



SALT LAKE CITY COUNCIL

AGENDA

WORK SESSION

February 17, 2026

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.slcc.gov/council/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)

CITY COUNCIL MEMBERS:

Alejandro Puy, Chair District 2	Erika Carlsen, Vice Chair District 5
Victoria Petro District 1	Chris Wharton District 3
Dan Dugan District 6	Eva Lopez Chavez District 4
	Sarah Young District 7

The Work Session is a discussion among Council Members and select presenters. The public is welcome to listen. Items scheduled on the Work Session 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.

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[Welcome and public meeting rules](#)

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. Ordinance: Sugar House Hotel Master Plan and Zoning Map Amendments at Approximately 2111 South 1300 East** ~ 2:00 p.m.
25 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties at approximately 2111 South 1300 East from MU-3 (Mixed-Use 3 District) to MU-8 (Mixed-Use 8 District). The proposal would also amend the Sugar House Community Master Plan Future Land Use Map from Mixed Use-Low Intensity to Business District Mixed-Use – Town Center Scale. The proposed amendments would allow the developer to build a hotel on the currently vacant site. The property is approximately .80 acres in size and abuts the northwest corner of Sugar House Park. The property has historically been privately owned and is not a part of the Sugar House Park property. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 7. Petitioner: John Potter with Magnus Commercial Properties, representing the property owner.

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

Briefing - Tuesday, February 17, 2026

Set Public Hearing Date - Tuesday, March 10, 2026

Hold hearing to accept public comment - Tuesday, March 24, 2026 at 7 p.m.

TENTATIVE Council Action - Tuesday, April 7, 2026

- 2. Ordinance: Master Plan and Zoning Map Amendment at Approximately 527, 537, and 539 South 400 East** ~ 2:25 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties at approximately 527, 537 and 539 South 400 East from RMF-45 (Moderate/High Density Multi-Family Residential District) to MU-5 (Mixed-Use 5 District). The proposal would also amend the Central Community Master Plan Future Land Use Map from Medium-High Density Residential to High-Density Mixed-Use. The proposed amendments would allow the developer to build a five-story residential building with ground-floor commercial space to complement the neighboring property to the north under the same ownership. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 4. Petitioner: Russ Poulsen with Thrive Development, the property owner.

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

Briefing - Tuesday, February 17, 2026

Set Public Hearing Date - Tuesday, February 17, 2026

Hold hearing to accept public comment - Tuesday, March 10, 2026 at 7 p.m.

TENTATIVE Council Action - Tuesday, March 24, 2026

3. Ordinance: Recurring Nuisance Properties Follow-Up ~ 2:45 p.m.
30 min.

The Council will receive a follow-up briefing about a proposal that would amend Title 11 of the *Salt Lake City Code* pertaining to nuisance private property. The proposal is intended to address persistent nuisance activity occurring on private properties and at commercial businesses where owners have failed to take proactive steps to curb illegal or disruptive conduct, including unruly parties, gatherings, and events on their premises.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, September 9, 2025, Tuesday, October 14, 2025, and Tuesday, February 17, 2026
Set Public Hearing Date - Tuesday, February 17, 2026
Hold hearing to accept public comment - Tuesday, March 10, 2026 at 7 p.m.
TENTATIVE Council Action - Tuesday, March 24, 2026

4. Informational: Expanding Housing Options Zoning Text Amendment Update ~ 3:15 p.m.
20 min.

The Council will receive a briefing on a proposed zoning text amendment called Expanding Housing Options, which was initiated through a Council legislative action. The proposal would include various updates and create a new permitted land use called Small Lot Dwelling in the R-1, R-2, and SR1-A zoning districts. The proposal would also modify flag lot standards.

For more information and to share your input visit <https://bit.ly/SLChousingoptions>.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, February 17, 2026
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - n/a

5. Ordinance: Zoning Map Amendment at Approximately 2260, 2270, and 2290 East 1300 South ~ 3:35 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning of properties at approximately 2260, 2270 and 2290 East 1300 South from R-1-7000 (Single Family Residential District) to MU-3 (Mixed Use 3 District). The proposal is intended to allow for a portion of a 26-unit residential development, which includes eight townhomes and 18 condominiums. Currently the property contains existing single-family dwellings. 10% of the units are proposed to be set aside as affordable units for buyers who meet 80% of the Area Medium Income (AMI) as the proposed community benefit. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 6. Petitioner: J-Development, LLC, representing the property owner.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, February 17, 2026
Set Public Hearing Date - Tuesday, March 10, 2026
Hold hearing to accept public comment - Tuesday, March 24, 2026 at 7 p.m.
TENTATIVE Council Action - Tuesday, April 7, 2026

6. **Tentative Break** ~ 3:55 p.m.
20 min.

7. **Informational: Downtown Alliance Planning and Support for 2027 Temple Open House** ~ 4:15 p.m.
30 min.

The Council will receive a briefing from the Downtown Alliance about the planned support during the 2027 Salt Lake Temple Square Open House.

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

Briefing - Tuesday, February 17, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

8. **Informational: Capitol Hill Community Plan Update** ~ 4:45 p.m.
20 min.

The Council will receive a briefing from the Planning Division about an update to the Capitol Hill Community Plan. The briefing will include an understanding of the scope of work, project timeline, any barriers that may impact the process and give input on the public engagement process, stakeholders, and provide other information that may help the project. This briefing provides the Council an opportunity to provide input on the public engagement process, stakeholders, and other information relevant to the project.

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

Briefing - Tuesday, February 17, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

9. **Informational: Wasatch Front Transit to Trails Program** ~ 5:05 p.m.
20 min.

The Council will receive a briefing from Utah Open Lands (UOL) on the Wasatch Front Transit to Trails program. The Transit to Trails program was first piloted in 2022 designed to shuttle Nordic skiers to the Bonanza Flat Conservation Area. The service was expanded for three years before becoming a permanent offering in the Park City transit system in Summer 2025. Throughout this process, users have requested a Wasatch Front expansion of the program.

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

Briefing - Tuesday, February 17, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

10. Informational: Council Communications Performance Report ~ 5:25 p.m.
20 min.

The Council will receive a briefing on the July – December 2025 Communications Performance Report, including performance data across websites, email and social media channels. The presentation will review progress toward increasing public awareness, strengthening engagement and improving accessibility, and will discuss strategic planning efforts moving forward.

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

Briefing - Tuesday, February 17, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

11. Board Appointment: Planning Commission – Anna Sullivan ~ 5:45 p.m.
5 min.

The Council will interview Anna Sullivan, resident of District 1, prior to considering appointment to the Planning Commission for a term ending February 17, 2030.

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

Briefing - Tuesday, February 17, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, February 17, 2026

Standing Items

12. Report of the Chair and Vice Chair

Report of the Chair and Vice Chair

13. 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.

14. Tentative Closed Meeting

The Council will consider a motion to enter into closed meeting. A closed meeting described under Utah Code Annotated (UCA) Section §52-4-205 may be held for specific purposes including, but not limited to discussing:

- 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 February 13, 2026, 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.