

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, November 14, 2023

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, November 14, 2023.

The following Council Members were present:

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

Present Legislative Leadership:

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

Present Administrative Leadership:

Rachel Otto – Chief of Staff

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Brian Fullmer – Public Policy Analyst, Stephanie Elliott – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Senior Public Policy Analyst, Achintya Mahajan – Constituent Liaison Intern

The meeting was called to order at 7:23 pm

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A. OPENING CEREMONY:

1. Council Member Darin Mano 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 September 19, 2023; October 3, 2023; and October 10, 2023, as well as the formal meeting minutes of October 3, 2023.

Motion:

Moved by Council Member Puy, seconded by Council Member Valdemoros to approve the work session meeting minutes of September 19, 2023; October 3, 2023; and October 10, 2023, as well as the formal meeting minutes of October 3, 2023.

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

Final Result: 7 – 0 Pass

5. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall recognizing December 1st as World AIDS Day in Salt Lake City.

Motion:

Moved by Council Member Dugan, seconded by Council Member Wharton to adopt Joint Ceremonial Resolution 32 of 2023 Recognizing December 1st as World AIDS Day in Salt Lake City.

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

Final Result: 7 – 0 Pass

Council Member Valdemoros read the Ordinance declaring December 1st as World AIDS Day in Salt Lake City.

Council Member Puy thanked the AIDS Foundation for all their help and efforts to support the community.

Jason Wheeler spoke on behalf of the Utah AIDS Foundation and thanked the Council for the recognition and Ordinance.

B. PUBLIC HEARINGS:

1. Ordinance: Subdivision Code Amendments

The Council will accept public comment and consider adopting an ordinance repealing and replacing all text, tables, and illustrations in Title 20 of the *Salt Lake City Code* pertaining to subdivisions and condominiums. This proposal reorganizes the subdivision regulations, updates application requirements, makes minor changes to subdivision approval processes, updates the standards for approval for dividing land and modifying lots and parcels, updates the subdivision standards to align with City goals identified in the City's general plan, and makes changes necessary to align with State code mandates

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for review times and review processes. The changes are necessary to bring the City's subdivision regulations into compliance with recent State code changes that require Cities to update their codes by February 1, 2024. Petition No.: PLNPCM2023-00494.

For more information visit tinyurl.com/SubdivisionCodeUpdates.

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

Briefing - Tuesday, November 7, 2023

Set Public Hearing Date - Tuesday, November 7, 2023

Hold hearing to accept public comment - Tuesday, November 14, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, December 5, 2023

Staff Recommendation - Refer to motion sheet(s).

Brian Fullmer introduced the item.

No public comment

Motion:

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

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

Final Result: 7 – 0 Pass

2. 2023-2024 U.S. Housing and Urban Development General Community Development Needs Annual Public Hearing

The Council will accept public comment for the 2023-2024 U.S. Housing and Urban Development (HUD) General Community Development Needs. Each year Salt Lake City receives several million dollars of grant funds from HUD for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons With HIV/AIDS (HOPWA) programs. HUD requires an annual public hearing for the City to hear about community development needs from the public. This feedback helps to prioritize the grant funds between many competing needs.

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

Briefing - n/a

Set Public Hearing Date - Tuesday, October 17, 2023

Hold hearing to accept public comment - Tuesday, November 14, 2023 at 7 p.m.

TENTATIVE Council Action - n/a

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Staff Recommendation - Refer to motion sheet(s).

Ben Luedkte introduced the Public Hearing.

Nodiwale Hersi, Hassan Hahiye, Abdirizak Ibrahim, Jason Wheeler, Yacoab Arbah, Ahmed Isaak, Ibrahim Ibrahim, Al-Khalife Kalashnikov spoke on the housing crisis and made the following comments (In Summary):

- Mass need for more low-income housing opportunities within the community
- Rent increases in low-income units becoming too expensive
- Eviction and homelessness for the residents/families being pushed out of low-income housing
- Senior housing was not available, needed more incentives for seniors to stay in their own homes
- Families renting units that did not have enough space for their families
- Inflation becoming too high, refugees unable to live even with a full-time job

Rebecca Dutson and **Amanda Hughes** spoke about the mental health crisis and made the following comments (In Summary):

- High statistics for Utah residents living with adults with mental illness
- Needing to fund the already created programs that provided help to these individuals
- Mental health crisis created by COVID-19
- Request funding for centers that help the youth in the City

Robert Morreal spoke on behalf of the Boys and Girls Club and the need to support and fund the club.

Council Member Puy made a statement regarding the Salt Lake City Housing Authority and referred any community member to contact their office for help with rent assistance and other housing needs.

Council Member Young recognized the difficulties talked about in the meeting and thanked the public for coming and speaking up for the needs of their community.

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to close the public hearing.

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

Final Result: 7 – 0 Pass

C. POTENTIAL ACTION ITEMS:

1. **Ordinance: Rezone and Master Plan Amendment at 116 East Edith Avenue**
The Council will consider adopting an ordinance that would amend the zoning of the

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property located at 116 East Edith Avenue from R-1/5,000 (Single Family Residential District) to CC (Corridor Commercial District). This proposal would also amend the Central Community Future Land Use Map from Low-Density Residential to Community Commercial. The proposed amendments would allow for further commercial and multi-family development of the site and would make the property consistent with the adjacent property that shares the same owner. Future development plans were not submitted by the applicant at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 5. Petitioner: Ian Kaplan of ADDVirtue, representing the property owners. Petition No.: PLNPCM2022-01160 & PLNPCM2022-01161

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

Briefing - Tuesday, October 3, 2023

Set Public Hearing Date - Tuesday, October 17, 2023

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

TENTATIVE Council Action - Tuesday, November 14, 2023

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to adopt Ordinance 65 of 2023 Rezone and Master Plan Amendment at 116 East Edith Avenue.

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

Final Result: 7 – 0 Pass

2. Ordinance: Rezone and Master Plan Amendment at Approximately 1720 South and 1734 South West Temple

The Council will consider adopting an ordinance that would amend the zoning of the properties located at 1720 South and 1734 South West Temple Street from R-1/5,000 (Single-Family Residential District) to R-MU-45 (Residential/Mixed Use District). This proposal would also amend the Central Community Master Plan Future Land Use Map from Low-Density Residential to Medium-Density Residential. Future development plans were not submitted by the applicant at this time, however the applicant may consider a medium-density residential development like the existing development to the north. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 5. Petitioner: Larsen Sequist. Petition No.: PLNPCM2023-00106 & PLNPCM2023-00380

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

Briefing - Tuesday, October 10, 2023

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Set Public Hearing Date - Tuesday, October 17, 2023

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

TENTATIVE Council Action - Tuesday, November 14, 2023

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Valdemoros to adopt Ordinance 66 of 2023 Rezone and Master Plan Amendment at Approximately 1720 South and 1734 South West Temple.

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

NAY: Chris Wharton

Final Result: 6 – 1 Pass

3. Ordinance: Historic Preservation Overlay District Text Amendment

The Council will consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to the H Historic Preservation Overlay District. The proposal would also amend the consolidated fee schedule. The proposed amendments would make the ordinance easier to use for applicants, property owners, staff, and the Historic Landmark Commission in its administration, as well as create new processes for adopting and updating historic resource surveys. The proposed amendments would involve multiple chapters of the zoning ordinance related to the H Historic Preservation Overlay District and changes would apply citywide. Petition No.: PLNPCM2023-00123

For more information visit tinyurl.com/HistoricDistrictsSLC.

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

Briefing - Tuesday, October 17, 2023

Set Public Hearing Date - Tuesday, October 17, 2023

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

TENTATIVE Council Action - Tuesday, November 14, 2023

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Wharton, seconded by Council Member Puy to adopt Ordinance 67 of 2023 Historic Preservation Overlay District Text Amendment.

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

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Final Result: 7 – 0 Pass

4. Ordinance: Alley Vacation at Approximately 1518 South 300 West

The Council will consider adopting an ordinance that would vacate City-owned alleys situated adjacent to properties located at 1518, 1528, 1540, and 1546 South 300 West, 325 and 333 West Andrew Avenue, and 352 West Van Buren Avenue. The proposal would allow the property owner to redevelop the surrounding property, which would include the right-of-way within the proposed development. The proposed vacation will not impose access concerns as all of the subject properties that abut the alleys also have frontage on a public street. Located within Council District 5. Petitioner: Jarod Hall, representing the property owner, Petition No.: PLNPCM2023-00408

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

Briefing - Tuesday, October 17, 2023

Set Public Hearing Date - Tuesday, October 17, 2023

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

TENTATIVE Council Action - Tuesday, November 14, 2023

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to adopt Ordinance 68 of 2023 Alley Vacation at Approximately 1518 South 300 West, with the conditions that the petitions shall:

- 1. Within 60 days of the effective date of the ordinance, execute an easement for a publicly accessible mid-block walkway that meets requirements in City ordinance through the block between Andrew Avenue and Van Buren Avenue, where buildings constructed by petitioner are located on each side of the walkway. The walkway shall be open to the public at all times.**
- 2. Within 60 days of the effective date of the ordinance, execute an easement for a publicly accessible private drive connecting Andrew Avenue and Van Buren Avenue mid-block through a parking garage or other similar location on the petitioner's property. This drive shall be open to the public seven days a week at least between the hours of 7:00 am to 8:00 pm and shall include signage noting such hours of public use. The drive shall remain open to the public until a future public road connecting Andrew Avenue and Van Buren Avenue between 300 West and I-15 is constructed.**
- 3. Refrain from conveying the property adjacent to the alleys until the aforementioned easements are recorded with the Salt Lake County Recorder.**

It is also the Council's understanding that the plans for 60% of more of street level activation be memorialized in the planned development and design review process that petitioner is currently undergoing before the Planning Commission.

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

Final Result: 7 – 0 Pass

5. Ordinance: Northpoint Small Area Plan

The Council will consider 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. Petition No.: PLNPCM2022-00687

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, October 17, 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 - Tuesday, November 14, 2023

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Petro, seconded by Council Member Puy to adopt Ordinance 69 of 2023 approving the Northpoint Small Area Plan.

I further move the Council initiate a Legislative Action requesting the administration draft new zoning regulations that will implement the vision, goals and policies outlined in the Northpoint Small Area Plan.

I further move the Council initiate a Legislative Action requesting the administration continue the city led effort to complete the annexation process for unincorporated properties in the area generally identified by the Northpoint Small Area Plan.

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

Final Result: 7 – 0 Pass

D. COMMENTS:

1. Questions to the Mayor from the City Council.

There were no questions.

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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.)

Kasey O'Connor expressed concern over homeless shelters and how they would be funded.

Whitney Reid requested additional crosswalks to be installed for the safety of the pedestrians as a result of the construction along 2100 South and 1300 East.

Eric Orme spoke on the City lead annexation and the new agricultural zoning requirements being more restrictive than Salt Lake County's current zoning regulations.

Elizabeth Crittenden spoke on all the construction projects throughout the City and how they were impacting the accessibility for handicapped residents.

Soren Simonsen talked about the impacts COVID-19 had on small businesses and the available federal funds meant to help recover from the losses of the pandemic.

Claudia Johnson urged the Council to help with speeding in the community and to find a way to put in more speed bumps.

Amy Hawkins spoke on the Ballpark Area Plan and asked for further review of the plan.

E. NEW BUSINESS:

F. UNFINISHED BUSINESS:

1. Resolution: Certification of Downtown Plan

The Council will consider approving a resolution about certifying the Downtown Plan as the station area plan for 13 TRAX and Frontrunner stations in the downtown area. Certification is necessary to be in compliance with recent state law requirements for municipalities to have station area plans for all fixed rail transit stations within their boundaries or within a half mile of City limits.

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

Briefing - Tuesday, October 10, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Dugan, seconded by Council Member Valdemoros to adopt Resolution 33 of 2023 Certification of Downtown Plan, certifying compliance with Utah Code to have station area plans for each transit station.

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

Final Result: 7 – 0 Pass

2. Ordinance: Open Space Lands Amendments

The Council will consider adopting an ordinance that would amend the Open Space Lands Ordinance to allow more flexibility for removing certain properties from the Open Space Inventory. The amendments would provide more flexibility for granting utility easements and the sale or exchange of *de minimis* parcels.

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

Briefing - Tuesday, October 17, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Staff Recommendation - Refer to motion sheet(s).

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Placeholder

Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to adopt Ordinance 70 of 2023 Open Space Lands Amendments, amendments that could change processes for the disposition of certain interests in City open space lands and govern their removal from the official City Open Space Inventory.

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

Final Result: 7 – 0 Pass

G. CONSENT:

1. Ordinance: Rezone and Master Plan Amendment at 711 and 721 South 1200 East

The Council will set the date of Tuesday, December 5, 2023 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of the properties located at 711 and 721 South 1200 East Street from R-2 (Single- and Two-Family Residential District) to I (Institutional District). The proposal also would amend the Central Community Master Plan Future Land Use Map. The proposal would allow the use of the existing church building as a school. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 4. Petitioner: Jim Brewer, Head of the McGillis School. Petition No.: PLNPCM2023-00496 & PLNPCM2023-00639

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

Briefing - Tuesday, November 14, 2023

Set Public Hearing Date - Tuesday, November 14, 2023

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

TENTATIVE Council Action - Tuesday, December 5, 2023

Staff Recommendation - Set date.

2. Ordinance: Rezone at 680 South Gladiola Street

The Council will set the date of Tuesday, December 5, 2023 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of the property located at approximately 680 South Gladiola Street from M-2 (Heavy Manufacturing District) to M-1 (Light Manufacturing District). This proposal would enable the use of the property as a commercial truck driving school, classified as a

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vocational school with outdoor activities. The applicant has not included development plans with this request. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 2.
Petitioner: Tony Sieverts. Petition No.: PLNPCM2023-00236

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

Briefing - Tuesday, November 7, 2023

Set Public Hearing Date - Tuesday, November 14, 2023

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

TENTATIVE Council Action - Tuesday, December 5, 2023

Staff Recommendation - Set date.

3. Ordinance: Rezone at Approximately 1380 South 900 West

The Council will set the date of Tuesday, December 5, 2023 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of the properties located at approximately 1380 South 900 West, 1361 South 1000 West, and 1367 South 1000 West from R-1/7,000 (Single Family Residential District) to RMF-30 (Low-Density Multi-Family Residential District). The applicant owns the property located at 1380 South 900 West and intends to only develop that property. The other two properties are owned by a separate organization that asked to be included in this request to enable additional development flexibility. This proposal would 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 2. Petitioner: Drake Powell of TAG SLC, representing the various property owners. Petition No.: PLNPCM2023-00172

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

Briefing - Tuesday, November 7, 2023

Set Public Hearing Date - Tuesday, November 14, 2023

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

TENTATIVE Council Action - Tuesday, December 5, 2023

Staff Recommendation - Set date.

4. Ordinance: Budget Amendment No.3 for Fiscal Year 2023-24

The Council will set the date of Tuesday, December 12, 2023 at 7 p.m. to accept public comment and consider an ordinance amending the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2023-24. The proposed

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amendment includes four new full-time paramedic employees in the Fire Department's Medical Response Team, creation of a Legislative Division with four new full-time employees in the City Attorney's Office, over \$6 million of additional transportation impact fees for reconstructing 2100 South through the Sugar House Business district and the 600 North / 700 North corridor transformation project among other items.

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

Briefing - Tuesday, December 5, 2023

Set Public Hearing Date - Tuesday, November 14, 2023

Hold hearing to accept public comment - Tuesday, December 12, 2023 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Set date.

5. Board Appointment: City and County Building Conservation and Use Committee – Robyn Taylor-Granda

The Council will consider approving the appointment of Robyn Taylor-Granda to the City and County Building Conservation and Use Committee Board for a term ending July 19, 2027.

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

Briefing - Tuesday, November 14, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Staff Recommendation - Approve.

6. Board Appointment: Planning Commission – Landon Kraczek

The Council will consider approving the appointment of Landon Kraczek to the Planning Commission for a term ending November 14, 2027.

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

Briefing - Tuesday, November 14, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Staff Recommendation - Approve.

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Motion:

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

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

Final Result: 7 – 0 Pass

H. ADJOURNMENT:

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Meeting adjourned at 8:28 pm

Minutes Approved: January 16, 2024

City Council Chair Darin Mano

City Recorder

Please refer to Meeting Materials (available at 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 Formal meeting held Tuesday, November 14, 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.