



SALT LAKE CITY COUNCIL AGENDA

FORMAL MEETING

December 9, 2025

Tuesday 7:00 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 tinyurl.com/SLCCouncilMeetings.

Council Chambers
451 South State Street, Room 315
Salt Lake City, UT 84111
SLCCouncil.com

CITY COUNCIL MEMBERS:

Chris Wharton, Chair

[District 3](#)

Alejandro Puy, Vice Chair

[District 2](#)

Victoria Petro

[District 1](#)

Eva Lopez Chavez

[District 4](#)

Darin Mano

[District 5](#)

Dan Dugan

[District 6](#)

Sarah Young

[District 7](#)

Generated: 16:00:15

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

WELCOME AND PUBLIC MEETING RULES

A. OPENING CEREMONY:

1. Council Member Chris Wharton will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. Recognition of Darin Mano for his service as Council Member for District 5 from January 2020 to December 2025.

B. PUBLIC HEARINGS:

1. Tax Equity and Fiscal Responsibility Act Public Hearing for Sky Harbour Hangar Development

The Council will accept public comment 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

Staff Recommendation - Close the Public Hearing.

2. Ordinance: Budget Amendment No.3 for Fiscal Year 2025-26

The Council will accept public comment and consider adopting an ordinance amending the final budget of Salt Lake City, including the employment staffing document for 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

Staff Recommendation - Refer to motion sheet(s).

3. Resolution: Valley Behavioral Health Public Benefit Analysis

The Council will accept public comment and consider 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

Staff Recommendation - Refer to motion sheet(s).

C. POTENTIAL ACTION ITEMS:

1. Ordinance: RMF-35 and RMF-45 Multi-Family Zoning District Text Amendment

The Council will consider adopting an ordinance 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. Petition No.: PLNPCM2024-01388.

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

Staff Recommendation - Refer to motion sheet(s).

D. COMMENTS:

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

E. NEW BUSINESS:

1. **Ordinance: Enacting Temporary Zoning Regulations - Volunteers of America Youth Resource Center**

The Council will consider adopting an ordinance enacting a temporary zoning regulation authorizing the Volunteers of America Youth Resource Center at approximately 888 South 400 West to increase the maximum capacity up to fifty individuals, as long as the maximum occupancy meets building and fire code safety standard, for up to 180 days.

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

Briefing - Tuesday, December 9, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a
TENTATIVE Council Action - Tuesday, December 9, 2025

Staff Recommendation - Suspend the rules and consider motions.

F. UNFINISHED BUSINESS:
NONE.

G. CONSENT:

1. Ordinance: Consolidated Fee Schedule Corrections – Public Utilities

The Council will set the date of Tuesday, January 13, 2026 at 7 p.m. to accept public comment and consider adopting 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 - Tuesday, December 9, 2025

Hold hearing to accept public comment - Tuesday, January 13, 2026 at 7 p.m.

TENTATIVE Council Action - Tuesday, January 20, 2026

Staff Recommendation - Set date.

2. Board Appointment: Historic Landmark Commission – Mark McGrath

The Council will consider approving the appointment of Mark McGrath, resident of District 7, to the Historic Landmark Commission for a term ending December 9, 2029.

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

Briefing - Tuesday, December 9, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, December 9, 2025

Staff Recommendation - Approve.

H. ADJOURNMENT:

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Thursday, December 4, 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.