

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

RDA MINUTES – NOT APPROVED

The Redevelopment Agency and the Salt Lake City Council of Salt Lake City, Utah met in Formal Session on Tuesday, July 9, 2024.

The following Board Directors/Council Members were present:

Victoria Petro, Daniel Dugan, Chris Wharton, Darin Mano, Alejandro Puy, Sarah Young, Eva Lopez Chavez

Present Legislative leadership:

Jennifer Bruno – Deputy Director, Lehua Weaver – Associate Deputy Director

Present Administrative leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Danny Walz – Redevelopment Agency Chief Operating Officer

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 – City Council Staff, Sylvia Richards – Public Policy Analyst

Director Puy and Council Member Petro presided at and conducted the meeting.

The meeting was called to order at 7:00 pm.

A. RDA OPENING CEREMONY:

1. Board/Council Member Alejandro Puy will conduct the RDA portion of the formal meeting.
2. Pledge of Allegiance.

**REDEVELOPMENT AGENCY of
SALT LAKE CITY, UTAH MEETING**

B. RDA UNFINISHED BUSINESS:

1. **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**

The Board will consider approving 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.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to adopt Resolution 12 of 2024, approving the first amendment to the Interlocal Agreement with the Utah Inland Port Authority.

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

C. RDA ADJOURNMENT:

Motion:

Moved by Director Dugan, seconded by Director Mano to adjourn as the Redevelopment Agency and convene as the Salt Lake City Council.

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

SALT LAKE CITY COUNCIL MEETING

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

WELCOME AND PUBLIC MEETING RULES

D. CITY COUNCIL OPENING CEREMONY:

1. Welcome and Public Meeting Rules.
2. The Council will approve the work session meeting minutes of June 4, 2024.
Motion:
Moved by Council Member Puy, seconded by Council Member Dugan to approve the meeting minutes.
AYE: Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Eva Lopez Chavez
ABSENT: Sarah Young
Final Result: 6 – 0 Pass
3. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall recognizing Home Depot and its Dedicated Employees for their service to Salt Lake City.
Motion:
Moved by Council Member Puy, seconded by Council Member Dugan to adopt Joint Resolution 23 of 2024, recognizing Home Depot and it's dedicated employees for their service to Salt Lake City.
AYE: Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Eva Lopez Chavez
ABSENT: Sarah Young
Final Result: 6 – 0 Pass

Council Member Puy read the resolution.

Council Member Petro welcomed Home Depot District Manager Chris Comerford and Home Depot Store Manager George Graciado to receive the resolution.

George Graciado thanked the Council for the opportunities to contribute to Salt Lake's communities and expressed the desire to continue the partnership across all districts in the city.

Council Member Puy expressed appreciation for the support, volunteers, and donation of materials by Home Depot for parks in his district and across the city, noting it wasn't common for the City to reach out for help, and was humbled by Home Depot's commitment to the City and to its residents/neighbors.

E. PUBLIC HEARINGS:

1. **Grant Application: Summer Snacks for Youth Programs Grant**

The Council will accept public comment for a grant application request from the Community and Neighborhoods Department, Youth and Family Division to the Utah State Board of Education. If awarded, the grant would fund reimbursement to provide snacks to Youth City participants during the summer of 2024.

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 - Tuesday, July 9, 2024

Staff Recommendation - Close and refer to future consent agenda.

Sylvia Richards provided a brief introduction.

There were no public comments.

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to close the Public Hearing and refer Item E-1 to a future Consent Agenda for action.

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

Final Result: 7 – 0 Pass

2. **Fiscal Year 2024-25 Budget: Capital Improvement Program**

The Council will accept public comment and consider adopting a resolution for project funding allocations in the 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.

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

Briefing - Thursday, June 6, 2024; Tuesday, July 2, 2024; and Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, June 11, 2024

Hold hearing to accept public comment - Tuesday, July 9, 2024 at 7 p.m. and Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 20, 2024

Staff Recommendation - Refer to motion sheet(s).

Ben Luedtke provided a brief introduction.

En Canada spoke regarding the Livable Streets initiative and wanted to see more walkable streets, safer crossings, and protected bike lanes in the Ballpark District.

Steve Verno spoke regarding the Harvey Milk Blvd Neighborhood Visibility CIP project, said the city's LGBTQ+ community should receive more support in public spaces through placemaking, art and public awareness, noted this project would help to create visibility and show needed support for the LGBTQ+ community asked the Council to consider the CIP request for banner arms and art on Harvey Milk Boulevard.

Helen Reynolds spoke regarding their CIP application for shade at city playgrounds and to it benefiting all socio-economic backgrounds and being especially important now in the record breaking heat of the summer, asked the Council to fund the request.

Cindy Cromer spoke to the many recent amenity upgrades throughout Liberty Park with the least amount of focus on the greenhouse, urged the Council to support the recommended funding for the effort, noting the greenhouse was essential in propagating drought tolerant plants and promote their propagation throughout the city, green house activities could be integrated into other activities throughout the park.

Richard Layman said he co-authored the Park Restroom CIP Study and was pleased to hear funding was being allocated this year, noted other groups had also requested to leverage the study to other areas of the city including downtown, Central City, and the Jordan River trail but cautioned that a one-size-fits-all solution did not exist and expressed concern that the expansion of the study would lead to that approach and said the appropriateness of differentiated solutions should be a top consideration.

Skylar Westerdahl spoke regarding the Westminster Urban Forestry Traffic Calming Measures CIP request, said the overall goals were to reduce urban heat islands, reduce energy consumption, and promote active transportation and safety including mitigating traffic issues in the neighborhood, and hoped the Council would consider the request.

Alyshia Klein spoke regarding the 200 East 1910 South public art CIP proposal, noting support for it from various community members and organizations, the current condition not representing the neighborhood and being a place where litter piled up and unwelcome plant life/trees were taking over, and said they were open to any affordable options as anything would be an improvement to the area.

Jon Cracroft spoke to being the applicant for the Curtis Park Reimagined CIP request, and to the primary reasons for the Council to consider the request: there was an opportunity to fund match with owners of the Foothill Shopping Center who was

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immediately adjacent to the park and indicated support to contribute to activating the space, public land and park, and second; the park equipment was now 23-years old and partially boarded, unusable, and in need of repair.

Sarah Woolsey spoke in support of the citywide park restroom planning study and Fairmont Park restroom conceptual design, and the whole city having access to world class restrooms starting with city parks, the CIP request asks to look what kind of restrooms are in city parks, how they could accommodate different users, and having design plans that benefit not only Fairmont Park but all city parks, asked the Council for support on this request.

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to close the Public Hearing and hold another Public Hearing on August 13, 2024.

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

Final Result: 7 – 0 Pass

F. POTENTIAL ACTION ITEMS:

1. **Resolution: Capital City Revitalization Zone Participation Agreement**

The Council will consider adopting a resolution endorsing the Capital City Revitalization Zone Project Area and the Participation Agreement between Salt Lake City and Smith Entertainment Group, LLC. (SEG). The proposed participation agreement outlines how the City and SEG could utilize sales tax revenue to develop the project area. After the City Council's endorsement, the state's Revitalization Zone Committee shall review the endorsed participation agreement and project area before sending it back to City Council for final approval.

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; Tuesday, June 11, 2024; Tuesday, July 2, 2024 and Tuesday, July 9, 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 - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

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Council Member Petro highlighted the following key points;

- This was not a decision that anyone took lightly – it was the result of months of tireless negotiations with SEG to ensure the potential project benefited Salt Lake City as a whole
- It was recognized that the draft agreement had not been available for very long and appreciated the public's effort in digesting it quickly
- The State Legislature established this process and timeline for the Council in Senate Bill (SB) 272 and this was the Council's good-faith effort to comply with all statutory mandates given
- Today's vote was the first of many steps required to realize the proposed district – sending the participation agreement to the State's Revitalization Zone Committee for input, within the next 30-days if the committee approved the agreement, it returned to the Council for the final vote on the agreement and the .5% sales tax increase
- The Council acknowledged many conversations about the proposed district have yet to happen and were working continuously with partners at the County and the State to do their parts in good-faith as regards all concerned constituencies and provide support as requested/appropriate
- The Council thanked members of the public who have taken the time to provide input

Council Member Wharton expressed gratitude to everyone who participated in this critical process that would impact the city, particularly the City Attorney, Katie Lewis and her team, and the residents of Salt Lake who provided invaluable feedback to inform the Council's efforts. They added that while the State Legislation set forth a short time for the process the City's negotiation efforts were exhaustive – City Staff and elected officials pushed hard to secure the best possible deal, including these key points:

- The monumental investment would generate economic activity for surrounding businesses
- Activating underutilized spaces and help funding critical city services
- Created a new revenue stream for housing and new workforce training/youth programming
- Helped to address some of the historic wrongs done to Japantown
- Ensured safe and inclusive access to amenities and green space
- Preserved all options for connecting artistic and convention space in the City's Cultural Core

Council Member Dugan thanked Council and Mayor's Staff, City Attorney and Staff, and all the residents of the city for their input, noting this was the first transformational step to opening the City, improving the flow of people and commerce through the city, and providing multiple benefits to residents. He went on to express excitement for moving forward but also knowing there were a number of steps to continue including the Convention Center, Abravanel Hall, 300 West, 100 South and a development agreement and noted there was more collaboration to be done with the vision/combined effort of improving the downtown neighborhood and the city in general.

Council Member Mano spoke on his support of Japantown, his family's history in Salt Lake City, Japantown, and the Ballpark neighborhood, was grateful to be serving on the

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City Council at this particular time and that his father would be proud of what has been accomplished for Japantown and within the participation agreement. Expressed gratitude to Council Chair Petro and other Council colleagues, the Mayor for understanding the importance to them in relation to Japantown, to Mike Maughan and the SEG group for listening honestly and engaging, acknowledging Japantown as an asset to their project and not a detriment, to City Staff, City Attorney's Office, and particularly Katie Lewis for working through the details of the participation agreement, and to the Japanese-American community, leaders and members of the Japanese Church of Christ and the Salt Lake Buddhist Temple for trusting them throughout the process and speaking/advocating for the Japanese-American community.

Council Member Lopez Chavez said there was much deliberation and careful consideration of this vote, expressed excitement to support the Capital City Revitalization Zone as it was a difficult decision and wanted to be certain that the City was claiming its place and enhancing an already great downtown, expressed gratitude to Council Staff, to Katie Lewis for guidance in the conversation, to Mayor Mendenhall, to Council Chair Petro for showing them grace and allowing them to help shape downtown, to SEG and Mike Maughan for choosing to make downtown Salt Lake City their permanent home to both NBA and NHL, and to the city's constituents for sharing their concerns and the opportunities they have seen in the public benefits that will support the whole city. The Council has stood steadfast to create public benefits and legislative intents to ensure the success of this entertainment district, to Japantown, and the existing businesses and communities of downtown.

Council Member Puy spoke regarding the constituents in his district and the families to whom this tax increase would effect as it was not an easy decision for the Council to make, was thankful that SB 272 would not include a tax on groceries, noting the success of downtown was the success of every district in the city, the City recognized an opportunity to negotiate public benefits in exchange for the tax increase, this process having kept the Mayor and the Council at the negotiation table on the City's behalf and fighting for what the Council was elected for, said although there were challenges ahead, this was an opportunity to dream big about what this could bring to the city's downtown and to fix some of the wrongs that were done to a whole community, and that there were many pieces still unknown and complicated but wanted to reassure that the City's leadership (Council, Mayor, City Attorney, Council Staff) negotiated with SEG to benefit the city.

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Puy to adopt Resolution 24 of 2024, endorsing the Capital City Revitalization Zone Project Area and the Participation Agreement between Salt Lake City and Smith Entertainment Group (SEG).

I further move the Council request a report from the City's financial advisors on financing options including bonding to fully implement the 2021 Japantown Design Strategy infrastructure upgrades and enhancements, and that the Administration recommend a preferred funding option. It is the intent of the Council to consider these funding options for potential action this fiscal year.

I further move, in order to ensure an efficient development process on this

transformational project, the City and SEG commit to continue working with each other on the following issues and commit to memorializing these in future development agreements:

· Establish a Construction Mitigation process: Recognizing the likely disruption to the flow of pedestrian and vehicular traffic and the potential impact that may have on residents and businesses in the downtown, SEG will have a hotline or central point of contact to address construction issues. This could include a hotline and/or ombudsman who would serve as a central point of contact and coordination between Smith Entertainment Group (SEG), Salt Lake City (SLC), property owners, and the public. Their role would be to address concerns, answer questions, and help mitigate any negative impacts on local businesses during construction of the entertainment district; including but not limited to pedestrian access, sidewalk availability, coverage or any other necessary remediations.

· Prioritization of Transit Development: The City will work with SEG and UT to prioritize the development of programs and incentives such as the “Salt Lake City's Tickets for Transit program, that improve public transportation options and promote ridership into the entertainment district and downtown Salt Lake City. The SEG liaisons outlined in the participation agreement will include in their report to the city, the steps and progress they have made to maximize transit opportunities related to the district and future regional connections into downtown.

· Comprehensive Planning Process for all Phases: A thorough and inclusive planning process is essential for the entertainment district. This process should involve outreach to all stakeholders, including the public and City stakeholders, to collaboratively create and develop plans for this area, with an emphasis on design that maximize opportunities for pedestrian access, connectivity and walkability.

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

Final Result: 7 – 0 Pass

G. COMMENTS:

1. Questions to the Mayor from the City Council.
There were no questions/comments.
2. Comments to the City Council. (This is a one-hour time slot for the public to comment on any City business not scheduled for a public hearing. Each person will have two minutes to talk. General comment registration closes at 7:30 p.m.)

Council Member Petro reiterated the rules of decorum.

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Jani Iwamoto thanked Council Members, RDA Board, and City Staff, for their passion and commitment to Japantown, Mayor Mendenhall for backing funding for the initial study for the streetscape and now with the tax increment and the commitment to see it through far sooner than imagined, and to SEG and Mike Maughan specifically for listening to the community's concerns regarding the garden which was a historic landmark and the community required their continued commitment with SL County to honor this space and with the State as it related to 300 West and alcohol related issues.

James Loomis spoke in support of the Wasatch Community Gardens Food Forest CIP request, located on the Jordan River Parkway Trail on land immediately to the south The Ogwai People's Orchard & Garden, the vision of the food forest being a public access garden where those visiting the trail were free to explore, enjoy, learn, and self harvest fresh seasonal produce from the site, noting this project would be a partnership between Wasatch Community Gardens, Ogwai People's Orchard & Garden, the University of Utah's New Center for Pacifica & Indigenous Knowledges, and Spark Environmental Justice Lab.

Patrick Dimoh spoke in support of the Equal Grounds CIP request which proposed to build a calisthenics area in either Liberty Park, Sugar House Park, or Pioneer Park with the goal being to provide everyone with equal and free opportunity for strength fitness and community building, with growth in the City came the need for diversity and extracurricular activities for all walks of life, this request benefited the Council's and Mayor's initiatives for infrastructure and community development, community engagement, and inclusivity.

Jan Aramaki thanked the Council, Mayor Mendenhall, Redevelopment Agency Board, Council Staff for their efforts with Japantown; keeping it on the forefront and acknowledged everyone's hard work and the tough decisions that had to be made.

Andrew Marwick spoke regarding a similar proposal in Glendale Arizona for a shopping and entertainment district including a hockey arena and the need for the town to raise taxes to pay for the arena after its owner filed for bankruptcy, noted there were much higher priorities for the city to invest in, like preparing for a magnitude seven earthquake and the other important issues speakers revealed during the CIP public hearing this evening.

Ricklin Nobis spoke in support for Abravanel Hall, their history as an artist here in the City, nationally and internationally, suggested offering specific language in the participation agreement that mentioned either a percentage or dollar amount of funds to go toward the renovation of Abravanel Hall and that such funding was contingent that the Hall remain on-site within the Sports, Entertainment, Cultural and Convention (SECC) District in it's present performance hall form and location.

Mark Ward thanked the Mayor and Council for listening to the Japantown requests and including them into the participation agreement and zoning changes coming to the district, expressed concern over some proposed heights of structures adjacent to the church and asked the Council to consider reasonable height restrictions in this area when considering the zoning proposal for new or rebuilt structures.

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Tony Hughes spoke regarding enforcement on his property for artificial turf, mentioned the details of House Bill (HB) 95, and questioned if he would have to tear out \$22K worth of artificial turf.

Lori Wike spoke in appreciation for significant city involvement with the development agreement regarding the Capital City Revitalization Zone Participation Agreement but expressed concerns regarding the participation agreement with respect to the Public Asset Plan (lacking substantive information) and said the Council was voting on a plan with significant missing information about public assets, specifically to plans that might involve the possible destruction of Abravanel Hall and concerns that so many of the public benefits were being funded by a separate/additional ticket fee.

Art Bruner spoke regarding a contract with the City to pick up scrap for the past four years and expressed concern that his company no longer had the contract and was not included on the bid list, noting he had not received any business complaints to warrant a denial of contract/bid status.

Jeff Novak spoke to his appreciation of the Ballpark neighborhood and its many great amenities but said opportunities were being missed by not closing off 1300 South between Main and West Temple Streets for food trucks and seating for patrons leaving Bee's games in the evenings, expressed disappointment for the Ballpark closing and not knowing what would replace it.

Teresa Aramaki spoke to her father's history in the Japantown community, and on behalf of her father expressed concern that all of the construction to come in the area would be disruptive to the Japanese Church of Christ and Salt Lake Buddhist Temple, and asked the Council to coordinate the building and road construction schedules, consider the religious services, meetings, and community events.

Mary Allison Sutinis spoke regarding the genocide on Palestinians and that Salt Lake City and the State of Utah were responsible for it, data regarding the number of casualties to date, and responsibility on their part too because the genocide was only possible with their tax dollars, and said all ties must be cut from Israel.

Troy Watanabe thanked the Council, Mayor Mendenhall, and City Staff regarding the participation agreement and inclusion between meetings with SEG, the Buddhist Temple, and the Japanese Church of Christ, requested language be added to the agreement to have additional frequent meetings between these parties be required and that the meetings contained meaningful dialogue for the Salt Lake Buddhist Temple and Japanese Church of Christ.

Brent Koga expressed gratitude to the Mayor, Council, and City Attorney for their efforts thus far to help preserve Japantown, and to SEG for listening to the Japanese-American community but said there was still more to ask for to keep the functionality and viability of the Salt Lake Buddhist Temple and Japanese Church of Christ.

Donna Johnson thanked the Mayor and City Council for their efforts with the SECC

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project, and said as the process continued that SEG, the City and the County work together to find ways to preserve and upgrade Abravanel Hall that was a cultural gem to the city.

Jay Larsen spoke regarding traffic issues, specifically cars that held up other cars from progressing and suggested additional parking for better access to the City & County Building (closing off 200 East and placing new underground parking).

Rosalie Macmillan spoke regarding Abravanel Hall believing it to be the greatest catalyst for the explosive growth of the arts in Utah, detailed the opportunities and talent the hall had brought to Utah, asked the Council to preserve the heritage of such a treasured building.

Marisa Eng thanked the Council, Mayor, and City Staff for continuing to listen, advocate, for the commitment to preserving and revitalizing Japantown, for working with the Japanese-American community and its existing buildings to be included in the planning and development conversations to come, and wanted to ensure that they preserved the temple, church, and garden that was there today, and the daily functions/annual festival operations given potential construction and additional traffic with concerns of parking and accessibility for those festivals.

En Canada noted the lack of livable spaces in the summer due to the heat, suggested perhaps adding outdoor canopies to escape the heat and create more shade throughout the city.

Laura Hawk spoke on the Capital City Revitalization Zone Participation Agreement, questioned if the public had a vote on the proposal, and said the \$900M in tax dollars should instead be used to fix existing infrastructure, save the Great Salt Lake, address poor air quality, homelessness, affordable housing, and education.

Taylor Williams spoke on the Capital City Revitalization Zone Participation Agreement and said stadium subsidies did not produce the economic desires of a just and equitable society, they endorsed the Council's desire to help the City, but concluded that this plan was not the path for it.

Roger Borgenicht spoke on the Capital City Revitalization Zone Participation Agreement and to their preference of low height buildings that were at human scale, the proposal for illuminated/electronic signs and billboards creating a vision of a circus of massive electronic billboards throughout the district, the plan lacking consideration for those who walked, biked or used transit to and from the district.

Ksenya Kniazeva expressed disappointment with the Council's decision regarding the Capital City Revitalization Participation Agreement, noting the large amount of public that had spoken out against the proposal, hockey arenas did not increase foot traffic to nearby businesses and were proven to only shift economic spending – not create new spending, and questioned how people were going to spend an extra \$200 of discretionary income they did not have on taxes when most people could not afford to go to games.

Brandon Jeanpierre spoke on the Capital City Revitalization Zone Participation Agreement and said it was not one of the many things done right by the City, sports complexes did not provide benefits to their cities, and said that going forward, the plan would need to be revamped.

Kristine Aramaki expressed gratitude to the Council for their commitment and attentiveness to addressing the concerns of the Japanese community regarding the revitalization project and the preservation of Japantown, said it was important to acknowledge that the closure of 300 West would block a significant access point to the Japanese Church's parking lot impacting attendants at regular Sunday services and other daily activities.

Scott Johnson spoke regarding the Capital City Revitalization Zone Participation Agreement and said SB 272 and the Council's vote tonight did not represent fair play, noting the entire process had been rushed ignoring significant issues in developments, there was no mention in the Participation Agreement regarding how the right to assembly and free speech would be protected, and the tax set a dangerous precedent for future owners to ask for even more money.

H. **NEW BUSINESS:**
NONE.

I. **UNFINISHED BUSINESS:**

1. **Resolution: Addendum No. 8 to Interlocal Agreement with the Utah Transit Authority (UTA) for Transit Master Plan Frequent Bus Service Routes Implementation**

The Council will consider adopting a resolution that would authorize the Mayor to enter into the proposed addendum No. 8 to the Interlocal Agreement with UTA to implement 2024-25 Frequent Transit Network (FTN) service. Frequent service is a goal for buses to arrive at least every 15 minutes. This agreement covers the routes on 200 South, 900 South, 2100 South and 1000 North/South Temple. The interlocal agreement signed in 2018 is for twenty years, with a goal of full implementation of the FTN as described in the City's Transit Master Plan.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to adopt Resolution 20 of 2024, authorizing Addendum Number 8 to the Interlocal Agreement with the Utah Transit Authority.

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

Final Result: 7 – 0 Pass

2. **Resolution: Notice of Intention to Designate Central Business Improvement**

Area – 25

The Council will consider adopting a resolution of intention to designate the Central Business Improvement Area for another three-year period from April 2025 - April 2028 (CBIA-25). The City established the Central Business Improvement Area (CBIA) in 1991 and has been reauthorized every three years. The current contract was awarded to the Downtown Alliance in 2022 and will expire in April 2025, coinciding with the conclusion of the current assessment area, CBIA-22. The CBIA is a special assessment on commercial properties downtown for economic promotion activities. A second special assessment is levied for holiday lighting in the downtown.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, September 3, 2024 at 7 p.m.

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Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to adopt Resolution 21 of 2024, intending to designate an assessment area for economic promotion activities in downtown over a three year period.

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

Final Result: 7 – 0 Pass

3. **Resolution: Issuance of Airport Revolving Line of Credit**

The Council will consider approving a resolution issuing a line of credit to fund ongoing work that is part of the Airport Redevelopment Project. The line of credit is a financing tool that provides up to \$400,000,000 in funding with lower interest rates until the next

round of bonds are issued, likely in 2025. The Council's action includes authorizing the execution of a parameters resolution holding a hearing in August, and other documents as needed.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

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Staff Recommendation - Refer to motion sheet(s).

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Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to adopt Resolution 25 of 2024, authorizing the issuance or periodic incurrence of short-term revolving obligations, and refer to the Consent Agenda to set the date for a hearing on August 13, 2024.

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

Final Result: 7 – 0 Pass

4. **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**

The Council will consider approving 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.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to adopt Resolution 22 of 2024, approving the first amendment to the Interlocal Agreement with the Utah Inland Port Authority.

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

Final Result: 7 – 0 Pass

5. **Ordinance: Economic Development Loan Fund - Goat Head, LLC.**

The Council will consider adopting 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.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Refer to motion sheet(s).

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

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to adopt Ordinance 58 of 2024, approving a \$100,000 loan for Goat Head, LLC, from the Economic Development Loan Fund.

AYE: Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Sarah Young, Eva Lopez Chavez

RECUSED: Darin Mano

Final Result: 6 – 0 Pass

Council Member Mano recused himself for this agenda item.

J. CONSENT:

1. Ordinances: Truth-in-Taxation Hearing for Fiscal Year 2024-25

The Council will set the date of Tuesday, August 13, 2024 at 7 p.m. to accept public comment and consider adopting one or more ordinances adopting the final rate of tax levy, for all City funds including the Library Fund, in an amount greater than the Certified Tax Rate, upon all real and personal property within Salt Lake City made taxable by law for Fiscal Year 2024-25 and adopting the final budget, including the Library Budget, for Fiscal Year 2024-25.

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

Briefing - n/a

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, August 13, 2024

Staff Recommendation - Set date.

2. Resolution: Issuance of Airport Revolving Line of Credit

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment for a resolution issuing a line of credit to fund ongoing work that is part of the Airport Redevelopment Project. The line of credit is a financing tool that provides up to \$400,000,000 in funding with lower interest rates until the next round of bonds are issued, likely in 2025. The Council's action includes authorizing the execution of a parameters resolution holding a hearing in August, and other documents as needed.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Set date.

3. **Resolution: Notice of Intention to Designate Central Business Improvement Area – 25**

The Council will set the date for Tuesday, September 3, 2024 at 7 p.m. to accept public comment for a resolution of intention to designate the Central Business Improvement Area for another three-year period from April 2025 - April 2028 (CBIA-25). The City established the Central Business Improvement Area (CBIA) in 1991 and has been reauthorized every three years. The current contract was awarded to the Downtown Alliance in 2022 and will expire in April 2025, coinciding with the conclusion of the current assessment area, CBIA-22. The CBIA is a special assessment on commercial properties downtown for economic promotion activities. A second special assessment is levied for holiday lighting in the downtown.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, September 3, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Set date.

4. **Ordinance: Request to Vacate a Portion of 700 South**

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment and consider adopting an ordinance that would vacate a portion of 700 South adjacent to the petitioner's property at 717 South 5600 West. The subject portion of 700 South abuts the north side of the applicant's property. A new section of 700 South was constructed which connects to 5600 West north of the old 700 South street segment. If the street is vacated, it will be sold to the applicant at fair market value and converted to private use. Petitioner: Brent Bateman, representing the property owner. Petition No.:PLNPCM2023-00482.

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

Briefing - Tuesday, July 2, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, September 3, 2024

Staff Recommendation - Set date.

5. **Resolution: Salt Lake City Computers for the Community Program**

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment and consider adopting 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.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 20, 2024

Staff Recommendation - Set date.

6. **Ordinance: Form Based Zone Corrections Text Amendment**

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment and consider adopting 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. Petition No.:PLNPCM2024-00155.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 20, 2024

Staff Recommendation - Set date.

7. **Ordinance: Zoning Text Amendment to the D-1 Central Business District Zone**

The Council will set the date of Tuesday, August 20, 2024 at 7 p.m. to accept public comment and consider adopting 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 and Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, July 11, 2023 and Tuesday, August 20, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 3, 2024

Staff Recommendation - Set date.

8. **Ordinance: Zoning Map Amendment at Approximately 754 South State Street**

The Council will set the date of Tuesday, August 20, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of property at approximately 754 South State Street 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, Petition No.: PLNPCM2022-01109

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 and Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, July 11, 2023 and Tuesday, August 20, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 3, 2024

Staff Recommendation - Set date.

9. **Ordinance: Prohibiting Distribution Centers on the Former North Temple Landfill Site**

The Council will set to date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment and consider adopting an ordinance 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. Petition No.:PLNPCM2024-00226.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 20, 2024

Staff Recommendation - Set date.

10. **Ordinance: Zoning Text Amendment to Allow Single-Family Attached Dwellings in Select Commercial Zones**

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment and consider adopting an ordinance 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. Petition No.:PLNPCM2023-00894.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 20, 2024

Staff Recommendation - Set date.

11. **Ordinance: Projecting Business Signs Zoning Text Amendment**

The Council will set the date of Tuesday, August 13, 2024 at 6 p.m. to accept public comment and consider adopting an ordinance 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. Petition No.:PLNPCM2023-00996.

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 20, 2024

Staff Recommendation - Set date.

12. **Board Appointment: City and County Building Conservation and Use Committee – Mark Morris**

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

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Approve.

13. **Board Appointment: City and County Building Conservation and Use Committee – Caitlyn Barhorst**

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

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

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 9, 2024

Staff Recommendation - Approve.

14. **Board Reappointment: Appeals Hearing Officer – Matt Wirthlin**

The Council will consider approving the reappointment of Matt Wirthlin as an Appeals Hearing Officer for a term ending July 9, 2029.

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 - Tuesday, July 9, 2024

Staff Recommendation - Approve.

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to approve the Consent Agenda.

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

Final Result: 7 – 0 Pass

Council Member Petro clarified that the August 20, 2024 meetings would be moved to August 27, 2024. (Items J-7 and J-8.)

K. **ADJOURNMENT:**

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

Meeting adjourned at 8:58 pm.

Council Minutes Approved: September 3, 2024

RDA Minutes Approved:

City Council Chair – Victoria Petro

Redevelopment Agency Chair – Alejandro Puy

City Recorder

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