

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

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, July 8, 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:

Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer

Present City Staff:

Mark Kittrell – City Attorney, Allison Parks – Deputy City Attorney, Matthew Brown – Deputy City Recorder, Stephanie Elliott – Minutes & Records Clerk, Brian Fullmer – Constituent Liaison, Policy Analyst, Nick Norris – Planning Director, Tammy Hunsaker – Deputy Director of Community Services, Michael Sanders – Budget & Policy Analyst, Hannah Vickery – Senior City Attorney, Kate Werrett – Budget & Policy Analyst, Bill Manzanares – Deputy Chief of Police, Kat Andra – Public Lands Senior Planning Strategist

The meeting was called to order at 4:37 p.m.

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Work Session Items

- 1. Ordinance: Mixed-Use (MU) Zoning Consolidation Zoning Text and Map Amendment Follow-up** ~ 3:45 p.m.
15 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; Tuesday, April 8, 2025; Tuesday, April 15, 2025;

Tuesday, July 1, 2025; and Tuesday, July 8, 2025

Set Public Hearing Date - Tuesday, April 1, 2025

Hold hearing to accept public comment - Tuesday, May 6, 2025 and Tuesday, July 1, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 8, 2025

Summary:

Nick Tarbet and Nick Norris presented the proposed ordinance, discussed landmark setback and stepback requirements, zoning variance process, incentives for qualifying historic buildings, and how they might apply to contributing structures in historic districts that were not designated historic landmarks, reviewing and potentially modifying standards for new construction and additions within overlay zones to better address those properties.

Council Member Mano revisited the Planning Commission's recommendation required stepbacks for properties on streets less than 90 feet wide and expressed concern about its impact on many District 5 properties, recommended aligning stepback requirements with areas that allow additional height, specifically within the boundary from McClelland Street to 2100 South and the freeway, and discussed the possibility of delayed implementation if the ordinance is adopted, to give residents time to understand the upcoming changes.

Council Requests:

Council Member Wharton requested a text amendment to allow contributing structures within historic districts to be evaluated as historic landmark sites for the purposes of setback and stepback zoning requirements.

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Council Member Mano proposed revised language for the stepback requirements and requested a three-month implementation period to allow the parameters to take effect, enabling property owners to begin applying as soon as possible.

2. Ordinance: Amendment of Chapter 11.14 Parties, Gatherings, or Events ~ 4:00 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend Chapter 11.14 of the *Salt Lake City Code* to establish an administrative process and civil fine in the event of large, unruly gatherings on private property that include illegal activity and disturbances. The proposal would establish a civil enforcement remedy for the City to replace the recently eliminated service fee associated with police officers responding to such calls for service. A companion ordinance will be transmitted and will establish the appeals process for any of these citations.

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

Briefing - Tuesday, July 8, 2025

Set Public Hearing Date - Tuesday, July 8, 2025

Hold hearing to accept public comment - Tuesday, August 12, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, August 12, 2025

Summary:

Michael Sanders and Bill Manzanares presented the item and discussed the definitions of mass events compared to small parties, public safety during unofficial college gatherings, additional safety measures for permitted mass gatherings, problems identifying property owners responsible for mass house parties or non-permitted events, the possibility of authorizing civilian enforcement officers to respond to event violation reports, and the public event permitting process.

Jill Love, Lehua Weaver, and Hannah Vickery discussed gatherings on private property, stating those did not require filing permits with the city, and clarified the proposed amendments intended to address community concerns related to private house parties that became a continuous public nuisance, not to expand enforcement or deputize civilian enforcement employees.

Council Member Petro exercised a moment of personal privilege to introduce a student visitor, **Pia Picoli**, who attended the meeting to shadow Council Members.

Council Requests:

Council Members requested a report on the need to deputize civilian response teams and sworn police officers, expand the civilian response team to handle violation calls, and assess the potential impact on the community.

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3. Resolutions: Policies for Housing Program Funds Follow-up ~ 4:20 p.m.
15 min.

The Council will receive a follow-up briefing on four proposed resolutions that would establish legislative policies for housing activities including: Housing Program Funds, the Home Repair Program, the Community Land Trust Program, and the Naturally Occurring Affordable Housing (NOAH) Preservation Program. If adopted, the legislative policies will establish the standards and processes for allocating funding through the City's budget and in some cases, to program recipients.

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

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

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, August 12, 2025

Summary:

Tammy Hunsaker presented the item, reviewed the annual program budget processes, and discussed with the Council the purposes of the Home Repair, Community Land Trust, and Naturally Occurring Affordable Housing (NOAH) Preservation Programs, single-homeowner applicants compared to multi-property owners, and the inclusion of deed restrictions in property acquisitions to preserve long-term affordability.

Straw Poll:

Support for using available funding made from NOAH for property acquisitions and to prioritize smaller properties and smaller non-institutional property owners. Support was unanimous.

Council Requests:

Council Member Petro requested a cost analysis comparing Community Land Trust loans managed solely by Salt Lake City to the potential costs and benefits of partnering with an outside organization. Tammy Hunsaker confirmed the department would include this in the Fiscal Year 2026 Legislative Intent.

Council Member Mano and Dugan requested an analysis and recommendation from CAN on determining whether individuals or LLC's cannot take part in the program based on the number of properties already owned. Tammy Hunkaser confirmed she could provide the Council with a recommendation.

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4. **Council Policy Manual: Communication Budget Discussion Follow-up** ~ 4:35 p.m.
30 min.

The Council will hold a follow-up discussion about the Communication Budget section of the Council Policy Manual and discuss options for how to update the policy.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, April 15, 2025; Tuesday, May 13, 2025; and Tuesday, July 8, 2025
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - n/a

Written briefing only, no discussion was held.

5. **Resolution: Capital Improvement Program Follow-Up** ~ 5:05 p.m.
45 min.

The Council will receive a follow-up briefing about the City's Capital Improvement Program (CIP), which involves the construction, purchase or renovation of buildings, parks, streets or other City-owned physical structures. Generally, projects have a useful life of at least five years and cost \$50,000 or more. The Council approves debt service and overall CIP funding in June with the annual budget process, while project-specific funding is approved by September 1 of the same calendar year.

For more information visit <https://tinyurl.com/SLCFY26CIP>.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Thursday, June 5, 2025; Tuesday, July 1, 2025; and Tuesday, July 8, 2025
Set Public Hearing Date - Tuesday, April 15, 2025 and Tuesday, June 10, 2025
Hold hearing to accept public comment - Tuesday, May 20, 2025; Tuesday, June 3, 2025; and Tuesday, July 8, 2025 at 7 p.m.
TENTATIVE Council Action - Tuesday, June 10, 2025 and Tuesday, August 19, 2025

Summary:

Kate Werrett presented the follow-up to the Council and discussed the following items:

- Item #18 – GREENbike Federal Grant Match for 2026 and Bike Rack Replacements 2026, Jon Larsen stated that a comprehensive list of bike rack locations was available for reference to help confirm that the installation of rack locations was cohesive
- Item #19 – Livable Streets Program funding needs and definitions
- Item #41 – Glendale Traffic Calming Safety requests in comparison to Livable Streets requests
- Item #20 – Curb, Gutter, and Sidewalk, and other curb replacement requests, and the need to address recurring infrastructure needs.

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- Item #21 – Pedestrian Safety/HAWK at Richmond St. and Zenith Ave funding approval.
- Item #22 – Three Sport Court Replacements
 - Kat Andra clarified that funding would only cover the complete replacement of the West Pointe Basketball Court and that the Liberty Park courts had a partnership with an outside organization that could possibly fund the needed replacement
- Item #23 – Playground Replacements
 - Kat Andra stated their current process for choosing projects used Cartography data collected from Public Lands, which could be shared with the Council
- Item #25- East Central Community Council 1200 East Median Restoration Proposal
 - Council Member Lopez Chavez reminded the Council that this CIP request was in its eighth year of applying for funding
- Item #27 – Nevada Street Reconstruction

Council Requests:

Council Member Young requested a review of Item #18 – GREENbike rack installation locations in comparison to other CIP requests for additional bike racks, to ensure that all bike rack CIP requests could be addressed with one funding allowance, as well as a breakdown of the funding costs for planning, design, etc, for Item #27 – Nevada Street Reconstruction.

Council Member Petro requested documentation on what constitutes livable streets, complete streets, regular street maintenance, and the Vision Zero plan regarding Item #19, and a review of the HAWK light information and data at Zenith Avenue related to Item #21.

Council Member Puy requested a review of the supporting data for Items #19 – Livable Streets Programs, and Item #41 – Glendale Traffic Calming, to ensure that funding was being used effectively to address safety concerns in both CIP requests and project phases.

Council Member Dugan requested that Curtis Park be reviewed for recommended funding for Item #23 – Playground Replacements.

Council Member Lopez Chavez requested that Items #20 – Curb Replacements and Item #25 – East Central Community Council Median Restoration Project be reviewed together to ensure these continuous requests are addressed and possibly consolidated into deferred maintenance funds, emphasizing the importance of restoring the curbs and protecting the green space.

6. Board Appointment: Library Board – Sarah Vaughn

~ 5:50 p.m.
5 min.

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The Council will interview Sarah Vaughn 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, July 8, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, July 8, 2025

Summary:

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

7. **Board Appointment: Library Board – Margaret Neville** ~ 5:55 p.m.
5 min.

The Council will interview Margaret Neville 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, July 8, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Summary:

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

8. **Board Appointment: Transportation Advisory Board – Solomon Brumbaugh** ~ 6:00 p.m.
5 min.

The Council will interview Solomon Brumbaugh prior to considering appointment to the Transportation Advisory Board for a term ending September 25, 2028.

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

Briefing - Tuesday, July 8, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Summary:

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

Standing Items

9. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

There was no report from the Chair or Vice Chair.

10. Report and Announcements from the Executive Director

Report of the Executive Director, including a review of Council information items and announcements. The Council may give feedback or staff direction on any item related to City Council business, including but not limited to:

- MPACT Conference; and
- Scheduling Items.

Summary:

Lehua Weaver stated that registration was open for the Impact Transit and Community Conference, a pre-approved convention outlined in the Council Policy Manual, and confirmed that the conference falls within the timeframe during which Council Members up for election should not be traveling.

11. Tentative Closed Session

The Council will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

- a. discussion of the character, professional competence, or physical or mental health of an individual;
- b. strategy sessions to discuss collective bargaining;
- c. strategy sessions to discuss pending or reasonably imminent litigation;
- d. strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the

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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 Puy, seconded by Council Member Lopez Chavez to enter into Closed Session for the purposes of: d. strategy sessions to discuss the purchase, exchange, disposition, or lease of real property, and attorney-client matters.

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

Final Result: 7 – 0 Pass

Motion:

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

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

Final Result: 7 – 0 Pass

Summary:

Closed Session started at 6:40 PM

Directors in attendance: Dugan, Mano, Wharton, Puy, Young, Petro, Lopez Chavez.

Staff in attendance:

Laura Briefer

Jesse Stewart

Lisa Tarufelli

Jason Brown

Karryn Greenleaf

Carly Castle

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Austin Kimmel
Tammy Hunsaker
Mary Beth Thompson
Lehua Weaver
Michael Sander
Allison Parks
Mark Kittrell
Rachel Otto
Lindsey Nikola
Megan Yuill
Kate Werrett
Nick Tarbet
Danny Walz
Jennifer Bruno
Cindy Lou Trishman
Keith Reynolds
Matthew Brown

Closed Session ended at 6:58

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Meeting adjourned at 6:58 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.c.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, July 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.