

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, September 2, 2025

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, September 2, 2025.

The following Council Members were present:

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

Present Legislative Leadership:

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

Present Administrative Leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Lindsey Nikola – Deputy Chief of Staff

Present City Staff:

Mark Kittrell – City Attorney, Matthew Brown – Deputy City Recorder, Stephanie Elliott – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Brian Fullmer – Public Policy Analyst, Sylvia Richards – Public Policy Analyst, Scott Corpany – Staff Assistant

The meeting was called to order at 7:01 p.m.

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A. OPENING CEREMONY:

1. Council Member Darin Mano will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. The Council will approve the work session meeting minutes of April 1, 2025, and May 20, 2025.

Motion:

Moved by Council Member Young, seconded by Council Member Wharton to approve the April 1, 2025, and May 20, 2025 work session meeting minutes.

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

5. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall recognizing September as National Suicide Prevention Month in Salt Lake City.

Summary:

Council Member Mano read the resolution.

Alyssa Burnham (Salt Lake County Health Department Suicide Prevention Coordinator) and **Emma Blake** (Salt Lake County Health Department Suicide Prevention Health Educator) thanked the city for recognizing September as National Suicide Prevention Month in Salt Lake City and reminded the public about the resources available, highlighting the 988 hotline for mental health help.

Motion:

Moved by Council Member Puy, seconded by Council Member Dugan to adopt the Joint Ceremonial Resolution 27 of 2025, recognizing September as National Suicide Prevention Month in Salt Lake City.

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

B. PUBLIC HEARINGS:

Items B1 – B7 will be heard as one public hearing.

1. **Grant Application: Regional Athletic Complex – Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act**

The Council will accept public comment for a grant application request from the Department of Public Lands to Salt Lake County. If awarded, the grant would fund the

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full build out of the Regional Athletic Complex (RAC) to add extra fields and infrastructure in order to host larger-scale tournaments.

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, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

See item B6 for minute summary and motion.

2. Grant Application: Civic Center District / Green Loop – Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act

The Council will accept public comment for a grant application request from the Department of Public Lands to Salt Lake County. If awarded, the grant would fund design documents for a network of Civic Center District public spaces, transportation needs and the Downtown neighborhood.

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, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

See item B6 for minute summary and motion.

3. Grant Application: Jordan River Trail – Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act

The Council will accept public comment for a grant application request from the Department of Public Lands to Salt Lake County. If awarded, the grant would fund the Jordan River Trail project consultant fees for interpretive programming development,

materials, design, and engineering services.

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, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

See item B6 for minute summary and motion.

4. Grant Application: Fiscal Year 2025 Safer Outcomes: Enhancing De-Escalation and Crisis Response Training for Law Enforcement

The Council will accept public comment for a grant application request from the Police Department to The United States Department of Justice (DOJ), Office of Community Oriented Policing Services. If awarded, the grant would fund training programs to build and maintain officers' de-escalation proficiency including the purchase of a virtual reality (VR) simulator, setup and training, FEMA ICAT Train the Trainer and attendance at conferences, overtime for staff providing and receiving training, and local and department training in de-escalation and crisis response.

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, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

See item B6 for minute summary and motion.

5. Grant Application: River & Roots: Memory, Place, and the Jordan River

The Council will accept public comment for a grant application request from the Mayor's Office to 2892 Miles to Go. If awarded, the grant would fund participant compensation,

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audio/video support, and project expenses/supplies for the River & Roots: Memory, Place, and the Jordan River community storytelling and environmental engagement project for Westside youth.

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, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

See item B6 for minute summary and motion.

6. Grant Application: Juvenile Fire Setter Prevention Program Grant

The Council will accept public comment for a grant application request from the Fire Department to FEMA. If awarded, the grant would fund the creation of a Task Force to intervene with youth who show fire-setting tendencies. The grant will also provide travel and educational materials for National Fire Academy accreditation, outreach material, leased or purchased assessment software, and consultation with specialists.

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, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

Summary for Public Hearing Items B1-B6:

Sylvia Richards gave a brief introduction of the grant items.

There were no public comments.

Motion:

Moved by Council Member Dugan, seconded by Council Member Wharton to

Close the public hearing and refer Items B1 – B6 to a future Consent Agenda for action.

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

7. Grant Application: Community Engagement Academy Grant

The Council will accept public comment for a grant application request from the Mayor's Office to The National League of Cities (NLC). If awarded, the grant would fund direct technical assistance from the NLC, in creating more effective public outreach; workshops to learn from other municipalities; and in-person workshops in Washington DC.

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, September 2, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

Summary:

Council Member Mano stated Item B7 did not receive funding and was pulled from the agenda.

8. Ordinance: Zoning Map Amendment at Approximately 247 North 800 West

The Council will accept public comment and consider adopting an ordinance 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. Petition No.:PLNPCM2024-00629.

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

Briefing - Tuesday, August 12, 2025

Set Public Hearing Date - Tuesday, August 19, 2025

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

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TENTATIVE Council Action - Tuesday, September 9, 2025

Staff Recommendation - Refer to motion sheet(s).

Summary:

Council Member Lopez Chavez joined online during this item.

Brian Fullmer gave a brief introduction.

Public Comments:

Leland Stephens expressed concern that the zoning amendment would increase traffic and parking needs, given the already limited parking around the West High School neighborhood.

Motion:

Moved by Council Member Wharton, seconded by Council Member Petro to close the public hearing and refer action to a future council meeting.

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

Final Result: 7 – 0 Pass

9. Ordinance: Alley Vacation at Approximately 373 West American Avenue

The Council will accept public comment and consider adopting an ordinance 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. Petition No.: PLNPCM2023-00636.

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

Staff Recommendation - Refer to motion sheet(s).

Summary:

Brian Fullmer gave a brief introduction.

There was no public comment.

Motion:

Moved by Council Member Puy, seconded by Council Member Petro to close the public hearing and refer to a future council meeting for action.

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

Final Result: 7 – 0 Pass

10. Ordinance: Zoning Text Amendment Public Lands (PL) and Street Vacation - West High School

The Council will accept public comment and consider adopting the proposed Text Amendment and Street Vacation ordinances 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. This would apply to all PL zoning districts. 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

Staff Recommendation - Refer to motion sheet(s).

Summary:

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Nick Tarbet gave a brief introduction.

Public Comments:

Alex Dulwick expressed concern about the expansion, citing the Capitol Hill Master Plan, which prohibits public institutions from expanding into the surrounding neighborhood, and requested that the Council deny the two ordinances.

Colin Kingsbury spoke in support of rebuilding West High School, requested the preservation of the historic building, and expressed concern that the new parking entrances would exacerbate congestion in residential areas.

Krista Nabaum supported the rebuild while stating concern about the location of the proposed building plans' new entrances, citing that student and faculty safety was at risk due to drug and homelessness issues in the neighborhood.

Council Remarks:

Council Member Puy stated that the West High School rebuild was a complex proposal, noting that the council did not control the school district's building design, which necessitated further discussion to address community concerns before the Council took action.

Council Member Wharton thanked the public for their input and encouraged further engagement with the Salt Lake School District and the Council to voice community concerns and propose ideas for the school's rebuild.

Motion:

Moved by Council Member Dugan, seconded by Council Member Wharton to Close the public hearing and defer action to a future council meeting.

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

Final Result: 7 – 0 Pass

11. Ordinance: Zoning Map Amendment for the Delta Center Parking Garage at Approximately 301 West South Temple

The Council will accept public comment and consider adopting an ordinance that would approve a Master Development Agreement for the construction of the Delta Center parking garage at approximately 301 West South Temple. The proposal includes the construction of a seven-story parking garage with approximately 452 parking stalls at the southwest corner of the site, which is intended to provide parking for patrons of the Delta Center Arena and improve the site's functionality. The applicant is requesting approval of the development agreement associated with the project, which establishes specific rules for constructing the parking garage at the Delta Center Arena. If approved, the proposed development agreement could supersede several of the City's rules and regulations. Located within Council District 4. Petitioner: Jazz Arena Investors LLC. Petition No.: PLNPCM2025-00619.

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

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

Briefing - Tuesday, September 2, 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

Staff Recommendation - Refer to motion sheet(s).

Summary:

Nick Tarbet gave a brief introduction.

Public Comments:

Emily Sloan-Pace spoke against the proposed Delta Center Design and Master Development Agreement terms, stating concern about the agreement's inability to activate the surrounding areas, coupled with the Developers' disregard for urban planning.

Stephen Otterstrom spoke against the ordinance, expressing concern over the agreement's terms and urged the City to review and request additional activation in the development agreement with Smith Entertainment Group to ensure that public benefits were a priority of Salt Lake City.

Motion:

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

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

Final Result: 7 – 0 Pass

**C. POTENTIAL ACTION ITEMS:
NONE.**

D. COMMENTS:

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1. Questions to the Mayor from the City Council.

There were no comments to the Mayor from the Council.

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.)

Public Comments:

Scott Johnson spoke on the Downtown Sports District, expressed concern over the implemented tax increases, and requested information regarding public funds used by City Council Members for public transparency.

Jason Ehrhart was called to speak, but was no longer present.

Tamra Burton expressed concern that the newly implemented sewer rate structure had adverse effects on the community and did not accurately reflect the sewer system usage, citing a recent bill for a single property that had increased by 2,639%, resulting in the monthly bill balance rising from a few hundred dollars to several thousand, and requested that the rate structure be reviewed.

E. NEW BUSINESS:

1.

Resolution: Public Utilities Bond Anticipation Notes, Series 2025B and Revenue Refunding Bonds, Series 2025C

The Council will consider adopting a resolution authorizing the issuance and sale of up to \$50,000,000 aggregate principal amount of Public Utilities revenue bond anticipation notes, Series 2025B, and up to \$50,000,000 aggregate principal amount of Public Utilities revenue refunding bond, Series 2025C. The notes will finance the acquisition, construction, remodeling, and improvement of a campus for Public Utilities. The Bonds will be issued for the purpose of refunding in advance of their maturity all or a portion of the currently outstanding Public Utilities Revenue and Refunding Bonds, Series 2017. The Council's action includes authorizing the execution of a supplemental indenture, a bond purchase agreement, and other documents as required.

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to adopt Resolution 28 of 2025, Public Utilities Bond Anticipation Notes, Series 2025B and Revenue Refunding Bonds, Series 2025C parameters, and refer to

the consent agenda for setting the date for a public hearing on the bond issuance for October 7, 2025.

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

Final Result: 7 – 0 Pass

F. UNFINISHED BUSINESS:

1.

Resolution: Building Permit Fee Waivers for Alliance House and First Step House

The Council will consider adopting a resolution that would approve a 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.

Motion:

Moved by Council Member Dugan, seconded by Council Member Young to adopt Resolution 29 of 2025, Building Permit Fee Waivers for Alliance House and First Step House. .

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

Final Result: 7 – 0 Pass

Council Remarks:

Council Member Mano thanked the two organizations for their dedication, support, and services provided to the community.

2.

Ordinance: Amending the Annual Compensation Plan for All Non-Represented Employees Fiscal Year 2025-26

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

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to adopt Ordinance 53 of 2025, amending the annual compensation plan for all non-represented employees for the fiscal year 2025-26..

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

Final Result: 7 – 0 Pass

G. CONSENT:

1.

Ordinance: Changes to Zoning Incentives for Building Preservation/Adaptive Reuse

The Council will set the date of Tuesday, October 7, 2025 at 7 p.m. to accept public comment and consider adopting an ordinance 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. Petition No.: PLNPCM2025-00039.

2.

Resolution: Public Utilities Bond Anticipation Notes, Series 2025B and Revenue Refunding Bonds, Series 2025C

The Council will set the date of Tuesday, October 7, 2025 at 7 p.m. to accept public comment on a resolution authorizing the issuance and sale of up to \$50,000,000 aggregate principal amount of Public Utilities revenue bond anticipation notes, Series 2025B, and up to \$50,000,000 aggregate principal amount of Public Utilities revenue refunding bond, Series 2025C. The notes will finance the acquisition, construction, remodeling, and improvement of a campus for Public Utilities. The Bonds will be issued for the purpose of refunding in advance of their maturity all or a portion of the currently outstanding Public Utilities Revenue and Refunding Bonds, Series 2017.

3.

Ordinance: Budget Amendment No.1 for Fiscal Year 2025-26

The Council will set the date of Tuesday, ~~October 7, 2025~~ **September 9, 2025** at 7 p.m. to accept public comment and consider an ordinance amending the final budget of Salt Lake

City, including the employment staffing document for Fiscal Year 2025-26 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 items which relate to the Main Street fire on August 11, 2025, including funding for an emergency loan fund program, rental assistance, and funding for barriers to allow safe pedestrian passage in front of the buildings burned in the recent fire.

For more information visit tinyurl.com/SLCFY26.

4. **Grant Holding Account Items (Batch No.1) for Fiscal Year 2025-26**
The Council will consider approving Grant Holding Account Items (Batch No.1) for Fiscal Year 2025-26.

5. **Board Appointment: Public Utilities Advisory Committee – Sean McKelvie**
The Council will consider approving the appointment of Sean McKelvie, resident of Salt Lake County, to the Public Utilities Advisory Committee for a term ending January 15, 2029.

6. **Board Appointment: Public Utilities Advisory Committee – Kamiron Anderson**
The Council will consider approving the appointment of Kamiron Anderson, resident of District 1, to the Public Utilities Advisory Committee for a term ending January 15, 2029.

7. **Board Reappointment: Planning Commission – Aimee Burrows**
The Council will consider approving the reappointment of Aimee Burrows, resident of District 6, to the Planning Commission for a term ending September 2, 2029.

8. **Board Reappointment: Historic Landmark Commission – Carlton Getz**
The Council will consider approving the reappointment of Carlton Getz, resident of District 3, to the Historic Landmark Commission for a term ending September 2, 2029.

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9.

Board Reappointment: Historic Landmark Commission – Michael Abrahamson

The Council will consider approving the reappointment of Michael Abrahamson, resident of District 2, to the Historic Landmark Commission for a term ending September 2, 2029.

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Motion:

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

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

Final Result: 7 – 0 Pass

H. ADJOURNMENT:

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Meeting adjourned at 7:45 p.m.

Minutes Approved: November, 25, 2025

City Council Chair – Chris Wharton

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.sl.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 Formal meeting held Tuesday, September 2, 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.