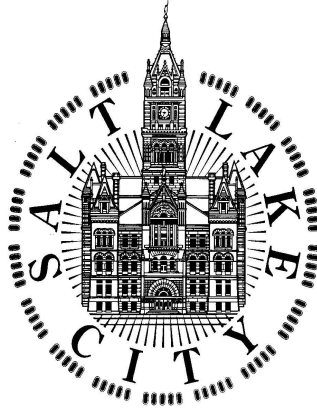




SALT LAKE CITY COUNCIL AGENDA

WORK SESSION

December 2, 2025

Tuesday 2:00 PM

Council meetings are held in a hybrid meeting format. Hybrid meetings allow people to [join online](#) or in person at the City & County Building. Learn more at www.slccouncil.com/agendas.

Council Work Room
451 South State Street, Room 326
Salt Lake City, UT 84111
SLCCouncil.com

7:00 pm Formal Meeting
Room 315
(See separate agenda)

[Welcome and public meeting rules](#)

In accordance with State Statute and City Ordinance, the meeting may be held electronically. After 5:00 p.m., please enter the City & County Building through the main east entrance.

The Work Session is a discussion among Council Members and select presenters. The public is welcome to listen. Items scheduled on the Work Session or Formal Meeting may be moved and / or discussed during a different portion of the Meeting based on circumstance or availability of speakers.

The Website addresses listed on the agenda may not be available after the Council votes on the item. Not all agenda items will have a webpage for additional information read associated agenda paperwork.

Generated: 10:55:48

Note: Dates not identified in the project timeline are either not applicable or not yet determined. Item start times and durations are approximate and are subject to change.

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, wildfire mitigation, 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

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

2. Informational: Reviewing Household Occupancy Definitions ~ 2:15 p.m.
25 min.

The Council will receive a briefing and provide direction on options to update and expand the definition of family in zoning code as it relates to the number of unrelated people permitted to live in one home. The Council recently declared an intent to increase or eliminate the current maximum number as part of the City's work to improve access to affordable housing.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

3. Tax Equity and Fiscal Responsibility Act Public Hearing for Sky Harbour Hangar Development ~ 2:40 p.m.
20 min.

The Council will receive a briefing on the Sky Harbour hangar development on the east side of the Salt Lake City International airport that consists of the development of an aircraft storage facility situated on 8.4 acres and will include four box hangars. The project would be funded through a tax-exempt private activity bond (PAB) issued by the Public Finance Authority of Wisconsin. The development entails no financial liability for Salt Lake City, but Federal regulations for tax-exempt PABs require the Council to hold what is known as a TEFRA (Tax Equity and Fiscal Responsibility Act) public hearing on

this proposal. No other Council action is required.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - Tuesday, November 25, 2025

Hold hearing to accept public comment - Tuesday, December 9, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

**4. Informational: Salt Lake Valley Landfill Proposed Budget 2026 ~ 3:00 p.m.
25 min.**

The Council will receive a briefing about the proposed budget for the Salt Lake Valley Solid Waste Management Facility, which is included in the annual budget process for Salt Lake County. Following their public comment period, the County Council is expected to adopt their final budget in early December.

For more information visit <https://www.saltlakecounty.gov/finance/budget/budget-documents/>.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

**5. Tentative Break ~ 3:25 p.m.
20 min.**

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

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action -

**6. Resolution: Valley Behavioral Health Public Benefit Analysis ~ 3:45 p.m.
20 min.**

The Council will receive a briefing about a resolution authorizing the release of Salt Lake City's reversionary interest in the property currently owned by Valley Behavioral Health at 107 South 800 West. The release would allow for the development of Saltair Lofts, a 68-unit permanent supportive housing project. It would also be executed in exchange for

a 50 year Restrictive Use Agreement preserving certain public benefits, most notably, including helping to ensure all units are affordable permanent supportive housing for formerly homeless individuals.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - Tuesday, November 25, 2025

Hold hearing to accept public comment - Tuesday, December 9, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, December 9, 2025

7. **Ordinance: Budget Amendment No.3 for Fiscal Year 2025-26** ~ 4:05 p.m.
30 min.

The Council will receive a briefing about Budget Amendment No.3 for the Fiscal Year 2025-26 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 three grants. The first grant would fund license plate reader cameras on major roads to enhance public safety and reduce crime. The second grant would fund the removal of hazardous vegetation from the Jordan River riverbed, banks, and canopy. The third grant would fund expenses relating to homeless shelters, including salary and benefits for existing police officers to maintain public safety in areas surrounding shelters.

For more information visit tinyurl.com/SLCFY26.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - Tuesday, November 25, 2025

Hold hearing to accept public comment - Tuesday, December 9, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, December 9, 2025

8. **Ordinance: RMF-35 and RMF-45 Multi-Family Zoning District Text Amendment Follow-Up** ~ 4:35 p.m.
20 min.

The Council will receive a follow-up briefing about a proposal that would amend various sections of Title 21A of the *Salt Lake City Code* related to RMF-35 (Moderate Density Multi-Family Residential District) to RMF-45 (Moderate Density Multi-Family Residential District). As part of the proposal, a small number of RMF-35 properties would be changed to RMF-45. The proposal aims to remove barriers to new housing developments and facilitate compatible infill within the City's moderate-density neighborhoods. These proposed updates introduce design standards for new development, reduce minimum lot size requirements, eliminate lot width minimums, permit multiple buildings per lot, and offer a density bonus for preserving existing

housing units. Other sections of Title 21A may also be amended as part of this petition.

For more information visit <https://tinyurl.com/RMFZoneUpdates>.

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

Briefing - Tuesday, October 7, 2025 and Tuesday, December 2, 2025

Set Public Hearing Date - Tuesday, October 21, 2025

Hold hearing to accept public comment - Tuesday, November 18, 2025 at 7 p.m.

TENTATIVE Council Action - Tuesday, December 9, 2025

9. Ordinance: Consolidated Fee Schedule Corrections – Public Utilities Follow-Up ~ 4:55 p.m.
20 min.

The Council will receive a follow-up briefing about an ordinance amending the Salt Lake City Consolidated Fee Schedule (CFS). During the budget process for fiscal year 2025-26, the CFS was updated with several changes. After the schedule was approved and adopted by the Council, Departments noticed errors and omissions that needed to be corrected. The changes include adding the Title "Fire Lines" and the Description "Per Inch" to one of the rate tables in the CFS for Public Utilities.

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

Briefing - Tuesday, September 16, 2025, Tuesday, October 14, 2025, Tuesday, November 25, 2025, and Tuesday, December 2, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, December 9, 2025

10. Board Appointment: Citizens Compensation Advisory Committee - David Warnock ~ 5:15 p.m.
5 min.

The Council will interview David Warnock, resident of Davis County, prior to considering appointment to the Citizens Compensation Advisory Committee (CCAC) for a term ending December 2, 2029.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, December 2, 2025

11. Board Appointment: Metropolitan Water District Board – Ralph Becker ~ 5:20 p.m.
5 min.

The Council will interview Ralph Becker, resident of District 2, prior to considering appointment to the Metropolitan Water District Board for a term ending December 2, 2029.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, December 2, 2025

12. Board Appointment: Metropolitan Water District Board – Daniel Salmon ~ 5:25 p.m.
5 min.

The Council will interview Daniel Salmon, resident of District 1, prior to considering appointment to the Metropolitan Water District Board for a term ending December 2, 2029.

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

Briefing - Tuesday, December 2, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, December 2, 2025

Standing Items

13. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

14. 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.

15. 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.
- 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.

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Wednesday, November 26, 2025, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

KEITH REYNOLDS
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.