

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, March 2, 2021

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, March 2, 2021 in an Electronic Meeting, pursuant to the Chair's determination and Salt Lake City Emergency Proclamation No. 2 of 2020(2)(b).

The following Council Members were present:

Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

The following Council Members were absent:

Amy Fowler

Present Legislative leadership:

Cindy Gust-Jenson, Executive Director; Jennifer Bruno, Deputy Director; Lehua Weaver, Associate Deputy Director

Present Administrative leadership:

Mayor Erin Mendenhall; Rachel Otto, Chief of Staff; Lisa Shaffer, Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Deputy City Recorder, Brian Fullmer – Constituent Liaison, Policy Analyst, Robert Nutzman – Administrative Assistant

Council Member Andrew Johnston presided at and conducted the meeting.

The meeting was called to order at 7:00 pm

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A. OPENING CEREMONY:

1. Council Member Andrew Johnston will conduct the formal meetings.

Minutes:

Council Member Johnston conducted the meeting.

2. Pledge of Allegiance.

Minutes:

A moment of silence was held while the American Flag and Pledge was displayed on the screen.

3. Welcome and Public Meeting Rules.

Minutes:

Council Member Johnston reviewed the rules of decorum.

4. The Council will approve the work session meeting minutes of Tuesday, December 1, 2020 as well as the Airport Bond minutes of Tuesday, January 19, 2021.

Motion:

Moved by Councilmember Dugan, seconded by Councilmember Mano to **approve Work Session Meeting Minutes for Tuesday, December 1, 2020 and the Airport Bond Minutes for Tuesday, January 19, 2021.**

AYE: Ana Valdemoros, Andrew Johnston, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler, Chris Wharton

Final Result: 5 – 0

B. PUBLIC HEARINGS:

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1. **Ordinance: West End Alley Vacation (Adjacent to Properties Located at 740 West and 746 West 900 South)**

The Council will accept public comment and consider adopting an ordinance that would close a small portion of a City-owned alley at approximately 740 West and 746 West 900 South. This is not a request to vacate the entire alley. The proposal would allow the petitioner to square off the southwestern corner of his property for a proposed future multi-family residential and commercial development. The closure will not impact traffic or access. Petition No.: PLNPCM2020-00268

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

Briefing - Tuesday, January 19, 2021

Set Public Hearing Date - Tuesday, January 19, 2021

Hold hearing to accept public comment - Tuesday, March 2, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 16, 2021

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Councilmember Rogers, seconded by Councilmember Dugan to **close the Public Hearing and defer action to a future Council meeting.**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

Minutes:

Brian Fullmer presented the ordinance for West End Alley Vacation adjacent to properties located at 740 West and 746 West 900 South.

Ron Temu expressed concerned about access and use of the alley for traffic.

Brenda Scheer stated the Salt Lake City Planning Commission supported the proposal and was a nice project for area.

Dennis Faris expressed support for the project, stated it would allow developers to improve the space and would be beneficial to community.

Larry Framme spoke in support of the ordinance; he expressed excitement to see renovations of warehouses and conversion of commercial spaces, and said it was great to see the work and changes in the neighborhood.

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2. Ordinance: Zoning Map Amendment located at approximately 706 to 740 West 900 South and 710 to 739 West Genesee Avenue

The Council will accept public comment and consider adopting an ordinance that would rezone properties at 706 to 740 West 900 South and 710 to 739 West Genesee Avenue, including portions of two alleys, from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). The applicant intends to develop the remaining portion of the site with multi-family residential housing that is not currently permitted under the existing zoning designation. The developer has not proposed a specific development plan as part of the rezone application. The applicant also intends to renovate two vacant commercial buildings on the site for commercial uses. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition Nos.: PLNPCM2019-01137 and PLN2020-00442

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

Briefing - Tuesday, February 16, 2021

Set Public Hearing Date - Tuesday, February 16, 2021

Hold hearing to accept public comment - Tuesday, March 2, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 16, 2021

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Councilmember Rogers, seconded by Councilmember Wharton to **close the public hearing and defer action to a future Council meeting**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

Minutes:

Brian Fullmer presented the Zoning Map Amendment located at approximately 706 to 740 West 900 South and 710 to 739 West Genesee Ave.

Linnus Wege expressed support of the redevelopment, stating his only concern was with east/west travel through the property.

Kerri Hopkins spoke in support of the project and bringing new life to the west side of the City.

Merilee Sabino spoke in support of the project, expressed excitement for revitalization

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of the area and expressed concern over the RMU zoning height allowance.

Larry Framme spoke in support of the project, expressed excitement to see residential development in the area and future potential commercial spaces in the area and requested more information on the height regulations for the RMU zoning.

Ron Temu spoke of the neighboring church, Summum, how the height of the proposed development would impact the use of their property and religious practices and the potential noise pollution from the development.

Bernie Aua, Vice President of Summum, expressed opposition to the rezoning of the property due to the height of the proposed building, being a disruption to religious practices, and requested the property be zoned RMU 35 (restricting the height).

Su Menu, President of Summum, spoke in opposition to rezoning of the property to RMU, agreed with comments regarding noise and limiting religious practices, development creating an undue burden, requiring more security and maintenance to continue practices, and parking would become an issue for the church.

Ian Percy spoke in support of the project; project would be a positive catalyst for change in the neighborhood, creating trails and commercial spaces – bringing life to the neighborhood.

Maximilian Coreth, Applicant, reviewed the proposal and public outreach for the project.

Brenda Scheer, Planning Commission, spoke in favor of the project and stated the area was ideal for more density and consideration given to the Summum church.

Melanie Pehrson, Poplar Grove Community Council, spoke in favor of the proposal, supportive of mixed use development and understood growing housing needs, supportive of affordability in both residential and commercial spaces, and expressed appreciation of the developers active communication with the Community Council.

Dennis Faris reviewed the developers interaction with the Poplar Grove Community Council/community and stated the project as a whole would be a great benefit to the neighborhood.

Justin Heppler, AJC Architects, expressed excitement to help build and invigorate neighborhoods in Salt Lake City and reviewed the benefit of the RMU zoning for the project and surrounding neighborhood.

Kseniya Kniazeva spoke to current lobbying efforts with the Mayor and Council to rezone land for the unsheltered and believed that spaces were being wasted on commercial spaces when there were individuals struggling to find space.

Ryan McMullen spoke in support of the development and growth of 9th and 9th area

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specifically spaces growing on 900 S, was happy to see the area becoming pedestrian friendly and stated the height was not an issue due to the existing freeway and haunted house.

Anne Charles stated she was encouraged to hear how much public outreach was conducted and concerned over the disturbing language in regards to low income housing as it seemed exclusionary when working with local religious organizations.

George Chapman spoke to the shadow issues (due to building height) for neighboring properties and how the Council could help mitigate the negative impacts.

3. Ordinance: Zoning Amendments at Approximately 2903 South Highland Drive

The Council will accept public comment and consider adopting an ordinance that would amend the Sugar House Master Plan and Zoning Map for property at 2903 South Highland Drive. The property is currently “split zoned.” The applicant is requesting the eastern portion of the property be changed from Low Density Residential to Low Intensity – Mixed Use in the Sugar House Master Plan. The applicant is also requesting a zoning change on the eastern portion of the property from the current R-1-7000 (Single-Family Residential) to CB (Community Business) in order to match zoning on the western portion. If approved, the changes would allow for potential future development of the site. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2020-00053/00054

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

Briefing - Tuesday, February 2, 2021

Set Public Hearing Date - Tuesday, February 2, 2021

Hold hearing to accept public comment - Tuesday, March 2, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 16, 2021

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Councilmember Wharton, seconded by Councilmember Mano to **close the public hearing and defer action to a future Council Meeting.**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

Minutes:

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Brian Fullmer provided an overview of the Ordinance for Zoning Amendments at approximately 2903 South Highland Drive.

Brenda Scheer spoke in favor of the proposal.

4. Ordinance: Rezone at 1301 and 1321 South State Street

The Council will accept public comment and consider adopting an ordinance that would rezone the properties at 1301 and 1321 South State Street. The proposal would change the properties from CC (Corridor Commercial) to FB-UN2 (Form Base Urban Neighborhood 2) and amend the table of the zoning ordinance to include additional land area eligible for additional building height. The applicant requested the rezone because the FB-UN2 zoning district better aligns with potential use of the corner lot and potential for a new mixed-use building, which would replace existing buildings on the parcels. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2020-00328

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

Briefing - Tuesday, February 2, 2021

Set Public Hearing Date - Tuesday, February 2, 2021

Hold hearing to accept public comment - Tuesday, March 2, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 16, 2021

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Councilmember Rogers, seconded by Councilmember Dugan to **close the public hearing and defer action to a future Council meeting.**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

Minutes:

Brian Fullmer provided an overview of the Ordinance for a rezone at 1301 and 1321 South State Street.

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Jen Colby spoke in support of the project, stated the proposal contrasted the Lincoln Street Zoning Amendment, the project was an ideal way to add housing to address the gap, development agreements seemed unenforceable, an ordinance should be required (not a side agreement), and the City could create a larger price on height to compensate the City.

Brenda Scheer stated the area was a very important corridor in the City, suggested changing to the zoning to allow a higher building in this area as it would address high density housing needs and give the area more character, and the City should empower the Planning Department to address a maturing City and encourage higher density.

Kathryn Jezek spoke in support of the project and was in favor of developers trying to address the needs of the area and creating more high density housing.

Alice Betts spoke in support of the project; taller buildings on State Street, and making the area more modern.

5. Ordinance*: Zoning Amendments at Lincoln Street and 200 South

The Council will accept public comment and consider adopting an ordinance that would amend the zoning map and Central Community Master Plan for properties located at 159 South Lincoln Street, 949 East, 955 East, 959 East and 963 East 200 South. The requested rezone would change the properties from R-2 (Single and Two-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential) zoning district. The Master Plan amendment would change the properties from Low Density Residential to Medium Density Residential. The proposal would allow the applicant more flexibility to develop future multi-family residential housing than what is currently allowed. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2019-00683 and PLNPCM2019-00684

*The Planning Commission forwarded a negative recommendation, therefore an ordinance has not been drafted. If the Council decides to approve the zone amendment, an ordinance would be drafted and considered for approval.

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

Briefing - Tuesday, February 2, 2021

Set Public Hearing Date - Tuesday, February 2, 2021

Hold hearing to accept public comment - Tuesday, March 2, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 16, 2021

Staff Recommendation - Refer to motion sheet(s).

Motion:

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Moved by Councilmember Rogers, seconded by Councilmember Valdemoros to **close the public hearing and defer action to a future Council meeting.**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

Minutes:

Brian Fullmer provided an overview of the Ordinance for zoning amendments at Lincoln Street and 200 South.

Katharine Biele expressed understanding of the anxiety of the affordable housing, but expressed concern regarding the history of the City changing, She noted St. Paul's proposed to tear down multiple historic structures in the neighborhood (destroying character) , and encouraged the Council to protect historic neighborhoods.

Jude Rebadue expressed understanding that the structures were aging and rundown, enjoyed the existing look of the street scape, requested the Council respect the current zone and keep the area historic.

Gwen Crist spoke in opposition to the rezoning, expressing concern with high density zoning, stated it was against the City's master plan and destroyed the history of Salt Lake, historic homes should be refurbished, and the City should respect the overall character and take public comment into consideration.

Kelsey Maas, Preservation Utah, expressed appreciation for the local community's help to keep the area historic, stated rehabilitation encouraged sustainable practices and kept the area's character, high density housing crisis was killing existing housing and ruining the charm of Salt Lake and potentially increasing the cost of home buying in the future.

Jen Colby stated rezoning was against the City's master plan and ordinance.

Monica Hilding spoke in agreement with the Planning report, encouraged the Council to vote no on the proposal, stated the existing historic homes provided affordable housing and landlords that do not maintain properties, should not be rewarded by the price increase that would occur with the rezone.

Esther Hunter, Chair of East Central Community Council, stated the application did not add housing to the City but instead increased housing costs, the community carried the highest density in the City with parcels (zoned RMF 35 and 45) nearby that could be developed instead.

MaryAnn Wright compared the area to that of the Avenues and the travesty of losing the historic housing stock to high density housing, tearing down homes was not sustainable, landfills were 40% construction waste (contributing to it would be

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negative), planners can direct investors to other locations throughout the City that did not contain historic buildings.

Polly Hart spoke in opposition to the zoning change stating it was inconsistent with the master plan and it would reward landlords who have allowed the buildings to deteriorate.

Cathy Campbell stated there was no need for high density housing and rezoning would increase parking issues in the area.

Shannon Wells spoke in opposition of the rezoning, residents of the community did not want high density housing or the character of the community to change.

Angela Jensen spoke to the eviction process for current residents and the lack of displacement aid that was offered.

Cindy Cromer spoke to the history of the area and the potential for existing housing in the neighborhood

Melinda Main Main, Bryant Neighborhood Chair, spoke in opposition to the rezone.

Brenda Scheer, Planning Commission/Fellow of American Institute of Architects, spoke to the City's need to update Master Plans that do not reflect the needs or vision of the residents and high density housing did not match the community's character.

Sanford Meek spoke in opposition of the rezoning as it was presumptive and did not seem to warrant the rezone, displacing affordable housing that already existed.

Vincent Gryboski spoke in opposition to the rezoning stating it would negatively impact the character of the surrounding community and would create a slippery slope that could continue to destroy historic communities.

Arthur Sandack spoke in opposition to the proposal.

Melissa Hubbell spoke to the historic nature and character of the area; it should be respected, new buildings would become rundown as the current landlords did not care for the properties now, parking and traffic problems would increase and place a strain on the infrastructure.

Scott Andrews spoke to the conversations held at the East Side Community Council that lead people to believe the properties could not be repaired.

Chiao-ih Hui stated the proposal spoke to the percentage of designated affordable housing stock, addressed parking, added green space, family oriented housing, would potentially lower bad air quality in the City, housing prices would be raised, and approving the rezone would be a strong step in the right direction.

Kathryn Jezek spoke in opposition to the rezone; allowing for changes in older and

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developed communities was a slippery slope that lead to more destruction of character and ultimately a potential loss of the communities.

Natalie Deeco expressed concern that the development would destroy the character of the area and take something away that could not be brought back.

Carolyn Lyons spoke in opposition to the rezone.

Dustin Dastrup spoke in opposition of the rezone and encouraged the developer to revisit the homes in question and see them through new eyes.

Alex Sparks spoke to the misinformation that was given to the residents of the homes.

C. POTENTIAL ACTION ITEMS:
NONE.

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D. COMMENTS:

1. Questions to the Mayor from the City Council.

Minutes:

Council Member Valdemoros thanked the Mayor for the invitation to the City & County Building's memorial service for those who passed away from COVID-19.

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2. Comments to the City Council. (Comments are taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes.)

Minutes:

Council Member Johnston explained the rezone process for landuse items and the rules of decorum.

Cindy Cromer spoke to the RMF 30 rezoning and those involved in the process, the need for understanding the economic side of the housing crises and the number of people that would be displaced with the proposed developments.

Scot Andrews spoke to his life in Salt Lake City and the increasing housing costs that drove people out of the City.

Devin O'Donnell expressed concerned over high density development and the consensus that they were entirely unaffordable to most residents.

Kseniya Kniazeva spoke to homeless issues in the City; people that did not own land needed a voice as much as the commercial interests, schedule of homeless abatements, and encouraged the City to work with the homeless to provide a tiny house community.

Darin Mann spoke to the homeless camp abatements; trauma cased by the abatements, and how the City could help with homelessness.

Sarah Lind spoke to the homeless abatement issues, asked the Council to end the abatement process, zone an area for a tiny home community and allow people to stay where they were until a solution was found.

Carolyn Lyons spoke to the increase of dogs being off leash in parks and public areas.

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Jen Colby clarified her earlier comments regarding rezoning for national and local historic districts; property owners using loopholes in the ordinance to demolish homes that were not maintained, and the understanding that if historic homes were lost – the nature of the area was lost as well.

Ron Temu expressed shock and frustration for the lack of consideration and respect given to the Summum church in regard to the neighboring rezone.

E. NEW BUSINESS:

1. Motion: Meeting Remotely Without an Anchor Location

The Council will consider a motion to ratify the determination that the Council will continue to meet remotely and without an anchor location under HB5002.

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, March 2, 2021

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Councilmember Dugan, seconded by Councilmember Mano to **continue to meet remotely without an anchor location under HB5002.**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

F. UNFINISHED BUSINESS:

NONE.

G. CONSENT:

1. Ordinance: Text Amendments to the RMF-30 Low Density Multi-Family Residential Zoning District

The Council will set the date of Tuesday, March 16, 2021 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the RMF-30 (Low Density Multi-Family Residential) Zoning District and corresponding sections of Salt Lake City's Zoning Ordinance. The changes aim to remove zoning barriers to multi-family housing developments in RMF-30 zoned areas of the City. Proposed changes include:

1. Introducing design standards for all new development;
2. Allowing the construction of new building types including sideways row houses, cottage developments, and tiny houses;
3. Reducing minimum lot area requirements per unit;
4. Removing lot width minimum requirements;
5. Allowing more than one primary structure on a lot;
6. Granting a density bonus for the retention of an existing structure; and
7. Introducing a lot width maximum to discourage land banking.

Related sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2019-00313

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

Briefing - Tuesday, September 1, 2020 and Tuesday, March 2, 2021

Set Public Hearing Date - Tuesday, September 1, 2020 and Tuesday, March 2, 2021

Hold hearing to accept public comment - Tuesday, October 6, 2020; Tuesday, October 20, 2020; and Tuesday, March 16, 2021 at 7 p.m.

TENTATIVE Council Action - TBD

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Staff Recommendation - Set date.

2. Board Appointment: Library Board – David Wirthlin

The Council will consider approving the appointment of David Wirthlin to the Library Board for a term ending June 30, 2024.

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

Briefing - Tuesday, March 2, 2021

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, March 2, 2021

Staff Recommendation - Approve.

Motion:

Moved by Councilmember Rogers, seconded by Councilmember Wharton to approve the consent agenda.

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

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H. ADJOURNMENT:

Meeting adjourned at 9:30 pm

Minutes Approved: February 1, 2022

Dan Dugan

Dan Dugan (Feb 9, 2022 21:30 MST)

City Council Chair

Cindy Truhman

Cindy Truhman (Feb 10, 2022 16:02 MST)

City Recorder



This document is not intended to serve as a full transcript as other items may have been discussed; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2)(b).

To listen to the audio recording of the meeting or view meeting materials, please visit Salt Lake City Public Body Minutes library, available at www.data.slc.gov, selecting the Public Body Minutes hyperlink. If you are viewing this file in the Minutes library, use the links on the right of your screen within the 'Document Relationships' information to listen to the audio or view meeting materials.

This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, March 2, 2021.








3.2.2021 Formal Meeting Minutes

Final Audit Report

2022-02-10

| | |
|-----------------|--|
| Created: | 2022-02-09 |
| By: | Michelle Barney (michelle.barney@slcgov.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA6PBRFUFLK9713US2RlcY0iAmlD9kOsR |

"3.2.2021 Formal Meeting Minutes" History

-  Document created by Michelle Barney (michelle.barney@slcgov.com)
2022-02-09 - 5:27:50 PM GMT
-  Document emailed to Dan Dugan (daniel.dugan@slcgov.com) for signature
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-  Email viewed by Dan Dugan (daniel.dugan@slcgov.com)
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-  Document e-signed by Dan Dugan (daniel.dugan@slcgov.com)
Signature Date: 2022-02-10 - 4:30:47 AM GMT - Time Source: server
-  Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature
2022-02-10 - 4:30:49 AM GMT
-  Document e-signed by Cindy Trishman (cindy.trishman@slcgov.com)
Signature Date: 2022-02-10 - 11:02:33 PM GMT - Time Source: server
-  Agreement completed.
2022-02-10 - 11:02:33 PM GMT

