

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, November 18, 2025

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, November 18, 2025.

The following Council Members were present:

Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Victoria Petro, Eva Lopez Chavez

Present Legislative Leadership:

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director

Present Administrative Leadership:

Rachel Otto – Chief of Staff, Megan Yuill – Deputy Chief Administrative Officer

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Stephanie Elliott – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Brian Fullmer – Public Policy Analyst, Sylvia Richards – Public Policy Analyst, Michael Sanders – Budget & Policy Analyst, Akshay Wuppuluri – Constituent Liaison Support

The meeting was called to order at 7:06 p.m.

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A. OPENING CEREMONY:

1. Council Member Sarah Young will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. The Council will approve the work session meeting minutes of September 2, 2025, as well as the formal meeting minutes of June 10, 2025, July 8, 2025, and September 9, 2025.

Motion:

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to approve the September 2, 2025, work session meeting minutes and the June 10, 2025, July 8, 2025, and September 9, 2025, formal meeting minutes.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

5. The Council will consider adopting a joint ceremonial resolution with Mayor Mendenhall recognizing Nov. 12–19 as Transgender Awareness Week and Nov. 20 as Transgender Day of Remembrance in Salt Lake City.

Summary:

Council Member Lopez Chavez read the resolution.

David Torrey, on behalf of the Utah Trans Coalition, and **Dallas Reavis**, on behalf of the Glitter Foundation, thanked Salt Lake City for the recognition and for its acceptance of all members of the community. Dallas Reavis invited the community to visit the transgender memorial at 200 East 100 South in remembrance of affected individuals.

Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to adopt Resolution 36 of 2025, recognizing Transgender Awareness Week and Transgender Day of Remembrance in Salt Lake City.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

6. The Council will recognize Maria Garciaz for her service as Executive Director of NeighborWorks.

Summary:

Council Members individually thanked Maria Garciaz for her community involvement, service, and for the legacy she left behind for others to follow.

Maria Garciaz thanked the Council and Salt Lake City for the opportunity to serve the community.

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B. PUBLIC HEARINGS:

Items B1 and B2 will be heard as one public hearing.

1. Grant Application: Innovative Finance and Asset Concession Grant Program

The Council will accept public comment for a grant application request from the Transportation Department to the Department of Transportation. If awarded, the grant would fund the Sugar House Station Area into a finance-ready, mixed-use, transit-oriented development (“TOD”) district.

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 - Tuesday, November 18, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

See item B2 for minutes.

**2. Grant Application: Fiscal Year 2024 COPS Technology and Equipment Program
Invitational Solicitation Grant**

The Council will accept public comment for a grant application request from the Police Department to the United States Department of Justice (DOJ), Office of Community Oriented Policing Services (COPS Office). If awarded, the grant would fund the purchase of License Plate Reader (LPR) cameras.

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 - Tuesday, November 18, 2025 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

Summary:

Silvia Richards introduced items B1 and B2.

Public Comments:

MJ Powell spoke on Item B2, requesting transparency on camera locations, system costs, data access, and asked the Council to include stricter data privacy and other regulations in the grant to protect public safety.

Motion:

Moved by Council Member Puy, seconded by Council Member Lopez Chavez to close the public hearing and refer items B1 and B2 to a future Consent Agenda.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

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

The Council will accept public comment and consider approving 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

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 2, 2025

Staff Recommendation - Refer to motion sheet(s).

Summary:

Brian Fullmer introduced the item.

Public Comments:

Lauren Cole, on behalf of Wasatch Advocates for Livable Communities, spoke in support of the updates and stated that current zoning laws restrict community development.

Cindy Cromer stated concerns about the ordinance's impact on historic districts and called for greater detail in outlining community benefits, including more affordable, accessible, single-family housing.

Jim Jenkins, Chair of the Greater Avenues Community Council Land Use Board, spoke on the mixed-use language regarding historic districts that would cause future issues with certifying properties as federal historic landmarks.

Harold Woodruff spoke about multi-family design standards in the amendment that negatively affected current developments for First Step House and proposed updated language to allow a connection between two buildings subject to specific regulations.

Shawn McMillen, Executive Director of First Step House, requested updated design standards to enable connections between buildings within the same development, allowing shared support services and security across both buildings, ultimately benefiting the community while lowering costs for the non-profit.

Matty Sudweeks spoke in support, stating the amendments would help build community safety and allow residents to remain in the city.

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Turner Bitton (Director of Wasatch Advocates for Livable Communities) spoke in support of the amendments and stated that the updates would create more affordable housing throughout the community.

Chris Metts requested further review of the amendments' impact on existing buildings and housing before adopting.

Matt Sadauckas was called to speak, but was not present.

Mohith Reppale (Board Member of Wasatch Advocates for Livable Communities) spoke in support of the amendments, stating that the updates were needed to enable affordable housing and community development.

Council Remarks:

Council Member Puy spoke on the amendments and recognized the need to address current restrictions to enable more housing and community development.

Council Member Wharton recognized the need to review First Step House questions and requested further discussion before adoption.

Motion:

Moved by Council Member Wharton, seconded by Council Member Puy to close the public hearing and defer action to a future council meeting.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

4. Ordinance: Wildland Urban Interface Fire Code Text Amendment

The Council will accept public comment and consider an ordinance that would adopt the Wildland Urban Interface (WUI) Fire Code, a state fire code that the City is required to adopt, along with a map that shows where the WUI Fire Code would apply. The proposal would also amend Title 21A of the *Salt Lake City Code* to give precedence to the adopted WUI Code where it conflicts with regulations, with the exception of the Riparian Corridor Overlay. The WUI code regulates certain building materials, construction requirements, building separation, and landscaping provisions to reduce the risk of fire.

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

Briefing - Tuesday, October 21, 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, November 25, 2025

Staff Recommendation - Refer to motion sheet(s).

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Summary:

Michael Sanders introduced the item.

Public Comments:

Ian McCubbin spoke against the WUI Fire Code and urged the Council to review the proposed zones and their impact on the residential properties.

Council Remarks:

Council Member Wharton recognized the community's concerns and committed to continued improvement in fire safety and preparedness.

Motion:

Moved by Council Member Puy, seconded by Council Member Mano to close the public hearing and adopt Ordinance 68 of 2025, Wildland Urban Interface Fire Code Text Amendment.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

C. POTENTIAL ACTION ITEMS:

1.

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

The Council will consider 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 funding for the Youth & Family Division in support of YouthCity afterschool programs, funding for the National League of Cities Annual Cities Summit being held in November in Salt Lake City, funding for the Inland Port Authority to help fund the expansion of the Trainfo system, funding for additional Green Bike stations, and grant funding to support victims of violent crimes, among other items.

For more information visit tinyurl.com/SLCFY26.

Motion:

Moved by Council Member Dugan, seconded by Council Member Puy to adjust item A3 – Elected Officials Transition Costs from \$45,000 to \$14,440, adopt Ordinance 69 of 2025, including item A3 and the remaining items in the budget amendment as proposed by the administration, including the Scrivener's error correction on item G2 – VOCA Grant Victim Services Police Department, and close the budget amendment.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Dugan, seconded by Council Member Petro to adopt a legislative intent to request that the administration develop a formal policy that clearly

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defines when and how private donations should be accepted for CIP projects. It was the Council's desire that said policy include evaluation criteria and approval procedures. Ongoing maintenance of the asset(s) purchased or constructed with said donations should be considered in relation to their benefit(s).

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

2.

Ordinance: Zoning Text Amendment Public Lands (PL) and Street Vacation - West High School

The Council will consider adopting the proposed Text Amendment and Street Vacation ordinances at approximately 240 West 200 North, related to the reconstruction of West High School. The proposed changes include:

Zoning Text Amendment: The amendments alter building height restrictions, buffering requirements, and allowed uses. This would apply to all PL zoning districts. Additionally, new construction would be exempt from review associated with the Historic Preservation Overlay District. Petition No.: PLNPCM2025-00320.

Street Vacation: Street vacation for a 130-foot-wide and 530-foot-long portion of 200 North between 300 West and 200 West, which is currently incorporated into West High School's campus. This application would vacate public ownership and interest of a portion of the street. Petition No.: PLNPCM2025-00321.

For more information visit <https://tinyurl.com/2fdcepz>.

Council Remarks:

Council Member Wharton thanked the community for their input, stating Salt Lake City was able to address concerns, such as the one-way exit onto 300 West to allow students to exit without interfering with 200 West, and the installation of security gates to prohibit unauthorized parking.

Motion:

Moved by Council Member Puy, seconded by Council Member Petro to adopt Ordinances 55 and 55B of 2025, amending the K-12 public school development standards and vacating a portion of 200 North between 300 West and 200 West.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

D. COMMENTS:

1. Questions to the Mayor from the City Council.

There were no questions for 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.)

Public Comments:

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Ian McCubbin stated concern about the Wildland Urban Interface Fire Code Ordinance adopted earlier in the meeting and urged the Council to review its impacts on residents.

Will Jamison was called to speak, but was not present.

MJ Powell stated concern regarding Salt Lake City's involvement with federal law enforcement.

David Waldman raised concerns about the Department of Public Utilities' adherence to city processes and asked the Council to review the department's procedures for compliance and fairness.

Colin Kingsbury thanked the Council and Mayor for their work on the West High School Development to lessen impacts on surrounding neighborhoods.

Ingrid Baumgardner expressed concern about the new sewer and water rate fee structure, stating that the Towne Park Condominiums' water bill increased by over 100%, and requested a review of the new rates to ensure fairness for property owners.

Keller Higbee expressed concern about the new sewer and water rate fee structure, noting that rising costs were negatively affecting all residents, especially those on fixed incomes who could not afford extra costs each month.

Jonathan Mark spoke about the utility rate increases affecting residents and requested collaboration with the Council to address community concerns about increased fees.

Council Remarks:

Council Member Young stated that city staff members were available to meet with residents who raised concerns about increased utility bills to share information after the formal meeting adjourned.

E. NEW BUSINESS:
NONE.

F. UNFINISHED BUSINESS:

- 1. Resolution: Station Area Plan Exception**
The Council will consider adopting a resolution that would support an exception from Utah Code adopting six Station Area Plans (SAPs). Utah Code requires the City to adopt SAPs for all fixed guideway public transit stations within the City or within a half mile of the City boundary. Utah Code provides exceptions to the SAP requirements when conditions are met. The six stations that the City is required to produce a SAP for, but for various reasons it is impracticable to do so, include the Airport, Stadium, Central Campus, Fort Douglas, University of Utah Medical Center, and River Trail (located in West Valley City, but some portions of the half mile radius is within Salt Lake).

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Motion:

Moved by Council Member Dugan, seconded by Council Member Lopez Chavez to adopt Resolution 38 of 2025, recognizing the impracticability findings for certain transit station area plans so that the City may request a Wasatch Front Regional Council exception for said station area plans.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

G. CONSENT:

1.

Ordinance: Parking Dimensions and Off-Street Parking Standards Manual Update

The Council will set the date of Tuesday, December 2, 2025 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* relating to parking dimensions and off-street parking standards. The proposal would clarify driveway parking eligibility for single-family, two-family, and townhome-type dwellings, expand tandem parking allowances, and update parking space dimensions to align with current engineering standards. The proposed changes will align the City parking requirements with S.B. 181 and H.B. 368. Other sections of Title 21A may also be amended as part of this petition. Petition No.: PLNPCM2025-00358.

2.

Ordinance: Water Conservation and Land Use Element-General Plan Amendment to Plan Salt Lake

The Council will set the date of Tuesday, December 2, 2025 at 7 p.m. to accept public comment and consider an ordinance that would adopt the plan Water Conservation and Land Use Planning. The proposal would formally integrate the City's land use plans with the City's 2022 Water Master Plan. The proposal would also update the City's General Plan to comply with Utah State Code 10-9a-403, which mandates the inclusion of a water element in Plan Salt Lake by December 31, 2025. This proposal is citywide. Petition No.: PLNPCM2025-00481.

3.

Resolution: 2025 Water Conservation Plan

The Council will set the date of Tuesday, December 2, 2025 at 7 p.m. to accept public comment and consider a resolution that would adopt the 2025 Water Conservation Plan. The updated plan was developed in accordance with the State's Conservation Plan Act, as well as other State, federal, and industrial guidelines. It includes estimates of water supply and demand, analysis of historical water use, and establishes 5-, 10-, and 40-year water conservation goals. The plan also outlines programs to achieve these goals and details a communications and outreach strategy to support implementation.

4.

Board Appointment: Library Board – Janice Kimball

The Council will consider approving the appointment of Janice Kimball, resident of District 5, to the Library Board for a term ending June 30, 2028.

5.

Board Appointment: Parks, Natural Lands, Urban Forestry, and Trails (PNUT) Advisory Board - Thomas Merrill

The Council will consider approving the appointment of Thomas Merrill, resident of District 4, to the PNUT Board for a term ending November 18, 2028.

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6. **Board Appointment: Parks, Natural Lands, Urban Forestry, and Trails (PNUT) Advisory Board - Austin Whitehead**
The Council will consider approving the appointment of Austin Whitehead, resident of District 5, to the PNUT Board for a term ending November 18, 2028.
7. **Board Appointment: Parks, Natural Lands, Urban Forestry, and Trails (PNUT) Advisory Board - Christian Chavez**
The Council will consider approving the appointment of Christian Chavez, resident of District 4, to the PNUT Board for a term ending November 18, 2028.
8. **Board Reappointment: Bicycle Advisory Committee – Laura Lewis**
The Council will consider approving the reappointment of Laura Lewis, resident of Salt Lake County, to the Bicycle Advisory Committee for a term ending November 18, 2028.
9. **Board Reappointment: Parks, Natural Lands, Urban Forestry, and Trails (PNUT) Advisory Board – Meridith Benally**
The Council will consider approving the reappointment of Meridith Benally, resident of Salt Lake County, to the PNUT Board for a term ending November 18, 2028.

Motion:

Moved by Council Member Wharton, seconded by Council Member Lopez Chavez to approve the Consent Agenda. .

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

H. ADJOURNMENT:

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Meeting adjourned at 8:28 p.m.

Minutes Approved: March 24, 2026

City Council Chair – Alejandro Puy

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.slc.gov> by selecting City Council Meeting Information) 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 Formal meeting held Tuesday, November 18, 2025 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.