

MINUTES OF THE SALT LAKE CITY COUNCIL FORMAL MEETING

TUESDAY, SEPTEMBER 1, 2020

The City Council of Salt Lake City, Utah, met in an electronic Formal Session on Tuesday, September 1, 2020 pursuant to the Council Chair determination and Salt Lake City Emergency Proclamation No. 2 of 2020 (2) (b).

The following Council Members participated electronically:

Chris Wharton	Analia Valdemoros	James Rogers
Andrew Johnston	Daniel Dugan	Darin Mano
Amy Fowler		

Cindy Gust-Jenson, Council Executive Director; Jennifer Bruno, Council Executive Deputy Director; Erin Mendenhall, Mayor; Rachel Otto, Mayor's Chief of Staff; Katherine Lewis, City Attorney; Scott Crandall, Deputy City Recorder and Cindy Lou Trishman, City Recorder participated electronically.

The meeting was called to order at 7:04 p.m. [7:04:56 PM](#)

OPENING CEREMONY

#1. [7:04:56 PM](#) Council Member Chris Wharton will conduct the formal meetings.

#2. [7:05:14 PM](#) Pledge of Allegiance. (A moment of silence was held while the American Flag/Anthem was displayed on the screen)

#3. [7:05:53 PM](#) Welcome and Public Meeting rules.

#4. [7:06:21 PM](#) Councilmember Rogers moved and Councilmember Fowler seconded to **approve the formal meeting minutes of Tuesday, June 2, 2020**, which motion carried, all members voted aye (roll call). [View Minutes \(M 20-3\)](#)

PUBLIC HEARINGS [7:07:14 PM](#)

[7:09:56 PM](#) Councilmember Wharton said due to technical difficulties with the August 18, 2020 formal meeting, motions were needed to reconsider prior actions taken by the Council relating to the adoption of Item 5 (Transportation Impact Fees Facilities Plan - IFFP), and to reopen the public hearing.

Councilmember Fowler moved and Councilmember Johnston seconded to **reconsider the August 18, 2020 adoption**, which motion carried, all members voted aye (roll call).

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Councilmember Rogers moved and Councilmember Dugan seconded to reopen the public hearing for the Impact Fees Facilities Plan for Transportation Services and proposed amendments to the Consolidated Fee Schedule, which motion carried, all members voted aye (roll call).

Note: [7:12:09 PM](#) Public Hearings and General Comments were heard as one item. Comments/materials submitted to the City Council have been attached as part of the official record.

Click link to view. <https://www.slc.gov/council/virtual-meeting-comments/>

#1. [8:15:57 PM](#) Ordinance*: Zoning Text Amendment to Increase Building Height Limits in a Portion of the G-MU Zone

The Council will accept public comment and consider an ordinance that would increase the building heights within a portion of the G-MU (Gateway Mixed Use) zoning district from a current maximum of 120 feet up to 190 feet across portions of two separate blocks located between 500 West and the railroad tracks (approximately 625 West) and 200 South and 400 South. The applicant is requesting the change for a specific development project. Other sections of Title 21A - Zoning may also be amended as part of this petition. Petition No. PLNPCM2019-00639. [View Attachment](#)

Nathan Ricks expressed appreciation for the considerate time spent on the project and zone text amendment.

George Chapman commented that the GMU Zone height request should only be permitted if affordable housing was included.

Councilmember Mano moved and Councilmember Dugan seconded to continue the public hearing to September 15, 2020, which motion carried, all members voted aye (roll call).
(P 20-17)

#2. [8:16:52 PM](#) Ordinance: Richmond Street Zoning Map Amendment (2960, 2964, and 2970 South Richmond Street)

The Council will accept public comment and consider adopting an ordinance that would amend the zoning map for several parcels located at 2960, 2964, and 2970 South Richmond Street. The applicant would like to rezone the parcels from R-1/7,000 (Single-Family Residential District) to R-MU-45 (Residential/Mixed Use District). The applicant intends to demolish the current structures and construct a four-story, multi-family building with approximately 80 affordable housing units. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2020-00108. [View Attachment](#)

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George Chapman commented although the intent was to avoid impacting the neighborhood, the zoning change would result in direct impact due to restaurant allowance, street parking, sidewalk access, and the loss of a bike lane.

Councilmember Fowler moved and Councilmember Mano seconded to **close the public hearing and note that a second public hearing was scheduled for September 15, 2020**, which motion carried, all members voted aye (roll call).

(P 20-18)

#3. 8:17:57 PM Resolution: Public Utilities Revenue Bond (WIFIA Loan) Series 2020B 8:17 pm

The Council will hold a public hearing to receive input with respect to (a) the issuance of a \$348,635,000 Public Utilities Revenue Bond (Water Infrastructure Financing Innovation Act (WIFIA) loan), Series 2020B) and (b) any potential economic impact that the project financed with said bond may have on the private sector. [View Attachment](#)

(Q 20-3)

George Chapman expressed concern that the bond should be posted at 1.6%. He requested the State Treasurer complete due diligence on all bond contracts (review the 25-year solar energy contract).

Councilmember Dugan moved and Councilmember Johnston seconded to **close the public hearing and note that the Council took action on this item on August 18, 2020**, which motion carried, all members voted aye (roll call).

#4. 8:19:43 PM Ordinance: Budget Amendment No.2 for Fiscal Year 2020-2021

The Council will accept public comment and consider adopting an ordinance that would amend the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2020-2021. 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 for publicly-accessible internet access, Coronavirus Aid, Relief, and Economic Security (CARES) Act funding for personnel costs related to pandemic response, expansion of the City's Youth and Family program to help with childcare and education, and funding for housing assistance, among other items. [View Attachment](#)

George Chapman commented to further understand why the funds could not be used for police patrols to dampen the obvious criminal behavior;

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he also expressed appreciation for the united effort to work on homeless camps, including the Justice Court.

Councilmember Johnston moved and Councilmember Dugan seconded to close the public hearing and adopt Ordinance 38 of 2020, amending the Fiscal Year 2020-2021 final budget of Salt Lake City for CARES Act funding as requested by the Administration, which motion carried, all members voted aye (roll call).

(B 20-9)

#5. 8:20:46 PM Ordinance: Transportation Impact Fees Facilities Plan (IFFP)

The Council will accept public comment and consider adopting an ordinance that would update the Transportation section of the City's Impact Fees Facilities Plan (IFFP). The plan identifies fees for different land use types after an analysis of existing services levels, anticipated growth, and capital improvements to maintain service levels under higher demand. Impact fees are charges on new development that pay for bigger demand on City facilities caused by population and employment growth. [View Attachment](#)

George Chapman said the plan displayed inequity between west and east sides of the City; he also suggested the evaluation of the impact on bicyclists.

Councilmember Fowler moved and Councilmember Valdemoros seconded to continue the public hearing to a future date, which motion carried, all members voted aye (roll call).

(T 20-3)

COMMENTS 8:21:47 PM

#1. Comments to the City Council.

Oliver Harrington, Emily Alworth, Ethan Maryon, Liz DeFriez, Ainsley Moench, Jeanette M., Anne Charles, Juston Johnston, Nicole Taylor, Antonio F., David Newlin, Ian Harris, Roberto S., Sabrina Franks Kathryn Van Sleen, Erin Moore, Jade Arter, Jessica Arthurs, Jaden, Nora Price, Mark Barrett, Madalena McNeil, and Alli Matyja commented on one or more of the following topics:

- City review Sim Gill's position, use of information, and to ask for his resignation.
- Stop retaliatory investigative measures against the protestors of the Salt Lake Police Department and remove conflicts of interest

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- Charges against protestors of the Salt Lake Police Department be dropped
- Removal of gang enhancement charges to those peacefully protesting
- City leadership to support the repeal of HB415
- Reinvest policing funds to community resources
- Raise SLC program
- Elle Development at 347, 353, and 359 North 700 West rezone which was approved, to be repealed and stop gentrification in low-income areas

George Chapman spoke on the topic of digital equity, government record access, and Sim Gill.

#2. [8:21:56 PM](#) Questions to the Mayor from the City Council.

There were no questions.

Mayor Mendenhall requested a moment of personal privilege and said there was good reason that executive officials were not empowered to inform law enforcement who/who not to investigate.

POTENTIAL ACTION ITEMS

#1. [8:23:11 PM](#) Ordinance: Rezone and Master Plan Amendment at 771 and 795 North 400 West

The Council will consider adopting an ordinance that would amend the zoning map and future land use map for two properties at 771 North and 795 North 400 West. The proposal would change the properties from M-1 (Light Industrial) to MU (Mixed Use) to allow redevelopment of the vacant parcel at 771 North 400 West. The applicant would like to build a multi-family housing development which is not allowed under the current M-1 zoning. No site development proposal has been submitted at this time. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2019-01011 and Petition No. PLNPCM2019-01095. [View Attachment](#)

Councilmember Mano moved and Councilmember Rogers seconded to **adopt [Ordinance 39 of 2020](#)**, which motion carried, all members voted aye (roll call).

(P 20-15)

NEW BUSINESS

#1. [8:24:22 PM](#) Motion: Meeting Remotely Without an Anchor Location
The Council will consider a motion to ratify the determination that

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the Council will continue to meet remotely and without an anchor location under HB5002. [View Attachment](#)

Councilmember Johnston moved and Councilmember Dugan seconded to **adopt the motion**, which motion carried, all members voted aye (roll call).

(G 20-9)

UNFINISHED BUSINESS

#1. 8:25:36 PM Resolution: Digital Equity Policy of Salt Lake City

The Council will consider adopting a resolution that would approve a proposed Digital Equity Policy for the City. The global pandemic has emphasized the impact of the "digital divide" as many social programs and services have gone primarily virtual. The proposed policy establishes a baseline of the City's values and goals for equity-driven initiatives relating to bridging that digital divide. If adopted, the policy would guide investments, partnerships and programs to improve digital literacy and access for all residents. [View Attachment](#)

Councilmember Johnston moved and Councilmember Fowler seconded to **adopt Joint Resolution 29 of 2020**, approving and adopting the Digital Equity Policy of Salt Lake City, which motion carried, all members voted aye (roll call).

(R 20-10)

CONSENT 8:26:32 PM

Councilmember Rogers moved and Councilmember Fowler seconded to **approve the Consent Agenda**, which motion carried, all members voted aye (roll call).

#1. Ordinance: Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)

The Council will set the dates of Tuesday, October 6, 2020 and Tuesday October 20, 2020 at 7 p.m. to accept public comment and consider adopting an ordinance that would rezone the parcels located at 402 and 416 East 900 South to rezone those parcels from RB (Residential/Business District) and CN (Neighborhood Commercial District) to CB (Community Business District). Currently, these parcels fall within two different zoning districts and the parcel at 416 East Street is split zoned both RB and CN. The applicants would like to rezone to one zone for consistency. No development plans have been submitted at this time. Although the applicant has requested that the property be rezoned to CB, consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2018-01025. [View Attachment](#)

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#2. Ordinance: Text Amendments to the RMF-30 Low Density Multi-Family Residential Zoning District

The Council will set the dates of Tuesday, October 6, 2020 and Tuesday, October 20, 2020 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend the RMF-30 (Low Density Multi-Family Residential) Zoning District and corresponding sections of Salt Lake City's Zoning Ordinance. The changes aim to remove zoning barriers to multi-family housing developments in RMF-30 zoned areas of the City. Petition No. PLNPCM2019-00313.

Proposed changes include:

1. Introducing design standards for all new development
2. Allowing the construction of new building types including sideways row houses, cottage developments, and tiny houses
3. Reducing minimum lot area requirements per unit
4. Removing lot width minimum requirements
5. Allowing more than one primary structure on a lot
6. Granting a density bonus for the retention of an existing structure
7. Introducing a lot width maximum to discourage land banking

Related sections of Title 21A - Zoning may also be amended as part of this petition. [View Attachment](#)

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The meeting adjourned at 8:27 p.m.

Council Chair

City Recorder

This document is not intended to serve as a full transcript as additional discussion may have been held; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2) (b).

This document along with the digital recording constitute the official minutes of the Salt Lake City Formal Session held September 1, 2020.

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