

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, December 3, 2024

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, December 3, 2024.

The following Council Members were present:

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

The following Council Members were absent:

Eva Lopez Chavez

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, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Ben Luedtke – Senior Public Policy Analyst, Nick Tarbet – Public Policy Analyst, Scott Corpany – Staff Assistant, Austin Kimmel – Public Policy Analyst

The meeting was called to order at 7:01 pm.

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A. OPENING CEREMONY:

1. Council Member Victoria Petro will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. The Council will approve the work session and formal meeting minutes of October 1, 2024.

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to approve the work session and formal meeting minutes of October 1, 2024.

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

ABSENT: Darin Mano, Eva Lopez Chavez

Final Result: 5 – 0 Pass

B. PUBLIC HEARINGS:

1.

Resolution: Public Utilities Revenue Bonds, Series 2025

The Council will accept public comment for 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.

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Austin Kimmel provided a brief introduction to the item.

There were no public comments.

Motion:

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

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

ABSENT: Darin Mano, Eva Lopez Chavez

Final Result: 5 – 0 Pass

2.

S-Line Conveyance of Significant Parcels Public Hearing

The Council will accept public comment for 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.

Ben Luedtke provided a brief introduction to the item.

There were no public comments.

Motion:

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

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

ABSENT: Darin Mano, Eva Lopez Chavez

Final Result: 5 – 0 Pass

3.

Ordinance: Budget Amendment No.2 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 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

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Transportation Investment Fund or TTIF and four capital projects receiving TTIF grants, including a multiuse trail on 400 South to better connect Poplar Grove and Downtown, among other projects.

For more information visit tinyurl.com/SLCFY25.

Ben Luedtke provided a brief introduction to the item.

Chris Norwood was called to speak but did not have comments for this item.

Almaida Yanagui was called to speak but did not have comments for this item.

Motion:

Moved by Council Member Dugan, seconded by Council Member Wharton to close the public hearing and refer the item to a future date for action.

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

ABSENT: Darin Mano, Eva Lopez Chavez

Final Result: 5 – 0 Pass

4.

Ordinance: Jordan River Fairpark District Zoning Map & Text Amendment

The Council will continue to accept public comment and consider adopting an ordinance 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. Petition No.: PLNPCM2024-00982.

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>.

Nick Tarbet provided a brief introduction.

Bill Crim spoke regarding positive experiences working with Larry H. Miller (LHM) Companies and Gail Miller families, to their commitment of being good partners to the Salt Lake community.

Andrew Marwick spoke to the Fairpark and Power District being prime sites between

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downtown SLC and the Airport, was in favor of the proposed amendment, but opposed to excessive subsidies for a baseball stadium.

Bernie Hart was called to speak but remained silent at the podium for the duration of his time.

Erik Roan spoke to the history and collaboration with the Larry H. and Gail Miller families and their contributions to the Salt Lake community.

Jenny Mayer-Glenn spoke in support of the proposed ordinance and expressed the importance of the community's needs being heard.

Kevin Parke expressed excitement for the proposed development and concerns regarding affordability, crime, and homelessness in the area.

Jason Wessel, representing the Westside Coalition, expressed optimism for the proposed development and concerns for affordability for families of the westside.

Courtney Reeser, Vice Chair of Rosepark Community Council, spoke in support of the proposed development, expressed concerns regarding the affordability of activities and housing.

David Galvan spoke regarding the potential economic opportunities of the proposed development and hopes that the project reflected the needs of the community.

Jennifer Nuttall spoke in support of the ordinance, positive experiences with LHM and their contributions to the local community.

Josh Caldwell spoke in support of the proposal and the positive impacts to the city and local community.

Thomas Stewart spoke to the importance of the proposal providing equitable/affordable housing and home ownership.

Thom Carter, representing Rocky Mountain Power, spoke in support of the zoning request and the positive impacts of the proposal to the westside community.

Westin Porter spoke to the positive potential of the proposal and urged thoughtful consideration to preserve and support existing community assets.

Almaida Yanagui spoke to the importance of the local voices of the community being heard regarding the proposed development.

Daniel Strong spoke to the collaborative discussions between the state, City, and developer and the positive impacts the proposed development could bring.

Council Member Puy thanked the public for their comments and looked forward to the

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continued work by the developers, City, and community for a positive outcome.

Council Member Petro expressed enthusiasm about the developer and their forethought regarding the proposed development and to her duty to diligently represent her neighbors of the westside on this important issue.

Council Member Wharton thanked those who spoke and were present from the Guadalupe neighborhood (adjacent to the proposed development), expressed the importance of their voices being heard in all considerations for the development.

Council Member Mano joined the meeting during this item.

Motion:

Moved by Council Member Dugan, 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, Darin Mano, Sarah Young, Victoria Petro

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

5.

Ordinance: Temporary Closure of a Portion of 1000 West Between South Temple and Approximately 15 South 1000 West

The Council will continue to accept public comment and consider adopting 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.

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

Nick Tarbet provided a brief introduction.

Heather Bogden, Madeline West, and John Hoff spoke in support of the proposed closure citing reasons of noise pollution, loss of sleep, and severe quality of life issue.

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to close

the public hearing and adopt Ordinance 90 of 2024, temporarily closing a portion of 1000 West between South Temple and approximately 15 South.

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

C. POTENTIAL ACTION ITEMS:
NONE.

D. COMMENTS:

1. Questions to the Mayor from the City Council.

There were no questions for the Mayor.

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.)

Anne Ruth Isaacson spoke to developer-owned abandoned buildings around Salt Lake City and their problems with arson, broken windows, and squatters.

Andrew Marwick spoke on comparisons and benefits between the Rio Grande Plan and the Smith Entertainment Group (SEG) proposal for the Delta Center/Entertainment district.

Ben Engel spoke regarding being in favor of the proposed changes to Title 18 (imposing fines for developers), but said more needed to be done to keep abandoned buildings safe.

Marv Hamilton thanked and congratulated the City for being certified as a Welcoming City.

Bernie Hart spoke to issues facing the homeless in Salt Lake City.

Hilary Jacobs spoke regarding a petition by city residents to protect the foothills of Salt Lake City.

Cheneil Hill spoke regarding the negative influences of the Church of Scientology.

Debbie S. spoke regarding the negative influences of the Church of Scientology.

Mona M. spoke regarding the negative influences of the Church of Scientology.

Chris Norwood spoke to issues regarding the 800 East Byway Project, amenities not

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being as promised in the plan, specifically the roundabouts and curb bulb-outs.

Oswaldo Ponce de Leon Landa spoke to Governor Cox's announcement to aid the escalation of deportations with the incoming presidential administration and expressed concern regarding the safety of immigrants in Salt Lake City.

E. NEW BUSINESS:
NONE.

F. UNFINISHED BUSINESS:
NONE.

G. CONSENT:

1. Ordinance: Zoning Map Amendment at 333 West 700 South

The Council will set the date of Tuesday, January 7, 2025 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning map for a portion of the property located 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. Petition No.: PLNPCM2023-00923.

For more information visit tinyurl.com/333W700SRezone.

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

Staff Recommendation - Set date.

2. Ordinance: Zoning Map Amendment at 238 South Concord Street and 1255 West Pierpont Avenue

The Council will set the date of Tuesday, January 7, 2025 at 7 p.m. to accept public comment and consider adopting an ordinance 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. Petition No.: PLNPCM2024-00389.

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 - Tuesday, January 21, 2025

Staff Recommendation - Set date.

3. **Board Reappointment: Appeals Hearing Officer – Mary J. Woodhead**
The Council will consider approving the reappointment of Mary J. Woodhead as an Appeals Hearing Officer for a term ending December 3, 2029.

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

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, December 3, 2024

Staff Recommendation - Approve.

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Motion:

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

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

H. ADJOURNMENT:

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Meeting adjourned at 8:25 pm.

Minutes Approved: February 4, 2025.

City Council Chair – Chris Wharton

City Recorder – Keith Reynolds

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, December 3, 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.