

SALT LAKE COUNTY

*2001 So. State Street
Salt Lake City, UT 84114
(385) 468-7500 TTY 711*



Meeting Minutes

Tuesday, January 7, 2020

11:00 AM

Room N2-800

Committee of the Whole

1. CALL TO ORDER

Present

- Council Member Shireen Ghorbani
- Council Member Richard Snelgrove
- Council Member Jim Bradley
- Council Member Arlyn Bradshaw
- Council Member Michael Jensen
- Council Member Aimee Winder Newton
- Council Member Ann Granato
- Council Member Steve DeBry
- Council Chair Max Burdick

2. CITIZEN PUBLIC INPUT

Comments are limited to 3 minutes unless otherwise approved by the Council. To comment by phone, please call (385-468-7480) by the beginning of the meeting. Those who are present may be asked to speak first.

The following citizens spoke in opposition to the update to Countywide Policy #1155: County Participation in Tax Increment Financing Project Areas because projects in the works, but not finalized, might not meet policy requirements, nor would projects that were unique to certain aspects of a city, and because the policy would put some cities at a disadvantage with other cities that had projects granted under the original policy:

Mr. Harris Sondak, Mayor, Town of Alta

Mr. Grant Crowell, Economic Development Director, Bluffdale City

Mr. Ryan Carter, City Attorney, Riverton City

The following citizens spoke in opposition to the Olympia Hills Development because the study has not been completed yet and they could not see that anything had changed since the original proposal, and there was concern with the use of taxpayer funds for the Olympia Hills website. Requests were also made to hold a public hearing in Herriman:

Mr. Justin Swain

Ms. Lisa Brown

Ms. Sherrie Ricks

3. DISCUSSION ITEMS:**3.1 Election of New Leadership**[19-1490](#)

Attachments: [Staff Report](#)

Presenter: Council Chair Richard Snelgrove (Approx. 10 min.)
Discussion/Direction

A motion was made by Council Member Jensen, seconded by Council Member Newton, to table this agenda item for one week and bring it back next week.

Mr. Mitchell Park, Legal Counsel, Council Office, stated the requirement under the Council's ordinance is to elect a chair at its first meeting. If the Council is unable to do that, it would need to appoint a temporary chair to handle today's agendas, as the current chair's term of office expires today.

Council Member Jensen amended the motion to appoint Richard Snelgrove to be the temporary chair for a week. The motion carried by a unanimous vote.

3.2 Proposed New Hire Report 12/31/2019 [19-1483](#)

Attachments: [Proposed Hire Report 12-31-2019](#)

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

3.3 Budget Adjustment: Public Works Engineering's Request for MSD Capital Project 2550 S 7200 W to 8000 W Road Project (\$3,500,00 in Revenue and Expense) [19-1493](#)

Attachments: [451000_IA01 Public Works Engineering](#)

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

A motion was made by Council Member Bradshaw, seconded by Council Member Jensen, to approve the budget adjustment and forward it to the 4:00 p.m. Council meeting for formal ratification. The motion carried by a unanimous vote.

3.4 2019 Budget Adjustment: Facilities Request for \$40,000 Appropriation Unit Shift (Operations to Capital) to Purchase New Sweeper [19-1497](#)

Attachments: [690000_YE01 Facilities Sweeper Capital Purchase](#)

This agenda item was not discussed.

3.5 Central Utah Water Conservancy Board Appointments [19-1454](#)

Attachments: [Staff Report](#)
[Water Board Letter](#)

Council Member Richard Snelgrove (Approx. 20 min.)
Discussion/Direction

A motion was made by Council Member Newton, seconded by Council Member Jensen, to send names to the Governor as follows: Seat #1 – Al Mansell and Robert Hale; Seat #2 – Tom Dolan, Richard Ellis, and Jim Riding; and Seat #3 – Jennifer Scott, Troy Walker, and Kelly Bush, and to forward the names to the 4:00 p.m. Council meeting for ratification. The motion carried by a unanimous vote.

3.6 Updates to Countywide Policy 1155: County Participation in Tax Increment Financing Project Areas (2019) [19-1425](#)

Attachments: [Staff Report](#)
[Policy 1155 \(TIF\) IN EFFECT 9 30 2014](#)
[Policy 1155 \(TIF\) Revised FINAL DRAFT 1 2 2020](#)

Presenter: Blake Thomas, Economic Development Director (Approx. 15 min.)
Discussion/Direction

Mr. Blake Thomas, Director, Economic Development Division, reviewed the history of Countywide Policy 1155: County Participation, and previous updates, the creation of the tax increment finance database, and the proposed updates. The new updates streamline the application process. Applications can be entered online and attach their files. Once an application is submitted, an ad hoc committee will begin meeting.

One major change to the policy is a more rigorous “but for” test, whereby an applicant can apply for whatever percentage of tax increment financing they desire, but will also have to provide a 0, 25, and 50 percent scenario to compare their request to. That would show the County what would happen without its investment in a real market-driven scenario and other scenarios.

Some other favorable project area considerations include a project having benchmarks to ensure that promises are being met; public infrastructure

investment that extends beyond basic municipal responsibilities; the creation of higher wage jobs with benefits; transit oriented development, with protections for affordable housing; continued support of affordable housing; a dollar for dollar match of the County's investment; environmental considerations, with new buildings that are LEED Gold or higher; and projects that provide a County administrative fee and consideration for the County's overhead. Applicants will not be expected to check off all the favorable condition boxes, but it will help a project move through the process if it meets favorable conditions and avoids unfavorable conditions.

Council Member Ghorbani asked if there were considerations for those projects in the pipeline.

Mr. Thomas stated many of those projects will meet these requirements. Applicants will just need to provide the multiple "but for" scenarios.

Mayor Jennifer Wilson stated many of the project requests are valid, but they need to be evaluated on a case by case basis. The County has folded out a large number of tax increment initiatives over the years that it is still not receiving its revenue back from, and it needs those tax dollars to fund its basic services. This toolbox will help the County encourage development with principles and in the right places. This is a living and breathing document and will adjust to market conditions.

A motion was made by Council Member DeBry, seconded by Council Member Jensen, to approve the policy and forward it to the 4:00 p.m. Council meeting for ratification. The motion carried by a unanimous vote.

3.7 Advice and consent of Jill Miller, Associate Deputy Mayor of Finance and Administration [19-1473](#)

Attachments: [Staff Report - Advice and Consent of Jill Miller](#)
[Jill Miller Resume](#)

Presenter Darrin Casper, Deputy Mayor of Finance and Administration (Approx. 5 min.)
Discussion/Direction

Mr. Darrin Casper, Deputy Mayor of Finance & Administration, introduced his new Associate Deputy Mayor, Jill Miller, and gave a summary of her qualifications and experience.

A motion was made by Council Member Burdick, seconded by Council Member Jensen, to consent to the appointment and forward it to the 4:00 p.m. Council meeting for ratification. The motion carried by a unanimous vote. Council Member DeBry was absent for the vote.

3.8 Closed Session regarding litigation [19-1470](#)

Attachments: [Staff Report](#)

Presenters: Holly Yocom, Director of Community Services; Darrin Casper, Deputy Mayor of Finance and Administration; Council Member Max Burdick (Approx. 10 min.)

Discussion/Direction

A motion was made by Council Member Jensen, seconded by Council Member Bradley, to close the Committee of the Whole meeting to discuss litigation. The motion passed by a unanimous vote. Council Member DeBry was absent for the vote.

BREAK FOR LUNCH- RECONVENE AT 1:00 P.M.

The meeting recessed at 12:00 PM and reconvened at 1:09 PM.

3.9 Presentation of Planning File #30650 - Olympia Hills Planned Community [19-1482](#)

Attachments: [Staff Report](#)
[Olympia Hills Council Presentation 01072020](#)

TIME CERTAIN - 1:00 P.M.

Presenters: Todd Draper of MSD; Mark Vlastic of Landmark Design; Jake Young of Regional Planning and Transportation; Helen Peters of Regional Planning and Transportation; and Ivan Hooper, Transportation Group Manager (Approx. 1.5 Hrs.)

Informational

Mr. Todd Draper, Planner, Greater Salt Lake Municipal Services District (MSD), delivered a PowerPoint presentation regarding the Olympia Hills Planned Community (P-C) zone request. He reviewed the government partners and development partners, as well as the application components and key dates.

Mr. Mark Vlastic, Landmark Design, continued the PowerPoint presentation covering the application facts, including proposed density levels and the County's role.

Mr. Jake Young, Program Manager, Transportation, Housing and Economic Development Department, continued the PowerPoint presentation covering design standards.

Ms. Helen Peters, Program Manager, Transportation, Housing and Economic Development Department, continued the PowerPoint presentation introducing elements of the traffic study.

Mr. Ivan Hooper, Transportation Group Manager, Avenue Consultants, continued the PowerPoint presentation reviewing the traffic study.

Mr. Draper concluded the PowerPoint presentation with a summary and conclusions.

Mr. Ryan Perry, Regional Planning & Transportation, Transportation, Housing & Economic Development Department, stated many people are asking what is different between the last Olympia Hills application and this one. Much has changed and all the design standards are new. He encouraged everyone to review the documents.

Council Member DeBry stated he would like to hold one of the upcoming public hearings in Herriman. He asked if that could be done for the January 14, 2020, hearing.

Mr. Mitchell Park, Legal Counsel, Council Office, stated that cannot be done because the Council would be beyond the window that is prescribed by state law to change the location, time or place of that hearing. The ability to modify the January 28th hearing would be possible, as well as adding an additional hearing.

A motion was made by Council Member DeBry, seconded by Council Member Ghorbani, to change the location of the January 28, 2020, 6:00 PM public hearing to a venue in Herriman City that can accommodate a large group. Council Senior Policy Advisory Richard Jaussi will work on getting

the venue. Council will also hold its regular 4:00 PM Council meeting that day at the County Government Center. The motion carried by a unanimous vote.

3.10 Olympia Land L.L.C. Presentation of Olympia Hills Planned Community [19-1488](#)

Attachments: [Staff Report](#)
[02 Metrostudy MR-Olympia Hills Exec Summary Nov 19 - v5](#)
[03 IBI 2019-12-30-Olympia-hills_pres_final](#)
[04 Hales Engineering Salt Lake County - Olympia Hills TIS ES 20191213 - Linked RRH](#)
[06 USU kenwhitebastianstatement \(002\)](#)

TIME CERTAIN - 2:30 P.M.

Presenters: Doug Young, John Gust and Other Project Team Members
(Approx. 1.5 Hrs.)
Informational

Mr. Doug Young, applicant/developer, stated Olympia Hills has been a phenomenal and exciting process.

Mr. Bruce Baird, Counsel to Developers, introduced the team members and outlined today's presentation. He presented a short video explaining the Olympia Hills development.

Mr. Clint Betts, Executive Director, Silicone Slopes, stated development like this is critical for the growth of Silicon Slopes and the tech and start-up community. The opportunity to buy a home should be extend to all, but the rising cost of housing is pricing people out. They would like to avoid the situation in Silicon Valley whereby people who work there cannot afford to live there.

Mr. Mark Boud, Chief Economist and Advisory Principal, Metrostudy, stated he has worked on master plan communities for the past thirty years. He delivered a PowerPoint presentation reviewing product segmentation, product and pricing recommendations, absorption potential, and land plan optimization.

Mr. Ray Whitchurch, Associate Director/Principal, Urban Planning, IBI Group, delivered a PowerPoint presentation covering the Community Plan. He reviewed sustainability, place types and land uses, street types and design, parks, trails and open space, site design, building and architecture, and landscaping.

Mr. Ryan Hales, Hales Engineering, delivered a PowerPoint presentation covering the Traffic Impact Study.

Mr. John Gust, development team, spoke about the history of the area, open space, parks, and connectivity.

Ms. Andree Walker Bravo, Utah State University (USU) Extension Services, presented a video explaining the way USU will be involved in the Olympia Hills project.

Mr. Boud stated the planned development of Olympia Hills avoids the piecemeal, uncoordinated sprawl that happens in other communities.

Mr. Baird stated everything presented today is memorialized in a draft development agreement. The developers have met all the requirements of the County. He asked for Council support and approval of this world class project.

4. CONSENT ITEMS:

A motion was made by Council Member Bradshaw, seconded by Council Member Jensen, to approve the Consent Agenda and forward it to the 4:00 p.m. Council meeting for ratification. The motion carried by a unanimous vote. Council Member DeBry was absent for the vote.

4.1 Appointments of Bart Higbee, Douglas Lamping, Aaron Person, Cameron Young and Casey Fisher as Salt Lake County Deputy Constables [19-1498](#)

Attachments: [Staff Report](#)
[Constable Appointments](#)

This consent item was approved and forwarded.

- 4.2 Reappointment of Mr. David Salazar to the Salt Lake County Sheriff's Office Peace Officer Merit Commission. This is Mr. Salazar's third term, which will begin February 1, 2020 and end January 31, 2026.** [19-1464](#)

Attachments: [Staff Report](#)
[POMC Re-appointment Letter D. Salazar](#)
[D. Salazar Resume_Redacted](#)
[D. Salazar - Council Approval Letter](#)

This consent item was approved and forwarded.

- 4.3 Declaration of Gift over \$1,000** [19-1472](#)

Attachments: [Staff Report](#)
[April-June 2019 Friends of CJC](#)
[July-Sept 2019 Friends of CJC](#)

This consent item was approved and forwarded.

- 4.4 Updated CW Policy 1020: County Meals** [19-1474](#)

Attachments: [Staff Report](#)
[Meal Policy 1020 12.19.19](#)
[Meal Approval Form 11.21.19](#)
[Meal Policy 1020 Council Summary of Changes](#)

This consent item was approved and forwarded.

- 4.5 Resolution Authorizing the Salt Lake County Mayor or Her Designee to Enter into an Agreement With the Utah Department of Transportation ("UDOT") to Contribute \$1,000,000 Towards a Transportation Project in Riverton City at 12600 South and Bangerter Highway.** [19-1476](#)

Attachments: [Staff Report](#)
[ILA UDOT Riverton](#)
[UDOT_Riverton_PassThroughAgreementResolution_17December2019](#)

This consent item was approved and forwarded.

- 4.6 A Resolution of the Salt Lake County Council approving [19-1471](#) Amendment 1 to the 2004 interlocal cooperation agreement between Murray City Corporation (“City”) and Salt Lake County (“County”) regarding the sharing of costs for lifeguards at the Murray High School swimming pool.

Attachments: [Staff Report](#)
[Resolution Murray High School Swimming Pool](#)

This consent item was approved and forwarded.

5. ITEMS FROM COUNCIL MEMBERS

- 5.1. Internal Business

6. APPROVAL OF MINUTES

- 6.1 Acceptance of Committee of the Whole Minutes for [19-1480](#) December 17, 2019

Attachments: [121719 COW Min.](#)

A motion was made by Council Member Bradshaw, seconded by Council Member Jensen, to approve this agenda item. The motion carried by a unanimous vote. Council Member DeBry was absent for the vote.

ADJOURN

The meeting was adjourned at 3:55 PM.

SHERRIE SWENSEN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
CHAIR, SALT LAKE COUNTY COUNCIL