

**PLANTAC**  
**Regional Growth Committee | Technical Advisory Committee**

September 19, 2018  
 9:00 AM – 10:30 AM  
 Meeting Summary

AGENDA ITEM	DISCUSSION	ACTION
<b>Welcome and Introductions –</b> Jake Young, Salt Lake County	Jake Young, Salt Lake County, introduced the meeting and welcomed the attendees. PLANTAC was held in the conference room at Draper City Hall.	None Required
<b>1. Meeting Summary – July 18, 2018 – PLANTAC</b>	<p>Jake Young, Salt Lake County, called for a motion to approve the July 18, 2018 minutes. Thomas McMurty, Avenues Consultants, so moved and Caitlyn Miller, Bluffdale City, second to the motion. The minutes were approved unanimously.</p> <p>PLANTAC (encompassing the Salt Lake City – West Valley City Urbanized Area) meeting summaries are posted on the Wasatch Front Regional Council (WFRC) website (<a href="http://www.wfrc.org">www.wfrc.org</a>) under the “Committees” section on the top of the front page. You can access these summaries by selecting “Regional Growth Committee TAC.”</p>	Approved
<b>2. TAC Member Housing Affordability Discussion –</b> Wilf Sommerkorn, Salt Lake County	<p>Wilf Sommerkorn, Division Director, Regional Planning and Transportation, Salt Lake County, lead a discussion on the growing issue of housing affordability that the region is facing. Wilf stated something will happen at the Utah State Legislature during the upcoming session. Anyone who is interested in reading up on this important issue should consult the Utah League of Cities and Towns (ULCT). Wilf introduced Rachael Otto, Director of Government Relations, Utah League of Cities and Towns, who provided an overview of this issue and asked for city and community planners’ input on what should be done locally and regionally to address this problem. Planners need to help a special appointed group, the Commission on Housing Affordability (CHA), and its work on generating House Bill 243. According to Rachael, the CHA has been divided into seven different subgroups and its work will continue over the next five years. Ideas and specific suggestions are needed for new legislation to be introduced that will help to resolve what is fast becoming a crisis. Brainstorming sessions need to held by those who are knowledgeable about the housing affordability issue. The data tells the story and what amount to a market failure. The gap between housing supply and demand has grown over the last few years, which drives up the price of new and existing housing. New types of housing are needed for different income levels and life styles. What initiative can local governments undertake as unprecedented grow continues to drive the housing market. For example, some communities do not allow for apartment buildings or accessory dwelling units. Rachael felt that these types of units should not be mandated by the State. In response, several ideas were expressed, including the need to update general plans, provide for inclusionary zoning, provide for density in areas that make sense, plan for adequate infrastructure to support growth centers, change building codes to allow for different types of housing (such as accessory dwelling units or even containers used for housing), reduced parking space requirements, impact fees, and expedited approval processes. Local planners would like to see incentives from the State, such as funding to help update their general plans (the average cost to update a community’s general plan is approximately \$15,000), zoning ordinances, and perhaps even an affordable housing bond. The Utah State Legislature might consider passing a “fair share” requirement for multi-family units, but such a legal measure would be very unpopular. Finally, local</p>	None Required

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	<p>planners felt strongly that the Legislature should not pass any unfunded mandates in responding to this problem. Rather, elected officials should work closely with housing experts and local planners in finding viable and workable solutions.</p> <p><b>Please contact Wilf Sommerkorn at (385) 468-4862 or <a href="mailto:wsommerkorn@slco.org">wsommerkorn@slco.org</a> for additional information.</b></p>	
<p><b>3. Update on the Cottonwood Mall Development Site</b> – Paul Allred, Holladay City</p>	<p>Paul Allred, Community Development Director, City of Holladay, provided a brief update on what is happening with the former Cottonwood Mall site. Paul said that the City Attorneys have cautioned him not to say too much about the situation which is currently being litigated and is subject to an upcoming referendum. A referendum petition has caused the Utah Supreme Court to hear the case about whether or not the City Council acted administratively or legislatively when they approved the Site Development Master Plan (SDMP). That decision, in May, has been appealed by a Holladay citizen group. Many citizens are opposed to the type and number of proposed housing units, building height, and tax increment financing (TIF) tied to the development, not to mention traffic concerns. Housing for the site includes a small percentage of moderately priced dwellings, which were not vigorously opposed by residents because they would be “hidden” within large mixed-use buildings. Also, a major concern is the height of the larger mixed-use buildings at the main intersection, which were initially proposed to be taller than the buildings approved in a previously approved Site Plan, (2007). In response to public input, the developers agreed to reduce the height of those buildings to no more than the maximum allowed in the previous plan and to scale back the allowable area for taller buildings as well. While many other residents, Holladay City leaders, and the developer feel that the mix of commercial and residential dwellings is balanced and achievable under vastly different market conditions than existed when the first SDMP was adopted, those opposed to the new plan would like to see more commercial land uses and single-family dwelling units. Those interested in this issue should continue to follow developments in the local newspaper and watch for a decision in the near future.</p> <p><b>Please contact Paul Allred at (801) 527-3890 or <a href="mailto:pallred@cityofholladay.com">pallred@cityofholladay.com</a> for additional information.</b></p>	<p>None Required</p>
<p><b>4. Salt Lake County Socio-Economic Forecasts</b> – Scott Festin, Wasatch Front Regional Council</p>	<p>Scott Festin, Senior Transportation Planner and Demographer, Wasatch Front Regional Council gave an overview of the new socio-economic forecasts for Salt Lake County. As part of the WFRC Regional Transportation Plan development process, socioeconomic forecasts are produced. City level projections of housing and employment were distributed to attendees and requests for comments and input were made. The socio-economic projections were developed using the WFRC Real Estate Market Model (REMM), and were based on the county-level projections published by the Kem C. Gardner Policy Institute in July 2017. The projections reflect the land use pattern developed over the course of the past three years of RTP development. Scott mentioned that households and jobs drive travel demand, which resulted in generation of population and travel demand forecasts. The travel demand model allocates grow on the traffic analysis zone (TAZ) level, with the number of housing units and jobs assigned as warranted by projected growth of specific areas.</p> <p><b>Please contact Scott Festin at (801) 363-4250, ext. 1113 or <a href="mailto:scott@wfr.org">scott@wfr.org</a> for additional information</b></p>	

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<p><b>5. Wasatch Choice 2050 Phasing Workshop 4 Announcement –</b> Julie Bjornstad, Wasatch Front Regional Council</p>	<p>Julie Bjornstad, Transportation Planner, Wasatch Front Regional Council, announced the upcoming Wasatch Choice 2050 Phasing Workshops which are scheduled for October and November. Attendance at these meetings is encouraged since the workshops are designed to receive comments on the specific phasing of roadway, transit, and active transportation projects. A total of seven meetings are planned throughout the Wasatch Front Region. Julie reviewed the geographic coverage and where each meeting will be held: Box Elder / North Weber Counties (November 26); South Weber County (October 22); North Davis County (November 14); South Davis County (October 30); North Salt Lake County (November 19); Southwest Salt Lake County (November 5); and Southeast Salt Lake County (October 29).</p> <p>Please contact Julie Bjornstad at (801) 363-4250, ext. 1105 or <a href="mailto:julieb@wfr.org">julieb@wfr.org</a> for additional information</p>	<p>None Required</p>
<p><b>6. Sandy City's Master Plan for the Salt Lake Real Stadium Area –</b> Jake Warner, Sandy City</p>	<p>Jake Warner, Planner, Sandy City, present a MS PowerPoint slide show on the master plan for the area adjoining the Salt Lake Real Soccer Stadium. Jake started his presentation with a short history of the various planning efforts that Sandy City has undertaken over the past several decades that dealt directly with this area of the City, including the Sand City Center Community Plan (1977), the Development Master Plan for the Sandy Civic Center (1986), the Sandy Downtown Masterplan (2002), Life On State (2010), the Sand City Civic Area 30-Year Development Plan (2012), and the Cairns Master Plan (2017), which is currently underway. Jakes provided an overview of the geographic area that is currently being studied, which includes not only the Salt Lake Real Soccer Stadium, but also the South Towne Expo Center, and Jordan Commons shopping center. Several important previous planning efforts by various agencies and interests are helping to guide the vision for this area, including the Quality Growth Strategy, Wasatch Choice 2040, Your Utah – Your Future, Wasatch Choice 2050, and the Point of the Mountain Study. The Cairns Study has identified a number of important land use and economic centers, such as the Auto Mall, Scheels, the Shops at South Towne Mall, Jordan High School, and the North Village Area (which includes the Soccer Stadium). As this study progresses, the region's planners and the citizens of Sandy City will be invited to review the work and offer comments for consideration.</p> <p>Please contact Jake Warner at (801) 568-7256 or <a href="mailto:jwarner@sandy.utah.gov">jwarner@sandy.utah.gov</a> for additional information</p>	<p>None Required</p>
<p><b>7. Inland Port Update –</b> Scott Festin, Wasatch Front Regional Council</p>	<p>Scott Festin, Senior Planner and Demographer, Wasatch Front Regional Council, was scheduled to provide an update to PlanTAC members on the new Inland Port facility in Salt Lake City. However, because of time constraints, his overview was postponed until our next meeting, which is scheduled for December 19<sup>th</sup>.</p> <p>Please contact Scott Festin at (801) 363-4250, ext. 1113 or <a href="mailto:scott@wfr.org">scott@wfr.org</a> for additional information.</p>	<p>None Required</p>
<p><b>9. Other Business and Call For Agenda Items –</b> Val John Halford, Wasatch Front Regional Council</p>	<p>Val John Halford, Senior Planner, WFRC, asked PlanTAC members if they had items of interest for future agenda items. Again, because the meeting had continued beyond its schedule end time, there were no items of interest mentioned by PlanTAC members.</p> <p>Please contact Val John Halford at (801) 363-4250, ext. 1108 or <a href="mailto:vhalford@wfr.org">vhalford@wfr.org</a> for additional information.</p>	<p>None Required</p>

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10. Next Meeting	The next PLANTAC meeting will be held on December 19, 2018.	None Required

#### ATTENDANCE ROLL

NAME	REPRESENTING	NAME	REPRESENTING
Jake Young	Salt Lake County	Caitlyn Miller	Bluffdale City
Wilf Sommerkorn	Salt Lake County	Brad Sanderson	South Jordan City
Helen Peters	Salt Lake County	Mike Florence	South Salt Lake City
Sam Klemm	Salt Lake County	Kevin Cisney	West Valley City
Carlton Christensen	Salt Lake County	Mark McGrath	Taylorsville City
Jay McNulty	Murray City	Jordan Backman	UDOT
Michael Maloy	Herriman City	Levi Roberts	UTA
Cris Jones	Salt Lake City	Thomas McMurty	Avenues Consultants
Paul Allred	Holladay City	Callie New	WFRC
Tosh Kano	Holladay City	Julie Bjornstad	WFRC
Scott Langford	West Jordan City	Jory Johner	WFRC
Bill Baranowski	West Jordan City	Val John Halford	WFRC
Britney Ward	Sandy City	Anders Bake	WFRC
Jake Warner	Sandy City	Hugh Van Wagenen	WFRC
Scott Langford	West Jordan City	Ted Knowlton	WFRC