

Salt Lake County Council

Committee of the Whole

~MINUTES~

Tuesday, May 23, 2017

[1:48:18 PM](#)

Committee Members

Present:

Jennifer Wilson
Jim Bradley
Michael Jensen¹
Aimee Winder Newton
Sam Granato
Max Burdick²
Richard Snelgrove, Vice Chair

Committee Members

Present:

Arlyn Bradshaw
Steven DeBry

Citizen Public Input ([1:48:26 PM](#))

Mr. Kevin Dwyer, Salt Lake Valley Trails Society, spoke under “Citizen Public Input” in support of the proposed changes to the Mountain Resort Zone (MRZ) to allow for the development of sustainable mountain bike trails in Big and Little Cottonwood Canyons. Salt Lake Valley Trails Society would like terrain parks to be a permitted use, but understood why they would be a conditional use.



Review of New Hires ([1:51:55 PM](#))

Mr. Brad Kendrick, Budget & Policy Analyst, Council Office, reviewed the following proposed hires:

Agency

Position

Assessor's Office

Commercial Ad Valorem Tax Appraiser 15
Real Property Quality Assurance Coordinator 15

Library Services Division

Library Assistant 12
Custodial Maintenance Worker 9

Sheriff's Office – County Jail

Construction and Maintenance Specialist 11
Corrections Spec-Inmate Placement Program 11
Assistant Supervisor – Jail Records 12

¹ Participated electronically.

² Participated electronically for a portion of the homeless discussion through the end of the meeting.

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<i>Community Health Administration</i>	Health Educator
<i>Center for the Arts</i>	ArtTix Shift Supervisor 11
<i>Public Works Operations</i>	District Worker 9
<i>Information Services Division</i>	Senior Programmer/Analyst 17
<i>District Attorney's Office</i>	Fiscal Coordinator 13 Civil Litigation Attorney 18
<i>Council Office</i>	Senior Policy Advisor

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Budget Adjustment ([1:52:26 PM](#))

Mr. Brad Kendrick, Budget & Policy Analyst, Council Office, reviewed the following budget adjustment request:

Behavioral Health Services Division

Interim budget adjustment to reclassify a Secretary 10 position to a Clinical Administrative Assistant 13 position.

Council Member Jensen, seconded by Council Member Newton, moved to approve the interim budget adjustment request and forward it to the 4:00 p.m. Council meeting for formal consideration. The motion passed unanimously. Council Members Bradley and Burdick were absent for the vote.

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Contribution to Visit Salt Lake in Support of the 2017 Tour of Utah and Resolution Authorizing Contribution ([1:52:55 PM](#))

Mr. Rick Graham, Deputy Mayor of Operations, reviewed a resolution for a contribution of \$115,000 from the County's Visitor and Promotion Fund to Visit Salt Lake for the purpose of hosting Stage 3 of the Tour of Utah. The funds will be used for hotel rooms for participants, meals for participants and their support group, local traffic control, security, and a contingency.

This is the Tour of Utah's thirteenth year. It is a professional sanctioned race, billed as America's toughest stage race. It will run for seven days starting in late July and ending the first week of August. There are seven stages that run through the northern part of the state, four of which touch Salt Lake County – Stage 3 in Big Cottonwood Canyon, Stage 4 in South Jordan,

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Stage 6 ending in Little Cottonwood Canyon, and Stage 7 in Salt Lake City. Stage 3 is a six-mile timed race, in which riders will start individually at one-minute intervals. They will start at Donut Falls and end at Brighton Ski Resort. There will be 120 bicyclists participating in the race from 16 international and national teams. In addition to this race, there will be a citizen's race for amateurs and they will be able to use the closed course and be timed as well.

Last year, the Tour of Utah generated approximately \$23 million in direct economic benefit and over \$16 million in earned media. This year, the Tour of Utah is the first professional international event following the Tour of France, so there will be strong interest in it. It will bring local, national, and international attention to Salt Lake County. There will be 35 hours of live webcasting through Tour Tracker and 26 hours of national television coverage through the FOX Sports network. It is an opportunity for the County to participate in an international event with the State and other municipalities, and showcase its natural resources and community involvement. It also fits with the County's initiative to promote healthy lifestyles and enhance its understanding of bicycle safety and road uses. Visitors will spend three days and two nights in Salt Lake City, so the Transient Room Tax is estimated to bring in around \$4,500.

Visit Salt Lake has agreed to be this year's non-profit host for the County and use its programming and event support experience. Then, Big Cottonwood Community Council is the local community host and will supply volunteers, provide community resident outreach, sponsor events, and participate in an expo at the finish line after the race. Other participants include the Wasatch Mountain Club, Cottonwood Canyons Foundation, and Brighton and Solitude ski resorts.

Ms. Barbara Cameron, Chair, Big Cottonwood Community Council, stated Big Cottonwood Community Council has some exciting things planned, i.e. hikes, displays, and a wildflower festival. This is one of the most beautiful seasons in the canyon, as it is the height of the wildflower season.

Council Member Wilson asked which day of the week and the time that this stage of the race was being held.

Mr. Graham stated the race will be held on Wednesday, August 2nd, and will start at 1:00 p.m. Traffic will be allowed to Donut Falls, but will be closed from there up mid-morning through mid-afternoon. The goal is to let people know they need to get up the canyon early in the morning, but there will be some shuttles to move visitors from Donut Falls to the finish line.

Council Member Wilson, seconded by Council Member Newton, moved to approve the contribution and resolution and forward them to the 4:00 p.m. Council meeting for formal consideration. The motion passed unanimously. Council Members Bradley and Burdick were absent for the vote.

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New Market Tax Credit Primary Resolution Authorizing Contribution to the Community Development Finance Alliance ([2:04:48 PM](#))

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Mr. Greg Folta, Mayor's Finance, reviewed a resolution authoring a contribution of County moneys to the Community Development Finance Alliance, which is the community development entity (leverage lender), for New Market Tax Credits (NMTC), and to the Salt Lake County Downtown Health Clinic LLC (created for the purpose of assisting Salt Lake County in securing NMTC financing), with Salt Lake County NMTC, Inc. The resolution authorizes the execution of all required transaction documents for the financing, construction, and leasing of the Salt Lake County Health Center. The Jones Waldo Law Firm, represented by Tom Berggren, is the legal representation for Salt Lake County Downtown Health Clinic LLC and Salt Lake County NMTC, Inc. The District Attorney's Office is the legal representation for the County. He presented a handout showing the structure of the transaction and the transaction net cash flow, which shows about a \$2.5 million savings to the County.

Mr. Darrin Casper stated this is the County's fourth NMTC transaction. The Magna Library NMTC was completed this year, and everything went smoothly and was successful with that. He expected the same with this NMTC.

Council Member Wilson asked why the process was so complicated and what the rationale was for the model, and what the intent was.

Mr. Casper stated the County made a leveraged loan to an entity that will make an investment to a qualified project. The equity owner will be US Bank. It will own 95 percent of the entity; therefore, take 95 percent of the tax credits available in a foothold to that entity. It is a required, complicated transaction, but it is typical of tax credit transactions. It is similar to housing tax credits.

Mr. Tom Berggren, attorney, Jones Waldo Law Firm, stated the Federal Government could have established a program where Housing and Urban Development (HUD) made grants to localities, non-profits, or businesses to encourage economic development; however, it thought it would be more efficient to structure this as a tax credit program, whereby banks, financial institutions, and other companies could invest in projects and receive tax credits. In essence, the subsidy comes through the private sector as supplemented by the tax credits.

Council Member Wilson stated the Federal Government made a determination to have a middleman, meaning the corporations have the NMTCs rather than a direct client having them, even though the end purpose is for the direct client. She asked if the utilization of NMTCs was mainly non-profit and government.

Mr. Berggren stated no. Most tax credits go to private projects.

Mr. Brad Johnson, Deputy District Attorney, stated tax credits actually have to flow through a for-profit or a non-profit. The County cannot get them directly as an entity, which is why it set up an LLC, and that just adds another layer to the complexity.

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Mr. Casper stated the purpose of program is to bolster low income neighborhoods. This project is clearly in a low income neighborhood, and meets the direct purpose of the program.

Mr. Folta stated a project has to be in a low income census tract to be eligible.

Mr. Berggen stated Salt Lake County is at the forefront for utilizing these programs, and that has resulted in substantial economic benefits to the community.

Council Member Newton, seconded by Council Member Granato, moved to approve the resolution and forward it to the 4:00 p.m. Council meeting for formal

consideration. The motion passed unanimously. Council Member Burdick was absent for the vote.



Proposed Amendment to Mountain Resort Zone ([2:12:39 PM](#))

Mr. Curtis Woodward, Planning and Development Services Division, stated when the Council voted on the Mountain Resort Zone (MRZ), it removed “mountain bike terrain park” from the list of allowed uses under conditional use, with the instruction to take it to the Mountainous Planning District Planning Commission for further consideration and specific recommendations, particularly how a mountain bike terrain park should be defined and how it might be allowed in a way that would not be a detriment to the watershed areas of the canyon.

The Planning and Development Division called a meeting of the representatives of the three ski resorts, and the Salt Lake Valley Trails Society. Ms. Sarah Bennet, Trails Utah, was invited, but unable to attend. The group began by looking at the definition of “terrain park” in the Forest Service manual, but realized that definition would not work because it was based on things like halfpipes and rails that mountain bikers do not really use in the mountains. Ultimately, the group agreed on a definition they thought would work and met the intent of the Council. The Planning and Development Services Division took that definition to the Mountainous Planning District Planning Commission, which held a public hearing, and recommended a minor change to address concerns about temporary events and some of the structures that might be built to facilitate a large scale temporary event. That language has been added to the definition in the ordinance.

Since the MRZ ordinance was adopted, the County will need to have another public hearing to amend it. He requested that the Council set a public hearing date to hear public comment on the ordinance amendment, after which the Council could make a decision on it.

Mr. Jason Rose, Legal Counsel, Council Office, stated the Council will vote to set that at the 4:00 p.m. Council meeting. The proposed date for the public hearing is June 20, 2017.

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Council Member Wilson asked if the Planning and Development Services Division involved others who may not have been in favor of the allowance in creating the definition. Her commitment in moving this forward was to have a balanced review process.

Mr. Woodward stated initially, he had intended to meet with a larger group after meeting with the resorts and trail representatives, but by developing a definition that captured the intent of protecting the canyons while still allowing this use, he did not think it was necessary. However, during the Mountainous Planning District Planning Commission's public hearing, Carl Fisher, Save Our Canyons, expressed support for the amendment, and Carly Castle, Salt Lake City Public Utilities, said Salt Lake City had no objection to the way the ordinance was worded.

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Review of Planning and Zoning Application ([2:19:38 PM](#))

Mr. Jason Rose, Legal Counsel, Council Office, reviewed the following planning and zoning application, for which a public hearing will be set for June 20, 2017:

Application #30329 – **Jeff Armstrong** to rezone property located at 2511 and 2551 North 2200 West from an A-2 to an M-1 zone.

The rezone would allow the applicant to use the 7.85 acres as a trucking yard, which is a conditional use in the M-1 zone. This request will be heard by the Salt Lake County Planning Commission on June 14, 2017. The Planning and Development Services Division staff recommends approval of this request with the conditions that sanitary landfills and sexually oriented businesses be prohibited.

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Coordinated Entry (and Exit) System Policy and Planning for the Homeless Resource Centers ([2:21:04 PM](#))

Ms. Shaleane Gee, Special Projects Director, Mayor's Office, delivered a PowerPoint presentation regarding the Coordinated Entry (and Exit) System (CES) Policy and Planning project. She highlighted the collective action needed to align and improve a direct services system; homelessness funding in Salt Lake County; how the funding policy shapes the County services system; how the current system would change; HB 441 and how it will reduce demand for shelter at the Rio Grande location; coordinated entry system and policy planning; timeline to implement this new entry system; the different workgroups involved in setting up the new program; a guiding principles document; management, oversight, and evaluation of the new CES project; aligned activities and launching partner initiatives; the 2017 budget request needed to implement this project; and the housing location app, as well as the system

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dashboard. She requested the Council allocate \$255,000 toward the implementation of this new project.

Mr. Carlton Christensen, Director, Regional Transportation, Housing, and Economic Development, stated during the 2017 budget workshop sessions, the Council allocated funds to help with homelessness issues placing those funds in a restricted account. An interim budget adjustment will need to be approved to move the funds out of the account.

Council Member Newton asked if the Pay-for-Success program would work with this project.

Ms. Gee stated yes. The CES project would work with all existing programs.

Council Member Snelgrove asked what decision making process was used in designating the resource center at the South Salt Lake City site as a men's center. He asked if a vote was taken designating certain locations as housing for the different populations.

Ms. Gee stated no vote was taken. It was a collective decision arrived at with all stakeholders after several meetings and public hearings.

Council Member Snelgrove stated the County is on the right track with the CES project; however, Salt Lake County is putting a lot of money into this cause and it needed full transparency on how the decision and by whom, was made regarding which center would be used for which homeless population.

Council Member Newton stated she would like to know the answer to the question as well. This resource center is in her district and a lot of her constituents are asking this question. The Shelter the Homeless Committee informed her that it did not make this decision.

Mayor Ben McAdams stated just asking the question reflects a misunderstanding of the work that has been done. The work is centered on the needs of the homeless population, and not gender. It was always envisioned that the South Salt Lake Center would be a men's facility.

Council Member Newton stated the County needed to be very transparent with this issue. When the Council talked about this site it included legislative intent that it wanted this site to be used by the low-risk population. It is important for the Council to know who made this decision and if the decision was made in a public setting.

Mayor McAdams stated this decision was very transparent with seven public hearings held. It was the presumption developed over time that this site would be used for a men's facility. To boil the decision down to gender is to oversimplify the work that was done. The goal is to get away from a gender decision, and move towards assessing individuals and moving them towards the location that would be of the most help to them. The Council needed

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to think of these resource centers differently. The resource centers are not the same as the current Road Home homeless shelter on Rio Grande.

Council Member Bradley stated individuals placed in the resource centers will be screened. If the screening is done appropriately, it will not matter what facility is used for what gender; the population will be low risk. He was concerned about a letter sent by Council Member Newton regarding mixing the Jordan River with the homeless population. It is easy to raise a red flag for political gain. The Council should be informing the public what protection it can be assured of, and not sending out alarming letters.

Council Member Newton stated the letter talked about the impact migration would have on the Jordan River as it relates to the resource center. She would like to know who made the decision that this site would be used for the men's center. It would be great to be able to hear the debate on how this decision was arrived at.

Council Member Wilson asked if a nonprofit organization would run the resource centers and how the funding would be received.

Ms. Gee stated the resource centers would be run by a nonprofit organization; however, there would be a competitive bid process for providers of services in the centers. Funding would come directly to the centers from the State.

Council Member Wilson stated this has nothing to do with the County. Funding is coming from the State. The Mayor's role was to help with the selection of a site for a resource center outside of Salt Lake City. The next challenge is to get everyone to work better together, and obtain additional funds.

Council Member Newton stated this is a County issue as well, since the County is putting significant money toward this problem. The Council needed the answer on how and where this decision was made before it can move forward.

Ms. Gee stated the original proposal was for two centers, but that was later revised to three centers – one for single women, another for single men, and a third center for mixed use. The third center needed to be located outside of Salt Lake City. Salt Lake City indicated it wanted the women's resource center located within its boundaries. In response to that recommendation, the collective group, in various formats and meetings, provided feedback. The main focus on feedback was concern about the capacity to serve the number of homeless single men with a vast range of needs. There have been significant discussions about how to ensure that men receive the needed help and that communities are also well-served. There was not a conversation or meeting where that was voted on, but it was discussed at every single meeting that she participated in.

Council Member Snelgrove stated he believes in this process; however, when dealing with taxpayer money the Council needed to err on the side of transparency. South Salt Lake City will need help to gear up for this center. The center will impact police and fire services and the city budget. New ordinances will need to be in place to help with public

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intoxication, panhandling, and urban camping to name a few. A game plan needed to be put in place to help with this process.

Mayor McAdams stated his commitment when he made the recommendation for this site was twofold: 1) leave the Jordan River better than it is today, and 2) not break ground on a new facility until legislation is adopted to ease any financial impact on the city of South Salt Lake. The County would move ahead with the design, but would not break ground until legislation is adopted. The County is also looking at additional ways to help South Salt Lake and will present those ideas as they come together.

Council Member Granato stated the County needed to be caretakers to the extent of getting homeless people off the street and providing them with an opportunity to move forward. All needed to come together to rectify the homeless situation.

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Resolution to Provide Security at the Rio Grande Shelter ([3:14:40 PM](#))

The Council reviewed the following resolution and agreement. The resolution authorizing execution of the agreement has been placed on the Council agenda for final approval and execution:

Shelter for the Homeless regarding private security services at the Rio Grande Street Homeless Shelter in the amount of \$400,000.

Council Member Wilson, seconded by Council Member Granato, moved to approve the resolution and forward it to the 4:00 p.m. Council meeting for formal consideration. The motion passed unanimously.

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CONSENT AGENDA ([3:15:45 PM](#))

Tax Matters

The Council reviewed the tax matters, which have been placed on the Council agenda for final approval and execution.

Council Member Wilson, seconded by Council Member Newton, moved to approve the tax matters and forward them to the 4:00 p.m. Council meeting for formal consideration. The motion passed unanimously.

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Resolution

The Council reviewed the following resolution, which has been placed on the Council agenda for final approval and execution:

Filing appeals for specific 2017 Centrally Assessed Properties with the Utah State Tax Commission.

Mr. Jason Rose, Legal Counsel, Council Office, stated the agenda references administrative appeals on airline assessments, but the appeals are for all centrally assessed properties, not just airline properties.

Council Member Wilson, seconded by Council Member Newton, moved to approve the resolution and forward it to the 4:00 p.m. Council meeting for formal consideration. The motion passed unanimously.

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Mayor's Community Contributions

The Council reviewed the request of Karen Hale, Deputy Mayor of Community and External Affairs, for a \$5,000 donation to the Project Success Coalition for the 28th Annual Juneteenth Festival. These funds will come from the Office of Diversity and Inclusion budget.

Council Member Wilson, seconded by Council Member Newton, moved to approve the recommendation and forward it to the 4:00 p.m. Council meeting for formal consideration, finding the County received fair and adequate consideration for the contribution. The motion passed unanimously.

The Council reviewed the recommendation of the Contribution Review Committee for the following community contribution to be appropriated from the Mayor's 2017 budget:

Worker Food Pantry	\$500.00
Annual Golf Tournament	5 Golf Gift Cards

Council Member Wilson, seconded by Council Member Newton, moved to approve the recommendation and forward it to the 4:00 p.m. Council meeting for formal consideration, finding the County received fair and adequate consideration for the contribution. The motion passed unanimously.

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Other Business ([3:16:10 PM](#))

Senior Policy Advisor

Council Member Snelgrove introduced his new senior policy advisor, Sam Klemm who has a wealth of experience at the U.S. Congress, as well as county and state levels. Mr. Klemm starts June 16, 2017.

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Cancellation of Meeting

The Council noticed the cancellation of the May 30, 2017, Committee of the Whole meeting. No vote was taken on this.

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Approval of Minutes

Council Member Wilson, seconded by **Council Member Newton**, moved to approve the **Committee of the Whole** minutes for Tuesday, May 9, 2017. The motion passed unanimously.

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The meeting adjourned at [3:16:10 PM](#).

Chair, Committee of the Whole

Deputy Clerk

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