

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, November 19, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, November 19, 2024.

The following Council Members were present:

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

Present Legislative leadership:

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director

Present Administrative leadership:

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, Scott Corpany – Staff Assistant, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Nick Tarbet – Senior Public Policy Analyst, Nick Norris – Planning Director, Andrew Johnston – Director of Homelessness Policy and Outreach, Linda Sanchez – Administrative Assistant, Kelsey Lindquist – Senior Planner, Roberta Reichgelt – Business Development Director, Lindsey Nikola – Deputy Chief of Staff, Megan Yuill – Deputy Chief Administrative Officer, Jon Larsen – Transportation Director, Andrew Hulka – Principal Planner, Amanda Roman – Senior Planner, Olivia Cvetko – Principal Planner, Austin Kimmel – Public Policy Analyst, William Wright – Economic Development Project Manager

The meeting was called to order at 2:05 p.m.

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.

Andrew Johnston provided information regarding Homeless Resource Center utilization, Encampment Impact Mitigation (EIM)/Rapid Intervention (RIT) updates, Point in Time Count, overflow and Code Blue beds, storage options for homeless individuals, and expectations for Code Blue facilities.

Council Requests

Council Member Lopez Chavez requested information on how many clean ups were related to abandoned belongings (not camps) of homeless individuals and if dedicated storage facilities were being utilized.

- 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>.

Nick Tarbet, Nick Norris, Amanda Roman, Kelsey Lindquist, and Council Members discussed open space requirements, design standards, building height, setback requirements, building height and walkways, and land uses.

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Straw Poll: Support for maintaining the city standard of 10% and to the applicant’s intention to provide up to 18% for open space, with an emphasis on accessibility. All Council Members present were in favor with Council Member Young absent for the poll.

Straw Poll: Support for requiring design standards for public streets in the development area and removing the stadium and Jordan River from the requirement. All Council Members present were in favor with Council Member Young absent for the poll.

Straw Poll: Support for staff’s proposed language (no building/structure over 60-feet is permitted unless the FAA issues a “determination of no hazard to air navigation” for said building”). All Council Members present were in favor.

Straw Poll: Support for a maximum set back of 15-feet from all streets and publicly accessible open spaces. All Council Members present were in favor.

Straw Poll: Support for 20-foot minimum width mid block walkways for buildings over 200-feet in height. All Council Members present were in favor.

Straw Poll: Support for allowing building/structures extra height over 200 feet with open space requirement of 500 square foot minimum. Council Members Mano, Puy, Wharton, Petro, Dugan and Young were in favor, with Council Member Lopez Chavez undecided.

Straw Poll: Support for Staff’s proposed language for “flex space” (“a structure containing both (i) a retail or office use at the front of the structure for employees or public and (ii) space for assembly, processing of goods and materials, or fabrication use. Activities occurring within a flex space do not ordinarily create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot containing such use”) and be addressed through development agreement (not through zoning). All Council Members present were in favor.

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.

Brian Fullmer provided an introduction to the briefing.

Andy Hulka provided information regarding request details, property details, zoning

district comparisons, Planning Commission and Planning Staff recommendations for the project.

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.

Brian Fullmer provided an introduction to the briefing.

Olivia Cvetko provided information regarding request details, property details, and building type comparisons between the current and proposed zoning districts.

Anthony Wright (applicant/property owner) stated the RMF-30 zone was greatly needed for the area, expressed excitement for positive infill development throughout the city, and thanked the Council for the opportunity.

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.

Austin Kimmel provided an introduction to the briefing.

William Wright said the company planned to use the loan to provide event space for immigrant and refugee communities and for the support of two new jobs.

Ordinance: Economic Development Loan Fund - HK Brewing ~ 3:30 p.m.

6. Collective, LLC. 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.

Austin Kimmel provided an introduction to the briefing.

Roberta Reichgelt provided background/history of the company, describing how the program impacted the community.

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>.

Council Members Young and Puy were not present for this item after returning from the break.

Council Members, Ben Luedtke, Mary Beth Thompson, and Jennifer Bruno discussed the following items requiring straw polls (Section A) as well as Council added items (Section I).

Item A-1 – Purchase Additional City Fleet Vehicles (\$3.9 M one-time from Fund Balance).

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Straw Poll: Support for item A-1. All Council Members present were in favor with Council Members Puy and Young absent for the poll.

Item A-3 – Community Oriented Policing Services or COPS Hiring Grant from the U.S. Department of Justice for two new sergeants and 10 new police officers (\$1 M from Nondepartmental Holding Account and \$617,673 from General Fund Balance of which \$689,953 is ongoing).

Straw Poll: Support for item A-3, \$787,000 for new police vehicles and early job advertising for new officers. All Council Members present were in favor with Council Members Puy and Young absent for the poll.

Item A-4 – Vehicles, Equipment, and Related Police Officer costs not covered by the Homeless Shelter Cities State Mitigation Grant (\$877,832 one-time from General Fund Balance of which \$498,692 is ongoing).

Straw Poll: Support for item A-4. All Council Members were in favor with Council Member Puy absent for the poll.

Item I-1 – City Hall Physical Security Improvements Holding Account Release

Item I-2 – Request to Reappropriate Funds for Reconnecting Communities Federal Grant for Local Match (\$1.24 M – Funding Our Future’s (FOF) Fund Balance)

Item I-3 – Ivory University House Student Housing Project (\$350,000 from Funding Our Future for year one/FOF Housing Allocation to Community and Neighborhoods for Years two through five)

Item I-4 – Public Utilities Stabilization Fee Waiver for Instances of Non-use

Jon Larsen provided information regarding local transportation projects that would enhance transit and first/last mile connections to transit and were funded by state grants, including the Neighborhood Byway (Jordan Meadows and Westpointe), 200 South Transit Corridor, West Temple Bike Transit Connections, and 400 South Viaduct Trail & Art (900 West to 200 West).

Council Member Young re-joined the meeting during this item at 4:54 pm.

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.

Council Members, Linda Sanchez, Jennifer Bruno, and Lehua Weaver reviewed and discussed availability for the 2025 Annual Meeting Calendar.

Standing Items

10. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

Council Member Petro reviewed her attendance at National League of Cities City Summit conference in Tampa, Florida from November 2024.

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.

Item not held.

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

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- (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.

Closed Session A started at 2:35 pm. Held via Zoom and in the Work Session Room (location).

Council Members in Attendance: Council Members Petro, Wharton, Puy, Mano, Lopez Chavez, Dugan, and attending online Council Member Young.

City Staff in Attendance: Katherine Lewis, Rachel Otto, Jill Love, Lindsey Nikola, Megan Yuill, Jennifer Bruno, Lehua Weaver, Nick Tarbet, Katherine Pasker, Allison Parks, Mark Kittrell, Carly Castle, Angela Price, Mary Beth Thompson, Lisa Hunt, Nick Norris, Tammy Hunsaker, Kelsey Lindquist, Amanda Roman, Laura Briefer, Jason Draper, Kristeen Beitel, Matthew Brown, and Cindy Lou Trishman.

Closed Session A ended at 3:20 pm.

Motion:

Moved by Council Member Wharton, seconded by Council Member Lopez Chavez to enter into Closed Session A for the purpose of advice of counsel/attorney-client matters.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to exit Closed Session A.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Wharton, seconded by Council Member Dugan to enter into Closed Session B for the purposes of strategy sessions to discuss collective bargaining and advice of counsel/attorney-client matters.

AYE: Victoria Petro, Daniel Dugan, Chris Wharton, Darin Mano, Sarah Young, Eva Lopez Chavez

ABSENT: Alejandro Puy

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Final Result: 6 – 0 Pass

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Puy to exit Closed Session B.

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

Final Result: 7 – 0 Pass

Closed Session B started at 5:47 pm. Held via Zoom and in the Work Session Room (location).

Council Members in Attendance: Council Members Petro, Wharton, Puy, Mano, Lopez Chavez, Dugan, and (attending online) Council Member Young.

City Staff in Attendance: Katherine Lewis, Jill Love, Jennifer Bruno, Lehua Weaver, Cindy Gust-Jenson, Nick Tarbet, Jaysen Oldroyd, Lindsey Nikola, Megan Yuill, Mary Beth Thompson, Nick Tarbet, Austin Kimmel, Ben Luedtke, Kira Luke, Nathan Thomas, Corey Hunter, Noah Baskett, Matthew Brown, and Cindy Lou Trishman.

Closed Session B ended at 6:45 pm.

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Meeting adjourned at 6:45 pm.

Minutes Approved: February 19, 2025.

City Council Chair – Chris Wharton

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.sl.c.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 Work Session meeting held Tuesday, November 19, 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.