

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, July 2, 2024

PENDING MINUTES – NOT APPROVED

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, July 2, 2024.

The following Council Members were present:

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

The following Council Members were absent:

Chris Wharton

Present Legislative Leadership:

Cindy Gust-Jenson – Executive Director, Jennifer Bruno – Deputy Director, Lehua Weaver – Associate Deputy Director

Present Administrative Leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Michelle Barney – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Isaac Canedo – Public Engagement Communication Specialist, Brian Fullmer – Public Policy Analyst

The meeting was called to order at 7:00 pm

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A. OPENING CEREMONY:

1. Council Member Sarah Young will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. The Council will approve the work session meeting minutes of February 20, 2024; April 16, 2024; May 14, 2024; and May 21, 2024.

Motion:

Moved by Council Member Petro, seconded by Council Member Dugan to approve the work session minutes of February 20, 2024, April 16, 2024, May 14, 2024 and May 21, 2024.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

B. PUBLIC HEARINGS:

1. Ordinance: Zoning Incentives for Adaptive Reuse and Preservation of Buildings Text Amendment

The Council will accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to zoning incentives for adaptive reuse and preservation of buildings. The proposal would remove zoning barriers that prevent the reuse of buildings and offer zoning incentives to encourage a building to be reused rather than demolished. The proposed amendments involve multiple chapters of the Zoning Ordinance and would apply Citywide. Petition No.:PLNPCM2023-00155.

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

Briefing - Thursday, May 30, 2024

Set Public Hearing Date - Tuesday, June 11, 2024

Hold hearing to accept public comment - Tuesday, July 2, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

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Brian Fullmer introduced the ordinance.

Jen Colby spoke in support of the ordinance, challenges with preserving historic buildings (specifically costs), supported removing minimum parking requirements and asked Council to make it easier to reduce fees.

Council Member Dugan motioned to close the public hearing and defer action to a future Council meeting. Council Member Puy seconded the motion.

Council Member Mano asked to make a substitute motion to adopt the Ordinance.

Council Member Dugan withdrew the initial motion.

Council Member Lopez Chavez stated this was a great incentive, agreed with changes in the ordinance and benefits it created for the neighborhoods.

Motion:

Moved by Council Member Mano, seconded by Council Member Lopez Chavez to close the public hearing and adopt Ordinance 56 of 2024.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

2. Ordinance: Zoning Map Amendment at 1544 and 1550 South 900 West

The Council will accept public comment and consider adopting an ordinance that would amend the zoning of properties at approximately 1544 and 1550 South 900 West from R-1/7,000 (Single Family Residential) to RMF-30 (Low-Density Multi Family Residential). Combined, the two parcels total approximately 0.82 acres in size. Future development plans were not submitted by the applicant at this time but the applicant did include a draft site plan in their written narrative illustrating their intent to build townhomes on the property. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 2. Petitioner: Paul Garbett (Garbett Homes), representing the property owners. Petition No.:PLNPCM2024-00128.

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

Briefing - Tuesday, June 4, 2024

Set Public Hearing Date - Tuesday, June 11, 2024

Hold hearing to accept public comment - Tuesday, July 2, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

Brian Fullmer introduced the ordinance.

Paul Garbett (applicant) thanked the Council for their consideration of the ordinance.

Motion:

Moved by Council Member Petro, seconded by Council Member Mano to close the public hearing and adopt Ordinance 57 of 2024.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

3. Ordinance: Confirming the Compensation Adjustments for Executive Municipal Officers of Salt Lake City Corporation

The Council will accept public comment and consider adopting an ordinance confirming the compensation adjustments for executive municipal officers of Salt Lake City Corporation, consistent with Utah State Code 10-3-818.

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

Briefing - n/a

Set Public Hearing Date - Tuesday, June 11, 2024

Hold hearing to accept public comment - Tuesday, July 2, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Refer to motion sheet(s).

Jennifer Bruno reviewed the necessity to affirm the adoption due to recent state legislation changes.

No public comments for this item.

Motion:

Moved by Council Member Dugan, seconded by Council Member Petro to close the public hearing and affirm adoption of Ordinance 53 of 2024, confirming the compensation adjustment for executive municipal officers.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

C. POTENTIAL ACTION ITEMS:

1. **Resolution: Capital City Revitalization Zone Participation Agreement**

~~The Council will consider adopting a resolution endorsing the participation agreement and project area with the City and the Smith Entertainment Group (SEG) pertaining to the Capital City Revitalization Zone. The proposed participation agreement outlines how the City and SEG could utilize sales tax revenue to develop the project area. After the City Council's endorsement, the state's Revitalization Zone Committee shall review the endorsed participation agreement and project area before sending it back to City Council for final approval.~~

~~For more information visit [tinyurl.com/SLCRevitalizationZone](https://www.tinyurl.com/SLCRevitalizationZone).~~

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

Briefing - Tuesday, April 16, 2024; Tuesday, May 7, 2024; Tuesday, June 11, 2024; and Tuesday, July 2, 2024

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 and Tuesday, June 11, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

D. COMMENTS:

1. Questions to the Mayor from the City Council.

Council Member Petro thanked the Mayor and City Staff for the work that went into what was presented during the previous Work Session, how proud she was to work with such amazing women, for the leadership and work that was accomplished.

Mayor Mendenhall expressed gratitude to Katie Lewis, Jennifer Bruno, Rachel Otto, Allison Parks, and Nick Tarbet for all the work they had done.

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 Young reviewed the rules of decorum.

Scott Johnson spoke in opposition to SB272 regarding the Downtown Revitalization, proposed tax increase and stated the funds should be used to address homelessness.

Jeri Olson stated she was thankful for the opportunity to speak publicly about what was happening in her neighborhood, the amount of homeless individuals was out of control; she expressed gratitude for the actions of the police presence in the area but more needed to be done to address the overbearing issues of homelessness.

Jen Colby expressed opposition to rezoning under SB272; suggested Brenda Sheer's comments be taken into consideration not the development; ticket costs should be used to fund the project (not a tax increase), county facilities should be paid for by citizen county-wide and requested to hold off and let the clock run out on the proposal.

Bernie Hart spoke to the need to address homelessness, reviewed survey results regarding homeless individuals with mental health issues and the time they had been living on the streets.

Alex Hirai spoke to positive opportunities provided to Japantown by including it in the Downtown Revitalization Project.

Oscar Arvizu spoke to the Downtown Revitalization Project with Smith Entertainment Group (SEG), said it should allow more public input and planning that would benefit the community, requested to save the historic buildings in the area and think about the project before taxes were increased.

Liz Ward spoke to the Japantown street scape plans, the inclusion in the Downtown Revitalization Plan, and the next steps to be taken to make the Japantown project a success.

Mary Allison Sutinis spoke to making housing the homeless as a first priority over any

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other project or development in the city.

Steve Brosvik spoke to the importance of the music industry in Salt Lake City, keeping Abravanel Hall downtown, and ensuring people had access to the building during construction.

Rebekah Johnson spoke to working with the symphony at Abravanel Hall and its fate with the revitalization of downtown, urged Council to support keeping the hall as part of the redevelopment and integrate it in the district as a gathering place, and convey the importance of Abravanel Hall to the County and State.

Keith Carrizk spoke to the relationship of the symphony and Abravanel Hall, the amount of work the symphony had put into working with school kids over the years, and asked Council to value the history and community involvement the relationship provided.

Mercedes Smith spoke to the Planning Commission's recommendation to preserve Abravanel Hall and urged Council to add to the language of the participation agreement to allocate a percentage of the tax increase be used to renovate Abravanel Hall.

E. NEW BUSINESS:
NONE.

F. UNFINISHED BUSINESS:

1. Resolution: Public Utilities Revenue Bond, Series 2024A

The Council will consider adopting a resolution authorizing the issuance and sale of not more than \$39,525,000 aggregate principal amount of Public Utilities revenue bonds, series 2024A, related to the water infrastructure improvements. The Council's action includes fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate, if any, or assessment fee which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period; authorizing the execution by the City of a supplemental indenture, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.

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

Briefing - Tuesday, June 11, 2024

Set Public Hearing Date - Tuesday, July 2, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, July 2, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to adopt Resolution 19 of 2024, for the next round of Public Utilities Bonds, and refer to the consent agenda to set the date for a public hearing on August 13, 2024.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

G. CONSENT:

1. Resolution: Public Utilities Revenue Bond, Series 2024A

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment on a resolution authorizing the issuance and sale of not more than \$39,525,000 aggregate principal amount of Public Utilities revenue bonds, series 2024A, related to the water infrastructure improvements. The Council's action includes fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate, if any, or assessment fee which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period; authorizing the execution by the City of a supplemental indenture, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.

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

Briefing - Tuesday, June 11, 2024

Set Public Hearing Date - Tuesday, July 2, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, July 2, 2024

Staff Recommendation - Set date.

2. Ordinance: Sports, Entertainment, Culture, and Convention District Text Amendment

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment and consider adopting an ordinance that would amend the D4 Secondary Central Business District zoning district to support the creation of a Sports, Entertainment, Culture, and Convention (SECC). The proposed text amendments would make the following changes to the D4 zoning district:

1. Modify the maximum height allowed through design review from 125 feet to 600 feet.
2. Modifying the required front and corner yard setback requirements are changing to clarify that buildings with plazas and other similar public spaces are allowed to exceed the maximum setback.
3. Change the table of allowed uses for the D4 zoning district would change as follows:
 - o Stadiums change from a conditional use to a permitted use.
 - o Commercial parking would be changed from a conditional use to a permitted use. (A current requirement prohibiting the demolition of a building for principal use parking on the property would remain.)
4. Expand the existing sign overlay that applies to the Delta Center to extend to the blocks that contain the Salt Palace. This allows more flexibility for signs related to the entertainment venues within the overlay and allows modifications to signs through the design review process for buildings that are subject to design review.

For more information visit tinyurl.com/SLCRevitalizationZone.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - Tuesday, July 2, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Set date.

3. Ordinance Clarification: MU-8 Zone Text Amendment

The Council will correct an oversight from May 21, 2024 pertaining to the ordinance adopting the Mixed Use 8 Subdistrict in Title 21A of the *Salt Lake City Code*. The clarification relates to including Single-Family Attached as a permitted use in the zone, which is consistent with other building forms in the district. Petition No.:PLNPCM2023-00169.

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 - n/a

TENTATIVE Council Action - Tuesday, July 2, 2024

Staff Recommendation - Approve.

4. Board Appointment – Parks, Natural Lands, Urban Forestry and Trails Advisory Board – Steve Bloch

The Council will consider approving the appointment of Steve Bloch to the Parks, Natural Lands, Urban Forestry, and Trails Advisory Board for a term ending July 2, 2027.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 2, 2024

Staff Recommendation - Approve.

5. Board Appointment – Parks, Natural Lands, Urban Forestry and Trails Advisory Board – Michael Dodd

The Council will consider approving the appointment of Michael Dodd to the Parks, Natural Lands, Urban Forestry, and Trails Advisory Board for a term ending July 2, 2027.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 2, 2024

Staff Recommendation - Approve.

6. Board Appointment – Human Rights Commission – Emily Khan

The Council will consider approving the appointment of Emily Khan to the Human Rights Commission for a term ending December 28, 2028.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 2, 2024

Staff Recommendation - Approve.

Motion:

Moved by Council Member Petro, seconded by Council Member Dugan to approve the Consent agenda.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

H. ADJOURNMENT:

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Meeting adjourned at 7:04 pm

Minutes Approved:

City Council Chair Victoria Petro

City Recorder

Please refer to Meeting Materials (available at <https://data.sl.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, July 2, 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.