

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, September 13, 2022

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, September 13, 2022.

The following Council Members were present:

Ana Valdemoros, Amy Fowler, Darin Mano, Chris Wharton, Daniel Dugan, Victoria Petro, Alejandro Puy

Present Legislative leadership:

Cindy Gust-Jenson, Executive Director; Jennifer Bruno, Deputy Director

Present Administrative leadership:

Mayor Erin Mendenhall; Rachel Otto, Chief of Staff

Present City Staff:

Ben Luedtke – Senior Public Policy Analyst, Bill Wyatt – Airport Director, Brian Fullmer – Constituent Liaison, Policy Analyst, Katie Lewis – City Attorney, Cindy Lou Trishman – Salt Lake City Recorder, Andrew Johnston – Director of Homelessness Policy and Outreach, Michelle Barney – Minutes & Records Clerk, Nannette Larsen – Principal Planner, Sam Owen – Public Policy Analyst, Taylor Hill – City Council Staff, Katia Pace – Principal Planner, Nick Norris – Planning Director, Allison Rowland – Public Policy Analyst, Debbie Lyons – Sustainability Director, Weston Clark – Mayor's Office Senior Advisor, Tammy Hunsaker – Department of Community and Neighborhoods, Angela Price – CAN Project & Policy Manager, Lindsey Nikola – Mayor's Deputy Chief of Staff, John Anderson – Planning Manager, David Gellner – Senior Planner, Susan Lundmark – Transportation Planner, III, Shane Andreasen – Director Airport Admin/Comm, Sophia Nicholas – Sustainability Deputy Director, Ruedigar Matthes – CAN Project & Policy Manager

Council Member Dugan presided at and conducted the meeting.

The meeting was called to order at 3:35 pm

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Work Session Items

1. Informational: Updates from the Administration ~ 3:30 p.m.
30 min.

The Council will receive information from the Administration on major items or projects in progress. Topics may relate to major events or emergencies (if needed), services and resources related to people experiencing homelessness, active public engagement efforts, and projects or staffing updates from City Departments, or other items as appropriate.

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:

Council Member Dugan welcomed everyone to the meeting.

Lindsey Nikola provided the COVID-19 update:

- Cases in Utah/USA were down 25%
- New booster shot available for 12 and older depending on the booster needed
- Reviewed boosters and age groups for vaccinations
- Across the board decreases in hospitalizations and case counts
- COVID-19 was present in Waste Water but a trend was not present

Weston Clark provided an engagement update:

- www.slc.gov/feedback/ was regularly updated with engagement
- Status for the Downtown Building Height and Street Activation, Ballpark Station Area Plan, Shelter Zoning (City- wide), Northpoint Small Area Plan, Accessory Dwelling Unit Modifications and Affordable Housing Incentives (City-wide)
- Love Your Block mini grants for Jayhawks, Central Church of Nazarene, Poplar Grove Community Council, and Glendale-Mountain View Community Learning Center
- New Grant application program was ramping up - opening up on December 2022 – January 2023
- Public Lands Salt Lake Foothills Trail Head Improvement survey was live and closed September 30, 2022
- Housing SLC – 3,348 survey responses, next steps, Reddit Housing Ask Me Anything (AMA) -121 comments and 8,100 post views
- Upcoming events throughout Salt Lake City in the coming weeks

Andrew Johnston provided a homelessness update:

- 98% occupancy at resource centers
- Resource fair in Pioneer Park was held on September 9, 2022 and was very well received
- Kayak Court on September 16, 2022
- Rapid Intervention Team was focusing near the river on the Westside and near schools
- Timeline for opening overflow shelters
- Homeless Council approved housing programs

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Council Members and Andrew Johnston discussed:

- Percentage of beds to be provided and how to ensure one neighborhood was not housing all of the shelters
- Pioneer Park Resource Fair was greatly appreciated and accepted
- Number of beds needed for the winter overflow and what other cities would provide
- Work being done to ensure Salt Lake was not the only one providing shelter for the homeless
- Success of the Kayak Court and resource fairs in helping to house individuals

2. Ordinance: Green Street Alley Vacation

~ 4:00 p.m.
20 min.

The Council will receive a briefing about a proposal that would vacate a City-owned alley situated in the Marion Park Subdivision between 1300 South and Harrison Avenue and Green Street and 700 East. The alley exists on paper only and the abutting property owners have encroached on the alley and incorporated it into their properties.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 6, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 4, 2022

Minutes:

Brian Fullmer presented the proposal and stated there was a policy question as to whether the Council preferred to divide the alley property between the abutting property owners, or deed the entire width to the residential property owners to the west.

Katia Pace reviewed the location of the property, reason for the vacation and zoning/history of the alley, surrounding uses, the process of dividing the alley way to the property owners, and Planning Commission's positive recommendation for the proposal.

Council Members and Katia Pace discussed the property included in the alley vacation request and how it would be divided between the surrounding property owners.

3. Ordinance: Rezone and Master Plan Amendment at 16 South 800 West

~ 4:20 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of property at approximately 16 South 800 West from Transit Station Area District - Urban Neighborhood Station - Transition (TSA-UN-T) to Transit Station Area District - Urban Neighborhood Station - Core (TSA-UN-C). The ordinance would also amend the North Temple Boulevard Plan. The proposed amendments are intended to allow the property owner to build a mixed-use building with a possibility of a maximum height of 75 feet. No development plans have been submitted by the applicant at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 6, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 4, 2022

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Minutes:

Brian Fullmer gave a brief overview of the proposal.

Katia Pace reviewed the location, reasoning for the request, Planning Commission's positive recommendation with one recommendation to create a development agreement stipulating conditions for what happened on the periphery of the site concerning the trail, the adjacent roads, and the railway; and unit configuration would be at least 25% with 2- and 3-bedroom units.

Council Members, **John Anderson**, and Katia Pace discussed:

- Number of bedrooms in the units
- Options for the development to activate the Folsom Trail
- Working with the developer to bring an amenity to the site such as a retail store
- Parking requirements
- Allowing additional height to accommodate off-street parking
- Developers willingness to enter into a development agreement
- Trail activation and if it was required in the zoning regulations
- The need to review the zoning standards to address trails and rivers in regards to development

4. **Ordinance: Rezoning to Facilitate Development of The Other Side Village at 1850 West Indiana Avenue** ~ 4:40 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning map to portions of City-owned properties at 1850 West Indiana Avenue and 1965 West 500 South to rezone the parcels from PL (Public Lands) to FB-UN2 (Form Based Urban Neighborhood). The proposed uses on the approximately 37.1-acre site would include permanent supportive housing for homeless individuals as well as services and resources to include on-site healthcare, medical services, and community gathering spaces. This request only relates to the zoning designation of the property. No specific site development proposal has been submitted or is under consideration at this time and the Westside Master Plan is not being changed. Consideration may be given to rezoning the property to another zoning district with similar characteristics.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Monday, August 29, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 at 7 p.m.

TENTATIVE Council Action - TBD

Minutes:

Brian Fullmer presented the proposal.

David Gellner reviewed:

- Project request
- Location
- Potential designs
- Purpose of FB-UN2 Zoning
- Desired uses in the village and what uses would not be allowed

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- Key considerations
 - Master Plan and City policy considerations
 - Compatibility with adjacent properties
 - Consideration of other zoning districts
 - Site conditions and infrastructure
- Additional considerations include
 - Buffering of nature in surrounding uses or potential uses were a concern
 - No buffering was required between M-1 current uses and FB-UN2 zone
 - Buffer would be only required if M-1 properties were redeveloped
- Consider a requirement of additional buffering between uses at the site development phase
- Standards of review
- Compliance with standards
- Planning Commission forwarding a positive recommendation to the City Council to change the identified properties from PL (Public Lands) to FB-UN2 (Form Based Urban Neighborhood District)

Council Members, David Gellner, and **Nick Norris** discussed:

- Which parcels required rezoning
- Pilot program for the village and where it would be located on the property
- Reason for rezoning the two parcels, if the entire program fit in the pilot program area
- Rezoning the entire area to the same zone not split zoning the property
- The community's concern that the program would get out of hand
- Options to protect the community if the program outgrew the area
- Pilot program allowing for future evaluation of the program
- Form Base Developments and how they were received in other areas of the City
- The Development Agreement for this project would require City Council approval prior to implementation
- Parcel size, how much of the area should be rezoned under the request, and what to zone the remaining parcel
- Infrastructure should be made a priority for the area
- History of the property
- Security to prevent unwanted activities
- Potential requirements to include in the development agreement and at what point they should be included
- Lease restrictions tied to the rezoning of the property

Tammy Hunsaker stated there were two different processes currently under review for the project; the public benefits analysis was limited to the eight acres of the pilot site and if that resolution was adopted it would authorize the City to enter into a discounted land lease for only that eight acres. Tammy Hunsaker stated the information indicated that for future expansion efforts a new Public Benefit Analysis (PBA) would need to be submitted to the Council. Tammy Hunsaker stated the Council may want to consider, when authorizing future phases, whether they wanted to look at both the rezone and PBA or whether the rezone should happen right now and future efforts would be authorized through another PBA offering discounted land leases

Council Members, Brian Fullmer, David Gellner, and Tammy Hunsaker reviewed:

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- Concerns about the retail aspects of the proposal, ensuring retail programs were funded by the program facilitator and not the City
- Voucher program details for the Tiny Home Village
- Rezoning the entire parcel would not be a green light for the entire program to do as they wished
- Each aspect of the program would require a PBA
- Rezoning would allow for other parts of the program to move forward more quickly
- If the program did not work then it did not have to be approved in the future
- Next steps for the proposal

5. **Ordinance: Ballpark Station Area Plan** ~ 5:00 p.m. 45 min.

The Council will receive a briefing about an ordinance that would adopt the Ballpark Station Area Plan. The Ballpark Station Area Plan is intended to set a framework to help guide growth-related issues and to capitalize on the Ballpark as the neighborhood's central public asset. The Ballpark Station Area Plan will encompass the area that runs roughly between 900 South to 1700 South, and State Street to I-15. The small area plan's boundaries are within both the Central Community Master Plan and the Downtown Master Plan.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 20, 2022

Hold hearing to accept public comment - Tuesday, October 4, 2022 at 7 p.m.

TENTATIVE Council Action - TBD

Minutes:

Allison Rowland gave a brief overview of the proposal.

Nannette Larsen presented the proposal, highlighting:

- Plan overview
- Timeline
- Public process
- How the plan furthered the goals and policies identified in the adopted City plans
- Key concepts of the plan
- Goals
- Strategies and Actions
- Future Land Use Map
- Transportation
- Modifications made during the June 8, 2022 Work Session and the July 27, 2022 Planning Commission

Council Members, **John Anderson**, **Susan Lundmark**, **Nick Norris**, and Nannette Larsen discussed:

- Avenue and east/west streets included in the plan
- Areas in the plan that called for lower building scale
- Wasatch Front Regional Council (WFRC) and Utah Transit Authority's (UTA's) participation and if they would continue to be partners in the plan
- Implementation and funding
- The new law passed by the State Legislature requiring City's to adopt stationary plans on transit stations – this petition would be the first to be reviewed under that legislation
- TRAX station reconfiguration, why it was necessary, and who would be involved

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6. **Ordinance: Budget Amendment No.2 for Fiscal Year 2022-23**

~ 5:45 p.m.
30 min.

The Council will receive a briefing about an ordinance that would amend the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2022-23. 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 funding a 16 gate expansion of Concourse B at the Salt Lake City International Airport, designs for utility expansion at the Tooele Valley Airport, and market based salary adjustments for non-represented airport employees among other things.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 6, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 at 7 p.m.

TENTATIVE Council Action - TBD

Minutes:

Sam Owen gave a brief introduction to the proposal.

Bill Wyatt and **Shane Andreasen** presented the budget amendment including:

- New Salt Lake City Airport Phase 4, 16 gate expansion
- Negotiations for lease agreements with carriers
- Design of future parallel Taxiways U & V to utilize federal grant funding
- Design of utilities to service Tooele Valley Airport
- Previously approved non-represented employee compensation study
- Strength of traffic recovery
- Entry of new carriers
- Prospects for continued growth driving the potential need to accelerate Phase 4
- Completion of Phase 4 would provide 94 active gates plus hardstands to provide future capacity when needed
- Acceleration of Phase 4 would save contractor remobilization cost

Council Members, Bill Wyatt and Shane Andreasen discussed future plans for the general aviation side of the Salt Lake City International Airport, staffing to fill the jobs at the Delta training facilities, and ways to encourage concession vendors to use less plastic and recycling programs.

7. **Dinner Break**

~ 6:15 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

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8. Additional Funding for Deeply Affordable Housing - Budget Amendment No. 3 of Fiscal Year 2022-23

~ 6:45 p.m.
20 min.

The Council will receive a briefing on a proposal for \$6 million of one-time funding for deeply affordable housing in the City. The funding would be prioritized for creating new housing units affordable to individuals with very low income and/or experiencing homelessness which could include permanent supportive housing. The Administration has included this proposal in Budget Amendment No. 3, and the Council would consider approving following a public hearing on September 20th.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

Minutes:

Mayor Mendenhall gave an overview of the proposal, highlighting:

- The creation of 400 units of permanent, supportive, and transitional housing for individuals currently waiting for housing opportunities
- How the program addressed an urgent need for housing in Salt Lake City
- The six million dollar funding request would be distributed through grants/support projects that were in the queue, some had been through the State funding request and some had received County support
- Funding was from capital dollars and not operational funds
- The program answered the question of where did people go in April when the shelters were closing

Andrew Johnston reviewed:

- The six million dollar CIP fund request would be moved into a grant program that would focus on funding programs assisting individuals experiencing homelessness
- Intent was to get as many beds as possible available before the end of the winter cycle in April 2023
- Funded programs would be the current programs that were renovating existing buildings and had funding from other sources
- Requirements would be to ensure those funded would be:
 - Large projects with a minimum of 90 bed
 - Had a minority of funding from Salt Lake City
 - Limiting no one program to a minimum of no more than \$2.5 million of the grant
 - Were for transitional or permanent supportive housing and had to have a majority of the units completed before April
- Phase two of the proposal with funds carrying specific requirements to address projects would not be available until later in the year

Mayor Mendenhall stated collectively the budget would be \$26 million between the \$20.1 approved in the budget and the proposed \$6 million of CIP, the proposal was a lot more than ever done in a single year which was a significant advancement for the City in housing.

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Mayor Mendenhall, Council Members, **Katie Lewis**, and Andrew Johnson discussed:

- Funding for the proposal
- The April 2023 requirement and if it meant the money would only go to those projects currently under construction
- Options for funding projects that would not happen without it
- Who would be housed in the units
- Attracting those individuals that do not want housing to accept services and move in off the streets
- Developer/project vetting process
- Location of the units throughout the City
- Efforts to revamp the westside of Salt Lake
- Why Community and Neighborhoods (CAN) was the facilitator of the grant program and not the Redevelopment Agency
- Council's role in the approval of the grants
- Timeline for approval of the State funded projects on North Temple
- Homelessness was a human crisis that required everyone to work together on a solution
- How to hold providers accountable and measure their success
- Future options for helping the homeless
- Learning from past mistakes when assisting the homeless
- Ensuring this program was not creating issues for the neighborhoods where the units were located
- The need to get the most out of the funding provided
- Selection process and options for determining how the funding would be granted

9. Ordinance: Growing SLC Implementation Plan Amendment ~ 7:05 p.m.
30 min.

The Council will receive a briefing about an ordinance that would adopt an implementation plan to "Growing SLC: A Five Year Housing Plan 2018-22." The proposed ordinance would ensure that the City is in compliance with State Code requirements for this item by October 1, 2022.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 6, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 20, 2022

Minutes:

Allison Rowland gave a brief overview of the proposal.

Angela Price and **Ruedigar Matthes** presented the proposal, highlighting:

- Overview of the plan
- Growing SLC Amendment
- New Housing Plan (Housing SLC)
- House Bill (HB) 462 requirements
- Implementation Plan available
at <https://www.sl.gov/can/2022/06/02/housingplan/>
- Goals and strategies of the plan
- Affected ordinances
- Next steps for the proposal

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Council Members, Angela Price, Allison Rowland, and Ruedigar Matthes discussed the implementation plan, the projects being implemented and thanked Staff for all of the hard work they have done on these projects.

10. Informational: Fiscal Year 2022-23 Sustainability Food Assessment and Holding Account Funds ~ 7:35 p.m.
20 min.

The Council will receive a briefing about the Sustainability Food Assessment and Holding Account Funds for Fiscal Year 2022-23. The Sustainability Department requests the City Council authorize release of funds from the Department holding account, allocated in the Fiscal Year 2023 budget, to complete a Community Food Assessment.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

Minutes:

Sam Owen gave an overview of the proposal and the request for a straw poll on the item.

Council Member, **Sophia Nicholas**, **Debbie Lyons**, and Sam Owen discussed the policy questions regarding: opportunities for Council involvement, General Fund priorities in regard to food sustainability, formalizing a board for review, and other organizations conducting this work.

Straw Poll

supported unanimously by all those present to support releasing the \$125,000, for the Sustainability Department to conduct the project, with a legislative intent that the department work with other entities doing food equity work, to evaluate and report back to the Council on whether the future data gathering could be accomplished by a regional or state-wide governmental entity, to continue to build the foundation that the City had established and relieve the City taxpayers of funding of what was currently a regionally beneficial service, and request that the Administration return and report on collaboration opportunities with other entities doing similar work, such as the Utah State extension service .

Council Members and **Cindy Gust-Jensen** discussed the Council's intent in the straw poll and the support they had for the work to go forward.

Standing Items

11. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

Minutes:

Nothing to report.

12. Report and Announcements from the Executive Director

Report of the Executive Director, including a review of Council information items and announcements. The Council may give feedback or staff direction on any item related to City Council business, including but not limited to scheduling items.

Minutes:

Nothing to report.

13. 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 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 possible terms;
 - (ii) the public body previously gave public notice that the property would be offered for sale; and
 - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;
- f. discussion regarding deployment of security personnel, devices, or systems; a
- 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

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Meeting adjourned at 7:58 pm

Minutes Approved: February 7, 2023

City 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).

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This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, September 13, 2022.

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Final Audit Report

2023-02-14

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