

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, October 10, 2023

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, October 10, 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:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Stephanie Elliott – 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, Brian Fullmer – Constituent Liaison, Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Bill Wyatt – Executive Director of Airports, Ashley Cleveland – Mayor's Senior Advisor, Tammy Hunsaker – Deputy Director of Community Services, Diana Martinez – Senior Planner - Community & Neighborhoods, Brooke Olson – Principal City Planner, John Anderson – Planning Manager, Tony Milner – Director of Housing & Neighborhood Development, Heather Royall – Deputy Director Housing & Neighborhood Development, Brady Fredrickson – Director of Airport Planning & Capital Programming, Laura Briefer – Director of Public Utilities

The meeting was called to order at 2:23 pm

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Work Session Items

1. Informational: Updates from the Administration ~ 2:30 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.

Ashley Cleveland and **Andrew Johnston** gave the following updates:

- Arts Council called for artists to participate in City Programs
- The I-15 Environmental Impact Statement available for the public
- Community office hours and events
- Homelessness Update
 - Homeless Resource Center Utilization and Capacities
 - Resource Fair was held Friday, October 13, 2023, at Pioneer Park
 - State Request for Purchasing closed and State decision being made
 - Outreach Centers

2. Informational: Initial Discussion of Legislative Intent for Fiscal Year 2023-24 ~ 2:45 p.m.
40 min.

The Council will hold the first of three planned briefings on its Legislative Intent statements for Fiscal Year 2023-24. Legislative Intent is a formal request the Council makes of the Administration that are adopted along with the annual budget. This briefing will consist of conversations with the Administration designed to exchange any preliminary information and feedback needed to clarify each Intent. In addition, the Council will review and consider any staff recommendations for closing some previous years' intents.

Allison Rowland gave the following updates on the Legislative Intent Statement, (see staff report, attachment number two for the full list of intents):

- Intents Adopted in the 20023-2024 Budget
- Airport Legislative Intents
 - The department was asked to submit a written plan on air quality and transit investment
- Attorneys Office Legislative Intents
 - Pay Compensation, City Code Review
- Community and Neighborhoods Zoning Intents
 - Trips to Transit intent to expand the program
- Finance Department Intents
- Public Services Intents
- Mayors Office Intents
 - Apprenticeship Incentive Program Intents
- Public Lands Intents
- Public Services Intents
 - Hiring a new Full Time Safety and Security Manager

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- Council Led Intents

Bill Wyatt and Brady Fredrickson presented the following regarding the Airport Intents:

- Additional public transit bus routes to and from the airport for employees
- Free Fair Months and other incentives to get more people out of single-rider cars
- Grant for electric buses/subway system in the airport

John Larson gave the following updates on the Trips to Transit Legislative Intent:

- Only 1% of rides were not fulfilled
- Expansion to different zones and neighborhoods needs more time to review and discuss
- Timeline to roll out to different districts was 1-2 years
- Request for funding at the next budget discussion
- Revisit in 2025 for funding

Laura Briefer gave an update regarding the water usage report was upcoming and would be made public.

Council Members requested the following:

- Running list of the Legislative Intents that need to be addressed in the upcoming weeks.
- Trips to Transit updates on the timeline of Intent
- Cost analysis on the Boarded Business Intent

3. Resolution: Substantial Amendments to the 2020-2024 Consolidated Plan and 2023-2024 Annual Action Plan for Unallocated Housing Program Income Funds ~ 3:25 p.m.
20 min.

The Council will receive a briefing about substantial amendments to the City's five-year 2020-2024 Consolidated Plan, and one-year 2023-2024 Annual Action Plan. The amendments to recognize the funding and eligible uses are necessary for compliance with U.S. Department of Housing and Urban Development (HUD) regulations of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. This is a follow-up from prior Council briefings about how to use unallocated housing program income.

Ben Luedkte, Tammy Hunsaker, Tony Milner, and Heather Royall presented the following;

- HUD Program Income
- HUD Timeline deadlines need to be reviewed
- Restricted Funds
- Accumulated funding sources
- \$6.4 million approved in the Fiscal Year 2024 Budget to go into the RDA NOFA Project for development plus an additional \$463,696.23 received
- \$5.6 million for the acquisition of property for future housing development
- \$250,000 for Westside Improvements
- \$250,000 for Facade Program AKA Neighborhood Business Improvement Program

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- \$10 million for RDA NOFA program
- \$3 million for Housing Development around the Ballpark Area
- Council to set a date for Public Hearing, adopt a resolution and submit amendments to HUD, at which time HUD has 30 days to approve the amendments

4. **Ordinance: Budget Amendment No.2 for Fiscal Year 2023-24** ~ 3:45 p.m.
Follow-up 20 min.

The Council will receive a follow-up briefing about Budget Amendment No.2 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 \$24.8 million from the first issuance of the Parks, Trails & Open Space bond for several projects, creation of a new Planning & Design Division in the Public Lands Department, \$2 million from the U.S. Treasury's Emergency Rental Assistance Program, and a new position to facilitate creation of Special Assessment Areas or SAAs for business districts among other items. The proposed amendment also includes an ordinance to amend the Annual Compensation Plan for Non-represented Employees.

For more information visit <https://tinyurl.com/SLCFY24>.

Ben Luedtke and **Mary Beth Thompson** presented the following:

- Item A8 – one-time transfer of remaining cash balances
- Love Your Neighbor – staffing was grant-funded but is now reliant on funding from the City Budget
- City Pay Plan needed to match other plans in the City and Intents
- Accounting change for RDA – annual fund transfer from RDA back into the Grant Account
- Sanctioned Camping funding account transfer of \$1 million from canceled development escrow grant
- Creation of a new department and move 4 Public Land Architects and a new Division Director
 - **Tyler Murdock** from Public Lands explained the need to figure out how to compensate the individual if the position became appointed

Council Member Wharton requested a meeting to understand the need for the new position and structural changes.

5. **Ordinance: Rezone and Master Plan Amendments at**
Approximately 135, 159, and 163 West Goltz Avenue and 1036 ~ 4:05 p.m.
South Jefferson Street 20 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties located at 135, 159, and 163 West Goltz Avenue and 1036 South Jefferson Street from RMF-35 (Moderate Density Multi-Family Residential District) to R-MU (Residential Mixed Use District). This proposal would also amend the Ballpark Station Area Master Plan Future Land Use Designations from Medium-Density Residential to High-Density Residential Mixed Use. The proposed amendments are intended to allow

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the property owner to accommodate several multifamily developments. Future development plans were not submitted by the applicant at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 5. Petitioner: TAG SLC, LLC

Brian Fullmer, Brooke Olson, and John Anderson presented the following:

- Ballpark Station Area Plan
- Jefferson Park Mixed Use Area vs rezone proposal
- Future Land Use Description
 - Uses and Density
- Compatibility with Adjacent Properties concerns
- Public Input – over 20 emails and several calls opposing the master plan
- Commission recommended denial of the zoning map and master plan amendments
 - did not align with the area

Jordan Atkin (applicant representative TAG) spoke on the properties in the application proposed for rezoning to a mixed-used area.

Council Member Mano expressed concern with the proposed amendment so soon after the Master Plan was approved with unanimous support from the community.

6. Tentative Break ~ 4:25 p.m.
20 min.

7. Ordinance: Rezone and Master Plan Amendment at Approximately 1720 South and 1734 South West Temple ~ 4:45 p.m.
15 min.

The Council will receive a briefing about a proposal that would amend the zoning of the properties located at 1720 South and 1734 South West Temple Street from R-1/5,000 (Single-Family Residential District) to R-MU-45 (Residential/Mixed Use District). This proposal would also amend the Central Community Master Plan Future Land Use Map from Low-Density Residential to Medium-Density Residential. Future development plans were not submitted by the applicant at this time, however the applicant may consider a medium-density residential development like the existing development to the north. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 5. Petitioner: Larsen Sequist

Brian Fullmer and Diana Martinez presented the following;

- Rezone from R-1-5,000 (Single Family Residential) to R-MU-45 (Residential Mixed-Use)
 - Subject properties are approximately 0.48 acres
 - Property was located in the Ballpark Area but not included in the Ballpark Plan Area
 - Under R-MU-45 zoning will require at least 20% of the lot area to be maintained as an open space

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Lars Sequist (applicant) gave a presentation on the reasons for the rezoning request highlighting consistency with the adjacent zoning regulations:

- Fairly large and underutilized properties
- Other adjacent properties were not following current zoning regulations

Council Member Mano and Diana Martinez discussed the adjacent zoning laws and regulations of building setbacks from the street.

Council Member Valdemoros entered the meeting during this discussion.

8. Informational: Housing Report from the Gardner Policy Institute ~ 5:00 p.m.
60 min.

The Council will have a presentation and discussion with James Wood, Ivory-Boyer Senior Fellow at the Gardner Policy Institute, on their Housing Market Report, released in September.

James (Jim) Wood (Ivory-Boyer Senior Fellow at Gardner Policy Institute) presented a report on housing and discussed the following:

- Current decrease in building permits issued for Residential Units in Utah
- Utah housing shortage – new households would outnumber new housing units being built
- Housing affordability continues to prevent homeownership opportunities for many households
- Salt Lake City's Median sales price is \$522,700 and ranks 27th in the highest price
- Median Middle as Measure of Affordability
 - Median price of a home divided by the median household income
- Housing situation was not sustainable
- Best practices of local municipalities to address housing affordability
 - Land use regulations determine effectiveness
 - Preservation of affordability
 - RDA's and Tax Increment Financing
 - Leadership and Political Will
 - Accessory Dwelling Units (ADU's)
- Wage increases are starting to slow
- Mortgage rates remain high at 7.5% and up
- No recession in Utah
- Many sectors would see a modest slowdown in economic growth and activity over the next 12 months
- Home building drops to 22,750 in 2023, a 24% drop. A modest recovery in 2024

Council Member Petro requested a map depicting wage growth for the City.

9. Dinner Break ~ 6:00 p.m.
30 min.

10. Ordinance: Affordable Housing Incentives Follow-up ~ 6:30 p.m.
30 min.

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The Council will receive a follow-up briefing about an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* establishing a chapter for zoning incentives and adding affordable housing incentives. The proposed amendments would incentivize and reduce barriers for affordable housing. The incentives would include administrative design review and additional building height in various zoning districts, planned development requirement modifications, removal of the density requirements in the RMF zoning districts, and additional dwelling types in various zoning districts. Other sections of Title 21A – Zoning may also be amended as part of this petition. The changes would apply Citywide. The City Council may consider modifications to other related sections of the code as part of this proposal.

For more information visit <https://tinyurl.com/AffordableHousingIncentives>.

Council Member Dugan read a statement regarding concerns from the community and residents on homeownership/wealth building as a priority of the city and other information. (See meeting materials for the attached statement.)

Council Members and **Nick Tarbet** discussed the following:

- Traffic safety
- Keeping low-income housing once it passed to the next resident by deed restrictions
- Incentivizing homeownership
- Perpetual housing
- Making moderate increases to density in neighborhoods
 - Council would like additional information on this topic forwarded to them
- Avenues and the successful and unique zoning situation and how to replicate that throughout the city
- There was a big investment in the Budget just passed towards more compliance

Council Member Wharton thanked Council Member Dugan for bringing up the concerns of the residents around the City.

Nick Tarbet made a statement regarding the team and their efforts in the enforcement of affordable housing regulations and requested more appreciation towards them.

11. Resolution: Certification of Downtown Plan Written Briefing

The Council will receive a written briefing about certifying the Downtown Plan as the station area plan for 13 TRAX and Frontrunner stations in the downtown area. Certification is necessary to be in compliance with recent state law requirements for municipalities to have station area plans for all fixed rail transit stations within their boundaries or within a half mile of City limits.

Written briefing no discussion held.

Standing Items

12. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

No report.

13. 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.

Cindy Gust-Jenson gave the following updates:

- The Board of Canvassers will be held on Wednesday, December 6, 2023, at 4 p.m.
- Will need a majority present to vote either in Zoom or in Person

14. 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.

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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.

Meeting adjourned at 7:24 pm

Minutes Approved: November 14, 2023


Darin Mano (Nov 17, 2023 16:05 MST)

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, October 10, 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.

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Final Audit Report

2023-11-20

Created:	2023-11-16
By:	STEPHANIE ELLIOTT (stephanie.elliott@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-6JHcXRcQOygvCadpQj4K3BC3CI2t-K

"10-10-2023 Work Session Minutes - Approved" History

 Document created by STEPHANIE ELLIOTT (stephanie.elliott@slcgov.com)
2023-11-16 - 10:44:14 PM GMT

 Document emailed to Darin Mano (darin.mano@slcgov.com) for signature
2023-11-16 - 10:44:51 PM GMT

 Email viewed by Darin Mano (darin.mano@slcgov.com)
2023-11-17 - 4:37:55 AM GMT

 Document e-signed by Darin Mano (darin.mano@slcgov.com)
Signature Date: 2023-11-17 - 11:05:31 PM GMT - Time Source: server

 Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature
2023-11-17 - 11:05:32 PM GMT

 Document e-signed by Cindy Trishman (cindy.trishman@slcgov.com)
Signature Date: 2023-11-20 - 2:26:45 PM GMT - Time Source: server

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