

MINUTES OF THE SALT LAKE CITY COUNCIL, LOCAL BUILDING AUTHORITY
AND REDEVELOPMENT AGENCY

Tuesday, May 7, 2024

The Local Building Authority, Redevelopment Agency, and the Salt Lake City Council of Salt Lake City, Utah met in Formal Session on Tuesday, May 7, 2024.

The following Board Directors/Council Members were present:

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

Present Legislative leadership:

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, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – City Council Staff, Brian Fullmer – Constituent Liaison, Policy Analyst, Nick Tarbet – Senior Public Policy Analyst, Sylvia Richards – Public Policy Analyst

Council Member Mano presided at and conducted the meeting.

The meeting was called to order at 7:02 pm.

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**LOCAL BUILDING AUTHORITY of
SALT LAKE CITY, UTAH MEETING**

A. LBA OPENING CEREMONY:

1. Board/Council Member Darin Mano will conduct the formal meeting.
2. Pledge of Allegiance.
3. The Board will approve the meeting minutes of April 18, 2023; May 2, 2023; May 16, 2023; June 6, 2023; and June 13, 2023.

Motion:

Moved by Board Member Puy, seconded by Board Member Wharton to approve the meeting minutes of April 18, 2023; May 2, 2023; May 16, 2023; June 6, 2023; and June 13, 2023.

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

Final Result: 7 – 0 Pass

B. LBA UNFINISHED BUSINESS:

1. **Resolution: Tentative Budget for the Capital Projects Fund of the Local Building Authority for Fiscal Year 2024-25**

The Board will consider approving a resolution adopting the tentative budget for the Capital Projects Fund of the Local Building Authority of Salt Lake City, Utah for Fiscal Year 2024-25.

The LBA's Capital Projects Fund for Fiscal Year 2024-25 only includes the bond debt services for the Glendale and Marmalade Libraries. (Other Capital projects throughout the City are included in the Mayor's Recommended Budget; see the Capital Improvement Program Budget Book.) The LBA is a financing tool for cities and government entities, like libraries, to bond for capital projects at better interest rates. Capital projects are big construction projects like parks, public buildings, and street projects.

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

Briefing - TBD

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

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Motion:

Moved by Board Member Wharton, seconded by Board Member Lopez Chavez to approve Resolution 01 of 2024, adopting the tentative budget for the Capital Projects Fund of the Local Building Authority of Salt Lake City, Utah for Fiscal Year 2024-25.

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

Final Result: 7 – 0 Pass

C. LBA ADJOURNMENT:

Motion:

Moved by Board Member Wharton, seconded by Board Member Lopez Chavez to adjourn the LBA meeting.

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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**REDEVELOPMENT AGENCY *of*
SALT LAKE CITY, UTAH MEETING**

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

D. RDA UNFINISHED BUSINESS:

1. Resolution: Tentative Budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2024-25

The Board will consider approving a resolution adopting the tentative budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2024-25.

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

Briefing - TBD

Set Public Hearing Date - Tuesday, April 16, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Director Puy, seconded by Director Dugan to approve Resolution 05 of 2024, adopting the tentative budget for the Redevelopment Agency of Salt Lake City, Utah for Fiscal Year 2024-25.

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

Final Result: 7 – 0 Pass

E. RDA ADJOURNMENT:

Motion:

Moved by Director Puy, seconded by Director Dugan to adjourn the RDA meeting.

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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SALT LAKE CITY COUNCIL MEETING

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

F. CITY COUNCIL OPENING CEREMONY:

1. Welcome and Public Meeting Rules.
2. The Council will approve the formal meeting minutes of February 20, 2024 and April 2, 2024.

Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to approve the formal meeting minutes of February 20, 2024 and April 2, 2024.

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

Final Result: 7 – 0 Pass

3. Mayor Mendenhall will present the proposed Salt Lake City budget, including the Library Fund, for Fiscal Year 2024-25.

Mayor Mendenhall presented the **Salt Lake City FY 2024-25 Recommended Budget**, highlighting the following:

- Hosting the International Olympic Committee (IOC) Future Host Commission in April 2024 – preparing to sign the contract in July 2024 for hosting the 2034 Winter Games
- The addition of a National Hockey League franchise in Salt Lake City
- Proposal of a General Fund budget of \$475,245,078 – marking a 5.9% increase from last year's general fund budget
- No major tax increases in this budget
- New fee schedule proposed to discount athletic field recreation fees for youth sports – City to reimburse difference in fees for the past two years
- Funding a new coordinator position in the Public Lands Department
- Funding two major art installations on the westside – one at the new Glendale Regional Park and one at the west end of the 9-Line
- Main Street Promenade Conceptual Design Study findings to be released this week – \$115,000 proposed for comprehensive economic analysis to review the project's economic benefits and impacts
- Sister Cities program benefiting the City
- The Delta Center contributing to the City's identity and experience of downtown
- Proposing a new Mayor's Office position to manage downtown projects
- \$17.7M dedicated in March 2024 to affordable housing and a new proposal of \$2.59M in the budget for affordable housing via the Redevelopment Agency
- Homelessness
 - New Community Outreach Case Manager for the City Justice Court
 - Doubling of the Rapid Intervention Team (RIT)

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- Public Safety
 - Medical Response Paramedic Team
 - Renegotiated salary structures
 - Applying for a federal grant to cover costs over three years for 10-12 new police officers dedicated to the Jordan River and North Temple
 - Ongoing training recommended by Racial Equity in Policing Commission
- Arts, Culture, Events (ACE) Fund
 - 126 events supported with grants in 2024
 - \$100,000 proposed expansion to support community-driven arts, culture, events
- Capital Improvements
 - \$6.25M for Complete Streets reconstruction & overlay 2025
 - \$4M to support 400 South Jordan River bridge reconstruction
 - Jordan River revitalization
 - Nearly \$1M dedicated to Neighborhood Byways Program
 - \$750k toward repairing sidewalks/\$300k for safer crossings citywide
- Proposing 5% cost of living adjustment for non-represented employees and increase in Health Savings Account contributions

G. **PUBLIC HEARINGS:**

Items H1 and H2 will be heard as one public hearing.

1. **Grant Application: Study to Improve Walking and Biking of One-Way Streets – Transportation and Land Use Connect(TLC) /Wasatch Front Regional Council**

The Council will consider approving a grant application request from the Transportation Division to the Wasatch Front Regional Council (WFRC) . If awarded, the grant would fund a study to consider the redesign of one-way streets (500 South and 600 South from I-15 to approximately 700 East) to make them more walkable and bikeable.

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

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

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2. **Grant Application: Comcast Project UP – Assist Non-Profits with Digital Literacy Courses For Refugees**

The Council will consider approving a grant application request from the Housing Stability Division to Comcast Project UP. If awarded, the grant would assist the City in partnering with local non-profit refugee settlement organizations to provide digital literacy courses and laptops to refugees (through subawards).

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

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

Sylvia Richards provided a brief introduction.

There were no public comments.

Motion:

Moved by Council Member Dugan, seconded by Council Member Young to close the Public Hearing and refer Items H-1 and H-2 to a future Consent Agenda for action.

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

Final Result: 7 – 0 Pass

3. **Ordinance: Ballpark Station Area Rezone and Text Amendments**

The Council will accept public comment and consider adopting an ordinance that would make the following amendments to City code:

- Zoning Map Amendments: rezone properties to align with the goals, policies, future land use recommendations, and community vision established in the plan.
- Zoning Text Amendments: establish a new zone, Form Based, Mixed Use 8 (MU-8), and rezone some properties within Ballpark Station Area to MU-8.

Petition No.: PLNPCM2023-00169

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

Briefing - Tuesday, April 2, 2024

Set Public Hearing Date - Tuesday, April 2, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

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TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Refer to motion sheet(s).

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Nick Tarbet provided a brief introduction.

En Canada spoke to being in favor of “up-zoning” and wanting the Council to consider how ownership and density could be increased in the City.

Sharon Wilbur, (owners of commercial properties on 1300 South between Main Street and Richards Street), spoke regarding a letter sent to the Council voicing opposition to the new MU-8 zoning designation of the parcels with a preference of the parcels being zoned CC (Commercial Corridor), keeping with their historical use and to accommodate the long-term leases with the tenants.

Amy J. Hawkins spoke regarding capitalizing on the opportunities fixed rail provided through the Ballpark neighborhood through economic development, the ability for residents to live in a 15 minute neighborhood without displacing residents and businesses, allowing residents to age in place without sacrificing affordability or community safety, and listed the benefits of preserving green space and the urban tree canopy throughout the neighborhood.

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to close the Public Hearing and defer action to a future Council meeting.

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

Final Result: 7 – 0 Pass

4. **Ordinance: MU-8 Zone Sign Text Amendments**

The Council will accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* to establish sign regulations for the Form Based Mixed Use 8 (MU-8) zoning district. The proposed amendments are intended to establish sign regulations for the proposed MU-8 zoning district. Petition No.: PLNPCM2023-00959.

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

Briefing - Tuesday, April 2, 2024

Set Public Hearing Date - Tuesday, April 2, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Refer to motion sheet(s).

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Nick Tarbet provided a brief introduction.

There were no public comments.

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to close the Public Hearing and defer action to a future Council meeting.

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

Final Result: 7 – 0 Pass

5. **Resolution: Northpoint Area Annexation Initiation**

The Council will accept public comment for the proposed annexation of land located within an unincorporated peninsula of Salt Lake County, generally north of the Salt Lake City International Airport and west of the Jordan River, also known as Northpoint. This public hearing is a necessary step to accomplish the annexation, but is part of an extended public engagement process regarding the land use of the area first begun with development of the Northpoint Small Area Plan. The annexation will eventually come back to the Council for final approval.

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

Briefing - Tuesday, April 2, 2024

Set Public Hearing Date - Tuesday, April 2, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, April 2, 2024

Staff Recommendation - Refer to motion sheet(s).

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Nick Tarbet provided a brief introduction.

Zach Hartman, representing Cross E Ranch, spoke regarding a petition signed by property owners of the area, consent forms not being signed due to outstanding concerns with current/future uses in the annexed area, and said the signers would support the annexation based on a list of conditions that would be provided to the Council.

Jack Ray, on behalf of Rudy Reclamation and Northpoint Reclamation (entities that owned over 3500 acres of land that abutted the northern portion of the annexation area), stated opposition to the inclusion of the northern portion of the annexation area.

Edward Gillmor, representing the Gillmor property (northwest of Cross E Ranch), a livestock ranch operating since the late 1880's, said their property had no use for municipal services, therefore there was no reason to be included in the annexation.

Nicole Salt, as a resident of the Northpoint area, expressed support for the residents/property owners who did not want to be included in the annexation.

Soren Simonsen, Executive Director of the Jordan River Commission, encouraged the Council to carefully examine annexation in the northern portion of the proposal and look for opportunities to preserve and enhance the agricultural uses and open space compatible with the sensitive areas around the Jordan River delta as it entered the Farmington Bay watershed area.

Ouija Krajca was called to speak but did not have comments for this item.

Albert Lopez was called to speak but did not have comments for this item.

Heather Limon, part owner of Cross E Ranch, said they could be in favor of the annexation but wanted all of their property to be part of the annexation (and not divided in half), wanted to ensure their property and surrounding farming properties were able to continue operating as they were.

Dalon Hinkley, part owner of Cross E Ranch, expressed excitement for the annexation, its potential, and the utilities it could bring to their events where the community could engage with agriculture.

Cindy Cromer spoke regarding the worsening conditions of 2200 West over the last 16 months (pollution, disregard to existing landowners and their investments) and not being convinced that the City could step in and do better with the area.

Heidi Hoven, Senior Manager at Gillmor Sanctuary, spoke regarding the importance of protecting the wetlands/uplands as habitat of the Great Salt Lake from development, and supported the inclusion of a shoreline heritage area and a transfer of development rights potential as a sending area within the northern proposed annexation area.

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Eric Orme, property owner within the proposed annexation, said the majority of property owners in the area were in favor of the annexation with the following stipulations; the M-3 zoning approved before annexation and specifics detailed as to the wetland buffer (that were previously omitted from the M-3 zone draft).

Michael Lichfield, representing the owners of the T & S Airport parcel at the northern end of the proposed annexation area, expressed support for the proposed annexation.

Council Member Petro moved to close the public hearing, immediately amend the boundaries of the proposed annexation to remove any properties north of 3300 North, and defer action to a future Council meeting. Council Member Lopez Chavez seconded the motion.

Nick Tarbet said the wrong address was provided earlier and clarified that it should be Cudahy Lane (approximately 3200 North).

Council Member Petro clarified that the motion should include removing all properties north of Cudahy Lane, which was approximately 3200 North. Council Member Lopez Chavez seconded the amended motion.

Nick Tarbet explained that the current motion would split some of the included properties in half, and to rather direct Staff to work with the Recorder's Office and property owners, as the Cross E Ranch owners wanted to keep all of their property within the annexation.

Council Member Petro amended the motion to close the public hearing, direct Council and Planning Staff to work with property owners to create an amended boundary reflective of the constituent's requirements, and defer further action to a future Council meeting.

Katie Lewis said she wanted the City Recorder to weigh in and expressed concern that the stated motion might potentially start the process from the beginning, which might not be what the constituents wanted at this point, and suggested that the motion include language to evaluate, work with Staff, and defer action to a future Council meeting for clarity on the process.

Council Member Petro further amended the motion to close the public hearing, evaluate potentially modifying the boundaries, and defer action to a future Council meeting. Council Member Lopez Chavez seconded the amended motion.

Council Members Petro stated that the intention to remove the properties was to preserve the agricultural experience in the area where development pressures had not yet crept into, and protecting agriculture/conservation easements once the City worked through the annexation, was an important goal.

Council Member Wharton said he wanted to annex in as much as the City could and to preserve the property owner's current uses (those who were north of 3200 North), avoiding further or additional annexations.

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Motion:

Moved by Council Member Petro, seconded by Council Member Lopez Chavez to close the public hearing, evaluate potentially modifying the boundaries, and defer action to a future Council meeting.

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

Final Result: 7 – 0 Pass

6. **Ordinance: Attached Garages Zoning Text Amendment**

The Council will accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to attached structures, including garages. In 2021, Utah State code was amended, changing standards required for these structures. The changes to the state code imposed limitations on what municipalities can require in terms of design elements. As a result, City code needs to be updated to match these regulations. The Planning Division is proposing a text amendment to update standards related to these structures, which include garages, entrance landings, and building foundations. The amendment focuses on aligning the standards with City goals and addressing state law. The proposed text amendments would apply Citywide. Petition No.: PLNPCM2023-00952.

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

Briefing - Tuesday, April 2, 2024

Set Public Hearing Date - Tuesday, April 16, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Refer to motion sheet(s).

Brian Fullmer provided a brief introduction.

There were no public comments.

Motion:

Moved by Council Member Puy, seconded by Council Member Young to close the Public Hearing and adopt Ordinance 29 of 2024.

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

Final Result: 7 – 0 Pass

7. **Ordinance: Rezone at Approximately 536 South 200 West**

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The Council will accept public comment and consider adopting an ordinance that would amend the zoning of properties at approximately 536 South 200 West, 216 West Orchard Place, 224 West Orchard Place, 226 West Orchard Place, and 230 West Orchard Place from D-2 (Downtown Support District) to D-1 (Central Business District). The proposal would align with a recently approved D-2 to D-1 amendment for a neighboring property to the north. 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 4. Petitioner: Jason Boal, representing the property owners. Petition No.: PLNPCM2023-00730.

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

Briefing - Tuesday, April 2, 2024

Set Public Hearing Date - Tuesday, April 16, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Refer to motion sheet(s).

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Brian Fullmer provided a brief introduction.

Jason Boal spoke in favor of the proposed ordinance, stating it met the City's goals of density and promoted the ability to improve pedestrian/vehicular safety particularly at the intersection of 200 West and Orchard Place.

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to close the Public Hearing and defer action to a future Council meeting.

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

Final Result: 7 – 0 Pass

8. **Ordinance: Zoning Map Amendment at 1050 West 1300 South**

The Council will accept public comment and consider adopting an ordinance that would amend the zoning of City-owned property at approximately 1050 West 1300 South from R-1/5,000 (Single-Family Residential District) to RMF-30 (Low-Density Multi-Family Residential District). The proposed amendment would support appropriately scaled housing choices as recommended by the Westside Master Plan. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 2. Petition No.: PLNPCM2023-00609.

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

Briefing - Tuesday, April 16, 2024

Set Public Hearing Date - Tuesday, April 16, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Refer to motion sheet(s).

Brian Fullmer provided a brief introduction.

There were no public comments.

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Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to close the Public Hearing and adopt Ordinance 30 of 2024.

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

Final Result: 7 – 0 Pass

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

The Council will 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 amendment includes an infrastructure loan pilot program to upgrade utilities while 2100 South is being reconstructed between 700 East and 1300 East, a State appropriation for Avenues City Cemetery road reconstruction and irrigation system upgrades, and additional funding for one-time police officer new hire bonuses among other items.

For more information visit <https://tinyurl.com/SLCFY24>.

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

Briefing - Tuesday, April 16, 2024 and Tuesday, May 7, 2024

Set Public Hearing Date - Tuesday, April 16, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Refer to motion sheet(s).

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Ben Luedtke provided a brief introduction.

En Canada was called to speak but had no comment for this item.

Motion:

Moved by Council Member Dugan, seconded by Council Member Wharton to close the Public Hearing and adopt Ordinance 31 of 2024, amending the Fiscal Year 2024 final budget of Salt Lake City including the employment staffing document only for items as shown on the motion sheet. I further move that the City seek reimbursement for Item A-8 from the Utah Fairpark Area Investment and Restoration District.

- **A-3: 2100 South Utility Upgrades between 700 East and 1100 East Capital Improvement Program Project (\$7 Million one-time from General Fund Balance, transferred to the CIP Fund, repayments from property owners as a connection Fee at TBD times)**
- **A-8: North Temple Bridge Over the Jordan River Riverbank Deterrent Rock Replacement, Fencing, and Scope Expansion (\$320,000 one-time from General Fund Balance)**
- **A-10: Fund Balance Allocation to CIP Holding Account (\$15 Million one-time from General Fund Balance to CIP Fund). Note: the Council would need to release the funds from the holding account and allocate to specific projects before the funds could be used.**
- **D-5: City Housing Authority Payment In Lieu of Taxes or PILOT Check (\$400,000 one-time to and from the General Fund; revenue in and equivalent expenditure out)**
- **I-1: Micro-shelter Community Site Preparation Costs and Electricity through June, and \$100,000 Additional to Address Unexpected Costs Related to Homelessness (\$393,791 – one-time from Holding Account)**

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

Final Result: 7 – 0 Pass

10. **Fiscal Year 2024-25 Budget: Metropolitan Water District, Property Tax Proposal**

The Council will accept public comment and consider approving the proposed property tax increase by the Metropolitan Water District of Salt Lake and Sandy, for Fiscal Year

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2024-25.

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

Briefing - Tuesday, April 2, 2024 and Tuesday, May 7, 2024

Set Public Hearing Date - Tuesday, April 16, 2024 and Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 and Tuesday, May 21, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Refer to motion sheet(s).

Sam Owen provided a brief introduction.

En Canada was called to speak but had no comment for this item.

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to close this Public Hearing and refer to the next Public Hearing on the May 21, 2024 agenda.

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

Final Result: 7 – 0 Pass

11. **Ordinance: Citywide Transportation Plan: *Connect SLC***

The Council will continue to accept public comment and consider approving the 2023 Citywide Transportation Plan titled *Connect SLC*. It will replace the existing Transportation Master Plan that was adopted in 1996. The Plan identifies five high-level goals, eight long-term policies called “key moves” and over 60 implementation actions to guide transportation decisions citywide over the coming decades. This is a continued hearing for people who have not yet commented on this item.

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

Briefing - Tuesday, April 16, 2024 and Tuesday, May 14, 2024

Set Public Hearing Date - Tuesday, April 2, 2024

Hold hearing to accept public comment - Tuesday, April 16, 2024 and Tuesday, May 7, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Refer to motion sheet(s).

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Ben Luedtke provided a brief introduction.

En Canada spoke in favor of the proposed plan as it promoted a more walkable City and emphasized increasing ownership (not just renting) in the City.

Frederick Jenny spoke in favor of the plan, thanked the Council for listening to the citizens, detailed three requests regarding the Re-Connecting Communities Study grant, including mentions of the Rio Grande Plan for a united front moving forward, and the Council working with volunteers behind the plan to move the plan ahead even further.

MJ Powell spoke in favor of the plan, noting that the east-west divide was a long-standing issue, based on historical red-lining and racial/economic differences, and wanted to ensure that the City's nightlife was examined along with resident's needs more specifically when taking public transit home in the later hours.

Council Member Dugan expressed appreciation for the public's feedback and gratitude to the Transportation Department for their work on this plan and the provision of additional bike paths throughout the City.

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to close the Public Hearing and adopt Ordinance 32 of 2024, replacing the 1996 Transportation Master Plan with Connect SLC as the Citywide Transportation Plan.

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

Final Result: 7 – 0 Pass

H. POTENTIAL ACTION ITEMS:

1. Ordinance: Zoning Map Amendments at Approximately 2760, 2800, and 2828 North 2200 West

The Council will consider adopting an ordinance that would amend the zoning of properties 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. Petition No.: PLNPCM2022-00699, PLNPCM2022-00700 and PLNPCM2022-00701.

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

Briefing - Tuesday, March 19, 2024

Set Public Hearing Date - Tuesday, March 26, 2024

Hold hearing to accept public comment - Tuesday, April 16, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Petro, seconded by Council Member Puy to adopt Ordinance 33 of 2024, subject to the conditions outlined in attachment A, and further move that the following language be added to the form of development agreement:

- **“If a Package Delivery Facility is an accessory use at the property, then no more than 25 percent of the gross square footage of any building on the property shall be used as a Package Delivery Facility.”**

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

NAY: Eva Lopez Chavez

Final Result: 6 – 1 Pass

2. **Ordinance: Window Requirements for New Construction in The City’s Local Historic Districts**

The Council will consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* and amend the adopted design standards for residential and multifamily structures pertaining to the regulation of windows in the H Historic Preservation Overlay which includes properties within local historic districts and landmark sites. The proposed amendments add clarity to existing processes in terms of appropriate window materials, window location, and window installation in new construction projects. The City currently has 14 local historic districts and approximately 150 Landmark Sites. Petition No.: PLNPCM2023-00444.

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

Briefing - Tuesday, March 26, 2024

Set Public Hearing Date - Tuesday, April 2, 2024

Hold hearing to accept public comment - Tuesday, April 16, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

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Motion:

Moved by Council Member Wharton, seconded by Council Member Petro to amend and adopt Ordinance 34 of 2024, permitting vinyl windows to be installed so long as they are not readily visible from the street, but only as an affordable housing incentive per chapter 21A.52 of Salt Lake City Code.

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

Final Result: 7 – 0 Pass

I. COMMENTS:

1. Questions to the Mayor from the City Council.

Council Member Petro thanked Mayor Mendenhall and Mayor Jenny Wilson (Salt Lake County) for their participation and leadership regarding the proposed National Hockey League franchise coordination.

2. Comments to the City Council. (This is a one-hour time slot for the public to comment on any City business not scheduled for a public hearing. Each person will have two minutes to talk. General comment registration closes at 7:30 p.m.)
Council Member Mano reiterated the rules of decorum.

August Whachter thanked the Council and Mayor for the reduction of fees for youth sports, as it contributed to the health and wellbeing of the City's youth and sought the city's assistance/partnership with parking issues at Oak Hills as there were not enough parking space when games were held.

Albert Lopez spoke regarding the need for additional sanctioned camping and public restrooms in the city and suggested getting more people into housing and off the streets.

Jani Iwamoto spoke regarding the painful history of Japantown, the preservation of what was still present, and thanked the Council and Mayor for their commitment to the community.

Floyd Mori spoke regarding the value of preserving cultural heritage and the importance of preservation, and thanked the Council and Mayor for supporting the idea of enhancing Japantown through revitalization.

Alan Ernsteen spoke regarding promoting rooftop solar for homes in the City.

Christy Hart, on behalf of the Salt Lake City School District, spoke on concerns regarding using tax increment financing for the proposed downtown entertainment district and the compounding effects of student enrollment declines, encouraged the Council to consider how/whether funds for public school children should be utilized as a tool for development as investment in the entertainment district would divert hundreds of millions in funding that would otherwise be spent on public schools.

Mark Ward spoke regarding the preservation/maintenance of Japantown as the City considers plans for developing the district adjacent to the Delta Center.

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Donna Tom spoke regarding the homeless community and concerns of women sheltering with men and advocated for more housing/shelter facilities for women.

Scoop Einer spoke about being homeless, the growing homelessness problem in the City, and challenges facing the homeless community; effective transportation and more restroom facilities being an important need.

Ryan Boyle spoke to the daily challenges of being homeless and urged support for the homeless community.

Jonathan Alves spoke to being homeless, there was no hot water at the facility/shelter he was staying at, better access to transportation was needed, and the homeless population was increasing due to the increasing cost of living.

Kseniya Kniazeva spoke in support of those who were homeless in the City and detailed the urgent needs of the homeless community; bathrooms, mobile showers, laundry facilities, deeply affordable/low-barrier housing, sanctioned campgrounds, safe parking spaces, etc.

Jessica Lyman spoke regarding the need for outdoor restrooms and trash facilities near homeless camps, requested the investment of supporting the Nomad Alliance through grants.

Alex Ames spoke regarding homelessness increasing in the city and state overall and proposed that additional City funds be put aside to assist the Nomad Alliance with the homeless community.

Misty Myers expressed disappointment there was not enough funding for the homeless in the City.

Jenna Marin was asked to leave the meeting for violating the rules of decorum.

Cael Crosby spoke to lives being lost in Palestine, expressed concern that Salt Lake Police disrupted protesting recently at the University of Utah, and asked that police funding not be increased until a resolution was passed that detailed police force would not be used on students.

Carlos Jawregoi said he operated the Nomad Alliance bus and requested the City help with funding for the continued operation of the bus (feeding and sheltering the homeless community), and the need to keep restrooms open and operational at City parks.

En Canada said the City Council should be a full-time position, spoke to the troubling issue of homelessness in the city, and expressed concerns that the local Palestinian community in the city was not being heard/represented.

Spencer Hardy spoke regarding concerns on the lack of support for the City's Palestinian constituents and the budget proposal to increase police funding,

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and encouraged the Council to listen and support the Palestinian constituents who wanted to peacefully protest the conflict in Gaza.

Valerie Garrison spoke on concerns regarding the City's spending for the addition of a National Hockey League franchise and a new sales tax and encouraged the Council to find better uses of the money.

Shasta Lawton spoke regarding concerns on the lack of City support for a cease-fire resolution in Palestine and protections for peaceful protesting.

Josie Conn requested the Council call for a cease-fire in Palestine and provide protections for peaceful protesters at the University of Utah who were speaking on the genocide.

Megan Murphy expressed concerns on the lack of funding for the City's homeless community and the need to fund the Nomad Alliance who provided assistance for the unsheltered.

Meg Griffes spoke on concerns that pro-Palestinian comments were not being heard, requested the Council call for a cease-fire in Palestine, directing tax dollars to community members in need, and opposed additional funding/tax dollars for the City's police force, new sports developments, or weapons manufacturing.

MJ Powell spoke on concerns regarding the disbanding of peaceful protesting at the University of Utah and stated they stood with the Jewish community of the city and supported speaking on atrocities against Jewish populations.

J. **NEW BUSINESS:**

MINUTES OF THE SALT LAKE CITY COUNCIL, LOCAL BUILDING AUTHORITY
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1. **Legislative Action: Consider Allowing Outdoor Events in The General Commercial Zone**

The Council will consider adopting a Legislative Action that would initiate a zoning petition for City staff to research and draft an ordinance that would allow live performance theater use in the General Commercial Zone either indoors or outdoors.

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

Briefing - Tuesday, May 7, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to initiate a legislative action starting the process for City staff to research and draft an ordinance that would allow live performance theater use either indoors or outdoors in the General Commercial zone and other districts that may be appropriate based on the intensity, scale, and location of the district, by changing the title “theater, live performance” to “theater, live performance (indoor or outdoor)” in the land use tables.

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

Final Result: 7 – 0 Pass

2. **Legislative Action: Amend City Ordinance For The Amount of Time A Reconstructed Historic Building is Protected**

The Council will consider a Legislative Action that would initiate a zoning petition for City staff to research and draft an ordinance that would change the years reconstructed historic buildings must be protected from 25 to 50 years.

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

Briefing - Tuesday, May 7, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

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Motion:

Moved by Council Member Wharton, seconded by Council Member Puy to initiate a legislative action starting the process for City staff to research and draft an ordinance that would change the years a reconstructed historic building must be protected to 50 years (from 25).

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

Final Result: 7 – 0 Pass

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

The Council will consider adopting an ordinance that would amend the Salt Lake City Consolidated Fee Schedule to reduce Athletic Facility Reservation and Twilight Golf Green Fees in advance of the FY25 budget.

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

Briefing - Tuesday, May 7, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Dugan, seconded by Council Member Young to suspend the rules and adopt Ordinance 35 of 2024, amending the Consolidated Fee Schedule to modify certain fees related to recreational facilities.

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

Final Result: 7 – 0 Pass

K. **UNFINISHED BUSINESS:**

1. **Resolution: Tentative Budget of Salt Lake City, including the Tentative Budget of the Library Fund, for Fiscal Year 2024-25**

The Council will consider approving a resolution adopting the tentative budgets of Salt Lake City, Utah, including the tentative budget of the Library Fund, for Fiscal Year 2024-25.

For more information visit tinyurl.com/SLCFY25.

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

Briefing - TBD

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Lopez Chavez to approve Resolution 13 of 2024, adopting the tentative budget for Salt Lake City, Utah, including the tentative budget of the Library Fund, for Fiscal Year 2024-25.

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

Final Result: 7 – 0 Pass

L. CONSENT:

1. Ordinances relating to Fiscal Year 2024-25 City Budget, including the budget for the Library Fund

The Council will set the dates of Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m. to accept public comment regarding an ordinance adopting the final budget and the employment staffing document for Salt Lake City, Utah and related ordinances for Fiscal Year 2024-25.

For more information visit tinyurl.com/SLCFY25.

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

Briefing - TBD

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Set date.

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2. **Capital City Revitalization Zone**

The Council will set the date of Tuesday, May 21, 2024 at 7 p.m. to accept public comment and consider adopting creating a Capital City Revitalization Zone, which could potentially facilitate redevelopment around the Delta Center.

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

Briefing - Tuesday, April 16, 2024 and Tuesday, May 7, 2024

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 2, 2024

Staff Recommendation - Set date.

3. **Fiscal Year 2024-25 Budget: Metropolitan Water District, Property Tax Proposal**

The Council will set the second public hearing date of Tuesday, May 21, 2024 at 7 p.m. to accept public comment and consider approving the proposed property tax increase by the Metropolitan Water District of Salt Lake and Sandy, for Fiscal Year 2024-25.

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

Briefing - Tuesday, April 2, 2024 and Tuesday, May 21, 2024

Set Public Hearing Date - Tuesday, April 16, 2024 and Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 7, 2024 and Tuesday, May 21, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 21, 2024

Staff Recommendation - Set date.

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

The Council will set the date of Tuesday, May 21, 2024 at 7 p.m. to accept public comment and consider adopting 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 required annual true-ups of property tax increments that go to the Utah Inland Port Authority, Convention Center Hotel, and the Redevelopment Agency of Salt Lake City.

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

Briefing - Tuesday, May 7, 2024

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Set date.

5. **Resolution: Authorizing Assistance for Fairmont Heights Senior Housing Development at 2257 South 1100 East**

The Council will set the date of Tuesday, May 21, 2024 at 7 p.m. to accept public comment and consider adopting a resolution that would adopt the conclusions of the public benefit analysis for the proposed Fairmont Heights Project at 2257 South 1100 East. The project would provide approximately 110 units of new affordable senior housing on a 0.81-acre property. The Administration intends to use \$5.6 million in “dormant” funds from the Community Development Block Grant (CDBG) program and seeks authorization from the Council to negotiate final terms with the Housing Authority of Salt Lake City.

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

Briefing - Tuesday, May 7, 2024

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, June 4, 2024

Staff Recommendation - Set date.

6. **Ordinance Clarification: Zoning Text Amendment for Daycare Facilities**

The Council will correct an oversight from March 5, 2024 pertaining to the ordinance amending various sections of Title 21A of the *Salt Lake City Code* for Daycare regulations. The clarification relates to (1) a clerical error that omitted a previously adopted ordinance relating to FB-MU11, (2) incorporating a licensing exemption already provided for in state law, and (3) reflecting that home daycares cannot be in dwellings in manufacturing zones. These provisions are consistent with the prior proposals considered by the planning commission or already codified through previously adopted ordinances (i.e., FB-MU11). Petition No.: PLNPCM2019-00225.

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

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Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, May 7, 2024

Staff Recommendation - Approve.

7. **Board Appointment: Mosquito Abatement District – Luz Escamilla**

The Council will consider approving the appointment of Luz Escamilla to the Mosquito Abatement District Board for a term ending December 31, 2027. This is a Council-appointed position, therefore an Administrative Recommendation letter is not included.

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, May 7, 2024

Staff Recommendation - Approve.

8. **Board Reappointment: Parks, National Lands, Urban Forestry, and Trails Advisory Board – Melanie Pehrson**

The Council will consider approving the reappointment of Melanie Pehrson to the Parks, National Lands, Urban Forestry, and Trails Advisory Board for a term ending May 7, 2027.

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

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Staff Recommendation - Approve.

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Motion:

Moved by Council Member Petro, seconded by Council Member Dugan to adopt the Consent Agenda.

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

Final Result: 7 – 0 Pass

M. ADJOURNMENT:

N. LBA CONSENT:

1 Resolution: Budget for the Capital Projects Fund of the Local Building Authority for Fiscal Year 2024-25

The Board will set the dates of Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m. to accept public comment and consider approving a resolution that would adopt the final budget for the Capital Projects Fund of the Local Building Authority of Salt Lake City, Utah for Fiscal Year 2024-25.

The LBA's Capital Projects Fund for Fiscal Year 2024-25 only includes the bond debt services for the Glendale and Marmalade Libraries. (Other Capital projects throughout the City are included in the Mayor's Recommended Budget; see the Capital Improvement Program Budget Book.) The LBA is a financing tool for cities and government entities, like libraries, to bond for capital projects at better interest rates. Capital projects are big construction projects like parks, public buildings, and street projects.

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

Briefing - TBD

Set Public Hearing Date - Tuesday, May 7, 2024

Hold hearing to accept public comment - Tuesday, May 21, 2024 and Tuesday, June 4, 2024 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Set date.

Motion:

Moved by Board Member Puy, seconded by Board Member Wharton to adopt the LBA Consent Agenda.

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 9:31 pm.

Council Minutes Approved: August 13, 2024.

RDA Minutes Approved: August 13, 2024.

LBA Minutes Approved: May 6, 2025.

City Council Chair – Chris Wharton

Community Reinvestment Agency (formerly RDA) Chair – Darin Mano

Local Building Authority Chair – Chris Wharton

City Recorder – Keith Reynolds

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, RDA, and LBA meeting held Tuesday, May 7, 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.