

SALT LAKE COUNTY

2001 So. State Street
Salt Lake City, UT 84114
(385) 468-7500 TTY 711



Meeting Minutes

Tuesday, March 3, 2026

1:30 PM

Council Chambers, Room N1-110

County Council

Minute Book, County Council, Salt Lake County

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1. CALL TO ORDER

Invocation - Reading or Thought - Pledge of Allegiance

1.1 Quorum Call—Roll Call Vote

Present:

Council Member Suzanne Harrison
Council Member Laurie Stringham
Council Member Jiro Johnson
Council Member Carlos Moreno
Council Member Ross Romero
Council Member Sheldon Stewart
Council Member Dea Theodore
Council Chair Aimee Winder Newton

Council Member Natalie Pinkney was not present for the quorum roll call, but she was present later in the meeting.

Council Member Stewart led the Pledge of Allegiance to the Flag of the United States of America.

2. PUBLIC COMMENT

3. REPORT OF ELECTED OFFICIALS:

3.1 County Council Members

Council Member Stringham stated she attended the Wasatch Front Waste and Recycling District (WFWRD) Board of Trustees this week, which is doing good and analyzing cost savings. Herriman City is considering leaving WFWRD, and it is working with WFWRD's board on the process to leave. The Legislature is considering legislation that would allow Herriman to do that. WFWRD will be doing an analysis to see what it will cost for Herriman to leave. It wants to make sure the process is fair for everyone and that the cost does not fall onto the other entities WFWRD is serving.

3.2 County Mayor

Mayor Jennifer Wilson made the following announcements:

- Mayor Wilson attended the National Association of Counties (NACo) Legislative Conference in Washington D.C., and went to many different sessions, including a large

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urban county caucus where there were discussions around homelessness and other key urban issues. She also met with legislators and other council members. It was a productive conference.

- The County is busy with the legislative session. Legislation has been a priority of the County.

- Last Friday, the Mayor's Office released the Leifman Group report through a webinar, for which 140 people signed in. The Mayor's Office is moving quickly to implement many of the Leifman Group's recommendations, and it will be sorting them. Mayor Wilson invited the Council to look at the priority recommendations and provide input. The Mayor's Office has been engaged with philanthropists, the general community, impacted families, legislators, and other governments, and it was happy with the progress made to meet its initiative.

- Last week, Mayor Wilson and Council Member Romero attended the Larry H. Miller Real Estate event in the Power District on the Jordan River, at which the next place-making project near the County's Northwest Recreation Center was revealed, and attendees were shown how the Jordan River would be integrated into the area. Larry H. Miller Real Estate hired a national group that follows how land, areas, and places fit into the goal. The river was called out as an important aspect to that section of the County. This was a great collaboration for key future projects in the community, with more to come.

- The Viridian Event Center will host its First Friday Concerts, beginning this Friday, at 7:30 PM. The concert series is offered in partnership with West Jordan City and Excellence in the Community.

- The Library Services Division is taking applications through the end of March for a summer Science, Technology, Engineering, and Mathematics (STEM) program for youth, ages 11 to 18.

- The Clark Planetarium and the Parks and Recreation Division are hosting the Farm and Sun Solar Viewing Party on Saturdays, from 11:00 AM to 1:00 PM, at the Wheeler Historic Farm.

- The Aging and Adult Services Division's annual report is online at slco.to/aging-info. This report is a key plan in looking at an aging population and prioritizing the revenue streams available to Aging and Adult Services.

- The Salt Lake City Sports Complex pool will be closed for a couple of days for repairs, due to a hot water issue, but it is expected to reopen this Thursday.

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- Mayor Wilson introduced Holly Pearson, the new Director for the Planning and Transportation Division, Office of Regional Development. Ms. Pearson had experience working with public, private, and non-profit entities, and specialized in land use and transportation to reduce environmental impacts, and in developing local policies and regulations to promote urban sustainability.

Ms. Holly Pearson, Director, Planning and Transportation Division, stated she grew up in Salt Lake County and cared deeply about it, and she was concerned with the way it was growing, moving, and housing its population. Ms. Pearson stated she received a master's degree in planning from the University of British Columbia and worked briefly for the City of Vancouver before moving to the West Coast, where she worked for local governments, including the cities of Oakland and San Francisco, some smaller jurisdictions, and a consulting firm that did work for counties and cities in California. Ms. Pearson looked forward to digging into the issues here in the County, working with the County, and collaborating with partner agencies.

3.3 Other Elected County Officials

4. CONSENT ITEMS

A motion was made by Council Member Johnson, seconded by Council Member Stewart, that the Consent Agenda be approved. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

4.1 Consideration of a Resolution of the Salt Lake County Council Approving and Authorizing the Mayor to Grant an Underground Right of Way Easement to Rocky Mountain Power

26-203

Attachments:

1. Resolution - Right of Way Underground Easement - RMP - Parks and Rec maintenance building

RESOLUTION NO. 6359

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL APPROVING AND AUTHORIZING THE MAYOR TO GRANT AN UNDERGROUND RIGHT OF WAY EASEMENT TO ROCKY MOUNTAIN POWER

RECITALS

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WHEREAS, Salt Lake County ("County") owns a parcel of real property located at approximately 8361 W Herriman Main St., Herriman, UT 84096, specifically identified as Parcel No. 26-32-400-008-0000 (the "Property"); and

WHEREAS, County needs to have power supplied by Rocky Mountain Power ("RMP") for the proposed Parks & Rec maintenance building at the Butterfield Trailhead; and

WHEREAS, RMP has requested County to record an easement for the line from the road to the building; and

WHEREAS, County and RMP have prepared an Underground Right of Way Easement attached hereto as Exhibit 1, wherein County grants the Underground Right of Way Easement across the Property to RMP; and

WHEREAS, it has been determined that the best interests of County and the general public will be served by granting the Underground Right of Way Easement to RMP.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the granting of the Underground Right of Way Easement, attached hereto as Exhibit 1 and by this reference made a part of this Resolution, is hereby approved; and the Mayor and the County Clerk are hereby authorized to execute the Underground Right of Way Easement and to deliver the fully executed document to the County Real Estate Division for delivery to RMP.

APPROVED and ADOPTED this 3rd day of March, 2026.

SALT LAKE COUNTY COUNCIL

ATTEST

By /s/ AIMEE WINDER NEWTON
Chair

By /s/ NIKILA VENUGOPAL
Salt Lake County Clerk

The vote on this consent item was approved.

**4.2 Consideration of Salt Lake County Planning Commission
Re-appointments: Sara Hiatt
(Unincorporated/Incorporated Seat) and Jeff Watkins
(Unincorporated/Unincorporated Seat)**

26-149

Attachments:

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1. Sara Hiatt Packet
2. Jeff Watkins Packet

The vote on this consent item was approved.

4.3 Consideration of Approval of Council Executive Committee Recommendations for Three Incumbent Staff Reclassifications

26-220

Attachments: None

The vote on this consent item was approved.

5. APPROVAL OF TAX LETTERS

A motion was made by Council Member Johnson, seconded by Council Member Stewart, that the Tax Letters be approved. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

5.1 Tax Administration's Tax Relief Letters

26-189

Attachments:

1. 7.1 2025 Timely Tax Relief
2. 7.2 2025 Late Tax Relief
3. 7.3 2025 Veteran Exemptions
4. 7.4 2025 Active-Duty Exemptions

The vote on this tax letter was approved.

5.2 Tax Administration's Letters for Change in Ownership

26-190

Attachments:

1. 7.6 CIO Borgeson, Larry E Parcel #26-26-426-010
2. 7.6 CIO Clayson, Denis S Parcel #32-12-281-006
3. 7.6 CIO Lebrun, Roger H Parcel #21-21-307-034
4. 7.6 CIO Ruby, Nolan G Parcel #21-07-353-013

The vote on this tax letter was approved.

5.3 Tax Administration's Letters for Deferrals

26-192

Attachments:

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1. 7.7 Deferral Bailey, Stacie Parcel #21-07-278-013_Redacted
2. 7.7 Deferral Hardman, Justin S Parcel #22-32-352-013_Redacted
3. 7.7 Deferral Kelly, Susan K Parcel #15-27-327-033_Redacted
4. 7.7 Deferral Oaks, Steven Parcel #32-12-432-003_Redacted
5. 7.7 Deferral Pray, Rick Parcel #21-32-377-013_Redacted
6. 7.7 Deferral Roden, Patty Parcel #15-28-104-005_Redacted

The vote on this tax letter was approved.

5.4 Tax Administration's Request for Approval of Sliding Scale 2026 Tax Year

26-193

Attachments:

1. 8.0 Tax Relief Sliding Scale for 2026

The vote on this tax letter was approved.

5.5 DMV Registration Refunds

26-199

Attachments:

1. MV0006 PP Tax Refund DMV \$53 rms
2. MV0007 PP Tax Refund DMV Vet \$1470 rms

The vote on this tax letter was approved.

5.6 Tax Administration's Waivers of Penalty and Interest Letters

26-201

Attachments:

1. 5.0 Waiver and Refund Requests Letter

The vote on this tax letter was approved.

5.7 Tax Administration's Primary Residential Exemption Letters

26-202

Attachments:

1. 4.1 Ackman_Redacted

The vote on this tax letter was approved.

5.8 Partial Release of Lien

26-204

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Attachments:

1. 22-17-156-017-0000

The vote on this tax letter was approved.

5.9 Personal Property Tax Abatement Request

26-213

Attachments:

1. 26-9004 26- Abatement for Pers Prop Taxes \$3,723.18

The vote on this tax letter was approved.

6. ACCEPTANCE OF ETHICS DISCLOSURES

A motion was made by Council Member Johnson, seconded by Council Member Stewart, that the Ethics Disclosures be received and filed. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

6.1 Acceptance of Ethics Disclosures: Arts & Culture

26-194

Attachments:

1. 2026 CS COI Disclosures II

The vote on these ethics disclosures was received and filed.

6.2 Acceptance of Ethics Disclosures: ZAP Tier I

26-195

Attachments:

1. COI ZAP Tier I mlc

The vote on these ethics disclosures was received and filed.

6.3 Acceptance of Ethics Disclosures: ZAP Tier II

26-196

Attachments:

1. COI ZAP Tier II 2.18.2026 (003)

The vote on these ethics disclosures was received and filed.

6.4 Acceptance of Ethics Disclosures: Clark Planetarium Board

26-197

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Attachments:

1. 2026 Clark Planetarium Board Disclosure Letter Feb

The vote on this ethics disclosure was received and filed.

6.5 Acceptance of Ethics Disclosures: Parks and Recreation 26-198

Attachments:

1. 2026 CS COI Disclosures

The vote on this ethics disclosure was received and filed.

6.6 Acceptance of Ethics Disclosures: Office of Regional Development 26-200

Attachments:

1. 2026 Regional Development Disclosures

The vote on these ethics disclosures was received and filed.

7. WORK SESSION

7.1 TIME CERTAIN 2:00 PM 26-147 Consideration of Board of Health Appointment (Interview): Ben Helland

Presenter: Heather Montgomery, Executive Operations Manager, Mayors Office
(5 minutes)

Discussion - Vote Needed

Attachments:

1. Ben Helland Packet

Ms. Dorothy Adams, Director, Health Department, introduced Ben Helland who has a professional background in strategy and operations, primarily in health care and education. He is currently serving as a principal for product strategy at Western Governors University, and he previously worked for the University of Utah Health. His focus has been to help organizations navigate complex challenges, improve performance, and make data-informed decisions, which is something the Health Department embraces.

Mr. Ben Helland stated he is a Salt Lake City native and has lived in Salt Lake City throughout his life. He has worked in healthcare since 2012. He is currently with the

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Western Governors University's Leavitt School of Health, which is focused on creating a pipeline of healthcare workers, especially in nursing and other entry level work. While working at the University of Utah Health, he worked in the heart failure and cardiology department, as well as the Huntsman Mental Health Institute.

Council Member Stringham asked Mr. Helland if he had followed what the Board of Health had done in the past and whether its decisions were wrong or right.

Mr. Helland stated he had not reviewed what the Board of Health did in the past, but he could review and assess what was done and what was currently being considered. In all of his positions, he had gotten up to speed quickly and made contributions. As a resident, he worried most about access to health care and making sure there were enough people to provide care, as well as the air quality and lake.

A motion was made by Council Member Harrison, seconded by Council Member Johnson, that this agenda item be approved. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

7.2 TIME CERTAIN 2:05 PM

26-148

Consideration of Mountainous Planning District Planning Commission Appointments (Interviews): Sebastien Levin (Salt Lake City Seat) and Michael Hanson (Cottonwood Heights Seat)

Presenter: Heather Montgomery, Executive Operations Manager, Mayor's Office.

(5 minutes)

Discussion - Vote Needed

Attachments:

1. Sebastien Levin Packet
2. Michael Hanson Packet

Ms. Ryan Anderson, Municipal Services and Regional Planning Program Manager, Office of Regional Development, stated two individuals have applied to be members of the Mountainous Planning District Planning Commission – Sebastien Levin and Michael Hanson.

Mr. Levin has a background in real estate development and environmental studies and expertise in helping communities evolve while still honoring what makes them special.

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Mr. Hanson is an engaged resident with a reasonable and practical approach to planning. His experience as a small business owner enables him to understand processes and rules and regulations and be able to connect with landowners looking to develop their properties.

The two seats on the Mountainous Planning District Planning Commission that are vacant are the Salt Lake City seat and the Cottonwood Heights seat. Mr. Levin would fill the Salt Lake City seat and Mr. Hanson would fill the Cottonwood Heights seat.

Council Member Stewart asked if members had to reside in the city they represented.

Ms. Anderson stated yes, and the appointment process requires the mayors from the communities to recommend individuals to the planning commission. These candidates were recommended by the mayors of their respective cities.

Council Member Stringham asked Mr. Hanson, who was online, what he felt was the number one thing that needed to be addressed.

Mr. Hanson stated he had been focusing on what was being done locally, rather than what the Mountainous Planning District Planning Commission faced, but he would be changing his focus.

A motion was made by Council Member Harrison, seconded by Council Member Johnson, that this agenda item be approved. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

**7.3 Informational Update on the Proposed Hire Report /
Incentive Plans - \$3000 and Under / Weekly
Reclassification Report**

26-214

Presenter: Hoa Nguyen, Council Budget and Policy Analyst
(Less than 5 minutes)

Informational

Attachments:

1. Proposed Hire Report - 2-25-2026
2. Incentive Plans - \$3,000 and Under 2-25-2026
3. Weekly Reclassification Report 2-25-2026

Ms. Hoa Nguyen, Budget & Policy Analyst, Council Office, reviewed the new hires, reclassifications, and incentive plans.

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7.4 Budget Adjustment: Clark Planetarium Requests a Technical Adjustment to Transfer Funding for Two Capital Projects to Align With a Revised Project Naming Convention 26-205

Presenter: Hoa Nguyen, Council Budget and Policy Analyst
(Less than 5 minutes)

Discussion - Vote Needed

Attachments:

1. 38251 - CP Capital Project Naming Convention Change

Ms. Hoa Nguyen, Budget & Policy Analyst, Council Office, reviewed the budget adjustment

A motion was made by Council Member Johnson, seconded by Council Member Harrison, that this agenda item be approved. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

7.5 Budget Adjustment: The Office of Regional Development Requests a 2025 Post-Year-end Appropriation Unit Shift of \$78,759 within the Corridor Preservation Fund to Support a Portion of the Transportation Fund's Administrative Costs 26-216

Presenter: Hoa Nguyen, Council Budget and Policy Analyst
(Less than 5 minutes)

Discussion - Vote Needed

Attachments:

1. 38270 - Appropriation Unit Shift for Corridor Preservation - Post Year-End

Ms. Hoa Nguyen, Budget & Policy Analyst, Council Office, reviewed the budget adjustment

A motion was made by Council Member Theodore, seconded by Council Member Johnson, that this agenda item be approved. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

7.6 Consideration of Approval of Human Resource's Recommended Retirement Plan Enhancements 26-191

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Presenter: Sharon Roux, Human Resources Director
(5 minutes)

Discussion - Vote Needed

Attachments:

1. Retirement Plan Recommendations

Ms. Sharon Roux, Director, Human Resources Department, delivered a PowerPoint presentation entitled Retirement Plan Recommendations. She reviewed retirement plan changes; and benefits and a recommendation to add a Roth Individual Retirement Account (IRA) option to the County's 401(k) and 457(b) plans. The Setting Every Community Up for Retirement Enhancement (SECURE) Act went into effect in January, which allows anyone who puts money into a retirement account to catch up to their allowable contributions, but those contributions have to go into a Roth IRA. This option would be effective March 30, 2026.

Council Member Romero asked if an individual could divide contributions between a Roth and a traditional IRA.

Ms. Roux stated an individual could divide their contributions between the two IRAs, however they would like to.

Council Member Stewart stated if the contributions were "catch-up" contributions, they would have to go into a Roth IRA.

A motion was made by Council Member Harrison, seconded by Council Member Stewart, that this agenda item be approved. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

7.7 2026 Legislative Session Update

26-145

The Council May Vote to Take Positions Concerning 2026 Legislation and Other Related Actions

Presenter: Kara Trevino, Council Intergovernmental Relations Manager
(45 minutes)

Discussion - Vote Needed

Attachments: None

Ms. Kara Trevino, Intergovernmental Relations Manager, Council Office, stated today is the deadline for a Senate bill to pass the Senate and a House of Representative bill to

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pass the House of Representatives. A lot of bills are still alive, and some may pass that the County is not supportive of. Ms. Trevino reviewed the legislative updates.

- HB 41 Construction And Fire Code Amendments – Rep. Thomas W. Peterson

Ms. Trevino stated last year, the Legislature passed HB 48, which required counties to take certain actions related to Wildland Urban Interface (WUI) property, including assessing and collecting a fee. This bill delays that fee from being imposed until next year. It will be discussed during the interim.

- HB 337 Nicotine Product Tax Amendments – Rep. Tyler Clancy

Ms. Trevino stated this bill would increase taxes on nicotine products, but what that tax would go toward still had to be determined. There was some discussion that it should go to homelessness programs.

A motion was made by Council Member Winder Newton, seconded by Council Member Stewart, to support HB 337. The motion carried by a unanimous vote. Council Member Pinkney was absent for the vote.

- HB 593 Bail Amendments – Rep. Matt McPherson

Ms. Trevino stated HB 593 had initially modified provisions to the Utah Code that impacted the County's pretrial services. Now, a substitute of the bill would impact the County's jail population. The bill came out late and was in committee Monday morning. The Utah Association of Counties (UAC) Steering Committee discussed it today and voted to oppose it.

Chief Matt Dumont, Sheriff's Office, stated the substitute would remove the designated task force that would have done a study on this subject in the interim. The substitute would remove the ability for a judge to release a prisoner defined as a habitual criminal to pretrial supervision. Last year, the County jail released 3,400 individuals on their own recognizance, and of those, 1,262 individuals had fit the definition of habitual criminal. If this bill passed, that group of individuals could only be released to inpatient treatment, and they would have to pay a cash bond of \$500. Last year, the Legislature passed HB 312, which had a significant impact on the County's jail population, whereby the Sheriff's Office was no longer allowed to release prisoners due to overcrowding. If this bill passed, the jail would quickly fill up. Once the jail hit its maximum capacity and it no longer had beds to house people, it would have to reach out to the Federal Government about where it could house its US Marshals population or reach out to other jails to contract for beds.

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Ms. Alex Allen, Associate Director, Office of Homelessness and Criminal Justice Reform, stated this bill went against the Leifman Group recommendations to get involved early in assessing individuals and finding the right path for them to be successful. This bill would only allow these individuals to be released to inpatient treatment, and the County only had so much capacity to house them.

Mr. Neil Webster, Indigent Legal Services Manager, Human Services Department, stated not only is there a capacity limit to inpatient treatment beds, the County could be put in the situation of releasing folks to inpatient treatment for whom that was not the appropriate treatment. When someone is put into a higher level of treatment than necessary, their risk goes up. He was concerned this bill could result in the jail keeping folks who were a lower risk to the community, while folks who were a higher level of risk could be eligible for release. Pretrial services were quite effective, and removing those services from such a large population could have unintended consequences. A lot of the Leifman Group recommendations are based on data and risk analyses, and this substitutes statistically proven risk tools with arbitrary arrest amounts.

Council Member Johnson stated there are wait times for inpatient treatment beds, so while individuals are waiting to be released to inpatient treatment, they will have to be housed in the jail. While waiting for an inpatient bed, many of these high utilizers of the jail could time-out on the maximum amount of time they can serve on a case or crime. An individual who has a mental health issue and is forced to stay in custody longer than is medically appropriate is more likely to become a bigger risk. This bill is bad for the County. It could cost the County a lot of money and put the jail in a difficult position.

A motion was made by Council Member Johnson, seconded by Council Member Harrison, to oppose HB 593. The motion carried 7 to 1, with Council Member Moreno voting "Nay." Council Member Pinkney was absent for the vote.

Ms. Trevino stated the County needs to engage with the sponsor and let him know about the problems.

- HB 575 Fuel Tax and Supply Amendments – Rep. Calvin Roberts

Ms. Trevino stated this is one of the House's priority bills to reduce the fuel tax by six cents. The State would make cities and counties whole by putting General Fund money into an account. UAC took a position to support it for that reason. The bill passed the House and Senate.

Mayor Wilson asked if this reduction would be ongoing, and if so, if the State had identified a funding method to do that.

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Ms. Trevino stated she thought this was going to be for two years.

- HB 193 Transgender Medical Procedures Amendments – Rep. Nicholeen P. Peck

Ms. Trevino stated this bill failed in committee. It is likely dead for the remainder of the legislative session.

- HB 231 Restaurant Tax Repeal Amendments – Rep. Norman K. Thurston

Ms. Trevino stated Rep. Thurston had wanted to repeal the restaurant tax and replace it with general sales tax, but he did not have support from UAC. A lot of rural counties also opposed it. The bill failed this morning. The restaurant tax has been very consistent and grown for Salt Lake County over the years.

Council Member Winder Newton stated Rep. Thurston had wanted to do away with the restaurant tax and increase the sales tax and use tax, but then that increase could only have been used for tourism, recreation, cultural, and convention (TRCC) purposes, and that meant locals would have been paying tax rather than tourists.

Ms. Trevino stated the Restaurant Association was pushing for this, as was the retailer industry because convenience stores had to start collecting the restaurant tax. There was impetus to get it passed, and while it failed this session, she thought it would be back.

- HB 258 Insurance Coverage Amendments – Rep. Nicholeen P. Peck

Ms. Trevino stated this passed the Senate second reading calendar, but she believed it was circled on the third reading calendar.

- HB 429 Special Districts Amendments – Rep. Candice B. Pierucci

Ms. Trevino stated the County is still working on getting language in the bill that would allow it to withdraw from the Salt Lake Valley Law Enforcement Service Area, but that was a heavy lift this year. The bill is circled in the Senate along with SB 306.

- HB 445 – County Government Land Purchasing – Rep. Mark A. Strong

Ms. Trevino stated this bill was requested by Morgan County after Summit County bought a substantial piece of property in Morgan County. The bill would not allow a county to acquire real property that is located in another county, and if a county had purchased property in another county before May 6, 2026, it would have to put into place an agreement with that host county, or the property would be taxed. The bill passed in the House. Salt Lake County owns land in Utah County, and has owned it for

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over ten years, so if the bill passes, the County will have to work something out with Utah County by 2029, or have its property be subject to taxation. The Council took a position to oppose the bill, and she thought it should maintain that position. The Real Estate Division thought the County should keep its options open.

- HB 475 Development Planning and Coordination Amendments – Rep. Calvin Roberts

Ms. Trevino stated this bill renames the Governor's Office of Economic Opportunity (GOEO) back to the Governor's Office of Economic Development (GOED), and it sets up an economic opportunity coordinating council. The board members of that committee would include representatives from the Inland Port Authority, the Point of the Mountain State Land Development Authority, the Utah Fairpark Area Investment and Restoration District, and others, including local appointees—one from UAC and one from the League of Cities and Towns. The Council took a position to monitor the bill and could maintain that position. The bill is in a good place.

- HB 479 Election Code Modifications – Rep. Jefferson S. Burton

Ms. Trevino stated this bill dramatically changes the vote by mail process, and it would cost Salt Lake County a significant amount of money. The bill is in committee today at 4:00 PM. UAC is going to speak against it. She suggested reaching out to senators and telling them how important it was for them to vote today.

Council Member Winder Newton stated she and Lannie Chapman, County Clerk, wrote a letter together about the concerns and sent it to the senators.

- HB 492 Transportation, Infrastructure, and Housing Amendments – Rep. Calvin Roberts

Ms. Trevino stated this bill creates the State Housing Infrastructure Partnership Fund. There is \$140 million dedicated to Salt Lake County specifically, which cities will be able to use for infrastructure to help with housing.

- HB 507 State Coordination of Regional and Local Economic Development Projects Amendments – Rep. Calvin Roberts

Ms. Trevino stated this bill reorganizes regionally significant development zones. The bill would sunset some of the Tax Increment Financing (TIF) mechanisms, and it would stop any new Housing and Transit Reinvestment Zones (HTRZ), First Home Investment Zones (FHIZ), and Home Owner Prosperity Zones (HOPZ). Some things still needed to be worked out in this bill. The County is working on getting guardrails in the bill to protect counties and the expansion of TIF.

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- HB 544 County Land Use Authority Amendments – Rep. Kristen Chevrier

Ms. Trevino stated the Council took a position to oppose this bill, which requires a county to accept and process a plan review application for a single-family dwelling on a qualifying parcel that is not part of a subdivision. The push is coming from a couple of property owners in Utah County because Utah County does not have an ordinance on “lots of record.” The sponsor wants this codified in State Code rather than Utah County adopting an ordinance to deal with it. A local entity should be taking care of local issues instead of having a statewide minimum standard in Code. Ms. Trevino thought the Council should continue to oppose the bill. It passed the House and is now in the Senate.

Mr. Zachary Shaw, Deputy District Attorney, stated there was nothing more this body could do at this point.

- HB 565 City Library Property Tax Amendments – Rep. Andrew Stoddard

Ms. Trevino this bill would allow Murray City and Salt Lake City to put their library tax levies on the tax notice. The bill got both House and Senate consent and it should pass.

- HB 576 Child Welfare Timeline Compliance Amendments – Rep. Candice B. Pierucci

Ms. Trevino stated the Council took a position to oppose this bill, which would impact the County’s indigent defense budget. It got pulled once from the committee agenda and could be dead for this session. She suggested working with the sponsor over the interim to learn why she was pursuing this.

- HB 596 Homelessness Amendments – Rep. Steve Eliason

Ms. Trevino stated the Council took a position to support this bill. It deals with code red and some issues related to cities hosting resource centers, and it creates a county funding mechanism. She thought the County could keep its position to support the bill.

Council Member Winder Newton stated this is a good bill and it would help the County a lot. The newspaper said the bill would require a city or county to match for homeless beds and some other things. The County already did that with behavioral health, but it would not match the other pieces, such as the shelter beds. She made that clear to the Governor’s Office of Planning and Budget and the Utah Office of Homeless Services, and she hoped some other pieces the County brought to the table with homeless services related to the criminal justice system could count as a match.

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Mayor Wilson stated getting the language “in kind” in the bill would help the County. The County does many non-cash things—it creates infrastructure and has systems, and it would be good to have those things count.

- SB 78 Property Tax Relief Amendments – Sen. Daniel McCay

Ms. Trevino stated a third substitute is out. The bill is very complex. Senator McCay wants to get rid of the Circuit Breaker program and add a tax deferral program. The tax deferral program would have different levels of who could qualify and how much they could defer. The more indigent someone was, the more they could defer. Sen. McCay is working on adding language that would allow a 100 percent deferral at a certain level of income with some parameters around that, but that language has not come out yet. The bill would also allow a local county to impose a relief levy. The County Council could choose to impose that levy, by ordinance, and add a line item to the budget to fund the abatement. Sen. McCay found some money to fund a revolving loan fund that would keep the counties whole as they pay the taxing entities. Then, they would pay back that fund once the property went off the deferral. UAC was in support of this bill. The Council took a position to work with the sponsor, and she thought it could continue with that position.

- SB 97 Tax Revenue Amendments – Sen. Daniel McCay

Ms. Trevino stated the Council took a position to work with the sponsor on this bill. The initial bill had a cap on increases to property tax revenue and changed the new growth calculation. Additionally, the County would have been prohibited from keeping its interest earned and its certified rate would have had to be reduced by that amount, but that got removed from the bill. Sen. McCay also reduced the amount of residential exemption for rental properties from 45 percent to 40 percent, and changed the rebuttal presumption, so a property owned by a business entity would not get the residential exemption.

Mr. Chris Stavros, County Assessor, stated the intent is to disallow the residential exemption for a rental property that is part of a limited liability company (LLC) or business entity. It would not affect revocable and irrevocable trusts, such as a family trust. There would probably be another substitute today that would either remove the 40 percent or change the effective date to 2027. That was important to the Assessor’s Office because it could not implement that in two months. The current effective date is May 2026. The Assessor’s Office needed time to identify the properties and modify the tax system in order to differentiate between the properties that qualified for the 40 percent residential exemption versus what qualified for the 45 percent exemption.

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Ms. Trevino stated there is pushback on an LLC being disallowed from getting a residential exemption. The sponsor did agree not to change what the County had already negotiated. However, the County will need to continue to monitor the bill and make sure the date gets changed.

- SB 197 Transportation Funding and Governance Amendments – Sen. Wayne A. Harper

Ms. Trevino stated this bill restructures the Utah Transit Authority. Language has been added to the bill to involve locals in appointing members to a transit commission. It also requires the State Tax Commission to deposit a certain amount of new growth derived from state sales and use taxes into the Transit Transportation Investment Fund.

- SB 201 Shelter Animal Euthanasia Amendments – Sen. Keith Grover

Ms. Trevino stated this bill made it out of the House Standing Committee. Talia Butler, Director, Animal Services Division, worked diligently with the sponsors and some of the committee members to get support for this.

- SB 211 Tort Amendments – Sen. Kirk A. Cullimore

Ms. Trevino stated this has been circled on the Senate third reading calendar for the last three or more weeks. She did not think it would pass.

- SB 218 Constable Modifications – Sen. Kirk A. Cullimore

Ms. Trevino stated this bill is on the House third reading calendar, and she anticipated it would pass. Once it went into effect, the process for contracting with constables would be done at the state level, and the County could take action with its constables.

- SB 281 Senior Nutrition Private Donation Incentives – Sen. Keven J. Stratton

Ms. Trevino stated the Council took a position to oppose this bill because it would impact the formula for the distribution of the State's appropriation, which had already been reduced every year. Sen. Stratton wanted to establish the Senior Nutrition Private Donation Matching Fund that would only deal with private donations, so there would be two different sources to get funding for the County's Meals on Wheels program. The initial bill would have benefited those entities that had long wait lists and that would have disadvantaged the County since it tried not to have a long wait list. The County was able to get that language changed, so she suggested the Council modify its position to support the bill.

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A motion was made by Council Member Johnson, seconded by Council Member Moreno, to support SB 281. The motion carried by a unanimous vote.

- SB 284 Local Land Use Modifications – Sen. Lincoln Fillmore

Ms. Trevino stated the Council took a position to monitor this. It has morphed into the Land Use Task Force bill. It is still being worked out, but the commitment is that it will be a consensus bill among the Utah Property Rights Coalition, cities and counties by the time it passes.

Mr. Zachary Shaw, Deputy District Attorney, stated the County is in consensus, but he has not yet seen the substitute that codifies that.

Ms. Trevino stated the Council could continue to monitor this.

- SB 306 Special Districts Modifications – Sen. Kirk A. Cullimore

Ms. Trevino stated this bill includes language that puts the County on equal footing to get out of first responder districts. It has circled in the Senate, but it needs to pass today for it to continue through the process.

7.8 Informational Presentation on the Proposed Lease of County Owned Property to the University of Utah to Provide Community Based Primary Care

26-209

Presenter: Justin Hawes, Real Estate Division Director
(5 minutes)

Informational

Attachments:

1. Lease - Downtown Public Health Center and U of U - Council presentation - 03.03.26

This item was pulled from the agenda.

8. PUBLIC HEARINGS AND ISSUANCE OF PUBLIC NOTICES

8.1 Hold a Public Hearing Pursuant to Salt Lake County Ordinance 3.36.030(3) to Receive Comment on Two Proposed Lease Agreements with the University of Utah for Approximately 11,257 Total Square Feet of Office and

26-110

Clinic Space Located at Approximately 610 South 200 East in Salt Lake City

Attachments:

1. CWS agenda - U of U - health clinic - 02.03.2026
2. Resolution - Health clinic - UofU - 02.03.2026
3. Lease Agreement 1 with UofU Peds - health clinic - 02.03.2026
4. Lease Agreement 2 with UofU Population Health - health clinic - 02.03.2026
5. Notice of Public Hearing - UofU - Health clinic - 02.03.2026 - updated

Council Member Winder Newton stated the Council needed to renote the public hearing for March 24, 2026.

A motion was made by Council Member Harrison, seconded by Council Member Stringham, that the public hearing be renoted for March 24, 2026, at 1:30 PM. The motion carried by a unanimous vote.

9. PENDING LEGISLATIVE BUSINESS

9.1 Consideration of a Resolution of the Salt Lake County Council Authorizing the Lease of County Owned Property to the University of Utah to Provide Community Based Primary Care 26-208

Presenter: Justin Hawes, Real Estate Division Director
(5 minutes)

Discussion - Vote Needed

Attachments:

1. CWS agenda - U of U - health clinic - 02.03.2026
2. Resolution - Health clinic - UofU - 02.03.2026
3. Lease Agreement 1 with UofU Peds - health clinic - 02.03.2026
4. Lease Agreement 2 with UofU Population Health - health clinic - 02.03.2026
5. Notice of Public Hearing - UofU - Health clinic - 02.03.2026 - updated

This item was pulled from the agenda.

9.2 Consideration of a Resolution of the Salt Lake County Council Requesting the Salt Lake County Debt Review Committee to Conduct a Review of a Proposed Lease 26-215

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**Revenue Bond Issuance by the Salt Lake County
Municipal Building Authority for the Purpose of
Expanding Operations and Capacity at the Salt Lake
County Jail; and Related Matters**

Presenter: Dea Theodore, Salt Lake County Council Member; Suzanne Harrison, Salt Lake County Council Member
(5 minutes)

Discussion - Vote Needed

Attachments:

1. Debt Review Jail Lease Revenue Bond Resolution 2.26.26 (RAFL)

Council Member Theodore stated she was bringing this resolution forward for several reasons. The County has needed to expand its jail for quite some time. That expansion was delayed due to the COVID pandemic, but during that time, the Council put aside \$100 million to go towards it. The County then placed a General Obligation (GO) on the 2024 ballot, but that failed. Recently, the Utah State Office of the Legislative Auditor General conducted an audit of the jail, and found there was insufficient jail capacity. One of the recommendations from the audit was that the Council consider exploring all financing options to move forward with expanding the jail, and a Lease Revenue Bond was an option the Council could use. This funding mechanism would help the County be efficient and expedient, and it could also save the County money. Public safety is the number one priority of the County, and it is the largest portion of the budget. Passing this resolution is in the best interest of the community and it satisfies the State of Utah and Office of the Legislative Auditor General.

A motion was made by Council Member Theodore, seconded by Council Member Harrison, that this agenda item be approved.

Council Member Stewart stated he saw only one analysis by Zions Public Finance, and it had the exact number on it that the County had on the GO Bond that failed. The analysis had today's rates with a comparison of a Lease Revenue Bond versus a GO Bond, and it had forecasting costs. However, it did not forecast the costs if rates dropped, and he believed the Federal Funds rate would drop in May. Sometimes, the County proposes building the Mercedes level when a Toyota would be sufficient.

Mr. Darrin Casper, Deputy Mayor of Finance and Administration, stated the County can do a sensitivity analysis on any interest rate assumptions. This resolution is a great first step in allowing the Facilities Management Division and Contracts and Procurement Division to start doing RFPs for an architect and general contractor. Once on board, they could give the County a more accurate price by October. The next step would be for the Council to secure a revenue stream. The County has \$100 million now, and it could

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probably adjust the fund balance by another \$25 million. That amount would last the County more than a year. The issuance of the Lease Revenue Bond would likely be a year from now at the earliest, and probably later than that. The bonds would be issued at the time the County needed the funding, and they would be callable, so that in the event the interest rates went down, the County could refinance the debt, and it would be prepared to do that.

Council Member Stewart stated the Council passed legislative intent in December to have Facilities Management do an analysis with allocated funds for that. He could not support this proposal in its current state. He had wanted the County to come back with better numbers than the amount being requested. He did not disagree that the County needed more jail space, but this felt rushed and some factors that could have been considered were not factored into this.

Mr. Casper stated the research in December was to do a mini RFP to hire an architect to give an estimate. This is to actually go out and hire the architect and the contractor.

Council Member Harrison stated moving forward in an expedited manner is the best way to save taxpayers' money. The County has known for decades that it needs to expand its jail.

Council Member Moreno asked if the County could explore getting money from other sources to build this new facility, and to use more imagination in bringing costs down. He did not want to impose more taxes to residents in his district.

Mr. Casper stated the plan is to sell the Oxbow Jail property and the proceeds would be put toward the jail project. However, the revised costs estimate went up considerably and costs were expected to go up again. Those costs are net of the other revenue resources.

Council Member Johnson stated it is likely materials will go up given the state of the current economy. The longer the County delays, the greater the costs will be for the taxpayers. This seemed to be the responsible thing to do.

Council Member Stringham stated she would like to get more distinct and accurate numbers before approving a bond. If the County provided a number up front, that is what bids would come in at. She did not want to do that.

Council Member Winder Newton stated she would support this resolution. The State is pushing the County to get this fixed. Issuing a Lease Revenue Bond now would enable the County to provide services at a lower cost versus putting another GO Bond on a ballot again, while costs continued to rise.

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Mayor Jennifer Wilson stated the legislative audit suggested the County start moving on this. The Oxbow Jail is no longer sustainable, and time is not the County's friend with regard to costs, so the faster it can get going on this, the better. This is the right direction to go and she supported it. This County is not the first to build, remodel, or sell a jail, so it will be looking at best practices, and it will build a jail that is functional and in the best interest of the taxpayers over a 50-year term.

RESOLUTION NO. 6360

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL REQUESTING THE SALT LAKE COUNTY DEBT REVIEW COMMITTEE TO CONDUCT A REVIEW OF A PROPOSED LEASE REVENUE BOND ISSUANCE BY THE SALT LAKE COUNTY MUNICIPAL BUILDING AUTHORITY FOR THE PURPOSE OF EXPANDING OPERATIONS AND CAPACITY AT THE SALT LAKE COUNTY JAIL; AND RELATED MATTERS

WHEREAS, the Salt Lake County Council is the legislative body of Salt Lake County, Utah, and has the authority to authorize and approve the issuance of debt obligations on behalf of the County; and

WHEREAS, the Salt Lake County Municipal Building Authority (the "MBA") is a nonprofit corporation and instrumentality of the County authorized under Utah Code Title 17D, Chapter 2 to acquire, construct, improve, and finance facilities for the benefit of the County; and

WHEREAS, Section 2.97 of the Salt Lake County Code of Ordinances establishes the Salt Lake County Debt Review Committee for the purpose of reviewing all debt proposals which anticipate that repayment will occur beyond one fiscal year and making recommendations regarding the proposed debt to the County Mayor and the County Council prior to the debt obligation being incurred; and

WHEREAS, the Office of the Legislative Auditor General issued Report No. 2025-30 (the "Audit"), entitled "A Performance Audit of the Salt Lake County Jail: The Impact of Insufficient Jail Capacity on Criminal Justice Outcomes," dated December 9, 2025, which stated that overcrowding releases are linked to frequent and sometimes more severe reoffending, with 38.4 percent of individuals released due to overcrowding in 2025 being re-arrested on new criminal charges within 90 days; and

WHEREAS, the Audit further observed that the Jail has lacked sufficient capacity for the past two decades, resulting in more than 100,000 overcrowding releases since 2007, and the County has not increased physical jail capacity in the more than 25 years that the Adult Detention Center (or "Metro Jail") has been in operation; and

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WHEREAS, Recommendation 3.1 of the Audit specifically provides that Salt Lake County should consider a range of options to address inadequate jail capacity, including voter referendum, council-authorized bonds, or legislative coordination; and

WHEREAS, House Bill 312, enacted during the 2025 Legislative General Session, prohibits county jails from overcrowd-releasing repeat offenders and others facing specific charges, creating an immediate and continuing need for additional jail capacity; and

WHEREAS, in response to House Bill 312 and the narrow failure of a \$507,000,000 general obligation bond related to jail construction and operations at the November 5, 2024, election, the Council approved Salt Lake County Ordinance Chapter 3.13, imposing a sales and use tax for public safety purposes, which funds are being used to reopen the last available section of the aging Oxbow Jail and reclaimed space at the Metro Jail, together increasing capacity by 248 beds; however, the jail continues to operate at nearly full capacity and these measures represent only a short-term response to a critical long-term need due to the advanced age and deteriorated condition of the Oxbow Jail; and

WHEREAS, the Audit identified that Salt Lake County has 217 jail beds per 100,000 residents, well below the national average of 272, and significantly below comparable Utah counties; and

WHEREAS, the Audit also noted that Salt Lake County's crime rate underscores the urgency of addressing jail capacity as a component of the County's criminal justice system; and

WHEREAS, the Sheriff's Office has concurred with all recommendations of the Audit and is participating in planning efforts for a potential 2026 bond proposal, and has been fully engaged in completing updated jail population forecasts reflecting the impacts of House Bill 312 and other criminal justice trends; and

WHEREAS, Utah Code allows local governments to authorize bonds through alternatives to voter-approved general obligation bonds, including lease revenue bonds issued by a municipal building authority, which do not require voter approval and may be authorized by the County Council; and

WHEREAS, the issuance of lease revenue bonds by the MBA, secured by lease payments from the County, represents a viable financing mechanism for jail expansion that would avoid the risk of a second referendum failure while ensuring the County can act on its long-overdue jail capacity needs; and

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WHEREAS, the County Council has set aside approximately \$100,000,000 in reserve funds within the County's general fund for the purpose of addressing jail capacity and public safety needs, and these reserved funds should be evaluated as a potential component of the overall financing strategy for jail expansion, whether applied to reduce the principal amount of any bond issuance, to fund initial project costs, or to otherwise support the County's debt service obligations; and

WHEREAS, before any debt obligation is incurred, Section 2.97 of the County Code of Ordinances requires the Debt Review Committee to review the proposed debt, analyze such debt issuance for financial suitability and viability, and make recommendations to the County Mayor and Council; and

WHEREAS, it is in the best interest of the public health, safety, and welfare of the residents of Salt Lake County that the County promptly consider a proposed lease revenue bond issuance for the purpose of expanding jail capacity and related correctional facilities; and

WHEREAS, these investments in jail infrastructure will supplement and support the County's ongoing efforts to establish rehabilitative and restorative criminal justice models, including the coordination and provision of statutorily-required behavioral health services, as well as Salt Lake County's involvement in reviewing and implementing recommendations of the Leifman Group and examining the Miami-Dade County approach to diverting individuals with mental illness out of the criminal justice system and into community treatment;

NOW, THEREFORE, BE IT RESOLVED by the Salt Lake County Council as follows:

1. The County Council hereby requests and directs that the Salt Lake County Debt Review Committee conduct a review, in accordance with Chapter 2.97 of the Salt Lake County Code of Ordinances, of a proposed issuance of lease revenue bonds by the Salt Lake County Municipal Building Authority in an amount to be determined based upon the updated jail population forecast and such other analyses currently being performed by the Salt Lake County Sheriff and Mayor. The proposed bonds would finance the expansion of operations and capacity at the Metro Jail, including but not limited to construction of additional housing units, capital improvements to existing correctional facilities, and such related infrastructure as may be necessary to address the County's jail capacity deficit. The estimated principal amount necessary to fund jail expansion should be consistent with the updated jail population forecast and the findings of the Legislative Auditor General's Report No. 2025-30;

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2. The Debt Review Committee is requested to evaluate and make recommendations to the County Mayor and County Council regarding the following matters:

- (a) Proposed structure of lease revenue bonds to be issued by the Building Authority, including anticipated terms, interest rates, maturity schedules, and debt service requirements;
- (b) Revenue sources available for lease payments, including general fund revenues, dedicated sales tax revenues, or other lawfully available funds;
- (c) The impact of the proposed issuance on the County's existing debt profile, bond ratings, and overall financial condition;
- (d) The potential use of the approximately \$100,000,000 in general fund reserves set aside by the County Council for jail and public safety purposes, including whether such funds should be applied to reduce the principal amount of any bond issuance, to fund initial project costs or cash-financed components, to establish debt service reserves, or to otherwise reduce the County's long-term borrowing costs;
- (e) The estimated operational and maintenance costs associated with expanded jail capacity and the plan for funding such ongoing costs;
- (f) A comparison of the financial implications of lease revenue bonds versus other financing mechanisms, including general obligation bonds requiring voter approval; and
- (g) Any other financial considerations the Debt Review Committee deems relevant to its recommendation.

3. The Debt Review Committee is requested to present its findings and recommendations to the County Mayor and County Council no later than April 1, 2026, or as soon thereafter as practicable, so that the Council may take timely action on jail capacity in coordination with the County's ongoing planning efforts and any potential 2026 ballot measure.

4. The Debt Review Committee is encouraged to coordinate its review with the Salt Lake County Sheriff's Office, the County Mayor's Office, and the County's financial advisor, bond counsel, and any consultants engaged in the jail expansion planning process, to ensure its analysis reflects the most current data and projections available.

5. Nothing in this Resolution shall be construed to preclude the County from simultaneously pursuing a voter-approved general obligation bond for jail expansion or

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any other lawful financing mechanism. The Council expressly reserves all options identified in Recommendation 3.1 of the Audit, including voter referendum, council-authorized bonds, and legislative coordination, and intends the Debt Review Committee's review to inform the Council's selection among these alternatives.

ADOPTED and APPROVED this 3rd day of March, 2026.

SALT LAKE COUNTY COUNCIL

ATTEST

By /s/ AIMEE WINDER NEWTON
Chair

By /s/ NIKILA VENUGOPAL
Salt Lake County Clerk

A motion was made by Council Member Theodore, seconded by Council Member Harrison, that this agenda item be approved. The motion carried 7 to 2 by the following roll call vote:

Aye: Council Member Harrison, Council Member Johnson, Council Member Pinkney, Council Member Romero, Council Member Stringham, Council Member Theodore, Council Member Winder Newton

Nay: Council Member Moreno, Council Member Stewart

10. OTHER ITEMS REQUIRING COUNCIL APPROVAL

11. OTHER BUSINESS

ADJOURN

THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned at 3:30 PM until Tuesday, March 10, 2026.

LANNIE CHAPMAN, COUNTY CLERK

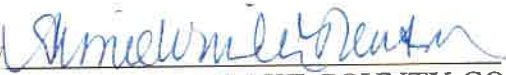
By 
DEPUTY CLERK

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By 
CHAIR, SALT LAKE COUNTY COUNCIL