

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, November 19, 2024

PENDING MINUTES – NOT APPROVED

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, November 19, 2024.

The following Council Members were present:

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

Present Legislative Leadership:

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director

Present Administrative Leadership:

Lindsay Nikola- Deputy Chief of Staff

Present City Staff:

Katie Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Michelle Barney – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Isaac Canedo – Public Engagement Communication Specialist, Nick Tarbet – Public Policy Analyst, Sylvia Richards – Public Policy Analyst, Scott Corpany – Staff Assistant

The meeting was called to order at 7:01 pm

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A. OPENING CEREMONY:

1. Council Member Eva Lopez Chavez will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall recognizing December 1st as World AIDS Day in Salt Lake City.

Council Member Dugan read the resolution.

Council Member Puy spoke to the impact the resolution and community input had on changing language in the Health and Human Services policy relating to blood donations and expressed pride in the ability to pass the resolution each year.

Nicco Lockhart Allen (UAF Legacy Health) services the center provided, accepted the resolution and thanked the Mayor and City Council for recognizing December 1, as World AIDS Day.

Motion:

Moved by Council Member Wharton, seconded by Council Member Puy to adopt Joint Resolution 42 of 2024, recognizing December 1, 2024, as World AIDS Day in Salt Lake City.

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

Final Result: 7 – 0 Pass

B. PUBLIC HEARINGS:

Items B1 & B2 will be heard as one public hearing.

1. Grant Application: PRO Housing Grant – Fiscal Year 24 Pathways to Removing Obstacles to Housing

The Council will accept public comment for a grant application request from the Department of Community and Neighborhoods to Housing and Urban Development. If awarded, the grant would continue to fund five existing positions and would focus on expanding the Community Land Trust (CLT) and Fix the Bricks (FTB) programs. The CLT program addresses housing affordability across the City by serving low-to moderate-income households, and the FTB program seismically retrofits homes within the City.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, November 19, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

2. Grant Application: Community Forest Corps and Urban Forestry Fellowship

The Council will accept public comment for a grant application request from the Sustainability Department to the Center for Regenerative Solutions. If awarded, the grant would fund automated irrigation devices at Westside homes to care for existing park strip trees. The City will partner with Utah Conservation Corps to launch and manage the Community Forestry Corps youth employment program to accomplish this work. The grant also includes funding for a fellowship to lead outreach and engagement regarding tree stewardship and urban heat management.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, November 19, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

Sylvia Richards gave a brief overview of the grants.

No public comments were given for this item.

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to close the public hearing and refer Items B-1 and B-2 to a future Consent Agenda for action.

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

Final Result: 7 – 0 Pass

3. Ordinance: Jordan River Fairpark District Zoning Map & Text Amendment

The Council will accept public comment and consider adopting an ordinance 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. Petition No.:PLNPCM2024-00982.

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

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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>.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 12, 2024 and Tuesday, November 19, 2024

Set Public Hearing Date - Tuesday, November 12, 2024

Hold hearing to accept public comment - Tuesday, November 19, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, December 3, 2024

Staff Recommendation - Refer to motion sheet(s).

Nick Tarbet gave a brief summary of the proposed ordinance.

Lucy Cardenas spoke to the decline of the neighborhood surrounding the proposed development area, stated they owned a successful restaurant neighboring the property and were in favor of the rezone.

Bill Coker (Red Iguana Restaurant owner) spoke to the decline and current issues with crime/drugs overtaking the neighborhood; stated the proposed development brought back to the area, and felt the partnership with Larry H Miller Group (LHM), Rocky Mountain Power and the City was moving in a positive direction.

Tim Tingey (NeighborWorks Salt Lake) spoke in support of the proposal; stated it was critical the development include housing to support diverse income levels, bring life to the riverfront, house essential amenities such as grocery stores and create gathering spaces; the community was eager for the project to move forward and improve the area and stated NeighborWorks supported the project and future it would create for everyone.

Joshua Stewart reviewed the importance of creating a city that included children, child friendly designs and family friendly housing, challenged the development to include affordable family units of three bedrooms and parks for families and encouraged the LHM Group to include a goal in the plan to reopen the Mary W. Jackson Elementary school at the completion of the development.

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Calvin Fors (Local Carpenters Union) stated continued development would keep local craftsmen working but only if developers were required to hire local; asked Council to approve the development and require developers to hire local craftsmen.

Natalie Gochmour reviewed the Downtown Rising Plan and gave the following lessons learned from the plan: the capitol city belonged to all Utahans, regions compete with amenities – sports and entertainment play a large role in Salt Lake City, go local – the Miller Family supported building and sustaining local business, and don't miss the moment.

Heidi Walker (Salt Lake Chamber / Downtown Alliance) spoke to working relationship with LHM development, amenities the proposal would provide to benefit the community; stated the project would create growth for the Westside and the Chamber was excited to see the Power District utilize the river in a positive way.

Nelson Altamirano (De Los Negocios Hispanos En Utah/Hispanic Chamber of Commerce) spoke in support of the proposal as it would stimulate the diversity, growth, culture and further integrate the Hispanic fabric of the Westside and stated the Chamber was very excited for the development.

Dr. Sidni Shorter (Utah Black Chamber of Commerce) stated the project prepared Salt Lake City for what the future could be, spoke to the benefit the development would be to Utah's economic system in the future; LHM was setting a precedent on what the economic future looked like and asked Council to support the rezone.

Alyn Toalepa (Utah Pacific Islander Chamber of Commerce) spoke in support of the proposal and development, stated they were grateful for the family aspect of the development and benefits the proposal would bring, development would be a center point of growth in Salt Lake City.

Andrew Gruber (Wasatch Front Regional Council) spoke to the collaborative transportation analysis that included the project area; reviewed the importance of understanding how people would travel to and from the development and how different modes of transportation would impact / benefit everyone.

Soren Simonsen (Jordan River Commission) spoke in favor of the rezone, stating it was a once in a transformative/multigenerational opportunity type of decision; expressed excitement to recenter the community around the Jordan River and spoke on efforts to clean/restore the river.

Carlton Christensen spoke to the North Temple Master Plan and the opportunity to implement the plan with the proposed rezone; stated the development would strengthen the community and provided examples of LHM's continued efforts to improve Salt Lake City.

Bree Scheer (Salt Lake City Planning Commissioner) asked the Council to add a contingency clause to the development agreement, requesting that if a stadium were not constructed and the developer did not wish to continue with the project the zoning

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be modified, rezoned and incorporated into all master plans to retain all current overlays; the property should not be allowed to remain a lawless zone that would allow anything to be built if the stadium were not constructed no matter who owned it, a planned vision was appropriate however, the area should be protected from a low scale car focused development.

Brian Scott (Salt Lake City Planning Commissioner) stated the zoning was not appropriate and allowed anything to be constructed; read a portion of the master development plan and House Bill regarding purchasing adjacent property and reviewed what would happen if an agreement was not reached by December 31, 2024.

Bernie Hart spoke to issues of homelessness in the city and lack of jail space, stated the homeless issue was of higher concern than a development.

Jason Wessel (Westside Coalition) spoke in support of the proposal, said it was important to protect/preserve the neighborhood and not displace the people living there.

Emiliana Santiago spoke in opposition to the rezone, VIP trailer park residents and surrounding neighborhoods were not in favor of tall buildings, gentrification of the area needed to stop and asked Council to oppose the proposal.

Council Member Puy thanked everyone for their comments, explained Council was working through the public benefits (and get the in writing), ensure whoever walked through the property or traveled down the river felt welcome and treated with respect, expressed excitement to work on and complete the agreement as it was key to the success of the city.

Council Member Lopez Chavez spoke to the displacement of individuals, homeless outreach, tent programs and stated Council was working diligently to address issues that affected all constituents.

Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to continue the public hearing to a future Council meeting.

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

Final Result: 7 – 0 Pass

4. Ordinance: Temporary Closure of a Portion of 1000 West Between South Temple and Approximately 15 South 1000 West

The Council will accept public comment and consider adopting an ordinance that would temporarily close a segment of 1000 West between South Temple and 15 South 1000

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West to mitigate unsafe conditions. State law allows the City to temporarily close certain streets until the unsafe conditions are mitigated or up to two years, whichever is less. The Federal Railroad Administration has suspended the Woods Cross Quiet Zone after conducting an inspection and determining that safety systems and measures implemented at this crossing are inadequate. Temporarily closing this portion of the road will allow the City to make improvements to the crossing so that the Woods Cross Quiet Zone may be restored.

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

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - Tuesday, November 12, 2024

Hold hearing to accept public comment - Tuesday, November 19, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 19, 2024

Staff Recommendation - Refer to motion sheet(s).

NickTarbet gave a brief overview of the proposed ordinance.

MadelineWest asked Council to pass the ordinance re-establishing the quiet zone, spoke to issues with train horns, sleep interruptions and wanted the quiet zones restored as soon as possible.

JohnHeff spoke to the lack of sleep over two months due to trains and asked for the quiet zone to be restored as quickly as possible.

Council Member Puy motioned to close the public hearing and adopt an Ordinance temporarily closing a portion of 1000 West between South Temple and approximately 15 South. Council Member Wharton seconded the motion. The motion was withdrawn.

Council Members and Nick Tarbet discussed noticing issues, request to keep the public hearing open and rail crossings (outside of Salt Lake City) requiring repairs that resulted in the current issues with the quiet zone.

Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to continue the public hearing to a future Council Meeting.

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

Final Result: 7 – 0 Pass

C. POTENTIAL ACTION ITEMS:

1. Ordinance: Street and Alley Vacation and Subdivision Amendment at Brooklyn Avenue

The Council will consider adopting an ordinance 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. Petition No.:PLNPCM2022-00068, PLNPCM2022-00349, PLNSUB2023-00493.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - Tuesday, October 15, 2024

Hold hearing to accept public comment - Tuesday, November 12, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 19, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Petro, seconded by Council Member Dugan to adopt Ordinance 87 of 2024.

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

Final Result: 7 – 0 Pass

2. Ordinance: Zoning Map Amendment at 1816 South State Street

The Council will consider adopting an ordinance that would amend the zoning of the property at approximately 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. Petition No.:PLNPCM2024-00033.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - Tuesday, October 15, 2024

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Hold hearing to accept public comment - Tuesday, November 12, 2024 at 7 p.m.
TENTATIVE Council Action - Tuesday, November 19, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Petro, seconded by Council Member Dugan to adopt Ordinance 86 of 2024.

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

NAY: Darin Mano

Final Result: 6 – 1 Pass

D. COMMENTS:

1. Questions to the Mayor from the City Council.

There were no questions for the Mayor from City Council.

2. Comments to the City Council. (This is a one-hour time slot for the public to comment on any City business not scheduled for a public hearing. Each person will have two minutes to talk. General comment registration closes at 7:30 p.m.)

Council Member Lopez Chavez reviewed the rules of decorum.

Bernie Hart spoke to the national homeless problem, how Council assist in solving the problem, increasing police officers or incarcerating people was not the answer and new ideas/solutions were needed to move people off the street and into housing.

Leticia Storrs asked Council for help with repaving Fuller Avenue.

Council Member Lopez Chavez requested for Council staff to contact the residents of Fuller Avenue and identify how to address their concerns in coordination with the Administration.

Mona M spoke regarding the Church of Scientology and to the perceived abuses involved with its doctrine, policies and practices.

Katie Romney thanked the Mayor, Mayor's Staff and Council for listening/assisting the residents along Edgehill Road with a bulldozer incident; stated the next order of business would be to address the round-a-bout at the end of the road to create a proper fire access and turn around for the neighborhood.

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David Waldman spoke to the access road bulldozed through Edgehill Road, thanked the Mayor's Office and Council for listening/getting involved and asked Council to ensure the damage was repaired properly.

John Dawson thanked the Mayor's Office and Council Member Wharton for their help addressing the bulldozed access road, the road needed to be re-engineered and restored properly in the spring by a qualified contractor not a trail builder.

David Tanner stated Fuller Avenue was not a private road, reviewed the history of the road being deeded to City and stated the road needed to be repaved and resurfaced.

Claudia Alves reviewed permitting issues with a shed on their property and asked Council to allow a variance.

Andre Alves spoke to Claudia Alves' shed, the shed was not be an issue and Claudia should not be made to remove it.

Hilary Jacobs (Save Our Foothills) spoke to the access road bulldozed along Edgehill Road by Rocky Mountain Power that resulted in irreparable damage to the foothills and mountain side, asked Council to hold Public Utilities and Public Services accountable for the damage.

Daniel Schnelling spoke to damage done to the foothills by Rocky Mountain Power while installing power poles, questioned which department Public Utilities or Public Lands had proper authority over the trails program and who was responsible for protecting the land, restoring the damage and ensuring a knowledgeable contractor was hired to restore the hillside in the spring.

Richard Barnes spoke to homeless issues in Riverside Park and graffiti that ruined the park; asked what happened to the Mayor's Park Ranger program and suggested a "tent to own" program for the homeless.

Brandon Jeanpierre asked if the stigma over AIDS was still relevant in 2024.

Stan Holmes spoke to the proposed rate increase from Rocky Mountain Power, submitted a fact sheet to Council and asked the City to intervene to protect residents.

Cheneil Hill spoke to the negative impact of Scientology, their misuse of police resources and reviewed the exploitation of their members.

E. NEW BUSINESS: **NONE.**

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2. Ordinance: Economic Development Loan Fund - HK Brewing Collective, LLC.

The Council will consider adopting an ordinance that would approve a \$250,000 loan for HK Brewing Collective, LLC. at 307 Aspen Avenue from the Economic Development Loan Fund (EDLF). HK Brewing Collective, LLC. offers non-alcoholic kombucha, Han's kombucha, and a taproom and bar experience. This loan will assist in the creation of ten new jobs in the next year and the retention of twenty current jobs.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 19, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, November 19, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Mano, seconded by Council Member Dugan to adopt Ordinance 89 of 2024, approving a \$250,000 loan for HK Brewing Collective, LLC from the Economic Development Loan Fund.

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

Final Result: 7 – 0 Pass

3. Ordinance: Economic Development Loan Fund - GK Folks Foundation

The Council will consider adopting an ordinance that would approve a \$250,000 loan for GK Folks Foundation at 1506 South Redwood Road from the Economic Development Loan Fund (EDLF). GK Folks Foundation is a non-profit organization for African immigrants and refugees that focuses on mental health awareness and educational and entrepreneurial resources. This loan will be used to create a community events center for the African immigrant and refugee community and assist in the creation of two new jobs in the next year and the retention of one current job.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 19, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, November 19, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Dugan, seconded by Council Member Mano to adopt Ordinance 88 of 2024, approving a \$250,000 loan for GK Folks Foundation from the Economic Development Loan Fund.

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

Final Result: 7 – 0 Pass

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G. CONSENT:

1. Resolution: Public Utilities Revenue Bonds, Series 2025

The Council will set the date of Tuesday, December 3, 2024 at 7 p.m. to accept public comment for a parameters resolution authorizing the issuance and sale of up to \$225,000,000 principal amount of Public Utilities revenue bonds, series 2025. The bond would finance a portion of water and sewer capital improvements, funding the City Creek Water Treatment Plant and the City's new water reclamation facility. The Council's action includes authorizing the execution of a supplemental indenture, a bond purchase contract, and other documents as required.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - Tuesday, November 19, 2024

Hold hearing to accept public comment - Tuesday, December 3, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 19, 2024

Staff Recommendation - Set date.

2. Ordinance: Budget Amendment No.2 for Fiscal Year 2024-25

The Council will set the date of Tuesday, December 3, 2024 at 7 p.m. to accept public comment and consider an ordinance amending the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2024-25. 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 multi-use trail on 400 South to better connect Poplar Grove and Downtown, among other projects.

For more information visit <https://tinyurl.com/SLCFY25>.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 19, 2024

Set Public Hearing Date - Tuesday, November 19, 2024

Hold hearing to accept public comment - Tuesday, December 3, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, December 10, 2024

Staff Recommendation - Set date.

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Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to approve the consent agenda.

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

Final Result: 7 – 0 Pass

H. ADJOURNMENT:

Meeting adjourned at 8:40pm

Minutes Approved:

City Council Chair Chris Wharton

City Recorder

Please refer to Meeting Materials (available at <https://data.slc.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 Formal meeting held Tuesday, November 19, 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.