



SALT LAKE CITY COUNCIL AGENDA

FORMAL MEETING

October 1, 2024

Tuesday 7:00 PM

Council meetings are held in a hybrid meeting format. Hybrid meetings allow people to [join online](#) or in person at the City & County Building. Learn more at tinyurl.com/SLCCouncilMeetings.

Council Chambers
451 South State Street, Room 315
Salt Lake City, UT 84111
SLCCouncil.com

CITY COUNCIL MEMBERS:

Victoria Petro, Chair
[District 1](#)

Chris Wharton, Vice Chair
[District 3](#)

Alejandro Puy
[District 2](#)

Eva Lopez Chavez
[District 4](#)

Darin Mano
[District 5](#)

Dan Dugan
[District 6](#)

Sarah Young
[District 7](#)

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

WELCOME AND PUBLIC MEETING RULES

A. OPENING CEREMONY:

1. Council Member Chris Wharton will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. The Council will approve the work session meeting minutes of August 13, 2024, as well as the formal meeting minutes of August 13, 2024, and September 3, 2024, and the Truth in Taxation meeting minutes of August 13, 2024.
5. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall declaring the second Monday in October as Indigenous Peoples Day in Salt Lake City.

B. PUBLIC HEARINGS:

1. Capital City Revitalization Zone Participation Agreement, Project Area, and Citywide 0.5% Sales and Use Tax Follow-up

The Council will accept public comment on the proposed participation agreement and project area with the City and Smith Entertainment Group. The proposed participation agreement outlines how the City and SEG could utilize the proposed sales and use tax revenue to develop the project area. The Council voted to endorse the proposed participation agreement and project area on July 9, 2024, and submitted notice of the Council's endorsement to the Revitalization Zone Committee on August 30, 2024. The Revitalization Zone Committee approved the endorsed project area and participation agreement on September 17, 2024. The Council may consider adopting a resolution during the October 1 formal meeting approving the final proposed participation agreement and project area, and designating Smith Entertainment Group, LLC, as the project participant.

In addition, the Council may consider adopting an ordinance to impose a citywide 0.5% sales and use tax in connection with the proposed participation agreement, project area, and designation of Smith Entertainment Group, LLC as the proposed project participant. Section 63N-3-1306 of the Utah Code provides that if the Council approves the final participation agreement, the final project area, and designates a project participant, the Council will vote to impose a 0.5% citywide sales and use tax authorized by Utah law.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Close and consider options.

2. Grant Application: Lead Hazard Reduction Grant

The Council will accept public comment for a grant application request from the Community and Development, Housing Stability Division to Housing and Urban Development. If awarded, the grant would provide funding for lead-based paint mitigation for exterior paint windows, kitchen repairs and other work requiring lead-based paint mitigation. The grant would also fund one new full-time position and continue to fund two existing full-time positions.

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 - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

3. Ordinance: Northpoint Light Industrial Zoning Text Amendment

The Council will accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* creating a new section 21A.28.040 Northpoint Light Industrial (M-1A) Zoning District that aligns with the goals, policies and future land use recommendations established in the Northpoint Small Area Plan. The proposal would include providing an environment for light industrial, office, and research uses, while reducing the impact on adjacent agricultural and residential properties and native habitats. This is a City Council-initiated petition. Other sections of Title 21A – Zoning may also be amended as part of this petition. This project is within Council District 1. Petition No.:PLNPCM2024-00333.

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

Briefing - Tuesday, September 3, 2024

Set Public Hearing Date - Tuesday, September 3, 2024

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 15, 2024

Staff Recommendation - Refer to motion sheet(s).

4. **Ordinance: Zoning Map Amendment at Approximately 450 East 700 South**

The Council will accept public comment and consider adopting an ordinance that would amend the zoning of the property at approximately 450 East 700 South from RMF-35 (Moderate Density Multi Family Residential) to RMF-30 (Low-Density Multi Family Residential). The proposal would enable the construction of two new houses on the property in a configuration similar to how properties in the area would have been historically divided. There is a private easement intended to preserve an existing house on the property. As it is a private easement, the City does not have a legal interest in it. The project is located within Council District 4. Petitioner: Trevor Cell, property owner. Petition No.:PLNPCM2023-00452.

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

Briefing - Tuesday, September 3, 2024

Set Public Hearing Date - Tuesday, September 17, 2024

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 15, 2024

Staff Recommendation - Refer to motion sheet(s).

5. **Ordinance: Driveway and Loading Area Standards Text Amendments**

The Council will accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to driveway and loading area standards. The proposal would correct the identified issues, adequately address vehicular needs and support good urban design principles. Other sections of Title 21A may also be amended as part of this petition. Petition No.:PLNPCM2023-00937.

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

Briefing - Tuesday, September 10, 2024

Set Public Hearing Date - Tuesday, September 17, 2024

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 15, 2024

Staff Recommendation - Refer to motion sheet(s).

6. Ordinance: Monument Signs in Manufacturing Districts Text Amendment

The Council will accept public comment and consider adopting an ordinance that would amend section 21A.46.100 of the *Salt Lake City Code* pertaining to changing the number of monument signs permitted in Manufacturing Districts. The proposal would allow one monument sign for the first 100 feet of street frontage and one additional sign for every additional 250 feet of street frontage, with each sign separated by at least 150 feet.

Petitioner: YESCO Sign Company. Petition No.:PLNPCM2023-00970.

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

Briefing - Tuesday, September 17, 2024

Set Public Hearing Date - Tuesday, September 17, 2024

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 15, 2024

Staff Recommendation - Refer to motion sheet(s).

7. Ordinance: Text Amendment to Prohibit Demolition of Dwelling Units for Parking Uses

The Council will continue 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 the development of parking facilities. The proposal would prohibit the demolition of dwelling units for stand-alone parking uses and the expansion or modification of parking for existing uses unless it includes additional housing units. Other sections of Title 21A may also be amended as part of this petition.

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

Briefing - Tuesday, August 27, 2024

Set Public Hearing Date - Tuesday, August 27, 2024

Hold hearing to accept public comment - Tuesday, September 17, 2024 and Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 15, 2024

Staff Recommendation - Refer to motion sheet(s).

8. Ordinance: City-wide Text Amendment for Gas Station Standards

The Council will continue 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 the minimum distances that any gas station can be from a river, stream, or other water body, a park, or open space area over a certain size. The proposal would establish more stringent zoning standards for any gas station that is located in the secondary groundwater recharge area of the City and prohibit new gas stations that do not meet the proposed standards regardless of whether they are permitted or conditioned land use in an allowable zoning district. Petition No.:PLNPCM2023-00260.

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

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

Briefing - Tuesday, August 27, 2024

Set Public Hearing Date - Tuesday, August 27, 2024

Hold hearing to accept public comment - Tuesday, September 17, 2024 and Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 15, 2024

Staff Recommendation - Refer to motion sheet(s).

9. Ordinance: Budget Amendment No.1 for Fiscal Year 2024-25

The Council will accept public comment and consider an ordinance amending the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2024-25. The proposed amendment includes three new full-time employee positions in the Attorney's Office related to restructuring and moving the City Prosecutor's team, Fleet Block pre-development work and demolition, a new line of credit for the Airport Redevelopment Project, additional funding to several parks capital improvement projects and new ongoing funding for maintenance of Public Lands properties, among other items.

For more information visit tinyurl.com/SLCFY25.

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

Briefing - Tuesday, August 27, 2024; Tuesday, September 3, 2024; Tuesday, September 10, 2024; and Tuesday, October 1, 2024

Set Public Hearing Date - Tuesday, August 13, 2024 and Tuesday, September 17, 2024

Hold hearing to accept public comment - Tuesday, September 3, 2024 and Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 17, 2024

Staff Recommendation - Refer to motion sheet(s).

10. **2025-2026 U.S. Housing and Urban Development General Community Development Needs Annual Public Hearing**

The Council will accept public comment for the 2025-2026 U.S. Housing and Urban Development (HUD) General Community Development Needs. Each year Salt Lake City receives several million dollars of grant funds from HUD for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons With HIV/AIDS (HOPWA) programs. HUD requires an annual public hearing for the City to hear about community development needs from the public. This feedback helps to prioritize the grant funds between many competing needs.

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

Briefing - n/a

Set Public Hearing Date - Tuesday, September 17, 2024

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Refer to motion sheet(s).

C. **POTENTIAL ACTION ITEMS:**

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

The Council will 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; Tuesday, June 11, 2024; Tuesday, August 27, 2024; and Tuesday, October 1, 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 27, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

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

The Council will 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 27, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

D. COMMENTS:

1. Questions to the Mayor from the City Council.
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.)

E. NEW BUSINESS:

1. Resolution: Capital City Revitalization Zone – Final Participation Agreement, Final Project Area, Project Participant Designation

The Council will consider adopting a resolution approving the final Capital City Revitalization Zone Project Area and Participation Agreement between Salt Lake City and Smith Entertainment Group, LLC, and designating Smith Entertainment Group, LLC as the project participant. The proposed participation agreement outlines how the City and Smith Entertainment Group, LLC could utilize sales and use tax revenue to develop the project area.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

2. **Ordinance: Capital City Revitalization Zone – Imposing a 0.5% Citywide Sales and Use Tax**

The Council will consider adopting an ordinance establishing, approving, and levying a 0.5% citywide sales and use tax on eligible transactions identified in Utah Code 59-12-402.5 (Revitalization Tax). If approved, the Revitalization Tax will be imposed for a period of 30 years, beginning from the date of the first imposition of the tax, and shall be imposed in addition to any other sales and use taxes assessed in the City.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, October 1, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

F. UNFINISHED BUSINESS:

1. **Resolution: Updating Salt Lake City’s Collective Bargaining and Employee Representation Processes**

The Council will consider adopting a resolution that would update the City’s longstanding practice of recognizing the representation of eligible employee groups by labor organizations for the purpose of collective bargaining. It would authorize the continuation of this practice and make several adjustments including creating a process to determine whether a group of eligible employees should be represented by a different labor union or exclusive representative.

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

Briefing - Tuesday, September 3, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

2. **Ordinance: Economic Development Loan Fund - Exotic Fast Foods, LLC**

The Council will consider adopting an ordinance that would approve a \$100,000 loan for Exotic Foods, LLC, at 55 North Redwood Road from the Economic Development Loan Fund (EDLF). Exotic Foods, LLC is a restaurant specializing in Eurasian cuisine. This loan will assist in the creation of six new jobs in the next year and the retention of three current jobs.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

3. **Ordinance: Economic Development Loan Fund - City Cakes SLC, LLC**

The Council will consider adopting an ordinance that would approve a \$100,000 loan for City Cakes SLC, LLC, at 1860 South 300 West Suite D from the Economic Development Loan Fund (EDLF). City Cakes SLC, LLC is a bakery specializing in vegan and gluten-free options from cookies and cupcakes to wedding cakes. This loan will assist in the creation of four to six new jobs in the next year and the retention of eight current jobs.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

4. **Ordinance: Economic Development Loan Fund - Botanika SLC, LLC**

The Council will consider adopting an ordinance that would approve a \$100,000 loan for Botanika SLC, LLC, at 353 West 200 South from the Economic Development Loan Fund (EDLF). Botanika SLC, LLC is a small-scale grocer selling non-alcoholic wines and healthy foods. This loan will assist in the creation of one new job in the next year and the retention of one current job.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

G. CONSENT:

1. Ordinance: Salt Lake City International Center Maximum Fence Height Zoning Text Amendment

The Council will set the date of Tuesday, October 15, 2024 at 7 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 M-1 zoning districts of the Salt Lake City International Center. The proposal would increase the height of front yard fences from four feet to a maximum of six feet. Other sections of Title 21A may also be amended as part of this petition. Petition No.:PLNPCM2024-0080.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - Tuesday, October 1, 2024

Hold hearing to accept public comment - Tuesday, October 15, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 15, 2024

Staff Recommendation - Set date.

2. Mosquito Abatement District Property Tax Report

The Council will set the date of October 15, 2024 at 7 p.m. to accept public comment and consider a request by the Salt Lake City Mosquito Abatement District to increase property taxes. In keeping with State Code, the Mosquito Abatement District Board of Trustees will report to the appointing Legislative Body regarding their intent to levy a tax rate that exceeds the certified tax rate, resulting in a property tax increase to Salt Lake City residents in 2025. Following the City Council hearing, an additional hearing and vote will be held by the Salt Lake City Mosquito Abatement District Board of Trustees before the end of the year.

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

Briefing - n/a

Set Public Hearing Date - Tuesday, October 1, 2024

Hold hearing to accept public comment - Tuesday, October 15, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Set date.

3. **Board Appointment: Cultural Core Finance Committee – Seth Brown**

The Council will consider approving the appointment of Seth Brown to the Cultural Core Finance Committee Board for a term ending October 1, 2028.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Approve.

4. **Board Appointment: Library Board – Polina Konuchkova**

The Council will consider approving the appointment of Polina Konuchkova to the Library Board for a term ending June 30, 2027.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Approve.

5. **Board Appointment: Planning Commission – McCall Christensen**

The Council will consider approving the appointment of McCall Christensen to the Planning Commission for a term ending October 1, 2028.

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

Briefing - Tuesday, October 1, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Approve.

H. ADJOURNMENT:

CERTIFICATE OF POSTING

On or before 12:00pm Friday, September 27, 2024, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDY LOU TRISHMAN
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.