

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, March 23, 2021

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, March 23, 2021 in an Electronic Meeting, pursuant to the Chair's determination and Salt Lake City Emergency Proclamation No. 2 of 2020(2)(b).

**The following Council Members were present:**

Amy Fowler, Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

**Present Legislative leadership:**

Cindy Gust-Jenson, Executive Director; Jennifer Bruno, Deputy Director; Lehua Weaver, Associate Deputy Director

**Present Administrative leadership:**

Mayor Erin Mendenhall; Rachel Otto, Chief of Staff; Lisa Shaffer, Chief Administrative Officer

**Present City Staff:**

Cindy Lou Trishman – Clerk, Katherine Lewis – City Attorney, Allison Parks – Public Policy Analyst, Ben Luedtke – Senior Public Policy Analyst, Kira Luke – Policy Analyst/Public Engagement, Robert Nutzman – Administrative Assistant, Russell Weeks – Senior Advisor, Blake Thomas – Community & Neighborhoods Director, Lorna Vogt – Public Services Director, Keith Reynolds – Deputy City Recorder, Tony Milner – Housing & Neighborhood Development Policy & Program Manager, Nick Norris – Director of Planning, David Salazar – Human Resource Program Manager II, Paul Nielson – Senior City Attorney

Council Member Fowler presided at and conducted the meeting.

The meeting was called to order at 5:00 pm

**Work Session items**

1. **Informational: Updates from the Administration** ~ 4:00 p.m.  
30 min.

The Council will receive an update from the Administration on major items or projects, including but not limited to:

- COVID-19, the March 2020 Earthquake, and the September 2020 Windstorm;
- Updates on relieving the condition of people experiencing homelessness;
- Police Department work, projects, and staffing, etc.; and
- Other projects or updates.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Recurring Briefing

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

**Minutes:**

**Mayor Mendenhall** reviewed the COVID-19 statistics, vaccination locations, operation times and dates, reported on the Rio Grande and Fleet Block regarding housing, camping, and crime affecting individuals experiencing homelessness.

**2. Informational: Updates on Racial Equity and Policing**

~ 4:30 p.m.  
10 min.

The Council will hold a discussion about recent efforts on various projects City staff are working on related to racial equity and policing in the City. The conversation may include issues of community concern about race, equity, and justice in relation to law enforcement policies, procedures, budget, and ordinances. Discussion may include:

- An update or report on the Commission on Racial Equity in Policing; and
- Other project updates or discussion.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Recurring Briefing

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

**Minutes:**

**Kira Luke** stated the Police Budget Audit would be available in early April 2021 and the Racial Equity and Policing Commission's next meeting would be held March 24, 2021, at 5:00 PM.

3. **Ordinance: Shared Housing Zoning Text Amendments Follow-up Briefing (formerly Single Room Occupancy or SROs)** ~ 4:40 p.m.  
40 min.

The Council will receive a follow-up briefing about a new proposal for Shared Housing zoning text amendments. The proposed amendments would redefine what was previously Single Room Occupancy (SRO) housing to Shared Housing, and defines it as a residential building, or part of one that contains smaller housing units consisting of one or more sleeping rooms and contains either a private kitchen or private bathroom, but not both. In the updated proposal, units could contain multiple sleeping rooms, rather than limiting the unit to one sleeping room.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 14, 2020; Tuesday, October 6, 2020; and Tuesday, March 23, 2021

Set Public Hearing Date - Tuesday, October 6, 2020

Hold hearing to accept public comment - Tuesday, October 20, 2020 and Tuesday, November 10, 2020 at 7 p.m.

TENTATIVE Council Action - TBD

**Minutes:**

**Russell Weeks** presented the Shared Housing Zoning Text Amendments Ordinance.

Council Member Johnston asked how regulations differed between motels versus shared housing. **Nick Norris** stated the difference was the amenities offered.

Council Member Johnston expressed concerns on the impact to communities by shared housing and the activities that resulted in the neighborhoods from these facilities.

Mr. Norris stated zoning was not a great tool to regulate behavior that happened outside of the use; reviewed how activities were regulated with zoning such as management plans that bars were required to provide. He stated it was important to note the establishments could discuss the issues with the neighborhood and help solve any issues that might arise.

Council Member Fowler asked how the role of a property manager could help address issues surrounding homeless shelters.

**Cindy Gust-Jenson** stated the Council had tried to regulate activities around facilities and asked if there was a clause in the Bar Management Plan that required property clean up, regulations for smoking, zoning regulations for sororities and fraternities in terms of noise and trash.

Mr. Norris reviewed the typical language in a bar's management plan and noted a designated area for smoking was required for all establishments.

Council Members Mano and Valdemoros expressed the need to clarify how enforcement would be implemented, 24 hour management was a must, and the need to spread the facilities throughout the City (not in just one area).

Council Members Fowler, Rogers, and Wharton stated single family homes could create the

same issues; needing to change the narrative about creating housing, shared housing was a solution for people unable or unwilling to be in a shelter, diversity in housing was greatly needed in the City, the conversation was similar to the concerns over Accessory Dwelling Unit (ADU) zoning which helped housing diversity, and shared housing was a way to help unhoused people and if nothing changed the problem would persist.

Council Members discussed the need to expand the ordinance throughout the City, how to ensure one area was not inundated with this type of housing, the timeline for approving, reviewing and changing the proposed ordinance including business licensing,

**Mayor Mendenhall** spoke in favor of approving the ordinance and also wanted it expanded.

**Russell Weeks** suggested measurements be required for the ordinance to study the impacts the zoning would have on a neighborhood.

**Paul Nielsen** reviewed the approval process for the ordinance.

Council Members discussed the approval process, whether to “sunset” of “soft set” the ordinance, what each option would require and when to expand the locations for the zoning.

Mr. Weeks stated the Council could adopt the ordinance and included the following: Management Plan, Yearly Review, expand the geographic equity, buffer zone (one per X number of feet), and business license enforcement.

4. **Ordinance\*: Zoning Text Amendment to Increase Building Height Limits in a Portion of the G-MU Zone Follow-up** ~ 5:20 p.m.  
30 min.

The Council will receive a follow-up briefing about a request to increase the building heights within a portion of the G-MU (Gateway Mixed Use) zoning district from a current maximum of 120 feet up to 190 feet across portions of two separate blocks located between 500 West Street and the railroad tracks west of UTA’s Salt Lake Central Station (approximately 625 West) and 200 South and 400 South. The applicant is requesting the change for a specific area and is not seeking to alter height limits across the entirety of the GMU zone.

\*The Planning Commission forwarded a negative recommendation, therefore an ordinance was not drafted with the original transmittal but has since been added for the Council’s formal consideration.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, January 14, 2020; Tuesday, April 21, 2020; Tuesday, August 11, 2020; Tuesday, October 20, 2020; and Tuesday, March 23, 2021

Set Public Hearing Date - Tuesday, August 11, 2020

Hold hearing to accept public comment - Tuesday, September 1, 2020 and Tuesday, September 15, 2020 at 7 p.m.

TENTATIVE Council Action - TBD

**Minutes:**

**Russell Weeks** presented the Zoning Text Amendment to Increase Building Height Limits in

a portion of the G-MU Zone Ordinance, reviewed the area being discussed and explained the developers had asked for an increased height limit in the undeveloped area.

Council Members Mano and Johnston expressed interest in all of the options presented, both wanted affordable housing in the development and questioned the negative recommendation from the Planning Commission.

Council Member Rogers stated the project was not looking at affordable housing and posed questions about how to incentivize it, expressed his comfort moving forward and the length of time the petition had been under review.

**Andrew Bybee** (Petitioner) stated the development was for office space, not housing and addressed the Planning Commission's recommendation.

**5. Ordinance: Amending Chapter 2.30 of the Salt Lake City Code (Percent for Art Ordinance Revision) Follow-up** ~ 5:50 p.m.  
10 min.

The Council will receive a follow-up briefing about an ordinance amendment that would increase the ongoing annual Capital Improvement Program (CIP) funding minimum for art from 1% to 1.5%. The proposal would also create a public art maintenance fund and adjust the Art Design Board powers and membership limits.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, January 19, 2021 and Tuesday, March 23, 2021

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 6, 2021

**Minutes:**

**Ben Luedtke** presented the Percent for Art Ordinance Revision and its required funding.

**Allison Parks** clarified the ordinance would become effective except the reporting requirement would be delayed.

*No discussion was held.*

**6. Ordinance: Budget Amendment No. 7 for Fiscal Year 2020-21 Follow-up** ~ 6:00 p.m.  
25 min.

The Council will receive a follow-up briefing about Budget Amendment No. 7 for the Fiscal Year 2020-21 Budget. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes \$6 million from the U.S. Treasury Department for rental assistance, funding to host the National League of Cities Conference in November 2021, and an outdoor business activity assistance pilot program, among many other items.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 16, 2021 and Tuesday, March 23, 2021

Set Public Hearing Date - Tuesday, March 16, 2021

Hold hearing to accept public comment - Tuesday, April 6, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, April 20, 2021

**Minutes:**

**Ben Luedke** reviewed Budget Amendment No. 7 for Fiscal Year 2020-21.

Council Members and Staff discussed the funding from the American Rescue Act (ARA), the condition of the boiler that heats the Library and the City and County Buildings, funding for the boiler repair, and projects that would not be completed due to the necessary repairs.

Council Member Mano asked how the delayed projects would be addressed and how funding would be provided to accommodate improvements.

**Lorna Vogt** reviewed the process of ensuring building maintenance was adequately addressed and how large unexpected repairs were funded.

Council Member Johnston asked about the ARA funding and what was eligible for the funding. Ms. Vogt stated the City was researching the use of the ARA funds.

**A Straw Poll to approve the funding for the boiler was supported by all present Council Members.**

**7. Dinner Break** ~ 6:25 p.m.  
30 min.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

**8. Informational: Citizens' Compensation Advisory Committee 2021 Annual Report** ~ 6:55 p.m.  
30 min.

The Council will be briefed by the Citizens' Compensation Advisory Committee to review the 2021 Annual Report. The report includes information and recommendations pertaining to the compensation levels of the City's employees, pay equity, and turnover data, and is presented for consideration each year prior to the City's budget review process.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 23, 2021

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

**Minutes:**

**David Salazar** presented the Citizens' Compensation Advisory Committee 2021 Annual Report, introduced Kimberly Taylor to present the reports.

**Kimberly Taylor** (Pay Scale, consultant), reviewed the pay equity audit.

Council Member Fowler asked if any Salt Lake City policies should be reviewed to prevent further inequity. Ms. Taylor stated Salt Lake City was doing very well and did not need to change any policies at this time.

Council Member Johnston asked about the four dollar and hour discrepancies, how the gap could be lessened and the cost to lessen the gap. Ms. Taylor reviewed the three employees flagged within the report and how the gap could be lessened.

Council Member Mano asked if the report showed if employees were being over paid or just under paid. Ms. Taylor stated the analysis was to review the wage similarity across the City and the law regulating wage decreases and increases.

**Mayor Mendenhall** thanked Kimberly for her work and the knowledge she gave to the City's Human Resource team.

**Jeff Worthington** (Chair of the Citizens' Compensation Committee) reported on the impact of COVID-19 on salary budgets, labor and recruitment adjustments.

**Marlene Sloan** (Citizens' Compensation Committee) reported on the city living wage and local market pay comparison.

**9. One-year Action Plan for Community Development Block Grant & Other Federal Grants for Fiscal Year 2021-22** ~ 7:25 p.m.  
45 min.

The Council will be briefed about the Mayor's funding recommendations and an appropriations resolution that would adopt the One-Year Annual Action Plan for Fiscal Year 2021-22. The plan includes Community Development Block Grant (CDBG) funding, HOME Investment Partnership Program funding, Emergency Solutions Grant (ESG) funding, Housing Opportunities for Persons with AIDS (HOPWA) funding. The resolution would approve an Interlocal Cooperation Agreement between Salt Lake City and the U.S. Department of Housing and Urban Development (HUD).

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 23, 2021

Set Public Hearing Date - Tuesday, March 16, 2021

Hold hearing to accept public comment - Tuesday, April 6, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, April 20, 2021

**Minutes:**

**Ben Luedtke** reviewed the One-year Action Plan for Community Development Block Grant and Other Federal Grants for Fiscal Year 2021-22.

**Blake Thomas** gave an overview of funding and available grant programs.

**Tony Milner** discussed the use of the \$6.7 million for the HUD program.

Council Member Johnston asked for information regarding the CDBG funding discrepancies between the Redevelopment Agency Board and the Mayor. Mr. Milner stated it was CDBG funds that were unspent in previous years and needed to be allocated to similar projects, the Board assigns some of the funds and the Mayor the other portion. The remaining funds are what was recommended to be allocated to the Assist program.

Council Member Valdemoros asked about the double application for the Geraldine King Resource Center and if both requests would be funded. Mr. Milner reviewed the process for allocating funds, the Geraldine King Resource Center and what funding they were recommended to receive.

Council Member Mano asked about the score for the Journey of Hope application . Mr. Milner reviewed the request from Journey of Hope and reasoning for the low score they received.

Council Member Fowler asked for clarification on where ARA funding could be allocated. **Mayor Mendenhall** reviewed the ARA funding guidelines.

## **Standing Items**

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

Report of Chair and Vice Chair.

#### **Minutes:**

*Item not held.*

### **11. 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;

- Ranked Choice Voting; and
- Scheduling Items.

#### **Minutes:**

**Cindy Gust-Jenson** updated the Council on Ranked Choice Voting.

## **12. Tentative Closed Session**

The Council will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

- a. discussion of the character, professional competence, or physical or mental health of an individual;
- b. strategy sessions to discuss collective bargaining;
- c. strategy sessions to discuss pending or reasonably imminent litigation;
- d. strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:
  - (i) disclose the appraisal or estimated value of the property under consideration; or
  - (ii) prevent the public body from completing the transaction on the best possible terms;
- e. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
  - (i) public discussion of the transaction would:
    - (A) disclose the appraisal or estimated value of the property under consideration; or
    - (B) prevent the public body from completing the transaction on the best possible terms;
  - (ii) the public body previously gave public notice that the property would be offered for sale; and
  - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;

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- 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.

**Minutes:**

*Item not held.*

Meeting adjourned at 9:00 pm

Minutes Approved: February 15, 2022

*Dan Dugan*

Dan Dugan (Feb 17, 2022 09:56 MST)

City Council Chair

*Cindy Truhman*

Cindy Truhman (Feb 17, 2022 14:50 MST)

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).

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This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, March 23, 2021.

# 3.23.2021 Work Session Minutes

Final Audit Report

2022-02-17

|                 |                                              |
|-----------------|----------------------------------------------|
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| By:             | Michelle Barney (michelle.barney@slcgov.com) |
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## "3.23.2021 Work Session Minutes" History

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