

Salt Lake City Council

District Seven Community Update

March 2007

Economic Development: Being a Part of the Solution

by
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Photograph by Baseth Photography

Holiday shopping is now well behind us, and we're probably all finishing up with paying the bills and glad to be getting our household budgets back in order. The Council's and Mayor's Offices are just starting the process of looking at our operating budget for the 2007/2008 fiscal year, and as always, wondering how we continue to deliver the services that residents and businesses have come to expect without putting unnecessary financial burden on businesses and households. This is always a delicate balance.

With the first year of City Council representation now past, I have a better picture of where the dollars come and go. I continue to be extremely impressed with how efficiently and effectively our City staff operates. Those that I've observed take fiscal stewardship very seriously.

Economic development is a key part of the community services that Salt Lake City provides. The City continues to focus on job creation and providing excellent choices in the goods and services available to our community. The revenue generated through general business activity helps fund improvements and maintenance to streets, parks and infrastructure; helps maintain our outstanding emergency services; and helps support the other general services that the city provides. We all have an opportunity to be a part of making choices that have a significant impact on City revenues.

Residents who patronize businesses located in our city do not always realize the economic impact by their choice about where to shop or do business. The tax we pay on purchases is primarily directed to the municipality where the purchase occurs, and the revenue generated from sales tax on everything from a new car, to new furniture, home improvement materials, clothing and food, is a significant part of our City revenue. Large purchases, of course, are significant in and of themselves, but over the course of the year even the small purchasing decisions that we make—added up in their entirety—are significant. When you patronize locally owned and operated businesses—from professional services to shopping and dining—the money you spend has a multiplier effect.

Your personal purchasing decisions are an important part of our economic development picture, and I hope that you'll join me in being a part of the solution to help keep Salt Lake City a great place in which to live, learn, work and play by buying locally. It's an investment in our own community.

As always, if you ever wish to discuss economic development or any other aspect of our City operations or governance, please don't hesitate to make contact through the council office at 535-7600, or by e-mail to: soren.simonsen@slcgov.com.

Neighborhood Compatibility

Are you thinking about building or remodeling a home in Salt Lake City? Ever wonder if a home construction or remodeling project in your neighborhood really "fits"? If you are thinking about these questions, you could be interested in knowing about recent changes to the City's ordinances relating to home building and remodeling.

About a year ago, Salt Lake City adopted new Compatible Residential Infill Development Ordinances. These ordinances changed the standards applied to new construction and remodeling projects on homes and accessory structures in residential zones, and specifically address the issue of conformance to the character of the existing neighborhood. What does all of this really mean?

From the neighborhood standpoint, it means that as well as having to meet the basic building specifications outlined by previous City code, they now also must comply to match the look and feel—the "character" of the neighborhood in which they belong. For homeowner "do it yourselfers," architects, and contractors engaged in construction or redesign work, it means that more thought must also be given to more than just the structure itself.

A few of the changes in the ordinances will require that closer attention be paid to overall roof height, and the percentage of space that the structure occupies on the lot—known as its "footprint." Garages must now be behind or in-line with the primary building and can not exceed 50 percent of the width of the house façade. While penalties are outlined for projects found to be out of compliance, these can be prevented by knowing the requirements before you begin.

If you are thinking about building or remodeling, a complete description of all of the changes relating to infill compatibility can be obtained by calling the City's Building Services Division, or through the City's website. Application forms for the various processes to modify base-zoning standards can be found at either of the offices listed below.

For more information, a copy of the ordinances, listing of the changes or application forms, please contact the Salt Lake City Planning Division at 535-7757, or the Building Services Division at 535-7752. You can also obtain information through the City's website at www.slcgov.com/ced/planning/pages/compatibleinfill.htm. If you have concerns about whether or not a particular project "fits" your neighborhood's theme, contact City Planning at 535-7757.

HISTORIC PRESERVATION IN DISTRICT 7

Salt Lake City District 7 includes many older neighborhoods, all of which have unique characteristics that distinguish them from other areas of Salt Lake City. The architecture of Sugar House ranges from Victorian residences, Craftsman bungalows and post-World War II cottages to historically significant institutional buildings such as the Jacobean Revival style Sprague Library, the Irving School, and the collegiate architecture of Westminster College. In addition, the Sugar House Business District continues to convey much of its historic sense of place because the original massing of the buildings, the historic layout of the structures, and the uninterrupted streetwall of structures still remain.

Several structures located in Sugar House are listed on either the National Register of Historic Places or listed on the Salt Lake City Register of Cultural Resources and the Highland Park neighborhood, located approximately one-half mile southeast of the Sugar House Business District, is listed as a district on the National Register.

In December 2006, the City Council approved funding to undertake more comprehensive survey work in the Sugar House Business District. The intent is to hire a consultant to conduct reconnaissance and intensive-level surveys and develop design guidelines specifically tailored for historic preservation in the business district.

Recent historic resource surveys in Council District 7 include a reconnaissance-level survey for the West Sugar House Neighborhood completed in July 2004 and a selective reconnaissance-level survey in 2000 for historic commercial, civic and institutional buildings in the Sugar House Business District; and some work has been completed for a Forest Dale review.

For more information about historic preservation and available funding resources or programs, check out the internet websites for the National Trust for Historic Preservation, Utah State Historic Preservation Office, Utah Heritage Foundation, and Salt Lake City Historic Landmark Commission. These websites also provide useful links to a variety of additional preservation sites.



Historic Post Office now known as Guild Hall

Capital Improvement Program (CIP)

Salt Lake City's Capital Improvement Program (CIP) is a multi-year planning program of capital expenditures needed to replace or expand the City's public infrastructure. The construction and/or rehabilitation of streets, sidewalks, bridges, parks, public buildings, waterworks, and airport facilities are typical projects funded within the CIP.

Two elements which guide the City in determining the annual schedule of infrastructure improvements include the current fiscal year's capital budget and the 10-Year Inventory of Capital Needs. For more information regarding the Capital Improvement Program, please contact the Housing and Neighborhood Development Division at 535-7228.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program uses federal funds to address local housing and community development needs. The program was established to help cities improve housing, public facilities and infrastructure for low and moderate-income persons. In order for a project to be eligible for CDBG funding, it must meet one of three national objectives and be an eligible activity. To meet the national objective, the project must benefit low/moderate income persons or prevent or eliminate slum or blight. Eligible activities include acquisition and disposition of real property, public facility and infrastructure improvements, public services, housing rehabilitation, home ownership assistance, micro-enterprise assistance, economic development, and planning activities.

The CDBG program process usually begins in early fall with submission of applications. Funding recommendations are made by the Mayor to the City Council, who has the final funding approval authority. Successful projects receive their funding in July of the year following submission of their application. For additional information, please contact Sherrie Collins at 535-6150.

Mark your calendars for the City Council Neighborhood Outreach Meeting

Nibley Park Elementary School, 2785 South 800 East

Tuesday, March 27th 7:00 p.m.