

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, December 2, 2025

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, December 2, 2025.

The following Council Members were present:

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

Present Legislative leadership:

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director, Nick Tarbet – Deputy Director

Present Administrative leadership:

Mayor Erin Mendenhall, Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer, Lindsey Nikola – Deputy Chief of Staff, Megan Yuill – Deputy Chief Administration Officer

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Caitlin Carlino – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Scott Corpany – Staff Assistant, Brian Fullmer – Public Policy Analyst, Nick Norris – Planning Director, Tammy Hunsaker – Director of Community and Neighborhoods, Kristina Gilmore – Planning Manager, Laura Briefer – Public Utilities Director, Sylvia Richards – Public Policy Analyst, Austin Kimmel – Public Policy Analyst, Aaron Barlow – Senior Planner, Bill Wyatt – Executive Director of Airports, Brian Butler – Airport Chief Financial Officer, Michael Sanders – Public Policy Analyst, Debbie Lyons – Sustainability Director, Mike Akerlow – Deputy Director of Community Services, Greg Cleary – Budget Director, Andrew Reed – Deputy Budget Director, Jacob Jorgensen – Financial Analyst, Craig Weinheimer – Civil Enforcement Supervisor, Mary Beth Thompson – Chief Financial Officer

The meeting was called to order at 2:08 p.m.

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

This item was postponed to a future meeting.

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

Summary:

Brian Fullmer provided an introduction. Nick Norris, alongside Craig Weinheimer, presented the legislative intent and contextual information surrounding the household occupancy definitions. Three possible Council actions were presented:

- Option 1: Maintain the current family definition but increase the number of unrelated people living together to five, not addressing issues with current code
- Option 2: Increase the number of unrelated people in a household to five and allow a combination of family types, not addressing the issue of determining whether residents are related

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- Option 3: Remove the occupant limit, not differentiating between related and unrelated people living together

Council Members and staff discussed whether the definition should account for the number of bedrooms and/or bathrooms rather than number of individuals, and general support for the third and least strict option but with stipulation to include possible enforcement tools in order to avoid overcrowding in a home.

Straw Poll:

Support for Option 3, with all Council Members present in favor. Council Members Young and Lopez Chavez were absent.

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

Summary:

Nick Tarbet provided the introduction. Bill Wyatt presented the item and outlined current efficiency challenges at the Salt Lake City International Airport due to a large number of small aircraft, plans for hangar development on the east side of the airport which would alleviate this issue, and the preference for constructing larger hangars rather than smaller ones. Brian Butler described the financial and operational advantages of Salt Lake City partnering with Sky Harbour.

Eric Stolpman (Senior Vice President, Sky Harbour Group) provided an overview of the company and outlined anticipated public benefits, including direct and indirect revenue to Salt Lake City with no financial obligation/risk, private investment that would revert to the City at the end of the ground lease, job creation and retention, reduced noise

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from newer aircraft models, and corporate social responsibility efforts such as paid aviation internships for local and underserved residents.

Council Members and staff discussed how the development of Sky Harbour hangars could reduce overall flight activity and air pollution and improve operational efficiency at the Salt Lake International Airport, and confirmed that the return of the revenues to the General Operating Fund of the airport was a public benefit.

Council Requests:

Council Member Dugan requested annual projections of reduction in noise pollution, air pollution and traffic due to estimated reduction in flights. Eric Stolpman said that information would be provided.

Council Member Young arrived during this agenda item.

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

The Council will receive an 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

Summary:

Michael Sanders and Debbie Lyons provided an introduction.

Lisa Hartman (Associate Deputy Mayor, Salt Lake County) presented the item and outlined projected 2026 budget of \$21 million and anticipated revenue of \$22.2 million, inclusion in those estimates, planned rate increases for services and products, and proposed fund balance expenditures. Lisa Hartman also expressed appreciation for the partnership with Salt Lake City and noted that the City's waste-disposal rate would not increase from \$29 per ton.

Council Members and staff discussed:

- Updated projections for landfill capacity, noting the anticipated fill date had shifted from 40 years to 50 years due to improved waste-disposal efficiencies

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and the opening of the Trans-Jordan Landfill facility, which was expected to reduce system pressure

- The “tipping fee” associated with materials collected throughout the city and along roadways
- The value of garbage sorting enforcement
- Ongoing outreach efforts
- Salt Lake City’s recycling contamination rate being among the lowest in the country and generating revenue

Council Requests:

Council Member Petro requested a review of emergency response and relief dump fee waivers, noting that past emergencies revealed barriers to timely cleanup. Lisa Hartman stated that formal approval would be required for any fee waiver process and they could look into this as a potential policy and follow up.

Council Member Puy requested information on recycling program efforts and data/outcomes compared to other cities, in order to present to residents the benefits of recycling. Debbie Lyons said the information would be provided.

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 -

Council Member Lopez Chavez arrived to the meeting during the break.

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

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

Summary:

Michael Sanders introduced the item. Mike Akerlow, alongside Tammy Hunsaker, provided information on the change of ownership requiring a reversionary interest release, described the positive work of Valley Behavioral Health with formerly homeless individuals, and noted a change in the lender on the project contained in the transmittal.

Council Members, staff, and **Melissa Jensen** (Developer, Giv Group) discussed:

- Project timeline and next steps for the development
- Concerns that the density of low-income/supportive housing in the area along with lack of mixed-income housing would create an isolated and unsafe environment, potentially hindering efforts for those in recovery
- Land use agreement, foreclosure scenarios, and impact fee waiver associated with the project

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

Summary:

Sylvia Richards provided an introduction. Greg Cleary and Andrew Reed, alongside Mary

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Beth Thompson, presented the budget amendment which included three grant items, and other updated revenue information.

Council Members and staff discussed:

- \$700k in revenue from the natural gas tax and possible trends that might have contributed to decreased usage
- Support for the Finance Department to present revenue updates once per month to the Council
- Revenue projection updates based on early reporting and accrual
- Additional grant information, including details on the new license plate readers installed on traffic light poles at major intersections, the Jordan River restoration project, and the funding of additional Police officers related to homeless shelters and public safety

Council Member Requests:

Council Member Petro requested guarantees for protections of residents' private information regarding the new license plate readers. Sylvia Richards said the information would be provided.

Council Member Petro requested information on the origin of the Jordan River cleanup grant. Sylvia Richards said the information would be provided.

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

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Summary:

Brian Fullmer introduced the item, including a previous council request to review changes to the ordinance that would address resident concerns. Aaron Barlow and Krissy Gilmore presented Council straw poll options, with photo examples of existing properties over 100 feet in length.

Council Member and staff discussed:

- General support for removing the 100-foot facade length and keeping the 110-foot lot width maximum
- Clarification that consolidating lots could not be done to make a larger building
- Potential adjustments of up to 50 units per building in one or both RMF zones
- The implications of changing setbacks from four feet to five feet and the Planning Commission's recommendation for four feet
- Clarification that setbacks were limited to a certain percentage of a wall along with window options changing depending on the setback

Straw Poll:

Support for Option 1 and Option 2B, reducing the 100-foot front facade length maximum, retaining the 110-foot lot width maximum and modifying the number of dwellings per unit up to 50 only in the RMF-45 zone. All Council Members present were in favor.

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

Summary:

Austin Kimmel presented staff recommendations to credit customers for fire line fees

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charged since July 1, 2025 up until adoption of the corrected Consolidated Fee Schedule (CFS) language, phase-in options, and proposed edits to the rate table.

Council Members, Laura Briefer, and Jacob Jorgensen discussed:

- Overall Council satisfaction with mechanisms that could manage the fees and communication efforts between departments as they navigated this issue
- Clarification of the fire line portion being between 1% and 5% of the total utility bill
- Forthcoming policy conversations and solutions alongside Public Utilities to address high water bills being attributed to sewer usage, particularly for smaller, multi-family homes
- Phase-in scenarios if the phases were drawn out or if a resident were to move
- Clarification and legality concerns with reverting to 2025 rates regarding base refunds to customers
- Next steps for a public hearing in January 2026 and crafting a clear ordinance

Straw Polls:

Support for crediting customers for the “per inch” multiplier portion of the fire line fee paid since July 1, 2025 until corrected and adopted CFS language, while retaining the base monthly fee amount as was currently written in fee table. All Council Members present were in favor.

Support for fully implementing the fee with no phase-in. Council Member Mano was not in favor and all other Council Members present were in favor.

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

An interview was held. Council Member Wharton stated their name would be on the Consent Agenda for formal consideration.

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

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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

An interview was held. Council Member Wharton stated their name would be on the Consent Agenda for formal consideration.

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

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An interview was held. Council Member Wharton stated their name would be on the Consent Agenda for formal consideration.

Standing Items

13. Report of the Chair and Vice Chair

Report of Chair and Vice Chair.

There was no report of the 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.

Summary:

Jennifer Bruno presented to the Council a future and optional Council Retreat date of Tuesday, January 27, 2026, provided additional details of the retreat, and asked for Council Members to follow-up with staff regarding their availability.

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

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- (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.

Item not held.

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Meeting adjourned at 4:55 p.m.

Minutes Approved: April 7, 2026

City Council Chair – Alejandro Puy

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.slcc.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 Work Session meeting held Tuesday, December 2, 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.