

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, October 8, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, October 8, 2024.

**The following Council Members were present:**

Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

**Present Legislative leadership:**

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director

**Present Administrative leadership:**

Jill Love – Chief Administrative Officer

**Present City Staff:**

DeeDee Robinson – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Mary Beth Thompson – Chief Financial Officer, Andrew Johnston – Director of Homelessness Policy and Outreach, Allison Rowland – Public Policy Analyst, Roberta Reichgelt – Business Development Director, Megan Yuill – Deputy Chief Administrative Officer, Weston Clark – Mayor's Senior Advisor, Katie Schnell – Mayor's Executive Assistant, Ruedigar Matthes – CAN Project & Policy Manager, Austin Kimmel – Public Policy Analyst, Arturo Garcia – Director of Revenue Operations, Jennifer Madrigal – City Licensing Manager, Meredith Muller – CAN Policy Director, Mark Kittrell – Deputy City Attorney

The meeting was called to order at 3:45 pm.

## **Work Session Items**

### **1. Informational: Updates from the Administration** ~ 4:00 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.

**Katie Schnell** and **Weston Clark** provided information regarding:  
**Community Engagement Highlights**

- Ways to engage with the City: [www.slc.gov/feedback/](http://www.slc.gov/feedback/)
- Construction Updates
  - Work was now complete on 2100 South between 1100 East and 1300 East
  - Asphalt removal this week, paving next week on Virginia Street
  - Pavement was now complete on 1100 East between 900 East and Logan Avenue
  - 300 North paving this week between 600 and 800 West
- Mayors Office Updates
  - Love Your Block
    - 11 awarded projects complete and three pending completion
    - New application cycle starting November 2024
  - SLC Corps – 9/11 Day of Service in September 2024
    - 440 adult volunteers
    - 101 youth volunteers
    - 1,557 volunteer hours
    - 27 projects completed
  - Arts, Culture, and Entertainment Fund (ACE) Grant
    - Now accepting applications through November 1, 2024
    - Next information session October 23, 2024, 6:00pm at the Downtown Library
  - List of October 2024 City Events

**Andrew Johnston** provided information regarding:

### **Homelessness Update**

- Homeless resource center utilization – all locations were at capacity (98.3%)
- Encampment Impact Mitigation (EIM) and Rapid Intervention (RIT) Updates
  - EIM at Victory Road this week
  - RIT on the Westside/Jordan River at various locations
- Resource Fair to be held Friday, October 11, 2024 at Pioneer Park
- Kayak Court to be held October 18, 2024 (location to be determined)
- Microshelter Community Phase 2:
  - 50 beds
  - Running on about half capacity
  - Opened up on September 29, 2024
- Winter Homeless Services

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- Winter-only beds opening as soon as October 15, 2024

Council Member Young requested an update on the status of the requested state funding and the expenditures made to date. Andrew Johnston said the Legislature allocated a one time grant of \$25M, specified for capital expenses to increase beds. It was noted the majority of the funds had not yet been expended with just under \$24M remaining. Andrew Johnston also explained that operational funding allocated for all existing shelters by the State would extend through the end of the current fiscal year with hopes for additional allocations in July 2025.

Council Member Puy requested a report on the microshelter community, including the City's experience with the project. He emphasized the importance of using the report to further the program in other cities across the State and to encourage additional State funding to sustain the program.

Council Member Petro asked for updates on availability of winter beds in each district to prepare for constituent engagement and to advocate for specific security measures if necessary.

**2. Ordinance: Zoning Map Amendment at Approximately 3052 East Emigration Canyon Road** ~ 4:15 p.m.  
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of the properties at approximately 3052 East Emigration Canyon from FR-2/21,780 (Foothills Residential District) to RMF-75 (High-Density Multi-Family Residential District). The proposal would increase the development potential of the site. The Planning Commission forwarded a negative recommendation. The project is located within Council District 6. Petitioner: ANA Enterprises, representing the property owner.

*This item was moved to a future Council meeting.*

**3. Informational: Updates on the Tenant Resource Center and the Landlord/Tenant Program** ~ 4:35 p.m.  
30 min.

The Council will receive a briefing on the Administration's progress in implementing two programs designed to support renters, the Tenant Resource Center and the Landlord/Tenant Program (previously known as the Good Landlord Program). These programs were included as strategic priorities in the Thriving in Place anti-displacement plan adopted by the Council in October 2023.

**Allison Rowland** provided an introduction to the briefing.

**Arturo Garcia, Mary Beth Thompson, and Jennifer Madrigal** provided information regarding:

**Salt Lake City Landlord/Tenant Initiative**

- Landlord Tenant Initiative Ordinance initially adopted by the Council December 2009 and went into effect September 1, 2011
- Participants were authorized a 95% reduction in fees on rental dwellings (\$35.00 per unit for participants, \$342.00 per unit for non-participants) with the intent to encourage education, training, and helping Landlords create well-managed rental units
- The Landlord/Tenant Ordinance required all property owners of residential rental properties obtain a business license – participation in the program was voluntary
- Program requirements
  - Participating landlords must attend a City approved training course, not less than four hours of instruction
  - Complete a similar training every three years
  - Submit a signed Management Agreement with the City
  - Agree to comply with regulations including fire safety, zoning, unit legalization, sanitation, snow removal, weed control and noise regulations
  - Require nondiscrimination and fair housing as provided in local, state, and federal law
- Benefits of the program
  - Better maintained and operated properties
  - Decrease in crime
  - Enhanced property values
  - 95% discount for Business License fees
- Direction – establish a relationship with property owners/managers by notifying and tracking police calls of any nuisance behavior including loud music/parties, domestic disturbance, harassment, assault, and complaints of housing violations – inspectors are assigned to track progress
- Rental property data (since 2011)
  - Rental Records (RNT): 3,996
  - 6,650 rental properties were licensed totaling 50,689 rental units

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- 418 properties (977 units) were owner occupied and not required to participate in the Landlord/Tenant program
- 165 properties (498 units) have chosen not to participate in the Landlord/Tenant program and pay the higher rate of fees
- Landlord/Tenant Division Staff – one supervisor, three staff members, of which one was designated to review police reports/calls
- Future goals of the program
  - Creation of a tenant booklet educating renters of the laws and their rights
  - Working with Community & Neighborhoods and the Thriving In Place (TIP) program to help landlords understand tenant rights
  - Incorporating suggestions from TIP to update forms and training
  - Additional staff if other requirements are proposed
- Information regarding nuisance violation reporting and removal of Landlords off the program
- Working with Police Department Administration to get a better process to move forward with loud party violation reporting to the Business Licensing Division

Council Member Lopez Chavez requested further research on how the City could better create and coordinate a comprehensive history and archives of violations, ensuring productive policies were in place to protect tenants and allowed landlords to have clearer rules and incentives to participate in the program successfully.

Council Member Petro requested metrics to determine whether the complaints were proportional to the overall growth or if there was a disproportionate increase in noise complaints. Arturo Garcia confirmed the information could be provided. Council Member Petro also offered support for additional support staff and/or software to enhance data collection across all aspects of the program.

Council Member Dugan requested tracking to ensure there were enough inspectors and staff to address renter complaints about landlord violations. Jennifer Madrigal explained that tenants could submit complaints through an established process, and a Civil Enforcement Officer would respond to those specific tenants, however, if tenants were fearful of reporting, the City could not collect accurate data on complaints.

Council Member Wharton requested additional data supporting the conclusions of a successful Landlord/Tenant program. He stressed the importance of ensuring the program provided accurate information and offered meaningful incentives to both tenants and landlords.

**Rudigar Mathis** and **Meredith Muller** provided information regarding:  
**Thriving In Place (TIP) – Tenant Resource Center**

- TIP Completed Tasks
  - Formation of a City Implementation Team
  - Making Accessory Dwelling Units (ADUs) easier and less expensive to build
  - Utilizing publicly owned properties
  - Developing and adopting a Community Benefit Policy
  - Adopting Affordable Housing Incentives
  - Investment in Community Land Trusts

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- Acquiring and Rehabilitating unsubsidized housing
- Helping tenants become owners
- Improving and expanding tenant resource and services
- TIP Next steps/projects
  - New Tenant Resource Center + Navigation Services
  - Relocation Assistance Fund for Tenants (RAFT)
  - Defining indicators and data systems
  - Adopting a Displaced Tenant Preference Policy
  - Continued assistance for tenants becoming owners and investing in Community Land Trusts
  - Continued improvement and expansion of tenant resources and services
- Tenant Resource Center information
  - Anticipated to launch October 2024
  - A one-stop-shop for tenants, helping them navigate network of services and resources
  - An action oriented website to connect people with navigation and other services
  - Navigation services with community partners (in-person, phone, or online)
  - Located at CDC Utah (Community Development Corporation), 1700 South 500 East
- Landlord Tenant Initiative (Good Landlord Program) progress update and forthcoming efforts
- RAFT Program
  - Displacement qualifying events include demolitions, substantial renovation or rehabilitation, change of use to residential rental property, or removal of rent/income restrictions from housing developments
  - Assistance limits include up to four times the amount of HUD fair market rental unit based on number of bedrooms or persons in a household

Council Member Mano suggested the Tenant Resource Center could serve as a hub for qualifying tenants for income-restricted housing and connecting them with landlords working to comply with Affordable Housing Incentive deed restrictions.

Council Member Petro expressed concern regarding the exclusive location of the Tenant Resource Center, as the Westside was facing mass displacement, and suggested some possible office hours at a library would be welcome on the Westside.

**4. Ordinance: Economic Development Loan Fund - Ski Trucks, LLC** ~ 5:05 p.m.  
15 min.

The Council will receive a briefing about an ordinance that would approve a \$300,000 loan for Ski Trucks, LLC, at 1260 West North Temple from the Economic Development Loan Fund (EDLF). Ski Trucks, LLC is a family-owned and operated full-service ski and snowboard shop. The loan will assist in the creation of two new jobs in the next year and the retention of 12 existing jobs.

**Austin Kimmel** provided an introduction to the briefing and noted the interest rate would be 6.75% fixed rate over seven years, which was a lower interest rate than more recently approved EDLF loans due to the application for the loan being submitted in 2022 with the prime rate of the time being applied to this request.

**Roberta Reichgelt** provided information regarding:

- Family owned/operated Ski Trucks having been in business since the 1960s on the Westside
- Business was passed down to the next generation within the family in 2020
- New owners taking the business into modern times/the next level to continue to grow and offer more products and activities to the community
- New loan policy/procedures were in effect containing two stages (Part A and Part B) with a deadline of 90-days for the applicant to submit all required information within Part B, and if not completed within the 90-day limit, interest rates would be reset to current standards

## **Standing Items**

### **5. Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.

Council Member Wharton mentioned the Spill the Tea in District Three event at Mestizo Coffeehouse (631 North Temple) on October 10, 2024 at 6:00pm, where he would be available for residents to ask questions about city happenings.

### **6. 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.

*Item not held.*

### **7. 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:

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- 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.

*Item not held.*

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Meeting adjourned at 4:53 pm.

Minutes Approved: December 10, 2024.

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City Council Chair – Victoria Petro

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City Recorder – Cindy Trishman

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This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, October 8, 2024 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.