

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, February 18, 2025

PENDING MINUTES – NOT APPROVED

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, February 18, 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, Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer

Present City Staff:

Mark Kittrell – Acting City Attorney, Keith Reynolds – City Recorder, Michelle Barney – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Brian Fullmer – Constituent Liaison, Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Nick Tarbet – Senior Public Policy Analyst, Nick Norris – Planning Director, Andrew Johnston – Director of Homelessness Policy and Outreach, Angela Price – Legislative Affairs Director, Ben Buckley – Associate Planner, Peter Makowski – Economic Development Manager, David Buchanan – Chief Human Resources Officer, Lori Gaitin – Benefits Manager, Austin Kimmel – Public Policy Analyst, Christie Marcy – HR Project & Policy Manager, Suzanne Swanson – Deputy Controller, William Wright – Economic Development Project Manager, John Anderson – Planning Manager, Andrew Hulka – Principal Planner, Amanda Roman – Senior Planner, Diana Martinez – Senior Planner

The meeting was called to order at 2:09 pm

Work Session Items

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| 1. Informational: Winter Shelter Plans Update | ~ 2:00 p.m.
15 min. |
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The Council will receive an update from the Administration on the State homeless winter shelter plans.

Andrew Johnston provided the plan update.

Council Member Puy requested data showing the number of calls responded to by each response team. Andrew Johnston stated call data was tracked and could be provided.

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**2. Informational: R-1 Single-Family Residential Districts
Proposed Zoning Text Amendment** ~ 2:15 p.m.
30 min.

The Council will receive a briefing from the Planning Division about a proposal to consolidate and simplify the R-1 Single-Family Residential districts, including updates to the residential flag lot standards and the addition of new housing options. Brian Fullmer reviewed the list of Straw Polls provided to the Council.

Nick Norris, Andy Hulka and Ben Buckley presented the text amendment.

Council Members, Nick Norris, Jennifer Bruno, Andy Hulka and Ben Buckley discussed:

- Whether the amendment called for minimum lot sizes to be changed
- Current parking requirements and changes outlined in the amendment
- Proposed setbacks for cottage style homes
- Whether the amendment would allow for lots in R-1 zones to be subdivided, sold and developed
- Square footage for each housing type listed in the amendment
- The purpose of having both the R-1 Single Family Residential District Amendment and the Affordable Housing Initiative to regulate affordable housing in the city
- Expiration of deed restrictions (approximately 30 years) and how that would affect availability of housing
- Maximizing the use of larger corner lots, currently 11 applications for corner lots (in lower density districts) with low density units that meet the standards and requirements for zoning
- Using income qualifying/deed restricting was a disincentive to using the Affordable Housing Incentives, the R-1 zoning allowed for smaller units/increased density without deed restrictions and income qualification processes
- Ensuring these areas were affordable, walkable and bikeable areas
- The need to review zoning, economic development process to allow development of retail areas
- Historic overlays would remain in place in the proposed amendment
- Community notification on how the text amendment could affect their property
- How the amendment would address/resolve easements and property line issues
- Maximum building coverage, front yard setbacks, non-conforming lots and how each impacted density in an area
- Clarification of the density bonus as outlined in the amendment

Straw Poll

Support Legislative Intent to consolidate the R-1/12,000, R-1/7,000 and R-15,000 single-family zoning text sections into one section, allow new dwelling types (such as duplex, triplex, fourplex and townhomes) with up to four dwellings in the R-1, R-2 and SR zoning districts and develop specific regulations for the different types of housing, and with the addition of a guiding principal to include more affordability. Supported by all Council Members present.

Council Request:

Council Member Young requested policy decisions/background information to compare the difference between the R-1 Single Family Residential District proposal and the Affordable Housing Initiative to ensure the text amendment was not undermining the Affordable Housing Initiative and both plans were taken advantage of.

Council Member Puy requested additional information on the maximum building coverage.

3. Ordinance: Zoning Map Amendment at Approximately 455 and 475 East 500 South

~ 2:45 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of the properties at approximately 455 and 475 East 500 South from R-MU-45 (Residential/ Mixed Use District) to RO (Residential/ Office District). The proposal would allow additional building height to replace an existing three-level noncomplying parking garage with a new garage. The Planning Commission forwarded a negative recommendation. The project is located within Council District 4. Petitioner: Rick Magness, representing America First Credit Union.

Brian Fullmer provided a brief overview of the request.

Amanda Roman presented the map amendment.

Rick Magness, Jeff Randall and Jake Tate with AWA Engineering spoke to the nature and use of the existing building, unusable/unsafe state of the parking structure, potential development agreement, increase number of jobs the development would bring to the site, activation of Denver Street, and potential development for the remainder of the site.

Council Members, Amanda Roman, Jake Tate, and Rick Magness discussed:

- Request for mixed use development outlined in the proposal
- Options for ground floor activation along Denver Street
- Options for replacing the parking structure, how the request differed from others and the number of electrical charging stations proposed for the parking garage
- Potential for job creation
- Zoning request, reasoning for the development to remain RO zoning, if the proposal did/did not meet the design review standards, and if it would allow the applicant to accomplish their goals
- Location/nature of the site and the type of development that would be beneficial to the community in this area
- Next steps for the proposal

Council Request

Council Member Puy requested a clear plan for construction project and its impact on surrounding neighbors prior to work beginning on the site.

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4. Resolution: Zoning Map Amendment at Approximately 704 East 900 South Extension ~ 3:05 p.m.
10 min.

The Council will receive a briefing about a resolution extending the time period for satisfying the conditions set forth in Ordinance No.6 of 2023 rezoning the property at approximately 704 East 900 South from R-2 (Single- and Two-Family Residential) to SNB (Small Neighborhood Business). The deadline extension would give the property owner an additional six months to satisfy the conditions of the ordinance.

Brian Fullmer reviewed the extension request.

Council Members, John Anderson, Diana Martinez and Brian Fullmer discussed:

- Reason for providing multiple extensions for the project
- Basis for providing the current extension (six months)

5. Ordinance: Enacting a Temporary Land Use Regulation - Public School Development Standards ~ 3:15 p.m.
10 min.

The Council will receive a briefing on a Temporary Land Use Regulation that would change zoning standards for K-12 public school development in the Public Lands District. Nick Tarbet provided a brief overview of the development standards.

Council Members and Nick Norris discussed:

- Whether the 180 days was to vest or execute the zoning
- Process for enacting and approving temporary land uses and what would happen (after the 180 days) if the zoning were not approved
- Ensuring the City worked with all parties involved to move the process forward efficiently

6. Ordinance: Economic Development Loan Fund - Policy Kings Brewery, LLC. ~ 3:25 p.m.
5 min.

The Council will receive a briefing about an ordinance that would approve a \$75,000 loan for Policy Kings Brewery, LLC. at 79 West 900 South from the Economic Development Loan Fund (EDLF). Policy Kings Brewery, LLC. is Utah's first black-owned brewery relocating from Cedar City to Salt Lake City and is known for its craft beer, arts and music. This loan will assist in the creation of 15 new jobs in the next year and the retention of 15 current jobs.

Austin Kimmel provided a brief overview of the loan fund.

Peter Makowski and William Wright presented the proposed Ordinance.

Council Members, Peter Makowski and William Wright discussed:

- Status of Policy Kings first loan
- Percentage of the building Policy Kings would occupy

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7. City's Annual Financial Audit Report ~ 3:30 p.m.
30 min.

The Council will receive a briefing about the City's Comprehensive Annual Financial Report for the previous fiscal year ending June 30, 2024.

Mary Beth Thompson and Suzanne Swanson provided a brief overview of the audit.

Michael Michelsen and Hayley St Michael (Financial Auditors from Eide Bailly) presented the findings of the financial audit.

Council Member Young thanked everyone for the transparency in tracking tax dollars for Salt Lake City.

Mary Beth Thompson spoke to the difficulty of the audit and knowledge gained throughout the year.

Council Members, Mary Beth Thompson, Michael Michelsen and Hayley St. Michael discussed the next steps for corrective actions and they would be implemented.

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

9. Informational: Update on the City's Parental Leave Policy ~ 4:20 p.m.
20 min.

The Council will receive a briefing on the City's Parental Leave Policy. The policy has been updated to include two distinct leave opportunities: Recovery Leave and Bonding Leave. Each form of leave is designed to meet the specific needs of an eligible employee. In addition to new leave options, SDI (Short-term Disability Insurance) will no longer be

Dave Buchanan, Lori Gaitin and Christie Marcy provided an update on the policy.

Jennifer Bruno explained the policy was on the agenda for presentation due to budget impact.

Council Member Young expressed appreciation for the leave options and requested some flexibility to those who may need time to grieve the loss of a child. Dave Buchanan explained Human Resources was currently researching additional leave options for such incidents.

Council Member Petro asked for clarification on leave differences for the Fire Department versus other City Departments. Dave Buchanan stated the Fire Department's work hours accounted for the differences in the policies between Departments.

Council Member Dugan thanked Human Resources for the different leave policies and the positive impact they would have on employees working for the City.

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10. Advice and Consent: Salt Lake City Attorney – Mark Kittrell ~ 4:40 p.m.
10 min.

The Council will interview Mark Kittrell prior to considering appointment as the Salt Lake City Attorney.

An interview was held. Council Member Wharton said Mark Kittrell's name would be on the Consent Agenda for formal consideration.

11. Board Appointment: Business Advisory Board – Alyn Toalepai ~ 4:50 p.m.
5 min.

The Council will interview Alyn Toalepai prior to considering appointment to the Business Advisory Board for a term ending December 31, 2029.

An interview was held. Council Member Wharton said Alyn Toalepai's name would be on the Consent Agenda for formal consideration.

12. Board Appointment: Human Rights Commission – Channae Haller ~ 4:55 p.m.
5 min

The Council will interview Channae Haller prior to considering appointment to the Human Rights Commission for a term ending December 31, 2029.

An interview was held. Council Member Wharton said Channae Haller's name would be on the Consent Agenda for formal consideration.

13. Informational: State Legislative Briefing Follow-up ~ 5:00 p.m.
30 min.

The Council will receive a follow-up briefing about issues affecting the City that may arise during the 2025 Utah State Legislative Session.

Angela Price provided an update on items at the Legislature that affected the City.

Council Members and Angela Price discussed:

- What types of flags would be restricted from being flown in government facilities under HB77
- What government agencies were affected by SB154 / SJR4
- Whether HB329 addressed using drugs or being inebriated while in shelters
- HB501 regarding transgender employees
- Status of energy bills

Council Member Petro thanked the City's Lobby Team for their work and representing Salt Lake City on Capitol Hill.

Standing Items

14. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

Council Member Puy spoke to emails he received from constituents, regarding Federal and State government activities; stated it was important for individuals to understand they could contact their Legislators through le.ut.gov. to ask questions and express concerns.

15. 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 scheduling items.

Jennifer Bruno asked for a volunteer to attend the Utah Association of Municipal Councils' meetings which are held every other month on the third Thursday.

Council Member Dugan expressed interest in attending as his schedule permitted.

16. 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 best possible terms;
- e. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
 - (i) public discussion of the transaction would:
 - (A) disclose the appraisal or estimated value of the property under consideration; or
 - (B) prevent the public body from completing the transaction on the best possible terms;
 - (ii) the public body previously gave public notice that the property would be offered for sale; and
 - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;
- f. discussion regarding deployment of security personnel, devices, or systems; and
- g. investigative proceedings regarding allegations of criminal misconduct.

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

Item not held

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Meeting adjourned at 5:33 pm

Minutes Approved:

City Council Chair Chris Wharton

City Recorder Keith Reynolds

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 Work Session meeting held Tuesday, February 18, 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.