



SALT LAKE CITY COUNCIL AGENDA

WORK SESSION

November 19, 2024

Tuesday 2:00 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 www.slcc.gov/council/agendas.

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

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. Informational: Winter Shelter Plans Update** ~ 2:00 p.m.
15 min.

The Council will receive an update from the Administration on the state homeless winter shelter plans.

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

- 2. Ordinance: Jordan River Fairpark District Zoning Map & Text Amendment Follow-up** ~ 2:15 p.m.
30 min.

The Council will receive a follow-up 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 32 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.

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

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

Briefing - Tuesday, November 12, 2024 and Tuesday, November 19, 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

3. Ordinance: Zoning Map Amendment at 333 West 700 South ~ 2:45 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning map for a portion of the property at approximately 333 West 700 South. The property is currently “split-zoned” with one portion zoned CG (General Commercial) and the other zoned D-2 (Downtown Support). The request is to rezone the CG portion to D-2, so the entire parcel is within one zoning designation. The project is within Council District 4. Petitioner: TAG SLC, representing the property owner, Bestway Investors, LLC.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, November 19, 2024
Set Public Hearing Date - Tuesday, December 3, 2024
Hold hearing to accept public comment - Tuesday, January 7, 2025 at 7 p.m.
TENTATIVE Council Action - TBD

4. Ordinance: Zoning Map Amendment at 238 South Concord Street and 1255 West Pierpont Avenue ~ 3:05 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of the properties at approximately 238 South Concord Street and 1255 West Pierpont Avenue from R-1/5,000 (Single-Family Residential District) to RMF-30 (Low-Density Multi-Family Residential District). The stated intent of the proposed amendment is to build five to seven family-sized units on the property. The combined properties contain 0.25 acres with one single-family home. The project is within Council District 2. Petitioner: Anthony Wright, the property owner.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, November 19, 2024
Set Public Hearing Date - Tuesday, December 3, 2024
Hold hearing to accept public comment - Tuesday, January 7, 2025 at 7 p.m.
TENTATIVE Council Action - TBD

5. **Ordinance: Economic Development Loan Fund - GK Folks Foundation** ~ 3:25 p.m.
5 min

The Council will receive a briefing about an ordinance that would approve a \$250,000 loan for GK Folks Foundation at 1506 South Redwood Road from the Economic Development Loan Fund (EDLF). GK Folks Foundation is a non-profit organization for African immigrants and refugees that focuses on mental health awareness and educational and entrepreneurial resources. This loan will be used to create a community events center for the African immigrant and refugee community and assist in the creation of two new jobs 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, November 19, 2024
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - Tuesday, November 19, 2024

6. **Ordinance: Economic Development Loan Fund - HK Brewing Collective, LLC.** ~ 3:30 p.m.
5 min

The Council will receive a briefing about an ordinance that would approve a \$250,000 loan for HK Brewing Collective, LLC. at 307 Aspen Avenue from the Economic Development Loan Fund (EDLF). HK Brewing Collective, LLC. offers non-alcoholic kombucha, Han’s kombucha, and a taproom and bar experience. This loan will assist in the creation of ten new jobs in the next year and the retention of twenty current jobs.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, November 19, 2024
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - Tuesday, November 19, 2024

7. **Tentative Break** ~ 3:35 p.m.
20 min.

8. Ordinance: Budget Amendment No.2 for Fiscal Year 2024-25 ~ 3:55 p.m.
45 min.

The Council will receive a briefing about Budget Amendment No. 2 for the Fiscal Year 2024-25 Budget. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes creating a new fund dedicated to the Capital City Downtown Revitalization Zone sales tax, 12 new police officers partially funded by a Community Oriented Policing Services or COPS program grant from the U.S. Department of Justice, a donation from the University of Utah related to the construction of a baseball stadium at Sunnyside Park, and funding for the City's vehicle fleet, among other projects. The Council will also receive a presentation about the State Transit Transportation Investment Fund or TTIF and four capital projects receiving TTIF grants, including a multi-use trail on 400 South to better connect Poplar Grove and Downtown, among other projects.

For more information visit <https://tinyurl.com/SLCFY25>.

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

Briefing - Tuesday, November 19, 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, December 10, 2024

9. Informational: Review of 2025 Annual Meeting Calendar ~ 4:40 p.m.
15 min.

The Council will review the draft 2025 Annual Meeting calendar for the City Council, Redevelopment Agency, and Board of Canvassers.

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

Briefing - Tuesday, November 19, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

Standing Items

10. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

11. 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.

12. 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 14, 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.