MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, February 6, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, February 6, 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:
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

Present City Staff:
Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Jorge Chamorro – Director of Public Services, Lex Traughber – Senior Planner - Community & Neighborhoods, Stephanie Elliott – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Allison Rowland – Public Policy Analyst, Andrew Johnston – Director of Homelessness Policy and Outreach, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Kristin Riker – Public Lands Department Director, Mary Beth Thompson – Chief Financial Officer, Nick Norris – Planning Director, Aaron Barlow – Principal Planner, Hannah Barton – Community Liaison, Greg Cleary – City Budget Director, Nannette Larsen – Senior Planner, Kimberly Chytraus – Senior City Attorney , Cassie Younger – Senior Planner - Community & Neighborhoods, Angela Price – Legislative Affairs Director, Tony Milner – Director of Housing & Neighborhood Development, Trevor Ovenden – Principal Planner, Amy Thompson – Planning Manager

The meeting was called to order at 2:05 pm

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.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Recurring Briefing
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - n/a

Hannah Barton gave the following updates from the Administration:

- Planning Commission current projects
- Sustainability and Climate Priorities Survey closing February 11, 2024
- Community Outreach Office Hours would be held every other month

Andrew Johnston gave the following Homelessness Updates:

- Shelters and winter beds were at full capacity
- Encampment Impact Mitigation / Rapid Intervention updates
- Resource Fair to be held on February 9, 2024
- Code Blue shelter volunteers needed
- State Legislative funding requests
    - Public safety and emergency services
    - Prevention
    - Behavioral Health

2. **Ordinance: Yalecrest – Laird Heights Local Historic District** ~ 2:15 p.m. 15 min.

The Council will receive a briefing about a proposal that would amend the zoning map to apply the H-Historic Overlay District, establishing the Yalecrest-Laird Heights Local Historic District. The proposal includes 66 homes located on Laird Avenue from 1300 East to 1500 East, including the homes on Laird Circle and Uintah Circle. The project is within Council District 6. Petitioner: Kelly McAleer.

For more information visit tinyurl.com/HistoricDistrictsSLC.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, February 6, 2024
Set Public Hearing Date - Tuesday, February 20, 2024
Hold hearing to accept public comment - Tuesday, March 5, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 19, 2024

Brian Fullmer introduced the item.

Lex Traughber presented the following information:
- Princeton Heights neighboring the proposed district
- Local Historic District steps
- Property owner public support survey – 85% voting turnout

Becky Woods (Petitioner) thanked the Council for their time and discussed creating a historical district within their neighborhood to preserve the community.

Council Member Wharton disclosed that their partner was involved with this historic district but has not received compensation for their work and stated no conflict of interest.

Council Members and Staff discussed Local Historic Districts related to the recently passed Affordable Housing Incentives (AFI) and how that would affect new construction, concluding that new construction would not affect AFI, but would support it.

3. Ordinance: Zoning Map and General Plan Amendments at Approximately 2445 South 500 East (Woodland Commons) ~ 2:30 p.m. 15 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties located at approximately 2445 South 500 East from R-1/7,000 (Single-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). This proposal would also amend the Sugar House Community Master Plan Future Land Use Map. The proposed amendments would facilitate the construction of eight townhomes at this property. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 7. Petitioner: Jason Foster with Atlas Architects representing the property owner.

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Briefing - Tuesday, February 6, 2024
Set Public Hearing Date - Tuesday, February 20, 2024
Hold hearing to accept public comment - Tuesday, March 5, 2024 at 7 p.m.
TENTATIVE Council Action - Tuesday, March 19, 2024

Brian Fullmer introduced the item.

Trevor Ovenden presented the following information:
- Requesting rezoning from Low-Density Residential to Medium-Density Residential
- The Sugar House Master Plan described low and medium-density

The petitioner spoke about the desire to create for-sale developments and how the plans fit into the surrounding zoning.

Council Members discussed how the request could be accommodated in the current ADI

program for for-sale units and how smaller units could be created. The Petitioner was not interested in redoing his plans to make the units smaller but would be willing to discuss the incentives of affordable housing developments.

4. Resolution: Authorizing the Salt Lake County Housing Authority to Operate within Salt Lake City for The Deeply Affordable Housing Development 44 North Apartments ~ 2:45 p.m.

15 min.

The Council will receive a briefing about a proposal declaring there is a need for the Salt Lake County Housing Authority, doing business as Housing Connect, to exercise its powers within the boundaries of Salt Lake City. The Resolution would allow Housing Connect, in partnership with the nonprofit First Step House, to develop 67 apartments of one and two bedrooms as an affordable housing development at 44 and 48 North 1000 West. The rents would be affordable to tenants earning 25% - 35% of area median income or AMI.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
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Set Public Hearing Date - Tuesday, February 20, 2024
Hold hearing to accept public comment - Tuesday, March 5, 2024 at 7 p.m.
TENTATIVE Council Action - Tuesday, March 19, 2024

Ben Luedtke introduced the item.

Tony Milner presented the following information:

- US Department of Housing and Urban Development (HUD) regulations applied to this project
- Authorization given by the Housing Authority
- Goal being a minimum of 2,000 units at deeply affordable rates built and available
- Disabled individuals experiencing/experienced homelessness
- High-Density zoning approved
- Enterprise Green Certified
- Managed by First-Step House
- Completion projected for 2026

Council Members discussed the following:

- First Step House and its ability to put service first and help individuals
- Thanked the team for all their work
- Madsen Park and the homelessness mitigation along North Temple

5. City's Annual Financial Audit Report ~ 3:00 p.m. 20 min.

The Council will be briefed about the City's Comprehensive Annual Financial Report for the previous fiscal year ending June 30, 2023.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, February 6, 2024
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - n/a

Mary Beth Thompson introduced the item.

Michael Michaelson (EideBailly Finance Partner) and **Paul Skeen** (EideBailly Finance Partner) presented the following information regarding the audit:

- Risk-based approach to design and audit plan
- High-level deliverables – time frames of audits
  - Airport audit – August-September
  - Department of Utilities audits – October-November
  - Library audit – October-November
  - RDA - audit already reported
  - Police Task Force audit
  - Overall financial audits – September-December
  - Compliance audit – November-December
  - WorkDay pushed back the audit and created a rush
  - Proposed an all-hands meeting with departments to avoid barriers
- COVID-19 funds were still being used by local governments and departments
- Federal funds and how those were audited

Council Members discussed the following:

- 35% threshold for General Fund balance
- Financial Institute for Bonds would be looking at the whole City for a 30% Fund Balance instead of individual departments

6. Ordinance: Budget Amendment No.3 for Fiscal Year 2023-24 Follow-up ~ 3:20 p.m. 10 min.

The Council will receive a follow-up briefing about Budget Amendment No.3 for the Fiscal Year 2023-24 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 four new full-time paramedic employees in the Fire Department's Medical Response Team, creation of a Legislative

Division with four new full-time employees in the City Attorney's Office, over $6 million of additional transportation impact fees for reconstructing 2100 South through the Sugar House Business district and the 600 North / 700 North corridor transformation project among other items.

For more information visit https://tinyurl.com/SLCFY24.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, December 5, 2023; Tuesday, December 12, 2023; Tuesday, January 9, 2024; Tuesday, January 16, 2024; and Tuesday, February 6, 2024
Set Public Hearing Date - Tuesday, November 14, 2023
Hold hearing to accept public comment - Tuesday, December 12, 2023 at 7 p.m.
TENTATIVE Council Action - TBD

Ben Luedtke, Mary Beth Thompson, and **Greg Clearly** presented the following information:

- Downtown pay station requests
- Responses to Council Members' requests were located in meeting materials
- Vendor Zone possibility for food trucks to occupy open space downtown
- The Council requested briefings before meetings happened in the future

Council Members and **Jorge Chamorro** discussed:

- Aging pay station products that cost the City to function
- Full capability of the suggested product meeting the Council's policy changes
- Additional costs would be ongoing to maintain software costs, with a working life of 10 years for the pay stations
- Five-year contract with the vendor
- The replacement of pay stations was determined through an RFP (Request for Proposal) to find the vendor that was in the best interest of the City

Council Member Puy stated they were not ready to vote on this item and requested more information, guidance, and feedback on the ongoing costs and maintenance before considering approval.

Jennifer Bruno asked for clarification regarding the separate motion sheets:

- Separate motion needed for parking meters
- Release of $500,000 in City funds allocated for sanctioned camping
- Police overtime
    - Council Member Puy stated their questions were answered, and there was no need to review this specific item

7. **Ordinance: Landscaping and Buffers Chapter Text Amendment Follow-up** ~ 3:30 p.m. 25 min.

The Council will receive a follow-up briefing about an ordinance that would amend

various sections of Title 21A of the *Salt Lake City Code* pertaining to Landscaping and Buffers chapter amendments. The proposed amendments would seek to reduce water consumption, enhance the urban forest, and improve air quality and green infrastructure city-wide. The proposal would also seek to clarify, simplify, and reorganize the landscaping and buffer chapter to be more user-friendly. The City Council may consider modifications to other related sections of the code as part of this proposal.

For more information visit tinyurl.com/SLCLandscapingAndBuffers.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, December 5, 2023; Tuesday, December 12, 2023; and Tuesday, February 6, 2024
Set Public Hearing Date - Tuesday, December 12, 2023
Hold hearing to accept public comment - Tuesday, January 9, 2024 at 7 p.m.
TENTATIVE Council Action - Tuesday, February 20, 2024

Jennifer Bruno briefly introduced this item, stating that Council Members had requested more clarification on the modifications made by Staff.

Nannette Larsen and **Amy Thompson** discussed the following updates with the Council:

- Updated turf definition
- Restrictions and regulations
- New and existing tree canopy regulations
    - Maintaining canopy and healthy roots
- Parking lot accessibility
- Rock/mulch limitations
- Increasing park strip vegetation height allowance
- Clarification of interior parking lot landscaping
- Water conservation
- Education on non-retroactive landscaping ordinance
- Enforcement of turf installation and removal

Nick Norris approached the table and discussed the need for the tree canopy and detailed what 100% tree canopy meant.

Council Members requested more information and clarification in the amendment on park strips for one parcel being treated as a whole and not individually.

8. Tentative Break ~ 3:55 p.m. 20 min.

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 - n/a

9. Resolution: University of Utah Baseball Stadium Public Benefits Analysis ~ 4:15 p.m.
30 min.

The Council will receive a briefing about a resolution that would authorize a 99-year below-market ground lease to the University of Utah of 1.175 acres of City-owned property at approximately 1735 Sunnyside Avenue. This lease would facilitate the expansion of the University's baseball field to meet the National Collegiate Athletic Association (NCAA) requirements for a competition field, but also result in the removal of one existing City-owned softball field and one multi-purpose field located at Sunnyside Park. In exchange for this lease, the University would commit $4.2 million to the City for improvements and new amenities at Sunnyside Park, as well as, possibly, other public benefits. The types of improvements and amenities would be determined through a community engagement process.

For more information visit http://tinyurl.com/UofUBaseballSunnysidePark.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
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Set Public Hearing Date - Tuesday, February 6, 2024
Hold hearing to accept public comment - Tuesday, February 20, 2024 at 7 p.m.
TENTATIVE Council Action - Tuesday, February 20, 2024

Mayor Mendenhall introduced the item and stated that no executed contract existed but that it would be detrimental not to be involved in the negotiation process.

Council Members, **Kimberly Chytraus, Jennifer Bruno,** and **Kristin Riker** discussed the following:

- $4.2M agreement for Sunnyside Park
  - Originally a funding baseline concept, then went into the community for review and comments
- Total value of land
- How to ensure fund use in Sunnyside Park
  - Accomplished through the agreement/contract with the University of Utah
- Impact fees for new services/amenities
- Adding language to the resolution to incorporate public benefit
- Resolution from using certain funds
- Restricted and unrestricted funds
- Sunnyside was chosen for GO Bond (General Obligation Bond)
- Council Staff put together a website for questions and information regarding the analysis
- Finance would track the costs and reports

10. Ordinance: Zoning Text Amendment for Daycare Facilities ~ 4:45 p.m. 15 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 childcare facilities, including Daycare Centers, Home Daycares, and Home Occupations. The proposal would amend sections 21A.33 Land Use Tables, 21A.36.030 Home Occupations, 21A.36.130 Daycares, 21A.60.020 List of Defined terms, and 21A.62.040 Definitions of Terms. The proposed amendments intend to align City daycare related regulations more closely with Utah State Code and reduce zoning barriers to childcare facilities in the City. The proposed amendments would apply citywide.

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TENTATIVE Council Action - Tuesday, March 19, 2024

Cassie Younger and **Aaron Barlow** presented the following information:

- Goals of eliminating zoning barriers in city code for childcare
- Childcare crisis around Utah and the country
- 23,000 children who did not have childcare
- COVID-19 era funding had expired

- Additional needs of 454 licensed home daycares and 99 daycare centers throughout the City (most likely having already increased in need)
- Conditional use standards causing issues with current and new daycares
    - 20,000 square foot minimum lot size requirement
    - Location and orientation
    - Location of playground equipment
    - Landscape buffer
- Eliminating conditional use standards to allow more home daycares

11. Informational: State Legislative Briefing ~ 5:00 p.m. 30 min.

The Council will receive a briefing about issues affecting the City that may arise during the 2024 Utah State Legislative Session.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, January 16, 2024 and Tuesday, February 6, 2024
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - n/a

Kate Bradshaw (Holland & Hart legislative representative) and **Angela Price** gave the following Legislative Briefing:

- Tracking current bills and preparing amendments
- State Budget – February 15, 2024
- Ongoing funding vs. one-time funding
- Homeownership bills
- Free exercising of religion bills that would affect City employees
- Utah League of Cities and Towns issued an action alert on SB172 – targeting counties and mining operations

Standing Items

12. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

No report from the Chair or Vice Chair.

13. 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 asked the Council if they supported travel to the ULI (Urban Land Institute) Spring Conference in New York City for Council Members Puy and Mano. All Council Members supported travel for Council Members Puy and Mano to attend the conference.

14. 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;
(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 Puy, seconded by Council Member Dugan to enter into Closed Session for the purposes of strategy sessions to discuss collective bargaining; strategy sessions to discuss the purchase, exchange, or lease of real property; strategy sessions to discuss the sale of real property and 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

Motion:
Moved by Council Member Dugan, seconded by Council Member Mano 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

Closed Session Started at 5:35 pm

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

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

City Staff in Attendance: Mayor Mendenhall, Rachel Otto, Lindsey Nikola, Megan Yuli, Katherine Lewis, Kimberly Chytraus, Jonathan Pappasideras, Mark Kittrell, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Ben Luedtke, Allison Rowland, Sam Owen, Mary Beth Thompson, Danny Walz, Tony Milner, Tammy Hunsaker, Heather Royall, Blake Thomas, Noah Baskett, Nathan Thomas, Christian Vanderhooft, Laura Briefer, Holly Lopez, and Cindy Lou Trishman.

Closed Session ended at 6:55 pm

Meeting adjourned at 6:55 pm
Minutes Approved: June 4, 2024

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City Council Chair Victoria Petro

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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 Work Session meeting held Tuesday, February 6, 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.