

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, February 17, 2026

The City Council of Salt Lake City, Utah, met in Work Session on Tuesday, February 17, 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

Present Administrative leadership:

Rachel Otto – Chief of Staff, Jill Love – Chief Administrative Officer

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Caitlin Carlino – Minutes & Records Clerk, Brian Fullmer – Public Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Kelsey Lindquist – Planning Manager, Ben Buckley – Associate Planner, Brooke Olson – Principal Planner, Michael Sanders – Budget & Policy Analyst, Austin Kimmel – Public Policy Analyst, Michaela Bell – Deputy Planning Director, Andrew Hulka – Senior Planner, Olivia Cvetko – Principal Planner, Arturo Garcia – Director of Finance Operations, Bill Manzanares – Deputy Chief of Police, Katherine Pasker – Senior City Attorney, Amy Thompson – Planning Manager, John Anderson – Planning Manager, Katilynn Warr – Principal Planner, Whitney Gonzalez Fernandez – Director of Public Relations, Amber Pehrson – Director of Communication & Systems

The meeting was called to order at 2:07 p.m.

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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

Summary:

Brian Fullmer gave a brief introduction. Kelsey Lindquist, alongside Michaela Bell, presented the zoning change request details, Planning Commission's positive recommendation, history of the site, Sugar House General Plan considerations, and community input/concerns.

Applicants **Jackson Ferguson** (Architect, FFKR Architects) and **John Potter** (Developer, Magnus Commercial Properties) presented further information on the building's design and public benefits, which included a rooftop restaurant, a lobby cafe, underground parking, and a GREENbike station.

Council Members, Applicants, and staff discussed:

- Clarification that the request was from a private landowner seeking a zoning change to utilize the land and did not involve City-owned property or an ownership change
- Details of 25% commercial rental discount for local businesses
- Parking as a community benefit, including the parking rate and the number of spaces available to the public
- Environmental risks concerning an underground parking garage
- Project alignment with community planning goals for affordability

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Council Requests:

Council Member Young requested additional information regarding the 25%+ discount for commercial rentals. John Potter responded that information would be provided.

Council Member Puy stated there were still outstanding questions regarding community benefits and environmental concerns. John Potter stated they would provide those supplemental information regarding those items.

**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

Council Member Young left during this item.

Summary:

Austin Kimmel provided an overview of the requirements for zoning changes and Planning Commission's positive recommendation. Olivia Cvetko, alongside Kelsey Lindquist, presented details of the request, adherence to local general plans, proposed zoning changes, and community benefits.

Steve Broadbent (Partner, Thrive Development) and **Scott Alder** (President, Lift Property Management) presented information regarding the proposed development (Citizen 2) and its plans to be connected to an already completed property by the same developer (Citizen 1).

Council Members, Applicants, and staff discussed:

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- An analysis of the unit mix (studio, 1-, and 2-bedroom) for Citizen 1 and 2, balancing project leasability with Council's directive for increased family-sized housing
- Parking details, number of stalls available, and possible overflow concerns
- Low-income considerations; aside from the three-unit replacement of the former single-family rentals, all units were priced at market rate

Council Request:

Council Member Puy requested further details of possible hidden fees for renters, particularly in parking fees, which may increase street parking demands.

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

Summary:

Michael Sanders introduced the item. Arturo Garcia presented the “responsible owner ordinance,” noted that the updated proposal removed a previously considered alcohol consumption provision and now focused on establishing an administrative process for identifying and enforcing against nuisances, and described the safeguards to prevent overuse/misuse.

Council Members, Katherine Pasker, Deputy Chief Bill Manzanares, and staff discussed:

- Clarification of legal terminology in which the ordinance could apply
- Confirmation that the ordinance applied primarily to business properties but may be applied in residential properties involving litter or illegal activity
- Assurances that property owners had opportunity to cure nuisance issues through an abatement plan
- Other cities using similar administrative processes
- Enforcement tools

Council Request:

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Council Member Wharton requested a list of the defined nuisances. Katherine Pasker stated that they would provide that list.

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

Summary:

Michael Sanders introduced the item. Ben Buckley and Andrew Hulka, alongside John Anderson, presented a proposal to create a new “small lot dwellings” land-use designation intended to support housing affordability, increase walkability, promote water conservation, and address other City priorities. They also shared opportunities for public feedback, including bit.ly/SLChousingoptions, emailing housingoptions@slc.gov, and attending several upcoming in-person events.

Council Members, Jennifer Bruno, and staff discussed:

- Clarifications on usage of the proposed zoning amendment to split up and sell lots/properties
- Concern of private investors or developers exploiting the ordinance for profit without improving affordability
- Concern about the timing of this proposal alongside other land-use changes, such as flag lots, before the impacts of those earlier changes were known
- Option to increase the square footage of a dwelling beyond the proposed 50% of a lot
- Changes to front yard and rear yard setback details affecting nonconforming properties
- Details on public outreach and budget allocation options should the Council request additional communication efforts

Council Requests:

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Council Member Puy requested a deeper analysis of setback requirements to determine whether adjustments could better accommodate properties with unusual lot configurations or existing nonconformities.

Council Members Wharton and Puy requested creative ways to communicate with residents and for Planning staff to report back to the Council with the results of those efforts.

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

Summary:

Brian Fullmer introduced the item. Brooke Olson, alongside Amy Thompson, presented the proposed zoning map amendment, Planning Commission's approval, property details, adherence to local community plan goals, community benefits, and the tenant displacement process.

Joe Johnsen (President, J Development), **Matt Knight** (J Development), and **Van Lewis** (Vice President, Method Studio) presented detailed plans for underground parking, traffic mitigation, and the goal of providing housing for middle-income families in the area, along with other community benefits.

Council Members, Applicants, and staff discussed:

- Parking requirements and impacts on off-street parking availability
- A possible future design review to increase building height

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- Guarantee of three affordable units (80% Area Median Income (AMI)) drafted into the development agreement

6. Tentative Break ~ 3:55 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.

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

Summary:

Dee Brewer (Executive Director, Downtown Alliance) presented the economic and area impacts of the Salt Lake City Church of Latter Day Saints (LDS) Temple reopening, including expected visitor numbers, transportation considerations, and a recent assessment of Main Street conditions and improvement needs.

Council Members, Dee Brewer, and Jill Love discussed:

- The role of Council in facilitating funding proposals for downtown improvements prior to the Temple reopening, including an upcoming funding request on the March 10, 2026, Community Reinvestment Agency meeting
- Considerations regarding recent State legislation which may hinder ability to approve funding

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Council Requests:

Council Member Puy requested more details regarding the funding sources and background on the rescoping of funds from Open Streets.

Council Member Petro requested demographics information to adjust plans to meet the needs of visitors. Dee Brewer responded that there were planned meetings with the LDS Church to gather demographics information.

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

Summary:

Kate Werrett provided a brief introduction, noting the plan's early stages. Brooke Olson, Amy Thompson, and Katilynn Warr presented an overview of the Capitol Hill Community Plan, its goals, area demographics and next steps in development/implementation.

Council Members and staff discussed:

- Appreciation for the work done on the plan and inclusion of community members and stakeholders in the process
- Concern of the plan's ability to address the diverse needs of various neighborhoods, particularly the Guadalupe neighborhood, located between I-15 and the train tracks
- The plan's alignment with the West-East Connection Study and respect for other area plans and transportation issues
- Implementation of realistic projects and priorities to avoid large expenditures
- Inclusion of Warm Springs Park in the plan

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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

Summary:

Josh Stasinos (Director of Community Engagement, Utah Open Lands) presented on the origin and success of the Transit to Trails program in Park City, Utah, its proposed expansion into the Salt Lake Valley, and demonstrated ability to reduce traffic congestion as well as parking pressures in the canyons and trailheads.

Council Members and Josh Stasinos discussed:

- Enthusiasm for the program's expansion
- Details of the reservation system and bus capacities
- Future plans of additional program expansion
- Importance of including traditionally underserved communities
- Positive impacts of spending time in nature on mental and physical health

Council Request:

Council Member Petro requested collaboration on equitable access and outreach to the community, particularly Westside residents. Josh Stasinos responded that the Utah Open Lands team would work with the Council on the request.

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

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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

Summary:

Whitney Gonzalez Fernandez and Amber Pehrson presented the biannual report on Council communications, highlighting overall performance, strategy, and key initiatives.

Council Members, Jennifer Bruno, and staff discussed:

- Possible incorporation of gamification of the Council's website (slc.gov/council) or alternative engagement tools
- Appreciation for Council staff on the improved communication outreach to residents
- Council website improvement suggestions

Council Requests:

Council Member Puy requested updated templates to the City Council area of the website to enhance direct communication with residents while maintaining integration with the City's overall website. Staff responded they would work with Information Management Services (IMS) to allow for more Council control/customization.

Council Member Wharton requested the inclusion of outcomes and achievements reporting to constituents.

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

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Summary:

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

Standing Items

12. Report of the Chair and Vice Chair

Report of the Chair and Vice Chair

There were no reports 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.

Summary:

Jennifer Bruno announced an open ex-officio position on the Salt Lake City Chamber Board of Governors and discussed standardizing Council Staff Report and Motion Sheet templates for stronger consistency. Council Members supported a consistent format including bullet-points and highlighting key words.

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:

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- (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.

This item was not held.

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Meeting adjourned at 5:34 p.m.

Minutes Approved: May 5, 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 17, 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.