Public notice is hereby given that the City of South Salt Lake Redevelopment Agency will hold a meeting on Wednesday, October 24, 2018, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at 6:00 p.m., or as soon thereafter as possible.

Conducting: Mark Kindred, Chair

Opening Ceremonies

1. Roll Call

No Action Comments

1. Bills, Claims, and Communications
2. Report of the Executive Director

Approval of Minutes

September 19, 2018

New Business

1. Opportunity South Salt Lake and General Plan Presentation
2. Downtown RDA Budget
3. Market Station RDA Project Area Amendment
4. Discussion on whether to use the City portion of the Riverfront Tax Increment to offset costs for Single Family Resident at Riverfront

Motion for Closed Meeting

Adjourn

Posted October 19, 2018

In accordance with State Statute and RDA Board policy, one or more Board Members may be participating via speakerphone.

Those needing auxiliary communicative aids or other services for this meeting should contact Craig Burton at 801-483-6027, giving at least 24 hours’ notice.
CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
MINUTES OF MEETING HELD
October 24, 2018

Date/Time/Place Wednesday, October 24, 2018
6:23 p.m.
220 East Morris Avenue #200
South Salt Lake, Utah 84115

Conducting Mark Kindred, Chair

DIRECTORS PRESENT:
Sharla Bynum, Ray deWolfe, Mark Kindred, Ben Pender
Shane Siwik and Corey Thomas

DIRECTORS EXCUSED:
Portia Mila

STAFF PRESENT:
Mayor Cherie Wood
Randy Sant, Economic Development Consultant
Mike Florence, Community Development Director
Alex White, Senior City Planner
Sharen Hauri, Urban Design Director
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Others Attending: See Attached

Opening Ceremonies

1. Roll Call. All directors present.

No Action Comments.

1. Bills, Claims, and Communications. None.

2. Report of the Executive Director. Mayor Wood read a letter from Salt Lake County Flood Control. A copy is attached and incorporated by this reference.

Approval of Minutes

September 19, 2018. Board Member Pender made a motion to approve these minutes.

MOTION: Ben Pender
SECOND: Corey Thomas
Voice Vote:
Bynum: Yes
deWolfe: Yes
Kindred: Yes
Mila: Absent
Pender: Yes
Siwik: Yes
Thomas: Yes

The Board moved to item number four on the agenda

New Business

1. **Opportunity South Salt Lake and General Plan Presentation.** Community Development Director, Mike Florence, Senior City Planner, Alex White and Urban Design Director, Sharen Hauri made a presentation to the Board. A copy is attached and incorporated by this reference.

2. **Downtown RDA Budget.** Moved to a future RDA meeting.

3. **Market Station RDA Project Area Amendment.** Moved to a future RDA meeting.

4. **Discussion on whether to use the City portion of the Riverfront Tax increment to offset costs for Single Family Resident at Riverfront.** Economic Development Consultant, Randy Sant, said at the October 10, 2018 Council meeting the Council was presented with a rezoning plan for the Riverfront community. Staff has received a request from the developer to see if the RDA would be willing to offer tax increment to help with the single family home development. The developer would plan on developing seventy-seven homes and with that there is some added costs from 900 west street development, storm drain upgrade and some costs for an access road. The portion that the RDA would provide would be about $750,000.

Board Chair Kindred asked if this is something the RDA typically does for a developer.

Mr. Sant said this is not typical and it was something that was done more in the past but it is within the realm of the RDA.

Board Chair Kindred is not against having this area in Riverfront as townhomes but if the Board would like to move in this direction he will be in support of it.

The Board agreed to go forward with the tax increment.

Board Member Siwik made a motion to adjourn.

**MOTION:** Shane Siwik
**SECOND:** Ray deWolfe
Voice Vote:
Bynum: Yes
deWolfe: Yes
Kindred: Yes
Mila: Absent
Pender: Yes
Siwik: Yes
Thomas: Yes

The meeting adjourned at 7:13 p.m.

Mark Kindred, RDA Chair

Craig D. Burton, RDA Secretary
<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>REPRESENTING</th>
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<tbody>
<tr>
<td>Terry Diehl</td>
<td>9561 Wasatch Blvd</td>
<td>Thackery Green</td>
</tr>
<tr>
<td>Michael Christensen</td>
<td>7450 Heritage Park Blvd, Layton, Thackery Green</td>
<td></td>
</tr>
<tr>
<td>Sean Warner</td>
<td>930 W Lotus Brook</td>
<td>Home Owner</td>
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<tr>
<td>Richard Miller</td>
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<tr>
<td>Tammi Draz</td>
<td>292 Wesley Ave.</td>
<td>Self</td>
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<tr>
<td>Doug Allstrom</td>
<td></td>
<td>City Council Attorney</td>
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October 23, 2018

Dennis Pay, P.E.
City of South Salt Lake
220 East Morris Avenue
South Salt Lake City, UT 84115

RE: Mill Creek Basin
Parcel ID: 16-30-430-074-0000

Dear Mr. Pay,

I attended the City of South Salt Lake Redevelopment Agency meeting on October 10, 2018 per your invitation. It was my understanding that the Redevelopment Agency had questions for Salt Lake County Flood Control (SLCo FC) regarding the Detention Basin (basin) on Mill Creek located at 3195 S 540 E in South Salt Lake. There was little discussion of the basin and I was not asked any questions during that meeting.

Salt Lake County owns the basin (Parcel ID 16-30-430-074-0000) and Mill Creek and the basin are Salt Lake County Flood Control Facilities per Salt Lake County Ordinance, 17.08.040. SLCo FC maintains the basin as a flood control facility, but does not maintain the basin to any recreational standards or as a recreational pond. The detention basin is best operated empty because it gives greater capacity during high run-off events. We lower the elevations in the basin during spring runoff or anticipated high run-off events.

As the property owner, SLCo FC is concerned about potential liability associated with turning the area into a public park. The District Attorney’s office is researching any additional concerns the County might have regarding a change in use to the area.

Any structures and modifications including pavilions, picnic tables, fences, boat ramps, etc., within 20 feet of top of bank or edge of basin or Mill Creek must be authorized by the issuance of a Salt Lake County Flood Control Permit per Salt Lake County Ordinance, 17.08.020. These structures may hinder Salt Lake County Flood Control operations and maintenance activities and could possibly create a flooding risk.

Sincerely,

[Signature]

Lizel K Allen, PE, CFM
Associate Division Director
SLCo Flood Control Engineering

SLCo Flood Control Engineering
FILE: Letter FILEPATH: P:\1NP\Mill Creek Pond_500 E
General Plan

• Adopted December 2009
• 7 Planning Elements
  – Community Values
  – Land Use
  – Transportation
  – Economic Sustainability
  – Parks and Recreation
  – Community Facilities
  – Housing
Community Values

- Established downtown and developed key first projects
- Created a nightlife district and changed liquor laws to accommodate breweries
- Planning grants
  - S-Line, Downtown and State Street
- Adopted water, sewer and parks impact fees
- Implement plans and policies for higher quality more diverse housing
Land Use

- Code updates:
  - commercial and residential design standards
  - landscaping
  - parking, etc.

- Master plans:
  - Downtown, Riverfront, Crossing, S-Line, Life on State, Creative Industries

- Created Redevelopment areas:
  - Downtown RDAs (Market Station, Central Pointe)
  - S-Line
Transportation

- Transit: S-Line, bus shelter enhancements
- 9 miles of Bike Lanes:
  - 500 E, 300 E, 2700 S, Main
- Sidewalk Master Plan (south of 3300)
- Funding for Strategic Mobility Plan
- State Street/I-80 Interchange EIS
Economic Sustainability

- Economic Development Strategic Plan
- Redevelopment Areas:
  - Central Pointe, Market Station
- Economic development projects:
  - Chinatown, Granite High, Crossing, Wasatch Renal, Riverfront, Harley Davidson, residential developments
- Identified future redevelopment project areas
- Construction Values since 2015: $311,681,271
- Sales Tax Growth
Parks and Recreation

- Adopted Parks, Open Space, Trails, Community Facilities Master Plan
- Adopted Park impact fees
- Parks
  - **New:** Central Park, McCall Park, West Fitts Park, Gateway Park, Lincoln Park
  - **Improved:** Fitts & Lions
- 8 miles of Trail completed
- 1139 youth registrations for Recreation in 2017
- New Community Centers
  - Historic Scott School, Central Park
- New City events:
  - Mural Fest, Cool Summer Nights, Senior Arts Programming, Veterans Appreciation Reception, Chess Tournament, Senior Ball, 5K Walk/Run
Community Facilities

- Master plans
  - Parks
  - Sidewalk
  - Stormwater
  - Street lighting

- Funding obtained through impacts fees, grants and partnerships

- Promise SSL programs at 13 community centers

- Two new Head Start facilities, free pre-school at Granite schools
New housing units since 2006: 3,181
Moderate Income Housing plan
Good Landlord Participants: 711/875
Community Connection:
  Neighborhood Revitalization (2011-2018)
  - Volunteers: 10,868
  - Volunteer hours: 59,234
  - Value: $1,226,955
Summary of Opportunity SSL
Goal

To consider the future of South Salt Lake’s “built environment” and harness the energy and ideas needed for the greatest outcome.
Strategy

• Convene experts in the areas of planning, development, transportation and business to consider the opportunities that exist for South Salt Lake.

• Conduct round tables and tours to gather and assemble ideas.

• Identify “big ideas” and compare to existing plans.
Process

- **Meeting #1 – May 16, 2018**
  - Review current condition
  - Discuss opportunities
  - Developer survey – top of mind aspirations & mapping

- **Meeting #2 – June 27, 2018**
  - Bus Tour of 3300 S
  - Confirm vision & review aspirations

- **Meeting #3 – July 11, 2018**
  - Bus tour of Downtown
  - Confirm vision & review aspirations

- **Meeting #4 – August 15, 2018**
  - Final vision
  - Community survey
  - Finalize aspirations & confirm actions
Themes and Big Ideas
Downtown
Themes

- Brewery & Distillery's
- Music Venue
- Mural Fest 2018
- Community Events
- Restaurants
- Food Trucks

Nightlife
Themes

PUBLIC SPACE

PARLEY’S TRAIL

NEW DOWNTOWN PARK

CENTRAL POINTE PLACE

GREENBIKE PROGRAM

RECREATION

DOG FRIENDLY
Themes:

- Renovated Buildings
- Mixed Use Residential
- Adaptive Reuse
- Mixed Use Buildings
- Office Buildings
- Existing Midcentury Buildings

Mixed Use Buildings & Adaptive Reuse
Streetscape Improvements

Themes
Downtown BIG IDEAS

1. Commonwealth District
   - Nightlife, Creative Industry Zone

2. Downtown Park
   - Green space connected to greenway

3. Central Pointe Station
   - Regional jobs center and transit hub

4. State Street and West Temple streetscape
   - Memorable, green and walkable
Big Ideas
3300 South – West
Themes
Themes

STREETSCAPE & LANDSCAPE IMPROVEMENTS
3300 South – West  BIG IDEAS

1. Commercial / Industrial Park

2. Master Plan and Transportation Plan
   - Roadmap for zoning and funding priorities

3. RDA Area

4. Opportunity Zone
   - Federal funding incentives
3300 South – East
3300 South – East

3400 SOUTH 300 WEST

3300 SOUTH 200 WEST

3300 SOUTH 300 WEST
Themes
Themes

- Mixed Use Multifamily
- Adaptive Reuse
- Townhomes
- Mixed Use
- Restaurant
- Office Building
- Office Building
- Flex Industrial
- Small Scale Manufacturing
- Commercial/Retail

New Buildings & Adaptive Reuse
Themes

STREETSCAPE & LANDSCAPE IMPROVEMENTS
3300 South – East BIG IDEAS

1. Commercial Gateway

2. Transit-Oriented Development

3. Master Plan and Transportation Plan
   - Roadmap for zoning and funding priorities

4. RDA Area

5. Opportunity Zone
   - Federal funding incentives
Community Design
Neighborhood Character
Urban Forestry
Next Steps

1. Opportunity SSL Marketing Piece
2. Apply for WFRC funding for 3300 South Master Plan
3. Community Design Committee
4. Budgeting for 2020 General Plan Update
Questions