



MURRAY
CITY COUNCIL

Committee of the Whole Meeting September 17, 2024



Murray City Municipal Council Committee of the Whole Meeting Notice September 17, 2024

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 4:15 p.m. on Tuesday, September 17, 2024 in the Poplar Meeting Room #151 located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Committee of the Whole Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda

4:15 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes
None scheduled.

Discussion Items

1. Discuss an ordinance enacting Section 17.76.190 of the Murray City Municipal Code relating to residential short-term rentals. Zachary Smallwood and David Rodgers presenting. (45 minutes)
2. Salt Lake County Public Bond presentation. Salt Lake County Councilmember Aimee Winder Newton and Salt Lake County Associate Deputy Mayor Katherine Fife presenting (15 minutes)

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at www.murray.utah.gov.

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Poplar Meeting Room will be able to hear all discussions.

On Friday, September 13, 2024, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Hall, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



Short Term Rental Ordinance

Committee of the Whole

Meeting Date: September 17, 2024

<p>Department Director</p> <p>Phil Markham</p> <p>Phone #</p> <p>801-270-2427</p> <p>Presenters</p> <p>Zachary Smallwood David Rodgers</p> <p>Required Time for Presentation</p> <p>30 Minutes</p> <p>Is This Time Sensitive</p> <p>No</p> <p>Mayor's Approval</p> <p>Date</p> <p>January 31, 2018</p>	<p>Purpose of Proposal</p> <p>Discussion on Draft Language Regarding Short Term Rentals</p> <p>Action Requested</p> <p>No Action at this time.</p> <p>Attachments</p> <p>Draft Language</p> <p>Budget Impact</p> <p>None Anticipated</p> <p>Description of this Item</p> <p>The City Council implemented a Temporary Land Use Ordinance regarding short term rentals in July of 2024.</p> <p>The Council has given staff direction on where they would like to have short term rentals allowed and staff is prepared with a tentative ordinance to regulate short term rentals in the City.</p> <p>Staff would like the Council to review the ordinance and come prepared with questions and/or clarifications that they would like to see so that staff may proceed with an adoption process.</p>
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ORDINANCE NO. ____

AN ORDINANCE ENACTING SECTION 17.76.190 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO RESIDENTIAL SHORT-TERM RENTALS.

PREAMBLE

The popularity of residential short-term rentals has grown significantly across the country and reportedly in the City over the last decade. With this rapid growth, the City Council ("Council") is concerned with residential short-term rentals within the City that are operating without land use permits or business licenses and are not being regulated in any way. In addition, the Council is interested in addressing how to best manage the consequences of residential short-term rentals operating within the City. While some of these consequences may be positive, there are also many potential issues and negative side-effects that the Council desires to mitigate by adopting sensible regulations.

A central and significant goal for the City is preservation of its housing stock and preserving the quality and character of residential neighborhoods. Children who grow up in Murray want to live and raise their families in Murray. However, the Council finds that current housing market trends show barriers to home ownership in Murray. The Council is concerned that certain residential short-term rentals replace housing stock and may make housing less affordable city-wide.

Murray City places a high value on cohesive and active residential neighborhoods and the diverse population that resides here. The City must preserve its available housing stock and the character and charm that result, in part, from cultural, ethnic, and economic diversity of its resident population, as a key factor in economic growth.

There is within the City a diverse array of short-term rentals for visitors, including, hotels, motels, bed and breakfasts, dedicated vacation rentals and hosted and unhosted home sharing, not all of which are regulated.

The City Council finds that operations of dedicated vacation rentals and unhosted sharing rentals, where residents rent entire units or portions of units to visitors and are not present during the visitors' stays, frequently disrupt the quietude and residential character of the neighborhoods and adversely impact the community. Hosted sharing rentals does not create the same adverse impacts as unsupervised dedicated vacation rentals and unhosted sharing rentals when the home-shares are hosted by the owner who lives on site and is present to introduce guests to the City's neighborhoods and regulate guests' behavior.

While the City recognizes that some home-sharing activities can be conducted in harmony with surrounding uses, those activities must be regulated to ensure that the home-sharing activities do not threaten or harm the public health, safety, or general welfare . The City wants to prohibit vacation rentals and unhosted sharing, but

authorize “hosted sharing,” whereby residents host visitors in their homes for short periods of stay, for compensation, while the resident host remains present throughout the visitors’ stay.

The Council is aware that there may be certain benefits to individual citizens and to communities associated with short-term rentals. The Council is equally aware and specifically finds that many of the potential adverse effects of short-term rentals are borne by the nearby neighbors and surrounding communities which may not be receiving any of the positive benefits. Unregulated short-term rental use within the City can lead to increased traffic from renters that has the potential to slowly transform peaceful residential communities into tourist communities which lack a feeling of “community”. Short-term renters may not always know (or follow) local rules, resulting in increased public safety risks, noise or nuisance complaints, or trash and parking problems for other nearby residents. The conversion of residential units into short-term rentals can result in less availability of affordable housing options and higher rents for long-term renters in the community.

The Council has serious concerns that the lack of more specific rules and regulations make it difficult to address the impacts caused by short-term rentals throughout the City. Regulating short-term rentals is a complex and time-consuming task. Balancing the interests of homeowners and residents while ensuring compliance and fair enforcement, as well as implementing effective regulations to address rapidly evolving concerns around safety, licensing, taxation, zoning, and neighborly conduct as it relates to short-term rentals requires careful planning and resources.

The City strives to strike a balance between preserving the City’s available housing stock, protecting the residential character of neighborhoods, and preventing home-shares from turning into de facto hostels and hotels, while at the same time permitting owners to host guests as part of a home-share.

The costs of regulating and enforcing the requirements of the home-sharing program are significant and should be borne, at least in part, by those benefitting from their participation in the home-sharing program. The City Council now wishes to enact section 17.76.190 to regulate home-sharing and to implement various public health, safety, and general welfare regulations governing home-sharing.

NOW, THEREFORE, BE IT ORDAINED by the Murray City Municipal Council as follows:

Section 1. Purpose. The purpose of this ordinance is to enact section 17.76.190 of the Murray City Municipal Code relating to residential short-term rentals.

Section 2. Section 17.76.190 of the Murray City Municipal Code related to residential short- term rentals is hereby enacted to read:

17.76.190: RESIDENTIAL SHORT-TERM RENTALS (STR):

A. Purpose. This section is established to provide regulations for residential short-term rentals (STRs) related to single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of residents and preserving the residential character of neighborhoods. Allowing STRs, is intended to provide economic relief to existing property owners who might otherwise be forced to leave a neighborhood, thus promoting, and preserving stable and affordable housing in the city. This section also intends to stabilize neighborhoods by promoting home

ownership and preserving long term rental housing in the City.

B. Definitions. The following words and phrases when used in this section 17.76.190 shall be construed as defined in this subsection B:

1. DEDICATED VACATION RENTAL: Renting an entire dwelling where there are no owner occupants.

3. HOST. Any natural person who is an owner of the dwelling unit and uses the dwelling unit as his or her primary residence and offers a dwelling unit for use as a home-share.

4. HOSTED SHARING: Renting for a period of less than 30 consecutive days, one or more bedrooms in a dwelling unit that is the primary residence of the host, while the host lives on-site, in the dwelling unit, throughout the visitors' stay.

5. LIVES ON-SITE: Maintains a physical presence in the dwelling unit, including, but not limited to, sleeping overnight, preparing and eating meals, and engaging in other activities in the dwelling unit, of the type typically maintained by a natural person in the dwelling unit in which he or she is an owner of the dwelling unit and uses that dwelling unit as his or her primary residence.

6. OWNER. Any person who, alone or with others, has legal or equitable title to a dwelling unit. A person whose interest in a dwelling unit is solely that of a tenant, subtenant, lessee, or sublessee under an oral or written rental housing agreement shall not be considered an owner.

8. PRIMARY RESIDENCE. The usual place of return for housing of an owner or long-term resident as documented by at least two of the following: motor vehicle registration, driver's license, Utah state identification card, voter registration, income tax return, property tax bill, or a utility bill. A person can only have one primary residence.

9. RENTER: a single person or group of people who provides compensation, in any form, in exchange for occupancy of a dwelling unit, under one lease or rental agreement.

10. SHORT-TERM RENTAL (STR): Any dwelling unit that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

11. STR LAND USE PERMIT: An administrative permit issued to the property owner seeking to use property as an STR after Community and Economic Development staff have determined that the owner's property qualifies under the requirements of this chapter.

12. UNHOSTED SHARING: Renting an entire dwelling unit where the owner occupants of a residence vacate the unit while it is rented to short-term guests.

C. Dedicated Vacation Rentals and Unhosted Sharing Arrangements Prohibited.

1. All dedicated vacation rentals and unhosted sharing arrangements are prohibited within the jurisdiction of the City.

2. All presently existing dedicated vacation rentals and unhosted sharing arrangements may continue to be used for a period of two years from January 1, 2025. No later than 5:00 PM on December 31, 2026, all dedicated vacation rentals and unhosted sharing arrangements shall be discontinued.

3. Until their discontinuance, all presently existing dedicated vacation rentals and unhosted sharing arrangements shall be subject to the regulations of subparagraph 17.76.190(E).

4. Registration of Dedicated Vacation Rentals and Unhosted Sharing Arrangements.

a. The temporary rights given to those owning property involving a dedicated vacation rental or an unhosted sharing arrangement under subparagraph 17.76.190(C)(2) are specifically conditioned on the registration with the Community and Economic Development Department no later than July 1, 2025. Dedicated vacation rentals and unhosted sharing arrangements not so registered shall be deemed unlawful and the owner shall be subject to the enforcement provisions of this section 17.76.190.

b. The Community and Economic Development Director, or designee, shall establish a process for registration and shall establish a system for keeping records of the same. The director shall provide registration forms for this purpose.

c. The director shall verify the qualification of a dedicated vacation rental or unhosted sharing arrangement for registration.

d. An adversely affected party may appeal the director's registration or denial as provided in chapter 17.16.

D. Applicability.

1. A residential short-term rental is allowed in the R-1-6, R-1-8, R-1-10, and R-1-12 zoning districts and, in the R-N-B zoning district after obtaining both a residential short-term rental land use permit and a business license. A residential short-term rental is prohibited in all other zoning districts.

2. The following are exempt and shall not be subject to the provisions of this section:

a. A residential lease of thirty (30) or more consecutive days.

b. RV parks, bed and breakfasts (inns and homestays), campgrounds, hotels, and motels, as described and regulated in Title 17.

E. Standards and Requirements. A residential short-term rental may be allowed within any existing legal conforming residential dwelling by obtaining an STR land use permit from the Community and Economic Development Department, wherein the applicant demonstrates compliance with requirements found in Title 17 and all of the following standards and requirements:

1. Application: A completed application form and payment of all fees. Application form provided by the City.

2. Property Information:

a. A detailed written description of the proposed use.

b. A basic site plan of the property including locations of accessory structures, setbacks, parking, and entrances to the dwelling and STR

c. A floorplan drawing of the dwelling that identifies the portions of the dwelling to be used for the STR.

d. Only one designated STR or STR area is allowed per dwelling.

e. No person or persons may be housed separately and/or apart from the dwelling unit in any tent, trailer, camper, lean-to, recreation vehicle or other structure.

3. Parking Plan: A detailed drawing of an off-street parking plan must be provided to ensure that all occupants of the primary dwelling and STR can be accommodated on-site at all times.

a. Parking may not include any on-street parking, and shall be limited to the existing garage, driveway, and dedicated parking spots of the residential unit.

b. Shared guest parking as part of a multi-family dwelling shall only be permitted upon express written approval of the HOA or property management, as applicable.

c. Any proposed parking improvements shall also be included in the off-street parking plan and must be completed prior to issuance of a business license.

d. All elements of the parking plan must comply with all other requirements of this section.

e. The applicant shall provide the maximum renter occupancy proposed and demonstrate that sufficient parking has been provided off street at a rate of one-half (1/2) space per bedroom or sleeping area and in no case shall the parking be less than one (1) space.

4. Owner Occupancy: The owner shall reside in the dwelling in which an STR is desired and the dwelling must be the owner's primary residence. Applications for a short-term rental shall not be accepted until which time the owner of the subject property has demonstrated ownership and use of the home as their primary residence for no less than twelve (12) consecutive months.

a. The owner shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner.

(i) Fee title owner may be an individual or trustor of a family trust that possesses fifty percent (50%) or more ownership of the proposed STR.

(ii) Fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

b. To establish that the property is the owner's primary residence, the owner shall:

- (i) Present a government issued identification document listing the address of the property as the address of the owner; and
- (ii) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner.

5. Occupancy During Rental Period: The owner shall comply with the following occupancy restrictions:

- a. The property shall not be rented to more than one party at any given time, and the owner shall not divide and rent out portions of the dwelling to multiple parties at the same time.
- b. Hosted sharing is allowed 365 days a year.
- c. The property shall only be rented for a minimum duration of one night and a maximum of thirty (30) days.

6. No Conflict with Private Restrictions: The property owner shall sign an affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.

7. Urgent Response: The owner, shall be available to immediately respond twenty-four (24) hours a day, three hundred sixty-five (365) days a year in person and by telephone.

- a. The owner shall be able to physically respond within one hour of an inquiry or request by the City.
- b. If the owner is unreachable after three (3) attempted contacts by Murray City within one hour, a citation may be issued.
- c. If the owner is not able to respond within an hour a citation may be issued.

8. Nameplate Sign: One nameplate sign shall be permanently attached to the building in a conspicuous location near the front entrance of the STR. The nameplate sign shall:

- a. Provide the name and telephone number of the owner that can be contacted twenty-four (24) hours a day;
- b. Contain the occupant load of the building as allowed by the International Building Code;

- c. Be made of durable, weather resistant material;
- d. Not exceed three inches by five inches in dimension; and
- e. Contain no advertising.

9. Noticing and Posting Requirements: A guest informational packet must be maintained in a clearly visible location within the STR area, and must include all of the following:

- a. STR permit and business license.
- b. 24/7 contact information for owner.
- c. Parking requirements, including site map of approved designated parking areas.
- d. Maximum occupancy.
- e. Sign indicating no excessive or undue noise between 10 p.m. and 7:00 a.m.
- f. Garbage pick-up dates, and a written description of where garbage receptacles must be placed for pick-up and retrieval All garbage must be retrieved and disposed of on a regular basis and in a timely and appropriate manner.
- g. Numbers for 911 and Non-emergency dispatch.
- h. Other contact information or information related to other regulations or conditions of approval through the land use permit process, as required by the Community and Economic Development Department.

10. Property Maintenance Requirements. All STRs shall adhere to all City ordinances relating to the maintenance and management of property.

11. Inspections. Prior to the initial letting of a short-term rental and prior to the permit renewal, the owner shall arrange for an inspection annually by the City to confirm that occupancy standards and requirements herein are satisfied. All short-term rental units shall be subject to inspection and approval by the City to verify registration, application, permit, operating and/or occupancy standards and requirements or if there is reason to believe that any provision of this chapter is being violated.

12. Noise and Nuisance Control: The owner shall ensure that the guests adhere to the noise control in section 8.16 of the Murray City Code, as amended.

- a. Guests and/or their pets shall not create noise that by reason of time, nature, intensity or duration are out of character with noise customarily heard in the surrounding neighborhood;
- b. Guests shall not disturb the peace of surrounding residents by engaging in outside recreational activities or other similar activities between ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M.;
- c. Guests or persons shall not disturb the peace of any neighborhood, person, or family by loud or unusual noises or by tumultuous and offensive conduct, public indecency, threatening, traducing, quarreling, challenging to fight, or fighting;
- d. Guests and/or their pets shall not interfere with the privacy of surrounding residents or trespass onto surrounding properties;
- e. Guests shall not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol.

13. Owner must be and remain current in payment to the State for transient room taxes, or sales taxes related to the STR.

14. Duration of Permit and Renewal.

a. A permit issued under this section shall remain in effect for a period of one (1) year from the date it was issued.

b. The owner may request the renewal of the permit upon applying for such renewal to the Community and Economic Development Department and the payment of the renewal fee.

c. The Community and Economic Development Department Director shall have the authority to impose additional reasonable conditions on any renewal in the event of any prior violation of the conditions of the license or the provisions of this chapter to address any such past violations.

F. Conditions for Denial of Permit.

1. The applicant failed to conform to permit conditions of the previous year.

2. Renters at the property were issued more than two noise ordinance violations during the previous permit period;

3. Any other reasonable and rational factors or combination of factors (e.g. small lot, inadequate street parking, etc) that would cause a clearly detrimental impact on the neighborhood.

4. If an application is denied, the applicant may correct any deficient conditions and reapply. Whenever an application or a renewal application is denied, the Community and Economic Development Department will provide the applicant with a written list of deficient conditions, including a list of sustained unresolved legitimate complaints in the case of a denied renewal application.

5. If the property has any existing violations of a City ordinance or State law no permit shall be issued until such violations are corrected.

G. Violations and Penalties.

1. Failure to comply with this section, 17.76.190 shall constitute a violation for which the City may issue a citation for a class C misdemeanor and impose penalties. Each day that a violation occurs or continues is a separate violation.

2. Operation of a property in the city for short-term rental purposes without an STR Land Use Permit or a business license shall be a violation of this code for which the City may issue a citation.

3. It shall be a violation for any person to operate an STR in violation of any federal, state or local law, rule or regulation.

4. A STR permit that has been granted may be suspended or revoked for failure to maintain compliance with the standards and requirements of paragraph E, for any violation of the provisions of this section, title 17, or for any of the reasons as contained in section 5.04.070.

5. Any appeal of a decision to deny, suspend or revoke a STR permit shall be heard in accordance with those procedures established by chapter 17.16.

6. The remedies provided in this section are not exclusive, and nothing in this section shall preclude the use or application of any other remedies, penalties or procedures established by law.

H. Suspension or Revocation. The City may issue a notice suspending or revoking a permit granted under this section if the owner of the permit or renter has:

1. Violated or is not in compliance with this section 17.96.190;

2. Committed an assault, any act of domestic violence, a drug offense or any felony on the short-term rental premise;

3. Refused to allow any inspection of the premises of the STR authorized by Title 5 or by any other statute or ordinance;

4. Given materially false or misleading information in obtaining the permit;
5. Knowingly operated the STR during the period when the permittee's permit was suspended or revoked;
6. Become delinquent in payment to the State for transient room taxes, or sales taxes related to the STR.
7. Suspension or revocation shall take effect within ten (10) days of the issuance of notice unless an appeal is filed as provided by this title.
8. The fact that a conviction is being appealed shall have no effect on the revocation of the permit or license.

I. Revocation Process:

1. CED shall make enforcement of this section a priority.
2. Upon receiving a first complaint from any person alleging any violation of this section, the City shall call or email, and send a letter or notification to the property owner explaining the nature of the complaint and requiring immediate correction.
3. A second complaint will result in the City sending second letter or notification to the property owner explaining the complaint and warning that the STR permit may be in jeopardy of being revoked.
4. A third complaint will result in written notification from the City to the property owner requiring their attendance at a meeting with a member of the CED staff to show cause why the STR permit should not be revoked. The show-cause hearing shall be held even if the owner fails to appear.
5. Following a show-cause hearing and short of revoking the conditional use permit, the CED Director may add any conditions or make any other adjustments to the permit deemed reasonably necessary.
6. Following a show-cause hearing, the CED Director, or designee may revoke an STR permit issued under this section if it finds that:
 - a. The permittee failed to comply repeatedly with any condition set forth in this chapter or the STR permit;
 - b. The permittee engaged in a pattern of unlawful activity; or
 - c. The permittee violated State law or local ordinances.
7. In cases of severe initial misconduct affecting the health or safety of any individual or the community, the first complaint may be treated as a third complaint.

J. Effect of Revocation. When any permit issued pursuant to this section is revoked, the revocation shall continue for one (1) year from the date of revocation. The permittee shall not be issued an STR permit for one (1) year from the date of such revocation. In the event that a permit is revoked a second time within five (5) years, the permittee shall not be issued an STR permit for five (5) years from the date of the second revocation.

K. Injunction, An entity or individual who operates or causes to be operated a short-term rental without a valid permit or business license or who operates or causes to operate an STR in violation of the provisions of this section 17.76.190 is subject to a suit for injunction in addition to the civil and criminal violations provided in this title 17, title 5, and any other remedy available at law or in equity.

L. Notwithstanding any other remedy in this section, violations of the City Code or State law may be prosecuted as a criminal offense in the Justice Court.

Section 3. Effective date. This Ordinance shall take effect on January 1, 2025.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this ____ day of _____ 2024.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION:

DATED this ____ day of _____, 2024.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

TRCERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law
on the ____ day of _____, 2024.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

City Council

Public Safety Bond Presentation

Council Action Request

Committee of the Whole

Meeting Date: September 17, 2024

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Salt Lake County Councilmember Aimee Winder Newton and Salt Lake County Associate Deputy Mayor Katherine Fife Required Time for Presentation 20 Minutes Is This Time Sensitive Yes Mayor's Approval Date September 12, 2024	Purpose of Proposal Receive information on SL County's upcoming Public Safety Bond Action Requested Information and discussion Attachments Bond Information Budget Impact None Description of this Item Representatives from Salt Lake County will present information on a Public Safety Bond that will be on the ballot this November.
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Public Safety Bond



Salt Lake County is moving a bond question to the public to finance significant countywide criminal justice system needs and improvements.

What Will the Public Safety Bond Cover?

Consolidating and Improving the County Jail:

- Consolidating the two county jails to improve efficiencies and reduce operational costs.
- Increasing mental health beds and providing expanded mental health treatment.
- Expanding for future population growth. Since 2001, not a single jail bed has been added. Yet, Salt Lake County's population has increased by nearly 300,000 people over the last 20+ years.
- Building a Community Re-entry Step Down Unit to help people leaving jail prepare to rejoin society. This will provide a dedicated space where inmates preparing to exit jail will be connected with case workers and providers who will identify risks, needs, and the resources needed for them to rejoin society on a path toward self-reliance.

Building a Justice and Accountability Center:

- Primarily for low-level offenders who are repeatedly involved in the criminal justice system because of underlying issues, such as unstable housing, and mental health and substance use disorders that have not been addressed.
- The Justice and Accountability Center will provide intervention in the form of a structured environment with resources to stop the cycle of criminal behavior, including dedicated case workers, job training and employment services, mental health and substance use disorder treatment, and connection to housing opportunities.
- Holds people responsible for their actions while simultaneously helping them reenter our community on a path toward self-reliance.

Why is the Public Safety Bond on the Ballot?

- The Public Safety Bond for the Justice and Accountability Center and Jail expansion is a key part of Salt Lake County's comprehensive **Human Services, Homelessness, and Criminal Justice Action Plan**. More info: slco.to/plan
- **America's drug crisis has led to increased substance use and criminal activity** on our streets. In addition to the County's expanded Drug Enforcement Agency (DEA) Task Force, law enforcement and community resources like the Justice and Accountability Center and Jail Re-entry Step Down Unit will help break the cycle of repeat offenses.



Salt Lake County Human Services, Homelessness, and Criminal Justice Reform Action Plan

We have arrived at a unique time

in which Governor Cox, key legislators, the business community, Salt Lake County, Salt Lake City and other cities in Salt Lake County are investing more directly in solutions to help homelessness, which is different than in previous years. Within this momentum, we're collectively moving forward with **PURPOSE + PARTNERSHIP + URGENCY**.

To achieve the shared vision

that homelessness is brief, rare, and non-recurring, it is essential that the systems connected with homelessness intersect and are functional. These complex systems include:

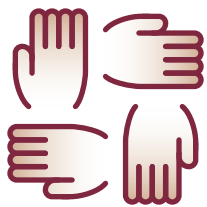
CRIMINAL JUSTICE, HOUSING AND TEMPORARY SHELTER, AND BEHAVIORAL HEALTH TREATMENT AND WORKFORCE.

A weakness in any one element of the system as a whole, leads to a loss of efficiency and effectiveness.

Salt Lake County has

MAPPED THE GAPS IN THE SYSTEM, IDENTIFIED BARRIERS, AND ANALYZED THE COST

of necessary additional investment. These are in alignment with the state's homelessness strategic plan and the Coordinated Homeless Services Plan signed by Governor Cox, Mayor Mendenhall, and Mayor Wilson in the Fall of 2023.



Our Goals

Bolster System Access

Create an efficient system to access housing, behavioral health, employment, and other needed services to reduce the number of people living on our streets, and develop clear, successful pathways to housing and additional opportunities for people experiencing homelessness.

Increase Collaboration/Efficiency = Reduce Costs

Increase collaboration and systemic efficiency to realize cost savings and improved client outcomes.

Require Criminal Accountability

Hold people accountable for criminal acts and prevent people from further penetrating the criminal justice system.

Decriminalize Homelessness

Ensure accountability in our communities while not criminalizing acts related to homelessness.



Supportive Housing Need

Salt Lake County estimates that 1,000 people are living unsheltered within the county.

300 people require intensive mental health treatment and housing support such as residential or ACT team levels of care.

300 people require permanent supportive housing with case management and a focus on mental health support.

400 people need various levels of housing which could be permanent supportive housing or rental subsidies with less intensive behavioral health supports.



Criminal Justice and Law Enforcement Challenges

- Systems are not aligned nor coordinated.
- America's drug crisis has led to increased drugs on our streets.
- Law enforcement response for people who are homeless or in mental health crisis is not standardized.
- Inconsistent Crisis Intervention Trained (CIT) officers.

Due to a lack of affordable housing and sufficient mental health treatment and other social services, jail has become the defacto system to serve people experiencing homelessness who have mental illness and substance use disorders.

Length of stay in jail is 3.5x longer for those in emergency shelters vs those in more permanent housing.

Over 50 unhoused people in jail at anytime, have a severe mental illness.

1,200 people who are in pretrial and probation, are unstably housed.



Systemic Gaps

Workforce:

Insufficient behavioral health workforce for mental health treatment and supportive housing needs.

Health and Wellness Care:

Insufficient coordinated health and wellness care system to meet the needs of people experiencing homelessness.

Mental Health Services:

Insufficient mental health capacity to serve those with severe mental illness in the community and in the jail.

Integrated Data System:

Need for integrated data system to better serve clients and evaluate system outcomes.



Solution: Expand Housing Units in Salt Lake County

Bring an additional 1,000 units online over the next 5 years.

Current Housing		Additional Housing Needed
92 Units operating in the group home facilities	+	300 New Group Home Units
115 Permanent Supportive Housing Units focused on mental health	+	300 New Permanent Supportive Housing Units focused on mental health
765 Transitional and Permanent Housing Units	+	400 New Permanent Supportive Housing Units for people experiencing homelessness

Progress:

- Opened Valley Oaks Group Home with 29 beds in November, 2023
- Opened Canyon Rim Group Home for 40 women in Millcreek on April 15, 2024
- Potential renovation and expansion (12 beds to 40) of existing group home – Salt Lake City
- Two sites purchased by non-profit partner for development of permanent supportive housing for those with serious mental illness (approximately 90 units)
- Studying capital and construction costs for a mix of housing to meet the 400 general PSH.



Solution: Enforcement and Criminal Justice Reform

Engage in system policy change and reform, to bring about cost savings and efficiencies for better outcomes.

Provide:

Regional SLCO-wide Crisis Intervention Training for local law enforcement.

Progress: Criminal Justice Advisory Council (CJAC) Work Group has been established and is working on a plan to implement/fund. Applying for Federal funding to support for training and coordination.

Work:

With State to design and implement an effective HOME Court program.

Progress: SLCO Human Services is working with the state DHHS and court system on an implementation plan - \$2M funded for 5-year pilot.

Support:

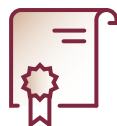
Regional Law Enforcement education and training for use of the new Receiving Center alternative to jail for those in substance use disorder (SUD) and mental health crisis.

Progress: CJAC Work Group has been established and is working with state and LE partners on guiding criteria and educational campaign for Spring 2025 opening.

Reinforce:

SLC Justice Court Familiar Faces program.

Progress: This program is operational at the SLC Justice Courts. SLCO Criminal Justice Services is partnering with the court to support this initiative. The program continues to grow.



Solution: Drug Enforcement Agency (DEA) Task Force

By further investing we can continue to get drugs off the street and hold criminals accountable.

The federal government provides hard cost support for the local DEA operations but the salaries of the enforcement officers is a local responsibility.

DEA operations have not been as extensive as possible due to the decentralized law enforcement system in Salt Lake County.

Many local jurisdictions cannot afford officers.

Estimated Annual Amount =

\$1,600,000 for 10 additional officers

Progress:

- DEA Task Force Leadership presented to the SLCO Council on April 9, 2024
- DEA Task Force Leadership presented to the Criminal Justice Advisory Council on April 10, 2024
- DEA Task Force Expansion Working Group has been added to the Systemic Reform Committee structure to be led by Sheriff Rosie Rivera to review and determine the timing/cadence of adding 10 new DEA Task Force officers, the funding (County & Federal) and evaluate systemic impacts of the expansion to determine if other gaps are created and/or need to be addressed



Solution: Build An Accountability and Justice Center

- 1. Add 100 bed community correctional step down model as part of the jail expansion to provide behavioral health treatment, workforce training, and other supports in an environment of accountability as people prepare to leave jail.**
- 2. Build 250-300 housing units focused on housing stability, mental health services, training and other support services for those with criminal involvement and experiencing homelessness or housing instability.**

Progress:

- System Mapping and Personas Research Completed
- Held 2/4/24 Mapping and Personas Workshop for review and feedback with stakeholders
- Held 2 half day retreats with County Elected Officials, Staff and Legislators 3/11/24 & 3/14/24 to discuss and determine jail expansion and justice accountability center model
- Final decisions, programs and cost estimates in process
- On track to finalize and submit to County Council a ballot initiative in August for placement on the November 2024 ballot for voter approval



Solution: Address Systemic Gaps

Workforce:

Implement workforce training programs and a peer support specialist program to help meet service needs and provide employment opportunities.

Progress: Convening local peer support coalition to support their needs and receive feedback for program expansion. Program expansion ready for implementation once funding source is determined. Federal appropriation submitted through Congressman Curtis's office for pilot program. Additional applications for federal funding are being drafted. Also, SLCO supported legislation passed this session to assist with workforce needs.

Health and Wellness Care:

Expand medical and street services for those who are unsheltered.

Progress: Program is developed and ready for expansion through 4th Street Clinic and VOA once funding source is determined.

Mental Health Services:

Expand mental health supports in the jail and in expanded SMI housing.

Progress: Need currently being evaluated and finalized within the Jail Expansion/JAC design model.

Integrated Data System:

Develop data sharing agreements and design and implement an integrated data system to support better client outcomes.

Progress: Work group has been established and data integration mapping both internal and external to SLCO is underway.

Facility Needs	Bond Costs
Maintenance and Improvements: Jail (Adult Detention Center)/Sheriff's Office Building	\$90,000,000
Jail Expansion and Improvements	\$427,000,000
Justice and Accountability Center	\$100,000,000
Oxbow Demolition	\$10,000,000
TOTAL:	\$627,000,000
Source	Cost Offsets
Oxbow Sale	-\$20,000,000
County Set Aside	-\$100,000,000
Bond Total:	\$507,000,000

Taxpayer Cost:

- Average household: **\$58.94/year, under \$5/month**
- Average business: **\$107.16/year, under \$9/month**

More info: slco.to/bond



MURRAY
CITY COUNCIL

Adjournment