

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, FEBRUARY 4, 2020

The City Council met in Work Session on Tuesday February 4, 2020, in Room 326, Committee Room, City County Building, 451 South State Street.

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

Absent: Councilmember James Rogers.

Staff in Attendance: Cindy Gust-Jenson, Council Executive Director; Erin Mendenhall, Mayor; Rachel Otto, Mayor's Chief of Staff; Lisa Shaffer, Mayor's Deputy Chief of Staff, Allison Rowland, Council Policy Analyst; Corey Rushton, Public Services Communication & Administrative Services Manager; Russell Weeks, Council Policy Analyst; Daniel Echeverria, Senior Planner; Nick Norris, Planning Director; Jennifer McGrath, Community & Neighborhoods Deputy Director; Nick Tarbet, Council Policy Analyst; Amy Thompson, Senior Planner; John Anderson, Planning Manager; Benjamin Luedtke, Council Policy Analyst; Lani Eggertsen-Goff, Housing & Neighborhood Development Director; Jennifer Schumann, Housing & Neighborhood Development Deputy Director; David Litvack, Mayor's Senior Policy Advisor; Mike Brown, Police Chief; Katherine Lewis, City Attorney; Allison Parks, Senior City Attorney; Lynn Pace, Mayor's Senior Advisor for Intergovernmental Affairs; and DeeDee Robinson, Deputy City Recorder.

Councilmember Wharton presided at and conducted the meeting.

The meeting was called to order at 2:06 p.m.

AGENDA ITEMS

#1. [2:06:29 PM](#) BRIEFING REGARDING AN INTERLOCAL AGREEMENT BETWEEN SALT LAKE CITY AND SALT LAKE COUNTY THAT WOULD PARTIALLY FUND THE REPLACEMENT OF THE BASEBALL PLAYING SURFACE AT THE SMITH'S BALLPARK, WHICH IS OWNED BY THE CITY. *If approved, \$900,000 would be allocated from the County Tourism, Recreation, Cultural, and Convention (TRCC) funds and the City would provide an additional \$285,000. The upgrades are expected to be completed for the beginning of the 2021 season. [View Attachments](#)*

Allison Rowland, Lisa Shaffer, and Corey Rushton briefed the Council with attachments. Discussion was held regarding a correction regarding on-going maintenance costs (estimated at \$1 Million per year), operations/maintenance costs, ballpark

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, FEBRUARY 4, 2020

facts/figures/statistics, ballpark goals, local support (hotels, restaurants, University of Utah, Granite School District, etc.), diagnostic testing of field soil, and overall facility maintenance.

Councilmember Dugan inquired about other possible uses for the ballpark when not in use by the baseball team. Mr. Rushton said the field was used for training and repair costs would be too high to justify other uses, however; they would not be opposed to looking at incorporating other activities without being detrimental to the playing field/baseball activities.

#2. [2:34:49 PM](#) BRIEFING REGARDING A PROPOSAL TO INCORPORATE DESIGN GUIDELINES FROM THE SUGAR HOUSE MASTER PLAN INTO THE SUGAR HOUSE BUSINESS DISTRICT ZONE pursuant to Petition No. PLNPCM2018-00219. *The Sugar House Business District is generally located between 900 East and 1300 East and from 1900 South to I-80. Design guidelines include regulations on such things as building facade design, spacing of doorways, glass transparency, and public way improvements. [View Attachments](#)*

Russell Weeks, Daniel Echeverria, Jennifer McGrath, and Nick Norris briefed the Council with attachments. Discussion was held regarding proposed changes (design standards, streetscape standards, ground floor use restriction on dwelling units facing 1100 East/Highland Drive/2100 South), affected zones, development process in Sugar House, current vs. proposed building design standards, zoning use restriction (no dwelling units on ground floor on 1100 East/2100 South, live/work units allowed), streetscape standards (lights, sidewalks, brick/pavers for sidewalks, street trees, and allowance for paved park strips), sign standards (increasing size allowance for pedestrian wayfinding), and existing/proposed design standards.

Councilmember Mano inquired what the process would be for amendments and what constituted durable materials. Mr. Echeverria said for modifications/amendments, applicants would go through the design review process, heard by the Planning Commission. He said there was a specific list of durable materials, however; applicants could obtain approval through the Planning Director for additional materials not listed, and materials should be similar in quality/durability.

Councilmember Johnston expressed concerns regarding pedestrians/bikes/other modes of transportation (minimal street

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, FEBRUARY 4, 2020

width) and inquired if Planning had coordinated with the Streets Department and their design concepts for the Sugar House District. Mr. Echeverria said the proposed standards would not affect/change the curbs and that it aligned with the Transportation Circulation Plan. Ms. McGrath said the City received a grant from the County to update the Sugar House Circulation Plan, the Transportation Master Plan would be updated, and Planning would be involved with both plans including a street typology study.

Councilmember Fowler expressed concerns regarding codifying the ground floor restriction of residential units, and said it was a discriminatory practice against people with disabilities. Mr. Norris said the concept of live/work units allowed the space to be flexible, and once applied, the City would struggle to enforce the work aspect of the unit. He said the Planning Department did not want to utilize the ground floor commercial requirement, except in these proposed locations.

#3. [3:09:40 PM](#) BRIEFING REGARDING AN ORDINANCE THAT WOULD AMEND VARIOUS SECTIONS OF THE SALT LAKE CITY CODE RELATING TO THE APPEAL AUTHORITY FOR LAND USE DECISIONS MADE BY THE HISTORIC LANDMARK COMMISSION pursuant to Petition No. PLNPCM2019-00237. *The purpose of these amendments is to update the zoning ordinance so appeals of Historic Landmark Commission decisions are processed the same as all other appeals of administrative decisions, and to be consistent with recent changes made to the Utah State Code.* [View Attachments](#)

Amy Thompson, Nick Tarbet, and Nick Norris briefed the Council with attachments. Discussion was held regarding legislative changes to how appeals were processed, and changes/issues concerning the Mayor being the appeal authority.

Councilmember Wharton expressed support for the proposed changes.

#4. [3:12:32 PM](#) BRIEFING REGARDING AN ORDINANCE THAT WOULD AMEND VARIOUS SECTIONS OF SALT LAKE CITY CODE PERTAINING TO CANNABIS-RELATED LAND USES pursuant to Petition No. PLNPCM2019-00678. *The purpose of these amendments is to update the zoning ordinance to be consistent with State law concerning the regulation of medicinal cannabis that was passed by the Utah State Legislature in 2019. Municipalities must adopt regulations to incorporate the new State laws into local zoning ordinances by January 2021. "Cannabis Production Establishments" must be allowed in at least*

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, FEBRUARY 4, 2020

Agricultural or Manufacturing zoning districts if a municipality has one of these districts. Additionally, "Medicinal Cannabis Pharmacies" must be allowed in all zoning districts with the exception of those that are primarily residential and are subject to distance requirements. [View Attachments](#)

Nick Norris and Nick Tarbet briefed the Council with attachments. Discussion was held regarding growing/production/pharmacy operations, permitted locations of growing facilities, and medicinal cannabis pharmacies being regulated by Utah State Law.

#5. [3:20:24 PM](#) BRIEFING REGARDING AN ORDINANCE THAT WOULD MAKE VARIOUS CHANGES TO SALT LAKE CITY CODE RELATING TO EARLY NOTIFICATION OF THE PUBLIC AND RECOGNIZED COMMUNITY ORGANIZATIONS FOR LAND USE PROJECTS pursuant to Petition No. PLNPCM2016-00300. *The Council initiated this petition to clarify early notification regulations and public outreach. The purpose of the proposed changes is to increase awareness and participation by the public for various types of City projects while still providing a timely review process for applicants. [View Attachments](#)*

Nick Norris, Nick Tarbet, John Anderson, and Allison Parks briefed the Council with attachments. Mr. Anderson provided an overview and discussion was held regarding clarifying policy/process/goals, difficulty obtaining tenant names/addresses, Staff time required, alternative public engagement communication strategies, and proposed changes: text moving to Title 21A (Zoning Code) from Title 2 (Administration & Personnel), two new additional required Planning processes (new construction in a local historic district and design review), requirement for sending early engagement notice to all property owners/tenants, posting project sign on property, and Planners finding alternatives to hosting an open house.

#6. Tentative Break

#7. [4:02:37 PM](#) FOLLOW-UP BRIEFING REGARDING UPDATING THE CITY'S 2020-2024 CONSOLIDATED PLAN AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). *The Consolidated Plan details the City's goals and objectives to build healthy and sustainable communities through four federal grants: Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), Home Investment Partnerships, and Housing Opportunities for Persons With AIDS (HOPWA). [View Attachments](#)*

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, FEBRUARY 4, 2020

Benjamin Luedtke, Lani Eggertsen-Goff, and Jennifer Schumann briefed the Council with attachments. Ms. Schumann provided an overview and discussion was held regarding the five-year strategic plan/first year funding applications, timeline, 2015-2019 plan performance/characteristics/outcomes, 2020-2024 needs (eligibility, service/funding gaps, funding sources, and desired outcomes), plan goals/strategies (housing, transportation, economic development, homeless services, behavioral health, and administration), plan target areas (aligning with Redevelopment Agency (RDA) project areas), collaboration between different municipalities, and next steps.

#8. [4:51:46 PM](#) BRIEFING BY THE ADMINISTRATION REGARDING THE OPERATIONS AT THE SUGAR HOUSE TEMPORARY OVERFLOW SHELTER.

David Litvack, Mike Brown, and Rachel Otto briefed the Council with attachments. Discussion was held regarding process, transportation to/from shelter (shuttle service, cab vouchers), average numbers served (118 per night), men (84 per night), women (32 per night), continuing outreach, real-time bed availability, client/provider feedback opportunities, neighborhood impact (complaints/crime), clean-up of encampments (Health Department provided 24-hour notice), and Police process for engaging with encampments/homeless individuals.

#9. [5:34:35 PM](#) DISCUSSION REGARDING ITEMS IN PREPARATION FOR THE UPCOMING RETREAT. *The Council typically holds an annual workshop/retreat early in the year to discuss projects or areas of focus that will be a priority over the coming year. [View Attachments](#)*

Discussion was held regarding plans for the retreat, determining priorities, collaboration with the Mayor, types of projects Council Members were interested in, how this retreat differed from past retreats, setting expectations for immediate/future needs, and balancing Council priorities with community needs.

Mayor Mendenhall spoke regarding the benefits of the retreat, encouraged Council Members to utilize the retreat as a tool box, and the Administration sharing the concerns of the Council.

#10. [6:03:57 PM](#) BRIEFING BY THE ADMINISTRATION REGARDING ISSUES AFFECTING THE CITY THAT MAY ARISE DURING THE 2020 UTAH STATE LEGISLATIVE SESSION.

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, FEBRUARY 4, 2020

Lynn Pace briefed the Council regarding progress of the Legislature, concerns regarding funding for "big-ticket" items, sales tax exemption bills, water legislation bills, potential revision to Inland Port legislation, homelessness legislation, feasibility study for a public market, retirement bills, and proposed legislation regarding tenant eviction notices.

STANDING ITEMS

#11. REPORT OF THE CHAIR AND VICE CHAIR

No discussion was held.

#12. 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:*

- *Council Group Photo Reminder; and*
- *Scheduling Items*

No discussion was held.

#13. CONSIDER A MOTION TO ENTER INTO CLOSED SESSION, IN KEEPING WITH UTAH CODE §52-4-205 FOR ANY ALLOWED PURPOSE.

Item not held.

The meeting adjourned at 6:12 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).

MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING

TUESDAY, FEBRUARY 4, 2020

This document along with the digital recording constitute the official minutes of the City Council Work Session meeting held February 4, 2020.

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