

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, April 2, 2024

**PENDING MINUTES – NOT APPROVED**

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, April 2, 2024.

**The following Council Members were present:**

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

**The following Council Members were absent:**

Sarah Young

**Present Legislative Leadership:**

Cindy Gust-Jenson – Executive Director, Jennifer Bruno – Deputy Director, Lehua Weaver – Associate Deputy Director

**Present Administrative Leadership:**

Rachel Otto – Chief of Staff, Lindsay Nikola – Deputy Chief of Staff

**Present City Staff:**

Johnathan Pappasideris – Senior City Attorney, Cindy Lou Trishman – City Recorder, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Isaac Canedo – Public Engagement Communication Specialist, Ben Luedtke – Senior Public Policy Analyst, Sylvia Richards – Public Policy Analyst, Scott Corpany – Staff Assistant, Achintya Mahajan – Constituent Liaison Intern

The meeting was called to order at 7:02 PM

**A. OPENING CEREMONY:**

1. Council Member Eva Lopez Chavez will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.

**B. PUBLIC HEARINGS:**

**Items B1-B3 will be heard as one public hearing.**

**1. Grant Application: Fiscal Year 2023 Paul Coverdell Forensic Science Improvement Grant**

The Council will accept public comment for a grant application request from the Police Department to the Utah Department of Public Safety. If awarded, the grant will fund \$9,280 for the Police Department Crime Lab 2024 Annual Accreditation Fee through ANAB (ANSI National Accreditation Board) under ISO/IEC 17020.

**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, April 2, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

**2. Grant Application: Utah Department of Transportation Improvements to State Street Grant**

The Council will accept public comment for a grant application request from the Transportation Department to the Utah Department of Transportation. If awarded, the grant will fund improvements to State Street including the addition of a mid-block HAWK signal at 640 South and State Street.

**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, April 2, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

**3. Grant Application: Assistance to Firefighters Submission Grant**

The Council will accept public comment for a grant application request from the Fire Department to FEMA. If awarded, the grant will fund the purchase of 12 Automated External Defibrillators and 5 CPR Devices to replace current devices past their service life.

**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, April 2, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

**Sylvia Richards** provided a brief introduction to the three grants.

**James Allen** spoke in support of adding pedestrian crossings across State Street and asked the Council to consider adding additional crossings in the downtown area which would provide additional access to transit and businesses.

**Motion:**

**Moved by Council Member Puy, seconded by Council Member Wharton to close the public hearing and refer Items B-1 through B-3 to a future Consent Agenda for action.**

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

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

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

The Council will 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.

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

Briefing - Tuesday, March 26, 2024

Set Public Hearing Date - Tuesday, March 26, 2024

Hold hearing to accept public comment - Tuesday, April 2, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, April 16, 2024

Staff Recommendation - Refer to motion sheet(s).

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

**Jen Robinson** spoke in support of the temporary road closure.

**Motion:**

**Moved by Council Member Puy, seconded by Council Member Mano to close the public hearing and adopt Ordinance 20 of 2024, for a temporary road closure of 7200 West between Interstate 80 and California Avenue.**

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

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

**C. POTENTIAL ACTION ITEMS:**

1.

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

The Council will 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.

**Motion:**

**Moved by Council Member Petro, seconded by Council Member Puy to adopt the Ordinance for a Rezone at 2260, and 2290 East 1300 South.**

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

**ABSENT:** Sarah Young

**Final Result:** 0 – 6 Fail

Council Members discussed the concerns of affordable housing in the area.

Council Member Dugan spoke in opposition to the motion to adopt the ordinance as there was no affordable housing offered and the developer was not open to making it affordable housing and provided an alternative motion.

**Motion:**

**Moved by Council Member Dugan, seconded by Council Member Puy to reject the Ordinance for a Rezone at 2260, and 2290 East 1300 South.**

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

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

**D. COMMENTS:**

**1. Questions to the Mayor from the City Council.**

Council Member Lopez Chavez asked Rachel Otto to speak to the illegal demolition of the 5<sup>th</sup> Ward House and the next steps for restoring the building.

**Rachel Otto** read the following statement:

The 5th Ward House located at 740 South 300 West was designated as a local landmark in 1979 and was subject to the requirements outlined in the Historic Preservation Overlay zone. It was unlawful to make any exterior alterations to a local landmark without obtaining approval.

On Sunday, March 31, 2024, the City received notice that there was demolition work begun on this property with no City permits. Our staff immediately went to the site and issued a Stop Work order that day.

Monday, April 1, 2024, Civil Enforcement issued a Zoning Notice and Order for two violations: work without a Certificate of Appropriateness (COA) and work without permits. Each carry a \$100/day fine, resulting in \$200/day after "a reasonable time to cure the violation," which in this instance would be restoration of the portion of the building that has been demolished. We are working with the Attorney's Office on what reasonable can be defined as in this instance

Finally, as discussed earlier during the Work Session, the Administration transmitted to the Council just last week a proposed text amendment that would apply to these types of situations in the future. It would:

1. Increase the fees for starting work on a historic structure without permits,
2. Eliminate the ability for a property owner to apply for economic hardship when demolition begins without a permit,
3. Prohibit the redevelopment of the property for 25 years if the building was not restored.

This would add some additional tools the City could be used in situations like this in the future. Thank you very much to the Council for your support on this; it has been a difficult and devastating situation for many and we are taking this very seriously.

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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.)

**Frederick Jenny** spoke to the Transportation Plan and asked the Council to include the Rio Grande Plan in the Transportation Plan, as a grand infrastructure project.

**Bernie Hart** thanked the community and Council members for helping him to change the way he interacted with members of society, discussed the number of people using homeless services in Salt Lake City and the programs they were using.

**Dr. Kevin Donahue** spoke to a plan that was submitted to the City to alter a 95-year old community that went through the appeals court, regarding a garage that was a dwelling unit.

**Josh Dee** spoke to the war over seas in Gaza and the business of war.

**Sitina Piutau** spoke to needing a grant or funds to assist refugees.

**Jim Webster** spoke to the 5<sup>th</sup> Ward Meeting House demolition and how builders were more apt to violate the code and ask for forgiveness than to follow the code.

**E. NEW BUSINESS:**

**1. Resolution: Northpoint Area Annexation Initiation**

The Council will consider adopting a resolution that would initiate the annexation process for land located in unincorporated portions of Salt Lake County, generally located along 2200 West and within the area identified as the Northpoint community. This resolution would only start the annexation process. The annexation will eventually come back to the Council for final approval, including designating the zoning of the properties annexed into the City after it has gone through the public process.

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

Briefing - Tuesday, April 2, 2024

Set Public Hearing Date - Tuesday, April 2, 2024

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

TENTATIVE Council Action - Tuesday, April 2, 2024

Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Puy, seconded by Council Member Petro to adopt Resolution 11 of 2024 Northpoint Area Annexation Initiation.**

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

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

**F. UNFINISHED BUSINESS:**

**1. Ordinance: Economic Development Loan Fund – Parea, LLC.**

The Council will consider adopting an ordinance that would approve a \$350,000 loan for Parea, LLC at 320 East 900 South from the Economic Development Loan Fund (EDLF). Parea, LLC is a new restaurant/market for Greek food from Chef Manoli Katsanevas. This loan will assist in the creation of fifteen new jobs in the next year and the retention of thirty current jobs.

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

Briefing - Tuesday, April 2, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, April 2, 2024

Staff Recommendation - Refer to motion sheet(s).

**Motion:**

**Moved by Council Member Puy, seconded by Council Member Dugan to adopt Ordinance 21 of 2024 approving a \$350,000 loan for Parea, LLC, from the Economic Development Loan Fund.**

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

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

**G. CONSENT:**

1.

**Ordinance: Window Requirements for New Construction in The City's Local Historic Districts**

The Council will set the date of Tuesday, April 16, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* and amend the adopted design standards for residential and multifamily structures pertaining to the regulation of windows in the H Historic Preservation Overlay which includes properties within local historic districts and landmark sites. The proposed amendments add clarity to existing processes in terms of appropriate window materials, window location, and window installation in new construction projects. The City currently has 14 local historic districts and approximately 150 Landmark Sites. Petition No.: PLNPCM2023-00444

2.

**Ordinance: Citywide Transportation Plan: Connect SLC**

The Council will set the date of Tuesday, April 16, 2024 at 7 p.m. to accept public comment and consider approving the 2023 Citywide Transportation Plan titled *Connect SLC*. It will replace the existing Transportation Master Plan that was adopted in 1996. The Plan identifies five high-level goals, eight long-term policies called "key moves" and over 60 implementation actions to guide transportation decisions citywide over the coming decades.

3.

**Ordinance: Ballpark Station Area Rezone and Text Amendments**

The Council will set the date of Tuesday, May 7, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would make the following amendments to City code:

- Zoning Map Amendments: rezone properties to align with the goals, policies, future land use recommendations, and community vision established in the plan.
- Zoning Text Amendments: establish a new zone, Form Based, Mixed Use 8 (MU-8), and rezone some properties within Ballpark Station Area to MU-8.

Petition No.: PLNPCM2023-00169

4.

**Ordinance: MU-8 Zone Sign Text Amendments**

The Council will set the date of Tuesday, May 7, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* to establish sign regulations for the Form Based Mixed Use 8 (MU-8) zoning district. The proposed amendments are intended to establish sign regulations for the proposed MU-8 zoning district. Petition No.: PLNPCM2023-00959.

5.

**Resolution: Northpoint Area Annexation Initiation**

The Council will set the date of Tuesday, May 7, 2024 to accept public comment for a resolution that would initiate the annexation process for land located in unincorporated portions of Salt Lake County, generally located along 2200 West and within the area identified as the Northpoint community. This resolution would only start the annexation process. The annexation will eventually come back to the Council for final approval, including designating the zoning of the properties annexed into the City after it has gone through the public process.

6.

**Ordinance: Enforcement on Work Without A Certificate of Appropriateness Zoning Text Amendment**

The Council will set the date of Tuesday, April 16, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* for work done without a certificate of appropriateness. The proposal would address unlawful construction and demolition activities in the H Historic Preservation Zoning District Overlay. The proposed amendments are intended to protect historic resources, including designated local historic districts and local landmark sites. The changes are aimed at adding enforcement tools to prevent and counter potential code violations and at establishing a clear process to remedy alterations or demolition that occur without approval. The proposed changes will affect Chapter 21A.34.020 and related provisions of Title 21A-Zoning. Petition No.: PLNPCM2023-00336.

7.

**Board Appointment: Housing Authority of Salt Lake – Fraser Nelson**

The Council will consider approving the appointment of Fraser Nelson to the Housing Authority of Salt Lake Board for a term ending April 2, 2028.

**Motion:**

**Moved by Council Member Mano, seconded by Council Member Puy to approve all items of the Consent agenda other than item G3.**

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

**ABSENT:** Sarah Young

**Final Result:** 6 – 0 Pass

**Motion:**

**Moved by Council Member Petro, seconded by Council Member Puy to approve item G3 of the Consent agenda.**

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

**ABSTAIN:** Darin Mano

**ABSENT:** Sarah Young

**Final Result:** 5 – 0 Pass

**H. ADJOURNMENT:**

MINUTES OF THE SALT LAKE CITY COUNCIL  
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Meeting adjourned at 7:37 PM

Minutes Approved:

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City Council Chair Victoria Petro

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City Recorder

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.

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