



SALT LAKE CITY COUNCIL
and
REDEVELOPMENT AGENCY of SALT LAKE CITY

FORMAL MEETING AGENDA

October 18, 2022

Tuesday 7:00 PM

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

CITY COUNCIL MEMBERS:

Dan Dugan, Chair
District 6

Victoria Petro-Eschler
District 1

Ana Valdemoros
District 4

Alejandro Puy
District 2

Darin Mano, Vice Chair
District 5

Chris Wharton
District 3

Amy Fowler
District 7

Public Comments: The public can give comments to the Council during the meetings online through Webex or in-person in Room 326 of the City and County Building. In-person attendees can fill out a comment card and online participants will register through Webex in order to be added to the comment queue.

Agenda & Registration Information: For more information, including Webex connection information, please visit www.slc.gov/council/virtual-meetings. (A phone line will also be available for people whose only option is to call in.)

Public Health Information: Masks are no longer required in City Facilities, but are welcome for any attendees who prefer to continue using them. We will continue to monitor the situation and take any reasonable precautions for the public and staff.

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

WELCOME AND PUBLIC MEETING RULES

A. OPENING CEREMONY:

1. Council/Board Member Ana Valdemoros 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 June 2, 2022 and August 9, 2022 as well as the formal meeting minutes of August 16, 2022 and the Truth-in-Taxation meeting minutes of August 16, 2022 and August 29, 2022.
5. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall declaring November as Native American Heritage Month in Salt Lake City.

B. PUBLIC HEARINGS:

1. Grant Application: Know Your Neighbor – Open Society Foundation Grant

The Council will accept public comment for a grant application request from the Mayor's Office of Equity & Inclusion to the Open Society Foundation. If awarded, the grant would fund the salary for a new part-time program coordinator position in the Mayor's Office of Equity & Inclusion. The City, through its Know Your Neighbor Program, will assist the County in integrating Afghan Refugees subject to the Operation Afghan Resettlement Support (OARS) program as set forth in the County's Response to the Open Society Foundations' Request for Letters of Inquiry.

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 18, 2022 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

2. Resolution: General Obligation Bond for Parks, Trails and Open Space

The Council will hold a public meeting to accept public comment and allow for the presentation of arguments in favor of or against the ballot proposition authorizing the issuance of \$85 million general obligation bonds to finance the acquisition, improvement, renovation and upgrading of various parks, trails, open space and related facilities and recreational amenities.

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

Briefing - Tuesday, July 12, 2022 and Tuesday, August 9, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, October 11, 2022 and Tuesday, October 18, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, August 16, 2022

Staff Recommendation - Refer to motion sheet(s).

3. Resolution: Salt Lake City International Airport Master Plan

The Council will continue to accept public comment and consider adopting a resolution that would approve the Salt Lake City Department of Airports' 2022 Master Plan Update for continued development of the Salt Lake City International Airport. The 2022 Master Plan evaluates the ability of Airport facilities to accommodate user needs at existing and forecasted demand levels and provides recommendations regarding additional facilities that are needed to meet the forecasted demand.

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

Briefing - Tuesday, August 9, 2022 and Tuesday, October 11, 2022

Set Public Hearing Date - Tuesday, August 16, 2022

Hold hearing to accept public comment - Tuesday, September 6, 2022 and Tuesday, October 18, 2022 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Refer to motion sheet(s).

4. **Ordinance: Alley Vacation at approximately 925 South 1200 West**

The Council will accept public comment and consider adopting an ordinance that would vacate a portion of City-owned alley situated adjacent to the property at 925 South 1200 West, and a section of the 9-Line trail. The proposal is to vacate an east/west alley segment and incorporate the vacant land into the neighboring property. Petition No.: PLNPCM2021-00806

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - Tuesday, October 4, 2022

Hold hearing to accept public comment - Tuesday, October 18, 2022 at 7 p.m.

TENTATIVE Council Action - Thursday, November 10, 2022

Staff Recommendation - Refer to motion sheet(s).

C. POTENTIAL ACTION ITEMS:

1. **Ordinance: Shared Housing Zoning Text Amendments (formerly Single Room Occupancy or SROs)**

The Council will consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to Single Room Occupancy (SRO) uses (to be called Shared Housing uses). The proposed amendments would redefine what was previously Single Room Occupancy (SRO) housing to Shared Housing, and defines it as a residential building, or part of one, that contains smaller housing units consisting of one or more sleeping rooms and may contain either a private kitchen or private bathroom, but not both. In the updated proposal, units could contain multiple sleeping rooms, rather than limiting the unit to one sleeping room. Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2018-00066

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

Briefing - Tuesday, April 14, 2020; Tuesday, October 6, 2020; Tuesday, March 23, 2021; and Tuesday, September 20, 2022

Set Public Hearing Date - Tuesday, October 6, 2020

Hold hearing to accept public comment - Tuesday, October 20, 2020 and Tuesday, November 10, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

2. Ordinance: Zoning Text Amendments for Off-street Parking

The Council will consider adopting an ordinance that would amend various sections of the *Salt Lake City Code* pertaining to off-street parking regulations.

The proposal would:

- Simplify parking regulations;
- Address technical issues in enforcement; and
- Establish a responsive ordinance to the City's changing development patterns.

Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2017-00753

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

Briefing - Tuesday, February 16, 2021; Tuesday, April 13, 2021; Tuesday, September 21, 2021; and Tuesday, September 20, 2022

Set Public Hearing Date - Tuesday, February 16, 2021

Hold hearing to accept public comment - Tuesday, March 16, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

3. Ordinance: Text Amendments to the RMF-30 Low Density Multi-Family Residential Zoning District

The Council will consider adopting an ordinance that would amend the RMF-30 (Low Density Multi- Family Residential) Zoning District and corresponding sections of Salt Lake City's Zoning Ordinance. The changes aim to remove zoning barriers to multi-family housing developments in RMF-30 zoned areas of the City. Proposed changes include:

1. Introducing design standards for all new development;
2. Allowing the construction of new building types including sideways row houses, cottage developments, and tiny houses;
3. Reducing minimum lot area requirements per unit;
4. Removing lot width minimum requirements;
5. Allowing more than one primary structure on a lot;
6. Granting a density bonus for the retention of an existing structure; and
7. Introducing a lot width maximum to discourage land banking.

Related sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2019-00313

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

Briefing - Tuesday, September 1, 2020; Tuesday, March 2, 2021; and September 20, 2022

Set Public Hearing Date - Tuesday, September 1, 2020 and Tuesday, March 2, 2021

Hold hearing to accept public comment - Tuesday, October 6, 2020; Tuesday, October 20, 2020; and Tuesday, March 16, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

4. **Ordinance: Rezone and Master Plan Amendment at 16 South 800 West**

The Council will consider adopting an ordinance that would amend the zoning of property at approximately 16 South 800 West from Transit Station Area District - Urban Neighborhood Station - Transition (TSA-UN-T) to Transit Station Area District - Urban Neighborhood Station - Core (TSA-UN-C). The ordinance would also amend the North Temple Boulevard Plan. The proposed amendments are intended to allow the property owner to build a mixed-use building with a possibility of a maximum height of 75 feet. No development plans have been submitted by the applicant at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.: PLNPCM2021-01242 and PLNPCM2021-01202

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 6, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

5. Ordinance: Ballpark Station Area Plan

The Council will consider an ordinance that would adopt the Ballpark Station Area Plan. The Ballpark Station Area Plan is intended to set a framework to help guide growth-related issues and to capitalize on the Ballpark as the neighborhood's central public asset. The Ballpark Station Area Plan will encompass the area that runs roughly between 900 South to 1700 South, and State Street to I-15. The small area plan's boundaries are within both the Central Community Master Plan and the Downtown Master Plan.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 20, 2022

Hold hearing to accept public comment - Tuesday, October 4, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

6. Resolutions: The Other Side Village Pilot Project at 1850 West Indiana Avenue, Public Benefits Analysis and a Resolution to Authorize the Lease Rate and Terms

The Council will consider adopting a resolution that would authorize the Lease Rate and Term for The Other Side Village Pilot Project at 1850 West Indiana Avenue. This would allow the City to enter into a 40-year below-market ground lease agreement with The Other Side Academy, a Utah nonprofit corporation, in order to facilitate the construction of a tiny home village with approximately 54 units of affordable housing.

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

Briefing - Tuesday, September 6, 2022; Tuesday, September 20, 2022; and Tuesday, October 4, 2022

Set Public Hearing Date - Monday, August 29, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 and Tuesday, October 4, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

7. **Ordinance: Rezoning to Facilitate Development of The Other Side Village at 1850 West Indiana Avenue**

The Council will consider adopting an ordinance that would amend the zoning map to portions of City-owned properties at 1850 West Indiana Avenue and 1965 West 500 South to rezone the parcels from PL (Public Lands) to FB-UN2 (Form Based Urban Neighborhood). The proposed uses on the approximately 37.1-acre site would include permanent supportive housing for homeless individuals as well as services and resources to include on-site healthcare, medical services, and community gathering spaces. This request only relates to the zoning designation of the property. No specific site development proposal has been submitted or is under consideration at this time and the Westside Master Plan is not being changed. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.:PLNPCM2021-00787

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

Briefing - Tuesday, September 13, 2022; Tuesday, September 20, 2022; and Tuesday, October 4, 2022

Set Public Hearing Date - Monday, August 29, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 and Tuesday, October 4, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

D. COMMENTS:

1. Questions to the Mayor from the City Council.
2. Comments to the City Council. (Comments are taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes.)

E. NEW BUSINESS:

NONE.

F. UNFINISHED BUSINESS:

1. Resolution: Utah Performing Arts Center Interlocal Agreement

The Council will consider adopting a resolution approving changes to two interlocal agreements between Salt Lake City, the Redevelopment Agency (RDA), and the Utah Performing Arts Center Agency (UPACA), for operation of the George S. and Dolores Dore Eccles Theater. The changes are related to insurance and intended to save taxpayer's money.

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

2. Resolution: Authorizing the Mayor to execute the Interlocal Agreement between Salt Lake City Corporation, the Redevelopment Agency of Salt Lake City, and the Utah Inland Port Authority

The Council will consider a resolution authorizing the Mayor to execute the Interlocal Agreement in her capacity as the Mayor of Salt Lake City Corporation and as the Executive Director of the Redevelopment Agency of Salt Lake City with the Utah Inland Port Authority (UIPA). The contract fulfills changes made by the Legislature in March 2022, which requires the City and UIPA to enter into a contract by December 31, 2022, that includes the following:

- A process for how the Port Authority is to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Port Authority will consult with the City in determining how to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Salt Lake City Redevelopment Agency spends 10% of exempt area property tax it receives for affordable housing
- Salt Lake City provides at least one full-time employee as a single point of contact to facilitate the efficient processing of land use applications relating to the authority's jurisdictional land

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

3. Resolution: Fiscal Year 2023 Sustainability Holding Account Funds - Electrified Transportation

The Council will consider adopting a resolution declaring satisfaction of Budget Contingency for the Fiscal Year 2022-2023 Budget relating to the Department of Sustainability. The Sustainability Department is providing additional information to satisfy budget conditions for the Electrified Transportation holding account.

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

Briefing - Tuesday, October 4, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

4. Resolution: Airport Fund Fiscal Year 2023 Budget Contingency

The Council will consider adopting a resolution that would approve the release of Budget Contingency for the Fiscal Year 2022-23 Budget Relating to the Department of Airports.

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

G. CONSENT:

1. Ordinance: Rezone and Master Plan Amendment at 675 N F Street – Capitol Park Cottages – Petitioner: Ivory Development

The Council will set the date of Thursday, November 10, 2022 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of property at 675 North F Street from FR-3/12,000 (Foothills Residential District) to SR-1 (Special Development Pattern Residential District). The ordinance would also amend the Avenues Community Master Plan Future Land Use Map from Very Low Density to Low Density so that the master plan will correspond with their requested low-density zone. The requests are intended to accommodate two pending Planned Development and Subdivision requests from Ivory Development for a 19-lot single-family dwelling development titled "Capitol Park Cottages." Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.: PLNPC2020-00335/00334

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - Tuesday, October 18, 2022

Hold hearing to accept public comment - Thursday, November 10, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 22, 2022

Staff Recommendation - Set date.

2. Ordinance: Rezone at 856 West 1300 South

The Council will set the date of Thursday, November 10, 2022 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of the property at 856 West 1300 South Street from R-1/5,000 (Single-Family Residential District) to FB-UN1 (Form Based Urban Neighborhood District). The parcel is currently occupied by a single-family residential dwelling. This proposed zoning map amendment change will facilitate potential redevelopment of this parcel into a single-family attached residential project. The zoning map amendment does not require an amendment to the Westside Master Plan. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.: PLNPCM2022-00009

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - Tuesday, October 18, 2022

Hold hearing to accept public comment - Thursday, November 10, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 22, 2022

Staff Recommendation - Set date.

3. Resolution: Digital Equipment Donation Program - Benefits Analysis and Recommendation

The Council will set the date of Thursday, November 10, 2022 at 7 p.m. to accept public comment and consider adopting a resolution that would authorize the donation of certain City computers to benefit disadvantaged communities and low-moderate income families through a Digital Donation Program. The program would donate 146 surplus computers the City no longer intends to use to local nonprofits for distribution to community members in need. Twenty-five of the surplus computers will be allocated to Youth and Family Service to support individuals being served through their programming.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - Tuesday, October 18, 2022

Hold hearing to accept public comment - Thursday, November 10, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 22, 2022

Staff Recommendation - Refer to motion sheet(s).

4. **Grant Holding Account Items (Batch No.4) for Fiscal Year 2022-23**
The Council will consider approving Grant Holding Account Items (Batch No.4) for Fiscal Year 2022-23.

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, October 18, 2022

Staff Recommendation - Approve.

5. **Board Appointment: Accessibility and Disability Commission – Kayci Lynam**

The Council will consider approving the appointment of Kayci Lynam to the Accessibility and Disability Commission for a term ending October 18, 2026.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Approve.

6. **Board Appointment: Accessibility and Disability Commission – Rich Foster**

The Council will consider approving the appointment of Rich Foster to the Accessibility and Disability Commission for a term ending October 18, 2026.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Approve.

7. **Board Appointment: Accessibility and Disability Commission – Janis Ferré**

The Council will consider approving the appointment of Janis Ferré to the Accessibility and Disability Commission for a term ending December 28, 2026.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Approve.

8. Board Reappointment: Airport Board – Theresa Foxley

The Council will consider approving the reappointment of Theresa Foxley to the Airport Board for a term ending October 18, 2026.

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, October 18, 2022

Staff Recommendation - Approve.

H. ADJOURNMENT:

REDEVELOPMENT AGENCY of SALT LAKE CITY, UTAH MEETING

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

I. RDA BUSINESS:

1. Resolution: Authorizing the Mayor to execute the Interlocal Agreement between Salt Lake City Corporation, the Redevelopment Agency of Salt Lake City, and the Utah Inland Port Authority

The Board will consider a resolution authorizing the Mayor to execute the Interlocal Agreement in her capacity as the Mayor of Salt Lake City Corporation and as the Executive Director of the Redevelopment Agency of Salt Lake City with the Utah Inland Port Authority (UIPA). The contract fulfills changes made by the Legislature in March 2022, which requires the City and UIPA to enter into a contract by December 31, 2022, that includes the following:

- A process for how the Port Authority is to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Port Authority will consult with the City in determining how to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Salt Lake City Redevelopment Agency spends 10% of exempt area property tax it receives for affordable housing
- Salt Lake City provides at least one full-time employee as a single point of contact to facilitate the efficient processing of land use applications relating to the authority's jurisdictional land

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

J. RDA ADJOURNMENT:

CERTIFICATE OF POSTING

On or before 9:00 pm on Thursday, October 13, 2022 the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDY LOU TRISHMAN
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.