

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, February 4, 2025

PENDING MINUTES – NOT APPROVED

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, February 4, 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, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Brian Fullmer – Constituent Liaison, Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Nick Norris – Planning Director, Andrew Johnston – Director of Homelessness Policy and Outreach, Kelsey Lindquist – Senior Planner, Daniel Echeverria – Senior Planner, Kristina Gilmore – Senior Planner, Angela Price – Legislative Affairs Director, Lorena Rizzo Jenson – Director of Economic Development, Katie Schnell – Mayor's Executive Assistant, Olivia Cvetko – Principal Planner, William Wright – Economic Development Project Manager, Austin Kimmel – Public Policy Analyst

The meeting was called to order at 2:16 pm.

Work Session Items

1. Informational: Updates from the Administration ~ 2:00 p.m.
15 min.

The Council will receive information from the Administration on major items or projects in progress. Topics may relate to major events or emergencies (if needed), services and resources related to people experiencing homelessness, active public engagement efforts, and projects or staffing updates from City Departments, or other items as appropriate.

Katie Schnell provided information regarding:

- Ways to engage with the City: www.slc.gov/feedback/
- Planning and Transportation Department events/projects
- Mayor's Office Community Office hours for February 2025 (locations and dates)

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Andrew Johnston provided information regarding:

- Homeless Resource Center (HRC) utilization (January 20-24, 2025)
- Recently held Encampment Impact Mitigation (EIM) and Rapid Intervention (RIT) locations
- Homeless Point In Time Count information
- Resource Fair to be held February 14, 2025 at Geraldine E. King HRC
- Code Blue Volunteer sign up opportunity
- Continuing Code Blue plans
- Future State endeavors for a permanent shelter

2. Ordinance: Mixed-Use (MU) Zoning Consolidation Zoning Text and Map Amendment

~ 2:15 p.m.

60 min.

The Council will receive a 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>.

Nick Tarbet provided a brief introduction

Krissy Gilmore, Daniel Echeverria, Kelsey Lindquist, and Nick Norris provided information regarding goals of the proposal, public engagement process, overview of the proposal, where the proposed zones are located and their respective standards, parking and sign standards, overlay removals, Transitional Overlay details, and staff recommended map updates.

Council Requests

Council Member Young requested further discussion on the policy question regarding modifying land use table language to allow for financial institutions to have drive-throughs in the MU-11 zone.

Council Member Young requested an exception for additional height (up to 150 feet) in the area south of 2100 South in Sugar House (bounded by 1300 East and McClelland and freeway), much like the geographical carve out of the Granary District in the MU-11 zone, included in efforts moving forward.

Council Member Mano requested the addition of more MU-2 and MU-3 pockets within neighborhoods in potential future changes to the R-1 zone and requested offline meetings with Planning Staff to discuss zoning standardizations.

Council Member Puy requested an offline meeting with Planning Staff to discuss the

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impacts of Transit Station Area (TSA) zones, the associated points system and by-right approval in those zones.

3. Ordinance: Alley Vacation Near 300 West and Paxton Avenue ~ 3:15 p.m.
20 min.

The Council will receive a briefing about a proposal that would vacate an L-shaped City-owned alley that begins at approximately 268 West Paxton Avenue. The proposal would create an easement beginning at 300 West to provide access for abutting property owners. Located within Council District 5. Petitioner: RCB Rental Properties and Little Garage, Inc.

Brian Fullmer provided a brief introduction.

Olivia Cvetko and Kelsey Lindquist provided information regarding request details, background/history of the alley, factors for approval, Department comments (Transportation recommended against the proposal), Planning Commission having forwarded a positive recommendation for the vacation.

Ryan Merriman (attorney representing the applicant) said all property owners were in agreement for the vacation, detailed some of the negative issues (camping, crime, fires) occurring along the alleyway, and indicated the access easement in place would benefit all owners.

Council Members, Ryan Merriman, and Oliva Cvetko discussed:

- Current conditions of the alley/easement (gated for access to property owners only)
- Reasoning for Transportation Department objection
- How vacating the alley solved issues of concern (theft, fires, urban camping, etc.)
- Condition of the ordinance required property owners to purchase their portions of the alley and sign the easement agreement or the alley could not be vacated

Council Requests

Council Member Mano requested that Transportation provide feedback regarding the most recent proposal of the alley vacation.

Council Member Puy requested additional information regarding any concerns (of access or infrastructure) with future TRAX lines directly east of the proposed alley vacation.

4. Ordinance: Economic Development Loan Fund - Himalayan Kitchen ~ 3:35 p.m.
5 min.

The Council will receive a briefing about an ordinance that would approve a \$350,000 loan for Gorkha Enterprises, doing business as Himalayan Kitchen at 1388 South 300 West, Suite 350 from the Economic Development Loan Fund (EDLF). Himalayan Kitchen is a downtown restaurant specializing in Indian and Nepali food. This loan will assist in the creation of 15 new jobs in the next year and the retention of five current jobs.

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Austin Kimmel provided a brief introduction.

William Wright and Roberta Reichgelt stated excitement for the proposed growth of the restaurant and looked forward to the businesses opening soon and revitalizing that area of 300 West.

- 5. Informational: The Central Business Improvement Area and Board of Equalization Update** ~ 3:40 p.m.
10 min.

The Council will receive an update on the January Board of Equalization meetings for the re-establishment of the Salt Lake City Central Business Improvement Assessment Area (CBIA). The briefing will address a noticing error affecting the holiday lighting assessment for April 2025-2028, including corrective steps to ensure legal compliance and transparency.

Austin Kimmel provided a brief introduction.

Lorena Riffo-Jenson and Roberta Reichgelt provided information regarding a software error that affected the noticing during the process of re-establishing the Central Business Improvement Assessment Area (CBIA) including the importance of transparency, ensuring this error did not occur in the future, and anticipating no lapse in services provided to the downtown assessment area.

- 6. Tentative Break** ~ 3:50 p.m.
20 min.
- 7. Ordinance: Amending Title 2 Overarching Policy Guidance for All Departments** ~ 4:10 p.m.
20 min.

The Council will receive a briefing about providing policy direction applicable to all City departments. The Attorney's Office would draft an ordinance amending Title 2 of the *Salt Lake City Code* to codify the Council's policies. The ordinance is intended to be a very high-level policy guidance from the legislative to the administrative branches over the long term. Potential policies include standardizing financial and legal best practices and prioritizing use of limited resources, among others.

This item was pulled from the agenda and will be reviewed at future meeting.

- 8. Board Appointment: Business Advisory Board – Alyn Toalepai** ~ 4:30 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.

Item not held.

- 9. 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.

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Kate Bradshaw (Director of Government Affairs, Holland & Hart, LLP) and Angela Price discussed the following House and Senate Bills affecting the City, including, but not limited to:

- HB267 – High concern to the City, impacting over 60% of City workforce represented by unions
- HB355 – High concern to the City regarding expansion ability and impacts to air quality, watersheds, and land use within the City
- HB333 – City working on amendments to the bill regarding the language
- SB26 – City following closely to ensure HTRZs in the City would be in compliance with any requirements of the bill
- SB181 – Possibly effecting single family neighborhoods
- HB368 – Could have impacts to the City on staffing and staff resources (changes plan review timing and bonding process)
- HB118 – City following this one closely, reduces the amount that non-shelter cities contribute to homeless mitigation fund
- HB329 – Makes changes to homeless mitigation fund, imposes stricter rules on homeless shelters
- HB362 – City following this one closely, ensures equal rights for homeless individuals
- City tracking any bill regarding public safety
- Renewable Energy Bills – including HB72, HB201, HB212, SB132, etc.

Council Requests

Council Member Mano requested separate meetings with Angela Price and Kate Bradshaw to discuss land use bills affecting the City.

10. Ordinance: Budget Amendment No.3 for Fiscal Year 2024-25 Follow-up	TENTATIVE 5 min.
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The Council will receive a follow-up briefing about Budget Amendment No. 3 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 infrastructure development on the Fleet Block, several vehicles for various City operations, including a Justice Bus (mobile courtroom), and protecting the Great Salt Lake watershed, among other items.

For more information visit tinyurl.com/SLCFY25.

Jennifer Bruno provided information regarding:

- Treatment for the diseased sycamore trees would take several years to take effect – Council to confirm the Administration would include \$150,000 (each year) for the next two years during the annual budget
- Clarification that one of the positions requested by IMS was less urgent – motions could be updated for Council to take action on

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- A request from the Administration to move several positions from Mayor's office to Community & Neighborhoods (\$277,000)

Lehua Weaver presented the following Straw Polls for the Council to consider:

- Item A-2 – Request for two positions in IMS Department
 - **Straw Poll:** Support for approving the full-time Cybersecurity Engineer position for IMS. All Council Members present were in favor.
- Increasing the contract amount for security at City & County Building (and other City facilities) and moving the request to Budget Amendment No. 4
 - **Straw Poll:** Support for moving increased contract amount for security to Budget Amendment No. 4. All Council Members present were in favor

Mary Beth Thompson provided a brief update and status on federal funds (grants) for the City.

Council Requests

Council Member Young requested more information on grant funded full-time employees, where if funding were to be cut, how many of the positions would/would not warrant continued employment.

Standing Items

11. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

Item not held.

12. 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:

- Code of Conduct Form; and
- Scheduling Items.

Lehua Weaver provided the following information:

- An invitation from Community and Neighborhoods Department for a Council Member to participate in the Youth & Family Strategic Plan Steering Committee and Council Member Sarah Young had indicated her interest in serving on the committee
- A reminder for Council Members to read and sign Code of Conduct forms (completed annually)

13. 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.

Closed Session A started at 4:45 pm

Held in the Work Session Room (location) and online via Zoom

Council Members in Attendance: Council Members Petro, Wharton, Lopez Chavez, Young, Dugan, Puy and Mano. Council Members Puy and Mano attended online.

City Staff in Attendance: Mark Kittrell, Allison Parks, David Quealy, Jill Love, Jennifer Bruno, Lehua Weaver, Nick Tarbet, Lauree Roberts, Tammy Hunsaker, Logan Hunt, Aaron Bentley, Nole Walkingshaw, Jorge Chamorro, Nathan Kobs, Andrew Johnston, Megan Yuill, Mary Beth Thompson, Lisa Hunt, Ben Luedtke, Allison Rowland, Kira Luke, Sylvia Richards, Austin Kimmel, Matthew Brown, Cindy Lou Trishman, and Keith Reynolds.

Closed Session ended at 5:15 pm

Motion:

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Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to enter into Closed Session A for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property, discussion regarding deployment of security personnel, devices, or systems and attorney-client matters.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to exit Closed Session A.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to enter into Closed Session B for the purposes of discussion regarding deployment of security personnel, devices, or systems; and attorney-client matters.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to exit Closed Session B.

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

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Petro, seconded by Council Member Lopez Chavez to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property and attorney-client matters.

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to exit Closed Session.

AYE: Victoria Petro, Daniel Dugan, Chris Wharton, Sarah Young, Eva Lopez Chavez

ABSENT: Alejandro Puy, Darin Mano

Final Result: 5 – 0 Pass

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Due to a missing subject matter on the initial motion to enter the first Closed Session, the Council exited the initial Closed Session and returned to the Open Meeting for the motion aligning with Closed Session A.

Closed Session B started at 6:20 pm, ending at 7:00 pm. Minutes and Recording not created pursuant to UCA 52-4-206(6)(b).

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Meeting adjourned at 7:00 pm.

Minutes Approved:

City Council Chair – Chris Wharton

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.slcc.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 4, 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.