

City Council Work Session

CED Presentations
July 11, 2023



General Plan Update

Status Update

- Previous Council Discussion – December 2022
 - Council discussion focus on land use and housing
- Recommendations:
 - ***Utilize existing master plans***
 - Identify context-sensitive ways to guide redevelopment (Smart Growth)
 - Identify range of options to provide affordable/attainable housing
 - Multiple housing types
 - Multiple implementation tools
 - Avoid ‘overdevelopment’
- Goal – full working draft and public input opportunities by fall 2023
- Ongoing consideration of form-based code ordinance

General Plan Philosophy



Approach this planning effort from the neighborhood scale outward

Plan for all elements at the neighborhood level



Maintain and improve the safety, viability, and connectivity of all transportation methods

Complete streets approach



Plan and develop policy to accommodate growth rather than react to it, in a way that:

Is context sensitive (what works in one location may not work in others)

Avoids creating a disproportionate impact in any one area



Plan for a variety of affordable, attainable housing options



Utilize recommendations from existing adopted master plans and existing/ongoing community input



Thoughtfully identify key future redevelopment areas and ways to guide it

Form-based code

Goals

- **Goal 1** – Preserve Existing Neighborhoods
- **Goal 2** – Enhance local services and amenities, and connect neighborhoods to them
- **Goal 3** – Provide for a variety of community and lifestyle choices
- **Goal 4** – Transform major corridors
- **Goal 5** – Create vibrant, walkable activity centers, including a Cottonwood Heights town center
- **Goal 6** – Maintain and improve the city's recreation network
- **Goal 7** – Establish policies that help protect the natural environment
- **Goal 8** – Plan and prepare for future growth and development in a context-sensitive manner

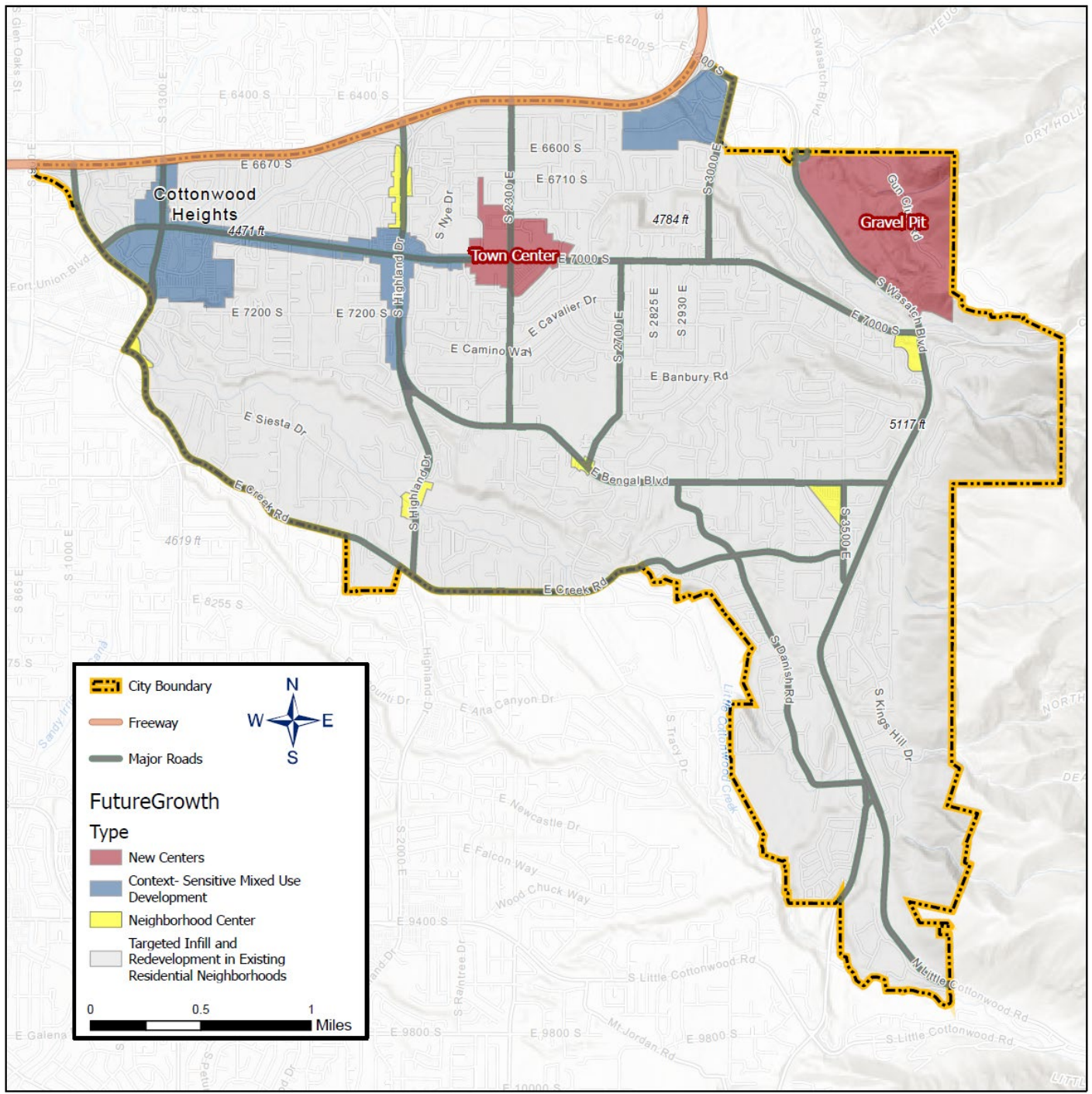
Update on Land Use Element

Priorities:

- Plan proactively and responsibly for growth to limit negative impacts and maintain a high quality of life, in a way that compliments established city values (smart growth)
- Support existing neighborhoods while providing a variety of new and affordable housing options for various types of individuals and households
- Establish a town center area with strong community identity
- Guide appropriate redevelopment of and accessibility to other smaller, established centers to continue to meet local shopping and service needs
- Plan for a dynamic transportation system that equally balances vehicles, transit, pedestrians, and active transportation (complete streets)
- Develop policies to accommodate shifting working and shopping patterns
- Embrace and protect the natural environment, views, open spaces, and natural resources

Land Use Approach

- ***Utilize existing adopted master plans to the greatest extent possible; adjust when necessary and timely***
- Develop neighborhood small area plans
- Implement a development code with form-based elements to shape targeted redevelopment areas, particularly around Fort Union Boulevard
- Develop small area plans for key commercial redevelopment sites:
 - Town center, gravel pit, etc.

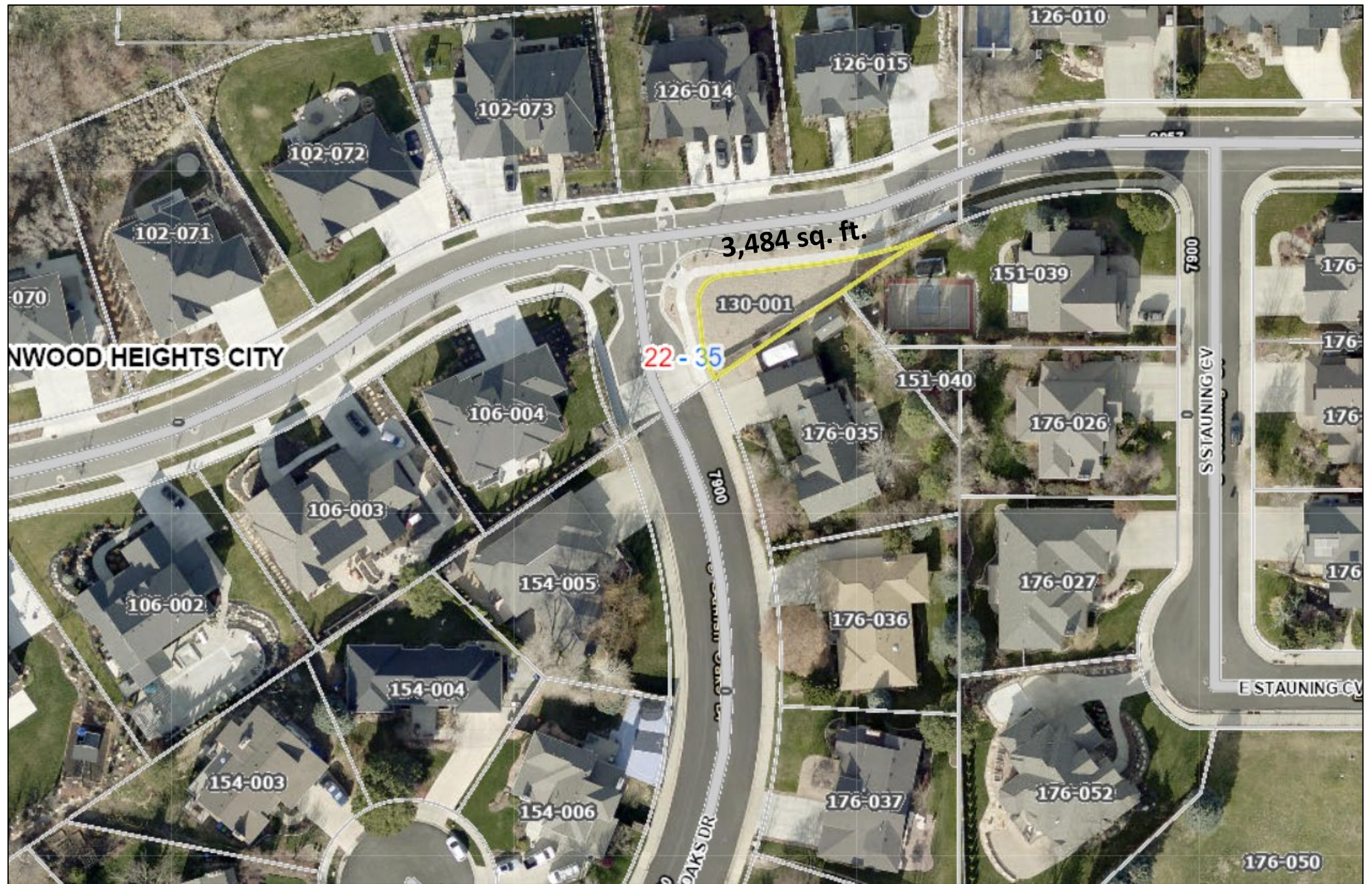


Request

- Council review of adopted master plans and studies (particularly in future growth areas), in preparation for draft review and public engagement
 - Fort Union Boulevard Master Plan
 - Parks, Trails, Open Space Master Plan
 - Fort Union Corridor Study and Visioning Study
 - Etc.

Surplus Property

2912 East Denmark Drive



Background

- Land dedicated to city after Watson Hollow Subdivision was completed
- Serves no public purpose, was not a development requirement
- Adjacent neighbor (east) interested in purchase
- Requires surplus process



Surplus Process

- City appraisal
- If value < \$250,000
 - Staff analysis of city use of property
 - Report to Council of surplus nature of property and appraised value
 - Council declaration of surplus, minimum bid price
 - Property surplus process managed by finance director

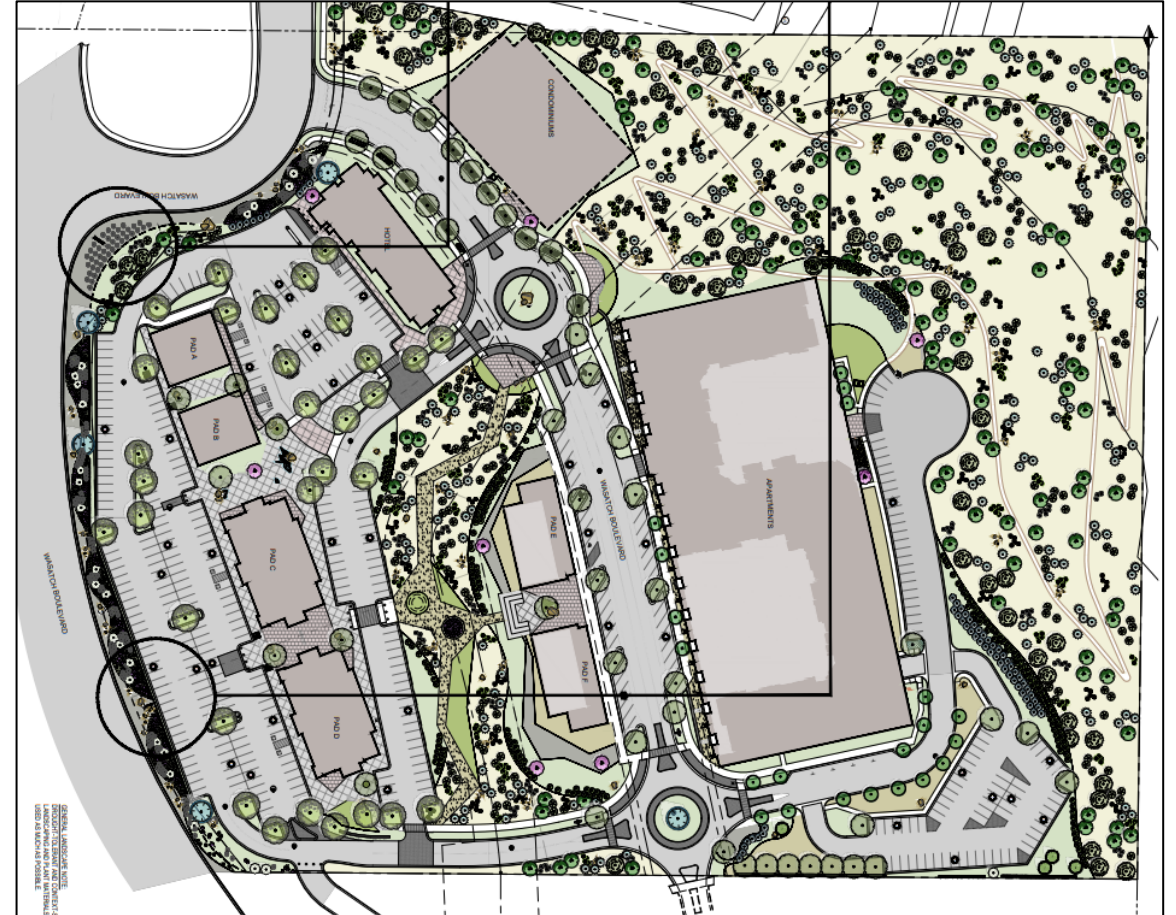
CDRA Meeting

CED Presentations
July 11, 2023



Gravel Pit CRA

Project Background



PDD Approved August 2021

Background

- After approval, developer began preparing engineering plans for the site and completing additional site trenching/sensitive lands analysis, as required by ordinance
- Additional fault traces were discovered, resulting in a reduction of the apartment building approved by City Council in February 2023 (325 units reduced to 300 units)
- Developer has cited market inflation, interest rate increases, and construction cost increases as challenges that have increased since development approval

Background

- Rockworth is currently pursuing Public Infrastructure District creation to assist in the cost of infrastructure (additional mill levies on tax payments)
- Rockworth is now interested in pursuing the creation of a Community Reinvestment Area (CRA) to utilize tax increment financing to assist in the timely completion of the project as approved
- CDRA has previously directed staff to proceed with CRA creation on entire gravel pit site, which was tabled due to lack of quantifiable data needed for a 'but for' analysis

Next Steps

- Direction from CDRA on whether to restart meetings with taxing entities, utilizing Rockworth's information to assist.
 - Schedule future CDRA presentation by Rockworth
 - Additional preparation and analysis of CRA area plan for gravel pit