

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, October 18, 2022.

**The following Council Members were present:**

Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Present Legislative leadership:**

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

**Present Administrative leadership:**

Mayor Erin Mendenhall; Rachel Otto, Chief of Staff

**Present City Staff:**

Katie Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Brian Fullmer – Constituent Liaison, Policy Analyst, Sam Owen – Public Policy Analyst, Sylvia Richards – Public Policy Analyst, Thais Stewart – Deputy City Recorder, Michelle Barney – Minutes & Records Clerk, Isaac Canedo – Council Staff, Taylor Hill – City Council Staff

Council Member Valdemoros presided at and conducted the meeting.

The meeting was called to order at 7:08 pm

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**A. OPENING CEREMONY:**

B. Council/Board Member Ana Valdemoros will conduct the formal meeting. **Minutes:** Council Member Valdemoros welcomed everyone to the meeting.

C. Pledge of Allegiance.

**Minutes:**

The Pledge of Allegiance was recited.

D. Welcome and Public Meeting Rules.

**Minutes:**

Council Member Valdemoros presented the rules of decorum.

E. The Council will approve the work session meeting minutes of June 2, 2022 and August 9, 2022 as well as the formal meeting minutes of August 16, 2022 and the Truth-in-Taxation meeting minutes of August 16, 2022 and August 29, 2022.

**Motion:**

**Moved by Council Member Fowler, seconded by Council Member Dugan to approve the Work Session meeting minutes of June 2, 2022 and August 9, 2022 as well as Formal meeting minutes of August 6, 2022 and Truth-in-Taxation meeting minutes of August 16, 2022 and August 29, 2022.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

F. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall declaring November as Native American Heritage Month in Salt Lake City.

**Motion:**

**Moved by Council Member Wharton, seconded by Council Member Puy to adopt Resolution 27 of 2022, a joint ceremonial resolution declaring November as Native American Heritage Month in Salt Lake City.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**Minutes:**

Council Member Valdemoros read the resolution and thanked the Native American Tribes for collaborating with the City to bring about the resolution.

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**G. PUBLIC HEARINGS:**

**1. Grant Application: Know Your Neighbor – Open Society Foundation Grant The Council will accept public comment for a grant application request from the Mayor’s Office of Equity & Inclusion to the Open Society Foundation.** If awarded,

the grant would fund the salary for a new part-time program coordinator position in the Mayor’s Office of Equity & Inclusion. The City, through its Know Your Neighbor Program, will assist the County in integrating Afghan Refugees subject to the Operation Afghan Resettlement Support (OARS) program as set forth in the County’s Response to the Open Society Foundations’ Request for Letters of Inquiry.

**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, October 18, 2022 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

**Minutes:**

**Sylvia Richards** gave a brief introduction.

*No public comments.*

**Motion:**

**Moved by Council Member Puy, seconded by Council Member Dugan to close the Public Hearing and refer Item B-1 to a future Consent Agenda for action.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

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2. **Resolution: General Obligation Bond for Parks, Trails and Open Space**

The Council will hold a public meeting to accept public comment and allow for the presentation of arguments in favor of or against the ballot proposition authorizing the issuance of \$85 million general obligation bonds to finance the acquisition, improvement, renovation and upgrading of various parks, trails, open space and related facilities and recreational amenities.

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

Briefing - Tuesday, July 12, 2022 and Tuesday, August 9, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, October 11, 2022 and Tuesday, October 18, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, August 16, 2022

Staff Recommendation - Refer to motion sheet(s).

**Minutes:**

**Cindy Lou Trishman** read the Pro Argument for the General Obligation Parks, Trails and Open Space bond.

**Joseph Johnson** and **Nigel Swaby** spoke in favor of the bond specifically:

- Need to prioritize water conservation
- Saving/protecting the Great Salt Lake
- The increased use of trails and outdoor facilities following the pandemic
- Parks needed/deserved the proposed improvements
- Thankful for the projects on the Westside and hope that the projects would bring attention to the Jordan River

**Sean Tomlinson** spoke in opposition to raising taxes; other ways to accomplish the projects without taxing residents, Salt Lake City was becoming unaffordable and this would exacerbate the issue.

• **Motion:**

Moved by Council Member Puy, seconded by Council Member Dugan to close the Public Hearing/Meeting.

- **AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

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**3. Resolution: Salt Lake City International Airport Master Plan**

The Council will continue to accept public comment and consider adopting a resolution that would approve the Salt Lake City Department of Airports' 2022 Master Plan Update for continued development of the Salt Lake City International Airport. The 2022 Master Plan evaluates the ability of Airport facilities to accommodate user needs at existing and forecasted demand levels and provides recommendations regarding additional facilities that are needed to meet the forecasted demand.

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

Briefing - Tuesday, August 9, 2022 and Tuesday, October 11, 2022

Set Public Hearing Date - Tuesday, August 16, 2022

Hold hearing to accept public comment - Tuesday, September 6, 2022 and Tuesday, October 18, 2022 at 7 p.m.

TENTATIVE Council Action - TBD

Staff Recommendation - Refer to motion sheet(s).

**Minutes:**

**Sam Owen** gave a brief introduction.

**Joseph Johnson** spoke to the need to be energy/resource efficient to help the planet and ensure the resources were available for the future.

**Motion:**

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

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

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**4. Ordinance: Alley Vacation at approximately 925 South 1200 West**

The Council will accept public comment and consider adopting an ordinance that would vacate a portion of City-owned alley situated adjacent to the property at 925 South 1200 West, and a section of the 9-Line trail. The proposal is to vacate an east/west alley segment and incorporate the vacant land into the neighboring property. Petition No.: PLNPCM2021-00806

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - Tuesday, October 4, 2022

Hold hearing to accept public comment - Tuesday, October 18, 2022 at 7 p.m.

TENTATIVE Council Action - Thursday, November 10, 2022

Staff Recommendation - Refer to motion sheet(s).

**Minutes:**

**Brian Fullmer** gave a brief introduction.

*No public comments.*

**Motion:**

**Moved by Council Member Puy, seconded by Council Member Fowler to close the Public Hearing and defer action to a future Council Meeting.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

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**C. POTENTIAL ACTION ITEMS:**

**1. Ordinance: Shared Housing Zoning Text Amendments (formerly Single Room Occupancy or SROs)**

The Council will consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to Single Room Occupancy (SRO) uses (to be called Shared Housing uses). The proposed amendments would redefine what was previously Single Room Occupancy (SRO) housing to Shared Housing, and defines it as a residential building, or part of one, that contains smaller housing units consisting of one or more sleeping rooms and may contain either a private kitchen or private bathroom, but not both. In the updated proposal, units could contain multiple sleeping rooms, rather than limiting the unit to one sleeping room. Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2018-00066

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

Briefing - Tuesday, April 14, 2020; Tuesday, October 6, 2020; Tuesday, March 23, 2021; and Tuesday, September 20, 2022

Set Public Hearing Date - Tuesday, October 6, 2020

Hold hearing to accept public comment - Tuesday, October 20, 2020 and Tuesday, November 10, 2020 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Wharton to adopt Ordinance 66 of 2022, amending various sections of Title 21A pertaining to shared housing.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**Minutes:**

Council Member Fowler stated constituent concerns were heard and believed recent changes would be addressed with the minimization of the maximum size (lowering the maximum number of people in the units sharing bathrooms/kitchens) of the units adds a dignified alternative and valuable option for affordable housing.

Council Member Wharton stated this was a great way to create shared housing, concerns were heard and impacted the ordinance for the better and hopefully the ordinance represented a compromise for the City.

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**2. Ordinance: Zoning Text Amendments for Off-street Parking**

The Council will consider adopting an ordinance that would amend various sections of the *Salt Lake City Code* pertaining to off-street parking regulations. The proposal would:

- Simplify parking regulations;
- Address technical issues in enforcement; and
- Establish a responsive ordinance to the City's changing development patterns.

Other sections of Title 21A – Zoning may also be amended as part of this petition. Petition No.: PLNPCM2017-00753

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

Briefing - Tuesday, February 16, 2021; Tuesday, April 13, 2021; Tuesday, September 21, 2021; and Tuesday, September 20, 2022

Set Public Hearing Date - Tuesday, February 16, 2021

Hold hearing to accept public comment - Tuesday, March 16, 2021 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Mano, seconded by Council Member Wharton to adopt Ordinance 67 of 2022, amending various sections of Title 21A pertaining to off-street parking, mobility, and loading zones.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

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

The Council will 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; Tuesday, March 2, 2021; and September 20, 2022

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.

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Staff Recommendation - Refer to motion sheet(s).

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**Motion:**

**Moved by Council Member Puy, seconded by Council Member Petro to adopt Ordinance 68 of 2022, amending various sections of Title 21A pertaining to RMF-30 Low Density Multi-family Residential District, and wait to publish the ordinance for 180 calendar days.**

**AYE:** Daniel Dugan, Darin Mano, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**NAY:** Amy Fowler

**Final Result:** 6 – 1 Pass

**Minutes:**

Council Member Mano moved to approve the ordinance amending various sections of Title 21A pertaining to RMF-30 Low Density Multi-Family Residential District.

Council Member Puy suggested the substitute motion including the waiting period of 180 days; stated the reasoning for the substitute motion was that there were other ordinances in the works and there may be unintended consequences if this ordinance were pushed forward that may be minimized, the 180 days would allow for time to work through other changes.

Council Members and **Cindy Gust-Jensen** discussed the process for voting on the original/substitute motion and what would happen after the 180 days if the other ordinances were not adopted/ready.

Council Member Fowler stated the other ordinances were mitigation/displacement policies, appreciated a compromise but did not feel the concerns of the public had been addressed.

Council Member Valdemoros stated the ordinances Staff was working on were the Thriving in Place and the Housing Loss Mitigation Plan which were aids to the subject ordinance.

**4. Ordinance: Rezone and Master Plan Amendment at 16 South 800 West**

The Council will consider adopting an ordinance that would amend the zoning of property at approximately 16 South 800 West from Transit Station Area District - Urban Neighborhood Station - Transition (TSA-UN-T) to Transit Station Area District - Urban Neighborhood Station - Core (TSA-UN-C). The ordinance would also amend the North Temple Boulevard Plan. The proposed amendments are intended to allow the property owner to build a mixed-use building with a possibility of a maximum height of 75 feet. No development plans have been submitted by the applicant at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.: PLNPCM2021-01242 and PLNPCM2021-01202

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

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discussion)

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 6, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 at 7 p.m.

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Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Wharton to adopt Ordinance 69 of 2022, amending the zoning of a property at approximately 16 South 800 West from Transit Station Area District – Urban Neighborhood Station Transition (TSA-UN-T) to Transit Station Area District – Urban Neighborhood Station -Core (TSA-UN-C).**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**5. Ordinance: Ballpark Station Area Plan**

The Council will consider an ordinance that would adopt the Ballpark Station Area Plan. The Ballpark Station Area Plan is intended to set a framework to help guide growth-related issues and to capitalize on the Ballpark as the neighborhood's central public asset. The Ballpark Station Area Plan will encompass the area that runs roughly between 900 South to 1700 South, and State Street to I-15. The small area plan's boundaries are within both the Central Community Master Plan and the Downtown Master Plan.

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

Briefing - Tuesday, September 13, 2022

Set Public Hearing Date - Tuesday, September 20, 2022

Hold hearing to accept public comment - Tuesday, October 4, 2022 at 7 p.m.

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Staff Recommendation - Refer to motion sheet(s).

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**Motion:**

**Moved by Council Member Puy, seconded by Council Member Mano to adopt Ordinance 70 of 2022, for the Ballpark Station Area Plan as part of Salt Lake City's General Plan.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**Minutes:**

Council Member Mano expressed excitement over the plan being approved as it would make a big difference in this neighborhood.

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**6. Resolutions: The Other Side Village Pilot Project at 1850 West Indiana Avenue, Public Benefits Analysis and a Resolution to Authorize the Lease Rate and Terms**

The Council will consider adopting a resolution that would authorize the Lease Rate and Term for The Other Side Village Pilot Project at 1850 West Indiana Avenue. This would allow the City to enter into a 40-year below-market ground lease agreement with The Other Side Academy, a Utah nonprofit corporation, in order to facilitate the construction of a tiny home village with approximately 54 units of affordable housing.

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

Briefing - Tuesday, September 6, 2022; Tuesday, September 20, 2022; and Tuesday, October 4, 2022

Set Public Hearing Date - Monday, August 29, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 and Tuesday, October 4, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Wharton, seconded by Council Member Dugan to approve Resolution 32 of 2022 the public benefit analysis and ground lease terms, subject to the following conditions:**

1. **The City and The Other Side Village enter into the Ground Lease on the terms and conditions set forth on the proposed term sheet.**
2. **The City and The Other Side Village enter into Development Agreement on the terms and conditions set forth on the proposed term sheet.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton,

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Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**Minutes:**

Council Member Puy stated the village was proposed for District 2, acknowledged the work done to address community concerns which were now part of an agreement with the providers; placing a rubric for how Salt Lake City would address difficult projects in the future, the Westside experienced trauma from the continuation of adding these types of communities which needed to be kept in mind for future projects; spoke to the difficulty of the conversations and the feelings of those on the Westside.

Council Member Petro-Eschler read a statement regarding the feelings of those on the Westside; the crime rates and how the rezone could affect the surrounding neighborhood, issues with developmental trauma experienced and the results of that trauma, efforts to help the residents be heard, and need for assurance to be given to the residents of the Westside that future development would not be taken lightly. (*Full statement attached to the Meeting Materials*)

Council Member Wharton thanked the Other Side Village, Staff, and everyone involved in moving this forward, stated law making was not an even game, all facets of this project helped make a better outcome, thanked Council Member Puy and Petro-Eschler for working on this and including Council Member Wharton as one of the Westside representatives having ensured this project was the best it could be from the beginning.

Council Member Valdemoros stated she struggled with the project because of the need for economic growth on the Westside, but everyone involved made the project a better product, the final development agreement was due to Council Members Puy, Petro-Eschler and the Mayor's hard work.

**7. Ordinance: Rezoning to Facilitate Development of The Other Side**

**Village at 1850 West Indiana Avenue**

The Council will consider adopting an ordinance that would amend the zoning map to portions of City-owned properties at 1850 West Indiana Avenue and 1965 West 500 South to rezone the parcels from PL (Public Lands) to FB-UN2 (Form Based Urban Neighborhood). The proposed uses on the approximately 37.1-acre site would include permanent supportive housing for homeless individuals as well

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as services and resources to include on-site healthcare, medical services, and community gathering spaces. This request only relates to the zoning designation of the property. No specific site development proposal has been submitted or is under consideration at this time and the Westside Master Plan is not being changed. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.:PLNPCM2021-00787

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

Briefing - Tuesday, September 13, 2022; Tuesday, September 20, 2022; and Tuesday, October 4, 2022

Set Public Hearing Date - Monday, August 29, 2022

Hold hearing to accept public comment - Tuesday, September 20, 2022 and Tuesday, October 4, 2022 at 7 p.m.

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Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Fowler to adopt Ordinance 71 of 2022, amending the zoning map to portions of City-owned properties at 1850 West Indiana Avenue and 1965 West 500 South to rezone the parcels from PL (Public Lands) to FB-UN2 (Form Based Urban Neighborhood).**

**AYE:** Daniel Dugan, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**NAY:** Darin Mano

**Final Result:** 6 – 1 Pass

**Minutes:**

Council Member Mano expressed concern over rezoning the entire site, wanted the pilot program to move forward and be successful but would have liked additional Council and public input prior to the entire site being rezoned.

**D. COMMENTS:**

1. Questions to the Mayor from the City Council.

**Minutes:**

*No questions.*

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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 Valdemoros reiterated the rules of decorum.

**Katie Pappas, Brian Moench, Tena Rohr, Maureen Grossman, Monica Hilding, Nancy Alice McHugh, Carolyn Erickson and Courtney Henley** spoke in opposition of the Interlocal Agreement with the Inland Port, specifically:

- Agreement to be put on hold to allow for public input
- 25 years was too long for the agreement as things changed and corrections might be needed
- Doing it right should take priority over doing it fast
- At the Port Authority meeting, most spoke in opposition to the agreement noting the need for further review
- The Great Salt Lake needed to be saved and could not give water to the Inland Port
- Property taxes should go to the City, not the Inland Port
- Most impactful thing would be to shut the Inland Port down before more harm was done to the environment
- Agreement was not advantageous to Salt Lake City, urged more time to review and make the necessary changes
- Environmental health study was needed before the Inland Port moved forward
- Air-quality improvement was a must
- More information requested on who was performing the Human Health Assessment

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**Cindy Cromer** spoke to the loss of housing in the City, gave statistics of renters and how it had been increasingly difficult for renters to buy homes or find cheaper rentals, thanked the Council for applying the 180 day waiting period to the RMF-30 proposal, and thanked Council Member Fowler for her work on the RMF-30 zoning.

**Judi Short** asked the Council to ensure Staff worked to create ordinances/policies for housing and keep it affordable, suggested monthly progress reports to ensure the ordinances were working.

**Lynn Schwarz** spoke to shared housing; RMF-30 housing ordinances and proposed affordable housing initiative were likely to have a displacement impact on affordable housing as it currently stood, mitigation efforts were not working, the need to ensure people were not being displaced to create developments, and ensuring effective mitigation was in place before these ordinance took hold.

**Bob Danielson** commended the Council for approving the Other Side Village, asked for the current Shelter Providers to be held accountable for conditional use permits and called out issues within District five.

Council Member Mano read a statement in response to Bob Danielson's comment and to the issues being rectified. (*Full statement attached to the Meeting Materials*).

**Nigel Swaby** spoke to the property on the west side that was being rezoned from manufacturing to Transit Station Area, said a Master Plan should be put in place before the rezone was complete, business were moving out of the area, and a master plan would help give people confidence in what could happen in the area.

**Maureen Botoman** stated the rezone on F Street contributed positively to the area as it fit with the character of the neighborhood, the Avenues Master Plan was outdated and did not apply to the current nature of the area, requested the Council's support of the rezone.

**Levy Woodruff** spoke in support of a letter from the Seven Faiths regarding adequate housing for homeless individuals before the winter months and ensuring new housing was affordable.

**Dave Iltis** spoke in favor of higher density in the upper Avenues with the addition of a park and wildlife habitat, agreed with the comments about the Inland Port, detailed a complaint about violation of complete streets projects (100 South) and the response received.

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**Steve Kubaba** spoke to housing affordability, parks bond and how funding was regulated, and the need to think about the residents that did not have the income to support the tax increases.

**Roger Miller** spoke to the tiny home village on the Westside, the need to address the mental health of the homeless, The Pointe by the Airport being the better option for the homeless; and air-quality was deteriorating because of the tailings from Rio Tinto that needed to be addressed.

**Rosalba Dominguez** spoke in favor of Lorena Riffo-Jenson's appointment to Director of Economic Development.

**E. NEW BUSINESS:**

**1. Advice and Consent: Director of Economic Development – Lorena Riffo-Jenson**

The Council will consider approving the appointment of Lorena Riffo-Jenson as the Director of Economic Development.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Staff Recommendation - Suspend the rules and consider motions.

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**Motion:**

**Moved by Council Member Fowler, seconded by Council Member Dugan to appoint Lorena Riffo-Jenson as Department Director of Economic Development.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**F. UNFINISHED BUSINESS:**

**1. Resolution: Utah Performing Arts Center Interlocal Agreement**

The Council will consider adopting a resolution approving changes to two interlocal agreements between Salt Lake City, the Redevelopment Agency (RDA), and the Utah Performing Arts Center Agency (UPACA), for operation of the George S. and Dolores Dore Eccles Theater. The changes are related to insurance and intended to save taxpayer's money.

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Staff Recommendation - Refer to motion sheet(s).

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**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Mano to adopt Resolution 33 of 2022, amending the operating agreement and Resolution 34 of 2022 interlocal cooperation agreement for the Utah Performing Arts Center.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**2. Resolution: Authorizing the Mayor to execute the Interlocal Agreement between Salt Lake City Corporation, the Redevelopment Agency of Salt Lake City, and the Utah Inland Port Authority**

The Council will consider a resolution authorizing the Mayor to execute the Interlocal Agreement in her capacity as the Mayor of Salt Lake City Corporation and as the Executive Director of the Redevelopment Agency of Salt Lake City with the Utah Inland Port Authority (UIPA). The contract fulfills changes made by the Legislature in March 2022, which requires the City and UIPA to enter into a contract by December 31, 2022, that includes the following:

- A process for how the Port Authority is to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Port Authority will consult with the City in determining how to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Salt Lake City Redevelopment Agency spends 10% of exempt area property tax it receives for affordable housing
- Salt Lake City provides at least one full-time employee as a single point of contact to facilitate the efficient processing of land use applications relating to the authority's jurisdictional land

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**Motion:**

**Moved by Council Member Puy, seconded by Council Member Mano to adopt Resolution 35 of 2022, authorizing an interlocal agreement between Salt Lake City and the Utah Inland Port Authority.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**Minutes:**

Council Member Petro-Eschler thanked City Attorney Katie Lewis, Mayor Mendenhall and Mayor's Chief of Staff Rachel Otto for the work they had done on the interlocal agreement and how it would benefit the City and reviewed the interactions to ensure the area was developed correctly and included water conservation.

Council Member Puy recognized Council Member Petro-Eschler for the endless hours of work with the Port Authority and stated the Port would not stop if the contract was not signed but provided the City an avenue of protection.

Council Member Fowler commented on the work at the start of the Inland Port formation and its evolution, commended the work of the Mayor to ensure the City was represented correctly and as best as it could be for the residents of Salt Lake City.

Council Member Wharton reminded everyone that a lawsuit was filed and the City lost in the Utah Supreme Court, noted there was a backup plan and read the section of the agreement pertaining to the required environmental/health studies.

**3. Resolution: Fiscal Year 2023 Sustainability Holding Account Funds - Electrified Transportation**

The Council will consider adopting a resolution declaring satisfaction of Budget Contingency for the Fiscal Year 2022-2023 Budget relating to the Department of Sustainability. The Sustainability Department is providing additional information to satisfy budget conditions for the Electrified Transportation holding account.

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

Briefing - Tuesday, October 4, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**Motion:**

Moved by Council Member Dugan, seconded by Council Member Puy to adopt Resolution 36 of 2022, and release the holding account funds, with the following legislative intent:

- a. That the department include an evaluation of implementing a fee for public electrical vehicle charging in its upcoming study on the topic, and
- b. The study of potential fees includes both:
  - i. Fees to recoup the cost of electricity, and
  - ii. Fees to recoup other costs related to the public charging stations such as maintenance, installation and planning

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

4. **Resolution: Airport Fund Fiscal Year 2023 Budget Contingency**

The Council will consider adopting a resolution that would approve the release of Budget Contingency for the Fiscal Year 2022-23 Budget Relating to the Department of Airports.

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**Motion:**

**Moved by Council Member Petro, seconded by Council Member Wharton to adopt Resolution 37 of 2022, and release holding account funds related to airport parking lot capital expenditures.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**Minutes:**

Council Member Dugan noted his appreciation for the great work on the Airport and the funds they had recouped, expressed concern over parking and the car-centric nature (if parking was available people would use it and not use public transportation), said the plan was not to pave the land but to conduct a study to determine how people are moved to the Airport and find a better way for transportation.

Council Member Puy reiterated the commitment to find other ways of transportation to the Airport and the Airport Director be on board/committed to finding alternatives for transportation.

Council Member Fowler stated the decision was difficult and appreciated the work by Council Member Dugan.

**G. CONSENT:**

**1. Ordinance: Rezone and Master Plan Amendment at 675 N F Street – Capitol Park Cottages – Petitioner: Ivory Development**

The Council will set the date of Thursday, November 10, 2022 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of property at 675 North F Street from FR-3/12,000 (Foothills Residential District) to SR-1 (Special Development Pattern Residential District). The ordinance would also amend the Avenues Community Master Plan Future Land Use Map from Very Low Density to Low Density so that the master plan will correspond with their requested low-density zone. The requests are intended to accommodate two pending Planned Development and Subdivision requests from Ivory Development for a 19-lot single-family dwelling development titled "Capitol Park Cottages." Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.: PLNPC2020-00335/00334

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

Briefing - Tuesday, October 18, 2022

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, October 18, 2022

Set Public Hearing Date - Tuesday, October 18, 2022  
Hold hearing to accept public comment - Thursday, November 10, 2022 at 7 p.m.  
TENTATIVE Council Action - Tuesday, November 22, 2022

Staff Recommendation - Set date.

**2. Ordinance: Rezone at 856 West 1300 South**

The Council will set the date of Thursday, November 10, 2022 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of the property at 856 West 1300 South Street from R-1/5,000 (Single-Family Residential District) to FB-UN1 (Form Based Urban Neighborhood District). The parcel is currently occupied by a single-family residential dwelling. This proposed zoning map amendment change will facilitate potential redevelopment of this parcel into a single-family attached residential project. The zoning map amendment does not require an amendment to the Westside Master Plan. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No.: PLNPCM2022-00009

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - Tuesday, October 18, 2022

Hold hearing to accept public comment - Thursday, November 10, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 22, 2022

Staff Recommendation - Set date.

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**3. Resolution: Digital Equipment Donation Program - Benefits Analysis and Recommendation**

The Council will set the date of Thursday, November 10, 2022 at 7 p.m. to accept public comment and consider adopting a resolution that would authorize the donation of certain City computers to benefit disadvantaged communities and low-moderate income families through a Digital Donation Program. The program would donate 146 surplus computers the City no longer intends to use to local nonprofits for distribution to community members in need. Twenty-five of the surplus computers will be allocated to Youth and Family Service to support individuals being served through their programming.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - Tuesday, October 18, 2022

Hold hearing to accept public comment - Thursday, November 10, 2022 at 7 p.m.

TENTATIVE Council Action - Tuesday, November 22, 2022

Staff Recommendation - Refer to motion sheet(s).

**4. Grant Holding Account Items (Batch No.4) for Fiscal Year 2022-23**

The Council will consider approving Grant Holding Account Items (Batch No.4) for Fiscal Year 2022-23.

**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, October 18, 2022

Staff Recommendation - Approve.

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**5. Board Appointment: Accessibility and Disability Commission – Kayci Lynam**

The Council will consider approving the appointment of Kayci Lynam to the Accessibility and Disability Commission for a term ending October 18, 2026.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Approve.

**6. Board Appointment: Accessibility and Disability Commission – Rich Foster**

The Council will consider approving the appointment of Rich Foster to the Accessibility and Disability Commission for a term ending October 18, 2026.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Approve.

**7. Board Appointment: Accessibility and Disability Commission – Janis Ferré**

The Council will consider approving the appointment of Janis Ferré to the Accessibility and Disability Commission for a term ending December 28, 2026.

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

Briefing - Tuesday, October 18, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Approve.

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**8. Board Reappointment: Airport Board – Theresa Foxley**

The Council will consider approving the reappointment of Theresa Foxley to the Airport Board for a term ending October 18, 2026.

**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, October 18, 2022

Staff Recommendation - Approve.

**Motion:**

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

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**ADJOURNMENT:**

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**REDEVELOPMENT AGENCY of  
SALT LAKE CITY, UTAH MEETING**

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

**H. RDA BUSINESS:**

**1. Resolution: Authorizing the Mayor to execute the Interlocal  
Agreement between Salt Lake City Corporation, the Redevelopment  
Agency of Salt Lake City, and the Utah Inland Port Authority**

The Board will consider a resolution authorizing the Mayor to execute the Interlocal Agreement in her capacity as the Mayor of Salt Lake City Corporation and as the Executive Director of the Redevelopment Agency of Salt Lake City with the Utah Inland Port Authority (UIPA). The contract fulfills changes made by the Legislature in March 2022, which requires the City and UIPA to enter into a contract by December 31, 2022, that includes the following:

- A process for how the Port Authority is to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Port Authority will consult with the City in determining how to spend the Environmental Mitigation Money and the Community Mitigation Money
- The Salt Lake City Redevelopment Agency spends 10% of exempt area property tax it receives for affordable housing
- Salt Lake City provides at least one full-time employee as a single point of contact to facilitate the efficient processing of land use applications relating to the authority's jurisdictional land

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

Briefing - Tuesday, October 11, 2022

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, October 18, 2022

Staff Recommendation - Refer to motion sheet(s).

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

**Motion:**

**Moved by Director Fowler, seconded by Director Dugan to approve Resolution 16 of 2022, authorizing an interlocal agreement between the RDA and the Utah Inland Port Authority.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

**I. RDA ADJOURNMENT:**

**Motion:**

**Moved by Director Dugan, seconded by Director Petro to adjourn as the RDA.**

**AYE:** Daniel Dugan, Darin Mano, Amy Fowler, Ana Valdemoros, Chris Wharton, Victoria Petro, Alejandro Puy

**Final Result:** 7 – 0 Pass

Meeting adjourned at: 9:10 pm

Council Minutes Approved: December 7, 2022

RDA Minutes Approved: December 13, 2022



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City Council Chair



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Alejandro Puy (May 15, 2023 13:27 MDT)

RDA Chair



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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).

MINUTES OF THE SALT LAKE CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
Tuesday, October 18, 2022

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](http://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 Formal meeting and Redevelopment Agency Board meeting held Tuesday, October 18, 2022.

# October 18, 2022 Formal and RDA

Final Audit Report

2023-05-16

|                 |  |
|-----------------|--|
| Created:        | 2023-05-03                                   |
| By:             | Michelle Barney (michelle.barney@slcgov.com) |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAilg9lZeTUrYhZzLsy6xZ0WSiJJzBibbm |

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- 📄 Document created by Michelle Barney (michelle.barney@slcgov.com)  
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 Michelle Barney (michelle.barney@slcgov.com) added alternate signer alejandro.puy@slcgov.com. The original signer victoria.petro@slcgov.com can still sign.

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 Signer alejandro.puy@slcgov.com entered name at signing as Alejandro Puy

2023-05-15 - 7:27:47 PM GMT

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2023-05-15 - 7:27:51 PM GMT

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Signature Date: 2023-05-16 - 8:32:26 PM GMT - Time Source: server

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