



SALT LAKE CITY COUNCIL

AGENDA

WORK SESSION

November 12, 2024

Tuesday 3:30 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 www.slc.gov/council/agendas.

Council Work Room
451 South State Street, Room 326
Salt Lake City, UT 84111
SLCCouncil.com

3:30 PM Work Session
Or immediately following the 2:00 PM
Redevelopment Agency Meeting

7:00 pm Formal Meeting
Room 315
(See separate agenda)

[Welcome and public meeting rules](#)

In accordance with State Statute and City Ordinance, the meeting may be held electronically. After 5:00 p.m., please enter the City & County Building through the main east entrance.

The Work Session is a discussion among Council Members and select presenters. The public is welcome to listen. Items scheduled on the Work Session or Formal Meeting may be moved and / or discussed during a different portion of the Meeting based on circumstance or availability of speakers.

The Website addresses listed on the agenda may not be available after the Council votes on the item. Not all agenda items will have a webpage for additional information read associated agenda paperwork.

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Note: Dates not identified in the project timeline are either not applicable or not yet determined. Item start times and durations are approximate and are subject to change.

Work Session Items

1. Ordinance: Jordan River Fairpark District Zoning Map & Text Amendment ~ 3:30 p.m. 45 min.

The Council will receive a briefing about a proposal that would amend the City's zoning ordinance by creating a new zoning district known as the Jordan River Fairpark (JRF) District at approximately 1500 West North Temple and bounded by the Jordan River, Redwood Road, North Temple, and Interstate 15. The proposal would rezone approximately 93 acres across 38 parcels into a single zone to support the area's redevelopment. The project is located within Council District 2. Petitioner: Snell & Wilmer, representing Larry H. Miller Development.

1. Zoning Map & Text Amendment: The JRF district would allow buildings up to 400 feet tall. No minimum lot size, setbacks, or open space requirements are proposed, and developments would be exempt from meeting the City's general plans.
2. Development Agreement: The proposed Development Agreement addresses access to the Jordan River, open space, roads, and infrastructure improvements and establishes review processes for development applications. Under new state law, an agreement must be reached by December 31, 2024, for expedited land use reviews related to a qualified stadium and related uses. If no agreement is made, the JRF District will not be subject to the City's zoning regulations.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - Tuesday, November 12, 2024

Hold hearing to accept public comment - Tuesday, November 19, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, December 3, 2024

2. Informational: Updates from the Administration ~ 4:15 p.m. 15 min.

The Council will receive information from the Administration on major items or projects in progress. Topics may relate to major events or emergencies (if needed), services and resources related to people experiencing homelessness, active public engagement efforts, and projects or staffing updates from City Departments, or other items as appropriate.

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

Briefing - Recurring Briefing

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

3. Resolution: Designating The Central Business Improvement Area and Appoint a Board of Equalization ~ 4:30 p.m.
10 min.

The Council will receive a briefing to announce the protest tally of property owners within the assessment area. If the protest tally is less than the threshold set in state law to prohibit a new three-year authorization, then the Council may consider two resolutions: one designating an assessment area for downtown economic promotion activities and holiday lighting to be known as the Salt Lake City, Utah Central Business Improvement Area from April 2025- April 2028 or CBIA25; and another appointing a Board of Equalization to hear and consider objections and corrections to proposed assessments; setting dates for when the Board will meet; and authorizing the City Recorder to publish and mail a Notice of Assessment and hearing dates.

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

Briefing - Tuesday, July 2, 2024 and Tuesday, November 12, 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, November 12, 2024

4. Resolution: Public Utilities Revenue Bonds, Series 2025 ~ 4:40 p.m.
20 min.

The Council will receive a briefing about a parameters resolution authorizing the issuance and sale of up to \$225,000,000 principal amount of Public Utilities revenue bonds, series 2025. The bond would finance a portion of water and sewer capital improvements, funding the City Creek Water Treatment Plant and the City's new water reclamation facility. The Council's action includes authorizing the execution of a supplemental indenture, a bond purchase contract, and other documents as required.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - Tuesday, November 19, 2024

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

TENTATIVE Council Action - Tuesday, November 19, 2024

5. Ordinance: Consolidated Fee Schedule Amendment Regarding the Utility Fee Waiver ~ 5:00 p.m.
10 min.

The Council will discuss adding language to the Consolidated Fee Schedule to allow the Department of Public Utilities to waive stabilization fees on certain accounts with non-

use.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, November 12, 2024

6. Ordinance: Temporary Closure of a Portion of 1000 West Between South Temple and Approximately 15 South 1000 West ~ 5:10 p.m.
20 min.

The Council will receive a briefing about an ordinance that would temporarily close a segment of 1000 West between South Temple and 15 South 1000 West to mitigate unsafe conditions. State law allows the City to temporarily close certain streets until the unsafe conditions are mitigated or up to two years, whichever is less. The Federal Railroad Administration has suspended the Woods Cross Quiet Zone after conducting an inspection and determining that safety systems and measures implemented at this crossing are inadequate. Temporarily closing this portion of the road will allow the City to make improvements to the crossing so that the Woods Cross Quiet Zone may be restored.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - Tuesday, November 12, 2024

Hold hearing to accept public comment - Tuesday, November 19, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 19, 2024

7. Council Discussion on Compensation Follow-up ~ 5:30 p.m.
20 min.

The Council will hold a follow-up discussion on compensation for City Council Members.

For more information visit tinyurl.com/CouncilCompensation.

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

Briefing - Tuesday, August 27, 2024; Tuesday, September 10, 2024; and Tuesday, November 12, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

8. Board Appointment: Arts Council – Cuauhtemoc Sandoval ~ 5:50 p.m.
5 min.

The Council will interview Cuauhtemoc Sandoval prior to considering appointment to the Arts Council Board for a term ending November 12, 2027.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, November 12, 2024

9. Board Appointment: Community Development and Capital Improvement Programs Advisory Board – Dallin Jones ~ 5:55 p.m.
5 min

The Council will interview Dallin Jones prior to considering appointment to the Community Development and Capital Improvement Program Advisory Board for a term ending June 7, 2027.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, November 12, 2024

10. Ordinance: Enacting Temporary Zoning Regulations TENTATIVE
20 min.

The Council will receive a briefing about an ordinance enacting a temporary zoning regulation authorizing the Volunteers of America Youth Resource Center at approximately 888 South 400 West to increase the maximum capacity up to 50 individuals, as long as the maximum occupancy meets building and fire code safety standards, until May 1, 2025.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, November 12, 2024

11. Informational: S-Line Conveyance of Significant Parcels Written Briefing

The Council will receive a written briefing about the process to transfer significant parcels of City-owned real property to the Redevelopment Agency (RDA). The RDA board approved conveying a portion of RDA property along Simpson Avenue to the City in exchange for property within Sugarmont Drive being conveyed from the City to the RDA. The City-owned properties were declared surplus by Real Estate Services on August 30, 2024. The property transfers are intended to facilitate an extension of the S-Line Streetcar to Highland Drive and an adjacent transit-oriented development.

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

Briefing - Tuesday, November 12, 2024

Set Public Hearing Date - Tuesday, November 12, 2024

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

TENTATIVE Council Action - n/a

Standing Items

12. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

13. 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.

14. Tentative Closed Session

The Council will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

- a. discussion of the character, professional competence, or physical or mental health of an individual;
- b. strategy sessions to discuss collective bargaining;
- c. strategy sessions to discuss pending or reasonably imminent litigation;
- d. strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:
 - (i) disclose the appraisal or estimated value of the property under consideration; or
 - (ii) prevent the public body from completing the transaction on the best

- possible terms;
 - e. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
 - (i) public discussion of the transaction would:
 - (A) disclose the appraisal or estimated value of the property under consideration; or
 - (B) prevent the public body from completing the transaction on the best possible terms;
 - (ii) the public body previously gave public notice that the property would be offered for sale; and
 - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;
 - f. discussion regarding deployment of security personnel, devices, or systems; and
 - g. investigative proceedings regarding allegations of criminal misconduct.
- A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Thursday, November 7, 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.