

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, August 15, 2023

PENDING MINUTES – NOT APPROVED

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, August 15, 2023.

The following Council Members were present:

Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young

Present Legislative leadership:

Cindy Gust-Jenson – Executive Director, Jennifer Bruno – Deputy Director, Lehua Weaver – Associate Deputy Director

Present Administrative leadership:

Lisa Shaffer – Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Michelle Barney – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Allison Rowland – Public Policy Analyst, Andrew Johnston – Director of Homelessness Policy and Outreach, Ben Luedtke – Senior Public Policy Analyst, Blake Thomas – Community & Neighborhoods Director, Lorena Rizzo Jenson – Economic Development Director, Mary Beth Thompson – Chief Financial Officer, Nick Tarbet – Senior Public Policy Analyst, Daniel Echeverria – Senior Planner, Tammy Hunsaker – Deputy Director of Community Services, Peter Makowski – Economic Development Manager, Joshua Rebollo – Mayor Executive Assistant, Tony Milner – Director of Housing Stability

The meeting was called to order at 2:47 pm

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Work Session Items

1. Informational: Updates from the Administration ~ 2:00 p.m.
15 min.

The Council will receive information from the Administration on major items or projects in progress. Topics may relate to major events or emergencies (if needed), services and resources related to people experiencing homelessness, active public engagement efforts, and projects or staffing updates from City Departments, or other items as appropriate.

Josh Rebollo provided information regarding:

Community Engagement Highlights

- Ways to engage with the City at www.slc.gov/feedback/
- Transportation
 - Capitol Hill Traffic Calming
 - 1000 West Intersection Improvement and Traffic Calming
 - 600/700 North Reconstruction www.600northSLC.org
- Redevelopment Agency
 - City Creek Day lighting at Folsom Trail
- Mayor's Office
 - August Community Office hours and locations
- August 2023 City events

Andrew Johnston provided information regarding:

Homelessness Update

- Resource Center utilization data
- Rapid Intervention/Encampment Impact Mitigation locations
- Resource Fair was held Friday August 11, 2023, at Library Square
- Kayak Court to be held August 18, 2023, on the Jordan River
- Winter Services Plan
 - 600 + beds, 24 hours a day/7 days a week operations
 - 175 Homeless Resource Center (HRC) Flex beds
 - 65 St. Vincent DePaul 7:00 pm-7:00am
 - October 2023 to April 2024
 - Three cities – Emergency Shelter Beds
 - MVP – Sandy
 - VOA – Detox Expansion
 - Code Blue Emergency Options
 - Below 15 degrees fahrenheit
 - Working on Providers and Funding

Council Members and Andrew Johnston discussed:

- Mitigation funding for the neighborhoods hosting flex shelters
- Options for the location of the flex shelter
- Status of the City-based Code Blue initiative
- If all beds would be 24/7 during the winter to keep people warm and off the streets
- The number of beds in each shelter and if they made up the 600 bed count
- Options for family housing
- If the bed cap needed to be raised for the upcoming fall/winter seasons

2. Ordinance: Zoning Map Amendment at Approximately 2350 North and Annexation at Approximately 2441 North Rose Park Lane ~ 2:15 p.m.
30 min.

The Council will receive a briefing about annexation and zoning changes for properties located at approximately 2350 North Rose Park Lane. The changes include:

Annexation into Salt Lake City approximately 28 acres of property generally located at approximately 2441 North Rose Park Lane. The annexation requires designating a zone for each property within the annexation area. The properties are proposed to be zoned as follows:

- 2440 N Rose Park Lane (City-owned) – OS, Open Space
- 2441 N Rose Park Lane (Hunter Stables) – R-MU, Residential/Mixed-Use
- 2462 N Rose Park Lane (State-owned) – OS, Open Space

Zoning Map Amendment at approximately 2350 North Rose Park Lane from AG-2 – Agricultural to R-MU, Residential/Mixed Use. The property is currently within Salt Lake City boundaries. Although the petitions propose specific zones for the properties, the Council may consider other zones with similar characteristics. The properties at 2350 and 2441 North are currently used for horse boarding and outdoor equipment storage.

The changes would facilitate the future development of a mixed-use, multi-family residential development with potentially 1800 dwelling units. Additional properties at 2440 North (City-owned) and 2462 North Rose Park Lane (State-owned) would be annexed into the City as part of the petition. Petition No. PLNPCM2021-01124 & PLNPCM2021-01134.

Nick Tarbet reviewed the proposal, including:

- Annexation of about 28 acres of property generally located at approximately 2441 North Rose Park Lane which required designating a zone for each property within the area
- The properties are proposed to be zoned as follows:
 - 2440 North Rose Park Lane (City-owned) – OS, Open Space
 - 2441 North Rose Park Lane (Hunter Stables) – R-MU, Residential/Mixed-Use
 - 2462 North Rose Park Lane (State-owned) – OS, Open Space

Daniel Echeverria reviewed:

- Public outreach for the proposal
- Policy questions as listed in the Staff Report (contained in the Meeting Materials)
- Planning Commission's negative recommendation
- Planning Staff's recommendation
- Standards for review
- Requested zoning and what was allowed under the proposed zones

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Council Members and Daniel Echeverria discussed:

- Area transit services
- Density should allow for radial movements in the area
- Project could be positive for future generations
- Protecting the Westside and ensuring additional noise did not become an issue
- Potential services for residents
- Area being a food desert
- If the development offered adequate green space
- Ensuring the proposed road interacted with the canal and Jordan River
- Reasoning for the proposed zoning versus lower density

Wade Budge, Lincoln Shurtz and Jason Boal (J Right Communities - Applicant) presented/addressed:

- Council's concerns for the facility
- Intent of the proposal
- Access to existing trails from the development
- How changes in the proposal addressed the concerns of the Planning Commission
- Potential development agreement

Council Members, Daniel Echeverria, Wade Budge and Lincoln Shurtz discussed:

- State funds given to the City for the project
- Layout and use of the ground floor
- If tools existed in the RMU zoning to ensure the project addressed the safety and security of its residents
- Design needed to be reviewed to make it a livable development
- Location of residential and business uses in the development
- Using economic filtration that would not pass the cost of the filters to the residents was important

3. **Informational: Capital Asset Plan Early Check-In for Policy Guidance** ~ 2:45 p.m. 30 min.

The Council will receive a briefing about the process, goals, and prioritization criteria to create a Capital Asset Plan. It would prioritize projects over a five-year period to implement the City's visions from Council-adopted master plans. Prioritized projects would go through the annual open and competitive Capital Improvement Program (CIP) to receive funding. A Capital Asset Plan would help bridge the gap between 20-year master plan aspirations and the annual CIP process, such as identifying efficiencies of combining projects across departments and plans, tracking metrics for high-level policy goals, and aligning funding sources with eligible uses.

Item not held.

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4. **Ordinance: Budget Amendment No.1 for Fiscal Year 2023-24** ~ 3:15 p.m.
30 min.

The Council will receive a briefing about Budget Amendment No.1 for the Fiscal Year 2023-24 Budget. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes additional funding for downtown open streets events this coming fall, local matching funds for Bipartisan Infrastructure Law grants to rebuild bridges over the Jordan River, and funding expanded elements of the 2100 South reconstruction project through the Sugar House Business District, among other items. The proposed amendment also includes an ordinance to amend the Salt Lake City Consolidated Fee Schedule to address lane closures and sidewalk closures separately.

For more information on this item visit tinyurl.com/SLCFY24.

Ben Luedtke and **Mary Beth Thompson** presented the budget amendment including:

- Budget Amendment Number One includes ten proposed amendments, \$2,139,398 in revenues and \$14,892,993 in expenditures of which \$250,000 is from General Fund Balance, requesting changes to five funds
- Most expenses in this budget amendment were housekeeping items
- The transmittal included a separate ordinance for Item D-2 that would correct a fee in the Consolidated Fee Schedule (CFS)
- The budget amendment and the CFS amendment would be listed as two separate items with two separate ordinances and voted on at a future Council formal meeting agenda
- If all items were adopted the General Fund Balance (including Funding Our Future) would be projected at 11.38% which is \$7,190,963 below the 13% minimum target
- FY2024 annual budget had a projected Fund Balance slightly above 13% of ongoing General Fund revenues

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- Decrease from 13% to 11.38% was caused by an \$8.5 million estimate of expense changes (e.g. prepaid expenses, accounts payable outstanding), actual amount could vary
- Actual expense changes were pending confirmation by the annual financial audit – typically completed in December
- Projected Fund Balance did not include unused FY2023 budgets that drop to Fund Balance at the end of the fiscal year
- Policy Question: The Council may wish to ask the Administration for additional information about the \$8.5 million of estimated expense changes and whether the estimates might have changed since the annual budget deliberations in May and June

Council Members, Mary Beth Thompson, **Cindy Gust-Jensen** and Ben Luedtke discussed:

- The request not being an additional request as it was moving the funds forward that could not be appropriated the previous year
- Fund Balance totals and how the new balance came about

Council Members, Ben Luedtke, **Lorena Rizzo-Jensen** and **Peter Makowski** discussed:

- A-1: Donation for Northeast Ball Field Sports Lighting at Riverside Park (\$218,000 Donation to the CIP Fund)
 - **Straw Poll** - Support for the donation to Capital Improvement Projects (CIP) for Ball Field Sports Lighting at Riverside Park in the amount of \$218,000 to light both ball fields. Supported by all Council Members present.
- A-2: One-time Additional Funding for Fall 2023 Downtown Open Streets Events (\$250,000 from General Fund Balance)
 - Start dates for the program
 - The look of the proposed barrier would be black bollards and white chain and street barriers would be a roll-able cement bollard
 - Reasoning for the delay in this year's program
 - The longevity and maintenance of the bollards
 - Impacts of the construction on 200 South and how it excluded some businesses as part of the program
 - Cost of program funding
 - What would be included in the activation and programming and if was an appropriate use of tax-payer money
 - Benefits the program had on the City
 - Program cost should decrease each year
 - Economic Development Staff to present information on activation and programming via email or at a future meeting
 - Infrastructure that would be added with the additional funding request and the reasoning for adding the infrastructure
 - Time frame of the activations – 12:00pm to 2:00am, Friday and Saturday
 - **Straw Poll** - Support for funding the fall 2023 Downtown Open Streets Initiative, holding the activation and programming funding until

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more information could be given – in which Economic Development would like time to bring back information on the activation and programing – If the activation was not approved how would it effect the program- Whether or not fund the proposal as presented

- **Alternative Straw Poll** – Support for approving the entire funding for the fall 2023 Downtown Open Streets Initiative. Supported by Council Members Wharton, Valdemoros, Young, Puy and Dugan. Council Members Mano and Petro did not support the straw poll

Follow-up items for Council:

- Information on the activation of the streets and cost of the program
- A study of the pedestrian mall to determine the benefit of the program
- Details of the activation and programing including what feedback/data collection was being received
- Feedback from businesses after investments were made in the neighborhoods

Remaining budget items to be discussed at a later meeting.

5. **Tentative Break** ~ 3:45 p.m.
20 min.

6. **Resolution: Ivory University House Public Benefits Analysis** ~ 4:05 p.m.
30 min.

The Council will receive a briefing about the Administration's public benefit analysis for a project that would provide new student housing at the University of Utah. The public benefit analysis was performed to potentially justify impact and permit fee waivers and refunds paid by the Ivory University House, L3C, a low-profit limited liability company. In return, over a period of ten years, Ivory University House would pledge need-based scholarships for Salt Lake City residents valued at the same amount as the fee waivers and refunds.

Allison Rowland, Mary Beth Thompson and Blake Thomas presented the analysis including:

- Public benefit analysis conducted by the City Finance Department for a project that would provide 465 units of new student housing at the University of Utah
- The project, which was currently under construction at 434 South Mario Capecchi Drive was being developed by Ivory University House L3C
- The public benefit analysis was performed to assess whether Salt Lake City could/should waive impact and permit fees, as well as providing refunds for fees the project had already paid
- The public benefit analysis concluded that "While the project was not income restricted, it would be rent restricted and would address critical affordable housing needs of students"
- The impact fee amount requested to be waived/refunded would total just over \$2.4 million

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- In return, over a period of ten years, Ivory University House would pledge the same sum to fund need-based scholarships administered by the University of Utah and reserved for Salt Lake City students
- Goal of the briefing was to review the public benefit analysis and consider adopting a resolution which would authorize impact fee and permit fee waivers and refunds for Ivory University House L3C

Council Members, Mary Beth Thompson, Blake Thomas and Allison Rowland discussed:

- The amount of funding Ivory University House would be donating as scholarships over the next ten years
- The background of the waiver and why it was not conducted at the beginning of the process
- If the residents of the development would be scholarship winners or if who would be using the facility
- If not for the subject agreement when would impact fees be paid – at issuance of the permits, this was a refund of those fees

Analise Wilson (Ivory University House L3C) reviewed the status of the company and the operations agreement dictating all profits must go to a scholarship fund for students, and the rental/housing assistance program that would be funded through the student program.

Council Members and Analise Wilson discussed:

- Housing assistance programs
- Definition of a Salt Lake City resident
- Who qualified for the scholarships

7. **Informational: Unallocated Housing Program Income Funds Follow-up** ~ 4:35 p.m. 45 min.

The Council will receive a follow-up briefing on unallocated U.S. Housing and Urban Development (HUD) program income funds from the Community Development Block Grant or CDBG and Home Investment Partnership programs, among others. The briefing will include an overview of projects and programs based on the Council's earlier policy guidance, the next steps for use of the funds, and areas needing further Council policy feedback.

Ben Luedtke gave a brief overview of the proposal.

Tammy Hunsaker and **Tony Milner** presented the information including:

- Accumulated funds
- Proposed Funding Allocations
 - HUD Program Income
 - Moving Forward – Best Practices & Transparency
 - Next Steps – HUD Funding
 - HUD Timeline Requirements
- Proposed Allocations – Community Development Block Grant (CDBG)
 - Proposed Allocations – HOME

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- Non-Restricted Program Income
- Moving Forward – Best Practices & Transparency
- Next Steps – Non-Restricted Funds
- Proposed Allocations – Non-Restricted Tenant & Homeowner Loan Fund (Revolving)
- Proposed Allocations – Non-Restricted – One Time Allocations
- Questions for the Council
 - Supportive of Administration's proposed funding allocations
 - Supportive of establishing a tenant and homeowner revolving loan fund

Council Members, Ben Luedtke, Tony Milner and Tammy Hunsaker discussed:

- Changing the name from the Naturally Occurring Affordable Housing (NOAH) Renter Rehab Program to the NOAH Rental Rehab Program
- Timeline for approving the amendments
- Process of approving the applications
- Additional details of the tenant and homeowner loan fund would be brought to a future meeting for review
- Next steps for the proposal

8. **Board Appointment: Police Civilian Review Board: Elizabeth Hanna**

~ 5:20 p.m.

5 min

The Council will interview Elizabeth Hanna prior to considering appointment to the Police Civilian Review Board for a term ending September 7, 2026.

Item not held.

Standing Items

9. **Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.

Item not held.

10. **Report and Announcements from the Executive Director**

Report of the Executive Director, including a review of Council information items and announcements. The Council may give feedback or staff direction on any item related to City Council business, including but not limited to scheduling items.

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Item not held.

11. Tentative Closed Session

The Council will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

- a. discussion of the character, professional competence, or physical or mental health of an individual;
- b. strategy sessions to discuss collective bargaining;
- c. strategy sessions to discuss pending or reasonably imminent litigation;
- d. strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:
 - (i) disclose the appraisal or estimated value of the property under consideration; or
 - (ii) prevent the public body from completing the transaction on the best possible terms;
- e. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
 - (i) public discussion of the transaction would:
 - (A) disclose the appraisal or estimated value of the property under consideration; or
 - (B) prevent the public body from completing the transaction on the best possible terms;
 - (ii) the public body previously gave public notice that the property would be offered for sale; and
 - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;
- f. discussion regarding deployment of security personnel, devices, or systems; and
- g. investigative proceedings regarding allegations of criminal misconduct.

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

Motion:

Moved by Council Member Wharton, seconded by Council Member Valdemoros to enter into Closed Session as the RDA Board and City Council for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property, and attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

AYE: Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young

Final Result: 7 – 0 Pass

Closed Session started at 5:15 pm

Held via Zoom and in the Work Session Room (location)

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Council Members in Attendance: Council/Board Members Dugan, Young, Petro, Puy, Mano, Wharton and Valdemoros

City Staff in Attendance: Mayor Mendenhall, Rachel Otto, Lisa Shaffer, Lindsey Nikola, Andrew Johnston, Katherine Lewis, Sara Montoya, Kimberly Chytraus, Paul Nielson, Allison Parks, Danny Walz, Tammy Hunsaker, Blake Thomas, Mary Beth Thompson, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Allison Rowland, Ben Luedtke, and Cindy Lou Trishman

Closed Session ended at 6:00 pm

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to exit Closed Session.

AYE: Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young

Final Result: 7 – 0 Pass

Meeting adjourned at 6:00 pm

Minutes Approved:

City Council Chair Darin Mano

City Recorder

Please refer to Meeting Materials (available at www.data.slc.gov by selecting Public Body Minutes) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, August 15, 2023 and is not intended to serve as a full transcript. Please refer to the electronic recording for entire content pursuant to Utah Code §52-4-203.