

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, August 13, 2024

Allison Rowland provided an introduction to the briefing.

Tammy Hunsaker, Heather Royall, and Tony Milner provided information regarding:

Housing Programs – Draft Policies

- Overview:
 - Establishes budgeting and reporting standards for the Housing Program Funds
 - A revolving loan fund as a self-replenishing pool of revenue to assist in funding the Direct Delivery Programs
 - A loan committee for the Housing Programs
 - Sub-recipient Programs – Administered by partner organizations (The Road Home, Rapid Re-housing Program)
 - Direct Delivery Programs – Community Land Trust – CLT, Home Repair, and Naturally Occurring Affordable Housing (NOAH) Preservation Pilot Program
- Annual budget process within the proposed policy
- Flow of program income for Funding Our Future, US Department of Housing and Urban Development (HUD), and Tenant and Homeowner Loan Fund (THLF) into the Direct Delivery Programs
- Housing Program Funds Loan Committee –
 - Composition of:
 - Two members of the Community Development & Capital Improvement Program (CDCIP) Board, or it's successor
 - The Director of Community & Neighborhoods (or designee)
 - The Director of Housing Stability (or designee)
 - The City's Chief Financial Officer (or designee)
- Home Repair Program Policy summary, including:
 - Mission
 - Funding availability
 - Project management
 - Funding assistance
 - Funding approval
- Community Land Trust (CLT) Program Policy summary, including:
 - Mission
 - Policy objectives
 - Uses of program funding
 - Homeowner equity
 - Applicant prioritization
 - Funding approval
- Naturally Occurring Affordable Housing (NOAH) Pilot Program, including:
 - Mission
 - Funding assistance
 - Eligible properties
 - Affordability term
 - Affordability covenant

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- Funding availability
- Funding approval
- Program income budget status and Administration's recommendation

3. **Ordinance: Sports, Entertainment, Culture, and Convention District Text Amendment Follow-up** ~ 3:35 p.m. 30 min.

The Council will receive a follow-up briefing on a proposed 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:
 - Stadiums change from a conditional use to a permitted use.
 - 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.

Nick Tarbet provided an introduction to the briefing and provided an overview of the timeline thus far in the progress with Smith Entertainment Group (SEG).

Council Members, **Kelsey Lindquist**, **Michaela Oktay**, and **Daniel Echeverria** discussed the following straw polls required to move forward with the proposed text amendment:

Straw Poll: Support for maximum height of 600 feet with full design review by Planning Commission at 200 feet (matching D1 zone). All Council Members were in favor with Council Member Puy absent for the poll.

Straw Poll: Supporting allowance for exceeding the established maximum front yard setback for the D-4 district for the purpose of adding a plaza. All Council Members were in favor with Council Member Puy absent for the poll.

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Straw Poll: Support for setbacks from adjacent property/uses, addressing the issue in the development agreement. All Council Members were in favor with Council Member Puy absent for the poll.

Straw Poll: Support for Planning Staff's proposals for sign regulations including standards in the overlay, no off-premise signs at this time, allowing reciprocity within the overlay blocks, addressing display hours via a development agreement. All Council Members were in favor with Council Member Puy absent for the poll.

4. **Informational: Green Loop Update** ~ 4:05 p.m. 45 min.

The Council will receive a briefing from the Administration about the Green Loop Project.

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

Council Member Puy joined the meeting during this agenda item. (4:10pm)

Mayor Mendenhall said this was the culmination of 15-years of wanting a downtown park-like connected experience, land was scarcely available in downtown, this neighborhood in Central City had some of the worst ratio for access to open space/park space for any residents in the City, the Green Loop vision encircled the downtown with about 60 acres of new park space and over five miles of linear park development, and provided detailed benefits requested for the Green Loop through public input – urban forest, family friendly, plazas and social spaces, active transportation, storm water management, native planting.

Nancy Montith, Becka Roolf, Jesse Dean, and Nicole Horst (Wenk Associates) provided information regarding:

- Green Loop History – First described in the Downtown Rising Plan (2007) by the Salt Lake City Chamber, envisioned to connect the entire City east/west/north/south, create corridors, and be both a destination and a linkage
- Currently Central community had greatest concentration of high needs areas in 2019 Needs Assessment
- Population growth – Since 2019, downtown had grown nearly 4,000 units with no new green space
- Access to green space – 30% of residents are a five minute walk from green space, 1.9% landcover is greenspace, 6% tree canopy cover
- Urban Heat Island map – analysis of heat threats
- Improving access in proximity and quantity – the Green Loop would double SLC's downtown open space with more than 60% of downtown residents being within a five minute walk to an open space
- Connects citywide trails & bikeways into a network for active transportation
- 200 East and 500 West being the top two priorities for implementation
- Details of the vision for 200 East
- Plan frameworks – two prototypes that were center aligned and west aligned concepts

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- Green Loop today – 750 South 500 West
- Space prioritization existing vs. proposed in regards to roadway, parking, sidewalk, bike lanes, public space, and planting
- Economic opportunity – boosts prosperity, supports local businesses, promotes tourism, activates street facades, and increases land/property values
- Estimates of consumer spending per month by transportation mode (transit, bike, walk, automobile, etc.)
- Community engagement process – pop up events, online surveys, open house, site tours (walking & biking), and stakeholder engagement
- Future Operations and Management chart – how various City departments played a role in the development/planning phases
- Reconciling the right-of-way in regards to utilities and fire access
- Concept drawings detailing community spaces within the proposed Green Loop on 200 East
- Civic Block concepts, key recommendations, potential events, and street configuration
- Preliminary cost estimate
 - High level cost estimate for entire Green Loop: \$250-350M
 - 200 East construction cost estimate: \$85-90M
- Information and future plans regarding 900 South's integration into the Green Loop
- The Green Loop being both a destination and path
- Maintenance and funding information would be provided to the Council over the next weeks/months
- Transportation was working with Utah Department of Transportation (UDOT) on design concepts for State Street, between North Temple and South Temple to accomplish the Green Loop

Council Member Young said she would continue to look for information about how the project would be staged comprehensively across the Green Loop, due to the current experiences residents faced with the extensive construction on 2100 South.

Council Member Lopez Chavez expressed concerns regarding 500 West and its utilization of pedestrian access, noting other places along the Green Loop were more ready for this type of investment to be achieved, expressed interest in looking at what other financial tools the City had in existence that could help the City pair other existing projects with the Green Loop.

Council Member Wharton expressed concerns about traffic on the North Temple stretch of the proposed route and wanted to know more about the plan to combat gridlock and wanted to see a strong maintenance plan for the project as well.

Council Member Puy questioned if more employees would be needed for maintaining this effort as the City was already struggling with maintenance in current City-owned spaces and a backlog of deferred maintenance, and expressed interest if a public or private model would be sought to help with operation/maintenance of the Green Loop.

Council Member Petro said she would be asking questions regarding stewardship of the

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Green loop; capacity, time, money, resources, and making sure the City's service facing out to the constituencies (who had been wanting to see movement on other projects) had concrete answers for these issues as well.

5. **Fiscal Year 2024-25 Budget: Capital Improvement Program Follow-up** ~ 4:50 p.m. 40 min.

The Council will receive a follow-up briefing about the City's Capital Improvement Program (CIP), which involves the construction, purchase or renovation of buildings, parks, streets or other city-owned physical structures. Generally, projects have a useful life of at least five years and cost \$50,000 or more. The Council approves debt service and overall CIP funding in June with the annual budget process, while project-specific funding is approved by September 1 of the same calendar year.

For more information visit tinyurl.com/SLCFY25CIP.

Council Member Puy left the meeting during this agenda item (5:20pm).

Ben Luedtke provided information regarding:

- Item #20 – Memory Grove Parks Urgent Repairs & Preservation & Maintenance Plan (\$1,910,000)
 - Council Member Puy requested to shift \$160K (of the \$1.9M) for the Preservation and Maintenance Plan to another project
 - Council Member Wharton said he was opposed to shifting the \$160K for Preservation and Maintenance funding as it was needed for Memory Grove Park
- Item #22 – Amplifying our Jordan River Revitalization : Leveraging Bond Investment (\$1,500,000)
 - Council Member Puy requested to identify the Fife Wetlands as one of the priority areas within the scope with an option to prioritize The International Peace Gardens
- Item #41 – California Avenue Pedestrian Safety Improvements Construction (\$807,000)
 - Council Member Puy suggested to use most of a canceled project's funds to build traffic calming a few blocks down California Avenue, (benefiting the same students and families that utilize the Sorenson Center Campus of which the \$807K was originally intended for), near Glendale Middle and Mountain View Elementary schools
- Item #48 – Fayette Avenue Improvements between Washington Street and 200 West (\$560,000)
- Item #53 – International Peace Gardens (\$512,696)
 - Intended for installing security fencing around the Peace Gardens and educational signs/kiosks
- Item #75 – Planning & Design for Future CIP Applications (\$350,000)
 - Options included:
 - Fund as recommended – departments would determine what projects would receive the planning and design funding

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- Recapture this funding and use it for other projects
- Add policy parameters around the funding this year
- Council Members tentatively wanted to prioritize this funding for implementing the citywide transportation plan, traffic calming, and water conservation
- Estimated costs involved to quickly make improvements for dead trees on North Temple (\$505,000). (*This item was an emergent situation and was not a CIP application nor on the Funding Log.*) Included tree removal (stump grinding), 100 new trees in planters, soil removal, and mulch back fill
 - Council Members were in agreement of prioritizing this project with General Fund dollars
- Table on Pages 2 & 3 of Staff Report – Detailed projects the Council requested to fund (including the remaining \$595,000 that was unallocated within the Funding Scenario).

Council Member Young discussed Item #47 (Fairmont Park Basketball Court – \$754,000) and wanted to keep this item on the list and adjust the scope to preserve the opportunity for residents to provide input on the project at an upcoming engagement event, adjusting it to say that the size, location, and amenities would be determined through public engagement in coordination with other projects in Fairmont Park.

Council Member Lopez Chavez said funding was not required for Item #35 (Faultline Park Playground – \$337,000) as the playground planned for this item had already been replaced and could be removed from the list.

Council Member Dugan wanted to increase funding for Item #11 (Safer Crossings Citywide – \$300,000) with \$100,000 to allow for a hawk signal and Item #4 (Complete Streets Reconstruction – \$3.5M) with \$495,000. (Additional funding was from \$595,000 not allocated to any project – located within the Funding Scenario in the Staff Report).

Council Member Mano discussed item #48 (Fayette Avenue Improvements between Washington Street and 200 West – \$560,000) and requested to fully fund this item by adding the unallocated \$595,000 from the Funding Scenario in the Staff Report.

Council Members agreed to continue discussing the CIP items through to the August 27, 2024 Work Session meeting.

6. Board Appointment: Library Board – Tricia Pil ~ 5:35 p.m.
5 min

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

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

7. **Informational: Cultural Core and THE BLOCKS Approved Budget Update** Written Briefing -

The Council will receive a written briefing about the approved budget update for the Cultural Core initiative, now known as "THE BLOCKS." The annual appropriation from Salt Lake City is \$300,000. The interlocal agreement between Salt Lake City and Salt Lake County requires each entity to approve the final budget. The program seeks to develop, improve and market arts and cultural activities in downtown Salt Lake City. The goal of the Cultural Core initiative is to enhance downtown as a key cultural center for the city, region, and nation.

Written briefing only. No discussion was held.

8. **Ordinance: Economic Development Loan Fund - Policy Kings Brewery, LLC** Written Briefing -

The Council will receive a written briefing about an ordinance that would approve a \$75,000 loan for Policy Kings Brewery, LLC. at 925 South Jefferson Street from the Economic Development Loan Fund (EDLF). Policy Kings Brewery, LLC., is Utah's first black-owned brewery.

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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:

- Scrivener's error; and
- Scheduling items.

Lehua Weaver discussed two items for the Council's consideration:

- The upcoming Sister City's visit to Matsumoto, Japan, noting Council Member Mano was interested in attending and it was not a trip that was covered by the Council Policy Manual, and inquired if the Council was in support of the Council Office funding the travel
- A correction to the staffing document to reflect what the Council discussed and verbally approved, ensuring the budget adoption documents reflected the omission of information and were duly corrected

Straw Poll: Support for Council Member Mano to attend the Sister City's visit in Matsumoto, Japan, paid for by the City Council Office. All Council Members present were in favor except for Council Member Dugan who was opposed, with Council Member Puy absent for the poll.

Council Members Wharton and Dugan expressed the importance of a Council policy regarding certain travel for Council Members, including but not limited to how it was decided on who would be sent, how many Council Members could attend, and what percentage of the trip would be covered by the Council Office.

11. Tentative Closed Session

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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;
 - (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.

Item not held.

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Meeting adjourned at 5:49 pm.

Minutes Approved:

City Council Chair – Victoria Petro

City Recorder – Cindy Trishman

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, August 13, 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.