

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 16, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, April 16, 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:

Rachel Otto – Chief of Staff

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Andrew Johnston – Director of Homelessness Policy and Outreach, Blake Thomas – Community & Neighborhoods Director, Katie Schnell – Mayor's Executive Assistant, Amy Thompson – Planning Manager, Jon Larsen – Transportation Director, Joe Taylor – Transportation Planner, Laura Briefer – Public Utilities Director, Sam Owen – Council Public Policy Analyst, Lisa Hunt – Deputy Chief Financial Officer, Andrew Reed – Financial Analytics Manager, Rylee Hall – Principal Planner

The meeting was called to order at 4:02 pm.

Work Session Items

1. Informational: Updates from the Administration ~ 4:00 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.

Katie Schnell provided information regarding:

Community Engagement Highlights

- Ways to engage with the City: www.slcc.gov/feedback/
- Planning Department events/projects
- Mayor’s Office involvement for Earth Day www.slcc.gov/stewardship/
- Mayor’s Office Community Office Hours (locations and dates)
- Salt Lake City events – April through May 2024

Andrew Johnston provided information regarding:

Homelessness Update

- Homeless Resource Center (HRC) utilization (shelter/bed capacity)
- Encampment Impact Mitigation/Rapid Intervention event locations
- Resource Fair was held April 12, 2024 at Pioneer Park
- HRC Neighborhood BBQ Socials (dates/locations)
- Kayak Court to be held April 19, 2024

2. Ordinance: Enacting Temporary Zoning Regulations ~ 4:15 p.m.
10 min.

The Council will receive a briefing about ordinances that would enact temporary zoning regulations affecting the facilities located at each Homeless Resource Center: Volunteers of America Youth Resource Center, MicroShelter Community Program, Geraldine E. King Women’s Resource Center, Gail Miller Resource Center, and St. Vincent de Paul Center.

Andrew Johnston provided information regarding:

- Details of the mechanism – allowing for the City to enact a temporary land use for up to 180 days in a specific location
- The State Office of Homeless Services this year having received more funding than previous years for operations state-wide for homeless resource centers and other programs – funding to continue shelter operations past winter (winter beds) through the summer if the providers and cities agree
- Details of the proposal
 - Locations – resource centers, other facilities, and the winter service task force
 - Number of beds only allowed during winter time
 - Requesting the Council approve new temporary land use resolutions for the Geraldine E. King Homeless HRC, the Gail Miller HRC, and Volunteers of

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America (VOA) Youth Resource Center from May 1 through October 2024 (extending shelter/bed availability)

- Requesting the Council approve a new temporary land use resolution for St. Vincent de Paul for mid April through mid October 2024 (extending shelter/bed availability)
- Requesting a new 60-day temporary land use resolution to allow operation in June and July 2024 (with the expectation that the State Office of Homelessness Services would find another location by the end of that time frame)
- The Winter Services Task Force having identified the need for 900-1,000 beds for next winter, planning would occur this year through the summertime, with winter shelter plans taking effect around the first of November 2024 (matching the timing for the land use resolution and lasting for six months)
- Being in the best interest of Salt Lake City and those experiencing homelessness to stay indoors during the summertime
- Programs outside of the City would have to follow similar process with their own location
- Details of State Mitigation Fund
- Determining the amount of need
 - The Point In Time Count being a foundational metric in determining the projected amount of beds needed
 - Usage of existing winter beds
- The State Office of Homeless Services, after identifying the 900-1,000 bed need, was actively seeking a location for additional permanent shelter options – large enough to handle the need year-round and not just through the winter, but it was unknown if/when this would happen

3. Ordinance: Zoning Map Amendment at 1050 West 1300 South

~ 4:25 p.m.
15 min.

The Council will receive a briefing about a proposal that would amend the zoning of City-owned property at approximately 1050 West 1300 South from R-1/5,000 (Single-Family Residential District) to RMF-30 (Low-Density Multi-Family Residential District). The proposed amendment would support appropriately scaled housing choices as recommended by the Westside Master Plan. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 2.

Brian Fullmer provided an introduction.

Rylee Hall, Amy Thompson, and Blake Thomas provided information regarding:

- Details of the request (initiated by the Mayor)
- Planning Commission having recommended approval of the proposal
- No current development plan as of yet
- Details regarding existing and proposed zoning districts (R-1-5000 vs. RMF-30)
- Subject property and neighborhood context details
- Future home ownership opportunities for the site once it has been rezoned (in a community land trust model)

Council Member Puy suggested any utility (water, sewer, drainage) updates needed for the related road be made in conjunction with the Capital Improvement Plan (CIP) funded updates proposed for the road resurfacing/new curb/gutter, reducing the impacts of construction, and eliminating the need to dig up new work.

Council Member Petro said if community land trust was the goal here, to start activating around increased down payment assistance and credit counseling, as many in her community were worried of being displaced by Major League Baseball development, down payments were nearly impossible to save for, and credit would continue to be a barrier for traditional structures.

4. **Ordinance: Citywide Transportation Plan: *Connect SLC*** ~ 4:40 p.m.
20 min.

The Council will receive a briefing about the 2023 Citywide Transportation Plan titled *Connect SLC*. It will replace the existing Transportation Master Plan that was adopted in 1996. The Plan identifies five high-level goals, eight long-term policies called “key moves” and over 60 implementation actions to guide transportation decisions citywide over the coming decades.

For more information visit tinyurl.com/TransportationSLC.

Ben Luedtke provided an introduction.

Joe Taylor and Jon Larsen provided information regarding:
Citywide Transportation Plan

- Process recap:
 - Plan being rooted in public engagement
 - Values based
 - Not a list of infrastructure projects
 - Plan contained a 20-year vision for transportation in Salt Lake City
- Contents of the plan:
 - Vision of the plan
 - Getting around SLC:

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- How safe the City's roads were
- Mode split (the City tending to be more auto-centric)
- Trends and challenges
- Community engagement:
 - Community Advisory Council – nine citizens serving a paid position to review applications, with two phases of community engagement focusing on:
 - Values: equity, health and safety, reliable options, affordability, and sustainability
 - Big Ideas: ideas and policy treatments to advance said ideas
- Key Moves:
 - Authentic and Intentional Engagement – prioritizing underserved populations and marginalized voices, redefine engagement and an opportunity for co-creation, facilitate long-term ongoing dialogue between the City and local communities
 - Zero Traffic Deaths – establish a Vision Zero action plan, create safer streets
 - Great Networks for Active Mobility – improving pedestrian safety and connectivity, expand low-stress bicycling networks, create active spaces
 - Transit Friendly Neighborhoods – making transit convenient and reliable, nurture inclusive and welcoming transit spaces, enhancing the urban context to make transit an attractive option
 - Healing the East-West Divide – developing a community driven east-west transportation strategy, providing safe and reliable connections across the freeway and tracks, reclaiming spaces to serve community and function at a human scale, etc.
 - Low Emissions Mobility Options – building awareness and use of transportation options, managing existing parking supply, developing a curb management strategy, etc.
 - Places for People – leveraging private investment in high growth areas, promoting connectivity at the block level to create walkable districts
 - Operationalize Complete Streets – developing shared goals and accountability for complete streets design and management, developing tools to guide decision making, using street typologies to guide Complete Streets development
- Implementation timeline and costs involved

5. Fiscal Year 2024-25 Proposed Budget: Department of Public Utilities ~ 5:00 p.m.
30 min.

The Council will be briefed about the Mayor's recommended budget for the Department of Public Utilities for Fiscal Year 2024-25.

For more information visit tinyurl.com/SLCFY25.

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Sam Owen provided an introduction.

Laura Briefer provided information regarding:

- Overview of organizational structure
- Department-wide insights for FY 2025 – Budget drivers, budget scoring matrix for water/sewer/storm water operational/capital programs, and for street lighting and capital programs
- Department-wide insight for personnel
- Department-wide budget overview – total revenues, total expenditures, and summary of utilities fund budgets (operations, capital, debt)
- Water Utilities
 - Water utility revenue insights
 - Proposed rate stabilization fee
 - Rate change data for residential customers
 - Monthly rate change impact
 - Expenditure insights (drivers for expenditures)
- Sewer Utility
 - Sewer utility revenue insights (projected sewer revenues for FY 24-25 and sewer planned debt)
 - Expenditure insights (proposed sewer expenditures and proposed sewer capital improvement program for FY 24-25)
 - Proposed rate stabilization fee
 - Monthly rate change impact
- Storm Water Utility
 - Storm water utility revenue insights (projected storm revenues for FY 24-25 – \$28,159,596)
 - Expenditure insights, proposed storm expenditures and proposed storm capital improvement for FY 24-25
 - Monthly rate change impact
- Street Lighting Utility
 - Revenue insights (proposed rate increase of 10%, projected street lighting revenues for FY 24-25)
 - Expenditure insights (proposed street lighting expenditures for FY 24-25)
 - Monthly rate change impact
- Combined rate change average monthly impact summary (for all rate changes)
- Impact of no certified tax rate increase for Metropolitan Water District of Sandy & Salt Lake (MWDSLS) – a little over \$6M would be passed to the water utility, rates requiring adjustment to cover the cost

6. Ordinance: Budget Amendment No.5 for Fiscal Year 2023-24 ~ 5:30 p.m.
30 min.

The Council will receive a briefing about Budget Amendment No.5 for the Fiscal Year

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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 an infrastructure loan pilot program to upgrade utilities while 2100 South is being reconstructed between 700 East and 1300 East, a State appropriation for Avenues City Cemetery road reconstruction and irrigation system upgrades, and additional funding for one-time police officer new hire bonuses, among other items.

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

Ben Luedtke provided information regarding:

- There were 23 proposed items
- Over \$70M of new expenditures of which over \$24M would come from General Fund Balance
- \$7.5M of new ongoing costs (from Budget Amendments 1 through 5) to be added into the next annual budget
- Fund Balance (if all items in Budget Amendment 5 were adopted as proposed) would be at 27.7% (or \$65.5M above the 13% minimum target)
- **Item A-1** – Fire Department Public Utilities Cost Increases for Fire Hydrant Rentals (\$133,250 one-time from General Fund)
- **Item A-2** – Police Officer Recruitment and Retention Bonuses (total of \$1,423,875 from General Fund of which \$1,159,375 was one-time and \$264,500 was ongoing)
 - Council Member Petro requested more information on what the previous retention rate for Police Officers was
 - Council Member Young requested more information on what type of lateral raises were being offered by other municipalities and how our rates compared to theirs

Mary Beth Thompson, Andrew Reed, and Lisa Hunt provided information regarding:

- Fiscal Year 2024 (FY24) total revenue projection
- Sales tax revenue and budget comparison (history of budget actuals and monthly collection data)
- Year to date (YTD) sales tax receipts by major sector and quarter trends (retail trade, wholesale trade, manufacturing, food services, etc.)
- Trends looking forward; Funding Our Future Sales Tax revenue was trending over budget, interest rates would remain higher for longer, labor market was softening but resilient
- Current rate of retention for Police Officers (92%)

7. **Informational: Capital City Revitalization Zone** ~ 6:00 p.m.
30 min.

The Council will receive a briefing about Senate Bill 272, including next steps toward creating a Capital City Revitalization Zone, which could potentially facilitate

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redevelopment around the Delta Center.

Katie Lewis provided an overview of the process under SB 272 and approving an up to .5% sales tax increase City-wide to benefit an applicant developing a project area, including:

- Defining a project area – an area located in Salt Lake City, no greater than 100 acres, roughly centered around a qualified stadium (major league sports stadium or home venue for a major league sports team)
- Defining a major league sports team – either a NBA (National Basketball Association) or a NHL (National Hockey League) team
- Purpose of this Bill – creating a process to provide public funding for the development of the Delta Center for either an NBA or NHL franchise under the law and to also develop property around the Delta Center of up to 100 acres
- Next step being for the Council to approve a .5% sales tax increase
- Application requirements for the franchise agreement (for either NBA or NHL franchise)
- Application recently received from Smith Entertainment Group and its affiliates, was currently under review in the City Attorney’s Office (received by the City on April 4, 2024)
- Upon receipt of a complete application, the City and applicant begin negotiating the terms of the participation agreement (being the contract for a term of up to 30-years where the City and the applicant were agreeing on what/how the .5% sales tax would be spent on to develop the project area)
- Terms to be included in the participation agreement: map or description of project area, description of the type and extent of the tax revenue available, the location and footprint of the qualified stadium, plans for the design/remodel/operation of an existing or new stadium, and a Master Plan
- The law specifies what the tax could be used for: debt service or cost of bonds, cost to construct or remodel the stadium, construction/demotion of structures within the project area, aesthetic/entertainment/recreational purposes, infrastructure in roads, traffic mitigation, law enforcement/public security, the City receives a 1% administrative cost (cannot be a direct subsidy to the entity/applicant)
- Timeline moving forward/important dates:
 - September 1, 2024 – law requires by this date that the applicant and the City will provide notice and copy of application, proposed project area, proposed participation agreement to the City Council for approval
 - The Council, no later than 14 days after receiving the notice, must hold a public meeting, and by majority vote to endorse or reject the project area or the participation agreement or both
 - If the Council has endorsed both the project area and participation agreement, it will be sent to the Revitalization Zone Committee (RZC), and no later than 30-days the RZC will be required to hold a public meeting and by majority vote, approve or reject the project area and participation agreement. (The RZC cannot make amendments to either the project area or agreement.)
 - September 1, 2024 – law requires by this date that the City to adopt any zoning changes required to effectuate the plan under the participation

Board Appointment: Business Advisory Board – Isaac

~ 6:30 p.m.

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- agreement
- December 31, 2024 – by this date, if approved by the RZC, the City will have final approval of the applicant and adopt the .5% tax
 - May 7, 2024 – Work Session presentation by Smith Entertainment Group (SEG), discussing SEG’s vision and introduction to deal points in the participation agreement
 - May 21, 2024 – A public hearing would be held related to the terms of the participation agreement and project area
 - July 2, 2024 – Work Session discussion related to the participation agreement with a potential vote that evening

Council Member Mano spoke on SB 272, expressing excitement for what it meant for the City, and said it was an opportunity to keep professional sports downtown, reinvest in the capital City, and solidify the City as the arts/entertainment/sports center for the entire Intermountain West, however; it was an opportunity to undo the racism fueled urban renewal project that led to the eminent domain and seizure of SLC’s historic Japantown to make way for the Salt Palace in the 1960s. He went on to express gratitude for the willingness of Mayor Mendenhall, Mayor Wilson (Salt Lake County), and Ryan Smith (Smith Entertainment Group) to include and prioritize Japantown in the current negotiations for the Captial City Revitalization Zone plans, he would update the Council on his recent meetings with leaders and members of the Japanese-American community on what true reparations might look like to Japantown, and stated his decision to levy an additional sales tax would not be taken lightly, but was certain that the inclusion of genuine reparations for Japantown in this project would make Salt Lake City’s sports and entertainment district the most meaningful, culturally rich and historically significant, sports and entertainment district in the entire country.

8. Atencio

5 min

The Council will interview Isaac Atencio prior to considering appointment to the Business Advisory Board for a term ending December 25, 2028.

Interview was held. Council Member Petro said Isaac Atencio’s name was on the Consent Agenda for formal consideration.

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 scheduling items.

Item not held.

11. 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.

Item not held.

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Meeting adjourned at 6:39 pm.

Minutes Approved: July 2, 2024.

City Council Chair – Victoria Petro

City Recorder – Cindy Trishman

Please refer to Meeting Materials (available at <https://data.sl.c.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.

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