	3	Plazas, amphitheatre, pocket parks.	Private
Greenway Park	3	Landscape, turf, water feature, benches.	Private
S-Line Greenway	1.3	Landscape, benches, plazas.	UTA
Columbus Park	0.9	Sports field, playground, parking.	Todd Family
West Fitts Park	3.3	Turf, natural buffer to creek, Millcreek Trail, fitness equipment, nature playground.	City of South Salt Lake, 0.5 acres private
Granite High	5 to15	Sports field, walking path, playground, potential recreation center.	Private, Salt Lake County
Carlisle Park	0.5	Playground, turf, amenities	Lease from Granger-Hunter Water District
Overlook Park	0.3	Native plants, trailhead, benches	Thackery Garn
Downtown Community Center		Afterschool program, indoor recreation, arts and civic opportunities.	City of South Salt Lake
Additional Opportunities			
Access Gap Locations	3	Pocket parks, playgrounds, turf, sport courts	TBD
Shared Use Sites	5	Sports fields, playground	TBD
Private Development	3	Pocket parks, sport courts	TBD
TOTAL	**28-38 potential additional acres**		
Goal	40 additional acres by 2035		

MAP 6:

PARK OPPORTUNITIES



1 Downtown Park
2 Greenway Park
3 S-Line Greenway
4 Columbus Park
5 West Fitts Park
6 Granite High
7 Carlisle Park
8 Overlook Park
9 New Park in Access Gap (location TBD)
Shared Use Potential

TIMELINE

Because South Salt Lake is a built-out community, there are limited opportunities for acquiring land and building more parks. This plan lays out a realistic approach to provide parks first where they are where need most to increase access and second where the opportunities lie today.

The 5-year plan (2015-2020)

- All residents within ¼ mile of a place to play (park, open space or other recreation site)
- All residents within ¼ mile of a trail or bike route
- No net loss of park and recreation facilities (including other recreation site).
- No net loss of open space
- Improve existing properties to reach their full potential
- Increase number of City-owned recreation facilities and fields
- Acquire properties as opportunities arise
- Secure stable funding for maintenance and regular updates

The 20-year plan (2021-2035)

- All residents within ¼ mile of a public park
- All residents within 1 mile of open space
- All residents within ¼ mile of a trail
- All residents within ½ mile of a bike route
- Provide 2.5 acres of park space per 1,000 residents
- Provide 2.5 acres of protected open space per 1,000 residents
- Build a major community recreation center

COMMUNITY DEVELOPMENT RECOMMENDATIONS

Parks, open space, trails and community centers have a positive benefit on their neighborhood and on business districts. They often become destinations for people both inside and outside a community. on one of the key features they identify with a community and its identity. The Community Development Department has set goals for community facilities in the city's General Plan as well as in Small Area Master Plans and Development Agreements. In additions already stated in this plan, they suggest:

- Planting turf in existing retention basins to utilize for neighborhood parks
- Change the underlying zoning of properties utilized for recreation to maintain these purposes
- Study the feasibility of impact fees on new development
- Establish the Jordan River Parkway as a desirable place for residents, especially families
- Create a program to clean up Millcreek and the Jordan River and reduce undesirable activities
- Adopt trails and sidewalk plans or an "active transportation" plan into the General Plan.
- Recognize pedestrian trails as a significant lifestyle amenity and build a connected trail system.
- Continue to plan for the Parley's, Millcreek, and Meadowbrook trails.
- Preserve properties adjacent to trail corridors to establish corridors for these trails.
- Ensure trails connect to local sidewalks and to regional trails.

COST AND FUNDING

COST AND FUNDING



This master plan is attainable, with a steady commitment to budgeting and to creative financing. South Salt Lake has always done much on limited budgets and leveraged its funding, staff and resources with many other contributions. The city should adopt a new perspective on the long-term cost of projects while also taking a more pro-active stance on raising funds with the tools available to them.

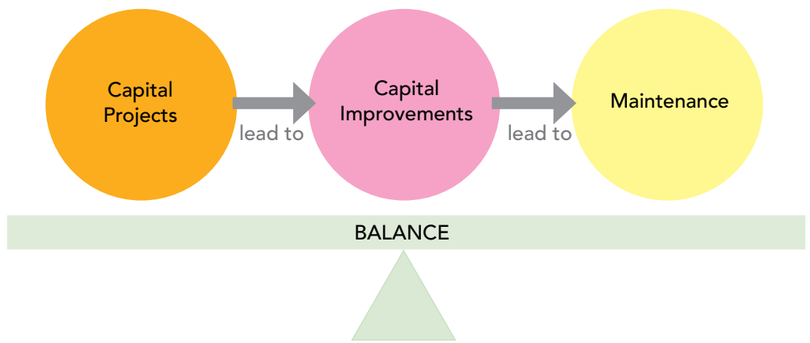
TOTAL COSTS

The total costs of every project must be considered before initiating a project to ensure long-term sustainability and success. Long-term costs of upkeep and operations typically far outweigh the initial investment. But the long-term community benefits do have a measurable and important impact. For every park, open space, trail or community center, there are three costs: the initial construction cost, the ongoing improvements to keep the asset in good condition, and the day-to-day maintenance to keep it clean, safe and in good working order.

CAPITAL PROJECTS
NEW
property purchase, buildings or additions, parks, trails, landscapes

CAPITAL IMPROVEMENTS
EXISTING
Major upgrades, repairs, replacements, remodels, change of use, technology update

MAINTENANCE
ONGOING
utilities, custodial, landscaping, security, repairs



CAPITAL PROJECTS COST

If the City is serious about boosting its parks and recreation inventory to ensure it can meet current and future demand, it needs to make significant investments. This should not come at the expense of the recreation programs that are very important to city residents. The city does not have to be the only one providing these services and facilities—they can be county or school-district projects or joint ventures. Many amenities can also be provided by developers within their private projects. However, the city is concerned with increasing city-controlled facilities to ensure it can meet its residents' unique demands and avoid losing critical recreation facilities. The costs of parks are the only ones featured in this chapter as the supply of open space, trails and community facilities is adequate and funding is also found through alternative sources, such as transportation funding. Potential costs of proposed parks are shown on Table 12.

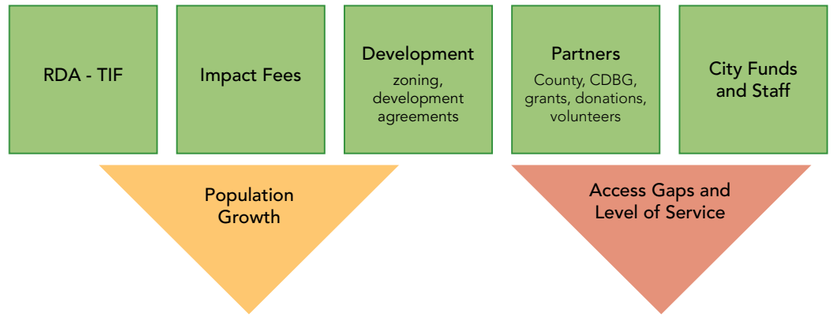
Table 12: Potential Cost and Funding - Parks

Name	Property Cost	Improvement Cost	Total Cost	Potential City Funding	Potential Other Funding
Downtown Park	$3,000,000	$ 3,000,000	$ 6,000,000	$ 6,000,000	0
Greenway Park	$3,000,000	$ 3,000,000	$ 6,000,000	$ 6,000,000	0
S-Line Greenway	0	$ 625,000	$ 625,000	$ 625,000	0
Columbus Park	$400,000	$ 450,000	$ 850,000	$ 850,000	0
West Fitts Park	$50,000	$ 500,000	$ 550,000	$ 550,000	0
Granite High (per acre)	$450,000	$500,000	$ 950,000	TBD	TBD
Carlisle Park	0	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Overlook Park	0	$ 125,000	$ 125,000	$ 125,000	$ 125,000
	$ 7,600,000	$ 9,450,000	$17,250,000	$15,250,000	$1,875,000
Additional Opportunities					
Access Gap Locations	$ 1,500,000	$ 1,500,000	$ 3,000,000	$ 3,000,000	0
Shared Use Sites	$ 1,000,000	$ 1,600,000	$ 2,600,000	$ 1,350,000	$ 1,250,000
Private Development	$ 500,000	$ 1,000,000	$ 1,500,000	0	$ 1,500,000
Additional Parks to raise Level of Service	$ 7,500,000	$ 7,500,000	$15,000,000	$15,000,000	0
TOTAL	$ 10,500,000	$ 11,600,000	$ 21,100,000	$ 19,350,000	$ 2,750,000

FUNDING SOURCES: CAPITAL PROJECTS

South Salt Lake has traditionally drawn on a number of sources to fund parks, including the general fund, Community Development Block Grants (CDBG), land donations, volunteer contributions, grants, and land dedications from developers. These are all still important resources. This plan will require more funding than these sources provide. The city should consider also using Redevelopment Agency (RDA) funds, instituting a parks impact fee for new development, and pursuing funding from partners, such as the County's ZAP taxes. These resources are shown below, along with the types of projects they can be used on (new development and population versus existing neighborhoods. Impact fees and RDA funds can only be used in the areas or projects where new development occurs.

FUNDING SOURCES: CAPITAL PROJECTS



FUNDING SOURCES: LONG TERM MANAGEMENT

Long-term management of properties includes every day maintenance, programs, and capital improvements for upgrades and upkeep (such as roof replacements). Every project proposal should include a budget projection for these costs. The industry range for typical parks maintenance cost is $5,000-$10,000 per year per acre. Currently, the SSL Parks Department Budget for 2014-2015 equaled $354,050 for parks (36 acres) plus additional city properties that require maintenance, such as building landscapes, park strips, RDA properties, and so on. The creation of the Public Assets Department to put all these duties into the same department will reshape this allocation in the 2015-16 budget and into the future. Management is paid for largely through the City General Fund and Capital Improvements and to a smaller degree through the Capital Improvements fund. Tenants, renters, volunteers and community service also perform a wide array of custodial and improvement projects.

FUNDING SOURCES: CAPITAL IMPROVEMENTS AND MAINTENANCE



APPENDIX - SWOT ANALYSIS

RECREATION SWOT ANALYSIS 2014
The following analysis summarizes overall city parks and recreation Strengths, Weaknesses, Opportunities and Threats (SWOT). Created with Parks and Recreation, Community Development, Promise SSL):

STRENGTHS

- Extensive system of community centers with a variety of offerings
- Have our own library, senior center (county-operated)
- Youth sports programs are high-quality, affordable, and have high participation rates
- Excellent after-school programming
- Successful Community Service program provides extensive free labor
- Partnerships with Jazz, SL Bees, Chill
- Programs target the city population well.
- New programs for adults in response to requests – Jazzercise, yoga, pickleball, adult volleyball.
- Special events are popular and are an excellent outreach tool.
- City is skilled at getting grant funding for programs that target their lower-income residents.
- High utilization of parks
- Value/cost of programs is high
- Customized, localized amenities
- Strong volunteers keep the rec programs going
- City has very good open space and recreation along Mill Creek and Jordan River.
- Expanding trail system to serve pedestrians and bicyclists.
- Majority of city residents have good access to parks and recreation facilities (city-owned or otherwise), measured by number of residents within walking distance (1/4 mile) of a park, open space or school.

WEAKNESSES:

- Have no adopted Parks and Recreation Master Plan
- Have no dedicated capital funding or impact fees.
- Have no master plans for several parks and facilities.
- Lack of coordinated Capital Improvements Plan or Facility Management expertise.
- Facility management funds have not grown to meet expanded property inventory.
- Outdated equipment and deferred maintenance (example – no automated irrigation at several sites).
- Feel the need for a "first class" recreation center.
- Still feeling loss of community rooms for rent after leasing Columbus Center to Alianza Academy.
- Some popular programs were lost/dropped in the last few years (WOW, adult softball, Movies in the Park, First tee)
- Limited adult recreation offerings and difficulty increasing participation in fitness classes.
- Limited summer recreation programs for youth and adults.
- County recreation is open to South Salt Lake residents, but many can't afford it.
- Relatively low level of service for recreation, measured by park acreage per capita.
- No field or gym space available to expand sports programs.
- Several facilities used for city programs are rented from school district or county. This poses uncertainty for their future availability and for future costs to use.
- Community Service program needs a permanent home and an internet connection.
- Columbus Center is harder to care for without Community Service housed there.
- Recreation scholarship program was not offered last year by grant funders and may not be offered this year
- Lack of expertise and funding to maintain Jordan River Parkway, highway interchanges, other non-park spaces
- No outdoor recreation programs
- No urban forestry master plan or coordinated city policy
- Parks maintenance yard and storage needs improvement – indoor space for equipment, more secured storage areas.

- Lacking equipment – balls, workout room, etc. Would like some of this equipment in every building.
- Need a place for Hser Ner Moo kids to play soccer – currently going to WVC
- No funding for adult fitness + limited program funding
- Demand exceeds supply now – will get worse with time
- Need a membership gym in the city – public or private
- Need bicycle routes and urban trails
- No parks in the northeast corner of the city (Except St. Ann's – maybe we can discuss with the diocese)
- Hser Ner Moo is not big enough community center for the demand

OPPORTUNITIES

- Tell people about recreation in new resident packet
- Opportunity for responsive programming and communication Guerrilla fitness- recreation anytime, anyplace Improve communication between departments and externally
- Central Park is close enough to access from the S-Line and could attract people with the right programming and wayfinding
- Scott School is underutilized for recreation
- Better job recruiting – can do with PSSL
- More collaboration with SL County Rec is possible
- Adult recreation programs get local businesses involved in the community.
- Potential new park and/or open space in the Riverfront-Carlisle neighborhood.
- Potential to acquire the green space, gymnasium building and/or Industrial Arts shop at Granite High.
- Potential to make Central Park the city's premier park and recreation and fitness center.
- Potential to move senior center to new location (Creekside Building) to open up space at Columbus for community use and/or school.
- Potential to acquire the Todd property to expand Columbus Center green space or building.
- Build parks and public spaces within Downtown South Salt Lake.
- Build the greenway public park along the S-Line/Parley's Trail.
- Acquire open space/parks along Millcreek trail corridors. Develop the city property on the west side of Fitts Park into trail corridor.
- Rent available gymnasium space in the city as temporary solution.
- Work with Salt Lake County Cultural Facilities Program to improve Historic Scott School a community arts center.
- Work with Salt Lake County to identify potential ZAP funded projects for if bond renewal passes in 2014.
- Potential to acquire additional property on Oakland Ave. to expand Public Works complex to include parks.
- Apply for grants to fund tree plantings on city property, native plant restorations along Jordan River.
- Potential for boating on the Jordan River through South Salt Lake and beyond.
- Remove/replace playground equipment at Fitts Park with equipment for a wider range of ages and interests.
- Create fitness circuit at Fitts Park with new sidewalk and fitness equipment.
- Create more recreation opportunities within developments, such as fitness centers, pools and rooftop gardens inside apartment complexes and PUDs.

THREATS

- Columbus Center does not feel like a community center anymore to some residents.
- Limited rooms/spaces available for rental by residents. Columbus spaces not replaced as promised.
- Questionable budget support for recreation programs, and potential further cuts in 2016.
- Salt Lake County interested in running more recreation programs within city, which may not suit resident needs and budgets as well as city programs.
- Losing public green space, tennis courts and track at Granite High.
- Losing location for Freedom Festival at Granite High.
- Possibility of additional loss of park space if Granite School District closes Granite Park Junior High School.
- Costs to rent/lease park and recreation facilities is increasing every year, at a rate faster than inflation as more agencies try to make facilities pay for themselves.
- City population is increasing through redevelopment, but land for park space is severely limited, further reducing level of service.

APPENDIX - PROGRAMS

RECREATION PROGRAMS

Over 550 youth participate in SSL Recreation programs, and hundreds of adults do as well. In addition, city events attract over 14,000 participants a year. Programs for include:

- Junior Jazz
- Youth open play basketball
- P.A.L. Bosing program
- Indoor Soccer
- Outdoor soccer
- Baseball
- Tee Ball
- Golf camp
- Basketball camp
- Volleyball camp
- Hiking group
- Community events, including:
  - Daddy Daughter Dance
  - Easter Egg Hunt
  - Senior Ball
  - Get into the River Festival
  - Mother and Son Fun
  - Huck Finn and Watermelon Drop
  - Freedom Festival
  - Halloween Spooktacular
  - Chess Tournament
  - Breakfast with Santa

Programs provided by others include:

- Jazzercise
- Zumba
- Active adult programs
- Snowboarding (Chill program)

PROMISE SOUTH SALT LAKE PROGRAMS

In 2014, 2,400 out of 6,000 youth nearly half the kids in South Salt Lake— participated in a Promise South Salt Lake program. This includes fun, educational, and family-supporting activities for youth from kindergarten through 12th grade at our 10 community centers. The city's budget is leveraged into over $2 million dollars in services a year. In addition, the program works with community partners to support programs, including: preschool, English language and citizenship classes, the Write Here writing center, community gardens, job skills classes, the Venture course for college credit, scholarships for youth, arts programming, STEM programs, and much more. These programs are largely at no cost to participants or to the city.

APPENDIX - FACILITY PLANS

FACILITY PLANNING

Several community facilities have current, complete master plans. Many more do not. These basic facility plans show the current amenities. In cases where there is a future master plan, proposed improvements are also mentioned. Master Plans should be prepared for all community facilities and updated on a regular basis. Facilities with current master plans or recent improvements plan that have guided improvements include:

- Central Park Community Center
- Central Park
- Historic Scott School
- Gateway Garden
- McCall Park
- Lincoln Park
- Millcreek Trailhead Park

Existing Facilities without future master plans include:

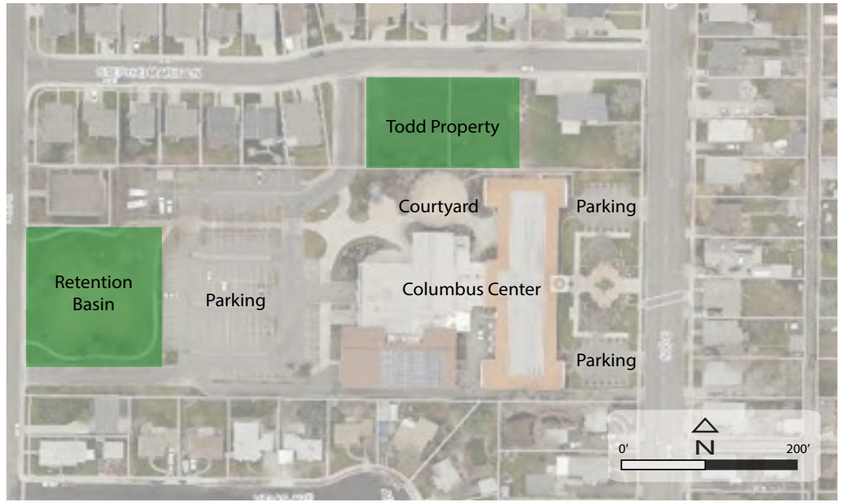
- Fitts Park
- Lions Park
- Columbus Community Center
- Historic Scott School

COMPREHENSIVE COMMUNITY FACILITIES PLANNING

Master plans need to address city-wide goals for community facilities. A comprehensive facilities plan is the best foundation for setting goals for each individual facility to help support. This plan should include the type of activities (program), management goals (shared use, etc.) and recommended capital improvements.

The maps on the follow pages show the current conditions of existing community parks and community centers.

COLUMBUS CENTER GREEN SPACE



LEGEND

green space

QUICK FACTS

RETENTION BASIN

OWNER: City of South Salt Lake

ADDRESS: 2531 South 400 East

TOTAL ACREAGE: 0.6 acre

AMENITIES:
- turf and irrigation
- stormwater retention

TODD PROPERTY

OWNER: Todd Family, leased by City of South Salt Lake

ADDRESS: 2508 South 500 East

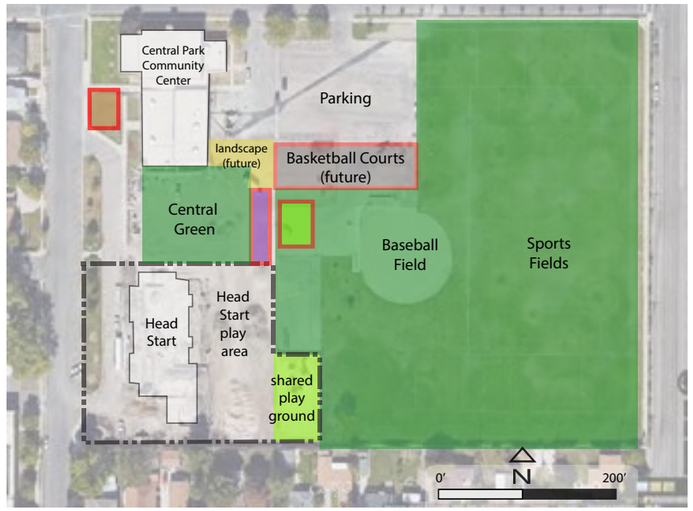
TOTAL ACREAGE: 0.5 acre

AMENITIES:
- turf and irrigation
- fence





CENTRAL PARK



LEGEND

community garden (future)
pavilion (future)
active recreation area
playground
playground (future)

QUICK FACTS

OWNER: South Salt Lake City

ADDRESS: 2797 S. 200 East

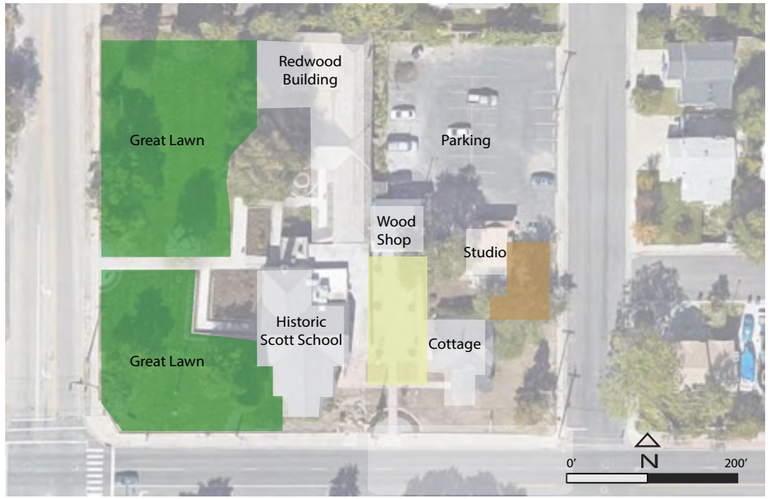
TOTAL ACREAGE: 6.5 acres (plus 1 acre building)

AMENITIES:
- soccer field
- baseball field
- 2 playgrounds
- event lawn
- parking
- adjacent recreation center
- adjacent Head Start preschool and kitchen





HISTORIC SCOTT SCHOOL GREEN SPACE



LEGEND

green space
courtyard
community garden

QUICK FACTS

OWNER: City of South Salt Lake

ADDRESS: 3238 South 500 East

TOTAL ACREAGE: 0.6 acre

AMENITIES:
- Great Lawn for events
- turf
- irrigation
- arboretum
- courtyard
- community garden





FITTS COMMUNITY PARK



LEGEND

memorial | picnic area | restrooms | river/stream
pavilion | playground | maintenance facility

QUICK FACTS

OWNER: South Salt Lake City

ADDRESS: 3010 South 500 East

TOTAL ACREAGE: 7.84 acres

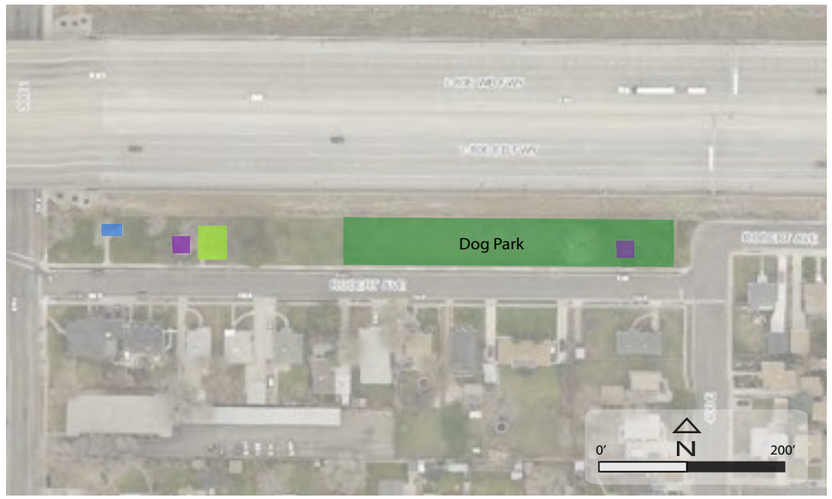
AMENITIES:

- 7 playgrounds
- 4 pavilions (Xango, Swire, Wandamere, Lions Pride)
- Veterans memorial
- restrooms and concession stand
- turf
- irrigation
- Millcreek, Spring Creek and Welby Ditch
- Millcreek Trail
- Parks Department maintenance yard





LIONS PARK



LEGEND

pavilion | active recreation area | playground | restrooms

QUICK FACTS

OWNER: City of South Salt Lake (0.16 acres), UDOT (0.86 acre)

ADDRESS: 311 East Robert Ave

TOTAL ACREAGE: 1 acre

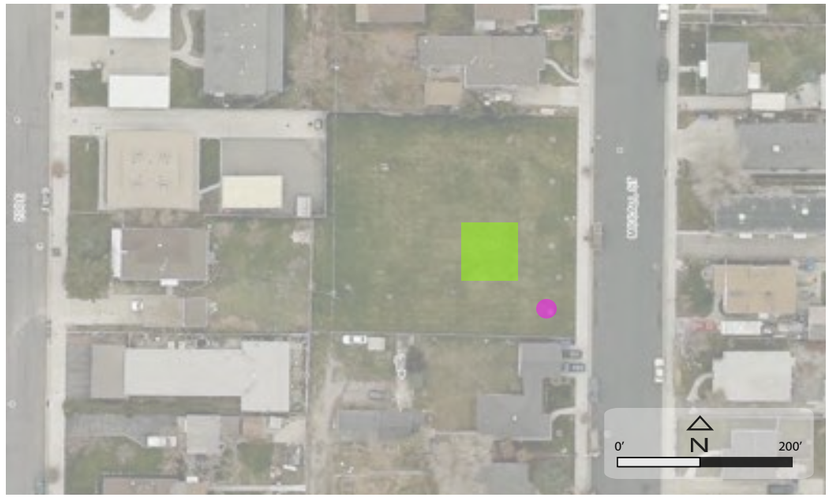
AMENITIES:

- swings
- dog park
- restroom
- 2 pavilions
- turf
- irrigation
- lighting





McCALL PARK



LEGEND

picnic area

playground

QUICK FACTS

OWNER: City of South Salt Lake

ADDRESS: 3702 South McCall Street

TOTAL ACREAGE: 0.5 acre

AMENITIES:

- turf
- irrigation
- playground
- picnic table
- stormwater detention basin





LINCOLN PARK



LEGEND

green space

QUICK FACTS

OWNER: City of South Salt Lake

ADDRESS: 3680 South Lincoln Park Dr.

TOTAL ACREAGE: 0.34 acre

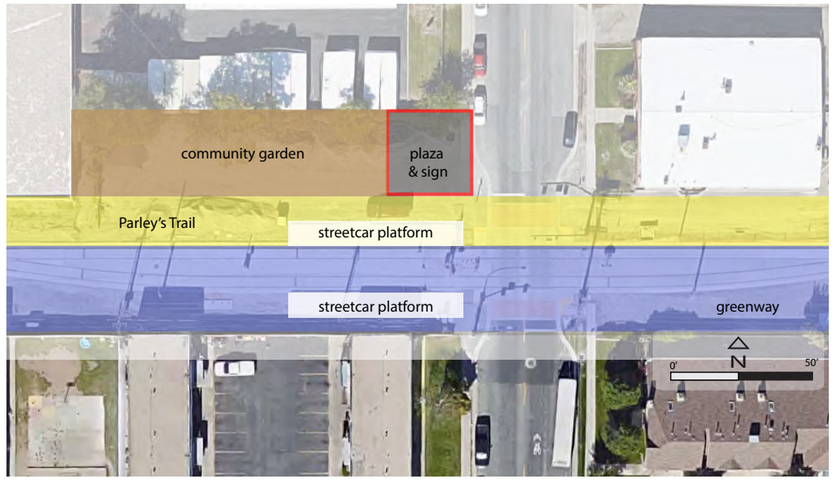
AMENITIES:

- turf
- irrigation
- trees





GATEWAY GARDEN



LEGEND

community garden | gateway plaza | Parley's Trail | S-Line

QUICK FACTS

OWNER: City of South Salt Lake

ADDRESS: 2230 South 500 East

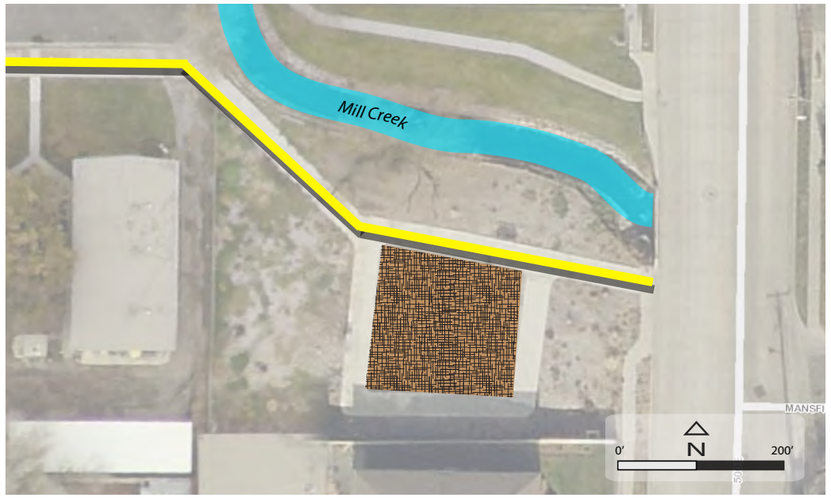
TOTAL ACREAGE: 0.2 acre

AMENITIES:
- community garden
- Parley's Trail
- S-Line streetcar
- trees
- patio area with seating
- Gateway sign for South Salt Lake





MILLCREEK TRAILHEAD PARK



LEGEND

native plant demostration garden | river/stream | trail

QUICK FACTS

OWNER: City of South Salt Lake, conservation easement by Salt Lake County

ADDRESS: 3116 South 500 East

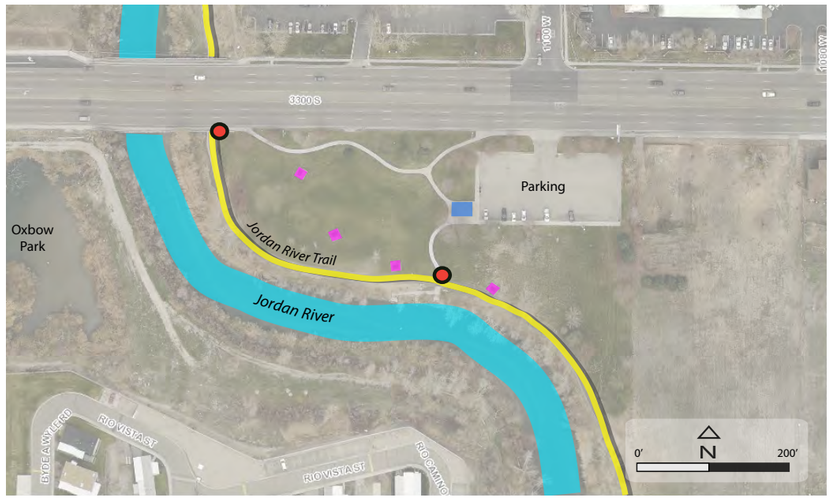
TOTAL ACREAGE: 0.43 acre

AMENITIES:
- natural open space
- native plan demonstration garden
- Mill Creek
- Millcreek trail connection
- concrete walkway
- benches





JAMES MADISON PARK



LEGEND

picnic area | restrooms | river/stream | trail | trail access

QUICK FACTS

OWNER: Salt Lake County

ADDRESS: 1111 West 3300 South

TOTAL ACREAGE: 3.8 acres

AMENITIES:
- restrooms
- turf
- irrigation
- Jordan River Parkway trailhead





HARMONY PARK



LEGEND

pavilion | active recreation area | restrooms | community garden

picnic area | playground

QUICK FACTS

OWNER: Salt Lake County

ADDRESS: 3760 South Main Street

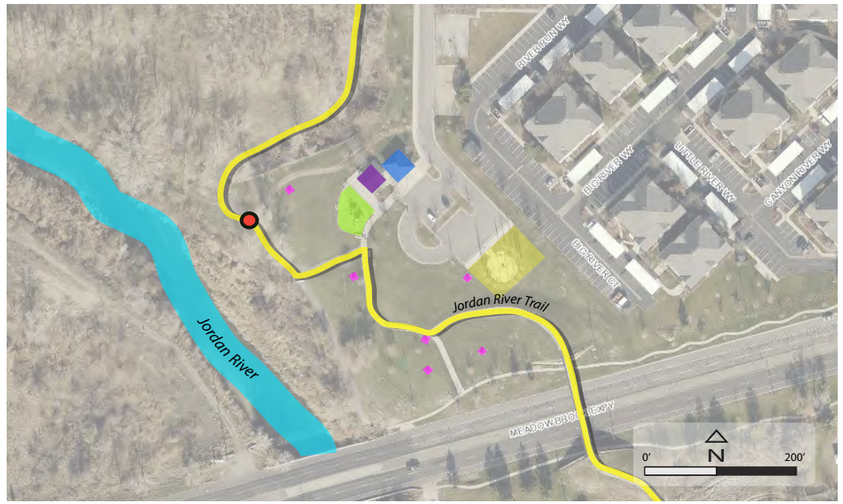
TOTAL ACREAGE: 10.6 acres

AMENITIES:
- playground
- restrooms
- pavilions
- 2 baseball fields
- 2 tennis courts
- horseshoe area
- community garden
- turf
- irrigation





GENERAL HOLM PARK



LEGEND

- world war two memorial
- picnic area
- restrooms
- pavilion
- playground
- river/stream
- trail
- trail access

QUICK FACTS

OWNER: Salt Lake County

ADDRESS: 1021 West Carlisle Park Lane

TOTAL ACREAGE: 3.4 acres

AMENITIES:

- playground
- pavilion
- restroom
- turf
- irrigation
- World War II memorial
- pedestrian bridge over 3900 South
- Jordan River Parkway Trail and trailhead





COLUMBUS CENTER



QUICK FACTS

OWNER: City of South Salt Lake

ADDRESS: 2531South 400 East

BUILDING AREA: 43,291 sf

PROPERTY AREA: 227,993 sf (5.2 acres)
Additional property - Todd property, leased by City (0.6 acres)

AMENITIES:

- SL County Library
- SL County Senior Center
- Alianza Academy
- Recreation Offices
- Gymnasium
- Auditorium

BUDGET 2014-15

- Maintenance/Supplies $79,000
- Utilities $60,000
- Program Staff

BUILDING NOTES

- 1999 Building remodel and opening
- 2010 Tower Remodel
- 2012 School wing remodel





CENTRAL PARK COMMUNITY CENTER



QUICK FACTS

OWNER: City of South Salt Lake

ADDRESS: 2797 S 300 East

BUILDING AREA: 16,092 sf

PROPERTY AREA: 150,473 sf (3.5 acres)
Additional property - Central Park (4 acres)

AMENITIES:
- Gymnasium
- Boxing Gym
- Classrooms
- Recreation Storage room
- Kitchen

BUDGET 2014-15
- Maintenance/Supplies $15,000
- Utilities $20,000
- Program Staff

BUILDING NOTES
- 2009 Acquisition
- 2013 Demolition, remodel and sale of property to Head Start





HISTORIC SCOTT SCHOOL COMM. CENTER



QUICK FACTS

OWNER: City of South Salt Lake

ADDRESS: 3300 South 500 East

BUILDING AREA: 15,866 sf

PROPERTY AREA: 43,559 sf (1 acre)
Additional property - Todd property, leased by City

AMENITIES:
- Historic Scott School building
- Community and Arts Center
- Pioneer Craft House - Flute, Pottery, Weaving, Jewelry Studio

BUDGET 2014-15
- Maintenance/Supplies $16,000
- Utilities $28,000
- Program Staff

BUILDING NOTES
- 2007 purchase
- 2013 site remodel





E. MODERATE INCOME HOUSING PLAN 2022

RESOLUTION R2022- __

A RESOLUTION OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL ADOPTING THE ANNUAL MODERATE INCOME HOUSING PLAN REPORT TO THE STATE OF UTAH

WHEREAS, the Legislature has determined that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, available moderate income housing allows people of various income levels to live in a community and to benefit from and fully participate in all aspects of neighborhood and community life; and

WHEREAS, the City of South Salt Lake first established a moderate income housing plan in 2016 and is required to report progress annually; and

WHEREAS, the City of South Salt Lake adopted a general plan in 2021, which included, among other things, the City's Moderate Income Housing Plan as required by state law; and

WHEREAS, City staff has prepared an updated moderate income housing plan, pursuant to state requirements, to better reflect the City's current demographics; and

WHEREAS, the progress report is attached to this resolution as Exhibit A and has been reviewed and discussed during this City Council meeting;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South Salt Lake that the Updated Annual Moderate Income House Plan Report, attached as Exhibit A and incorporated by this reference is adopted and the Appendix of the City's General Plan containing the Moderate Income Housing Plan should be updated to include the attached updated plan.

(signatures appear on separate page; remainder of page intentionally left blank)

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this _____day of _____, 2022.

BY THE CITY COUNCIL:

_____
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mila	_____
Pinkney	_____
Siwik	_____
Thomas	_____
Williams	_____

ATTEST:

_____
Ariel Andrus, City Recorder

Moderate Income Housing Plan 2022
in accordance with Section 10-9a-403(2)(b)(iii)

(E) Strategy 1: Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Implementation Action:

- Identify areas of the city with appropriate infrastructure, amenities, and services to support detached accessory dwelling units; and
- Work with the South Salt Lake City Council and appropriate South Salt Lake City Staff to create and implement an ordinance for detached accessory dwelling units in residential zones by 2024.

(F) Strategy 2: 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:

- Coordinate with Wasatch Front Regional Council on developing and adopting station area plans for the Meadowbrook, Millcreek, and Central Pointe UTA TRAX Stations, as well as the 500 East, 300 East, and South Salt Lake City S-Line stops. At least four of these station area plans will be completed by December 31, 2025.
- Revisit annually and revise as appropriate South Salt Lake's transit-oriented development (TOD) land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of the general plan and with the moderate income housing strategies outlined here. Primary methods should include:
    - Revisiting TOD boundaries;
    - Reviewing current residential density maximums; and
    - Promoting transit supportive design and appropriate density to leverage transit oriented development along TRAX, streetcar, and key bus hubs; and
- Revisit annually and revise as appropriate South Salt Lake's commercial zone policies and zoning provisions to measure effectiveness and consistency with the goals of the general plan and with the moderate income housing strategies outlined here. Primary methods should include:
    - Evaluating potential locations for higher residential densities in commercial zones, primarily guided by the future land use map in the General Plan;
    - Carefully excluding areas that have the highest potential as thriving commercial hubs; and
    - Evaluating potential incentive-based policies to attract moderate to low-income housing developments.

(H) Strategy 3: Amend land use regulations to eliminate or reduce parking requirements of 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:

- Revisit annually and revise as appropriate South Salt Lake's transit-oriented development (TOD) land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of the general plan and with the moderate income housing strategies outlined here;
- Consider permitting tandem parking in appropriate areas;
- Revisit annually and revise as appropriate South Salt Lake's current parking reduction requirements; and
- Revisit annually and revise as appropriate South Salt Lake's shared parking schedule.

(Q) Strategy 4: Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone

Implementation Action:

- Create a housing and transit reinvestment zone surrounding the Central Pointe TRAX Station by 2024.

(V) Strategy 5: Develop and adopt a station area plan in accordance with Section 10-9a-403.1

Implementation Action:

- Coordinate with Wasatch Front Regional Council and other appropriate agencies on developing and adopting station area plans for the Meadowbrook, Millcreek, and Central Pointe UTA TRAX Stations, as well as the 500 East, 300 East, and South Salt Lake City S-Line stops. At least four of these station area plans will be completed by December 31, 2025.