

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, October 1, 2024

PENDING MINUTES – NOT APPROVED

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, October 1, 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, Nick Tarbet – Deputy Director

Present Administrative leadership:

Jill Love – Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Stephanie Elliott – Minutes & Records Clerk, Matthew Brown – Special Projects Analyst, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Allison Rowland – Public Policy Analyst, Aaron Barlow – Principal Planner, Roberta Reichgelt – Business Development Director, Tony Milner – Housing Stability Division Director, Heather Royall – Housing Stability Division Deputy Director, Amanda Roman – Senior Planner - Community & Neighborhoods, Austin Kimmel – Public Policy Analyst, Casey Stewart – Planning Manager, Olivia Cvetko – Principal Planner

The meeting was called to order at 2:01 pm

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Work Session Items

- 1. Informational: Updates from the Administration** ~ 2:00 p.m.
15 min.

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

Item not held.

- 2. Capital City Revitalization Zone Participation Agreement, Project Area, and Citywide 0.5% Sales and Use Tax Follow-up** ~ 2:15 p.m.
30 min.

The Council will receive a follow-up briefing on the proposed participation agreement and project area with the City and Smith Entertainment Group. The proposed participation agreement outlines how the City and SEG could utilize the proposed sales and use tax revenue to develop the project area. The Council voted to endorse the proposed participation agreement and project area on July 9, 2024, and submitted notice of the Council's endorsement to the Revitalization Zone Committee on August 30, 2024. The Revitalization Zone Committee approved the endorsed project area and participation agreement on September 17, 2024. The Council may consider adopting a resolution during the October 1 formal meeting approving the final proposed participation agreement and project area, and designating Smith Entertainment Group, LLC, as the project participant.

In addition, the Council may consider adopting an ordinance to impose a citywide 0.5% sales and use tax in connection with the proposed participation agreement, project area, and designation of Smith Entertainment Group, LLC as the proposed project participant. Section 63N-3-1306 of the Utah Code provides that if the Council approves the final participation agreement, the final project area, and designates a project participant, the Council will vote to impose a 0.5% citywide sales and use tax authorized by Utah law.

Katie Lewis presented the following information:

- July vote to endorse project area on July 9, 2024
- Proposal to increase sales tax to develop project area
- Next steps of participation agreement with Utah State Code Timeline
- Clause added to agreement in case of default of contract due to teams relocating in future years
 - If both teams left, Smith Entertainment would be liable to repay bond
- Public benefits for Salt Lake City and its residents were the primary goal of the development
- Three blocks surrounding and including the Delta Center were outlined for the central development of the Sports Entertainment District
- Delta Center was located on Salt Lake Redevelopment Agency's publicly owned property and leased to a partner of Smith Entertainment Group.

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Jennifer Bruno stated that there were two different legislative actions that the Council would vote on during the Formal Meeting: a Resolution and an Ordinance.

Council Member Petro thanked Katie Lewis and City Staff, who worked on the agreement and stated that this was new territory and felt confident taking a step towards this new agreement and development for Salt Lake City.

Council Members and Katie Lewis discussed the following:

- Time consumed by City Staff to create an agreement that would benefit the city and its community
- Home game covenant discussed to be included within the proposal
- What steps to take if the sales tax and proposal were both adopted
- Future deliberation would be needed for ticket fee sales and other income from the district.
- Changes to proposal included distinct boundary changes
- Community benefits negotiated
 - Job creation and apprenticeships
 - Youth sports and programs
 - Building of gathering spaces to be utilized by public and community entities
 - Japantown rebuilding commitment to preserve historic area
 - Affordable ticket fees
 - Public safety within the district
 - Public art development
- Agreement included a non-discrimination clause that would ensure the gathering spaces for the public to be inclusive to all people and groups, free of discrimination

3. Ordinance: Salt Lake City International Center Maximum Fence Height Zoning Text Amendment ~ 2:45 p.m.
10 min.

The Council will receive a briefing about a proposal that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to M-1 zoning districts of the Salt Lake City International Center. The proposal would increase the height of front yard fences from four feet to a maximum of six feet. Other sections of Title 21A may also be amended as part of this petition.

Nick Tarbet, and **Casey Stewart** presented the following information:

- Privately initiated amendment
- The Planning Division gave positive recommendations to adopt
- Amend definitions of terms and allowable fence height
- Delta Airlines is requesting additional height for the new training building to ensure the facility's safety
- The facility is open 24 hours a day and was a safety concern for individuals

4. Ordinance: Zoning Map Amendment at Approximately 754 South State Street Follow-up ~ 2:55 p.m.
15 min.

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The Council will receive a follow-up briefing about a proposal that would amend the zoning of property at approximately 754 South State Street (former Sears site) from D-2 (Downtown Support District) to D-1 (Central Business District). The purpose of the proposed amendment is to allow for the redevelopment of the property with an urban hospital. The Council will also consider an ordinance that would amend the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), and Ambulance Services (indoor & outdoor) as Conditional Uses in the D-1 Central Business District. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petitioner: Kirton McConkie. (This item is related to the proposed zoning text amendment for the D1 zone).

For more information on this item visit <https://tinyurl.com/754StateStreetRezone>.

Brian Fullmer and **Amanda Roman** presented the following information:

- Planning Commission's positive recommendation to adopt in 2023 and 2024 with conditions
- Rezone 9 parcels from D-2 to D-1
- Intermountain proposal of ground-floor activation areas along State Street, 700 South, and 800 South
- Proposed food truck park
- Driveway standards included within the development agreement

Council Member Petro requested that Brain Fullmer follow up with the applicant to confirm the approval of the terms proposal.

5. Ordinance: Street and Alley Vacation and Subdivision Amendment at Brooklyn Avenue ~ 3:10 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the Brooklyn and Dolan subdivisions in order to vacate a portion of Brooklyn Avenue and an adjacent City-owned alley. If approved, the section of Brooklyn Avenue would be divided and sold to the property owners of 1005 and 1007 South 500 West according to the approved plat at fair market value. The alley property would be sold at fair market value to the owner of 1007 South 500 West. The project is located within Council District 5. Petitioner: Jonah Hornsby of Jodah One, LLC.

Brian Fullmer and **Aaron Barlow** presented the following information:

- Requested conditions:
 - Public Utilities easement along the edge of applicants' properties
 - Engineering and Transportation requested public improvements on 500 West and Fayette Ave
 - Fire and Transportation requested a turnaround that meets fire code
- Planning Commission recommended approval

6. Ordinance: Zoning Map Amendment at 1816 South State Street ~ 3:30 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of the

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property at 1816 South State Street from BP (Business Park) to CC (Corridor Commercial). The proposal would allow the building at this site to be leased for additional commercial uses. The request is supported by the Central Community Master Plan. The project is located within Council District 5. Petitioner: Tiffanie Price, property owner.

Brian Fullmer and **Olivia Cvetko** presented the following information:

- Request to rezone from Business Park to Commercial Corridor
- The applicant requested to rezone to realign the use of the property with the correct zoning
- Permitted uses would allow restaurant uses, retail services/goods establishments
- Building height, setbacks, and parking would change with an amendment
- The request was compliant with the Salt Lake City General Plan

Tiffany Price (applicant) stated that private businesses had already expressed interest in using the space once it was rezoned.

7. **Tentative Break**

~ 3:50 p.m.
20 min.

8. 2025-2029 Housing and Urban Development Consolidated Plan Update and Timeline ~ 4:10 p.m.
45 min.

The Council will receive a briefing about creating the City's next five-year Consolidated Plan for 2025-2029 as required by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan details the City's goals and objectives that prioritize how to spend four federal grants: Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), Home Investment Partnerships, and Housing Opportunities for Persons With AIDS (HOPWA).

Ben Luedtke, Tony Milner, and Heather Royall presented the following information:

- Minimum Funding Award
 - \$30,000 minimum award
 - Proposed increase to \$80,000 would create a minimum of \$50,000
- Preliminary Goals
 - Achievable goals that would meet the evolving needs of the community
- Target Areas Boundaries are listed in the meeting materials
 - Re-evaluated based on inquiries from areas not included
- 50/50 sidewalk funding repairs
- Childcare funding and opportunities
- Previous plans included:
 - Housing
 - Transportation
 - Homelessness services
 - Behavioral Health
 - Building Community Resiliency

Council Member Lopez Chavez requested that Trolley Square be included in the target area to prevent the West Side from being over-saturated.

Council Members would like to review the target area map more often to ensure all areas are being considered for development.

9. Ordinance: Budget Amendment No.1 for Fiscal Year 2024-25 Follow-up ~ 4:55 p.m.
20 min.

The Council will receive a follow-up briefing about Budget Amendment No.1 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 three new full-time employee positions in the Attorney's Office related to restructuring and moving the City Prosecutor's team, Fleet Block pre-development work and demolition, a new line of credit for the Airport Redevelopment Project, additional funding to several parks capital improvement projects and new ongoing funding for maintenance of Public Lands properties, among other items.

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For more information visit tinyurl.com/SLCFY25.

Ben Luedtke presented the following information:

- Two items left open to vote on were removed
- New items added
 - I8 Request \$450,000 one-time funding from governmental immunity fund
 - I9 \$50,000 one-time fund from General Balance funding to supplement Sugarhouse Road construction
 - Road Construction pause from November 15 through the end of December to help customers access local businesses during the holiday

Ben Luedtke noted there was an option to close the public hearing and adopt both items simultaneously due to time sensitivity if the City Council was comfortable with the items.

Council Member Young stated these were necessary to ensure local businesses could keep their doors open and sustain their customers.

Council Member Puy requested that the terms of item I9 be extended to protect the local businesses, even if it required additional funding. Council Member Petro agreed the extension was necessary

10. Ordinance: Economic Development Loan Fund - Botanika SLC, LLC ~ 5:15 p.m.
5 min.

The Council will receive a briefing about an ordinance that would approve a \$100,000 loan for Botanika SLC, LLC, at 353 West 200 South from the Economic Development Loan Fund (EDLF). Botanika SLC, LLC is a small-scale grocer selling non-alcoholic wines and healthy foods. This loan will assist in the creation of one new job in the next year and the retention of one current job.

Allison Rowland presented the item.

There was no further discussion.

11. Ordinance: Economic Development Loan Fund - Exotic Fast Foods, LLC ~ 5:20 p.m.
5 min.

The Council will receive a briefing about an ordinance that would approve a \$100,000 loan for Exotic Foods, LLC, at 55 North Redwood Road from the Economic Development Loan Fund (EDLF). Exotic Foods, LLC is a restaurant specializing in Eurasian cuisine. This loan will assist in the creation of six new jobs in the next year and the retention of three current jobs.

Austin Kimmel and **Roberta Reichgelt** presented the item to the Council.

Council Member Young thanked the Department for its ability to reach niche

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communities and allow them to create businesses.

- 12. Ordinance: Economic Development Loan Fund - City Cakes SLC, LLC** ~ 5:25 p.m.
5 min.

The Council will receive a briefing about an ordinance that would approve a \$100,000 loan for City Cakes SLC, LLC, at 1860 South 300 West Suite D from the Economic Development Loan Fund (EDLF). City Cakes SLC, LLC is a bakery specializing in vegan and gluten-free options from cookies and cupcakes to wedding cakes. This loan will assist in the creation of four to six new jobs in the next year and the retention of eight current jobs.

Austin Kimmel introduced the item.

Roberta Reichgelt and **Council Member Dugan** spoke about the repayment from the borrower and the City's ability to recoup the loan funds.

- 13. Board Appointment: Planning Commission – McCall Christensen** ~ 5:30 p.m.
5 min

The Council will interview McCall Christensen prior to considering appointment to the Planning Commission for a term ending October 1, 2028.

An interview was held. **Council Member Petro** said McCall Christensens' name was on the Consent Agenda for formal consideration.

- 14. Board Appointment: Cultural Core Finance Committee – Seth Brown** ~ 5:35 p.m.
5 min

The Council will interview Seth Brown prior to considering appointment to the Cultural Core Finance Committee Board for a term ending October 1, 2028.

An interview was held. **Council Member Petro** said Seth Brown's name was on the Consent Agenda for formal consideration.

- 15. Board Appointment: Library Board – Polina Konuchkova** ~ 5:40 p.m.
5 min

The Council will interview Polina Konuchkova prior to considering appointment to the Library Board for a term ending June 30, 2027.

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An interview was held. **Council Member Petro** said Polina Konuchkovas' name was on the Consent Agenda for formal consideration.

Standing Items

16. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

There was no report.

17. 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:

- Mixed Use Zones; and
- Scheduling Items.

Jennifer Bruno stated that the Planning Division website has been updated with the latest information, as requested by the City Council.

18. 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;
- 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;

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(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 Wharton, seconded by Council Member Young to enter into Closed Session for the purposes of strategy sessions to discuss collective bargaining and attorney-client matters.

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 4:20 pm

Held via Zoom and in the Work Session Room (location)

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

City Staff in Attendance: Katherine Lewis, Jill Love, Megan Yuill, Jennifer Bruno, Lehua Weaver, Nick Tarbet, Jonathan Pappasideris, Jaysen Oldroyd, Angela Price, Lindsey Nikola, Andrew Wittenberg, Mary Beth Thompson Ben Luedtke, Austin Kimmel, Matthew Brown, and Cindy Lou Trishman

Closed Session ended at 5:25 pm

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to exit Closed Session.

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

ABSENT: Darin Mano

Final Result: 6 – 0 Pass

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Meeting adjourned at 5:50 pm

Minutes Approved:

City Council Chair Victoria Petro

City Recorder

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, October 1, 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.