

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, August 19, 2025

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, August 19, 2025.

**The following Council Members were present:**

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

**Present Legislative leadership:**

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

**Present Administrative leadership:**

Mayor Erin Mendenhall, Jill Love – Chief Administrative Officer, Lindsey Nikola – Deputy Chief of Staff

**Present City Staff:**

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Seth Rios – Principal Planner, Mike Akerlow – Deputy Director of Community Services, Meagan Booth – Principal Planner, Grant Amann – Principal Planner, Amy Thompson – Planning Manager, Michael Sanders – Budget & Policy Analyst, David Buchanan – David Salazar – Compensation Manager, Jon Larsen – Division Director of Transportation, Nick Norris – Planning Director, Lori Gaitin – Benefits Manager Brian Fullmer – Constituent Liaison, Policy Analyst, Allison Rowland – Public Policy Analyst, Tammy Hunsaker – Deputy Director of Community Services, Aaron Barlow – Senior Planner, Megan Yuill – Deputy Chief Administrative Officer, Tony Milner – Housing Stability Division Director, Heather Royall – Housing Stability Division Deputy Director, Caitlin Carlino – Minutes & Records Clerk

The meeting was called to order at 2:01 p.m.

## **Work Session Items**

### **1. Informational: Power District Transportation Study** ~ 2:00 p.m. 20 min.

The Council will receive a briefing from the Wasatch Front Regional Council about the Power District Transportation Study. The Power District Transportation Study is an analysis of transportation options in and up to one mile around the Power District location along North Temple, between approximately interstate 215 and 1000 West. The study aims to inform decision-making for projects that enhance multimodal connectivity both to the site and within the study area.

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

Briefing - Tuesday, August 19, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

### **Summary:**

Nick Tarbet introduced the item. **Ted Knowlton** (Deputy Director, Wasatch Front Regional Council) and **Brent Crowther** (Senior Associate, Kimley Horn) presented the Power District Transportation Study and highlighted specific projects.

Council Members discussed the study and raised the following concerns:

- The plan's limited scope and conditionality on a baseball team and stadium.
- Potential unsafe road crossings, traffic bottlenecks, and lack of Westside transit investment.
- The need for coordination with the West-East Connection Study: Jon Larsen noted that Brent Crowther serves as Project Manager of that study, which may aid alignment, and that the Power District analysis can be incorporated into the broader effort.
- Project-specific concerns:
  - **#4A (200 South/650 West Below Grade Railroad Crossing):** preference for an alternative over a steep grade (Council Member Dugan).
  - **#1A (Navajo Street Extension):** risk of creating a dead end (Council Member Puy).
  - **#1C (South Temple Extension, west):** potential safety risks (Council Member Petro).

*Council Member Young left during this item.*

### **2. Ordinance: Zoning Text Amendment Public Lands (PL) and Street Vacation - West High School** ~ 2:20 p.m. 20 min.

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The Council will receive a briefing on a proposed Text Amendment and Street Vacation at approximately 240 West 200 North, related to the reconstruction of West High School.

The proposed changes include:

- **Zoning Text Amendment:** The amendments alter building height restrictions, buffering requirements, and allowed uses. Additionally, new construction would be exempt from review associated with the Historic Preservation Overlay District. Petition No.: PLNPCM2025-00320.
- **Street Vacation:** Street vacation for a 130-foot-wide and 530-foot-long portion of 200 North between 300 West and 200 West, which is currently incorporated into West High School's campus. This application would vacate public ownership and interest of a portion of the street. Petition No.: PLNPCM2025-00321.

For more information visit <https://tinyurl.com/2fdcpe2z>.

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

Briefing - Tuesday, August 19, 2025

Set Public Hearing Date - Tuesday, August 19, 2025

Hold hearing to accept public comment - Tuesday, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 9, 2025

## Summary:

Nick Tarbet introduced item. Grant Amann presented the requests for the text amendment/street vacation and Planning Commission's conditional approval.

Council, Staff and **Isaac Astill** (Executive Director of Auxiliary Services for Salt Lake County School District) discussed Council concerns including:

- A narrow and potentially unsafe sidewalk on the southern end.
- Neighbor feedback regarding building height.
- Design elements along 200 North, including proposed entrances and landscaping.
- Displacement of students during construction of the new school.
- Safety along 300 West, a state highway, and a proposal for a sky bridge.

Isaac Astill highlighted presentations and open houses planned for the public on September 8 at Highland High School and September 9 at West High School.

*Council Member Young was absent during this item.*

*Council Member Wharton arrived during this item.*

*The Mayor left during this item.*

<b>3. Ordinance: Changes to Zoning Incentives for Building Preservation/Adaptive Reuse</b>	~ 2:40 p.m. 20 min.
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The Council will receive a briefing about a proposal that would amend various sections of Title 21A of the *Salt Lake City Code* relating to Building Preservation Incentives/Adaptive Reuse. The proposal would expand the types of modifications that can be reviewed administratively through the Design Review and Planned Development process, clarifies design standards for new construction, and introduces the option for applicants to request a one-year time extension of preliminary approval. Other sections of Title 21A may also be amended as part of this petition.

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

Briefing - Tuesday, August 19, 2025

Set Public Hearing Date - Tuesday, September 2, 2025

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

TENTATIVE Council Action - Tuesday, October 21, 2025

**Summary:**

Brian Fullmer introduced the item. Amy Thompson presented the item and discussed with Council the incentives offered, proposed changes including a streamlined process, the 1-year extension process, and current usage including several building examples.

*Jill Love left during this item.*

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|---|------------------------|
| <b>4. Ordinance: Alley Vacation at Approximately 373 West American Avenue Follow-up</b> | ~ 3:00 p.m.<br>20 min. |
|---|------------------------|

The Council will receive a follow-up briefing about a proposal that would vacate a City-owned alley situated adjacent to properties located at approximately 373 West American Avenue. The proposal would close the alley to public use and allow the property owner of three of the four adjacent properties to potentially redevelop this site (the other adjacent property owner also supports the alley vacation.) The alley cannot be used as a mid-block connection because the 900 South viaduct is directly to the south. Located within Council District 5. Petitioner: Jarod Hall.

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

Briefing - Tuesday, January 7, 2025 and Tuesday, August 19, 2025

Set Public Hearing Date - Tuesday, August 19, 2025

Hold hearing to accept public comment - Tuesday, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 9, 2025

**Summary:**

Brian Fullmer introduced the item. Meagan Booth presented the item and discussed with Council the alley closure's role in a future connection for a proposed Orange Line, activation of a pedestrian corridor, and Planning Commission's conditional approval.



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**Justin Earl** (Applicant) spoke on their intention to include activation on the eastern side in the development plans.

**Council Requests:**

Council Member Mano asked the applicant and Planning staff to work together on draft language for a development agreement and to provide more detail on how the plan would support activation of the area. Nick Norris clarified that the agreement could include a condition requiring the activation measures to be in place before the alley vacation could be approved.

**5. Tentative Break** ~ 3:20 p.m.  
20 min.

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

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action -

**6. Ordinance: Zoning Map Amendment at Approximately 247 North 800 West** ~ 3:40 p.m.  
20 min.

The Council will receive a briefing on a proposal that would amend the zoning for the properties at approximately 247 North 800 West from R-1/7,000 (Single-Family Residential) and SR-3 (Special Development Pattern Residential) to R-1/5,000 (Single-Family Residential) and SR-3 (Special Development Pattern Residential). The proposal would enable development to the west of the existing single-family home. Any new development will be accessed from Hoyt Place, which is a private road. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 2. Petitioner: Bert Holland, representing the property owner.

For more information visit [www.tinyurl.com/247N800WRezone](http://www.tinyurl.com/247N800WRezone).

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

Briefing - Tuesday, August 19, 2025

Set Public Hearing Date - Tuesday, August 19, 2025

Hold hearing to accept public comment - Tuesday, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 9, 2025

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**Summary:**

Brian Fullmer introduced the item. Aaron Barlow and Seth Rios presented and discussed the rezone, which both Staff and Planning Commission recommended.

Council, Staff and **Dave Robinson** (Applicant Representative for Mary Cruz – owner) discussed details of the rezone including:

- The current single-family home and vehicle access along the street.
- The unique nature of the lot, including the plan for another potential future adjacent project.
- A recommendation by Dave Robinson for the applicant and the City to address public utility's responsibility for shared areas and easements prior to agreement finalization.
- General Council support of the project and these types of developments.

*Council Member Young arrived during this item.*

7. <b>Resolution: Building Permit Fee Waivers for Alliance House and First Step House</b>	~ 4:00 p.m. 20 min.
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The Council will receive a briefing about the request for building permit fee waivers from two non-profit developers, Alliance House and First Step House, for two new deeply affordable housing projects. Alliance House Inc., intends to develop 16 one-bedroom housing units at approximately 1805 South Main Street to serve households at or below 30% AMI. First Step House intends to develop 67 one- and two-bedroom housing units at approximately 44 North 1000 West for households at or below 40% AMI. Approval of these waivers was recommended by the Community and Neighborhood (CAN) Department.

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

Briefing - Tuesday, August 19, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, September 2, 2025

**Summary:**

Allison Rowland introduced the item. Tony Milner and Heather Royall presented the resolution and reviewed the projects at Alliance House and First Step House.

Council and Staff discussed the following:

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- Streamlining and aligning the Building Permit Fee Waivers and Impact Fee Waiver processes following the dissolution of the Housing Appeals Board (HAB).
- Madsen Park, which has been historically neglected, and a need for more funding and park improvements in order to aid in the success of the nearby Alliance and First Step Houses.
- Concerns about consolidating deeply affordable housing developments and the potential for creating isolated or segregated areas.

## 8. **Ordinance: Amending the Annual Compensation Plan for All Non-Represented Employees Fiscal Year 2025-26** ~ 4:20 p.m. 20 min.

The Council will receive a briefing about an ordinance that would amend the Fiscal Year 2025-26 Annual Compensation Plan for non-represented employees. The Administration's proposal includes several amendments which include policy updates to improve at operational efficiency and employee retention. Additionally, corrections related to City retirement contributions are also included.

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

Briefing - Tuesday, August 19, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, September 2, 2025

### Summary:

Michael Sanders introduced the item and summarized the proposed amendments.

Council and Lori Gaitin discussed the financial impact of Salt Lake City picking up the entirety of Public Safety Employee Contribution rather than a portion of it, clarifying that URS regulations would not allow amounts to be lowered and Public Safety would not pay additional contributions in 2025.

## 9. **Board Appointment: Library Board – Charlotte Dubiel** ~ 4:40 p.m. 5 min.

The Council will interview Charlotte Dubiel prior to considering appointment to the Library Board for a term ending June 30, 2028.

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

Briefing - Tuesday, August 19, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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An interview was held. Charlotte clarified their last name was now Constantino. Council Member Wharton stated their name would be on the evening's Formal Meeting Consent Agenda for formal consideration.

Council Member Petro expressed gratitude to Charlotte for interest in serving on the board.

### **Standing Items**

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

Report of Chair and Vice Chair.

*There was no report of the Chair and Vice Chair.*

#### **11. 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:

- Metro Water District Board:
- Citizen Compensation Advisory Committee:
- Boards and Commissions Term Limit: and
- Scheduling Items.

#### **Summary:**

Jennifer Bruno and Council discussed the following highlighted topics:

- A vacancy on the Metro Water District Board: Council Members were asked to recommend qualified and interested constituents.
- An open position on the Citizen Compensation Advisory Committee (CCAC): a subcommittee of 2–3 Council Members was needed for the appointment. Council Members Dugan and Petro volunteered for the subcommittee.
- Potential changes to Board and Commission term limits, clarifying that changes may be made in City code whereby filling a vacancy may not count toward a full two-term limit. Council was generally supportive of extending this change to all Boards, while emphasizing the importance of recruiting new applicants and tracking in the applications the district in which potential board members live.

#### **12. Tentative Closed Session**



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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
- 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 Session for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property, and attorney-client matters.**

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

**Final Result:** 7 – 0 Pass

## **Motion:**

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

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

**Final Result:** 7 – 0 Pass

## **Summary:**

Closed Session started at 4:58 p.m.

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

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Attendance:

Sara Young  
Victoria Petro  
Darin Mano  
Alejandro Puy  
Chris Wharton  
Eva Lopez Chavez  
Dan Dugan  
Erin Mendenhall  
Jill Love  
Rachel Otto  
Megan Yuill  
Lindsey Nikola  
Andrew Johnston  
Lehua Weaver  
Jennifer Bruno  
Nick Tarbet  
Laura Briefer  
Mary Beth Thompson  
Mark Kittrell  
Allison Parks  
Cindy Lou Trishman  
Carly Castle  
Logan Hunt  
Allison Rowland  
Austin Kimmel  
Jesse Stewart  
Kate Werrett  
Michael Snaders  
Jazmyne Olsen  
Matthew Brown  
Thais Stewart

Attendance online via Zoom: Lauree Roberts

Closed Session ended at 6:05 p.m.

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Meeting adjourned at 6:05 p.m.

Minutes Approved: October 7, 2025



Chris Wharton (Oct 10, 2025 12:00:18 MDT)

City Council 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 Work Session meeting held Tuesday, August 19, 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.

# 8-19-2025 Work Session Meeting Minutes









## Approved

Final Audit Report

2025-10-10

Created:	2025-10-09
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