

**MINUTES OF THE SALT LAKE CITY COUNCIL WORK SESSION MEETING**

**TUESDAY, JULY 16, 2019**

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The City Council met in Work Session on Tuesday, July 16, 2019, in Room 326, Committee Room, City County Building, 451 South State Street.

**In Attendance:** Council Members Andrew Johnston, Amy Fowler, Chris Wharton, Erin Mendenhall, Charlie Luke, James Rogers, and Analia Valdemoros.

**Staff in Attendance:** Cindy Gust-Jenson, Council Executive Director; Jennifer Bruno, Council Executive Deputy Director; David Litvack, Mayor's Deputy Chief of Staff; Lynn Pace, Acting City Attorney; Kira Luke, Council Policy Analyst; Marina Scott, City Treasurer; Elizabeth Buehler, Community and Neighborhoods Civil Engagement Manager; Lisa Shaffer, Public Services Director; Benjamin Luedtke, Council Policy Analyst; Jennifer McGrath, Community and Neighborhoods Acting Director; Matthew Cassel, City Engineer; Daniel Rip, Community and Neighborhoods Policy and Program Manager; Brian Fullmer, Council Policy Analyst; Nick Tarbet, Council Senior Public Policy Analyst; Kristin Riker, Public Lands Deputy Director; Sara Javoronok, Senior Planner; Lex Traughber, Senior Planner; Laruen Parisi, Principal Planner; Libby Stockstill, Council Policy Analyst; Shellie Finan, Housing and Neighborhood Real Property Manager; Kimberly Chytraus, Senior City Attorney; Samuel Owen, Council Policy Analyst; Tyler Poulson, Sustainability Senior Energy/Climate Program Manager; Nick Norris, Planning Director; Kory Solorio, Assistant City Recorder; and Scott Crandall, Deputy City Recorder.

**Guests in Attendance:** Ian Kaplan, ADDVirture Design/Development Principal; Scott Riding, Y2 Analytics Managing Partner; and Kyrene Gibb, Y2 Analytics Vice President Research.

Council Members Rogers and Luke presided at and conducted the meeting.

The meeting was called to order at 2:07 p.m.

**AGENDA ITEMS**

**#1. [2:07:32 PM](#) WRITTEN BRIEFING REGARDING A JOINT RESOLUTION FOR COMMUNITY RENEWABLE ENERGY GOAL.** *Salt Lake City has been collaborating with Rocky Mountain Power (RMP) and other Utah communities since 2016 on a pathway to achieve a net-100% renewable electricity supply for the entire community of RMP power subscribers within Salt Lake City and other participating areas.*

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*The Utah Community Renewable Energy Act of 2019 created a legal framework for advancing community access to renewable energy supplies, supporting the net-100% renewable goal. The Act also requires that participating communities adopt a resolution establishing the goal of being powered by net-100% renewable energy by 2030. [View Attachments](#)*

Written briefing only.

**#2. [2:07:42 PM](#) BRIEFING REGARDING A RESOLUTION AUTHORIZING THE ISSUANCE OF UP TO \$26,500,000 GENERAL OBLIGATION BONDS OF SALT LAKE CITY, UTAH; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE THAT THE BONDS MAY BEAR AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE LEVY OF TAXES TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS; AUTHORIZING THE CIRCULATION OF AN OFFICIAL STATEMENT; GIVING AUTHORITY TO CERTAIN OFFICERS TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AND PROVIDING FOR RELATED MATTERS. [View Attachments](#)**

**Kira Luke, Marina Scott, Elizabeth Buehler, and Matthew Cassel** briefed the Council with attachments. Ms. Luke provided context of the general obligation/refunding bonds. Ms. Scott provided an overview of financial specifics.

Discussion was held regarding how the Leonardo was related to the bonds/outcome of City finances, explanation for refunding bonds, \$5,000 bond increment (standard/trade-off), and informing voters of local/major street projects.

**#3. [2:17:28 PM](#) BRIEFING REGARDING THE SIX-YEAR PAVEMENT PLAN FROM THE ENGINEERING DIVISION.** *Based on the Pavement Condition Study completed in late 2017, the Engineering Division drafted an outline and proposal for pavement preservation strategies and recommended street reconstruction projects. Most reconstruction projects in the plan will be financed by the voter, approved Streets Reconstruction Bond, part of the City's Funding Our Future effort. The Engineering Division will review and update the plan annually, with approval from the Roadway Selection Committee. Funding Our Future is an initiative to address four critical needs: public safety, affordable housing, improved streets, and better transit options. In 2018, voters approved an \$87 million Streets Reconstruction Bond and the Council approved a 0.5% sales tax increase. During the City's annual budget process, the Council*

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*allocated funding from anticipated sales tax revenue to each of those needs. [View Attachments](#)*

**Benjamin Luedtke** and **Matthew Cassel** briefed the Council with attachments. Mr. Luedtke provided an introduction to the Six-Year Pavement Plan. Mr. Cassel reviewed proposed projects in the Six-Year Pavement Plan.

Discussion was held regarding project prioritization (management/maintenance strategies).

Council Members requested the following item from Staff:

- Provide concise language to articulately discuss/explain project prioritization (management/maintenance strategies) with the public.

**#4. [2:25:47 PM](#) FOLLOW-UP BRIEFING REGARDING THE CITY'S CAPITAL IMPROVEMENT PROGRAM (CIP).** *Capital Improvement projects involve the construction, purchase or renovation of buildings, parks, streets or other physical structures. Generally, projects have a useful life of five or more years and cost \$50,000 or more. [View Attachments](#)*

**Benjamin Luedtke, Matthew Cassel, Jennifer McGrath, Daniel Rip, Lisa Shaffer, Kristin Riker, and David Litvack** briefed the Council with attachments. Mr. Luedtke reviewed the individual projects and the funding recommendation differences between the Community Development and Capital Improvement Program (CDCIP) Advisory Board and the Mayor.

Councilmember Luke joined the meeting at 3:08 p.m.

Discussion was held regarding amenities covered by funding \$17,749 for the Warm Springs Park off-leash area, how the interface between complaints/general mappings of the City worked to identify how/when curb cutting (Public Way Concrete Program) was completed, partnering with Parkview Elementary on the 9-Line Community Orchard, zoning concerns with City parcels included in the 9-Line Community Orchard, 9-Line Community Orchard maintenance funding, original requested funding for the Warm Springs Park, requested funding for the Salt Lake City (SLC) Foothills Trail System Plan/trailhead improvements/Phase 1 (design phase), potential use of Park Impact Fees for the Warm Springs Park off-leash area, requested funding for Fire Station No. 3, traffic calming features/measures, Complete Streets enhancement costs being built

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into project cost, how the Rail Adjacent Pavement Improvements were determined/location of improvements, if funding for the Rail Adjacent Pavement Improvements covered improvements to passenger rail crossings (downtown), eligibility of Richmond Park Community Garden project for Impact Fees, why funding was not allocated for Wingpointe Levee Design and re-purposing old Fire Station No. 3 for relocation of Sugar House Business District and Fairmont Park Maintenance Shop, sustainability of The Leonardo, feasibility of the Mayor's proposed funding for the Fisher Carriage House River Recreation and Community Engagement Hub, CIP project maintenance funding concerns, remaining funding when a project was finished under budget, partial funding of the Pioneer Park Playground Replacement project, concern with maintenance of Waterwise enhancements (plants/irrigation) at Hidden Hollow Natural Area, river access enhancement at Jordan Park Event Grounds, curb and gutter removal/replacement community request process, potential funding for improvements to other City parks (Kilowatt Commons Park/Fleet Block community space), and Pioneer Park maintenance concerns.

Council Members requested further discussion to prioritize/find funding for the following items/projects:

- Item 33: Downtown Park funding - Pioneer Park.
- Item 35: Three Creeks Confluence Phase III.
- Item 36: Yalecrest Historic District signage.
- Item 37: Wasatch Hollow access and amenity improvements.
- Item 39: Regional Athletic Complex playground with shade.
- Item 41: McClelland Shared Street Phase 2a Improvements (2100 South to Sugarmont Avenue).
- Item 42: Lindsay Gardens concessions stand.
- Item 44: Jordan River boat access ramp at North Temple.

Councilmember Luke asked Council Members to consider where to pull funding from for items Council Members were interested in funding, for discussion at the next meeting.

Mr. Luedtke said Staff would be asking the Administration for an update on a potential City Daycare (not listed on the funding log). He said \$250,000 was appropriated by the Council since Fiscal Year 2015 for a City Daycare.

Council Members requested the following items from Staff:

- Provide status of the contract to partner with Parkview

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Elementary on the 9-Line Community Orchard (to be included with the school's curriculum).

- Review zoning of the City parcels included in the 9-Line Community Orchard (not zoned open space).
- Provide information to address funding for maintenance of the 9-Line Community Orchard.
- Provide a cost breakdown of all proposed features for the Warm Springs Park off-leash area including Park Impact fees available for the project.
- Provide the difference between CIP allocated Impact Fees and what was currently available.
- Confirm with Finance/Legal regarding the current contract for The Leonardo (in relation to installing new escalators), if repairing a broken part was included with maintenance or if replacing the asset was a Capital Improvement.
- Provide information regarding completed due diligence by The Leonardo and City Staff to ensure the escalators were at the point of needing replacement.
- Provide information/timeline regarding the multi-tenant plan for The Leonardo.
- Provide the breakdown of costs on the proposed Fisher Carriage House River Recreation and Community Engagement Hub project.
- Research potential to added amenities to the Kilowatt Commons Park (across the street from the Salt Palace).
- Discussion regarding potential of a future park (in the Downtown area) and for open space in the Fleet Block area.
- Further Discussion regarding Donner Park/Rotary Glen Park zone irrigation and park amenities.

Councilmember Mendenhall left the meeting at 4:38 p.m.

**#5. [4:58:59 PM](#) BRIEFING ABOUT AN ORDINANCE THAT WOULD AMEND THE ZONING OF PROPERTY LOCATED AT 504 SOUTH 900 EAST STREET AND AMEND THE CENTRAL COMMUNITY MASTER PLAN FUTURE LAND USE MAP.** *The proposal would rezone the property from Moderate Density Multi-Family Residential District (RMF-35) to Residential/Mixed Use (RMU-35) and a Master Plan Amendment from Medium Density Residential to Medium Residential/Mixed Use. The intent of the proposal is to build a mixed-use development. No site plan has been submitted at this time. [View Attachments](#)*

**Brian Fullmer, Sara Javoronok, and Ian Kaplan** briefed the Council with attachments and a [PowerPoint](#) presentation. Mr.

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Fullmer provide an introduction to the proposal. Ms. Javoronok reviewed details of the proposal. Mr. Kaplan provided context of the property owners/proposal.

Discussion was held regarding the home associated with the proposal.

**#6. [5:07:12 PM](#) BRIEFING REGARDING AN ORDINANCE THAT WOULD AMEND THE ZONING OF A PORTION OF PROPERTY LOCATED AT 650 EAST SOUTH TEMPLE STREET FROM INSTITUTIONAL DISTRICT (I) TO RESIDENTIAL/OFFICE DISTRICT (RO) AND AMEND THE CENTRAL COMMUNITY MASTER PLAN FUTURE LAND USE MAP FROM INSTITUTIONAL TO RESIDENTIAL/OFFICE MIXED-USE.** *The intent of the proposal is to allow more flexibility to develop a future multi-family residential, office or mixed-use development. No site plan has been submitted at this time.* [View Attachments](#)

**Brian Fullmer, Lex Traugher, and Nick Norris** briefed the Council with attachments. Mr. Fullmer provided an introduction of the proposal. Mr. Traugher reviewed the particulars of the proposal.

Discussion was held regarding site plan submittal.

**#7. [5:08:20 PM](#) BRIEFING REGARDING AN ORDINANCE THAT WOULD AMEND THE ZONING MAP PERTAINING TO TWO PARCELS LOCATED AT 402 AND 416 EAST 900 SOUTH TO REZONE THOSE PARCELS FROM RESIDENTIAL/BUSINESS DISTRICT (RB) AND NEIGHBORHOOD COMMERCIAL DISTRICT (CN) TO COMMUNITY BUSINESS DISTRICT (CB).** *Currently, these parcels fall within two different zoning districts. The applicants would like to rezone to one district for consistency. No development plans have been submitted at this time.* [View Attachments](#)

**Nick Tarbet and Lauren Parisi** briefed the Council with attachments and a [PowerPoint](#) presentation. Mr. Tarbet provided an overview of the proposal, with no comments/questions from the Council.

**#8. [5:22:35 PM](#) FOLLOW-UP BRIEFING ABOUT THE RESULTS OF THE MOST RECENT CITY RESIDENT SURVEY. THE SURVEY WAS DESIGNED TO MEASURE THE PUBLIC MOOD ON CURRENT ISSUES IMPACTING RESIDENTS, CITY INITIATIVES, FUNDING PRIORITIES, AND THE ACCESSIBILITY AND EFFICIENCY OF CITY SERVICES.** *The survey uses a randomized sample of residents to participate by phone and electronically.* [View Attachments](#)

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**Libby Stockstill, Scott Riding, and Kyrene Gibb** briefed the Council with attachments. Ms. Stockstill provided an introduction of the City Resident Survey. Mr. Riding and Ms. Gibb provided an overview of the survey.

Discussion was held regarding residents preference to receive City information, lack of consensus, and varied respondents across Districts.

Council Members requested the following item from Staff:

- Breakdown per Council District (by the consultant, if possible) of respondent's neighborhood satisfaction.

**#9. [6:05:51 PM](#) Briefing regarding an ordinance that would grant a telecommunication franchise agreement to Sprint Communications Company L.P.** *The agreement would allow the company to place and maintain its facilities within the City rights-of-way. The company would be governed by certain conditions, need to secure appropriate permits and pay the telecommunications tax under state law. [View Attachments](#)*

**Kira Luke, Shellie Finan, and Kimberly Chytraus** briefed the Council with attachments. Ms. Luke provided context of the proposed agreement. Ms. Finan provided the specifics of the agreement.

Discussion was held regarding the Federal Government determining the length of the contract and how other cities handled contract amendments with constantly changing technology.

Council Members requested the following item from Staff:

- Look at how other municipalities handled amendments to franchise agreements.

**#10. [6:10:48 PM](#) UPDATE FROM THE ADMINISTRATION ABOUT RECENT EFFORTS TO ALIGN MORE CITY OPERATIONS WITH RENEWABLE ENERGY RESOURCES.** *The update will include solar project opportunities and City financial impacts for repowering municipal electricity needs with renewable energy. [View Attachments](#)*

**Samuel Owen and Tyler Poulson** briefed the Council with attachments and a [PowerPoint](#) presentation. Mr. Owen provided an introduction to the project. Mr. Poulson provided an overview of the proposed clean energy project.

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Discussion was held regarding renewable energy sources for individual customers (not just municipalities), House Bill (HB) 411 Community Renewable Energy Act, and moving forward with prior Public Utilities innovations (turbines inside pipes) or considering hydroelectric as another opportunity for renewable energy.

**#11. [6:30:09 PM](#) INTERVIEW NEIL VICKERS PRIOR TO CONSIDERING HIS APPOINTMENT TO THE MOSQUITO ABATEMENT DISTRICT BOARD FOR A TERM ENDING DECEMBER 21, 2023. [View Attachments](#)**

Councilmember Luke said Mr. Vickers' name was on the Consent Agenda for formal consideration.

**#12. [6:36:07 PM](#) INTERVIEW LINDSEY NIKOLA PRIOR TO CONSIDERING HER APPOINTMENT TO THE HOUSING ADVISORY AND APPEALS BOARD FOR A TERM ENDING DECEMBER 31, 2022. [View Attachments](#)**

Councilmember Luke said Ms. Nikola's name was on the Consent Agenda for formal consideration.

**#13. INTERVIEW DANIEL GAFFIN PRIOR TO CONSIDERING HIS APPOINTMENT TO THE HOUSING ADVISORY AND APPEALS BOARD FOR A TERM ENDING DECEMBER 31, 2022. [View Attachments](#)**

Councilmember Luke said Mr. Gaffin's name was on the Consent Agenda for formal consideration.

**#14. [6:39:48 PM](#) INTERVIEW ROCIO DE MARIA TORRES MORA PRIOR TO CONSIDERING HER APPOINTMENT TO THE HISTORIC LANDMARK COMMISSION FOR A TERM ENDING JULY 16, 2023. [View Attachments](#)**

Councilmember Luke said Ms. Torres Mora's name was on the Consent Agenda for formal consideration.

**STANDING ITEMS**

**#15. 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 scheduling items.*

Item not held.

**#16. REPORT OF THE CHAIR AND VICE CHAIR**

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Item not held.

**#17. CONSIDER A MOTION TO ENTER INTO CLOSED SESSION, IN KEEPING WITH UTAH CODE §52-4-205 FOR ANY ALLOWED PURPOSE.**

Item not held.

The meeting adjourned at 7:14 p.m.

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COUNCIL CHAIR

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CITY RECORDER

This document is not intended to serve as a full transcript as other items may have been discussed; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2)(b).

This document along with the digital recording constitute the official minutes of the City Council Work Session meeting held July 16, 2019.

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