

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, March 26, 2024

**PENDING MINUTES – NOT APPROVED**

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, March 26, 2024.

**The following Council Members were present:**

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

**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

**Present City Staff:**

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Brian Fullmer – Public Policy Analyst, Ben Luedtke – Senior Public Policy Analyst

The meeting was called to order at 7:05 pm.

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**A. OPENING CEREMONY:**

1. Council Member Chris Wharton will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. **The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall recognizing March 31, 2024 as International Transgender Day of Visibility in Salt Lake City.**

Council Member Wharton read the resolution.

The resolution was presented to Jacey Thornton, Executive Director for Project Rainbow and Sue Robbins with Equality Utah.

**Jacey Thornton** spoke to the importance of the language in the resolution, thanked the Council/City for the efforts made over the years to stand behind trans people, and expressed excitement to continue engaging with the Council to find novel and creative ways to fight and stand for the transgender community.

**Sue Robbins** spoke to the importance of visibility of trans people, educating the public regarding the transgender community, and thanked the Council for the resolution.

Council Member Wharton took a moment of personal privilege and spoke to working extensively with LGBTQ+ and transgender clients, the comfort of being part of a City that was so welcoming, and noted appreciation to Sue Robbins and Jacey Thornton for their work and contributions to the community.

**Motion:**

**Moved by Council Member Petro, seconded by Council Member Dugan to adopt Joint Ceremonial Resolution 09 of 2024 recognizing March 31 2024 as International Transgender Day of Visibility in Salt Lake City.**

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

**Final Result:** 7 – 0 Pass

5. ~~The Council will approve the formal meeting minutes of February 6, 2024.~~

**B. PUBLIC HEARINGS:**

1. **Grant Application: Bloomberg Center for Cities at Harvard – Leading City Procurement Reform**

The Council will accept public comment for a grant application request from the Department of Finance, Division of Purchasing and Contract Management to the Bloomberg Center for Cities at Harvard. If awarded, the Division of Purchasing and Contract Management and the Department of Finance would receive training and technical assistance to elevate resource procurement as a more important function of the

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City.

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**Ben Luedtke** provided a brief introduction to the grant.

**Ryeleigh Hewlett** spoke in opposition to the grant, citing reasons the City should not promote the namesake of the grant (Mayor Bloomberg), and especially now during a time of genocide of Palestinians abroad and attacks on Muslims locally and abroad, urged the Council to reject the proposal noting that supporting this grant was supporting a man who was responsible for anti-Muslim practices.

**Motion:**

**Moved by Council Member Young, seconded by Council Member Dugan to close the public hearing and consider adopting on tonight's consent agenda.**

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

**NAY:** Victoria Petro

**Final Result:** 6 – 1 Pass

2.

**Ordinance: Yalecrest - Princeton Heights Local Historic District**

The Council will accept public comment and consider adopting an ordinance that would amend the zoning map to apply the H-Historic Overlay District, establishing the Yalecrest-Princeton Heights Local Historic District. The proposal includes 43 homes located at approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue. The project is within Council District 6. Petitioner: Paula Harline. Petition No.: PLNHLC2023-00044.

For more information visit [tinyurl.com/HistoricDistrictsSLC](https://tinyurl.com/HistoricDistrictsSLC).

**Brian Fullmer** provided a brief introduction.

**Ralph Finlayson, Jose Brito, Tim Ermish, Sariah Toronto, David Neilsen, and Jessica Gwynn** spoke favorably to the proposed ordinance and commented the following (in summary): pass the proposed ordinance, surrounding persons and organizations benefited the area and those in the area were pleased to reciprocate, allow the community to move forward and maintain the historical character of the neighborhood, preserving the structures (homes) showcased the durability and efficiency of historic construction methods, Princeton Avenue could serve as a model of balancing heritage, conservation, and environmental responsibility, this local historic district was not just about the Yalecrest-Princeton neighborhood, but about the City – ensuring a way to preserve neighborhoods and communities such as Glendale and Rose Park – neighborhoods with rich histories and communities that should also be preserved, making older buildings/houses more energy efficient played an essential role in meeting the community's goals for sustainability, historic structures throughout the City inspire conversations and introspection about community values, change, and opportunities to build upon the foundations which others have left.

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**Cindy Cromer** spoke to attending the Planning Commission meeting regarding the proposed historic district and wanting to commend the supporters of the new proposed historic district for being effective despite the initial negative recommendation from the Commission and urged the Council to adopt the ordinance.

**Paula Harline** said she believed local historic districts could help the City reach its goals in two ways, first: ordinary citizens could get involved in the process and learn how preservation work could connect communities, and second: the City's greatest economic asset was its rarity/uniqueness and in the process of defining the City's story over time, residents themselves increased their neighborhood pride.

Council Member Dugan took a moment of personal privilege to thank the community in general and recognized the great engagement work and raising awareness not only for their neighborhood but for City's awareness of the importance of preserving historic structures and history in general.

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to close the public hearing and adopt Ordinance 15 of 2024 Yalecrest – Princeton Hights Local Historic District. .**

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

**Final Result:** 7 – 0 Pass

**3.**

**Ordinance: Rezone at Approximately 756 South Montgomery Street**

The Council will accept public comment and consider adopting an ordinance that would amend the zoning of the property located at approximately 756 South Montgomery Street from R-1/5,000 (Single-Family Residential District) to RMF-30 (Low-Density Multi-Family Residential District). The proposal would allow the construction of a higher number of residential dwellings on this property and is intended to support appropriately scaled housing choices as recommended by the Westside Master Plan. Consideration may be given to rezoning the properties to another zoning district with similar characteristics. The project is within Council District 2. Petition No.: PLNPCM2023-00607.

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**Brian Fullmer** provided a brief introduction.

**Shawn McMillen** (*referring to Item C3, rather than Item B3*) thanked City staff, the Council, and Mayor's Office for their work with First Step House and Housing Connect on developing 44 North Apartments, and said he and Janice Kimball were present to answer any questions.

**Ryeleigh Hewlett** asked the Council to include stipulations with any new zoning ordinance (that allowed construction) that any new construction be at minimum ADA (Americans with Disabilities Act) compliant, the City would see a mass amount of Palestinian refugees (many of whom had been made disabled by the genocide), and disabled persons that lived in Utah now also did not have access to a variety of housing options.

**Motion:**

**Moved by Council Member Petro, seconded by Council Member Dugan to close the public hearing and adopt Ordinance 16 of 2024 Rezone at Approximately 756 South Montgomery Street. .**

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

**Final Result:** 7 – 0 Pass

4.

**Ordinance: Library Budget Amendment No.2 for Fiscal Year 2023-24**

The Council will accept public comment and consider adopting an ordinance that would amend the budget for the Library Fund for Fiscal Year 2023-24. 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 over \$1.3 million in additional funding for the Main Library roof renovation project.

**Ben Luedtke** provided a brief introduction.

**Ryeleigh Hewlett** said libraries deserved funding and expressed support for the Council's choice to include additional funding, however; the \$1.3M proposed in the amendment could be covered by the over \$3M alone that the City gave to Israel per year or the over \$31.8M that Utah provided to the Israeli Military per year, and encouraged the Council to visit a library and read a book to become more informed.

Council Member Puy to a moment of personal privilege to thank Library Staff for the work to keep libraries open during construction and providing the ever important resource connections to the community.**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Puy to close**

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**the public hearing and adopt Ordinance 17 of 2024 amending the Fiscal Year 2024 final budget of the Salt Lake City Library including the employment staffing document only for items as shown on the motion sheet. .**

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

**Final Result:** 7 – 0 Pass

**5.**

**Ordinance: Rezone at 2260, 2270, and 2290 East 1300 South**

The Council will continue to accept public comment and consider adopting an ordinance that would amend the zoning of properties located at 2260, 2270, and 2290 East 1300 South from R-1/7,000 (Single-Family Residential District) to CB (Community Business District). The proposal would allow for a wider range of land uses including multi-family, commercial, retail, and restaurants. Future development plans were not submitted by the applicant at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 6. Petitioner: Tyler Morris, representing the property owner. Petition No.: PLNPCM2023-00385.

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**Brian Fullmer** provided a brief introduction.

**Ryeleigh Hewlett** asked the Council to include stipulations with any new zoning ordinance (that allowed construction) that any new construction be at minimum ADA (Americans with Disabilities Act) compliant, the City would see a mass amount of Palestinian refugees (many of whom had been made disabled by the genocide), and urged the Council to require multi-family and affordable housing in this particular request.

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Young to close the public hearing defer action to a future meeting. .**

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

**Final Result:** 7 – 0 Pass

**C. POTENTIAL ACTION ITEMS:**

**1. Ordinance: Zoning Map and General Plan Amendments at Approximately 2445 South 500 East (Woodland Commons)**

The Council will consider adopting an ordinance that would amend the zoning of properties located at approximately 2445 South 500 East from R-1/7,000 (Single-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). This proposal would also amend the Sugar House Community Master Plan Future Land Use Map. The proposed amendments would facilitate the construction of eight townhomes at this property. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 7. Petitioner: Jason Foster with Atlas Architects representing the property owner. Petition No.: PLNPCM2023-00538 & PLNPCM2023-00462.

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

Briefing - Tuesday, February 6, 2024

Set Public Hearing Date - Tuesday, February 20, 2024

Hold hearing to accept public comment - Tuesday, March 5, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 26, 2024

Staff Recommendation - Refer to motion sheet(s).



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**Motion:**

**Moved by Council Member Petro, seconded by Council Member Dugan to adopt Ordinance 18 of 2024.**

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

**Final Result:** 7 – 0 Pass

**2. Ordinance: Rezone and Master Plan Amendment at 803, 805, 807, and 815 West Simondi Avenue and 802, 806, 810, and 814 West 300 North**

The Council will consider adopting an ordinance that would amend the zoning of properties located at approximately 803, 805, 807, and 815 West Simondi Avenue and 802, 806, 810, and 814 West 300 North from R1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family). The proposal would also amend the Northwest Community Master Plan Future Land Use Map. The proposal would allow greater flexibility in housing types to develop these properties. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 2. Petitioner: NeighborWorks. Petition No.: PLNPCM2023-00361 & PLNPCM2023-00499.

For more information visit <http://tinyurl.com/SimondiAve300NorthRezone>.

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

Briefing - Tuesday, February 13, 2024

Set Public Hearing Date - Tuesday, February 20, 2024

Hold hearing to accept public comment - Tuesday, March 5, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 26, 2024

Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Petro, seconded by Council Member Dugan to adopt Ordinance 19 of 2024.**

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

**Final Result:** 7 – 0 Pass

**3. Resolution: Authorizing the Salt Lake County Housing Authority to Operate within Salt Lake City for The Deeply Affordable Housing Development 44 North Apartments**

The Council will consider adopting a resolution declaring there is a need for the Salt Lake County Housing Authority, doing business as Housing Connect, to exercise its powers within the boundaries of Salt Lake City. The Resolution would allow Housing Connect, in partnership with the nonprofit First Step House, to develop 67 apartments of one and

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two bedrooms as an affordable housing development at 44 and 48 North 1000 West. The rents would be affordable to tenants earning 25% - 35% of area median income or AMI.

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

Briefing - Tuesday, February 6, 2024

Set Public Hearing Date - Tuesday, February 20, 2024

Hold hearing to accept public comment - Tuesday, March 5, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 26, 2024

Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Petro to adopt Resolution 10 of 2024 authorizing the County Housing Authority to operate within Salt Lake City for the development known as the 44 North Apartments including ongoing rental assistance.**

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

**Final Result:** 7 – 0 Pass

**D. COMMENTS:**

1. Questions to the Mayor from the City Council.

*There were no comments/questions.*

2. Comments to the City Council. (This is a one-hour time slot for the public to comment on any City business not scheduled for a public hearing. Each person will have two minutes to talk. General comment registration closes at 7:30 p.m.)

Council Member Wharton reiterated the rules of decorum.

**Hannah Orr** explained how the City could effectively pass a cease-fire resolution for Palestine, reading an excerpt from a Colorado State House Representative, and said the people of Salt Lake City stood against genocide, Islamaphobia, anti-Semitism, starving and slaughter and wanted a permanent cease-fire in Palestine and for the Council to ask for it.

**Jill James** asked for her Council Member, Dan Dugan, to support a resolution to stop the mass murder of the innocent people of Palestine, and questioned if trans lives, black lives, and people who were marginalized could be celebrated, then why couldn't he look into their (the Palestinian people) eyes and listen to their stories.

**Spencer Hardy** expressed concern regarding the Council's decision to restrict the general comment period at the previous formal meeting, was appalled at the apparent

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behavior of some Council Members (smiling and/or laughing), and felt uncomfortable and intimidated by the police presence that escorted people out of the meeting and building due to a disruption during the meeting.

**Ryeleigh Hewlett** spoke regarding the Council's inaction of a cease-fire resolution, said that every day the genocide (of Palestinian people) continued there was no safe place, and offered the option for Council Members to resign if they refused to listen to their constituents.

**Janice Kimball**, Housing Connect CEO, thanked the Council for the opportunity to partner with First Step House on the 44 North Apartment project.

**En Canada** spoke regarding no longer wanting to attend Council meetings due to feeling unsafe by the behavior of Council Members but willing to feel unsafe to fight for their people undergoing a genocide with their tax dollars, said the people desperately needed community but the Council had failed to foster a positive environment where community could thrive.

**Jakey Siolo** read an article regarding cities/councils in the United States who had passed resolutions for a cease-fire, cities/councils who had been reluctant to, detailed reasons why these issues directly affected their constituents and the profound impacts on the core principals of democracy.

**Stewart Robinson** said he was at a loss after the Council's response to previous weeks of commenting at the most recent Council Meeting by limiting the power of the people attending the meetings after they begged the Council for a cease-fire resolution, noted several places in Utah were plagued with weapons manufacturers that were directly contributing to the deaths in Palestine.

**Ambreen Khan** expressed disappointment that the Council held high regard for people and were thanked by people who held anti-Arab, anti-Muslim and abelist views and asked that if the Council would not divest from the State of Isreal, if they would divest from Starbucks that donated billions of dollars to Israel that funded genocide, as a small way to show support.

## **E. NEW BUSINESS:**

**NONE.**

## **F. UNFINISHED BUSINESS:**

### **1. Legislative Action: Sugar House Business District Zoning Amendments and Transfer of Development Rights Program**

The Council will consider adopting a Legislative Action requesting the Administration

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undertake research and draft an ordinance to establish a Transfer of Development Rights (TDR) program that may be used for the Sugar House Business zoning districts. This program's intent would be to foster sustainable urban growth while safeguarding historical and cultural assets.

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

Briefing - Tuesday, March 19, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, March 26, 2024

Staff Recommendation - Refer to motion sheet(s).

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**Motion:**

**Moved by Councilmember Young, seconded by Councilmember Mano to initiate a legislative action starting the process for City staff to research and draft an ordinance that would create a Transfer of Development Rights (TDR) program for the Sugar House Business zoning districts.**

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

**Final Result:** 7 – 0 Pass

Council Member Young clarified that there was a proposal related to the property at the old Wells Fargo Building on the corner of 1100 East and 2100 South and that the request for staff to take action on this was not expected to be delivered upon before that proposal moved forward, this was looking future facing beyond just a single proposal.

**G. CONSENT:**

**1.**

**Ordinance: Zoning Map Amendments at Approximately 2760, 2800, and 2828 North 2200 West**

The Council will set the date of Tuesday, April ~~9~~ **16**, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of properties located at approximately 2760, 2800, and 2828 North 2200 West from AG-2 (Agricultural District) to M-1 (Light Manufacturing District). The proposal includes properties of approximately 14.33 acres. Plans for future development were not submitted with these applications. Consideration may be given to rezoning the properties to another zoning district with similar characteristics. The project is within Council District 1.

Petitioner: Will Channell with OCC Industrial, who is under contract for the properties.

Petition No.: PLNPCM2022-00699, PLNPCM2022-00700 and PLNPCM2022-00701

2.

**Ordinance: Rezone and Master Plan Amendment at Approximately 1791 South and 1815 South State Street and 118 East and 120 East Coatsville Avenue**

The Council will set the date of Tuesday, April ~~9~~ **16**, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning of properties located at 1791 and 1815 South State Street from CC (Corridor Commercial) to R-MU (Residential/Mixed Use), as well as amending the zoning of properties located at 118 and 120 East Coatsville Avenue from R-1/5000 (Single Family Residential) to R-MU (Residential/Mixed Use). The proposal would also amend the Central Community Future Land Use Map. The applicant's intent of these amendment requests is to accommodate a redevelopment proposal to be submitted at a later date. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 5. Petitioner: Matthew Ratelle of Colmena Group, representing the property owners. Petition No.: PLNPCM2022-00998 & PLNPCM2022-00999.

For more information visit [tinyurl.com/MavenStateRezone](https://tinyurl.com/MavenStateRezone).

3. **Ordinance: Temporary Closure of 7200 West Between Interstate 80 and California Avenue**

The Council will set the date of Tuesday, April 2, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would temporarily close a segment of 7200 West between I-80 and California Ave to mitigate unsafe conditions. State law allows temporarily closing certain streets until the unsafe conditions are mitigated or up to two years, whichever is less. Recurring illegal dumping activity on and adjacent to the road has worsened the risk of fire and caused mitigation expenses to the City.

4. **Grant Application: Bloomberg Center for Cities at Harvard – Leading City Procurement Reform**

The Council will consider approving a grant application request from the Department of Finance, Division of Purchasing and Contract Management to Bloomberg Center for Cities at Harvard. If awarded, the Division of Purchasing and Contract Management and the Department of Finance would receive training and technical assistance to elevate resource procurement as a more important function of the City.

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5.

**Board Appointment: Business Advisory Board – Kristen Lavelett**

The Council will consider approving the appointment of Kristen Lavelett to the Business Advisory Board for a term ending December 25, 2028.



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**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Petro to approve the Consent agenda. .**

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

**Final Result:** 7 – 0 Pass

**H. ADJOURNMENT:**

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Meeting adjourned at 8:20 pm.

Minutes Approved:

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City Council Chair – Victoria Petro

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City Recorder – Cindy Trishman

Please refer to Meeting Materials (available at <https://data.sl.gov> by selecting City Council Meeting Information) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the City Council Formal meeting held Tuesday, March 26, 2024 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.