

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, September 5, 2023

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, September 5, 2023.

The following Council Members were present:

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

Present Legislative Leadership:

Cindy Gust-Jenson – Executive Director, Jennifer Bruno – Deputy Director, Lehua Weaver – Associate Deputy Director

Present Administrative Leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Lisa Shaffer – Chief Administrative Officer

Present City Staff:

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

The meeting was called to order at 7:05 pm

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A. OPENING CEREMONY:

1. Council Member Dan Dugan 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 13, 2023; August 8, 2023; and August 15, 2023, as well as the formal meeting minutes of June 6, 2023 and August 15, 2023.

Motion:

Moved by Councilmember Puy, seconded by Councilmember Valdemoros to approve the work session minutes of June 13, 2023; August 8, 2023 and August 15, 2023 as well as the formal meeting minutes of June 6, 2023 and August 15, 2023.

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

Final Result: 7 – 0 Pass

5. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall recognizing September as National Suicide Prevention and Action Month.

Motion:

Moved by Councilmember Wharton, seconded by Councilmember Puy to adopt Joint Ceremonial Resolution 25 of 2023, recognizing September as National Suicide Prevention and Action Month.

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

Final Result: 7 – 0 Pass

Council Member Mano read the resolution.

Elisa Burnham (Suicide Prevention Program Coordinator-Salt Lake County) spoke to educating the public about preventing suicide and the resources available.

B. PUBLIC HEARINGS:

- 1. Grant Application: Summer Food Service Program 2023 for YouthCity**
The Council will accept public comment for a grant application request from the Division of Youth and Family Services to the Utah State Board of Education administering U.S. Department of Agriculture funding. If awarded, the grant would fund daily snacks for youth participating in YouthCity 2023 summer programs.

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

Staff Recommendation - Close and refer to future consent agenda.

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, September 5, 2023 at 7 p.m.

TENTATIVE Council Action - n/a

Motion:

Moved by Council Member Puy, seconded by Council Member Petro to close the public hearing and refer Item B-1 to a future Consent Agenda for action.

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

Final Result: 7 – 0 Pass

Sylvia Richards gave a brief overview of the proposal.

No public comment

2. Ordinances: Form Based Urban Neighborhood Zoning Text Amendment

The Council will accept public comment and consider adopting an ordinance that would create the Form-Based Mixed Use 11 (FB-MU11), previously titled Form-Based Urban Neighborhood 3 or FB-UN3, as well as an ordinance that would amend the zoning map to apply the FB-MU11 to the fleet block property. The fleet block property is located between 800 South and 900 South Streets and 300 West and 400 West Street. Form-Based code focuses on the form and appearance of buildings and has more regulations that control those aspects of development than traditional zones. The proposal would apply regulations such as building design, height, bulk, use, and other development standards and land uses. The new zoning district is being renamed FB-MU11 in anticipation of future related form-based zoning districts being created. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No. PLNPCM2019-00277

For more information on this item visit tinyurl.com/SLCFleetBlock.

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

Briefing - Tuesday, July 18, 2023

Set Public Hearing Date - Tuesday, August 8, 2023

Hold hearing to accept public comment - Tuesday, September 5, 2023 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Refer to motion sheet(s).

Nick Tarbet gave a brief overview of the proposal.

Isabella Grow, Levy Woodruff, Tiffany & Raven James, Ilana Raskind, Kara Cope and **Collin Williams** spoke to the proposal stating the following:

- A new zone should not be created
- The area should be respected and protected
- Protect the existing memorials within the Fleet Block

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- Take into consideration the families whose loved ones were memorialized in the murals on the Fleet Block and make the area represent the community
- Require the new developer to include a community center in the development that would support the surrounding area
- The community wanted green space and amenities that would help those living in the area
- Create a walkable zone, not one that was dependent on cars
- Ensure important City history was protected for the minorities who lived here

Peter Corroon spoke in favor of the proposed amendment but expressed concern over the layout and the effects a zero side yard setback would have on developments.

Jesse Plantz presented a vision of the Fleet Block that would create an attraction for people while keeping what the neighborhood desired.

Council Member Puy reminded everyone of the discussions regarding the property, ensuring the project was diverse and represented the community. Council Member Puy added that the City was listening and doing what they could to move forward.

Motion:

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

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

Final Result: 7 – 0 Pass

3. Resolution: Ivory University House Public Benefits Analysis

The Council will accept public comment and consider adopting a resolution that would adopt the conclusions of the public benefit analysis and authorize impact and permit fee waivers and refunds for Ivory University House L3C. In return, over a period of ten years, Ivory University House would pledge need-based scholarships for Salt Lake City residents valued at the same amount as the fee waivers and refunds.

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

Briefing - Tuesday, August 8, 2023

Set Public Hearing Date - Tuesday, August 8, 2023

Hold hearing to accept public comment - Tuesday, September 5, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 19, 2023

Staff Recommendation - Refer to motion sheet(s).

Allison Rowland gave a brief overview of the proposal.

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Analise Wilson (Ivory University House Attorney) spoke to Ivory University House business plan, cost savings for construction, impact analysis, lack of impact to the City with waiving the fees, and encouraged the City to approve the proposal.

Motion:

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

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

Final Result: 7 – 0 Pass

4. Ordinance: Budget Amendment No.1 for Fiscal Year 2023-24

The Council will accept public comment and consider adopting an ordinance amending the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2023-24. The proposed amendment includes additional funding for downtown open streets events this coming fall, local matching funds for Bipartisan Infrastructure Law grants to rebuild bridges over the Jordan River, and funding expanded elements of the 2100 South reconstruction project through the Sugar House Business District, among other items.

For more information on this item visit tinyurl.com/SLCFY24

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

Briefing - Tuesday, August 15, 2023 and Tuesday, September 5, 2023

Set Public Hearing Date - Tuesday, August 15, 2023

Hold hearing to accept public comment - Tuesday, September 5, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 19, 2023

Staff Recommendation - Refer to motion sheet(s).

Ben Luedtke gave a brief overview of the proposal.

Dave Iltis spoke to the project on 2100 South and the need for better pedestrian and bike crossings.

Council Members and **Jennifer Bruno** discussed Item A-3 (Impact Fees for the Ivory University House) and how they would be addressed if the budget amendment were approved.

Motion:

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

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

Final Result: 7 – 0 Pass

5. **Ordinance: Amendments to the Salt Lake City Consolidated Fee Schedule for Fiscal Year 2023-24**

The Council will accept public comment and consider approving an ordinance to amend the Salt Lake City Consolidated Fee Schedule to separately address lane closures and sidewalk closures.

For more information on this item visit tinyurl.com/SLCFY24

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

Briefing - Tuesday, August 15, 2023 and Tuesday, September 5, 2023

Set Public Hearing Date - Tuesday, August 15, 2023

Hold hearing to accept public comment - Tuesday, September 5, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 19, 2023

Staff Recommendation - Refer to motion sheet(s).

Ben Luedtke gave a brief overview of the proposal.

Dave Iltis expressed support for the amendment and asked the Council to find a solution that would force contractors to follow the ordinance when closing pedestrian and bicycle lanes during construction.

Motion:

Moved by Council Member Mano, seconded by Council Member Puy to close the public hearing and adopt Ordinance 49 of 2023, amending the Consolidated Fee Schedule for Fiscal Year 2024 related to land and sidewalk closure fees.

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

Final Result: 7 – 0 Pass

C. POTENTIAL ACTION ITEMS:

1. Ordinance: 1782 South 1600 East Zoning Map and Master Plan Amendment

The Council will consider adopting an ordinance that would amend the Sugar House Master Plan Future Land Use Map and the Zoning Map for 1782 South 1600 East. The amendments are sought for the purpose of eventually legalizing the property in order to construct a single-family dwelling. The applicant is seeking to rezone the property from R-1/7000 (Single-Family Residential) to SR-3 (Special Development Residential). The applicant is also seeking to amend the Sugar House Future Land Use Map from Low Density Residential to Medium Density Residential. No development plans have been submitted at this time. The properties are within Council District 7. Petitioner: Blaine Properties LLC, Petition No.: PLNPCM2022-01138 & PLNPCM2022-01139

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

Briefing - Tuesday, July 18, 2023

Set Public Hearing Date - Tuesday, June 13, 2023

Hold hearing to accept public comment - Tuesday, July 18, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 5, 2023

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Young, seconded by Council Member Wharton to reject the ordinance.

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

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Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Mano, seconded by Council Member Petro to to pass a legislative action requesting staff study a zoning text amendment which would consider amending all R-1 single-family zones. The study should include but not be limited to the following possible changes:

- **Consolidating of R-1/5,000, 7,000, and 12,000 into one zone, reducing the minimum lot size, removing, or reducing minimum frontage, easing flag lot standards, and allowing single-family attached housing in all zones.**

I further move that we initiate a separate study to consider zoning map amendments along collector and arterial roads to allow greater residential density and mixed-use developments.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Valdemoros, seconded by Council Member Mano to that the City collaborate with the County to get a better understanding of how City and County ordinances interact pertaining to lot subdivision process and update ordinances if needed to make sure both are consistent.

I further move that we ask the administration to identify residential properties that are non-conforming lots within the City and create a streamlined process to legalize them. And recommended to the Council budgetary needs if a 3rd party is needed to help accomplish this.

Councilmember Wharton friendly amendment to remove the second paragraph, Councilmember Valdemoros accepted the amendment.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Dugan, seconded by Council Member Valdemoros to to include in the legislative action that the Council will hold a work session with the Administration on the scope of the study to include:

- 1. Alignment with Thriving in Place**
- 2. Alignment with future land/water policy**
- 3. Alignment with public transportation needs**
- 4. Our vision of a walkable city**

Councilmember Mano friendly amendment to move the four points into the first study mentioned in the initial motion. Councilmember Dugan accepted the amendment.

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

Final Result: 7 – 0 Pass

Council Member Mano clarified the language in the motion.

Council Members discussed the following:

- Concerns over the proposal
- How the proposed changes would affect each Council District
- Needing to address zoning comprehensively, addressing non-conforming lots as wells as other zoning issues City-wide before this was approved
- Language in the motion regarding a comprehensive study

2. Ordinance: Sugar House Drive-Through Text Amendment

The Council will consider adopting an ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to drive-through uses in the Sugar House Business District. The proposal would prohibit new drive-through facilities in the district by removing the permitted use designations for all drive-through facilities under CSHBD1 and CSHBD2 in the Table of Permitted and Conditional Uses for Commercial Districts (21A.33.030). The amendment would also clarify that drive-through facilities are only permitted when specifically listed as permitted in the land use tables. Petition No. PLNPCM2023-00026

For more information on this item visit tinyurl.com/SugarHouseDriveThroughs.

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

Briefing - Tuesday, July 18, 2023

Set Public Hearing Date - Tuesday, July 18, 2023

Hold hearing to accept public comment - Tuesday, August 8, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 5, 2023

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Petro, seconded by Council Member Young to adopt Ordinance 53 of 2023, prohibiting all new drive-through facilities in the Sugar House Business Districts CSHBD1 and CSHBD2.

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

Final Result: 7 – 0 Pass

D. COMMENTS:

1. Questions to the Mayor from the City Council.

No comments

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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.)

Council Member Dugan reviewed the rules of decorum.

Council Member Petro spoke to the discussion on the Northpoint Small Area Plan that was held during the Work Session.

Matthew Yun (via an interpreter) requested a public hearing to be held in District One regarding the requirement of vegetation/trees in park strips.

Haley Ashton, Brian Moench, Courtney Henley, Katie Pappas, Mary Paul, Tussy King, Jean Tabin, Laurie Bragg, Robbie Altman, Jason Wessel, Jade Cantwell, Marcia Walke, Stan Holmes, Jan Ellen Burton, Lauren Griffeth, Denise Payne, Keri Bry, Erin Chatterton, Dave Iltis, Jerry Schmidt and Heidi Hoven spoke to the Northpoint Small Area Plan, stating (in summary) the following:

- Discussion regarding the plan held during the Work Session was welcomed
- Needing to protect the environment
- Impacts to the Great Salt Lake and the importance of protecting the lake
- Westpointe community was in opposition to the rezone and supported the residents of Northpoint
- Professor Ben Abbott's report on the Great Salt Lake
- Creation of a wetland zone around the lake
- Encouraging the Council to take time to make the right decision
- Agriculture zoning designation bought time but could have detrimental effects on the area
- Lake was not a resource to be played with
- Development was creating a public health issue with the dust
- Water conservation and issues with the proposed landscaping in park strips/yards
- Request to require current warehouses to be filled before more were constructed
- Current construction was causing physical and mental health issues for the surrounding neighborhoods
- Preserve the bike trails in the area and add a connector trail to the Jordan River
- Consolidate the Streets, Transportation and Engineering Departments into one to ensure projects were completed

Cindy Cromer spoke to Planning Commissioner Maurine Bachman's service to the City and the great accomplishments made during Maurine's time on the Commission.

Bernie Hart spoke to the discussions on homelessness and the solutions that were achieved due to the tough questions being asked.

Mary O'Connell spoke to the University of Utah's plans for Sunnyside Park that went against the East Bench Master Plan, thanked the Mayor for not selling portions of the park to the University, and asked the Council to please stop plans to build a bigger stadium.

Collin Williams spoke to the need to ensure the City was habitable in the future,

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increase electric vehicle (EV) capability in new developments and City upgrades, consideration of dwelling unit amplification requirements, moving away from using gas in buildings – use electricity instead.

Soren Simonsen spoke to the elimination of drive-through's in the Sugar House Business District, the need to eliminate drive-through's in other areas of Sugar House, encouraged the Council to look at form-based code beyond what was being done currently, carefully consider the Jordan River materials regarding the Northpoint Small Area Plan for solutions that were more practical and sensitive to the neighborhood.

E. NEW BUSINESS:
NONE.

F. UNFINISHED BUSINESS:
NONE.

G. CONSENT:

1. Grant: Jordan River Debris and Tree Removal

The Council will consider approving a grant from the Utah Division of Forestry, Fire, & State Lands (FF&SL) to the Division of Trails & Natural Lands. The FF&SL provided the City \$50,000 from its Navigational Hazards Fund to support the Jordan River Debris and Tree Removal Project. The funds are not associated with a current grant application or award.

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, September 5, 2023

Staff Recommendation - Approve.

2. Ordinance: Zoning Map Amendment at Approximately 2350 North and Annexation at Approximately 2441 North Rose Park Lane

The Council will set the date of Tuesday, September 19, 2023 at 7 p.m. to accept public comment and consider a request for an annexation and zoning changes for properties located at approximately 2350 North Rose Park Lane. The changes include:

Annexation into Salt Lake City approximately 28 acres of property generally located at approximately 2441 North Rose Park Lane. The annexation requires designating a zone for each property within the annexation area. The properties are proposed to be zoned as follows:

- 2440 N Rose Park Lane (City-owned) – OS, Open Space
- 2441 N Rose Park Lane (Hunter Stables) – R-MU, Residential/Mixed-Use
- 2462 N Rose Park Lane (State-owned) – OS, Open Space

Zoning Map Amendment at approximately 2350 North Rose Park Lane from AG-2 – Agricultural to R-MU, Residential/Mixed Use. The property is currently within Salt Lake City boundaries. Although the petitions propose specific zones for the properties, the Council may consider other zones with similar characteristics. The properties at 2350 and 2441 North are currently used for horse boarding and outdoor equipment storage.

The changes would facilitate the future development of a mixed-use, multi-family residential development with potentially 1800 dwelling units. Additional properties at 2440 North (City-owned) and 2462 North Rose Park Lane (State-owned) would be annexed into the City as part of the petition. Petition No. PLNPCM2021-01124 & PLNPCM2021-01134.

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

Briefing - Tuesday, August 15, 2023

Set Public Hearing Date - Tuesday, September 5, 2023

Hold hearing to accept public comment - Tuesday, September 19, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 3, 2023

Staff Recommendation - Set date.

3. Board Appointment: Library Board – Darell Schmick

The Council will consider approving the appointment of Darell Schmick to the Library Board for a term ending June 30, 2026.

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

Briefing - Tuesday, September 5, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, September 5, 2023

Staff Recommendation - Approve.

4. Board Appointment: Library Board – Sariah Toronto

The Council will consider approving the appointment of Sariah Toronto to the Library Board for a term ending June 30, 2026.

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

Briefing - Tuesday, September 5, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, September 5, 2023

Staff Recommendation - Approve.

5. Board Appointment: Planning Commission – Turner Bitton

The Council will consider approving the appointment of Turner Bitton to the Planning Commission for a term ending December 31, 2027.

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

Briefing - Tuesday, September 5, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, September 5, 2023

Staff Recommendation - Approve.

6. Board Appointment: Planning Commission – Carlos Santos-Rivera

The Council will consider approving the appointment of Carlos Santos-Rivera to the Planning Commission for a term ending December 31, 2027.

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

Briefing - Tuesday, September 5, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, September 5, 2023

Staff Recommendation - Approve.

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Motion:

Moved by Council Member Puy, seconded by Council Member Mano to approve the Consent agenda.

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

Final Result: 7 – 0 Pass

H. ADJOURNMENT:

Meeting adjourned at 9:25 pm

Minutes Approved: October 17, 2023


Darin Mano (Oct 27, 2023 13:23 MDT)

City Council Chair Darin Mano



City Recorder



Please refer to Meeting Materials (available at www.data.slcc.gov by selecting Public Body Minutes) 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, September 5, 2023 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.

September 5, 2023 Formal Minutes

Final Audit Report

2023-10-30

Created:	2023-10-23
By:	Michelle Barney (michelle.barney@slcgov.com)
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