

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, March 19, 2024

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, March 19, 2024.

**The following Council Members were present:**

Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

**Present Legislative leadership:**

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

**Present Administrative leadership:**

Mayor Erin Mendenhall, Jill Remington Love – Chief Administrative Officer

**Present City Staff:**

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Trevor Ovenden – Principal Planner, DeeDee Robinson – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Senior Public Policy Analyst, Brian Fullmer – Constituent Liaison, Policy Analyst, Nick Norris – Planning Director, Andrew Johnston – Director of Homelessness Policy and Outreach, Weston Clark – Mayor's Senior Advisor, Diana Martinez – Senior Planner, John Anderson – Planning Manager, Michaela Oktay – Assistant Planning Director, Tony Milner – Housing & Neighborhood Development Director, Heather Royall – Housing & Neighborhood Development Deputy Director

The meeting was called to order at 4:21 pm.

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**Work Session Items**

**1. Informational: Updates from the Administration** ~ 4:15 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.

**Weston Clark** provided information regarding:

**Community Engagement Highlights**

- Ways to engage with the City: [www.slc.gov/feedback/](http://www.slc.gov/feedback/)
- Planning Department events/projects
- Public Lands Department events/projects
- Mayor's Community Office Hours locations, dates, and times for April 2024

**Andrew Johnston** provided information regarding:

**Homelessness Update**

- Homeless Resource Center utilization data
- No Encampment Impact Mitigation (EIM) work this week due to Salt Lake County Health Department staff being out for training
- Rapid Intervention Team (RIT) would occur along the Jordan River this week (Three Creeks Park, Fife Wetlands, Folsom Trail, and Cottonwood Park)
- Resource Fair to be held April 12, 2024 at Pioneer Park, 9:30-12:30pm
- Hygiene Kit Drive happening now until March 29, 2024 to benefit the City's two resource centers – drop off items at 900 South 155 East and 338 West Hansen Avenue
- Winter overflow shelter details
- Details regarding State Office of Homeless Services
  - Current/next year's anticipated bed and shelter needs
  - Funding received for new low-barrier shelter – State seeking public/private land options
  - Evaluating operation funding scenarios in preparation for May 2024 State Homeless Board meeting
  - Goal for a new shelter option to open next winter – interim plans for beds needed between May through October 2024
  - Current Micro Shelter temporary land use resolution to expire May 2024 (cannot be renewed) – State preparing plans for next phase
- Salt Lake County Human Services, Homelessness, and Criminal Justice Reform Action Plan details:
  - Five-year plan
  - Supportive housing
  - Criminal justice challenges
  - Systemic gaps in treatment options/availability

Council Member Young requested more information on how the State's efforts for

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operation funding complimented the resources related to the City's efforts/roles/responsibilities regarding homelessness. Andrew Johnston said more information would be identified over the next two to three weeks and would be provided to the Council for review.

**2. Ordinance: Zoning Map Amendments at Approximately 2760, 2800, and 2828 North 2200 West** ~ 4:30 p.m.  
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties located at approximately 2760, 2800, and 2828 North 2200 West from AG-2 (Agricultural District) to M-1 (Light Manufacturing District). The proposal includes properties of approximately 14.33 acres. Plans for future development were not submitted with these applications. Consideration may be given to rezoning the properties to another zoning district with similar characteristics. The project is within Council District 1. Petitioner: Will Channell with OCC Industrial, who is under contract for the properties.

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**Jennifer Bruno** noted that policy clarity was sought from the Council by the Administration relating to the question of package and delivery services being strictly prohibited in the area by the development agreement or allowed as an ancillary/accessory use.

**Diana Martinez** and **John Anderson** presented information regarding:  
**Zoning Map Amendment at 2760, 2800, and 2828 North 2200 West**

- Key Points of the Development Agreement (conditions requested by the Council)
  - Package and delivery services not permitted
  - Maximum 33% building coverage – for two larger parcels
  - Maximum 40 foot building height – height exception of 5 foot for parapet walls that cover mechanical equipment
  - Landscaping buffer adjacent to residential shall include a mix of evergreen and deciduous trees, with at least one tree planted every 30 feet as shown on the exhibit
  - A minimum of 5% EV-capable parking will be provided
  - Buildings will be designed and constructed to be solar-ready
  - Subdivision plat to be recorded for the subject property
- Clarifications regarding package delivery within the development agreement (primary use vs. accessory use)
- Explanation/reasoning for retaining conditions regarding trees every 30 feet on northern and southern property lines and the subdivision plat
- Utilizing City business licensing as a tool to restrict certain uses

**Megan O'Brien** (Applicant, OCC Industrial) presented information regarding:

- Rezone request details
- All parcels were within the Northpoint Small Area Plan with a future use of Transitional/Light Industrial
- Development Agreement conditions the applicant agreed to
- Request for condition revisions for the Council to consider:
  - “Condition A” – Remove use restriction for package delivery
  - “Condition D” – Remove requirement to plant one tree every 30 feet on northern and southern property lines
  - “Condition T” – Remove requirement for a subdivision plat (applicant intends to consolidate lots)
- Adjacent land uses and zoning designations

Council Member Puy noted he was not in favor of removing “Condition A” as the community wanted to be heard and had to live with this issue, however; if modifications were made it could bring good paying jobs to the community. He added, regarding “Condition D”, that trees were important for commercial and residential uses, for the westside as a whole, and was also not in favor of removing that condition.

Council Members discussed:

- Needing additional clarity on “Condition A” (package delivery uses)

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- Retaining “Condition D” (tree requirement on north/south property lines) and if the location of the required trees could be modified, but be retained on the site somehow
- Finding agreement on the required number of trees, not necessarily committed to the placement
- Generating a metric to provide enforcement capability or protections for the constituents who lived in the area
- Providing better clarification of the subdivision plat process

3. **Ordinance: Rezone and Master Plan Amendment at Approximately 1791 South and 1815 South State Street and 118 East and 120 East Coatsville Avenue** ~ 4:50 p.m.  
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties located at approximately 1791 and 1815 South State Street from CC (Corridor Commercial) to R-MU (Residential/Mixed Use), as well as amending the zoning of properties located at 118 and 120 East Coatsville Avenue from R-1/5000 (Single Family Residential) to R-MU (Residential/Mixed Use). The proposal would also amend the Central Community Future Land Use Map. 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.

For more information visit [tinyurl.com/MavenStateRezone](https://tinyurl.com/MavenStateRezone).

*Council Member Mano recused himself from this agenda item.*

**Trevor Ovenden** provided information regarding:

**Zoning Map and General Plan Amendment – 1791 South and 1815 South State Street & 118 East and 120 East Coatsville Avenue**

- Request details including zoning map amendment (from R-1-5000 Single Family Residential & CC-Commercial Corridor to R-MU Residential Mixed Use) and General Plan amendment (from Community Commercial & Low Density Residential to High Mixed Use)
- Subject site details
- Surrounding zoning and land use details
- What the R-MU zoning would change (building height, parking, and setback requirements)
- Examples of buildings in the City under R-MU zoning
- Planning Commission having forwarded a positive recommendation for the proposal
- General Plan compliance details
- Staff having found development under the R-MU zoning regulations could be made compatible with existing development with the following conditions (current proposal not entirely consistent with the Central Community Plan):

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- A minimum 30-foot rear yard setback required from the eastern boundary of the subject site
- A 1:1 building stepback required, starting at the 30-foot setback line
- A 10-foot landscape buffer to be required along the eastern boundary of the site
- The existing building at 1815 South State Street shall be repurposed with the development of the site
- These conditions applied only when the abutting properties to the east were zoned single-family residential

**Brian Scott** (Applicant, Uncommon Architects) and **Jen Ungvichian** (Applicant, Maven District) provided information regarding:

- History of the partnership/proposal between Maven and Colmena
- Retaining the building on the corner for adaptive reuse
- Community support/excitement for the proposal
- Existing Maven District details (locations and uses)
- Commercial uses planned for existing and proposed ground level units

**4. Legislative Action: Sugar House Business District Zoning Amendments and Transfer of Development Rights Program** ~ 5:10 p.m.  
20 min.

The Council will receive a briefing about a Legislative Action requesting the Administration undertake research and draft an ordinance to establish a Transfer of Development Rights (TDR) program that may be used for the Sugar House Business zoning districts. This program's intent would be to foster sustainable urban growth while safeguarding historical and cultural assets. If the Council supports this Legislative Action, it will be formally adopted in a later formal Council meeting.

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*Council Member Mano re-joined the meeting during this agenda item.*

**Brian Fullmer** provided an introduction to the Legislative Action.

**Michaela Oktay** provided information regarding:

- Details of the Transfer of Development Rights (TDR) Program
- TDR Program could be created as a overlay/boundary area
- Proposed to begin within the Sugar House area and possibly expand to different areas

Council Members Petro, Young, and Mano expressed excitement with respect to utilizing this new tool to harness development for community goods such as preservation and keeping the character of neighborhoods.

*Council Members took a short recess during this agenda item due to a disturbance in the room.*

Council Member Dugan inquired if there were any negatives to a TDR and to provide an example of a TDR. Council Member Young explained that the impetus for this request was trying to shift from a position of being reactive to being proactive and it was an action to try and say what could we do from a policy standpoint that allowed a proactive approach to letting developers and residents know what the City expected to see in terms of future efforts (preservation, development inclusive, etc.) for that balance built.

Council Member Petro asked if it was possible to do a staged TDR program where the first stage would be something directly responsive to Sugar House but maybe not geographically restricted to Sugar House and then adding to it later. **Nick Norris** explained that restricting a TDR to one specific zoning district was straightforward and simple to do, however; it became much more complicated when mixing in different zoning districts because the transfer had to be economically viable, and to some degree, any receiving area had to have demand for development that exceeded what the zoning already allowed. He also noted that there could be administrative costs to managing the TDR program, due to the large volume of work created by tracking activity in relation to the TDR.

**Straw Poll:** Support for a legislative intent to guide Planning Staff to work on a TDR tool, with the intent that it started as simple as possible and be implemented in Sugar House, but then at a future stage look at expansion. All Council Members present were in favor.

**5. Ordinance: Library Budget Amendment No.2 for Fiscal Year 2023-24**

~ 5:30 p.m.

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15 min.

The Council will receive a briefing about an ordinance that would amend the budget for the Library Fund for Fiscal Year 2023-24. 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 over \$1.3 million in additional funding for the Main Library roof renovation project.

**Ben Luedtke** provided an introduction to the budget amendment.

**Noah Baskett** (SLC Library Executive Director) and **Tyler Bahr** (SLC Library Assistant Director of Finance) provided information regarding:

- Remaining work/funding needed for the roof reconstruction
- Details of the original budget for the 2024 FY
- Details of the costs for the remaining work (including the contractors cost and an owners contingency)
- Funding sources that were reallocated to the roof reconstruction project
- Total funding sources (reallocation and general fund balance appropriation) = \$1,321,215
- Salt Lake City Library being recently recognized as one of the most popular libraries in the world

**6. Fiscal Year 2024-25 Funding Allocations for One-year Action Plan for Community Development Block Grant & Other Federal Grants Follow-up**

~ 5:45 p.m.

40 min.

The Council will receive a follow-up briefing about the resident advisory board's and the Mayor's funding recommendations and an appropriations resolution that would authorize grant funding to selected applicants and adopt the One-Year Annual Action Plan for Fiscal Year 2024-25. The plan includes Community Development Block Grant (CDBG) funding, HOME Investment Partnership Program funding, Emergency Solutions Grant (ESG) funding, and Housing Opportunities for Persons with AIDS (HOPWA) funding. The resolution would also approve an Interlocal Cooperation Agreement between Salt Lake City and the U.S. Department of Housing and Urban Development (HUD).

For more information visit [tinyurl.com/AnnualHUDGrants](https://tinyurl.com/AnnualHUDGrants).

**Ben Luedtke, Tony Milner, and Heather Royall** provided information regarding:

- Remaining unresolved issues:
  - **Item #6 – Fix The Bricks (CDBG Housing/Housing Stability Division)** – Council having previously discussed Fix The Bricks having a greater number of beneficiaries at the \$220K funding level (serving 10 homes that would receive seismic retrofitting), whereas the Community Land Trust (CLT) route (recommended by the Mayor) at \$220K would be



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enough leveraging of other funding for a single home to be added to the CLT

- Council Members were in favor of funding the Fix The Bricks request
- **Item #1 – Tenant Based Rental Assistance (HOPWA/Housing Connect; County Housing Authority)** – The issue of \$550K needed to continue providing rental assistance to 57 households vs. only funding \$522,223 resulting in ending rental assistance to seven households that were currently reliant on the program (a difference of \$27,777)
  - Council Members were in agreement to have Staff research other funding sources for rental assistance that the City already had budgeted for this fiscal year and return with more information
- **CDBG-CV Funding Log – Using \$287K of one-time pandemic related funding for the Public Services category** – Funding Scenario A (Staff Report, page 3), detailed how nine applications that were not recommended to receive funding but eligible to receive CDBG-CV funding could be funded at \$30K each with a remainder of \$17,752 to distribute between other CDBG eligible applications
  - Council Member Wharton asked Staff to verify if funding \$30K to the applicants in Funding Scenario A, would be functional to the applicant’s goals stated in the application
  - **Straw Poll:** Support for Funding Scenario A with the exception that the remaining \$17,752 be allocated to the Boys & Girls Club. All Council Members present were in favor

7. **Dinner Break** ~ 6:25 p.m.  
30 min.

8. **Informational: Council Retreat Follow-up** ~ 6:55 p.m.  
30 min.

The Council will review the list of projects that were raised at the Council’s annual retreat on Tuesday, January 23, 2024, and discuss priorities and next steps.

*Item not held.*

## **Standing Items**

### **9. Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.

*Item not held.*

### **10. 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 scheduling items.

*Item not held.*

### **11. 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 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;

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- 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.

## **Motion:**

**Moved by Council Member Mano, seconded by Council Member Young to enter into a Closed Session for the purposes of: strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.**

**AYE:** Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

**Final Result:** 7 – 0 Pass

## Minutes:

Closed Session Started at 6:00 pm

Held via Zoom and in the Work Session Room (location)

Council Members in Attendance: Council Member Petro, Puy, Wharton, Lopez Chavez, Mano, Dugan, and Young.

City Staff in Attendance: Mayor Mendenhall, Rachel Otto, Jill Love, Lindsey Nikola, Megan Yuli, Katherine Lewis, Mark Kittrell, Laura Briefer, Scott Martins, Tamara Prue, Jesse Stewart, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Ben Luedtke, Sam Owen, Whitney Fernandez Gonzalez, Matthew Brown, and Cindy Lou Trishman.

Closed Session ended at 7:35 pm

## **Motion:**

**Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to exit Closed Session.**

**AYE:** Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Sarah Young, Eva Lopez Chavez

**Final Result:** 7 – 0 Pass

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Meeting adjourned at: 8:14 pm.

Minutes Approved: May 21, 2024.

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City Council Chair – Victoria Petro

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City Recorder – Cindy Trishman

Please refer to Meeting Materials (available at <https://data.slcc.gov> by selecting City Council Meeting Information) 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, March 19, 2024 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.