

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, April 8, 2025.

The following Council Members were present:

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

The following Council Members were absent:

Sarah Young

Present Legislative leadership:

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director, Nick Tarbet – City Council Deputy Director

Present Administrative leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer, Megan Yuill – Deputy Chief Administrative Officer

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Deputy Chief Financial Officer, Brian Fullmer – Constituent Liaison, Policy Analyst, Allison Rowland – Public Policy Analyst, Kelsey Lindquist – Senior Planner, Daniel Echeverria – Senior Planner, Kristina Gilmore – Senior Planner, Ben Buckley – Associate Planner, Tony Milner – Housing Stability Division Director, Austin Kimmel – Public Policy Analyst, Katie Matheson – Economic Development Manager

The meeting was called to order at 3:32 p.m.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

Work Session Items

1. **Ordinance: Mixed-Use (MU) Zoning Consolidation Zoning Text and Map Amendment Follow-up** ~ 3:30 p.m.
45 min.

The Council will receive a follow-up briefing on a proposal that would amend the City's zoning ordinance and zoning map by consolidating up to 27 existing commercial, form-based, and mixed-use zoning districts into six new mixed-use (MU) districts. The proposal aims to simplify zoning regulations, improve clarity of language, and incorporate missing design standards. The new mixed-use districts will be similar to the current districts but will have changes to setbacks, building height, lot coverage, and permitted land uses. Other sections of Title 21A may also be amended as part of this petition.

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

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, February 4, 2025 and Tuesday, April 8, 2025
Set Public Hearing Date - Tuesday, April 1, 2025
Hold hearing to accept public comment - Tuesday, May 6, 2025 at 7 p.m.
TENTATIVE Council Action - TBD

Summary:

Nick Tarbet provided an introduction to the briefing. Kelsey Lindquist, Daniel Echeverria, and Kristina Gilmore provided information on and presented the following Straw Polls:

#1 – Straw Poll: Support for allowing drive-throughs in M-11 zone for financial institutions. All Council Members present were in favor.

#2 – Straw Poll: Support for the Sugar House Core Area increased height (up to 150 feet) and to be consistent with Granary area conditions. All Council Members present were in favor.

#3 – Straw Poll: Support for increasing row house height in MU-5/6/8/11 zones from 40 feet to 45 feet. All Council Members present were in favor.

#4 – Straw Poll: Support for clarifying vertically stacked rowhomes were allowed. All Council Members present were in favor.

#5 – Straw Poll: Support for pitched roof requirements in MU-2/3 zones (removing the requirement from both zones). All Council Members present were in favor.

#6 – Straw Poll:

a. Support for standardizing requirements across zones (for all building forms) – make consistent minimum 10% of lot area, with minimum 20% vegetation for open space. All Council Members present were in favor.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

b. 1, 2, 4. Support for standardizing requirements across zones (for rowhouse – front/corner side) – MU-2/3: merge to 5 feet with same exceptions and eliminate maximum. All Council Members present were in favor.

b. 3. Support for standard of 10 feet for rowhouse rear yard setback for MU-11 (matching MU-5/6/8 zones). Council Members Mano, Lopez Chavez, Dugan, and Puy were in favor, with Council Members Wharton and Petro opposed.

c. Support for standardizing requirements across zones for vertical mixed use/storefront/multifamily, front/corner side and rear yard (minimum/maximum), merge to 5 feet with same exceptions (MU-2/3). All Council Members present were in favor.

#7 – Straw Poll: Support adding “Contractor’s Yard/Office (Indoor)” as allowed use in transitional overlay. All Council Members present were in favor, with Council Member Lopez Chavez absent for the poll.

#8 – Straw Poll: Support for removing Richard Street from required enhanced active ground floor use list and removing 400 South from 500 West (rail overpass) to I-15. All Council Members present were in favor with Council Member Lopez Chavez absent for the poll.

#9 – Straw Poll: Support for removing requirement of 6' break between multiple buildings over 75 feet in facade length. All Council Members present were in favor with Council Member Lopez Chavez absent for the poll.

#10 – Straw Poll: Support for ground vegetation could be substituted with tree canopy in most zones (exceptions: Downtown and Gateway) to make consistent with MU-8/11. All Council Members present were in favor with Council Member Lopez Chavez absent for the poll.

#11 – Straw Poll: Support for new zoning transition period of three months from the time of adoption for the old zoning to be used, but the new zoning becomes effective immediately. (Current applicants could apply for old or new zones). All Council Members present were in favor with Council Member Lopez Chavez absent for the poll.

2. Ordinance: Alley Vacation Near 2680 South Chadwick

~ 4:15 p.m.
20 min.

The Council will receive a briefing about a proposal to vacate a City-owned alley between approximately 2615 South and 2700 South, and between Beverly Street and Chadwick Streets. If approved, the alley would be divided and given to the property owners that abut the alley. The applicant has requested the vacation due to various structures and vegetation in the alley, as well as an overall lack of use. The request is supported by the Sugar House Master Plan. Located within Council District 7. Petitioner: Taylor Thomas, owner of 2680 South Chadwick.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, April 8, 2025
Set Public Hearing Date - Tuesday, April 15, 2025
Hold hearing to accept public comment - Tuesday, May 6, 2025 at 7 p.m.
TENTATIVE Council Action - Tuesday, May 20, 2025

Council Member Lopez Chavez was absent for this agenda item.

Summary:

Brian Fullmer provided a brief introduction to the proposal. Benjamin Buckley provided information regarding details of the request, active property enforcement details, and Planning Commission having forwarded a positive recommendation for the proposal.

3. Informational: Sister Cities Annual Report 2024 ~ 4:35 p.m.
20 min.

The Council will receive a briefing about the Sister Cities Annual Report. The report includes a summary of the accomplishments achieved in 2024 and an outline of goals and priorities for the future.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, April 8, 2025
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - n/a

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

Council Member Lopez Chavez rejoined the meeting for this agenda item.

Summary:

Austin Kimmel provided a brief introduction. Katie Matheson and **Ross Chambliss** (Sister Cities Board Chair) provided a presentation on the Sister Cities Report, including 2024 accomplishments, ongoing goals and priorities, and highlights of each Sister City (Torino, Italy; Matsumoto, Japan; Chernivtsi, Ukraine; Trujillo, Peru; and Keelung, Taiwan). Council and Staff discussed expansion of this program including strategic planning, budgeting, constituent communication and connecting small businesses between Salt Lake City and its Sister Cities.

4. Ordinance: Budget Amendment No.5 for Fiscal Year 2024-25
Follow-up

~ 4:55 p.m.

20 min.

The Council will receive a follow-up briefing about Budget Amendment No. 5 for the Fiscal Year 2024-25 Budget. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes funding to cover remaining costs for the 400 South Bridge Reconstruction project, funds to repair homes in the Community Land Trust, additional funding for the Hive Pass program because of increased usage, and funding to expand the scope of a public restroom study.

For more information visit tinyurl.com/SLCFY25.

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

Briefing - Tuesday, April 1, 2025 and Tuesday, April 8, 2025

Set Public Hearing Date - Tuesday, April 1, 2025

Hold hearing to accept public comment - Tuesday, April 15, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 6, 2025

Summary:

Jennifer Bruno and Council Members discussed the following:

- Administration's proposal to move funds from vacancy savings in personnel budget to Advantage Services contract
- Council added item regarding usage of Council Members' communication budgets
- Attachment to the Staff Report – Administration provided answers to questions asked in last budget amendment briefing

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

Council Requests:

Council Member Petro requested annual data on the percentage of Fund Balance used for ongoing costs and capital expenditures. Ben Luedtke stated the information would be provided.

5. **Fiscal Year 2025-26 Funding Allocations One-year Action Plan for Community Development Block Grant & Other Federal Grants Follow-up** ~ 5:15 p.m.
20 min.

The Council will receive a follow-up briefing on recommendations for allocating grant funding provided through four federal Housing and Urban Development Department (HUD) programs. For fiscal year 2025-26, approximately \$7.7 million dollars is expected to flow through the Division of Housing Stability to community service providers selected by the Council. The HUD programs that provide this funding and oversee activities of grant recipients are: Community Development Block Grants (CDBG), the HOME Investment Partnership Program, Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The resolution under consideration would also approve an Interlocal Cooperation Agreement between Salt Lake City and the U.S. Department of Housing and Urban Development (HUD), as well as the new fiscal year 2025-29 Consolidated Plan.

For more information visit www.tinyurl.com/annualhudgrants.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, March 18, 2025; Tuesday, March 25, 2025; Tuesday, April 1, 2025; and Tuesday, April 8, 2025

Set Public Hearing Date - Tuesday, February 18, 2025

Hold hearing to accept public comment - Tuesday, March 4, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, April 15, 2025

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

Summary:

Allison Rowland reviewed the grant funding timeline and provided updates from previous briefing. Tony Milner provided information regarding the upcoming HOPWA grant process and funding.

Straw Poll:

Support for moving funding from Line Item 21 – Odyssey House (\$33,366) to Line Item 25 – Wasatch Community Gardens Green Team. All Council Members present were in favor.

Standing Items

6. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

There were no reports.

7. 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:

- Legislative Action; and
- Scheduling Items.

Summary:

Lehua Weaver provided information regarding a legislative action for the Planning Department to re-evaluate the definition of “family” in City Code and noted it would be on the Council’s agenda next week for a vote.

8. 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:

MINUTES OF THE SALT LAKE CITY COUNCIL

Tuesday, April 8, 2025

- 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;
- 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 Lopez Chavez to enter into closed meeting for the purposes of 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.

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

Motion:

Moved by Council Member Mano, seconded by Council Member Dugan to exit the closed meeting.

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

Closed Session started at 5:35 PM.

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

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

Council Members in Attendance: Council Members Petro, Wharton, Lopez Chavez, Mano, Dugan. Council Member Puy attended online.

City Staff in Attendance: Jill Love, Lindsey Nikola, Megan Yuill, Lehua Weaver, Nick Tarbet, Mark Kittrell, Allison Parks, Cindy Lou Trishman, Keith Reynolds, and Matt Brown. Jennifer Bruno, Blake Thomas, and Mary Beth Thompson attended online.

Closed Session ended at 6:36 PM.

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 8, 2025

Meeting adjourned at 6:36 p.m.

Minutes Approved: September 9, 2025.

City Council Chair – Chris Wharton

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.slc.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, April 8, 2025 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.