

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, February 3, 2026

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, February 3, 2026.

The following Council Members were present:

Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young

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, Megan Yuill – Deputy Chief Administration Officer

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Caitlin Carlino – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Brian Fullmer – Public Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Nick Norris – Planning Director, Andrew Johnston – Director of Homelessness Policy and Outreach, Allison Rowland – Senior Public Policy Analyst, Cassie Younger – Senior Planner, Wayne Mills – CRA Senior Project Manager, Angela Price – Legislative Affairs Director, Ben Buckley – Associate Planner, Weston Clark – Mayor's Senior Advisor, Kate Werrett – Budget & Policy Analyst, Austin Kimmel – Public Policy Analyst, Marina Scott – City Treasurer, Tammy Hunsaker – Director of Community & Neighborhoods, Tom Millar – Planning & Design Division Director, Logan Hunt – Real Estate Director, Mark Stephens – City Engineer, Zach Posner – Chief Information Officer

The meeting was called to order at 2:07 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

Summary:

Weston Clark reminded the public to utilize shape.slc.gov for City department and division community engagement opportunities. Weston Clark also updated the Council on Northwest, Avenues, and Capitol Hill Community Plans, zoning amendments to allow for expanded housing options, and the Ballpark Next upcoming proposed zoning process.

Andrew Johnston provided the homelessness update, including homeless resource center utilization rate of 97%, no Encampment Impact Mitigation (EIM) currently scheduled due to lack of large camps, Rapid Response Team (RRT) location details, 2026 Point In Time count completion, upcoming resource fairs, and a call for volunteers for Unsheltered Utah.

Council and staff discussed:

- The transition to the new public engagement site of shape.slc.gov
- Collaboration between the Geraldine E. King Women's Resource Center and the Gail Miller Resource Center with the Medically-Vulnerable Persons (MVP) program located in Sandy, Utah

2. Ordinance: Disposition of Alleys and Street Text Amendment ~ 2:15 p.m. 20 min.

The Council will receive a briefing about a proposal that would amend sections 14.52 and 20.16.050 of the *Salt Lake City Code* to establish a consistent process for requests to close or vacate City-owned public streets or alleys. The proposal would also make the disposition process consistent in the context of a subdivision application and update the policies and standards that must be adhered to.

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FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, February 3, 2026
Set Public Hearing Date - Tuesday, February 3, 2026
Hold hearing to accept public comment - Tuesday, February 17, 2026 at 7 p.m.
TENTATIVE Council Action - Tuesday, March 10, 2026

Council Member Wharton arrived during this item.

Summary:

Brian Fullmer gave a brief introduction. Benjamin Buckley presented the item, including Planning Commission's recommendations, consideration factors, method of disposition, inclusion of a street vacation, and public hearing requirement changes.

Council Members, Nick Norris, Ben Buckley and Mark Stephens discussed:

- Reasoning for April 12, 1995 used as the cutoff date for self-inflicted obstructions to be allowed for consideration in vacating an alley
- Engineering considerations such as maintaining public right-of-way for existing and future utilities
- The text amendment's goal of streamlining the process to vacate alleys and streets, and not of an act to approve all requests to vacate
- Appreciation for the thoughtfulness of the plan and future considerations, such as autonomous vehicle use

Council Requests:

Council Member Carlsen requested clarification on whether the fees were waived automatically for government entities (such as school districts) or whether the waivers were discretionary. Nick Norris replied they would follow up with verification.

3. Ordinance: Rio Grande Master Plan and Zoning Map Amendment ~ 2:35 p.m.
20 min.

The Council will receive a briefing about a proposal that would amend the zoning for 32 properties located in the Rio Grande District, between 200 South and 400 South, and 500 West and 600 West, from G-MU (Gateway-Mixed Use District) to D-4 (Downtown Secondary Central Business District). The proposal would allow for additional building height. The proposal would also amend the Downtown Plan to include the mid-block walkways within the Rio Grande District and update the Implementation Plan. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The project is within Council District 2.

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Set Public Hearing Date - Tuesday, February 17, 2026

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Hold hearing to accept public comment - Tuesday, March 10, 2026 at 7 p.m.
TENTATIVE Council Action - Tuesday, March 24, 2026

Summary:

Kate Werrett gave a brief introduction. Cassie Younger presented the item, including the plan's vision, properties proposed to be rezoned, adherence with City's long-term vision for the neighborhood, and Planning Commission's positive recommendation.

Council Members, Nick Norris, and Wayne Mills discussed:

- Concerns of traffic and street safety on 500 South
- Intention to operate ground leases on the Community Reinvestment Agency (CRA)-owned properties
- Future considerations with regards to possible transit rail line changes/additions and easements
- The zoning map amendment's alignment with the City's vision for the area

4. Resolution: Northwest Pipeline Building and New Construction Public Benefits Analysis ~ 2:55 p.m.
30 min.

The Council will receive a briefing about a public benefit analysis conducted by the Department of Community and Neighborhoods (CAN) for a housing development project known as The Grove, at approximately 321 East 200 South. The proposed development, which would include the historic Northwest Pipeline building as well as new construction, would provide 196 affordable housing units, plus commercial space, a parking structure, a public plaza, and more. The City would sell the 2.42-acre property at a below-market sales price of \$1 million, paid over a 55-year period. The public benefit analysis finds that this development project would promote City goals of increasing affordable housing, elimination of a development impediment, and preservation of historic structures and property, among others.

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

Briefing - Tuesday, February 3, 2026

Set Public Hearing Date - Tuesday, February 3, 2026

Hold hearing to accept public comment - Tuesday, February 17, 2026 at 7 p.m.

TENTATIVE Council Action - Tuesday, February 17, 2026

Summary:

Allison Rowland gave a brief introduction. Tammy Hunsaker and Logan Hunt presented the item, offering both contextual and project-specific information regarding the property, including the following:

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- Significant financing challenges affecting the affordable housing environment
- A proposed below-market financing structure designed to support project viability while protecting the City's interests
- The property's historical designation and background
- The request for proposal (RFP) requirements, preferences, and selection process
- Housing affordability and wealth-building components of the project
- An overview of project costs, timeline, and public benefits

Dan Ackerman (President, Housing Assistance Management Enterprise (HAME) and Executive Director of the Housing Authority of Salt Lake City (HASLC)) presented the unusual challenges of the property, the public-nonprofit collaborative nature of the project, and project process information.

Council Members, staff, Dan Ackerman, **Ben McAdams** (CEO, Common Ground Institute) and **Nnenna Lynch** (CEO, Xylem Projects) discussed:

- Concerns of public safety and site control/activation plans
- Strategies to avoid possible vacancies of the building and plans for market rate rent in the commercial spaces
- For-rent aspect of the building rather than for-sale
- Public benefits for residents of various economic backgrounds
- Importance of this project and alignment with long-term City goals

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

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 - n/a

TENTATIVE Council Action - n/a

Council Member Lopez Chavez left during this item.

6. Resolution: Second Issuance of General Obligation Bond for Parks, Trails, and Open Space Improvements ~ 3:45 p.m.
30 min.

The Council will receive a briefing about the second issuance of the General Obligation Bond for Parks, Trails, and Open Space, Series 2026. Voters authorized no more than \$85 million for the bond in November 2022. The second issuance would be up to \$51 million to fund acquiring, improving, renovating and upgrading various parks, trails, open space and related facilities and recreational amenities in the City, delegating authority to certain officials and officers of the City, and providing for related matters.

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FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, February 3, 2026
Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - Tuesday, February 17, 2026

Council Member Young arrived during this item.

Summary:

Allison Rowland gave a brief introduction. Marina Scott and Mary Beth Thompson presented the item, including the background, scope, and timeline of the second issuance (\$51 million) of the General Obligation (GO) bond for Parks, Trails, and Open Space Improvements.

Council Members, Marina Scott, Mary Beth Thompson, Tom Millar, and Jennifer Bruno discussed:

- Timeline and costs of the upcoming tranche affecting property taxes beginning November 2026
- The cost implications of increasing the number of tranches for residents
- Importance of communication to residents that this was a voter-approved tax
- Clarification that GO Bonds appeared on resident property tax bills (separate line item) only as they were issued and debt service began
- The City's healthy financial situation and its impact on favorable interest rate projections

Council Requests:

Council Member Petro requested projected cost estimates to taxpayers on their property tax bills. Mary Beth Thompson responded that they would provide the information once the bond sale was complete.

Council Member Puy requested increased community engagement, such as mailings and newsletters, directed towards users of the improved parks.

7. **Ordinance: Budget Amendment No.4 for Fiscal Year 2025-26** ~ 4:15 p.m.
Follow-Up 20 min.

The Council will receive a follow-up briefing about Budget Amendment No.4 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 the rescoping of Open Streets funds, a mobile command center purchase, Old Library (formerly known as the Leonardo) capital improvements, a pedestrian bridge, and Fleet purchases, among other items.

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For more information visit tinyurl.com/SLCFY26.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)
Briefing - Tuesday, January 13, 2026, Tuesday, January 20, 2026, and Tuesday, February 3, 2026
Set Public Hearing Date - Tuesday, January 13, 2026
Hold hearing to accept public comment - Tuesday, February 3, 2026 at 7 p.m.
TENTATIVE Council Action - Tuesday, February 17, 2026

Summary:

Kate Werrett gave a brief introduction to the budget amendment and items needing straw polls. Allison Rowland, Mary Beth Thompson, Jill Love, and Austin Kimmel presented individual items.

Item A-6: Pedestrian Bridge Over the Surplus Canal at Glendale Golf Course (General Fund: One-time – \$250,000)

Allison Rowland presented the item; there was no further discussion.

- **Straw Poll:** Support for Item A-6, the pedestrian bridge over the surplus canal. All Council Members present were in favor with Council Member Lopez Chavez absent.

Item A-20: Funding for Fisher Mansion (Capital Improvements Program (CIP): One-time – \$500,000)

Kate Werrett presented the item. Council Members, Jill Love, and staff discussed the importance of utilizing funds for the Fisher Mansion and preserving Salt Lake City's history through curated historical exhibits. Council Member Wharton proposed setting aside \$100,000 of the \$500,000 for artifacts exhibits.

- **Council Requests:**
 - Council Member Puy requested information on remaining funds needed to complete the Fisher Mansion preservation project. Jill Love responded that they would provide that information.
 - Council Member Puy requested including a rotating, more diverse exhibit in the Council Chambers during the loan of the Brigham Young portrait.
 - Council Member Puy requested that the previously displayed immigrant-focused exhibit on the City and County building's first floor be restored.
- **Straw Poll:** Support for \$100,000 artifacts exhibit funding. All Council Members present were in favor with Council Member Lopez Chavez absent.

Item A-18: Parking Wayfinding Signage (General Fund: One-time – \$584,495)

Council Members stated their interest for updated parking signage and digital tools within the City for wayfinding.

- **Council Request:** Council Member Puy proposed a legislative intent to look at coordination with private partnerships that could identify open public parking spot availability for the public.

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Item D-2: Engineering Planning and Design Housekeeping and Expansion (General Fund: Ongoing – \$80,000)

Allison Rowland presented the item, including clarification of additional funds as a housekeeping item; there was no further discussion.

Item D-3: Refuse Fund Carry Revenue Budget for Lease Agreement (Refuse: One-time – \$8,918,482)

Austin Kimmel presented the item; there was no further discussion.

Item D-4: Community Events – Rescope (General Fund: One-time – \$400,000)

Austin Kimmel presented the item. Council Members and staff discussed options to either no longer fund the Open Streets program or rescope it's purpose.

- **Council Request:** Council Member Puy requested a deeper discussion on the Administration's vision of activation events and success metrics for downtown business community. Jennifer Bruno suggested incorporating that information with a future Downtown Alliance Council briefing.

8. Advice and Consent: Salt Lake City Chief Information Officer – Zach Posner ~ 4:35 p.m.
10 min.

The Council will interview Zach Posner prior to considering his appointment as the Salt Lake City Chief Information Officer (Director of Information Management Services or IMS).

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

Briefing - Tuesday, February 3, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, February 3, 2026

Summary:

Zach Posner stated excitement to join Salt Lake City and referenced former employment at Salt Lake County as experience. Council Members and Zach Posner discussed a vision for the City's use of technology, community engagement opportunities, leveraging use of Artificial Intelligence (AI), and importance of data protection. Council Member Puy stated their name would be included on the Consent Agenda for formal approval.

Council Member Lopez Chavez arrived during this item.

9. Informational: State Legislative Briefing Follow-Up ~ 4:45 p.m.
20 min.

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The Council will receive a follow-up briefing about issues affecting the City that may arise during the 2026 Utah State Legislative Session.

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

Briefing - Tuesday, January 13, 2026 and Tuesday, February 3, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - n/a

Summary:

Angela Price introduced the item and reminded the public to follow along with the City's tracking of Utah State House and Senate bills at slc.gov/legislativeaffairs.

Angela Price provided an update on numerous bills, primarily tax, transportation, policing, and homelessness measures. Council Members and staff discussed significant concerns about local fiscal impacts, loss of local control (especially over transportation and traffic calming), unfunded mandates, and ongoing negotiations as legislation continued to evolve.

10. **Board Appointment: Historic Landmark Commission – Steven Cornell** ~ 5:05 p.m.
5 min.

The Council will interview Steven Cornell, resident of District 7, prior to considering appointment to the Historic Landmark Commission for a term ending February 3, 2030.

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

Briefing - Tuesday, February 3, 2026

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

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Summary:

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

Standing Items

11. Report of the Chair and Vice Chair

Report of the Chair and Vice Chair

Summary:

Council Member Carlsen announced plans to form a future working group that would bring together members of the public, community stakeholders, and City representatives to address concerns recently raised before the Council, including issues related to federal immigration enforcement. Council Member Puy stated importance of building trust with the community.

12. 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:

- Public Utilities Newsletter
- Scheduling Items.

Summary:

Jennifer Bruno asked Council Members to inform staff if they wanted to include their newsletters in the April, August, or December utility billings, and of which option they would prefer after reviewing a recent cost comparison of a City-wide newsletter mailing compared to utility bill inclusion. Council Member Puy and Jennifer Bruno discussed the importance of public utility bills for identifying possible water leaks and that Council mailers were also included in utility bill electronic statements.

13. 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

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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.

Motion:

Moved by Council Member Wharton, seconded by Council Member Lopez Chavez to enter into Closed Meeting 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.

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

Final Result: 7 – 0 Pass

Summary:

Closed meeting started at 5:37 p.m.

Council Members in attendance: Council Members Dugan, Lopez Chavez, Puy, Carlson, Wharton, Petro, and Young

Staff and Administration in attendance: Mayor Mendenhall, Lindsey Nikola, Rachel Otto, Megan Yuill, Jennifer Bruno, Nick Tarbet, Lehua Weaver, Whitney Gonzalez Fernandez, Mark Kittrell, Keith Reynolds, Matt Brown, and Austin Kimmel

Closed meeting ended at 6:31 p.m.

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Motion:

Moved by Council Member Dugan, seconded by Council Member Wharton to exit the Closed Meeting.

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

Final Result: 7 – 0 Pass

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Meeting adjourned at 6:31 p.m.

Minutes Approved: April 21, 2026

City Council Chair – Alejandro Puy

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.sl.c.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, February 3, 2026 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.