

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

The City Council of Salt Lake City, Utah, met in Work 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

**Present City Staff:**

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Company – Staff Assistant, Andrew Johnston – Director of Homelessness Policy and Outreach, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Nick Tarbet – Senior Public Policy Analyst, Peter Makowski – Economic Development Manager, Aaron Barlow – Principal Planner, Mark Stephens – City Engineer, Roberta Reichgelt – Business Development Director, Kristina Gilmore – Senior Planner, Weston Clark – Mayor's Senior Advisor

The meeting was called to order at: 3:06 pm.

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**Work Session Items**

**1. Informational: Updates from the Administration**

~ 3:00 p.m.  
15 min.

The Council will receive information from the Administration on major items or projects in progress. Topics may relate to major events or emergencies (if needed), services and resources related to people experiencing homelessness, active public engagement efforts, and projects or staffing updates from City Departments, or other items as appropriate.

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

Briefing - Recurring Briefing

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

**Weston Clark** provided information regarding:

**Community Engagement Updates**

- Ways to engage with the City [www.slc.gov/feedback](http://www.slc.gov/feedback)/
- Arts Council 2023 Public Arts survey
- Transportation events/projects
- Redevelopment Agency – Ballpark NEXT (District 5) – community visioning phase has begun
- Public Utilities events/projects
- Sustainability – The Other Side Village (environmental) (District 2) – Remedial Action Plan was accepted by Utah Department of Environmental Quality (DEQ)
- Planning Department events/projects
- Mayor's Office Community Office Hours locations/dates/times
- 2023 September events in the City

**Andrew Johnston** provided information regarding:

**Homelessness Update**

- Homeless Resource Center utilization data
- Rapid Intervention/Encampment Mitigation Impact locations and engagement information
- Resource Fair to be held September 8, 2023 at Pioneer Park
- Kayak Court to be held September 22, 2023
- Non-congregate Shelter Project was in initial phase – State working on the following:
  - City-State funding agreement and scope of work
  - Temporary location – 5 months
  - Up to 50 residents
  - Solid structures (State-owned)
  - On-site bathrooms
  - Perimeter fencing
  - Neighborhood safety and security plan

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- Operator scope of work

Council Member Valdemoros noted that the Council Office would be accepting clothing donations to distribute during the next Resource Fair on September 8, 2023.

**2. Ordinance: Northpoint Small Area Plan Follow-up**

~ 3:15 p.m.  
45 min.

The Council will receive a follow-up briefing about an ordinance that would adopt the Northpoint Small Area Plan. The Northpoint Small Area Plan is a land use plan for the land that is located between the Salt Lake City International Airport and the northern boundary of the city along the 2200 West corridor. The updated plan will provide guidance on existing and anticipated development in the area, as well as annexation-related issues. As part of the plan update, the Salt Lake City Major Streets Plan will be amended to reflect recommended roadway alignments.

For more information on this item visit <https://tinyurl.com/NorthpointSmallAreaPlan>

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

Briefing - Tuesday, February 21, 2023 and Tuesday, September 5, 2023

Set Public Hearing Date - Tuesday, February 21, 2023

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

TENTATIVE Council Action - TBD

**Nick Tarbet** provided a brief introduction to the ordinance/request.

**Krissy Gilmore** provided information regarding:

**Northpoint Small Area Plan**

- Study area details
- Current zoning and existing future land use information
- Goals for the plan
- Proposed vision map (future land use map)
- Proposed design standards
- Implementation details including three critical implementation path items identified:
  - Evaluate funding solutions to redesign 2200 West and construct 2900 West
  - Evaluate feasibility of acquiring City-owned Open Space
  - Development code updates (either a Northpoint specific development code or amendments to the M-1 zone)
- Amending the Major Streets Plan as part of the plan amendment
- Land preservation and financial tools for consideration
- Revisions to the draft plan based on Council direction

Council Member Petro asked for fellow Council Members to join her in deferring action until an appropriate zoning designation for the area could be applied and asked the Planning Department to apply a universal AG (agricultural) zoning in the interim until

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the appropriate zoning could be determined. She noted that all neighbors of the area were eager to move forward with the Northpoint Small Area Plan and were in agreement that this route would reduce the already intense light, air, and sound pollution occurring due to heavy construction currently in the area and would spare the area of further heavy commercial development. Council Member Petro also asked for a way to force the immediate development of 2900 West to stop/reduce the damage being done to homes along the undeveloped rural road of 2200 West.

Council Member Dugan noted his appreciation for the plan but said it was in the wrong location, citing concerns with declining water quality, air quality, wetland issues, noise and light pollution in the area.

Council Members discussed the details of Council Member Petro's request.

**3. Informational: Presentation on Homelessness**

~ 4:00 p.m.  
60 min.

The Council will receive a briefing by Wayne Niederhauser, State of Utah Office of Homeless Services Coordinator, about recent updates pertaining to homelessness, including the upcoming winter overflow plans.

For more information on this item visit [tinyurl.com/HomelessnessSLC](http://tinyurl.com/HomelessnessSLC)

**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 - n/a

**Wayne Niederhauser** (State of Utah Homeless Services Coordinator) provided information regarding:

- Local Homeless Council (LHCs) details (comprised of 13 councils)
- Contributors to homelessness and the various paths back to housing
- Transitional vs. persistent homelessness
  - 8,700 persons in Utah having experienced homelessness for the first time in 2022
  - 28,400 persons touched homeless services in Utah in 2022
  - Point in Time Count capturing only 3,700 persons in 2022
- State Plan on Homelessness – information available on the State's website, including:
  - Statewide homelessness data
  - Proposed plan
  - Implementation ideas
- Diversion, services, and housing being important components to deter homelessness

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- Non-congregate Shelter project details

Council Members and Wayne Niederhauser discussed:

- Benefits of having the City, County and State aligned in the effort of homelessness
- How to know if current services/programs were producing good results – if so, what were the ideal metrics
- If there were incentives for other cities outside of Salt Lake County to provide permanent supportive housing
- The issue of zoning restrictions being a hindrance to density in the City
- Workforce development for proposed sanctioned campgrounds, non-congregate shelters, etc.
- Data collection/usage to better match persons to needed services

**4. Tentative Break**

~ 5:00 p.m.  
15 min.

**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 - n/a

**5. Board Appointment: Planning Commission – Carlos Santos-Rivera**

~ 5:15 p.m.  
5 min

The Council will interview Carlos Santos-Rivera prior to considering appointment 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

Interview was held. Council Member Mano said Carlos Santos-Rivera's name was on the Consent Agenda for formal consideration.

**Ordinance: Rezone and Master Plan Amendment at**

~ 5:20 p.m.

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**6. Approximately 1435 State Street**

15 min.

The Council will receive a briefing about a proposal that would amend the zoning of property located at 1433 and 1435 South State Street and 1420 South Edison Street from CC (Corridor Commercial) to FB-UN2 (Form Based Urban Neighborhood 2), amending the zoning of property located at 121 East Cleveland Avenue from R-1/5000 (Single Family Residential) to FB-UN2 (Form Based Urban Neighborhood 2). This proposal would also amend the Central Community Future Land Use Map and amend Subsection 21A.27.050.C.3 of the *Salt Lake City code* to include additional land area eligible for additional building height. The applicant's intent of these amendment requests is to accommodate a redevelopment proposal, to be submitted at a later date. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 5. Petitioner: Matthew Ratelle of Colmena Group, representing the property owners.

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

Briefing - Tuesday, September 5, 2023

Set Public Hearing Date - Tuesday, September 19, 2023

Hold hearing to accept public comment - Tuesday, October 3, 2023 at 7p.m.

TENTATIVE Council Action - Tuesday, October 17, 2023

**Brian Fullmer** provided a brief introduction to the proposal.

**Aaron Barlow** provided information regarding:

- Details of the request
- Site context including the properties involved in the request
- What would change with the FB-UN2 zoning
- FB-UN2 development standards
- Master Plan compliance details
- Staff recommendation

**Simon Rucinski** (Project Manager – DOT-ARC) provided information regarding:

- Introduction of the development/architectural team
- Overview map
- Transit and neighborhood map
- Vicinity and current zoning
- Current property conditions
- Details of the proposal
- Proposed site plan including ground floor plan

**7. Ordinance: Budget Amendment No.1 for Fiscal Year 2023-24  
Follow-up**

~ 5:35 p.m.

20 min.

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The Council will receive a follow-up briefing about Budget Amendment No.1 for the Fiscal Year 2023-24 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 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. The proposed amendment also includes an ordinance to amend the Salt Lake City Consolidated Fee Schedule to address lane closures and sidewalk closures separately.

For more information on this item visit [tinyurl.com/SLCFY24](http://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

**Ben Luedtke** provided an introduction and information regarding:

- Draft of Open Streets event details (locations/days/times and type of event)
  - **Peter Makowski** and **Roberta Reichgelt** provided additional details regarding the Open Streets events
    - Council Members requested more information on cost breakdown for each current event/applicant and a schedule of activations of previous years' Open Streets for a cost comparison
- Item A-3 – \$2.4 Million Refund for Ivory University House
- Item D-2 – Corrections to Consolidated Fee Schedule (CFS) (Budget Neutral)
- Item D-3 – Three Creeks West Roadway Re-scope (Budget Neutral – \$1,359,130 in Capital Improvement Project [CIP] Fund)
- Item D-4 – Reallocate Bond Funds from 1700 East to 2100 South Reconstruction (\$1.5 M reallocation in CIP Fund)
- Item D-5 – Re-scope Bridge Rehabilitation Funding as Local match to Federal Funding for Rebuilding Three Bridges over the Jordan River (\$6,348,507 in the CIP Fund)
  - **Mark Stephens** provided additional details regarding costs and what work was needed, etc.

## 8. Board Appointment: Planning Commission – Turner Bitton

~ 5:55 p.m.  
5 min

The Council will interview Turner Bitton prior to considering appointment to the Planning Commission for a term ending December 31, 2027.

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

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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

Interview was held. Council Member Mano said Turner Bitton's name was on the Consent Agenda for formal consideration.

**9. Board Appointment: Library Board – Sariah Toronto** ~ 6:00 p.m.  
5 min

The Council will interview Sariah Toronto prior to considering appointment 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

Interview was held. Council Member Mano said Sariah Toronto's name was on the Consent Agenda for formal consideration.

**10. Board Appointment: Library Board – Darell Schmick** ~ 6:05 p.m.  
5 min

The Council will interview Darell Schmick prior to considering appointment 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

Interview was held. Council Member Mano said Darell Schmick's name was on the Consent Agenda for formal consideration.

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**Standing Items**

**11. Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.

*Item not held.*

**12. 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;

- Artwork Deaccession;
- City's Citizens Compensation Advisory Committee; and
- Scheduling Items.

**Jennifer Bruno** provided information regarding:

- Notification of removal of artwork from the City's public art collection was contained in a transmittal from the Administration and was provided to Council Members on August 8, 2023
- Council feedback was needed regarding November and December Council Meetings
  - *Council Members agreed to move the Council Meeting scheduled for November 21, 2023 to November 7, 2023*
  - *Council Members agreed to meet December 6, 2023 at 4:00 pm for the Board of Canvassers meeting*
- Seeking interest from Council Members for serving on a subcommittee for the Citizens Compensation Advisory Committee (CCAC) to review resumes for recommendations to the committee for a vacancy
  - *Council Members Dugan and Young volunteered*

**13. 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

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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
    - (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.

*Item not held.*

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Meeting adjourned at: 6:43 pm.

Minutes Approved: November 7, 2023.

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City Council Chair – Darin Mano

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City Recorder – Cindy Trishman

Please refer to Meeting Materials (available at [www.data.slc.gov](http://www.data.slc.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 Work Session 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.