

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, October 1, 2024

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, October 1, 2024.

The following Council Members were present:

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

The following Council Members were absent:

Darin Mano

Present Legislative Leadership:

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director

Present Administrative Leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Michelle Barney – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Isaac Canedo – Public Engagement Communication Specialist, Brian Fullmer – Public Policy Analyst, Ben Luedtke – Senior Public Policy Analyst, Nick Tarbet – Public Policy Analyst, Sylvia Richards – Public Policy Analyst, Scott Corpany – Staff Assistant

The meeting was called to order at 7:00 pm

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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.

Motion:

Moved by Council Member Dugan, seconded by Council Member Petro to approve August 13, 2024, Work Session minutes, August 13, 2024, and September 3, 2024, Formal Meeting minutes and August 13, 2024, Truth in Taxation Meeting minutes.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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.

Council Member Lopez Chavez read the resolution.

Shelby Chapoose (Executive Director of Indigenous Health and Wellness Connections) accepted the resolution stating numerous tribes formerly called the Salt Lake Valley “Many Homes” indicating they had always been here and thanked Council for acknowledging Salt Lake City was indigenous land. She stated she looked forward to assisting in the continuation of the progress the resolution would create and would like to acknowledge the education/work of her relatives and those who had come before her.

Council Member Puy spoke of his native ancestry, the importance of honoring the tribes of Utah and thanked City Officials for the resolution.

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to adopt Joint Ceremonial Resolution 32 of 2024, declaring the second Monday in October as Indigenous Peoples Day in Salt Lake City.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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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.

Nick Tarbet gave a brief overview of the agreement.

Scott Johnson gave a brief overview of his career in finance, asked Council to delay the decision on the proposal due to tax elasticity of border sales; spoke to how the tax increase would drive people to shop outside of the area affected by the tax increase resulting in issues for all Salt Lake City residents; stated the decision was rushed and more time should be given to study the impacts of the tax increase on the economics of Downtown Salt Lake City.

Natalie Gochmour spoke in support of the proposal, tax increase and benefits of the agreement; asked the community to support the proposal.

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Partick Zunk spoke in opposition to the proposal; stating it was not reasonable to expect people, with no interest in the areas activities, to support the development; it should not be on the shoulders of the residents of Salt Lake City to line the pockets of a developer and asked Council to vote against the proposal.

Rocky Anderson stated there were times when it was okay to make decisions that may upset powerful people, most residents were opposed to the proposal, the Planning Commission had forwarded a negative recommendation to City Council; 96% of residents were opposed to the development and tax increase as stated in a newspaper poll; asked if the Council was going allow a developer to take control of downtown Salt Lake City and stated if the Council voted to move forward with the development, residents would start a petition to overturn the ordinance.

Jani Iwamoto spoke to the impact the proposal would have on Japantown; Mike Maun (project developer) had listen and continued the dialog with Japantown and thanked the Mayor and City Council for working to preserve/ lessen the impact to Japantown.

Andrew Marwick stated Salt Lake was following in Arizona's footsteps, the rushed timeline was risky and needed more review, and taxpayers should be given the chance to vote on the issue.

Jessica Thesing (Downtown Alliance & Chamber of Commerce) spoke to the nature of both the Downtown Alliance and the Chamber of Commerce; stated both entities supported the proposal and felt the development would benefit the downtown culture; requested the Council approve the participation agreement.

Brandon Fugal (Utah Opera & Utah Symphony) stated the development was a legacy opportunity for Salt Lake City, the Olympics would be returning soon, it was critical to establish a thriving downtown and the proposal would benefit the State of Utah not just Salt Lake City for generations.

Jeanette Bennett spoke in support of the proposal, stating she knew the owners of the development companies; their character and dedication to the growth of Salt Lake City and that they wanted to create a strong downtown that would last for generations.

Melva Sine (Utah Restaurant Association) asked for prayers for those affected by the recent hurricanes and tornadoes; spoke in support of the proposal as it would bring people to downtown Salt Lake City and expressed belief in the developers and their knowledge of the economics of the city.

Stewart Barlow (Utah State Representative, Utah Symphony) spoke to the reason for the rushed nature of the plan, the need to have something great such as the development to help stimulate the populace for the next generation; explained that outlying communities could reach Salt Lake City in a matter of minutes and that the developments programs would not only touch Salt Lake City residents but would affect residents statewide.

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Ryan Barclay (Impact Utah) stated the merits and value of a professional sports team were well documented, where the sports team was located mattered, the economic health of Salt Lake was important to the entire state, the benefits of the participation agreement would be felt statewide and Impact Utah supported the proposal.

Chris Nelson (University of Utah) spoke in support of the proposal; stated the job potential opportunities would be a great benefit to the city, thanked City and State leaders for all their work on the project, and looked forward to continued relationships.

Steve Price spoke to his community involvement, the existing art district and addition of a sports district to the downtown; stated it was vital and the time to move with what it could be; this was an important project and time to complete it.

Jeff Novak spoke in opposition to the sale tax increase, with the Olympics coming in a few years the State Legislature, LDS church, and Federal Government would be allocating funds for the Olympics and the project could be completed with that funding therefore, a tax increase was not necessary.

Steve Brosvik (Utah Symphony & Utah Opera) spoke to the conversations to protect Abravanel Hall; stated the hall should be preserved and funding was needed for ongoing maintenance/repairs, Utah Symphony & Utah Opera supported the proposal and being a part of the plan.

Christian Harrison (Downtown Community Council) stated if a tax increase was inevitable the following items needed to be included in the plan: a contingency plan for funding shortfalls, an eighteen hour transit plan, street activation along the perimeter of the development, not just interior, Japantown design and restoration, residential/affordable housing including a rec-center, and allow community member involvement in the design.

Brent Koga (Salt Lake Buddhist Temple) stated the Salt Lake Buddhist Temple and the Japanese Church of Christ needed to be protected, options to load and unload semi-trucks in front of the churches should be eliminated from any plan or ordinance and members of the churches should be actively involved in the development/planning process not after decisions were made.

Lani Poulson spoke to the importance of Abravanel Hall and its preservation, asked if funding for improvements and maintenance of the hall would come from the City or the County, asked who was providing funding for the development project when there was no money to fix the important issues the City currently faced; stated if residents were going to pay the tax increase they should be the ones benefiting from the cost, not the developer.

DeEtta Barta spoke to the impact of the sales tax on the elderly residents of the city, stating everything was getting more expensive and taxes were getting out of control.

Allia DeAngels stated people were getting over taxed and prices for everything were getting too expensive; if the development was so important then the entire state should

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help pay for it not just Salt Lake City; expressed concern that the proposal would set a precedent for other developers to ask for similar deals and asked the Council to study cities that did not allow similar deals to learn how those city's achieved large developments.

Forbel Slater (Granary District Alliance) stated the revitalization district should be put on the ballot for residential vote; the Utah Jazz did not have a great record last year and yet a large amount of people moved into the state so apparently the Jazz did not effect of people coming to Utah; the plan was rushed and needed further review to indicate where the money should be spent.

Christian Gardner spoke in support of the plan, the Jazz were an integral part of Salt Lake City; the alternative was much worse, everyone had seen the results of businesses moving out of downtown; losing more businesses would leave large voids that could not be filled and asked Council to please support the proposal.

Michele Corigliano (Salt Lake area Restaurant Association) spoke in support of the proposal, stating since COVID the downtown environment had died other than on convention days; the proposal would revitalize downtown and give locals a reason to visit.

Bob Minton (Introduced himself as Henry Morini) spoke in opposition to the proposal because of the developers religion. and expressed opinions on Scientology and Mormon practices, Ernst and Young and was opposed to Predatory behavior.

Council Member Wharton called to order asked the Bob Minton to stay on the topic of the public hearing

Jim Webster spoke to preserving Abravanel Hall and the need to complete deferred maintenance, the proposal needed a fail-safe component, something that would guarantee the Jazz would stay in Salt Lake City.

Ryan Fish spoke in support of the tax increase because the future of Salt Lake City depended on it.

Karen Wyatt spoke to the uncertainty the proposal had brought for the Utah Symphony and promises of preservation of Abravanel Hall; asked for clarification on who would operate Abravanel Hall if it was included in SEG's lease and who would be responsible for maintaining the building after the district was created.

Trey Imamura (Buddhist Temple) thanked Council and the Mayor for all the work that had gone into protecting/including the Buddhist Temple in the proposal; spoke in support of the project and the importance of keeping Japantown and Buddhist Temple part of the discussion.

Michael Parker (Utah Impact Partnership) spoke in support of the proposal and encouraged continued conversations that worked toward future goals to improve the city.

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Ryan Ritchie spoke in support of the proposal; stating it was a unique opportunity for Salt Lake City; asked what would happen if the Jazz left, the City would be missing the opportunity to bring people downtown if they didn't move forward with this proposal and grow the city.

Barnes spoke to residents' concerns regarding subsidizing developers pockets, sales taxes were supposed to be used for certain items not for development; revitalization needed to be something that had to do with people not buildings.

Julian Jurkoic (Sweet Streets Salt Lake City) spoke to the contentious nature of the issue; urged Council to review the proposal carefully, include public transit in the design, allowing visitors to eat, shop and experience what the city had to offer.

Ryan Beck stated this was the best representation of the democracy in his lifetime, what other process would one want than what was presented, the process worked, cities had to evolve and grow; what more could be asked for than what was being presented, it was a great gift to Salt Lake City.

Rigo Ramirez (Local 801 Carpenters Union) spoke to the impact the sales tax increase would have on the carpenters in Utah if they were not able to work on the projects the development brought in, the developer needed to use respectable contractors that supported the people of the city.

Emma Marshall expressed excitement over the hockey team coming to Salt Lake City and reviewed findings proving the proposal would not be profitable as predicted.

Eric Valchuis expressed concerns over the sales tax increase; stated investment in sports stadiums rarely brought in profits for cities, affordable housing would be affected by the proposal and urged the Council to look at viable alternatives for residents.

Monica Hilding urged Council to take time to review the proposal; stating not everything needed to change; think about who benefited most from the proposal, most residents of Salt Lake would/could not attend the Jazz or Hockey games.

JT Martin spoke to projects that were completed when he was a member of the Salt Lake City Council and urged the Council to understand the proposal; stating it did not subsidize billionaires, the City had many capital improvement needs and the only way those could be done was with sale tax funds; urged Council to do the research, allow Japantown to regain its pride and be protected and understood.

Kate Little spoke in opposition of the tax increase as there were too many unanswered questions, such as where was the remaining \$300 million going and what would it be spent on; there were still concerns over language in the proposal and items were not clear; asked Council to continue the public hearing to allow further clarification.

Stephanie Irvin (Break Sports Grill) spoke to the benefits of being neighbors with the Delta Center but asked Council to consider small businesses during construction; ensure

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the contract plans took business hours and access into consideration for those that would be in operation while construction was happening around them.

Council Member Lopez Chavez thanked everyone for speaking to the proposal; stated every comment was taken into consideration and assisted the Council in making their decision.

Motion:

Moved by Council Member Petro, seconded by Council Member Young to close the public hearing.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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.

Sylvia Richards presented a brief overview.

There were no public comments for this item.

Motion:

Moved by Council Member Dugan, seconded by Council Member Petro to close the public hearing and refer Item B-2 to a future Consent Agenda for action.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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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).

Nick Tarbet presented a brief overview.

Denise Payde spoke regarding the large warehouses that were constructed in her neighborhood, everything Council promised had not been fulfilled and her beautiful neighborhood was destroyed.

Cindy Cromer reviewed the history of the North Pointe Small Area Plan, the impacts to the residents and how the plan could have been improved.

Nichole Solt stated the City forgot there were people in the area that were trying to protect the land, the damage that was done to her personal property had yet to be repaired, and the development was destroying precious agricultural property that created safety issues.

Council Member Petro reviewed the business park zoning in place when the development began on the property that allowed the progress of the development to move forward, the history of the development process and how she personally had fought to change the business park zoning designation to remedy the development issues for the area.

Council Member Lopez Chavez thanked Council Member Petro for her hard work on the plan and the protections put in place along the Jordan River.

Council Member Puy commended Council Member Petro on her work ethic and dedication to the residents of Salt Lake City.

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Motion:

Moved by Council Member Petro, seconded by Council Member Puy to close the public hearing and defer action to a future Council meeting.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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).

Brian Fullmer presented a brief overview.

There were no public comments for this item.

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to close the public hearing and adopt Ordinance 69 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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

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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).

Brian Fullmer presented a brief overview.

There were no public comments for this item.

Motion:

Moved by Council Member Dugan, seconded by Council Member Petro to close the public hearing and adopt Ordinance 70 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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).

Brian Fullmer presented a brief overview.

There were no public comments for this item.

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to close the public hearing and adopt Ordinance 71 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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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).

Brian Fullmer presented a brief overview.

Jane Doe stated it was important to ensure parking was still available.

Julian Jurkoic spoke in support of the proposal and stated there were too many parking lots in Salt Lake City.

Monica Hilding spoke in support of the proposal, asked the Council to think of the Rio Grande plan and stated housing should never be removed to create a parking lot.

Council Member Lopez Chavez spoke to the number of parking lots in Council District 4 that could be used for urban development.

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to close the public hearing and adopt Ordinance 72 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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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).

Brian Fullmer presented a brief overview.

Julian Jurkoic expressed support of the proposal.

Motion:

Moved by Council Member Young, seconded by Council Member Dugan to close the public hearing and defer action to a future Council meeting.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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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).

Ben Luedtke gave a brief overview of the budget amendment.

There were no public comments for this item

Council Member Young thanked the Council for their support of the Sugar House projects.

Council Member Lopez Chavez thanked Council Member Young for her work in Sugar House and reminded the Council of the projects that were forthcoming.

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Motion:

Moved by Council Member Young, seconded by Council Member Petro to close the public hearing and adopt Ordinance 73 of 2024, amending the Fiscal Year 2025, final budget of Salt Lake City including the employment staffing document only for items as shown on the motion sheet.

Items listed below for reference:

I-8: Additional Funding for Governmental Immunity Claims (\$450,000 one-time from Governmental Immunity Fund)

I-9: Economic Promotion Related to Sugar House Road Construction Mitigation (\$50,000 onetime from General Fund Balance)

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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).

Ben Luedtke presented a brief overview if the proposal.

Julian Jurkoic stated property owners would like more options for accessory dwelling units in the city.

Motion:

Moved by Council Member Dugan, seconded by Council Member Petro to close the public hearing.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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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).

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to adopt Ordinance 74 of 2024, subject to the applicant executing the development agreement attached to the ordinance.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

Council Member Lopez Chavez thanked the Applicant for their willingness to enter into a development agreement and move forward with the project.

Council Member Puy stated sometimes through difficult discussions, great projects come to life, the activation of the surrounding streets would be a great aspect of the project and expressed excitement for the project to move forward.

Council Member Young stated the theme for the night's meeting was hard fought victories and thanked the applicants for working so hard to create great development.

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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).

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to adopt Ordinance 75 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

Council Member Lopez Chavez expressed excitement over the development and the services it would provide for the community.

D. COMMENTS:

1. Questions to the Mayor from the City Council.

There were no comments or questions were asked.

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 Wharton reviewed the rules of decorum.

Jane Doe (Audit LA) stated public comments should be at the first of the meeting, spoke to issues with the Church of Scientology in Los Angeles.

Scott Johnson spoke to economics, giving an example of a friend living in Salt Lake City and how the proposed tax increase would affect people in the entertainment district causing them to shop in other areas of the city not in their neighborhood.

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Cheneil Hall asked the Council Members to read a sign that read “It was okay to be gay”, spoke to issues with the Church of Scientology and warned the Council of growing issues with Scientology.

Debbie H spoke to issues with the Church of Scientology and warned the Council of the practices of Scientology.

Mona M spoke to issues with the Church of Scientology and warned the Council of the practices of Scientology.

Julian Jurkoic asked Council to review the possibility of installing 4-way stops at 600 South/500 South and 700 East/800 East, stating the areas were unsafe for pedestrians to cross the street and the speed limit was not respected, 4-way stops would improve overall safety in the area.

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).

Katie Lewis reviewed the exhibits in the Staff Report and clarified that the final agreement included the development areas Council Members approved in July.

Jennifer Bruno stated the corrected pages of the proposal would be uploaded to Primegov / OneMeeting software.

Council Member Petro stated it was easy to be on the outside looking in when it came to the project, it was some of the hardest work she had done in her life, the final product was something that was great for the city, however it was not about NHL or an arena, and it would continue to take work to ensure everything that was promised came about; it was for Salt Lake City, and County relationships and preservation of the arts; fail safes

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were included in the proposal and overall it was a labor of love. Council Member Petro read a letter from Salt Lake County Mayor Jenny Wilson regarding Abravanel Hall.

Council Member Puy stated the sale tax increase would not include groceries items, although it would affect everyone in some way, the success of the city was attached to downtown and if downtown died it was the death of everyone's dreams; it was the time to solve the issue that were left from times past and resolve bad decisions, bring justice to Japantown and bring more conventions to Salt Lake, to give the residents of Salt Lake more opportunities with this investment to our future and the agreement would provide funding for affordable housing allowing generations to live in the city.

Council Member Wharton thanked everyone that commented on the project, specifically those who were skeptical of it, which helped the Council craft a better product; stated there were a lot of variables Council could not control or choose but was proud of what they could control and choose; reviewed the protections put in place, encouraged everyone to read the agreement and understand it was an investment for art, family housing, job opportunities, and preservation; and stated right now it might not look like much but it was much more than just an arena.

Council Member Lopez Chavez spoke to the significance of the decision in front of the Council, the benefits the proposal would have for the community; thanked Council Members for working diligently and continuing to shape the investment, stated she would be voting in favor of the plan and invited the public to take part in the entertainment district.

Council Member Dugan stated the participation agreement took everyone including the public to construct the design provided walkability to all areas of the district and would be engaging; expressed appreciation for all the input and comments that helped achieve the final product.

Council Member Young stated the process had affected everyone across the city, decisions about money were not easy, read questions that were discussed as the proposal was considered and tonight was about saying yes to a vision that accomplished goals, that created a Salt Lake City everyone could benefit from, protection for Abravanel Hall, renovations for Japantown, art programs and a thriving downtown were all necessary for the success of Salt Lake City.

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Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Petro to adopt Resolution 31 of 2024, 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.

I further move that as the City Council recognizes the importance of Abravanel Hall as a cultural and architectural icon in the City's cultural and entertainment scene, and its significant role in the future of the Sports, Entertainment, Culture and Convention District. The City will continue to collaborate with the County, SEG, and other stakeholders, and develop a comprehensive plan for the preservation, renovation, and ongoing operation of Abravanel Hall at its current location.

I further move we recognize the value and importance of Utah Museum of Contemporary Art and look forward to its continuing contribution to the district.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **Final Result:** 6 – 0 Pass

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).

Motion:

Moved by Council Member Petro, seconded by Council Member Lopez Chavez to adopt Ordinance 68 of 2024, establishing, approving, and levying a 0.5% citywide sales and use tax on eligible transactions identified in Utah Code 59-12-402.5. AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

F. UNFINISHED BUSINESS:

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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).

Motion:

Moved by Council Member Petro, seconded by Council Member Lopez Chavez to adopt Joint Resolution 33 of 2024, updating the City's processes for collective bargaining and employee representation.

I further move that the Council requests the Administration provide a public briefing to the Council clarifying the City's collective bargaining process, MOUs, state law, and related legal concepts. The Council intends that the revised collective bargaining resolution does nothing to invalidate existing MOUs, the opportunity to negotiate new agreements, or other requirements under the law. Conversations will continue between the City and recognized bargaining units.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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

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TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Petro to adopt Ordinance 76 of 2024, approving a \$100,000 loan for Exotic Fast Foods, LLC, from the Economic Development Loan Fund.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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).

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to adopt Ordinance 77 of 2024, approving a \$100,000 loan for City Cakes, LLC, from the Economic Development Loan Fund.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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

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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).

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Petro to adopt Ordinance 78 of 2024, approving a \$100,000 loan for Botanika SLC, LLC, from the Economic Development Loan Fund.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

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

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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.

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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.

Motion:

Moved by Council Member Petro, seconded by Council Member Dugan to approve the consent agenda.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Sarah Young, Eva Lopez Chavez, Victoria Petro **ABSENT:** Darin Mano **Final Result:** 6 – 0 Pass

H. ADJOURNMENT:

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Meeting adjourned at 10:06 pm

Minutes Approved: December 3, 2024

City Council Chair Victoria Petro

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 Formal meeting held Tuesday, October 1, 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.