

CITY OF SOUTH SALT LAKE  
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday July 9, 2025  
6:00 p.m.

CITY OFFICES

220 East Morris Avenue  
South Salt Lake, Utah 84115

PRESIDING:

Council Chair Sharla Bynum

CONDUCTING:

Council Chair Sharla Bynum

COUNCIL MEMBERS PRESENT:

Sharla Bynum, LeAnne Huff, Corey Thomas,  
Nick Mitchell, Clarissa Williams, and Ray deWolfe

COUNCIL MEMBERS EXCUSED:

Paul Sanchez

STAFF PRESENT:

Josh Collins, City Attorney  
Danielle Croyle, Police Chief  
Terry Addison, Fire Chief  
Tiffany Kalinowski,  
Joseph Dane,  
Jonathan Weidenhamer,  
Eliza Ungricht,  
Steve Lyon, Senior RDA Project and Housing Manager  
Spencer Cawley, Senior Planner  
Jared Christensen,  
Ariel Andrus, City Recorder

**Matters for Discussion**

**1. Millcreek/Meadowbrook Station Area Plan Update**

Design Workshop planner, Chris Geddes, gave a presentation that highlighted the opportunity areas in the City based on feedback from residents at multiple City events. Conceptual drawings showed their work for the Meadowbrook and Millcreek Stations. Mr. Geddes stated that they will continue to get more public feedback as they move forward.

A copy of the presentation is attached and incorporated by this reference.

**2. City Facility Overlay & New Zone Presentation**

Community Development Deputy Director, Eliza Ungricht, gave a presentation that went over the new City Facility Overlay District that the proposed Ordinance would create. This would apply to property that the City currently leases. The matter will go to the Planning Commission on July 10<sup>th</sup> for a Public Hearing and a recommendation to the City Council.

A copy of the presentation is attached and incorporated by this reference.

**3. Commercial Neighborhood Lot Size Amendment**

Community Development Deputy Director, Eliza Ungricht, presented the proposed amendment to Title 17 that would reduce the minimum lot size in the Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre.

The Planning Commission held a Public Hearing on the matter on June 19<sup>th</sup> and has forwarded a positive recommendation of approval to the City Council.

A copy of the presentation is attached and incorporated by this reference.

**4. Moderate Income Housing Plan Amendment Update**

Senior RDA Project & Housing Manager, Steve Lyon, delivered a presentation reviewing the City's Moderate Income Housing Plan amendment and outlining upcoming strategies.

A copy of the presentation is attached and incorporated by this reference.

**5. Discussion – An Ordinance of the South Salt Lake City Enacting Section 17.03.185 of the South Salt Lake City Municipal Code to Create a New Housing and Transit (HT) Overlay District; Amending Section 17.03.010 to Add a New HT Overlay District Land Use Category; Amending Portions of Chapter 17.07; Amending Portions of Chapter 17.08; and Amending Portions of Chapter 17.10, Which Amendments Further Implement the New HT Overlay District.**

Senior Planner, Spencer Cawley, discussed the proposed Ordinance that would create a Housing and Transit Overlay District and facilitate the redevelopment of the Downtown, promote transit-oriented development, encourage mixed-use, high-density, and pedestrian-oriented design.

The matter will be considered for final action in the Regular Meeting that follows.

A copy of the Ordinance is attached and incorporated by this reference.

**6. Discussion – A Resolution of the South Salt Lake City Council Approving and Authorizing the Mayor to Execute a Development Agreement on Behalf of the City of South Salt Lake with SSL Market Center QOZB, LLC Providing for the Development of Property Located at 2280 State Street Known as the Market Center Project.**

Senior Planner, Spencer Cawley, discussed the proposed Resolution that would provide for the execution of a development agreement with Blaser Ventures for the Market Center project.

The matter will be considered for final action in the Regular Meeting that follows.

A copy of the Resolution is attached and incorporated by this reference.

**7. Discussion – An Ordinance of the South Salt Lake City Council to Amend the South Salt Lake Zoning Map from Downtown District to Housing and Transit Overlay District for the Property Located at 2280 South State Street, South Salt Lake City, Utah.**

Senior Planner, Spencer Cawley, discussed the proposed Ordinance that would amend the zoning for the property located at 2280 South State Street.

The matter will be considered for final action in the Regular Meeting that follows.

A copy of the Ordinance is attached and incorporated by this reference.

**8. Discussion – A Resolution of the South Salt Lake City Council Authorizing the South Salt Lake City Police Department to Dispose of Unclaimed Property in the South Salt Lake Police Department Possession.**

Police Evidence Technician, Tiffany Kalinowski, presented the routine request from the Police Department to dispose of unclaimed property. She explained that this is a periodic process conducted to manage storage space and that all items have been properly noticed in accordance with state requirements.

The matter will be considered for final action in the Regular Meeting that follows.

A copy of the Resolution is attached and incorporated by this reference.

The meeting adjourned at 6:50 p.m.

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Sharla Bynum, Council Chair

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Ariel Andrus, City Recorder