

MINUTES OF THE SALT LAKE CITY COUNCIL  
Tuesday, June 13, 2023

**PENDING MINUTES – NOT APPROVED**

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, June 13, 2023.

**The following Council Members were present:**

Ana Valdemoros, Victoria Petro, Daniel Dugan, Amy Fowler, Chris Wharton, Alejandro Puy, Darin Mano

**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, Lisa Shaffer – Chief Administrative Officer

**Present City Staff:**

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Michelle Barney – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Andrew Johnston – Director of Homelessness Policy and Outreach, Brian Fullmer – Constituent Liaison, Policy Analyst, Nick Norris – Planning Director, Nick Tarbet – Senior Public Policy Analyst, Aaron Barlow – Principal Planner, Tim Cosgrove – Community Liaison, Daniel Echeverria – Senior Planner, Diana Martinez – Principal Planner, Kaitlyn Harris – Principal Planner

The meeting was called to order at 2:16 pm

## **Work Session Items**

### **[Click Here for the Mayor's Recommended Budget for Fiscal Year 2023-24](#)**

**1. Fiscal Year 2023-24 Budget: Unresolved Issues Follow-up** ~ 2:00 p.m.  
60 min

The Council will receive a follow-up briefing about unresolved issues relating to the proposed budget for Fiscal Year 2023-24.

For more information on this item visit <https://tinyurl.com/SLCFY24>.

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

Briefing - Thursday, May 25, 2023; Thursday, June 1, 2023; Tuesday, June 6, 2023;

Monday, June 12, 2023 and Tuesday, June 13, 2023

Set Public Hearing Date - Tuesday, April 18, 2023

Hold hearing to accept public comment - Tuesday, May 16, 2023 and Tuesday, June 6, 2023 at 7 p.m.

TENTATIVE Council Action - TBD

**Jennifer Bruno** reviewed the list of items the Council had expanded/increase budgets for and reviewed the potential motions for the Formal meeting.

Council Members and Jennifer Bruno discussed:

- The Straw Poll for salaries for legal staffing and where the funding was coming from to support the salary increases
- Increase in Capital Improvement Project (CIP) funding
- Potential motions and the contingencies included in each motion

Council Members thanked Staff for a job well done on budget discussions and presentations given that helped run the City.

Council Member Wharton would like to push for a more robust mural program in the future.

**2. Informational: Updates from the Administration** ~ 3:00 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.

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

Briefing - Recurring Briefing

Set Public Hearing Date - n/a

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Hold hearing to accept public comment - n/a  
TENTATIVE Council Action - n/a

**Tim Cosgrove** provided information regarding:

**Community Engagement Updates**

- Ways to engage with the City found at: [www.slc.gov/feedback/](http://www.slc.gov/feedback/)
- Thriving in Place – Public comment period closing June 26, 2023
- Mayor’s Community Office Hours updates/locations
- Community Outreach Team
  - Digital Community Liaison – Zoe Stewart
  - Community Liaison – Alicia De Leon
- June 2023 Event Schedule
  - Partners in the Park - 6/13/23 - Jordan Park
  - Neighborhood House Summer Celebration – 6/16/23 – Neighborhood House
  - Summer Film Series at Liberty Park -- Little Richard: I Am Everything – 6/16/23 - Liberty Park
  - Sugar House Rocks Concert Series – 6/16/23 – Monument Plaza
  - Utah Blues Festival – 6/16/23 – Gallivan Center
  - Downtown Farmers Market – 6/17/23 – Pioneer Park
  - Bridging the Gap Workshop Series – 6/17/23 - Big Cottonwood Park / U of U CAP/IRC Building
  - SLUG Mag's Brewstillery – 6/17/23 – Artspace City Center
  - 34th Annual Utah Juneteenth Freedom & Heritage Festival – 6/21/23 – Gallivan Center
  - Acoustic Music Strolls on Jordan River Parkway – 6/22/23 – Jordan River Parkway
  - Summer Film Series at Liberty Park – Marcel the Shell With No Shoes On – 6/23/23 Liberty Park
  - Utah Arts Festival 2023 – 6/23/23 – Library Square
  - SLC Track Club & Deseret News Spring Series 15K (Race 3 of 3) – 6/24/23 – Memory Grove Park
  - High Tea with a Twist – 6/24/23 – McCune Mansion
  - Downtown Farmers Market – 6/24/23 – Pioneer Park
  - Partners in the Park – 6/27/23 – Poplar Grove Park
  - Summer Film Series at Liberty Park – Godspeed, Los Polacos! – 6/30/23

Council Members welcomed Alicia and Zoe to the City.

**Andrew Johnston** provided information regarding:

**Homelessness Update**

- Homeless Resource Center (HRC) utilization June 5-9, 2023
- Rapid Intervention/Encampment Impact Mitigation (EIM) locations/outreach/site rehabilitation
- Resource Fair to be held at 900 South River Park – June 9, 2023
- Kayak Court to be held June 16, 2023 – single location to be determined
- Task Group was working on a site, funding and staffing for the Winter Overflow

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Shelter this coming year

Council Member Dugan expressed gratitude for the growth in the discussion/processes homelessness resources have gone through in the last year.

**3. Informational: 300 West Corridor and Station Area Plan** ~ 3:15 p.m.  
20 min.

The Council will receive a briefing on the 300 West Corridor and Station Area Plan which covers the blocks adjacent to 300 West between approximately 1000 South and 2100 South. The update of the plan will provide guidance on anticipated development in the area. The City was awarded funding from the Wasatch Front Regional Council (WFRC) for the development of the small area plan.

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

Briefing - Tuesday, June 13, 2023

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

**Nick Tarbet** gave a brief overview of the purpose of the proposal including:

**Daniel Echeverria** presented the proposal including:

- Project area
- Background for the proposal
- Project schedule
- Request for Council feedback and direction

Council Members, **Nick Norris**, Daniel Echeverria and Nick Tarbet discussed:

- The public engagement process for the proposal and who would be involved in the discussions
- Why zoning changes were included in the scope of work for the consultant and if that would be standard practice in the future
- Coordination with other government entities on this project

**4. Tentative Break** ~ 3:35 p.m.  
20 min.

**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 - n/a

TENTATIVE Council Action - n/a

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5. **Ordinance: Rezone at Approximately 510 South 200 West** ~ 3:55 p.m.  
20 min

The Council will receive a briefing about a proposal that would amend the zoning of property at 510 South 200 West from D-2 (Downtown Support District) to D-1 (Central Business District). The property is approximately 1.02 acres or 44,431 square feet. No development plans were submitted with this application. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petitioner: Jason Boel, representing the property owners.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)  
Briefing - Tuesday, June 13, 2023  
Set Public Hearing Date - Tuesday, June 6, 2023  
Hold hearing to accept public comment - Tuesday, July 11, 2023 at 7 p.m.  
TENTATIVE Council Action - Tuesday, July 18, 2023

**Brian Fullmer** gave a brief overview of the proposal including the location and purpose of the proposal.

**Diana Martinez** presented the proposal including:

- Project request to rezone property at 510 South 200 West from D-2 (Downtown Support District) to D-1 (Central Business District)
- Downtown Building Height Ordinance - modifications to D-1 and D-2 – approved last week by the City Council
- No development proposal at this time
- The applicant has indicated possible residential/commercial mixed-use, but it is not known at this time
- The Planning Commission voted unanimously to send a favorable recommendation to the City Council for this zoning map amendment
- Current language in the code regarding the D-1 zoning

Brian Fullmer reviewed the timeline for the proposal.

6. **Ordinance: Nonconforming Signs** ~ 4:15 p.m.  
20 min.

The Council will receive a briefing about a proposal that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to Nonconforming Signs. The proposed amendment is generally focused on aligning sign standards with City goals, supporting businesses, and addressing any applicable state law. The proposed changes would also allow for more flexibility for the maintenance, reuse, modification, and updating of existing signs. The changes would also clarify when the removal of such signs is required. Petitioner: Mayor Erin Mendenhall.

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

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Briefing - Tuesday, June 13, 2023

Set Public Hearing Date - Tuesday, June 6, 2023

Hold hearing to accept public comment - Tuesday, July 11, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 18, 2023

**Brian Fullmer** gave a brief overview of the purpose of the proposal.

**Kaitlynn Harris** reviewed the proposal including:

- Definition of a nonconforming sign
- How vintage signs and billboards would be regulated under the proposed changes
- Current language in the code regulating nonconforming signs
- Proposed changes to the code
- City standards for electronic signs
- Planning Commission forwarded a favorable recommendation to the Council regarding the proposed changes

Council Members, Kaitlynn Harris, **Nick Norris** and Brian Fullmer discussed:

- Lighting restrictions for signs
  - Lighting should be addressed in an ordinance for all signs and billboards and not only in the proposed ordinance
- The option to create a Legislative Intent to address lighting for billboards and signs
- Technology being used on the sign at Millcreek Commons
- Definition of a vintage sign
- Current language in the code for signage
- Project timeline

7. **Ordinance: Zoning Map and Master Plan Amendments at Riverside Cottages** ~ 4:35 p.m.  
20 min.

The Council will receive a briefing about a proposal that would amend the zoning for portions of property at 1500, 1516, 1520, & 1522 West 500 North from R1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District), and other portions of these properties from R-1/7,000 to SR-3 (Special Development Pattern Residential District), as well as amending the zoning of property located at 552 North 1500 West from R-1/7,000 to SR-3. In addition, the proposal would amend the Northwest Community Master Plan Future Land Use Map. The intent of these amendment requests is to accommodate a redevelopment proposal to be submitted at a later date. The project is located within Council District 1. Petitioner: Bert Holland of Hoyt Place Development LLC, representing the property owners.

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TENTATIVE Council Action - Tuesday, July 18, 2023

**Brian Fullmer** gave a brief overview of the purpose of the proposal.

**Aaron Barlow** presented the proposal including:

- Project request:
  - Master Plan and Zoning Map Amendment (north) (PLNPCM2022-00674 and PLNPCM2021-01075) 552 North 1500 West & north portions of 1500 West, 1516 West, 1520 West, and 1522 West 500 North – R-1/7,000 to SR-3 Low-Density Residential to Medium Density Residential
  - Zoning Map Amendment (south) (PLNPCM2021-01203) southern 110 feet (approximate) of 1500 West, 1516 West, 1520 West, and 1522 West 500 North – R-1/7,000 to R-1/5,000
- What the SR-3 would change
  - Lot Size
    - Smaller lots
    - 2,000 square feet vs. 7,000 square feet
  - Housing types
    - More options
    - Single-family attached (townhouses)
    - Two-family/duplexes
  - Setbacks
    - Smaller rear- and side-yard setback
- Master Plan Compliance
  - Northwest Community Plan (1980, updated 1992)
    - Limit dense development in a single-family neighborhood
  - Plan Salt Lake (2015)
    - Promote medium-density infill
  - Growing SLC (2018)
    - Promote medium-density infill
  - SR-3 district is an effective compromise
- Neighborhood Character
  - Primarily single-family detached with some dense infill
  - Deep lots
- Planning Commission having forwarded a favorable recommendation to the Council
- Public feedback in opposition to the proposal
- Planned Development Petition:
  - Planned Development approval required due to:
    - Width of the lot facing 1500 West housing loss mitigation plan
    - Align property lines with proposed zoning boundaries
    - Additional standards must be met prior to development

**Bert Holland** (Hoyt Place Development, LLC) spoke to the intention of the rezone and nature of the families that would be in the development.

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Council Members, Bert Holland, Aaron Barlow, Nick Norris and Brian Fullmer discussed:

- Access to the property for vehicles, pedestrians and if the traffic pattern would change with the development
- Ensuring a walkway was kept between 500 North and Backman Elementary
  - Existing walkway would not be affected by the development and an additional walkway was part of the proposed development
- R-1/5,000 was to allow for more land to be developed on the SR-3 lots
- The existing homes would be renovated and remain on the properties
- Amenities such as trees and green space were part of the planned development
- Ownership of the homes
- The number of bedrooms that would be in the homes
- Timeline for the proposal

## 8. **Ordinance: Zoning Map Amendment at 1549 S, 1551 S, 1565 S & 1000 W** ~ 4:55 p.m. 20 min.

The Council will receive a briefing about a proposal that would amend the zoning of property at 1549 South 1000 West, 1551 South 1000 West, 1565 South 1000 West, and 1574 South 900 West from R-1/7,000 (Single-Family Residential) to RMF-30 (Low-Density Multi-Family Residential). The amendment is intended to allow the property owner to develop townhouses on the subject properties; however, no development plans have been submitted at this time. If the amendment is approved, the applicant could develop the site in accordance with the newly adopted RMF-30 zoning standards. The request did not require a master plan amendment. The subject properties are located within Council District 2. Petitioner: Jordan Atkin, representing the property owner.

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Set Public Hearing Date - Tuesday, June 6, 2023

Hold hearing to accept public comment - Tuesday, July 11, 2023 at 7 p.m.

TENTATIVE Council Action - Tuesday, July 18, 2023

**Brian Fullmer** gave a brief overview of the purpose of the proposal.

**Kaitlynn Harris** presented the proposal including:

- Project site
- Existing and proposed zoning
- Planning Commission having forwarded a favorable recommendation to the Council

Council Members, Amy Thompson, Kaitlynn Harris, **Jordan Atkin** (Applicant) and Brian Fullmer discussed:

- If the units would be for rent or sale and how many units would be in the structures



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- The existing homes and if they would be demolished or remain
- The neighboring project and how it would tie into the proposed project
- Access to the property
- Timeline for the proposal

**Standing Items**

**9. Report of the Chair and Vice Chair**

Report of Chair and Vice Chair.

Council Member Mano thanked everyone for working through the budget process.

**10. 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.

**Cindy Gust-Jenson** reported on the Redevelopment Agency fact-finding trip that Council Members would be attending in Pittsburgh, PA, August 23 to 27, 2023. Cindy Gust-Jenson asked Council to notify Staff by Friday, June 16, 2023, if they would like to go on the trip.

**11. 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

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- (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*

Meeting adjourned at 3:58 pm

Minutes Approved:

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City Council Chair Darin Mano

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City Recorder

Please refer to Meeting Materials (available at [www.data.slc.gov](http://www.data.slc.gov) by selecting Public Body Minutes) 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, June 13, 2023 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.