

## MINUTES OF THE SALT LAKE CITY COUNCIL FORMAL MEETING

**TUESDAY, AUGUST 18, 2020**

The City Council of Salt Lake City, Utah, met in an electronic Formal Session on Tuesday, August 18, 2020 pursuant to 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; and Scott Crandall, Deputy City Recorder participated electronically.

The meeting was called to order at 7:04 p.m. [7:04:12 PM](#)

### **OPENING CEREMONY**

- #1. Council Member Chris Wharton will conduct the formal meetings.
- #2. [7:04:28 PM](#) Pledge of Allegiance. (A moment of silence was held while the American Flag/Anthem was displayed on the screen)
- #3. [7:05:25 PM](#) Welcome and Public Meeting rules.

### **PUBLIC HEARINGS**

Note: [7:05:50 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. [7:15:09 PM](#) Ordinance: Budget Amendment No. 1 for Fiscal Year 2020-2021**

*The Council will accept public comment about an ordinance that would amend the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2020-21. 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 Airport CARES Act grant revenue and grant funding from the U.S. Department of Justice's Coronavirus Emergency Supplemental Funding Program. [View Attachment](#)*

Councilmember Fowler moved and Councilmember Dugan seconded to close the public hearing and adopt [Ordinance 31 of 2020](#), amending the

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**Fiscal Year 2020-2021 final budget of Salt Lake City as proposed by the Administration**, which motion carried, all members voted aye (roll call).  
(B 20-8)

**#2. 7:16:08 PM Ordinance: Cumming's Subdivision Alley Vacation (730-740 West and 900 South to Genesee Avenue)**

*The Council will accept public comment and consider adopting an ordinance that would vacate an alley adjacent to properties owned by West End LLC, located at approximately 730-740 West and 900 South to Genesee Avenue in the Cumming's Subdivision. The alley was partially vacated in 1993. The current petition proposes the City vacate the remaining mid-block portion of the alley in order for West End LLC to redevelop the site. The project was recently approved to receive Redevelopment Agency (RDA) funding for a mixed-use development. The vacation will not impact vehicle or property access to property owners west of the proposed alley vacation. Petition No. PLNPCM2019-00813. [View Attachment](#)*

Councilmember Johnston moved and Councilmember Rogers seconded to **close the public hearing and defer action to a future meeting**, which motion carried, all members voted aye (roll call).

7:22:58 PM Councilmember Johnston said he wanted to revisit his prior motion because he wanted/meaned to adopt the proposal. Following a procedural discussion, the following motions were made.

7:23:50 PM Councilmember Johnston moved and Councilmember Rogers seconded to **recall the prior motion/vote to close the public hearing and defer action to a future meeting**, which motion carried, all members voted aye (roll call).

Councilmember Johnston moved and Councilmember Dugan seconded to **close the public hearing and adopt [Ordinance 32 of 2020](#)**, which motion carried, all members voted aye (roll call).  
(P 20-16)

**#3. 7:17:21 PM Ordinance: Zoning Map Amendment at Approximately 5525 and 5575 West 1730 South**

*The Council will accept public comment and consider adopting an ordinance that would rezone properties at 5525 and 5575 West 1730 South from CG (General Commercial) to M-1 (Light Manufacturing). The properties are already developed with two identical industrial buildings and occupied by tenants. The applicant has no plans to redevelop the site but would like to allow more land uses and eliminate maximum off-street parking. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2019-00726. [View Attachment](#)*

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Councilmember Johnston moved and Councilmember Dugan seconded to **close the public hearing and adopt [Ordinance 33 of 2020](#)**, which motion carried, all members voted aye (roll call).  
(P 20-12)

**#4. [7:18:29 PM](#) Ordinance: Rezone of Three Properties on 700 North (1616 West, 1632 West and 1640 West 700 North)**

*The Council will accept public comment and consider adopting an ordinance that would rezone three properties on 700 North Street (1616 West, 1632 West and 1640 West 700 North) from R-1/5000 (Single-Family Residential) to CB (Community Business). The applicant would like to consolidate the parcels and develop a commercial use on the combined site. The consolidated parcel would be approximately 50,000 square feet in size. No specific site development proposal was submitted with this request. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2019-00923. [View Attachment](#)*

Councilmember Rogers moved and Councilmember Dugan seconded to **close the public hearing and adopt [Ordinance 34 of 2020](#)**, which motion carried, all members voted aye (roll call).  
(P 20-13)

**#5. [7:19:21 PM](#) Ordinance: Rezone at 1612 West 700 North**

*The Council will accept public comment and consider adopting an ordinance that would rezone the property at 1612 West 700 North from R-1/5000 (Single-Family Residential) to CB (Community Business). The purpose of the rezone is to match the CB zoning of adjacent parcels on the same block of 700 North Street. The proposal would also accommodate future development of the property. No site development proposal has been submitted at this time and the applicant has not indicated what they plan to develop on the property. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petition No. PLNPCM2019-00986. [View Attachment](#)*

Councilmember Rogers moved and Councilmember Fowler seconded to **close the public hearing and adopt [Ordinance 35 of 2020](#)** which motion carried, all members voted aye (roll call).  
(P 20-14)

**#6. [7:20:09 PM](#) Ordinance: Rezone and Master Plan Amendment at 771 and 795 North 400 West**

*The Council will accept public comment and 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*

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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 Valdemoros seconded to **close the public hearing and defer action to a future meeting**, which motion carried, all members voted aye (roll call).  
(P 20-15)

**#7. [7:21:44 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](#)

\*Councilmember Johnston moved and Councilmember Dugan seconded to **close the public hearing and adopt an ordinance updating the Impact Fees Facilities Plan for transportation services and amend the Consolidated Fee Schedule (CFS)**, which motion carried, all members voted aye (roll call).  
(T 20-3)

**\*Note:** Due to technical difficulties with Webex, an additional public hearing was scheduled for September 1, 2020 at 7:00 p.m. to give the public an opportunity to participate in the meeting/provide comments.

**COMMENTS**

**#1. [7:10:39 PM](#)** Comments to the City Council.

**Ephraim Kum, Anthony Guzman, Luna Banuri, Rogelio Romero, and Samantha Eldridge** said they joined the meeting to just listen.

**George Chapman** spoke about transportation impact fees, significant inequities for Westside streets (ensure attention/maintenance excluding traffic calming), importance of Nine Line bridge in trail development, Granary District, and lowering barriers between the east and west sides of the City, include Foothill/Jordan River trails as part of transportation, fire code issues relating to 300 South cycle track (relax

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requirements), and digital equity issues (needing to make websites easy to load/read and consider more pocket libraries to address digital equity).

#2. [7:26:09 PM](#) Questions to the Mayor from the City Council.

There were no questions.

### **POTENTIAL ACTION ITEMS**

#1. [7:27:52 PM](#) **Resolution: Capital Improvement Program (CIP) Projects**

*The Council will consider adopting a resolution for project funding allocations in the Capital Improvement Program, which involves the construction, purchase or renovation of buildings, parks, streets or other physical structures. Generally, projects have a useful life of five or more years and cost \$50,000 or more. [View Attachment](#)*

Councilmember Fowler moved and Councilmember Valdemoros seconded to approve [Resolution 28 of 2020](#) adopting the Capital Improvement Program project-specific allocations for Fiscal Year 2020-2021 as shown on the attached Exhibit A Funding Log; and further moved that the Council requests the Administration focus on evaluating and prioritizing capital investments through an equity lens; and further moved that the Council intends to revisit the CIP process with the Administration, looking at the entire process and reaffirming the Council's commitment to the public process outlined by ordinance and Resolution 29 of 2017, continuing opportunities for constituent applications, reaffirming the Council's role in the process, and other refinements.

Councilmember Johnston asked if there was opposition from Council Members about incorporating the County's fourth-quarter cent sales tax for transportation in ongoing discussions.

Councilmember Fowler said she was not opposed to having the conversation but was concerned about putting the entire fourth-quarter cent into CIP. She said she did not know what that would look like and what was meant to be accomplished. She said if the legislative intent was to have the conversation, then she did not oppose that. Councilmember Johnston said he was also concerned about not discussing where those funds would go.

Councilmember Wharton said at this point it was just a discussion. Councilmember Fowler said she was not opposed to a friendly amendment to include that as part of the discussion if it was just an intent. Councilmember Johnston said he agreed. Councilmember Wharton said although he was ok with keeping this as an intent (for discussion), he

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did not want any misconceptions (because Council did not make changes this year), that the Council was accepting this as a process (similar to 2019-2020). He said he thought the Council made that clear to the Administration in prior discussions. Councilmember Fowler said she agreed.

Councilmember Wharton called for the question, which motion carried, all members voted aye (roll call).

(B 20-1)

### **NEW BUSINESS**

**#1. [7:33:46 PM](#) Resolution: Establishing the Commission on Racial Equity in Policing**

*The Council will consider adopting a joint resolution with Mayor Mendenhall establishing the Commission on Racial Equity in Policing.*

[View Attachment](#)

Councilmember Fowler moved and Councilmember Mano seconded to **adopt [Resolution 26 of 2020](#)**, which motion carried, all members voted aye (roll call).

Ms. Bruno said some Commission Members were listening to the meeting and wanted to recognize their presence. Councilmember Wharton welcomed Commission Members and said the Council sincerely appreciated their service and looked forward to forthcoming recommendations.

(R 20-9)

**#2. [7:36:12 PM](#) Advice and Consent: Director of the Community and Neighborhoods Department - Blake Thomas**

*The Council will consider approving the appointment of Blake Thomas as Director of the Community and Neighborhoods Department.*

[View Attachment](#)

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

(I 20-27)

### **UNFINISHED BUSINESS**

**#1. [7:37:46 PM](#) Resolution: Public Utilities Revenue Bond (WIFIA Loan) Series 2020B**

*The Council will consider adopting a resolution authorizing up to \$348,635,000 of public utilities revenue bond (Water Infrastructure Financing Innovation Act (WIFIA) loan), Series 2020B; authorizing the execution of a supplemental indenture, a loan agreement, and other*



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documents; authorizing the taking of all other necessary actions; and related matters. [View Attachment](#)

Councilmember Fowler moved and Councilmember Johnston seconded to adopt [Resolution 27 of 2020](#), which motion carried, all members voted aye (roll call).

(Q 20-3)

**CONSENT** [7:38:56 PM](#)

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

### **#1. Ordinance: Rezone and Master Plan Amendment at 261 North Redwood Road**

The Council will set the dates of Tuesday, September 15, 2020 and Tuesday, October 6, 2020 at 7:00 p.m. to accept public comment and consider adopting an ordinance that would amend the zoning map and Master Plan for a property located at approximately 261 North Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The applicant is also requesting a rezone to change the entire parcel to RMF-35 (Moderate Density Multi-Family Residential) zoning district. Currently, the property is "split zoned" RMF-35 and R-1/5,000 (Single-family Residential District). The applicant states the rezone would allow them to redevelop the site with additional housing. Future development plans have not been submitted at this time. Although the applicant has requested that the property be rezoned to RMF-35, consideration may be given to another zoning district with similar characteristics. Petition No. PLNPCM2019-01086 and Petition No. PLNPCM2019-01087. [View Attachment](#)

(P 20-19)

### **#2. Ordinance: Amendments to Chapter 18.44 Fire Prevention and International Fire Code**

The Council will set the dates of Tuesday, September 15, 2020 and Tuesday, October 6, 2020 at 7:00 p.m. to accept public comment and consider adopting an ordinance that would modify Chapter 18.44 Fire Prevention Code to provide alternatives to the "proximity to building" requirements found in Appendix D section 503.1 of the International Fire Code. The proposed changes are intended to increase fire protection methods for developments that cannot meet the proximity requirements in the current code due to the location of the property line in relation to the street. The proposal is also intended to provide some flexibility for the Salt Lake City Fire Department in administering the International Fire Code when determining the distance range that an aerial fire access

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road can be from a building. Related sections of Title 18, Buildings and Construction, may also be amended as part of this petition. Petition No. PLNPCM2019-00938. [View Attachment](#)  
(O 20-15)

**#3. Ordinance: Rezone at 989 East 900 South**

The Council will set the dates of Tuesday, September 15, 2020 and Tuesday, October 6, 2020 at 7:00 p.m. to accept public comment and consider adopting an ordinance that would rezone the east half of a property at 989 East 900 South from Residential/Business (RB) zoning district to Community Business (CB) zoning district. The property is currently "split zoned" with the west half of the property zoned CB and the east half zoned RB. The rezone to CB would make the property one consistent zone. The applicant is requesting the rezone for a potential business expansion and the existing zoning requirements are not conducive to the options they are considering. Consideration may be given to another zoning district with similar characteristics. Petition No. PLNPCM2020-00126. [View Attachment](#)  
(P 20-20)

**#4. Ordinance: Budget Amendment No. 2 for Fiscal Year 2020-2021**

The Council will set the date of Tuesday, September 1, 2020 at 7:00 p.m. to 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 2020-21. 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 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](#)  
(B 20-9)

**#5. Board Appointment: Housing Trust Fund Advisory Board - Scott Cuthbertson**

The Council will consider approving the appointment of Scott Cuthbertson to the Housing Trust Fund Advisory Board for a term ending December 25, 2023. [View Attachment](#)  
(I 20-14)

**#6. Board Appointment: Community Development and Capital Improvement Programs Advisory Board (CDCIP) - Elke Opsahl**

The Council will consider approving the appointment of Elke Opsahl to the CDCIP Advisory Board for a term ending June 5, 2023. [View Attachment](#)  
(I 20-21)



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**#7. Board Appointment: Community Development and Capital Improvement Programs Advisory Board (CDCIP) - Jason Motley**

*The Council will consider approving the appointment of Jason Motley to the CDCIP Advisory Board for a term ending June 5, 2023. [View Attachment](#)*

(I 20-21)

**#8. Board Reappointment: Community Development and Capital Improvement Programs (CDCIP) Advisory Board - Brooke Young**

*The Council will consider approving the reappointment of Brooke Young to the CDCIP Advisory Board for a term ending June 6, 2022. Brooke is replacing At Large member Thaddeus Schulte, who resigned July 23, 2020. [View Attachment](#)*

(B 20-21)

**#9. Board Reappointment: Human Rights Commission - Jason Wessel**  
*The Council will consider approving the reappointment of Jason Wessel to the Human Rights Commission for a term ending December 25, 2023. [View Attachment](#)*

(I 20-20)

**#10. Board Reappointment: Human Rights Commission - Wisam Khudhair**  
*The Council will consider approving the reappointment of Wisam Khudhair to the Human Rights Commission for a term ending December 25, 2023. Wisam is replacing At Large member Mailee Yang, who resigned June 26, 2020. [View Attachment](#)*

(I 20-20)

**#11. Board Reappointment: Mosquito Abatement District - Carlton Christensen**

*The Council will consider approving the reappointment of Carlton Christensen to the Mosquito Abatement District Board for a term ending December 31, 2024. This is a Council-appointed position, therefore an Administrative Recommendation letter is not included.*

(I 20-3)

The meeting adjourned at 7:40 p.m.

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Council Chair

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City Recorder

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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 August 18, 2020.

SC