

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, July 9, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, July 9, 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, Michelle Barney – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Isaac Canedo – Public Engagement Communication Specialist, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Allison Rowland – Public Policy Analyst, Peter Makowski – Economic Development Manager, Weston Clark – Mayor's Senior Advisor, Brian Pantle – Economic Development Project Manager, Noah Elmore – Associate Planner

The meeting was called to order at 3:00 pm

**Work Session Items**

**1. Informational: Updates from the Administration** ~ 3:30 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.

**Weston Clark** presented the Community Engagement Highlights:

- Ways to engage with the City [www.slcc.gov/feedback/](http://www.slcc.gov/feedback/)
- E-bike Rebate Program launched July 9, 2024 and open until July 16, 2024
- 200 South Reconstruction – 2025 project in planning stage with website launching the week of July 8, 2024
- Mayor’s Office Community Office Hours
- Community Events for July 2024 (see meeting materials the full list of events)

Council Member Lopez Chavez announced the E-bike program began July 9, 2024, for anyone interested.

**2. Ordinance: Form Based Zone Corrections Text Amendment** ~ 3:45 p.m.  
20 min.

The Council will receive a briefing about an ordinance that would correct various sections of Title 21A of the *Salt Lake City Code* pertaining to Form Based Districts. Form Based Districts were adopted in 2016 and amended in 2023. It has been found that certain standards are incorrect, inconsistent, or incompatible with the intent of the chapter. Other sections of Title 21A may also be amended as part of this petition.

**Brian Fullmer** introduced the ordinance.

**Noah Elmore** stated the purpose of the text amendment was to address/align language throughout the zoning ordinance.

Council Members asked for specific examples of the changes that would be made. Noah Elmore stated the edits were to ensure the same language style/verbage was used throughout the ordinance and specific examples would be difficult to convey.

**3. Ordinance: Projecting Business Signs Zoning Text Amendment** ~ 4:05 p.m.  
20 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 projecting business signs. The proposal would create consistency and update the standards for projecting business signs in commercial and mixed-use districts. Other sections of Title 21A – Zoning may also be amended as part of this petition to increase clarity in the sign ordinance.

*Written briefing only*

**4. Ordinance: Zoning Text Amendment to Allow Single-Family Attached Dwellings in Select Commercial Zones** ~ 4:25 p.m.  
20 min.

The Council will receive a briefing about a proposal that would amend various sections of Title 21A of the *Salt Lake City Code* to allow single-family attached dwellings in select commercial zones where multifamily dwellings are already permitted. The proposal includes Community Business (CB), Community Shopping (CS), Commercial Corridor (CC), General Commercial (CG), and Sugar House Business Districts (CSHBD 1 & 2) districts. Petitioner: Natalie Linchenko of TAG SLC.

*Written briefing only*

5. **Fiscal Year 2024-25 Budget: Capital Improvement Program Follow-up** ~ 4:45 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](https://tinyurl.com/SLCFY25CIP).

Council Members and **Ben Luedtke** discussed the following Capital Improvement Program (CIP) projects:

- **Item 23 Livable Streets Traffic Calming Program**
  - Difference between Complete Streets and Livable Streets programs
- **Item 24 Art Barn Failing Infrastructure and Accessibility Improvement**
  - Council requested information on how much of the building would be handicap accessible
  - Council requested information regarding the number of visitors to and annual events held at the Art Barn to assist Council with determining the impact of the proposed funding
- **Item 26 Police Department Training Center**
  - Could potentially be funded by the administration
- **Item 27 Pedestrian Safety/ HAWK at Richmond St and Zenith Ave**
  - HAWK light was expensive, if the light was not obtainable could something else be put in place to provide safety in the area
  - Vision Zero program and how it connected to Livable Streets
  - Staff would schedule Transportation Division to present an update on Vision Zero, Livable Streets and Complete Streets to clarify how the programs addressed pedestrian safety and street safety throughout the city
- **Item 29 Jordan River Trail Food Forest & Partner Garden**
  - Potential funding for the garden
  - Issues with potential soil contamination that would impact the funding for the proposal
  - Cost for soil contamination testing - \$385 thousand included the testing and some remedial activities
  - Whether or not each Council Member supported the garden, options for funding and phasing
- **Item 31 Accessibility, Bus Shelters, Benches, and Trash Cans -**
  - At what point did Utah Transportation Authority (UTA) take on the cost of operating a route and when the structures would be installed
  - Transportation may have additional information regarding bus stop structure installation
  - Council requested an assessment of the citywide bus stop needs

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- **Item 35 Faultline Park Playground**
  - Replacement of the playground equipment and resurfacing areas around the park was much needed
  - Project was not eligible for parks impact fees
- **Item 33 Green Loop Implementation**
  - \$300,000 was allocated for the Green Loop in the general budget process asking for additional funding
  - Council requested more information regarding the proposed improvements and holding small group meetings for clarification on the request
  - Briefing regarding the Green Loop will be scheduled for a future Council meeting
- **Item 38 500 East Raised Crossed Walk**
  - Council Members expressed support for the project and need for updated infrastructure
- **Item 40 Poplar Grove Park Lighting**
  - How did the project fit into the Master Lighting plan
    - Staff would research the information and forward it to the Council
  - Whether or not the project qualified for impact fees
  - Council requested a summary/status of all CIP projects to help inform constituents
- **Item 42 600 South Safety Improvements**
  - Options for funding the project
    - Ben Luedtke stated bonding was an option and explained the process of bonding with HUD for infrastructure/sidewalks
- **Item 45 and Item 17**
  - Proposed improvements to Curtis Park and how it could be incorporated into Item 17 as both items address city park improvements
- **Item 48 Fayette Avenue Improvements between Washington Street & 200 West**
  - The large amount of development in the area drove the need to improve parking situation
- **Item 47 Fairmont Park Basketball Court**
  - Council Members held off on discussing this item until Council Member Young was present
- **Item 49 The Regional Athletic Complex**
  - Phasing options for the project
  - Request was very expensive
  - Possibilities were promising
  - Council Members expressed support for the proposal
- **Item 53 International Peace Gardens**
  - Additional security and safety for the garden
- **Item 51 Street Futsal Courts**
  - Was a great program for children to get involved with playing soccer and great benefit to the community
- **Item 57 First Encampment Park**
  - This park should be on the list for redevelopment
  - How to attract outside entities such as churches to get involved in helping with the project

- **Item 60 Harvey Milk Boularvd**
  - Options for funding and completing the project
  - Installation of rainbow crosswalks, costs and durability and what would be included in creating this type of neighborhood
- Next steps and schedule for the final approval of the CIP budget

**6. Capital City Revitalization Zone Participation Agreement Follow-up** TENTATIVE  
15 min.

The Council will receive a follow-up briefing about the proposed participation agreement and project area with the City and the Smith Entertainment Group (SEG). The proposed participation agreement outlines how the City and SEG could utilize the proposed sales tax revenue to develop the project area. The Council may consider adopting a resolution during the July 9 formal meeting endorsing the proposed participation agreement and project area. However, if the Council endorses the proposed participation agreement and project area, state law dictates additional steps prior to the participation agreement and project area being finalized. Once the Council endorses the proposed participation agreement and project area, Section 63N-3-1306 of the Utah Code provides that the state's Revitalization Zone Committee shall review the endorsed project area and participation agreement. After the state's Revitalization Zone Committee reviews the project area and participation agreement, then the City Council will again review the project area and participation agreement for final approval.

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

*Council Member Young arrived during this item*

**Katie Lewis** reviewed:

- The briefing held during the Council Work Session on Tuesday, July 2, 2024
- Requirement of SB242 and overall process
- Proposed sales tax/revitalization sales tax
- Purpose of the Participation Agreement
- Project area versus the participation agreement area
- Voting process and what happened to the proposal after Council voted (sent to the Legislature for review/approval)
- Public Benefits of the proposal
- Workforce and community initiatives
- Infrastructure benefits for the community
- Public art initiatives

Council Members discussed and addressed:

- Potential motions for the proposal
- Public benefits the proposal would bring to the city
- Importance of the development for the city
- How Council may be spokespersons for the project, explaining to the public the importance of the development and how it would help fund the future of Salt Lake City

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- Overall impact the project would have on the future growth of Salt Lake City
- The care and consideration taken to address everyone affected by the proposal
- Japantown deserved the benefits that would result from the development
- Monumental project for Salt Lake City

7. **Ordinance: Economic Development Loan Fund - Goat Head, LLC.** ~ 5:40 p.m.  
5 min.

The Council will receive a briefing about an ordinance that would approve a \$100,000.00 loan for Goat Head, LLC at 702 South 300 East from the Economic Development Loan Fund (EDLF). Goat Head, LLC is a restaurant serving vegan and vegetarian food. This loan will assist in the creation of four new jobs in the next year and the retention of two current jobs.

**Allison Rowland** introduced the item.

*Council Member Mano recused himself due to a conflict*

**Peter Makowski** and **Brian Pantle** presented the applicants request for a restaurant loan.

Council Member Lopez Chavez expressed excitement for the restaurant in the area.

Council Member Puy asked how the loans were reviewed and approved.

Peter Makowski reviewed the process for approval and explained that most of the applications for this loan were for food vendors.

Council Members, Peter Makowski and Brian Pantle discussed how to attract other businesses to apply for the loans and the history of the businesses name.

8. **Board Appointment: City and County Building Conservation and Use Committee – Caitlyn Barhorst** ~ 5:45 p.m.  
5 min

The Council will interview Caitlyn Barhorst prior to considering appointment to the City and County Building Conservation and Use Committee Board for a term ending July 17, 2028.

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

**9. Board Appointment: City and County Building Conservation and Use Committee – Mark Morris** ~ 5:50 p.m.  
5 min

The Council will interview Mark Morris prior to considering appointment to the City and County Building Conservation and Use Committee Board for a term ending July 17, 2028.

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

**10. Ordinance: Prohibiting Distribution Centers on the Former North Temple Landfill Site** Written Briefing  
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The Council will receive a written briefing about a proposal that would prohibit distribution centers on the former North Temple Landfill site at 6780 West North Temple Street, located within the Northwest Quadrant Overlay. The proposal would add a new definition for “Distribution Center,” as well as prohibit distribution-related uses on the site. The intent of the proposal is to avoid the concentration of a single land use and to allow for diverse uses as outlined in the Northwest Quadrant Master Plan. The project is within Council District 1.

*Written briefing only.*

**11. Resolution: Salt Lake City Computers for the Community Program** Written Briefing  
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The Council will receive a written briefing about a resolution authorizing the donation of up to 500 surplus City computers to benefit disadvantaged communities and low to moderate-income families through the SLC Computers for the Community program.

*Written briefing only.*

**12. Resolution: Authorizing the Mayor to Execute the First Amendment to the Interlocal Agreement between Salt Lake City Corporation, the Redevelopment Agency of Salt Lake City, and the Utah Inland Port Authority** Written Briefing  
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The Council will receive a written briefing about the first amendment to a resolution authorizing the Mayor to execute the Interlocal Agreement in her capacity as the Mayor of Salt Lake City Corporation and as the Executive Director of the Redevelopment Agency of Salt Lake City with the Utah Inland Port Authority (UIPA). The City and UIPA entered into a contract on October 25, 2022 to comply with changes made by the Legislature in March 2022.

*Written briefing only.*

**Standing Items**

**13. Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.

Council Member Petro stated Council Staff would be taking a summer recess the weeks of July 15, 2024 and July 22, 2024.

**14. 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.

Cindy Gust Jenson stated the Council Meeting for August 20, 2024, would be rescheduled to Tuesday, August 27, 2024.

Cindy Gust Jenson stated the offsite Council Meeting was scheduled for Tuesday, September 17, 2024, at the Sorenson Unity Center. All Council Members stated they were available to attend.

**15. 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

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- 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 attorney-client matters.**

**AYE:** Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Eva Lopez Chavez

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

**Motion:**

**Moved by Council Member Lopez Chavez, seconded by Council Member Mano to exit Closed Session.**

**AYE:** Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Eva Lopez Chavez

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

Closed Session Started at 4:45 pm

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

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

City Staff in Attendance: Rachel Otto, Katherine Lewis, Allison Parks, Lindsey Nikola, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Mary Beth Thompson, Ben Luedtke, Allison Rowland, Nick Tarbet, Whitney Gonzalez Fernandez, Matt Brown, and Cindy Lou Trishman

Closed Session ended at 5:15 pm

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Meeting adjourned at 5:51 pm

Minutes Approved: August 27, 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.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.

This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, July 9, 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.