

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, JANUARY 14, 2020

The City Council met in Work Session on Tuesday, January 14, 2020, in Room 326, Committee Room, City County Building, 451 South State Street.

In Attendance: Council Members Chris Wharton, James Rogers, Andrew Johnston, Analia Valdemoros, Daniel Dugan, and Amy Fowler.

Staff in Attendance: Cindy Gust-Jenson, Council Executive Director; Jennifer Bruno, Council Executive Deputy Director; Erin Mendenhall, Mayor; Rachel Otto, Mayor's Chief of Staff; Lisa Shaffer, Mayor's Deputy Chief of Staff; Benjamin Luedtke, Council Public Policy Analyst; Lehua Weaver, Council Associate Deputy Director; Mary Beth Thompson, Chief Financial Advisor; Jonathan Larsen, Transportation Director; Russell Weeks, Council Policy Analyst; John Anderson, Planning Manager; Molly Robinson, Planning Manager; Allison Rowland, Council Public Policy Analyst; Katherine Lewis, City Attorney; Nick Tarbet, Council Senior Public Policy Analyst; Lisa McCarver, Revenue and Collection Director; Elizabeth Buehler, Civic Engagement Manager; Aaron Bentley, Chief Technology Officer; Cindy Lou Trishman, Council Administrative Assistant; Julianne Sabula, Transit Program Manager; Matthew Cassel, City Engineer; Samantha Slark, Senior City Attorney; Lorna Vogt, Public Services Operations Deputy Director; and Kory Solorio, Assistant City Recorder.

Guests in Attendance: Paul Skeen, Eide Baily Certified Public Accountant (Item No. 1); Michael Michelsen, Eide Baily CPA (Item No.1); Nathan Ricks, STACK Real Estate (Item #2); Doug Thimm, Architectural Nexus (Item #2); Andrew Bybee, STACK Real Estate (Item #2); and Jeffrey Barrett, Rocky Mountain Power (Item #3).

Councilmember Wharton presided at and conducted the meeting.

The meeting was called to order at 4:28 p.m.

AGENDA ITEMS

#1. [4:28:32 PM](#) BRIEFING REGARDING THE CITY'S COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE PREVIOUS FISCAL YEAR, AND THE MANAGEMENT AUDITOR'S LETTERS REGARDING INTERNAL CONTROLS AND COMPLIANCE. [View Attachments](#)

Paul Skeen and Michael Michelsen briefed the Council with attachments. Comments included: overview of the audit process, required communications from audit standards, financial audit

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, JANUARY 14, 2020

report, and compliance reporting.

Discussion was held regarding the audit firm (Eide Bailey) being under contract with the Council, department audits, and determining which expenditures (20%) were audited.

#2. [4:42:45 PM](#) BRIEFING REGARDING A REQUEST TO INCREASE THE BUILDING HEIGHTS WITHIN A PORTION OF THE GATEWAY MIXED USE (G-MU) ZONING DISTRICT FROM A CURRENT MAXIMUM OF 120 FEET UP TO 190 FEET ACROSS PORTIONS OF TWO SEPARATE BLOCKS LOCATED BETWEEN 500 WEST AND THE RAILROAD TRACKS (APPROXIMATELY 625 WEST) AND 200 SOUTH AND 400 SOUTH. *The applicant is requesting the change for a specific development project and is not seeking to alter height limits across the entirety of the zone. Petition No. PLNPCM2019-00639.*
[View Attachments](#)

Russell Weeks, John Anderson, and Molly Robinson briefed the Council with attachments. Discussion was held regarding Planning Commission's reasoning for a negative recommendation of approval, east and south gateway concepts, downtown area marketing needs/growth patterns (University of Utah, east downtown, intermodal hub), other potential areas which could request the maximum 190 feet building height and setting a precedence.

[4:58:18 PM](#) **Nathan Ricks, Doug Thimm, and Andrew Bybee** (Petitioners) briefed the Council.

Straw Poll: Support allowing the applicant/petitioner to continue their presentation (after the allotted five minutes). All Council Members were in favor.

Discussion continued regarding if the project was not feasible at a 120 foot building height, urban design versus block design, building height/square feet, parking, consideration of an affordable housing component, permits for Station Center, how this development would affect/fit in with the Downtown Alliance Public Market Study, text amendment inclusion, future site/block design, collaboration with surrounding property owners, clarification that the proposal was for all parcels fronting along 300 South, Redevelopment Agency (RDA) urging the Council to consider maintaining existing minimum building height requirements in G-MU zone/increasing maximum permitted building height, and conversations regarding the effects to adjacent property owners.

Straw Poll: Support further briefings/conversations with

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, JANUARY 14, 2020

Planning Staff and the RDA regarding the effects to adjacent property owners. All Council Members were in favor.

Council Members requested the following items from Staff:

- Briefing from the Planning Department on how the project intersected with transit nodes (in particular height based).
- Meet with the RDA concerning effects to the City and adjacent property owners.

Councilmember Rogers left the meeting at 5:37 p.m.

#3. [5:40:51 PM](#) BRIEFING FROM ROCKY MOUNTAIN POWER REPRESENTATIVES ABOUT ITEMS SUCH AS LONG TERM RESOURCE PLANS, EXISTING AND POTENTIAL PROJECTS IN THE CITY, AND OTHER PROJECTS AND ISSUES RELATED TO ROCKY MOUNTAIN POWER'S SERVICE IN SALT LAKE CITY. [View Attachments](#)

Nick Tarbet and **Jeffery Barrett** briefed the Council with attachments. Discussion was held regarding the number/percentage of municipalities' voluntary participation in renewable energy programs, incentives offered to commercial/industrial consumers to lower energy usage, replacing old power lines, fire prevention, efficiency/load control, and electric vehicle infrastructure plans.

#4. [6:20:15 PM](#) UPDATE REGARDING THE REORGANIZATION OF THE BUSINESS LICENSE OFFICE AND ITS NEW ONLINE CUSTOMER SUPPORT. *The Office will demonstrate its business licensing software and the user interface that will enable online access for members of the public to apply, change, and renew business licenses. The software has been piloted to new business license applicants through a kiosk in the Business License Office since late December 2019. [View Attachments](#)*

Allison Rowland, Mary Beth Thompson, Lisa McCarver, and Aaron Bentley briefed the Council with attachments. Discussion was held regarding mitigating new business license inspections, business owner complaints regarding inspection process, software backend process problems, and what prompted the software change.

Council Members requested the following item from Staff:

- Review (on a future agenda) the business licensing process from start to operation.

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, JANUARY 14, 2020

#5. Dinner Break

#6. 8:12:21 PM DISCUSSION REGARDING THE PROCESS FOR INTERVIEWING APPLICANTS AND FILLING THE CITY COUNCIL DISTRICT FIVE VACANCY. [View Attachments](#)

Lehua Weaver and **Cindy Lou Trishman** briefed the Council with attachments. Discussion was held regarding elimination/inclusion of questions to the applicants and interview process.

Questions for applicants per Council direction:

1. What do you think are the top issues facing District Five and how would you approach each of them?
2. With limited budget resources and unlimited wants, prioritize what you see as the top three infrastructure needs for Salt Lake City over the next five years and explain your choices.
3. What do you believe your role is as a City Council Member?
4. What is an example of a City project or program that you think was a success, and why do you think it was successful?
5. What are the most important values you will bring to your time on the City Council?
6. What else would you like the Council to know that you have not had a chance to share?

Straw Poll: Support approving applicant questions with a submittal deadline of Friday, January 17, 2020, at 3:00 p.m. All Council Members were in favor, except Councilmember Rogers, who was absent for the vote.

Interview process per Council direction:

- Each applicant will be given five minutes to provide a verbal presentation on topics of their choice to the City Council during the public meeting.
- After hearing from each applicant, the Council will begin the process of narrowing the applicants through percentage voting (eventually resulting in the Council selecting an applicant to fill the vacancy or choosing to continue the interview process through a potential second round of interviews).
- If a second round of interviews are determined necessary, there may be a second opportunity for the applicants to address the Council in a two-minute window after narrowing down the applicants.
- The Council indicated their preference to select a new Council Member on January 21, 2020, if possible; however, they may

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, JANUARY 14, 2020

also make changes to the process depending on how interviews and voting proceed.

- The Council will select a candidate to fill the District Five vacancy between January 21, 2020 and no later than February 4, 2020.

Straw Poll: Support approving the selection process for interviewing applicants and filling the City Council District Five vacancy. All Council Members were in favor, except Councilmember Rogers, who was absent for the vote.

Ms. Weaver noted interviews would be held in the Council Chambers. She said once the Council selected a candidate, the City Recorder would administer the Oath-of-Office to the selected candidate (that night) and they would then take their seat at the dais for the remainder of the meeting.

#7. [7:47:20 PM](#) UPDATE REGARDING SALES TAX REVENUES FOR THE "FUNDING OUR FUTURE" INITIATIVE, RELATED ACTIVITIES AND NEXT STEPS. *Funding Our Future is an initiative to address four critical needs: public safety, affordable housing, improved streets, and better transit options. The Council approved a 0.5% sales tax increase in May 2018, and during the City's annual budget process, allocated funding from anticipated sales tax revenue to each of those needs. [View Attachments](#)*

Benjamin Luedtke, Mary Beth Thompson, and Lisa McCarver briefed the Council with attachments. Discussion was held regarding street funding availability.

#8. [7:51:30 PM](#) UPDATE REGARDING THE FUNDING OUR FUTURE INITIATIVE, ABOUT ACTIVITIES AND NEXT STEPS RELATED TO THE VOTER-APPROVED \$87 MILLION STREETS RECONSTRUCTION GENERAL OBLIGATION BOND AND CAPITAL IMPROVEMENT PROGRAM PROJECTS. *Funding Our Future is an initiative to address four critical needs: public safety, affordable housing, improved streets, and better transit options. The Council approved a 0.5% sales tax increase in May 2018, and during the City's annual budget process, allocated funding from anticipated sales tax revenue to each of those needs. [View Attachments](#)*

Benjamin Luedtke, Mary Beth Thompson, Matthew Cassell, and Elizabeth Buehler briefed the Council with attachments. Discussion was held regarding the street reconstruction schedule for each District.

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, JANUARY 14, 2020

#9. [7:54:34 PM](#) QUARTERLY UPDATE REGARDING TRANSIT-RELATED PROJECTS AND PROGRESS AS PART OF THE FUNDING OUR FUTURE INITIATIVE, SUCH AS THE FREQUENT TRANSIT NETWORK, TRANSIT ROUTE IMPROVEMENTS, AND BRANDING AND OUTREACH EFFORTS. *Funding Our Future is an initiative to address four critical needs: public safety, affordable housing, improved streets, and better transit options. The Council approved a 0.5% sales tax increase in May 2018, and during the City's annual budget process, allocated funding from anticipated sales tax revenue to each of those needs.* [View Attachments](#)

Benjamin Luedtke, Jonathan Larsen, Julianne Sabula, and Lisa Shaffer briefed the Council with attachments. Discussion was held regarding transit stop shelter/bench placement goals, transit stop maintenance, extending transit stops (zoo and Natural History Museum), and graffiti removal.

#10. [8:07:39 PM](#) UPDATE REGARDING IMPROVING THE CONDITION OF CITY STREETS AS PART OF THE FUNDING OUR FUTURE INITIATIVE. *Funding Our Future is an initiative to address four critical needs: public safety, affordable housing, improved streets, and better transit options. The Council approved a 0.5% sales tax increase in May 2018, and during the City's annual budget process, allocated funding from anticipated sales tax revenue to each of those needs.* [View Attachments](#)

Benjamin Luedtke and Lorna Vogt briefed the Council with attachments. Discussion was held regarding residential street treatment selection.

STANDING ITEMS

#11. [8:41:14 PM](#) 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.*

See File M 20-5 for [announcements](#).

#12. REPORT OF THE CHAIR AND VICE CHAIR.

No report/discussion.

#13. [6:44:01 PM](#) CONSIDER A MOTION TO ENTER INTO CLOSED SESSION, IN KEEPING WITH UTAH CODE §52-4-205 FOR ANY ALLOWED PURPOSE.

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, JANUARY 14, 2020

Councilmember Fowler moved and Councilmember Johnston seconded to enter into Closed Session to discuss the pending or imminent litigation pursuant to Utah Code §52-4-205(1)(c); and Attorney-Client matters that are privileged pursuant to Utah Code §78B-1-137, Utah Open and Public Meetings Law. A roll call vote was taken. Council Members Johnston, Wharton, Valdemoros, Rogers, Fowler, and Dugan voted aye. See File M 20-1 for Sworn Statement.

In Attendance: Council Members Johnston, Valdemoros, Wharton, Rogers, Fowler, and Dugan.

Absent: Councilmember Rogers

Others in Attendance: Cindy Gust-Jenson, Erin Mendenhall, Benjamin Luedtke, Samantha Slark, Katherine Lewis, Jennifer Bruno, Lehua Weaver, Allison Rowland, Nick Tarbet, Lisa Shaffer, Rachel Otto, Cindy Lou Trishman, and Kory Solorio.

The Closed Session adjourned at 7:43 p.m.

The Work Session meeting adjourned at 8:49 p.m.

COUNCIL CHAIR

CITY RECORDER

This document is not intended to serve as a full transcript as other items may have been discussed; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2)(b).

This document along with the digital recording constitute the official minutes of the City Council Work Session meeting held January 14, 2020.

ks