

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, December 10, 2024

**PENDING MINUTES – NOT APPROVED**

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, December 10, 2024.

**The following Council Members were present:**

Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

**Present Legislative leadership:**

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director

**Present Administrative leadership:**

Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer

**Present City Staff:**

Katherine Lewis – City Attorney, Cindy Lou Trishman – Acting City Recorder/Deputy Director of Operations and Administration, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Senior Public Policy Analyst, Nick Tarbet – Senior Public Policy Analyst, Kristina Gilmore – Senior Planner, Austin Kimmel – Public Policy Analyst, William Wright – Economic Development Project Manager

The meeting was called to order at 4:13 pm.

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**Work Session Items**

- 1. Informational: Winter Shelter Plans Update** ~ 4:00 p.m.  
15 min.

The Council will receive an update from the Administration on the State homeless winter shelter plans.

*Item not held.*

- 2. Ordinance: Jordan River Fairpark District Zoning Map & Text Amendment Follow-up** ~ 4:15 p.m.  
20 min.

The Council will receive a follow-up briefing about a proposal that would amend the City's zoning ordinance by creating a new zoning district known as the Jordan River Fairpark (JRF) District at approximately 1500 West North Temple and bounded by the Jordan River, Redwood Road, North Temple, and Interstate 15. The proposal would rezone approximately 93 acres across 32 parcels into a single zone to support the area's redevelopment. The project is located within Council District 2. Petitioner: Snell & Wilmer, representing Larry H. Miller Development.

1. Zoning Map & Text Amendment: The JRF district would allow buildings up to 400 feet tall. No minimum lot size, setbacks, or open space requirements are proposed, and developments would be exempt from meeting the City's general plans.
2. Development Agreement: The proposed Development Agreement addresses access to the Jordan River, open space, roads, and infrastructure improvements and establishes review processes for development applications. Under new state law, an agreement must be reached by December 31, 2024, for expedited land use reviews related to a qualified stadium and related uses. If no agreement is made, the JRF District will not be subject to the City's zoning regulations.

For more information visit <https://tinyurl.com/JRFDistrict>.

Nick Tarbet provided a brief introduction.

Katie Lewis provided an overview of HB-562 Utah Fairpark Area Investment and Restoration (UFAIR) District Act, detailed three items the law required, and reviewed all final terms of the proposed development agreement. Katie Lewis reiterated if the City did not execute an agreement with owners of the property (Larry H. Miller Group) by December 31, 2024, the UFAIR Board could assume the City's land use authority in that district.

Council Member Petro made a statement reiterating that the plan was in response to recent legislation, it was the Council's intention to be in compliance with the law, and assured constituents the plan was in the best interest of all Salt Lake residents.

- 3. Ordinance: Northpoint Light Industrial Zoning Text Amendment Follow-up** ~ 4:35 p.m.  
20 min.

The Council will receive a follow-up briefing about a proposal that would amend various sections of Title 21A of the *Salt Lake City Code* creating a new section 21A.28.040 Northpoint Light Industrial (M-1A) Zoning District that aligns with the goals, policies and future land use recommendations established in the Northpoint Small Area Plan. The proposal would include providing an environment for light industrial, office, and

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Nick Tarbet provided an introduction to the proposal.

Krissy Gilmore provided information regarding the proposed buffer transition area (now three separated zones) from the Jordan River:

- 0 to 100 feet; a strict no-disturbance area
- 100 to 200 feet; area that could include fences or patios (no structures or paving)
- 200 to 300 feet; buffer transition area allowing any uses in the underlying zone (M 1-A) except for commercial parking lots and storm water retention/detention and is subject to a Riparian Corridor permit

**Straw Poll:** Support for the three separate buffer zones proposal. All Council Members present were in favor.

**4. Ordinance: Economic Development Loan Fund - Frontier Fruit, LLC.** ~ 4:55 p.m.  
5 min.

The Council will receive a briefing about an ordinance that would approve a \$350,000 loan for Frontier Fruit, LLC at 1388 South 300 West from the Economic Development Loan Fund (EDLF). Frontier Fruit, LLC is a taproom offering craft beers and artisanal spirits. This loan will assist in the creation of 19 new jobs in the next year and the retention of 11 current jobs.

Austin Kimmel provided a brief introduction to the ordinance.

William Wright and Roberta Reichgelt provided details how the business would benefit the 300 West Corridor and its neighboring businesses within the Ballpark neighborhood.

**Council Request**

Council Member Puy requested reporting on EDLF applicants including a historic look into the number of applicants and if more staff would be needed to fulfill the requests for loans. Roberta Reichgelt said they were currently working with the Mayor's Office regarding staff level commitment and further analysis would be forthcoming regarding all aspects of the EDLF program.

**5. Ordinance: Budget Amendment No.2 for Fiscal Year 2024-25 Follow-up** ~ 5:00 p.m.  
30 min.

The Council will receive a follow-up briefing about Budget Amendment No. 2 for the Fiscal Year 2024-25 Budget. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes creating a new fund dedicated to the Capital City Downtown Revitalization Zone sales tax, 12 new police officers partially funded by a Community Oriented Policing Services or COPS program grant from the U.S. Department of Justice, a donation from the University of Utah related to the construction of a baseball stadium at Sunnyside Park, and funding for the City's vehicle fleet among other projects. The Council will also receive a presentation about the State Transit Transportation Investment Fund or TTIF and four capital projects receiving TTIF grants, including a multiuse trail on 400 South to better connect Poplar Grove and Downtown,

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Ben Luedtke provided information regarding the following budget amendment items:

- Clarification for Item A-6: 3200 West Complete Street Additions (\$100,000 one-time from the Quarter-cent Sales Tax for Transportation Fund Balance) – ownership of 3200 West from Salt Lake City into West Valley City included Utah Department of Transportation (UDOT), Salt Lake City, West Valley City (all own part of the public right-of-way in the project area) and all three were contributing funding to the project
- Item D-4: Landfill Projects (\$7M one-time in the Capital Improvement Projects (CIP) Fund; Budget Neutral from County Reimbursements) – dedicated account for the Landfill (co-owned by Salt Lake County and Salt Lake City) to complete the methane collection well project proposed to begin in Spring 2025
- Item D-5: Additional Funding for Kensington Neighborhood Byway (Rescope \$103K of CIP funds and \$43K of transportation impact fees both from a canceled project)
- Item D-7: Prosecutor’s Office Changes since Budget Amendment No.1 (\$280K back to General Fund Balance; removing City Prosecutor full-time employee (FTE); and Rescope \$50K in the CIP Fund for structural/feasibility study for 5<sup>th</sup> floor of City Hall)
- Item D-8: 911 Department Reclassifying Two Positions (Budget Neutral)
- Item D-9: University of Utah Donation for Sunnyside Park Improvements (\$4.2 M one-time transferred to the CIP Fund)
- Item D-10: Expense Budget Transfer from Non-departmental to the Police and Fire Departments for wages (\$2.1 M Non-Departmental)

**Council Requests**

Council Member Puy requested further discussion and a possible legislative intent regarding budget, policy, and impact of the City Prosecutor’s Office.

Council Member Puy requested further discussion regarding vacancies in the 911 Department.

**6. Informational: Council/Board Leadership Structural Changes Follow-up** ~ 5:30 p.m.  
30 min.

The Council will have a follow-up discussion about a proposal to adjust Council/Board leadership positions.

Council Member Puy inquired on the pending status of the leadership stipend. Jennifer Bruno said based on previous discussions and contemplating four leadership positions (as was contemplated in the stipend ordinance), Staff asked that the Agenda Team place it on the first formal meeting in January 2025 for the Council to take action.

Council Member Petro suggested the Council form a sub-committee among themselves to ensure accountability and gather information, not relying solely on Council Staff, to arrive at their own conclusions on moving forward.

**7. Board Appointment: Art Design Board – Nate King** ~ 6:00 p.m.  
5 min.

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Interview held. Council Member Petro said Nate King's name was on the Consent Agenda for formal consideration.

**8. Ordinance: Campaign Finance Amendments** Written Briefing

The Council will receive a written briefing about a proposal that would amend Chapters 2.46 and 2.68 of the *Salt Lake City Code* pertaining to campaign finance disclosures and City elections. The proposal would remove the political action committee and political interest committee reporting components and other housekeeping items, including definitions, removal of specific contribution limits mentioned in the code, and declaration clarifications, among other housekeeping corrections.  
*Written briefing only. No discussion was held.*

**Standing Items**

**9. Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.  
*Item not held.*

**10. 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.  
Jennifer Bruno said Council Member Mano was seeking to attend the National Association of Housing and Redevelopment Officials (NAHRO) Conference in Washington DC. All Council Members present were in favor of Council Member Mano's attendance at the conference.

**11. Tentative Closed Session**

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

- a. discussion of the character, professional competence, or physical or mental health of an individual;
- b. strategy sessions to discuss collective bargaining;
- c. strategy sessions to discuss pending or reasonably imminent litigation;
- d. strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:
  - (i) disclose the appraisal or estimated value of the property under consideration; or
  - (ii) prevent the public body from completing the transaction on the best possible terms;

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- e. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
  - (i) public discussion of the transaction would:
    - (A) disclose the appraisal or estimated value of the property under consideration; or
    - (B) prevent the public body from completing the transaction on the best possible terms;
  - (ii) the public body previously gave public notice that the property would be offered for sale; and
  - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;
- f. discussion regarding deployment of security personnel, devices, or systems; and
- g. investigative proceedings regarding allegations of criminal misconduct.

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Mano to enter into Closed Session for the purposes of attorney-client matters that are privileged.**

**AYE:** Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

**Final Result:** 7 – 0 Pass

Closed Session Started at 4:18 pm

Held in the Work Session Room (location).

Council Members in Attendance: Council Members Petro, Wharton, Lopez Chavez, Dugan, Puy, Mano, and Young.

City Staff in Attendance: Katherine Lewis, Mayor Mendenhall, Rachel Otto, Jill Love, Jennifer Bruno, Lehua Weaver, Nick Tarbet, Mark Kittrell, Allison Parks, Carly Castle, Lindsey Nikola, Megan Yuill, Mary Beth Thompson, Tammy Hunsaker, Nick Norris, Kelsey Lindquist, Amanda Roman, Michaela Oktay, Angela Price, Whitney Gonzalez Fernandez, Jazmyne Olson, Cindy Lou Trishman, and Matthew Brown.

Closed Session ended at 5:00 pm

**Motion:**

**Moved by Council Member Mano, seconded by Council Member Dugan to exit Closed Session.**

**AYE:** Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

**Final Result:** 7 – 0 Pass

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Meeting adjourned at 6:06 pm.

Minutes Approved:

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City Council Chair – Chris Wharton

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City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.slcc.gov> by selecting City Council Meeting Information) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, December 10, 2024 and is not intended to serve as a full transcript. Please refer to the electronic recording for entire content pursuant to Utah Code §52-4-203.