

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, June 11, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, June 11, 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, Jill Love – Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Michelle Barney – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Isaac Canedo – Public Engagement Communication Specialist, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Andrew Johnston – Director of Homelessness Policy and Outreach, Joshua Rebollo – Community Liaison, Amanda Roman – Senior Planner

The meeting was called to order at 2:32 pm

Work Session Items

[Click Here for the Mayor's Recommended Budget for Fiscal Year 2024-25](#)

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1. **Informational: Updates from the Administration** ~ 3:00 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

Josh Rebollo presented the following:

- Public Lands Division events/projects
- Mayor's Office Community Office Hours (locations/times)
- June 2024 City events

Andrew Johnston reviewed the following:

- Homeless Resource Center utilization data (shelter/beds)
- Encampment Mitigation/Rapid Intervention Team location updates
- Resource Fair scheduled for Friday June 14, 2024 at Pioneer Park
- Kayak Court scheduled for Friday, June 21, 2024 (location to be determined)
- Homeless Engagement and Response Team (HEART) new intern, Isha Madey

2. **Fiscal Year 2024-25 Budget: Unresolved Issues Follow-up** ~ 3:15 p.m.
45 min.

The Council will receive a follow-up briefing about unresolved issues relating to the proposed budget for Fiscal Year 2024-25.

For more information visit tinyurl.com/SLCFY25.

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

Briefing - Tuesday, June 4, 2024; Thursday, June 6, 2024; and Tuesday, June 11, 2024

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Ben Luedtke and **Jennifer Bruno** presented the following (see spreadsheet included in Meeting Materials):

- Update on final sales tax revenues
- Options for using new growth funding
- If funding could be transferred to Capital Improvement Project (CIP) funding
- Discussions with grant writers regarding the Jordan River Team and clarity in the grant language was necessary to specify the intended use for the money

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Council Members, Jennifer Bruno, and Ben Luedtke discussed:

- Funding for the Jordan River contingency (line item 19 on the spreadsheet) and whether or not to increase the funding
- Item 19 (required equipment) – if the City would be obligated to provide the equipment regardless if the grant were awarded
 - Dependent on the wording in the grant (if the grant covered equipment) but the City was not obligated to purchase the equipment
- Creating a generalized category for Lines 28 & 19 for funding these items, allowing them to be flexible for addressing both issues after the grant money was awarded
- Livable Streets funding, if adjustments/increases could be made to the budget for this item
- Council's interest in expanding the recapturing of Water Assist funding however, this program had not used its allocated funding in prior years
- Line item 27 – if funding could be increased to ensure it was available to address the concerns of the City
- Where and how much to allocate the additional funding, either adding it to the General Fund, CIP Fund, or in the Fund balance

Straw Poll

Support allocating \$500,000 for Line 19, \$139,281 for Line 27, and \$250,000 for CIP Line 31, and \$250,000 to the General Fund Balance was supported by all Council Members present.

Council Members, Jennifer Bruno, and Ben Luedtke discussed:

- Legislative Intent clarification for the Jordan River Water Quality, changing ownership from Sustainability to Public Utilities
- Compensation for Council Members

Straw Poll

Support Public Utilities being the leader of Jordan River project, was supported by all Council Members present.

Straw Poll

Support evaluating the ordinance governing elected official compensation before the end of 2024, was supported by all Council Members present.

Council Members, Jennifer Bruno, and Ben Luedtke discussed:

- Motion sheets for the budget ordinances
- Judgment levy for the Library Fund
- New growth funding for the City and the Library
- Timeline for approving the budget

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3. **Capital City Revitalization Zone Follow-up** ~ 4:00 p.m. 45 min.

The Council will receive a follow-up briefing about Senate Bill 272, including next steps toward creating a Capital City Revitalization Zone, which could potentially facilitate redevelopment around the Delta Center.

For more information visit tinyurl.com/SLCRevitalizationZone.

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

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

Mike Maughan (Smith's Entertainment Group (SEG)) presented the following:

- Contribution of tax dollars from the Delta Center and the potential revenue that could be obtained with the new venue
- Nature and layout of the property
- Potential height of new structures
- Complimentary stores to be included in the proposal, not another mall
- Timeline for the project
- Community benefits of the revitalization
- Traffic flow and attractions for the site
- Community programs SEG supported and would continue to support

Natalie Gochnour (Kem C. Gardner Institute) reviewed the following:

- Economic benefits of the project
- The nature of the project created an environment that brought people to the city (sports, entertainment, culture, and convention)
- Tax incidents from the 0.5 sales tax increase
- How residents of and visitors to the city would be affected by the tax increase

Council Member Petro thanked Mike Maughan and Natalie for their presentations and reiterated that the proposal was conceptual thus far.

Council Members, Mike Maughan, and Natalie Gochnour discussed:

- Food and major purchases would not be affected by the tax increase
- Downtowns in other cities were dying

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- Community benefit of the tax increase and the concept that most people paying the tax would not be Salt Lake residents
- Investment into the city was a must to draw people to downtown
- Access to the site was great, Council hoped to see the same amount of access to Japantown
- Potential uses for the large public plaza spaces
- Council requested additional green space on the site
- A helipad was not something SEG was looking to add to the proposal
- Timeline for remodeling the Delta Center and other phases of the project
- Guaranteeing year long activation of the site
- Connection from the revitalization zone to existing downtown business areas
- The nature of Salt Lake City and its concentration affects (businesses, jobs, airport, freeway access) that made this type of investment ideal
- Consideration of meeting the future transit needs in the revitalization
- Economic impacts from the Delta Center, Utah Jazz, and new NHL team on Salt Lake City
- Importance and impact of the discussion and process to produce a great design for the property, while understanding the investment in the city
- Average annual cost per household for the tax increase (estimated \$150-\$200)
- Commended the design for not locating the loading docks along a street face
- The use of 100 South for festivals if plaza spaces were not used
- Incorporating the culture of Salt Lake City in the design and art aspects of the project
- A second arena was not part of the proposal
- Green spaces would be included in the proposal as the design evolved
- Safety of Salt Lake's residents and visitors was a commitment SEG was willing to make
- Voting process for the name of the new hockey team
- Council stated they hoped the revitalization would encourage property owners to make updates to their buildings
- Project moving in the right direction and Council was excited to see the progress
- Things the City could do to ensure success of the project and how the community could be integrated
- Council wanted to ensure deep workforce investments and options for subsidizing free transit for workers

Council Member Petro stated the reality of it was, if it didn't make Salt Lake and the lives of its residents better, then the project was not worth it.

Items A4 and A5 will be heard together.

4. **Ordinance: Zoning Text Amendment to the D-1 Central Business District Zone Follow-up** ~ 4:45 p.m.
45 min.

The Council will receive a follow-up briefing about an ordinance that would amend the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), and Ambulance Services (indoor & outdoor) as Conditional Uses in the D-1 Central Business District. Petitioner: Kirton McConkie, Petition No.: PLNPCM2022-01109. This item is related to the proposed Zoning Map Amendment at 754 S. State Street (former Sears site).

For more information on this item visit <https://tinyurl.com/754StateStreetRezone>.

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

Briefing - Tuesday, July 11, 2023 and Tuesday, June 11, 2024

Set Public Hearing Date - Tuesday, June 13, 2023

Hold hearing to accept public comment - Tuesday, July 11, 2023 at 7 p.m.

TENTATIVE Council Action - TBD

5. **Ordinance: Zoning Map Amendment at Approximately 754 South State Street Follow-up**

The Council will receive a follow-up briefing about a proposal that would amend the zoning of property at approximately 754 South State Street (former Sears site) from D-2 (Downtown Support District) to D-1 (Central Business District). The purpose of the proposed amendment is to allow for the redevelopment of the property with an urban hospital. The Council will also consider an ordinance that would amend the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), and Ambulance Services (indoor & outdoor) as Conditional Uses in the D-1 Central Business District. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petitioner: Kirton McConkie. (This item is related to the proposed zoning text amendment for the D1 zone).

For more information on this item visit <https://tinyurl.com/754StateStreetRezone>.

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

Briefing - Tuesday, July 11, 2023 and Tuesday, June 11, 2024

Set Public Hearing Date - Tuesday, June 13, 2023

Hold hearing to accept public comment - Tuesday, July 11, 2023 at 7 p.m.

TENTATIVE Council Action - TBD

Brian Fullmer introduced the ordinances.

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Amanda Roman presented the following (see meeting materials for presentation):

- Project request (zoning map and text amendment)
- Considerations
- Development potential
- Planning Commission forwarded a positive recommendation with conditions
- General Plan policies
- Compatibility with adjacent properties

Council Members and Amanda Roman discussed:

- D-1 zoning design standards applied because construction had not begun
- Plan did not meet the requirements for activation on Main Street and State Street

Heather Wall (Intermountain Health President), **Bentley Peay** (Intermountain Health Care Real Estate Division), **Jimmy Nielsen** (Architect for Intermountain Health Care) presented the following:

- Their goal was to provide a patient-centric facility for the area and surrounding community
- Intermountain's vision for the property and site requirements
- Parking options and location
- Street activation concepts

Council Members, Bentley Peay, and Heather Wall discussed:

- Parking options and if the parking structure would include street activation
 - Council requested the Main Street side of the parking garage be activated
- Uses for the open space in the center of the block, if it would be used for future development or if it could be deeded to remain as open space long term
- Street activation
 - If the green space could be used by the public, helping increase the activation of the site
 - The need for something that was active and thriving along the street to be considered as street activation
 - The need to add community benefits to the proposal such as day care
 - Food truck pad should be usable year around
 - Hospital shops needed to be accessible from the outside/inside of the hospital
- Walking paths in the green space were a plus
- Health care options needed to track with the growth in Salt Lake City therefore, this project was needed
- Bridge to the parking structure across Main Street

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6. Resolution: Public Utilities Revenue Bond, Series 2024A Written Briefing

The Council will receive a written briefing about 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 authorizing the execution of a supplemental indenture, a bond purchase agreement, and other documents as required.

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 7 p.m.

TENTATIVE Council Action - Tuesday, July 2, 2024

Written briefing only.

Standing Items

7. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

Item not held.

8. 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.

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9. **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.

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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 Wharton, seconded by Council Member Puy to enter into Closed Session for the purposes of strategy sessions to discuss collective bargaining and attorney-client matters.

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 Lopez Chavez to exit Closed Session and adjourn Work 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 5:20 p.m.

Held in the Work Session Room (location)

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

City Staff in Attendance: Jennifer Bruno, Lehua Weaver, Katherine Lewis, Rachel Otto, Jill Love, Megan Yuill, Debra Alexander, David Salazar, Mary Beth Thompson, Lisa Hunt, Aaron Price, Ben Luedtke, Nick Tarbet, Whitney Gonzalez Fernandez, and Cindy Lou Trishman.

Closed Session ended at 6:05 p.m.

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Meeting adjourned at 6:05 pm

Minutes Approved: August 13, 2024

City Council Chair Victoria Petro

City Recorder

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, June 11, 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.