

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, April 15, 2025

PENDING MINUTES – NOT APPROVED

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, April 15, 2025.

The following Council Members were present:

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

Present Legislative leadership:

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

Present Administrative leadership:

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

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Michelle Barney – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Nick Norris – Planning Director, Andrew Johnston – Director of Homelessness Policy and Outreach, Allison Rowland – Public Policy Analyst, Kelsey Lindquist – Senior Planner, Daniel Echeverria – Senior Planner, Kristina Gilmore – Senior Planner, Laura Briefer – Public Utilities Director, Austin Kimmel – Public Policy Analyst, Bill Wyatt – Executive Director of Airports, Brian Butler – Director Airport Finance, Lisa Tarufelli – Public Utilities Finance Administrator, Chloe Morroni – Communications & Engagement Manager

The meeting was called to order at 2:00 pm

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Work Session Items

1. **Ordinance: Mixed-Use (MU) Zoning Consolidation Zoning Text and Map Amendment Follow-up** ~ 2:00 p.m.
30 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; and Tuesday, April 15, 2025

Set Public Hearing Date - Tuesday, April 1, 2025

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

TENTATIVE Council Action - TBD

Nick Tarbet provided a brief overview of the amendment.

Discussion between Council Members, Nick Norris, Daniel Echeverria, Krissy Gilmore and Kelsey Lindquist:

- Definition of a private directional sign and clarification on whether such signs would be placed on public/private property
- Updates to State code requirements for public hearing notices, how they differ from current City practices, and proposed ordinance language changes to ensure compliance
- Determination of MU-5 zoning for parcels on North Temple and Chicago Street, including potential benefits to the area, relevant small area plans, and the importance of taller buildings on North Temple to preserve the city's visual character
- Overview of the City's process for approving or denying a conditional use application
- Legislative actions aimed at downzoning single-family residential properties within the MU zone to provide protection and preservation for existing residents
- Defined boundaries of the State Street corridor area
- Justification for the proposed rezoning of the Midas Block and Snell Grove sites

Straw Polls:

Support to modify the height limit for private directional signs from 4 to 8 feet.
Supported by all Council Members present.

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Support including 13.1 to 13.4 as listed in the presentation with the exception of the properties along Green Street being changed to MU6. Supported by all Council Members present.

Support modifications of Item 14, regarding modifications to the Public Notice Code to align with the 2025 State Code changes. Supported by all Council Members present.

Support creating a legislative intent to review on-street parking impacts/requirements. Supported by all Council Members present.

Support rezoning the properties at approximately 955 North Temple/Chicago Street, and additional block to 1000 West to MU8 instead of MU5. Supported by all Council Members present.

Support Item 17, adding kennel as a conditional use to MU2/3/5 matching MU-6/8/11. Supported by all Council Members present.

Support request for Staff to draft a Legislative Action look at properties within the MU zone with primarily single-family dwellings uses and consider downzoning to MU2 or MU3. Supported by all Council Members present.

Support request staff to begin updating the Central City Master Plan along the State Street Corridor. Supported by all Council Members present.

Support 19a.(Clarify MU11 Extra Height Options) as listed in the presentation. Supported by all Council Members present.

Support 19b. (Affordable Housing Incentives Bonus Options) as listed in the presentation. Supported by all Council Members present.

Support 20 (Constituent upzone Request 1435 South State Street) as listed in the presentation. Supported by Council Members Mano, Puy, Young, Petro, Lopez Chavez. Council Members Dugan and Wharton were not in favor.

Support to rezone the Midas Block at approximately 2100 South 900 East to Windsor Street and Snell Grove site at approximately 2900 East to Commonwealth Ave to MU8. Supported by all Council Members present.

Requests:

Council Member Petro requested small group meetings to further discuss parking options in the city.

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2. Fiscal Year 2025-26 Proposed Budget: Department of Airports ~ 2:30 p.m.
45 min.

The Council will be briefed about the Mayor's recommended budget relating to the Department of Airports for Fiscal Year 2025-26.

For more information visit <https://tinyurl.com/SLCFY26>.

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

Briefing - Tuesday, April 15, 2025

Set Public Hearing Date - Tuesday, April 15, 2025

Hold hearing to accept public comment - Tuesday, May 20, 2025 and Tuesday, June 3, 2025 at 7 p.m.

TENTATIVE Council Action - TBD

Bill Wyatt and Brian Butler presented the budget.

Council Members, Bill Wyatt and Brian Butler discussed:

- Clarification was provided, confirming enterprise funding would be used to compensate for federal funding gaps
- Utah Transit Authority (UTA) bus and Trax passenger traffic to and from the airport, specifically Airport employees using HIVE and UTA passes
- Potential impacts to revenue if Transportation Security Administration (TSA) were to return to a partially privatized organization, whether the Department of Airports could absorb the impacts from a recession and the financial protections within airline contracts that assist with said situations
- Use of the airport's greeting room, promotion of visitor use and traffic flow patterns to aid in the directing large groups to utilize the space

Council Members commended the Airport staff for increasing revenue and continuing to provide superior service to the public.

Requests:

Council Member Lopez-Chavez requested information regarding the number of City provided UTA/HIVE passes purchased/assigned to employees at the airport and the number of airport employees using UTA to access the airport.

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3. **Fiscal Year 2025-26 Proposed Budget: Salt Lake City Public Library System** ~ 3:15 p.m.
45 min.

The Council will be briefed about the Library Board's recommended Operations and Capital Budget for Fiscal Year 2025-26.

For more information visit <https://tinyurl.com/SLCFY26>.

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

Briefing - Tuesday, April 15, 2025

Set Public Hearing Date - Tuesday, April 15, 2025

Hold hearing to accept public comment - Tuesday, May 20, 2025 and Tuesday, June 3, 2025 at 7 p.m.

TENTATIVE Council Action - TBD

Austin Kimmel provided a brief overview of the Library budget.

Noah Baskett and Tyler Bahr presented the budget.

Discussion by Council Members, Noah Baskett and Tyler Bahr:

- Staff and budget impacts related to 2025 State legislation concerning unions
- Proposed improvement projects for libraries citywide, including plans for the Civic Campus and upcoming library openings
- Needed improvements to Library Square Plaza and clarification on which entity is responsible for maintaining the grounds

4. **Tentative Break** ~ 4:00 p.m.
20 min.

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

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action -

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5. **Fiscal Year 2025-26 Proposed Budget: Department of Public Utilities** ~ 4:20 p.m.
45 min.

The Council will be briefed about the Mayor's recommended budget for the Department of Public Utilities for Fiscal Year 2025-26.

For more information visit <https://tinyurl.com/SLCFY26>.

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

Briefing - Tuesday, April 15, 2025

Set Public Hearing Date - Tuesday, April 15, 2025

Hold hearing to accept public comment - Tuesday, May 20, 2025 and Tuesday, June 3, 2025 at 7 p.m.

TENTATIVE Council Action - TBD

Austin Kimmel provided a brief overview of the budget.

Laura Briefer and Lisa Tarufeli presented the budget.

Council Members, Laura Briefer and Lisa Tarufeli, Chloe Morroni discussed:

- Public engagement/transparency programs used by Public Utilities to announce rate or service changes
- Reinvestment campaign by Public Utilities/Public Services to educate the public on how tax dollars are spent
- Ongoing public education efforts on water conservation, including information on typical pipe sizes used in homes
- Explanation of rate stabilization fees and why they were not included in the new rate structure
- Potential development of a comprehensive table estimating water usage based on household size, to help customers better understand their water usage, rates, and fees
- Impacts to residents from water main breaks and the assistance provided by the City to address resulting high utility bills

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6. **Ordinance: Budget Amendment No.5 for Fiscal Year 2024-25** ~ 5:05 p.m.
Follow-up 20 min.

The Council will receive a follow-up briefing about Budget Amendment No. 5 for the Fiscal Year 2024-25 Budget. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. The proposed amendment includes funding to cover remaining costs for the 400 South Bridge Reconstruction project, funds to repair homes in the Community Land Trust, additional funding for the Hive Pass program because of increased usage, and funding to expand the scope of a public restroom study.

For more information visit tinyurl.com/SLCFY25.

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

Briefing - Tuesday, April 1, 2025; Tuesday, April 8, 2025; and Tuesday, April 15, 2025

Set Public Hearing Date - Tuesday, April 1, 2025

Hold hearing to accept public comment - Tuesday, April 15, 2025 and Tuesday, May 6, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, May 6, 2025

Jennifer Bruno provided a brief overview of new items added to the budget amendment.

Council Members, Lindsey Nikola, Mayor Mendenhall and Jennifer Bruno discussed:

- Contributors and participants in the Utah League of Cities and Towns conference
- Options for the City to host a Naturalization Ceremony at City Hall or on City Hall grounds
- Request for funding to support infrastructure for the Mead Avenue Underpass project
- Item I-3 regarding Art in D-4: the art would be located in a public-facing area but would not be maintained by the City long term
- Legal parameters for allocating City funding to a private entity or for improvements to private property
- Clarification of the City's control, ownership, and involvement regarding the subject of the art installation.
- Next steps in the budget amendment process

Council Member Puy arrived during this item.

Straw Poll:

Support \$5.2 million one-time Funding Our Future (FOF) dollars for vehicle replacements. Supported by all Council Members present.

Request:

Council Member Puy requested a regular report on the planning of the Utah League of City and Towns conference to ensure the event had the proper amount of funding.

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7. **Council Policy Manual: Communication Budget Discussion** ~ 5:25 p.m.
20 min.

The Council will hold a 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

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

Lehua Weaver presented the policy.

Council Members, Jennifer Bruno and Lehua Weaver discussed:

- Intention of the discussion to develop a cohesive policy for Council Members regarding public engagement
- Preference for allowing Council Members to choose the most effective methods to reach their constituents rather than defaulting to items like shirts or bags (SWAG)
- Exploration of alternative uses for funds, such as supporting art, events, or items with greater community impact giving Council Members the ability to evaluate options and identify the most effective tools for engaging constituents
- Council Members to provide a list of potential uses of their budget during the next discussion

8. **Ordinance: Enacting Temporary Zoning Regulations** TENTATIVE
10 min.

The Council will receive a briefing about ordinances that would enact temporary zoning regulations affecting the facilities located at each Homeless Resource Center: Volunteers of America Youth Resource Center, Geraldine E. King Women's Resource Center, Gail Miller Resource Center, and St. Vincent de Paul Center.

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

Briefing - Tuesday, April 15, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 15, 2025

Andrew Johnston presented the Ordinances.

Jennifer Bruno stated the proposals were on the formal agenda for approval.

Council Member Mano expressed support for the proposal and suggested designating the facilities permanent land uses, providing them the opportunity to assist the homeless year around.

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9. Board Appointment: Art Design Board – Michelle Buhler ~ 5:55 p.m.
5 min.

The Council will interview Michelle Buhler prior to considering appointment to the Art Design Board for a term ending April 15, 2028.

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

Briefing - Tuesday, April 15, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 15, 2025

An interview was held. Council Member Wharton stated Michelle Buhler's name would be on the Consent Agenda for formal consideration.

10. Board Appointment: Art Design Board – Wisam Khudhair ~ 6:00 p.m.
5 min.

The Council will interview Wisam Khudhair prior to considering appointment to the Art Design Board for a term ending April 15, 2028.

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

Briefing - Tuesday, April 15, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 15, 2025

An interview was held. Council Member Wharton stated Wisam Khudhair's name would be on the Consent Agenda for formal consideration.

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11. **Board Appointment: Parks, Natural Lands, Urban Forestry, and Trails (PNUT) Advisory Board – Sarah Foran** ~ 6:05 p.m.
5 min.

The Council will interview Sarah Foran prior to considering appointment to the PNUT Board for a term ending April 15, 2028.

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

Briefing - Tuesday, April 15, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 15, 2025

An interview was held. Council Member Wharton stated Sarah Foran's name would be on the Consent Agenda for formal consideration.

12. **Board Appointment: Transportation Advisory Board – Kelbe Goupil** ~ 6:10 p.m.
5 min.

The Council will interview Kelbe Goupil 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, April 15, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 15, 2025

An interview was held. Council Member Wharton stated Kelbe Goupil's name would be on the Consent Agenda for formal consideration.

13. **Board Appointment: Transportation Advisory Board – Turner Bitton** ~ 6:15 p.m.
5 min.

The Council will interview Turner Bitton 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, April 15, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 15, 2025

An interview was held. Council Member Wharton stated Turner Bitton's name would be on the Consent Agenda for formal consideration.

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14. **Board Appointment: Transportation Advisory Board – Ari
Tepper** ~ 6:20 p.m.
5 min.

The Council will interview Ari Tepper 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, April 15, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 15, 2025

Item not held

Standing Items

15. **Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.

Item not held.

16. **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:

- Travel; and
- Scheduling Items.

Jennifer Bruno reported with the start of budget season packets would be sent on Fridays, work session meetings are scheduled to begin at 1:00 pm and requested Council Members wishing to attend the 2025 Downtown Alliance trip notify Jennifer Bruno or Lehua Weaver before May 6, 2025.

17. 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 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 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 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 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.

Item not held

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Meeting adjourned at 6:34 pm

Minutes Approved:

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, April 15, 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.