



CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
RAY DEWOLFE
CLARISSA WILLIAMS

ARIEL ANDRUS
CITY RECORDER
220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
P 801.483.6019
F 801.464.6770
SSLC.GOV

South Salt Lake City Council REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, July 23, 2025**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting
Council Chair
Sergeant at Arms

LeAnne Huff, District 1
Sharla Bynum
South Salt Lake PD

Opening Ceremonies

1. Welcome/Introductions
2. Pledge of Allegiance

LeAnne Huff
Clarissa Williams

Approval of Minutes

- April 23rd, Work Meeting
- April 23rd, Regular Meeting
- May 14th, Work Meeting
- May 14th, Regular Meeting

No Action Comments

1. Scheduling
2. Public Comments/Questions
 - a. Response to Comments/Questions
(at the discretion of the conducting Council Member)
3. Mayor Comments
4. City Attorney Comments
5. City Council Comments

City Recorder

Action Items

Appointments by the Mayor

1. Brandon DeGraffenreid – Civilian Review Board Regular Member Mayor Wood

Unfinished Business

1. An Ordinance of the South Salt Lake City Council
Enacting Chapter 12.30 of the South Salt Lake City
Municipal Code Creating a Transportation Utility,
Implementing Transportation Utility Fees, and
Establishing a Transportation Utility Enterprise Fund
Craig Giles
2. An Ordinance of the South Salt Lake City Council
Amending Section 3.11.100 of the South Salt Lake City
Municipal Code to Set the Rate for the Transportation Utility Fees
Craig Giles

See page two for continuation of Agenda

- | | |
|--|----------------|
| 3. An Ordinance Of The South Salt Lake City Council
Amending Section 3.11.070 Of The South Salt Lake
City Municipal Code To Modify Police Department Fees | Aretha Edwards |
| 4. An Ordinance Of The South Salt Lake City Council
Amending Section 3.11.020 Of The South Salt Lake
City Municipal Code To Modify General Fees | Ariel Andrus |
| 5. An Ordinance Of The South Salt Lake City Council
Amending Section 3.11.060 Of The South Salt Lake
City Municipal Code To Modify City Recorder Fees | Ariel Andrus |
| 6. A Resolution of the South Salt Lake City Council
Amending the South Salt Lake General Plan 2040
to Adopt the 2025 Updated Moderate Income Housing Plan | Steve Lyon |
| 7. A Resolution in Support of Equipment Financing
for the Lease of a Fire Department Velocity Pumper | Chief Addison |
| 8. An Ordinance of the South Salt Lake City Council
Amending Sections 17.03.010, 17.03.130, 17.07.020,
17.07.030, and 17.10.190 of the South Salt Lake Municipal
Code to Create the City Facility (CF) Overlay Land Use District
and to Update Land Use, Design Standards, and Platting and
Subdivision Requirements for the New CF Overlay Land Use District | Spencer Cawley |
| 9. An Ordinance of the South Salt Lake City Council
to Amend the South Salt Lake Zoning Map to Include
the City Facility (CF) Overlay for the Parcel Located at 3291
South 900 West, South Salt Lake City, Utah | Spencer Cawley |
| 10. An Ordinance of the South Salt Lake City Council
Amending Chapters 17.03 of the South Salt Lake
Municipal Code to Amend and Update the Commercial
Neighborhood Land Use District | Spencer Cawley |

New Business

- | | |
|--|--------------|
| 1. A Resolution of the South Salt Lake City Council
Approving and Authorizing the Mayor to Execute
an Interlocal Agreement with Salt Lake County
Regarding Conveyance of Property from the County
to the City of South Salt Lake | Josh Collins |
|--|--------------|

Motion for Closed Meeting**Adjourn**

Posted July 18, 2025

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Public Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside in. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

SUMMARY

With a multifaceted background in recruitment and technical realms, I bring 8 years of experience in full-cycle recruiting across technical, engineering, and corporate functions. I have successfully served Product and Tech teams by bridging the gap between technical intricacies and human potential. Proven expertise in sourcing top-tier talent for niche roles, including DevOps, ML/AI, Product Design and senior leadership positions. Adept at leveraging tools like LinkedIn Recruiter, ChatGpt, Google, Greenhouse, and Workday to deliver high-quality candidates and streamline the hiring process. Passionate about diversity, equity, and inclusion, with hands-on experience as an HBCU recruiter and mentor.

SKILLS

- Talent Sourcing & Pipeline Management
- Candidate Screening & Coordination
- Proficiency in LinkedIn Recruiter, Google, Greenhouse and Workday
- Recruitment for Technical Roles (SWE, Product, Data, Design)
- Metrics-Based Performance Tracking
- Diversity, Equity & Inclusion (DEI) Advocacy
- Communication & Stakeholder Collaboration
- Taleo ATS
- Microsoft Office Suite (Word, Excel, PowerPoint)
- Google Workspace (Docs, Sheets, Slides)

EDUCATION

Web Development | Helio Training

Oct 2017 - Jun 2018

Completed an intensive program focused on software and web development, gaining hands-on experience in front-end and back-end technologies.

Javascript/JSON, Node.JS, MongoDB, HTML/CSS, Git/GitHub, Git Flow models, React, ReactJS, RESTful API's, Redux, OAuth 2, GraphQL, Hapi, MySQL/Postgres, Firebase, Web

PROFESSIONAL EXPERIENCE

Technical Recruiter | Dyno Nobel

Dec 2023 - March 2024

Full desk technical recruiter & hiring manager partner for the Digital Product Team and Nobel Fire.

Sourced and recruited for roles including Sr. DevOps Engineer, Sr. Back-End Engineer (Python), Sr. Front-End Engineer, Sr. QA Automation Engineer, and Sr. Cyber Governance & Risk Analyst.

Utilized Taleo ATS, Teams, Power BI, and video conferencing tools for seamless coordination.

Maintained detailed records of recruitment activities and candidate feedback.

- Managed 25+ Reqs
- 15 Offers

Sr Tech and Product Recruiter | Pluralsight

Mar 2021 - Apr 2023

Recruited for high-priority roles, including VP of Engineering, Director of Engineering, Director of Data Engineering and various senior-level technical positions.

Managed the entire recruitment process from intake to onboarding enablement, utilizing Workday ATS.

Sourced top talent using LinkedIn Recruiter, Gem, and personal industry network.

Led DEI initiatives as an HBCU recruiter/mentor and co-chaired the See-Color ERG Events team.

Successfully placed candidates in roles such as Sr. Product Designer, DevOps Engineer, and Machine Learning Ops Engineer.

Mentored teammates and interns as part of the company's mentorship program.

- Managed 25+ Reqs
- 120 Offers

Corporate Recruiter | Maverick, Inc.

Aug 2020 - Mar 2021

Managed full-cycle recruitment for all roles at Basecamp HQ, ensuring top-tier talent acquisition across departments.

- Managed 30+ Reqs
- 26 Offers

Sr. Corporate Recruiter | Impartner Software

Apr 2019 - Apr 2020

Led full-cycle recruitment for all corporate roles, contributing to the company's rapid growth.

- Managed 40+ Reqs
- 67 Offers

Corporate Technical Recruiter | Centrify Corporation

Feb 2018 - Jul 2018

Recruited software engineers, cybersecurity specialists, and web developers for the company's Zero Trust framework solutions.

Partnered with hiring managers to develop job descriptions and implement effective sourcing strategies.

- Managed 35+ Reqs
- 18 Offers

Corporate Technical Recruiter | Varian

Sep 2016 - Jan 2018

Full-cycle recruitment for technical, engineering, and professional roles.

Participated in campus recruitment for STEM fields, promoting the company at career fairs.

Recruited for various roles, including electrical and mechanical engineers, software developers, and cybersecurity specialists.

- Managed 50+ Reqs Regularly
- 250+ Offers

• Additional Information

- Available for remote or on-site opportunities
- Open to contract or full-time roles

References available upon request

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL ENACTING CHAPTER 12.30 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE CREATING A TRANSPORTATION UTILITY, IMPLEMENTING TRANSPORTATION UTILITY FEES, AND ESTABLISHING A TRANSPORTATION UTILITY ENTERPRISE FUND.

WHEREAS, the South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

WHEREAS, the City engaged a consultant to conduct a study of the City’s streets in order to determine the current condition of the streets throughout the city and to determine how to provide sufficient revenue to continue to maintain the City’s streets, develop proportional and cost-based rates that reflect customer and system characteristics, and reflect prudent financial planning criteria including funding renewal and replacement needs; and

WHEREAS, the City’s consultant studied key issues such as how to adequately fund annual operating expenses and provide sufficient annual maintenance, renewal and replacement funding; and

WHEREAS, deferred maintenance of the City’s streets and related facilities ultimately results in increased maintenance, renewal, and replacement costs; and

WHEREAS, the City’s consultant reviewed and analyzed the key issues using accepted responsible methodology; and

WHEREAS, on June 11, 2025, the City’s consultant presented the results of the study to the Council; and

WHEREAS, on July 9, 2025, the Council considered the results of the study and the City’s needs in a work meeting and in its regular meeting; and

WHEREAS, the City Council finds that failure to provide regular maintenance, upkeep, improvement, and repair of the City’s streets and related facilities poses a hazard and significant risk to public health, safety, and welfare; and

WHEREAS, the City has authority under the Utah Municipal Code, Utah Code § 10-8-84(1) to “pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by this chapter, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city;” and

WHEREAS, the Utah Supreme Court has held that “[r]epairing streets that are in poor condition – and are headed toward a ‘very poor to failing state’ – unquestionably falls within a municipality’s general power to provide for the public safety and welfare. And we generally give latitude to local governments in creating solutions to problems, especially in meeting the challenges and needs caused by accelerated urban growth” (*Larson v. Pleasant Grove*, 2023 UT 2 ¶ 18 (internal citations removed; cleaned up)); and

WHEREAS, the City Council hereby determines that enacting a transportation utility, authorizing a transportation utility fee, and establishing a transportation utility enterprise fund as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Chapter 12.30 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

DATED this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
deWolfe	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A:

12.30 - Transportation Utility

Sections:

12.30.010 - Policy and purpose.

The City has determined and hereby declares that the use of the city's streets and related facilities benefits and services all property within the incorporated limits of the City of South Salt Lake and that the public necessity to provide maintenance, upkeep, improvement, and repair of the City's streets and related facilities within the rights-of-way protects the health, safety, and welfare of the city and its residents, businesses, and visitors by reducing hazards to life and property and by reducing undesirable street, right-of-way, or other easement conditions through regular maintenance.

12.30.020 - Definitions.

For purposes of this Chapter the following definitions apply:

"Base rate" means the standard transportation utility user's fee set forth in the consolidated fee schedule for the City of South Salt Lake.

"City" means the City of South Salt Lake.

"Council" means City of South Salt Lake Council.

"Customer" or "person" means any individual; public or private corporation and its officers; partnership; association; firm; trustee; executor of an estate; the state or its departments, institutions, bureaus, agencies; county; city; political subdivision; or any other governmental or legal entity recognized by law.

"Dwelling Unit" means a single unit that provides living space for one or more people. One Dwelling Unit is the standard measure of an Equivalent residential unit.

"Equivalent residential unit" or "ERU" for purposes of the Transportation utility fee means the standard trip ends for a dwelling unit adjusted for axle weight.

"Industrial" means use of a Parcel, Lot, or Building or a portion thereof for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, or processing operations including manufacturing, processing, generation, or storage of hazardous and non-hazardous materials.

"Multi-family residential" means a residential building or buildings sharing a common Owner and containing more than one Dwelling Unit.

"Office" means a Building, or portion thereof containing housing firms or organizations and offices and facilities for professional services to individuals and businesses and where a majority of client contact occurs at the office including, but not limited to, advertising, accounting, architecture, law, insurance, real estate, investment, engineering, medical, dental, or psychiatric services, and computer services.

"Owner" has the same meaning as that term is defined in Title 4 of this Code, or successor provision.

"Place of worship" has the same meaning as that term is defined in Title 17 of this Code, or successor provision.

"Residential user" means an owner or resident of a residential dwelling unit. Residential user does not include an owner of Multi-family residential dwelling with 50 or more units.

"Retail/Commercial" means the sale of goods or services directly to the consumer, that generates point-of-sale sales tax revenues for South Salt Lake City.

"Single-family residential" means any one parcel of land containing no more than one single-family dwelling unit.

"Street" or "Streets" means any street, avenue, boulevard, road, lane, parkway, viaduct, alley, or other way for the movement of vehicular traffic, or a street or way shown upon a plat, heretofore approved, pursuant to law or approved by official action; and includes the land between street lines, whether improved or unimproved, and may comprise pavement shoulders, gutters, parking areas, and other areas within the rights-of-way.

"Transportation utility fund" means the fund created by this ordinance to receive Transportation utility user fees and operate, maintain, repair, and improve the city's streets, rights-of-way and related facilities.

"Transportation utility" means the utility created by this chapter which operates, maintains, regulates, and improves streets and related facilities within the city.

"Transportation utility user fee" means the fee(s) calculated pursuant to this chapter and codified in the City of South Salt Lake Consolidated Fee Schedule, Title 3, Chapter 11.

12.30.030 Transportation utility.

- A. Creation. There is hereby created and established a Transportation utility operated by the City and funded by a service fee rate structure.
- B. Enterprise Fund. There is hereby established a Transportation utility enterprise fund ("Transportation utility fund") to record all revenue, expenses, asset, and liability information as well as other financial transactions related to the Transportation utility. All fees and other revenue collected in accordance with this ordinance shall be recorded into the Transportation utility fund accounts and shall be used exclusively for the Transportation utility. All revenue and expenses and other financial information shall be reported as prescribed by the State of Utah's Uniform Fiscal Procedures Act for Utah Cities, or its successor provisions.
- C. Administration. The Public Works Director of the City shall administer and enforce this Transportation utility ordinance and all regulations and procedures adopted relating to the design, construction, maintenance, operation, and alteration of the streets and associated facilities unless otherwise designated by the Mayor.

12.30.040 Transportation utility user fee.

- A. Fee Imposed. All users of City utilities not expressly exempted by this Chapter shall pay the Transportation utility fee as established herein.
- B. Base Rate. The council, by ordinance or resolution, shall establish, and periodically adjust, the base rate for the Transportation utility to ensure adequate revenues to fund the costs of street maintenance and management. The base rate shall be set forth in the City of South Salt Lake Consolidated Fee Schedule, available at Title 3, Chapter 11.
- C. Amount of Charge. The Transportation utility user fee rate imposed shall be established based on the intensity of use as shown by a study commissioned by the City and overseen by the Public Works Director. The Public Works Director shall present the findings of the study to the Council who will then establish the rate by ordinance in the City of South Salt Lake Consolidated Fee Schedule, Title 3, Chapter 11.
- D. Property Owners Responsible for Charges. The property owner of record is responsible for the Transportation utility user fee and retains all obligations for payment of those fees.
- E. Exemptions. Transportation utility fees shall not be assessed by the City against Places of Worship or against Residential Users.
- F. Policies. The city may adopt policies and rules to assist in applying, administering, and interpreting any other provisions related to the Transportation utility.

- G. Appeals. Any person or property owner who is aggrieved by the provisions of this chapter, or the application and calculation of the service charge to their property may appeal to the City pursuant to Section 13.74.090 and Title 2.22 of the South Salt Lake City Code.

12.30.050 Billing and collection.

- A. The City shall bill users of City utilities for the Transportation utility user fee via a separate line item on existing utility bills or a separate invoice, consistent with the procedures set forth in Section 13.74.04 of the South Salt Lake City Code. Charges and fees shall be considered delinquent if not paid as determined by rules, policies, and procedures established by the City. Such delinquent fees shall be subject to recovery, with any assessed delinquent charges and fees, by civil action or otherwise pursuant to Section 13.74.040(H).
- B. Alternative Billing Arrangement. Owners may assign the payment of the Transportation utility user fee to non-owners by signing an "alternate billing agreement" with the City.

12.30.060 Annual report.

The City's Public Works Director shall develop an annual report on the Transportation utility, to be made available to the Council and Transportation utility Customers each year by the first Council meeting in October. This report shall summarize the financial activities of the utility and the major areas of expenditure, activities, accomplishments, and the upcoming year's priorities.

12.30.070 Severability.

If any section of this chapter is determined to be illegal, invalid, or superseded by other lawful authority, including any federal or state legislative, regulatory, or administrative action, such section shall be deemed a separate, distinct, and independent provision, and such determination shall have no effect on the validity of any other section.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.100 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO SET THE RATE FOR THE TRANSPORTATION UTILITY FEES.

WHEREAS, the South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

WHEREAS, the City engaged a consultant to conduct a study of the City’s streets in order to determine the current status of the streets throughout the city and to determine how to provide sufficient revenue to continue to maintain the City’s streets, develop proportional and cost-based rates that reflect customer and system characteristics, and reflect prudent financial planning criteria including funding renewal and replacement needs; and

WHEREAS, the City’s consultant studied key issues such as how to adequately fund annual operating expenses and provide sufficient annual renewal and replacement funding; and

WHEREAS, the City’s consultant reviewed and analyzed the key issues using accepted responsible methodology; and

WHEREAS, on June 11, 2025, the City’s consultant presented the results of the study to the Council; and

WHEREAS, on July 9, 2025, the Council considered the results of the study and the City’s needs in a work meeting and in its regular meeting; and

WHEREAS, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.100, should be updated to enact a transportation utility fee; and

WHEREAS, the City Council hereby determines that amending section 3.11.100 of the South Salt Lake Municipal Code to enact a transportation utility fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Section 3.11.100 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

DATED this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
deWolfe	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A:**3.11.100 Utilities.****A. Water.**

Culinary Water – Minimum Monthly Fee					
<u>Meter Size</u>	<u>2025-2026</u>	<u>2026-2027</u>	<u>2027-2028</u>	<u>2028-2029</u>	<u>2029-2030</u>
0.75" meter	\$15.00	\$18.00	\$21.60	\$22.79	\$24.04
1" meter	\$25.05	\$30.06	\$36.07	\$38.06	\$40.15
1.5"	\$49.95	\$59.94	\$71.93	\$75.89	\$80.05
2" meter	\$79.95	\$95.94	\$115.13	\$121.47	\$128.13
3" meter	\$150.00	\$180.00	\$216.00	\$227.90	\$240.40
4" meter	\$250.05	\$300.06	\$360.07	\$379.91	\$400.75
6" meter	\$499.95	\$599.94	\$719.93	\$759.59	\$801.25
8" meter	\$799.95	\$959.94	\$1,151.93	\$1,215.39	\$1,282.05

Consumption Charge – Residential* (cost per 1,000 gallons)					
<u>Usage</u>	<u>2025-2026</u>	<u>2026-2027</u>	<u>2027-2028</u>	<u>2028-2029</u>	<u>2029-2030</u>
0-5,000 gallons	\$1.15	\$1.40	\$1.70	\$1.80	\$1.90
5,000 – 15,000 gallons	\$4.95	\$5.95	\$7.15	\$7.55	\$7.95
Over 15,000 gallons	\$5.45	\$6.55	\$7.85	\$8.30	\$8.75

* Effective January 1, 2026. Prior to January 1, 2026, all residential customer consumption charges shall be calculated at the rates in effect June 11, 2025.

Consumption Charge – Non Residential (cost per 1,000 gallons)					
<u>Usage</u>	<u>2025-2026</u>	<u>2026-2027</u>	<u>2027-2028</u>	<u>2028-2029</u>	<u>2029-2030</u>
0-30,000 gallons	\$3.25	\$3.90	\$4.70	\$4.95	\$5.20
30,000 – 125,000 gallons	\$5.20	\$6.25	\$7.50	\$7.90	\$8.35
Over 125,000 gallons	\$5.75	\$6.90	\$8.30	\$8.75	\$9.25

Storm water utility fee	
Per equivalent residential unit	\$6/month

Fire line	
3" line	\$13.65/month
4" line	\$18.15/month
6" line	\$27.22/month
8" line	\$36.29/month
10" line	\$45.36/month
12" line	\$54.44/month
16" line	\$72.58/month
22" line	\$99.80/month
36" line	\$163.31/month
Tampered fire line fee	\$100.00
Inspection of new fire line installation	\$50.00
Fire flow test	\$175.00

Other fees	
Reconnection and new service reconnection	
Monday—Friday 8:00 a.m.—3:00 p.m.	\$25.00
Monday—Friday after 3:00 p.m.; any time on weekends or holidays	\$65.00
Tenant water deposit	\$75.00 or 60-day usage, whichever is greater
Active deployment fee waiver	\$75.00/month waived
Bankruptcy deposits (based on prior 12 months' history)	60-day usage
Service of disconnection notice w/in 12 months of prior notice	\$15.00

B. Sewer and Industrial Waste.

User fee (all users)	Base fee
Base User Fee (calculated using average winter water usage or actual usage, whichever is greater)*	\$10.00 per 1,000 gallons
Beginning July 1, 2020, Base User Fee (calculated using average winter water usage or actual usage, whichever is greater)*	\$10.00 per 1,000 gallons

* New residential accounts are charged based on actual usage or for five thousand (5,000) gallons per unit per month until an average winter water usage amount is determined, whichever is greater. New accounts for multi-family residential dwellings are calculated using previous average winter water usage or five thousand (5,000) gallons per unit per month, whichever is greater. New business accounts are charged based on the average winter consumption for the previous business or the actual monthly consumption if the business type has changed, until a winter average history can be obtained. Average winter water usage may be prospectively adjusted during the year if the customer provides proof of leakage, repair, and data supporting lower water usage.

C. Industrial Waste Fee.

Additional fees for industrial waste:

Sewer connections, which are included in the categories below, will be subject to an industrial waste fee based on a strength multiplier. The base user fee will be multiplied by the following multiplier based on category:

Large grocery stores with meat/bakery functions	1.22
Nursing homes/care centers	1.23
Restaurants/fast food/food preparation facilities	1.34

D. High Strength Contributors Fee.

Certain connections are considered high strength contributors and will be assessed a strength component based on individual samples and the information below:

Additional fees for industrial waste	
Total suspended solids (TSS)	$(\text{Sample in mg/l} - 250) \times 8.34 \times (\text{sewer average in thousands of gals./1,000,000}) \times (\text{rate assessed by Central Valley})$
Biochemical Oxygen Demand (BOD)	$(\text{Sample in mg/l} - 200) \times 8.34 \times (\text{sewer average in thousands of gallons/1,000,000}) \times (\text{rate assessed by Central Valley})$
* Classification and frequency of sampling is determined by the City.	

E. Cost Recovery Fees.

Sample costs	As per cost to City
Labor charge	
Composite	\$154.00/sample
Grab	\$77.00/sample

F. Household Waste and Recyclable Waste Containers.

Residential service (including one waste container, one recyclable)	\$14.00/month
Additional waste container (waste or recycling)	\$14.00/month per additional can
New can delivery fee/redelivery fee after nonpayment	\$25.00/trip
Late payment fee	\$10.00
Special permit inspection fee	\$25.00
Glass recycling fee	\$8.00 per customer per month
Glass recycling container fee, initial service or reinstatement	\$25.00

G. Transportation Utility Fee.

User Type	ERU/Type	Monthly Rate (per 1,000 sq. ft.)
Residential – Single Family	1.00	\$0.00
Residential – Multi-Family (less than 50 units)	1.00	\$0.00
Residential – Multi-Family (50 or more units)	1.00	\$2.79
Office	3.96	\$11.07
Retail/Commercial	7.76	\$21.66
Industrial	9.27	\$25.87

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.070 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY POLICE DEPARTMENT FEES.

WHEREAS, The South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

WHEREAS, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.070, should be updated to reflect the current economic status of the City’s services and costs in maintenance and administration of the services provided by the police department; and

WHEREAS, the City Council hereby determines that amending section 3.11.070 of the South Salt Lake Municipal Code to modify fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Section 3.11.070 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

DATED this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
deWolfe	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A:**3.11.070 Police Department.****A. Reports and Documents.**

DI-9 (crash) reports	\$15.00 (provided at station)
Crash reports available at https://crashreport.utah.gov	\$9.50 (provided online) \$15.00
Police reports (includes research/redaction costs)	
<50 pages	\$1015.00 \$0.25 for each additional page
50-100 pages	\$20.00
101-200 pages	\$30.00
201+ pages	As quoted
Dashboard/body/security/other video/audio recording (including disc, research/redaction, staff time)	\$45.00 per recording device
30 minutes or less	\$45.00
30-60 minutes	\$55.00
	\$10 for each additional 30 minutes
Photographs	
<50 photos	\$20.00
50-100 photos	\$30.00
101-200	\$40.00
201 +	As Quoted

B. Work Cards.

Work/ID card (sexually oriented businesses)	\$25.00-\$60.00
Duplicate work/ID cards	\$10.00

C. Sex Offender Registration.

Sex offender registration fee	\$25.00
-------------------------------	---------

DNA collection fee	\$125.00 -\$150.00
--------------------	-------------------------------

D. Police Equipment and Personnel.

Police chief	\$80.00/hour
Deputy police chief	\$70.00/hour
Lieutenant	\$60.00/hour
Sargent	\$55.00/hour
Officer	\$50.00/hour
K-9 and handler	\$50.00/hour
SWAT unit	\$50.00/hour
Mobile Incident Command vehicle	\$40.00/hour

E. Miscellaneous

Recreational Vehicle Parking Permit Fee	\$25.00
---	---------

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.020 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY GENERAL FEES.

WHEREAS, The South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

WHEREAS, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.020, should be updated to reflect the current economic status of the City’s services and costs in maintenance and administration of the services provided by the City Recorder’s Office; and

WHEREAS, the City Council hereby determines that amending section 3.11.020 of the South Salt Lake Municipal Code to modify fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Section 3.11.020 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

DATED this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
deWolfe	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A:**3.11.020 General fees.****A. Records and Information Services.**

Research/compilation/duplication/redaction costs:	
The City charges the cost of redaction, compilation, research and duplication in excess of fifteen minutes, at the salary of the lowest paid employee who has the necessary skills and training to perform the request. This fee is incurred regardless of the format in which the documents ultimately will be produced.	
Paper copies	
B&W: 8.5 × 11" or 8.5 × 14" pages	\$0.25/page
B&W: 11 × 17" pages	\$0.50/page
Color: 8.5 × 11" or 8.5 × 14" pages	\$0.50/page
Color: 11 × 17" pages	\$1.00/page
Maps (depends upon size/color)	\$5.00—\$10.00
Electronic copies	
CD/DVD production	\$10.00/disc
Video cassette production	\$20.00/tape
Audio cassette production	\$10.00/tape
Facsimile transmission	\$2.00 for 10 pages, additional pages \$0.50/page
E-mail transmission (files of less than 10 MB)	No additional charge
Media device	\$15.00/per device

B. Administrative Hearings.

Administrative hearing filing fee	\$25.00
Copies of files and transcript for appeal from decision	\$15.00, plus actual costs of transcript preparation
Deposit required before City will arrange for transcript (applied toward ultimate cost of transcript)	\$75.00

C. Other Fees.

Returned check charge	\$20.00/check
Direct pay ACH return	\$20.00/return
Returned checks on xpressbillpay	

Invalid account/unable to locate account	\$8.00
Insufficient or closed account	\$14.00
Customer stop payment	\$29.00
Mailing	Actual cost
Notary service (if notary is available)	Free

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.060 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY CITY RECORDER FEES.

WHEREAS, The South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

WHEREAS, Utah Code § 10-3-208(12)(a)(ii) authorizes the City to impose a fine on a candidate who fails to timely file a campaign finance statement; and

WHEREAS, in the interest of transparency the City Recorder has recommended amending the City’s Consolidated Fee Schedule to include the fine amount as authorized by State law; and

WHEREAS, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.060, should be updated to reflect the current economic status of the City’s services and costs in maintenance and administration of the services provided by the City Recorder’s Office; and

WHEREAS, the City Council hereby determines that amending section 3.11.060 of the South Salt Lake Municipal Code to modify fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Section 3.11.060 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

DATED this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
deWolfe	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A:**3.11.060 Courts, City Attorney, City Recorder, and Recreation.****A. Justice Court.**

Fines and bails	As set by Utah Administrative Office of Courts
Filing fees	As set by Utah Code Ann. § 78A-2-301.5
Record production fees	As set by Utah R. Jud. Admin. 4-202.08
Traffic school tuition	\$50.00
Trust check processing fee	\$10.00
Fingerprinting fee	\$20.00

B. City Attorney.

Discovery in criminal cases*	\$10.00
Audio/video/color copies/etc.	As described in Section 3.11.020
Debt-collection account administrative fee	\$25.00

* Fees in criminal cases shall not be assessed to or collected from defendants found indigent by the court in which their case is pending; however, duplicates/replacements of materials already provided to indigent defendants shall be charged at the standard rates above. Fee includes cost of mailing, and will provide all reports received by the prosecution office for the case requested.

C. City Recorder.

Declaration of candidacy filing fee, established in 2.48.060	\$25.00
24 hour late filing of Campaign Finance report, per Utah Code § 10-3-208 (11)(a)(ii), or successor provision.	\$50.00
GRAMA requests, authorized by UCA 63G-2-203 The City Recorder may, pursuant to state statute, require upfront payment for a GRAMA request.	
a. Black and White Copies	\$0.10 \$0.25 per page
b. Staff time reviewing and responding to request	The cost of staff time, pursuant to UCA 63G-2-203, but no less than \$15.00 per hour, excluding the first fifteen minutes spent on the request.

D. Recreation.

Youth Programs (uniform, team photo, award, practices and games)	Enrollment fee*
One child	\$25.00

Second child in family	\$20.00
Third and subsequent child in family	\$15.00

RESOLUTION NO. R2025-_____

**A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING
THE SOUTH SALT LAKE GENERAL PLAN 2040 TO ADOPT THE 2025
UPDATED MODERATE INCOME HOUSING PLAN.**

WHEREAS, the Utah Legislature has determined that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, available moderate income housing allows people of various income levels to live in a community and to benefit from and fully participate in all aspects of neighborhood and community life; and

WHEREAS, in 2021, the City of South Salt Lake (“City”) adopted the South Salt Lake General Plan 2040 (“General Plan”), which included, among other things, the City’s Moderate Income Housing Plan (“MIHP”) as required by state law; and

WHEREAS, on December 14, 2022, the South Salt Lake City Council (“City Council”) amended the General Plan to include an updated MIHP;

WHEREAS, due to similar strategies being found throughout the entire General Plan, each previous iteration of the MIHP was contained in an appendix to the General Plan; and

WHEREAS, the updated version of the MIHP attached hereto as Exhibit A, will likewise be housed in the appendix to the General Plan, and no substantive language of the General Plan will be amended; and

WHEREAS, a properly noticed public hearing was held in front of the City’s Planning Commission on July 10, 2025, at which members of the public were able to appear and comment on the proposed amendments to the MIHP; and

WHEREAS, subsequent to the above referenced public hearing the South Salt Lake Planning Commission forwarded a positive recommendation to the City Council to adopt the updated MIHP; and

WHEREAS, City staff has prepared an updated moderate income housing plan, pursuant to state requirements, adding goals to identify areas where density and investment in rehabilitation can assist in providing a diversity of housing and increase affordable housing options;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South Salt Lake that:

1. The 2025 Updated Moderate Income Housing Plan, attached hereto as Exhibit A and incorporated herein by this reference, is adopted into the South Salt Lake General Plan 2040.
2. The Appendix of the City’s General Plan containing the Moderate Income Housing Plan should be updated to include the language in the attached 2025 Updated Moderate Income Housing Plan.

(signatures appear on next page)

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mila	_____
deWolfe	_____
Sanchez	_____
Thomas	_____
Williams	_____

ATTEST:

Ariel Andrus, City Recorder

EXHIBIT A

2025 Updated Moderate Income Housing Plan

(A) Strategy 6: Rezone for densities necessary to facilitate the production of moderate income housing

Implementation Action:

- Identify areas of with appropriate infrastructure, amenities, and services to where moderate income and affordable homeownership are appropriate and;
- Work with South Salt Lake City Council and appropriate South Salt Lake City Staff to create and implement an ordinance as part of the City's zoning update by December 2026.

(C) Strategy 7: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Implementation Action:

- Identify areas in the city where housing stock is available and can provide moderate and affordable home ownership in the City, and;
- Create a plan and develop resources to purchase existing dilapidated and abandoned housing stock that can then be rehabilitated into affordable housing stock; and
 - Have a pilot program and be able to demonstrate success by July 2027

RESOLUTION NO. 2025 _____

A RESOLUTION IN SUPPORT OF EQUIPMENT FINANCING
FOR THE LEASE OF A FIRE DEPARTMENT VELOCITY PUMPER

WHEREAS, the South Salt Lake City Council acts as the legislative body of the City of South Salt Lake (“City”) and is duly organized and existing pursuant to the Constitution and laws of the State.

WHEREAS, pursuant to applicable law, the City Council has the power to appropriate funds, review municipal administration and pass resolutions and ordinances concerning the City budget and is authorized to provide for the manner in which the City acquires, disposes of and encumbers real and personal property, including, rights and interest in property, and leases and easements necessary to the functions or operations of the City.

WHEREAS, the City Council hereby finds and determines that the execution of one or more Master Lease-Purchase Agreements (“Leases”) for the purpose of acquiring equipment for the South Salt Lake City Fire Department, to be described in the Leases is appropriate and necessary to the functions and operations of the City.

WHEREAS, PNC Equipment Finance, LLC (“Lessor”) shall act as Lessor under said Leases.

Now, therefore, BE IT RESOLVED, by the South Salt Lake City Council that:

1. The Mayor acting on behalf of the City, is hereby authorized to negotiate, enter into, execute, and deliver one or more Leases in substantially the form set forth in the document presently before the City Council, which document is available for public inspection at the office of the Mayor. The Mayor acting on behalf of the City is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Lease as the Mayor deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Leases are hereby authorized.

2. By a written instrument signed by the Mayor, the Mayor may designate specifically identified officers or employees of the City to execute and deliver agreements and documents relating to the Leases on behalf of the City.

3. The City’s obligations under the Leases shall be subject to annual appropriation or renewal by the City Council as set forth in each Lease and the City’s obligations under the Leases shall not constitute general obligations of the City or indebtedness under the Constitution or laws of the State.

(signatures appear on separate page)

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

Council vote as recorded:

Huff:	_____
Thomas:	_____
Bynum:	_____
Mitchell:	_____
Sanchez:	_____
Williams:	_____
deWolfe:	_____

ATTEST:

Ariel Andrus, City Recorder

ORDINANCE NO. 2025-____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTIONS 17.03.010, 17.03.130, 17.07.020, 17.07.030, AND 17.10.190 OF THE SOUTH SALT LAKE MUNICIPAL CODE TO CREATE THE CITY FACILITY (CF) OVERLAY LAND USE DISTRICT AND TO UPDATE LAND USE, DESIGN STANDARDS, AND PLATTING AND SUBDIVISION REQUIREMENTS FOR THE NEW CF OVERLAY LAND USE DISTRICT.

WHEREAS, the South Salt Lake City Council (the “Council”) is authorized to enact and amend ordinances governing the City of South Salt Lake (the “City”); and

WHEREAS, on July 10, 2025, the South Salt Lake Planning Commission (“Planning Commission”) held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Municipal Code Title 17, to amend and update the land use, design standards, and platting and subdivision standards requirements for the City Facility Overlay land use district; and

WHEREAS, the Planning Commission, after careful review of the proposed changes and consideration of staff comments, determined the changes were in the best interest of the City and voted to forward a recommendation of approval of the proposed changes to the Council; and

WHEREAS, on July 9, 2025, the Council in a work meeting received a presentation from City staff on the proposed amendments to the South Salt Lake Municipal Code Title 17, to amend and update the land use, design standards, and platting and subdivision standards requirements for the City Facility Overlay land use district; and

WHEREAS, on July 23, 2025, the Council again reviewed the recommendation of the proposed changes, reviewed the record and recommendation from the Planning Commission and considered the input submitted from the public as well as the general plan and goals established by the City for the development of the City, and determined the changes were in the best interest of the City;

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION I: Amendment. Sections 17.03.010, 17.03.130, 17.07.020, 17.07.030, and 17.10.190 of the South Salt Lake Municipal Code attached hereto as Exhibit A, and incorporated herein by this reference, are hereby amended as shown and incorporated into Title 17 of the South Salt Lake City Municipal Code.

SECTION II: Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III. Conflict with Existing Ordinances, Resolutions, or Policies. Except as otherwise specifically provided herein, this Ordinance shall not repeal, modify or affect provisions of the City Code or unless expressly referenced in this Ordinance and its attachments. To the extent that any ordinance, resolution, or policy of the City of South Salt Lake conflicts with the provisions of this ordinance, this ordinance shall prevail.

SECTION IV. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen (15) days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

Dated this _____ day of _____ 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
deWolfe	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

EXHIBIT A

Title 17

Land Use and Development

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

17.03.010 Land Use Matrix.

- A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:
 - 1. Uses indicated by the letter "P" below are Permitted Uses only where designated.
 - 2. Uses indicated by the letter "C" are Conditional Uses only where designated.
- B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.
- C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility & City Facility Overlay	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU - Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviarys Jordan River Nature Center	SSLC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhd. - State Street Gateway	East Streetcar Nbhd. - North Haven	East Streetcar Nbhd. - 500 East Gateway	Townhome Overlay	FINCH	HTZ Overlay		
Adult Daycare	C		C	C	C																																	
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P		P																					P	P	P	P						P	
Alcoholic Beverage, Bar Establishment	C			C											C	C												C	C	C	C						C	
Alcoholic Beverage, Beer Recreational	P	P	P	P	P		P								P	P												P	P	P	P						P	
Alcoholic Beverage, Beer Wholesaler							C																															
Alcoholic Beverage, Hotel	P	P	P	P	P																							P	P	P	P						P	
Alcoholic Beverage, Liquor Warehouse							C																															
Alcoholic Beverage, Local Industry Representative	P	P	P	P	P	P	P	P							P	P	P	P										P	P	P	P						P	
Alcoholic Beverage, Manufacturer	C			C			C																					C	C	C	C							
Alcoholic Beverage, Off-Premises Beer	P	P	P	P	P		P								P	P												P	P	P	P						P	
Alcoholic Beverage, Package Agency	P		P	P	P		P								P	P												P	P	P	P						P	
Alcoholic Beverage, Reception Center																																						
Alcoholic Beverage, Restaurant (Beer Only)	P	P	P	P	P		P									P												P	P	P	P	P	P	P	P			P
Alcoholic Beverage, Restaurant (Limited Service)	P	P	P	P	P		P									P												P	P	P	P	P	P	P	P			P
Alcoholic Beverage, Restaurant (Full Service)	P	P	P	P	P		P									P												P	P	P	P	P	P	P	P			P
Alcoholic Beverage, Special Use (Educational)	P			P			P																					P	P	P	P	P	P	P	P			P
Alcoholic Beverage, Special Use (Industrial/Manufacturing)			P				P												P									P	P	P	P							
Alcoholic Beverage, Special Use (Scientific)	P		P	P			P												P									P	P	P	P							
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P					P	P														P	P	P	P	P	P	P	P			
Alcoholic Beverage, Tavern	C			C											C	C												C	C	C	C						C	
Alcoholic Beverage, State Liquor Store	C			C			C									C												C	C	C	C	C	C	C			C	
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft	P		P				P																							P	P							

...

17.03.130 City Facility (CF) and City Facility (CF) Overlay district.

A. Purpose. The purpose of the City Facility (CF) and City Facility (CF) Overlay district is to provide for locations and appropriate standards for a range of public uses conducted by governmental and specified agencies. These uses are operated for the benefit of the community and provide basic services and essential support services for the community.

B. Uses. No Structure, Lot, or Parcel shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.

C. Scope. The City Facility and CF Overlay district includes all property designated as CF on the official zoning map, as well as all dedicated public streets and Rights-of-Way. The CF Overlay reverts to the underlying zoning district immediately preceding the zoning map amendment for the CF Overlay upon the termination of the City Use.

D. Regulations. The Development Standards, Design Standards and Building Forms in Title 17 do not apply to City Facilities. The Community Development Director or designee shall determine, in writing, that the project has demonstrated the following:

1. There is a demonstrated need for the City Facility within the community at large and it is not contrary to the public interest.
2. The City Facility is consistent with the goals and policies of the general plan, and applicable ordinances of the city where feasible.
3. The City Facility is located, planned, and developed in a manner that is not inconsistent with the health, safety, or general welfare of persons residing or working in the city. Including, but not limited to, the following:
 - a. The generation of noise, noxious or offensive emissions, or other nuisances which may be injurious or detrimental to the surrounding area.
 - b. The availability of public services to support the City Facility, including utilities, vehicular, pedestrian and public transit systems, police, fire, education, and social and health services.
 - c. The adequacy of landscaping, screening and buffering, building setbacks, parking, open space, or other development characteristics necessary to mitigate the impact of the City Facility on neighboring properties.

E. Standards.

1. Outdoor Storage. Outdoor Storage regulations are as follows:
 - a. Screening. Outdoor storage and storage yards must be screened from public view. Solid fencing shall be installed to screen outdoor storage areas. All fencing must be at least six feet in height and may not exceed the maximum height of 8 feet. Chain link and vinyl fences are prohibited.
 - b. All fences shall meet the Clear View Area requirements.
 - c. Barbed Wire. Fences containing strands of barbed wire, including all forms of security wire, shall be prohibited.
 - d. Electrified Fences. Electrified fences shall be prohibited. This provision does not prohibit an "invisible" fence (wired or wireless) to contain canines with a collar receiver.

...

17.07.020 Building Form by Land Use District.

- A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited. This section does not apply to the City Facility and City Facility (CF) Overlay district.*

	Single-Family	Townhome	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage Building	Accessory Structure to Non-Res. Building	Per Development Agreement for Project-Specific Design
Commercial Corridor			A	A	A	A	A		A	A	
Commercial Neighborhood				A	A					A	
Commercial General				A	A	A				A	
TOD & TOD-Core			A	A	A	A	A	A		A	
Mixed-Use			A	A	A	A	A			A	
Townhome Overlay		A									
Business Park				A		A		A		A	
Flex				A	A	A	A	A		A	
Historic					A					A	
Jordan River	A										
Open Space											
R1	A				A					A	
Residential Multiple	A		A		A					A	
Riverfront Flex/Office								A		A	
Riverfront R1	A										
Riverfront RM1											
Riverfront School					A					A	
Crossing MPMU - Anchor Tenant							A			A	
Crossing MPMU - 2100 S/State St.			A	A						A	
Crossing MPMU - Transit District				A		A	A			A	
Downtown**			A	A	A	A	A		A	A	
East Streetcar***			A	A	A					A	
Granite Library					A					A	
Granite Townhome		A									
Granite Lofts		A									
HT Overlay											A

*See 17.03.130

**Excludes Station District

***See East Streetcar MPMU

- B. Building Form Does Not Determine Land Use. Regardless of Building form, all Uses carried on within a Building shall be limited to the Permitted Uses in the land use district in which the Building is located.

17.07.030 Development Standards.

In addition to the Subdivision and platting requirements contained elsewhere in this Title, the following Development standards apply to all Structures*:

A. Yard Areas. All Development shall comply with the Setbacks, both for each Building and for the Project perimeter, designated for each district. All Yard areas shall be free of any Structure and shall not be used for parking, unless otherwise provided herein.

1. Setbacks.

	Front Yard	Corner Side Frontage Yard	Side Yard	Side Yard Combined	Rear Yard	Project Perimeter	Building Separation
Commercial Corridor	10'	10'	0	0	0		
Commercial Neighborhood	10'	10'	5'	12'	0		
Commercial General	10'	10'	0	0	0		
TOD & TOD-Core	5'	5'	0	0	0		
Mixed-Use	5'	5'	5'	12'	20'		
Business Park	15'	10'	0	0	0		
Flex	10'	10'	0	0	0		
Historic and Landmark	15'	15'	15'	30'	15'		
Jordan River	30'	10'	20'	40'	20'		
School	25'	25'	25'	50'	25'		
R1	20'	12'	5'	12'	20'		
Townhome Overlay	10'	10'				10' to SF; 8' to non-SF	20' between abutting facades, 45' on street radius
Residential Multiple	20'	10'	5'	12'	20'		
Riverfront MPMU - Flex/Office	20'	5'	5'	10'	25'		
Riverfront MPMU - R1	20'	10'	5'	10'	20'		
Riverfront MPMU - RM1	10'	10'	10'	20'	20'		
Riverfront MPMU - School	20'	20'	20'	40'	20'		

Crossing MPMU - Anchor Tenant		**	**	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	**	**		
Crossing MPMU - Transit		**	**	**	**	**	
Downtown	5'	5'	0'	0'	0'		
East Streetcar		**	**	**	**	**	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	236ft2	0	0	12'		
Granite Lofts Townhome Units 6,7,12,13, 18,19,24,25	8'	236ft2	8'	20'	0		
Granite MPMU - Library	**	**	**	**	**		
Granite MPMU - Townhome		**	**	**	**	**	
HT Overlay	**	**	**	**	**	**	**

* This section does not apply to the City Facility and City Facility (CF) Overlay district. See 17.03.130.

** See Approved MPMU, Overlay District, or Development Agreement.

*** Double Frontage Lots shall have two (2) Front Yards and no Rear Yard.

2. Yard Requirements and Qualifications.

- a. Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.
- b. All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.
- c. Yard areas shall not be used for parking, except for driveways or garages as required by this Title.
- d. Fences, Courtyards, and patios are permitted in certain Yard areas in specific districts, provided they meet requirements established elsewhere in this Title.

B. Build-to Standards. All Structures shall conform to the following Build-to Standards, as applicable*:

Build-to Standard	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD & TOD-Core	Mixed-Use	Business Park	Flex (Building footprint <85K s.f.)	Jordan River	R1	Townhome Overlay	Residential Multiple	Riverfront Flex/Office	Riverfront R1	Riverfront RM1	Riverfront School	The Crossing Anchor Tenant	The Crossing 2100 S./State Street Frontage	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units 6 7 12 13 18 19 24 25	Granite Library	SSLC-PD
Min—In Feet	10	10	10	5	5	15	10	20	20	****	20	20	20	10	20	**	**	**	0'	**	0	10	***
Max—In Feet	25	20	20	15	30	20	25	30	25	****	30	25	N/A	15	40	**	**	**	(25' to transit)	**	5	30	***

* This section does not apply to the City Facility and City Facility (CF) Overlay district. See 17.03.130

** See Approved MPMU

*** See Approved SSLC-PD Accessory Structure siting regulations

**** Equal to required perimeter setback

A Structure may encroach into the Front Yard to comply with a Build-to Standard.

- C. Architectural Elements and Mechanical Equipment into Yard Areas.
1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.

2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.

3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, Porches, landings, stoops, and porticos	6 feet	2 feet	4 feet
Decks > 1' above base elevation	6 feet	2 feet	4 feet
Eaves, cornices, and overhangs	3 feet		4 feet
Required overhead weather protection	6 feet		4 feet
Bay windows, cantilevered rooms, and awnings	6 feet	2 feet	4 feet
Balconies	Shall not project into Yard areas.		6 feet

Mechanical equipment and chimneys	Shall not project into Yard areas.	2 feet	4 feet
Exterior staircases as allowed	Shall not project into Yard areas.		4 feet
Hard Surface (at-grade level)	Shall not project into Yard areas, excluding the driveway.	2 feet	17 feet

...

17.10.190 Utilities

A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each plated Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities. This section does not apply to the City Facility and City Facility (CF) Overlay district.*

B. Easements.

1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.

2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
R1	10'	5'	10'	
Townhome Overlay	10'	0'	0'	8'

Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	
Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	
Crossing MPMU - Transit	**	**	**	
Downtown	5'	0'	0'	
East Streetcar	5'	0'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	**	**	**	
Granite MPMU - Townhome	**	**	**	
HT Overlay	**	**	**	

*See 17.03.130

**See Approved MPMU, Overlay District, or Development Agreement.

3. All easements shall be indicated on the Plat. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.

4. Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL TO AMEND THE SOUTH SALT LAKE ZONING MAP TO INCLUDE THE CITY FACILITY (CF) OVERLAY FOR THE PARCEL LOCATED 3291 SOUTH 900 WEST, SOUTH SALT LAKE CITY, UTAH.

WHEREAS, the City of South Salt Lake (“City”) has entered into a lease for the property located at 3291 South 900 West (the “Property”), which it will use for City storage; and

WHEREAS, City staff is petitioning the South Salt Lake City Council (the “Council”) for a Zoning Map Amendment; and

WHEREAS, on June 26, 2025, the properties were posted, and courtesy notices were mailed to property owners within 600 feet pursuant to the requirements of Title 17; and

WHEREAS, the Council is authorized to enact and amend ordinances governing the City of South Salt Lake; and

WHEREAS, on July 10, 2025, the South Salt Lake Planning Commission (“Planning Commission”) held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Zoning Map to include the City Facility (CF) Overlay for one (1) parcel of land located at 3291 South 900 West; and

WHEREAS, the Planning Commission, after careful review of the proposed Zoning Map Amendment and consideration of staff comments and public comments provided, determined the Zoning Map Amendment is in the best interest of the City and unanimously voted to forward a recommendation of approval to the City Council; and

WHEREAS, on July 9, 2025, the Council discussed the proposed Zoning Map Amendment during a work meeting; and

WHEREAS, the Council finds that the Zoning Map Amendment is consistent with the following purposes of Utah Code § 10-9a 102:

1. The purposes of this chapter are to:
 - a. Provide for the health, safety, and welfare;
 - b. Promote the prosperity;
 - c. Improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality’s present and future inhabitants and businesses;
 - d. Protect the tax base;
 - e. Secure economy in government expenditures;
 - f. Foster the State’s agricultural and other industries;
 - g. Protect both urban and non-urban development;
 - h. Protect both urban and non-urban development;
 - i. Provide fundamental fairness in land use regulation;
 - j. Facilitate orderly growth and allow growth in a variety of housing types: and,

k. Protect property values.

WHEREAS, on July 23, 2025, the Council reviewed the Planning Commission's recommendation to approve the Zoning Map Amendment, considered the input from the public, ensured consistency with the General Plan and goals established by the City, and determined the Zoning Map Amendment is in the best interest of the City;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of South Salt Lake as follows:

SECTION I: Approval. The South Salt Lake City Zoning Map for the property located at 3291 South 900 West is amended to include the City Facility (CF) Overlay, as shown in Exhibit A, which is incorporated herein by this reference, and is subject to the following Findings of Fact and Conclusions of Law:

Findings of Fact:

1. The subject property, located at 3291 South 900 West is on one parcel of land.
2. The subject property is located in the Commercial Corridor land use district.
3. The proposed zoning map amendment will change the land use designation to include the City Facility (CF) Overlay land use district.

Conclusions of Law:

1. The proposed South Salt Lake Zoning Map Amendment is consistent with the General Plan and Title 17 of the South Salt Lake Municipal Code, Land Use and Development.
2. The proposed South Salt Lake Zoning Map Amendment is consistent with applicable Utah state law.
3. The proposed South Salt Lake Zoning Map Amendment furthers the purposes of Utah Code § 10-9a-102(1)

SECTION II: Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III. Conflict with Existing Ordinances, Resolutions, or Policies. Except as otherwise specifically provided herein, this Ordinance shall not repeal, modify or affect provision of the City Code or unless expressly referenced in this Ordinance and its attachments. To the extent that any ordinance, resolution, or policy of the City of South Salt Lake conflicts with the provisions of this ordinance, this ordinance shall prevail.

SECTION IV: Effective Date. This ordinance shall become effective upon the Mayor's signature and publication, or after fifteen (15) days of transmission to the office of the Mayor I neither approved nor disapproved by the Mayor and thereafter, publication.

(signatures on the following page)

Dated this _____ day of _____ 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
deWolfe	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

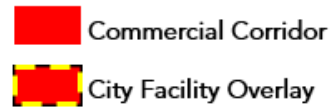
ATTEST:

Ariel Andrus, City Recorder

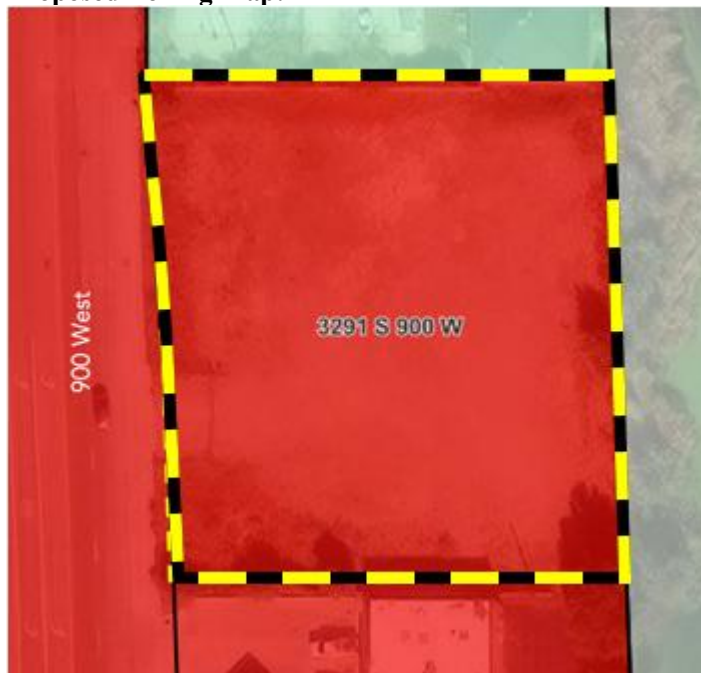
EXHIBIT A

The area outlined in white, 3291 South 900 West, currently zoned as Commercial Corridor (CC), will be amended to include the City Facility (CF) Overlay on the South Salt Lake Zoning Map as shown below:

Existing Zoning Map:



Proposed Zoning Map:



ORDINANCE NO. 2025-____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING CHAPTERS 17.03 OF THE SOUTH SALT LAKE MUNICIPAL CODE TO AMEND AND UPDATE THE COMMERCIAL NEIGHBORHOOD LAND USE DISTRICT.

WHEREAS, the South Salt Lake City Council (the “Council”) is authorized to enact and amend ordinances governing the City of South Salt Lake (the “City”); and

WHEREAS, on June 19, 2025, the South Salt Lake Planning Commission (“Planning Commission”) held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Municipal Code Title 17, to amend and update the Commercial Neighborhood land use district; and

WHEREAS, the Planning Commission, after careful review of the proposed changes and consideration of staff comments, determined the changes were in the best interest of the City and voted to forward a recommendation of approval of the proposed changes to the Council; and

WHEREAS, on July 9, 2025, the Council in a work meeting received a presentation from City staff on the proposed amendments to the South Salt Lake Municipal Code Title 17, to amend and update the Commercial Neighborhood land use district; and

WHEREAS, on July 23, 2025, the Council again reviewed the recommendation of the proposed changes, reviewed the record and recommendation from the Planning Commission, and considered the input submitted from the public as well as the general plan and goals established by the City for the development of the City, and determined the changes were in the best interest of the City;

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION I: Amendment. Section 17.03.070 of the South Salt Lake Municipal Code attached hereto as Exhibit A, and incorporated herein by this reference, are hereby amended as shown and incorporated into Title 17 of the South Salt Lake City Municipal Code.

SECTION II: Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III. Conflict with Existing Ordinances, Resolutions, or Policies. Except as otherwise specifically provided herein, this Ordinance shall not repeal, modify or affect provision of the City Code or unless expressly referenced in this Ordinance and its attachments. To the extent that any ordinance, resolution, or policy of the City of South Salt Lake conflicts with the provisions of this ordinance, this ordinance shall prevail.

SECTION IV. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen (15) days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(Signatures on following page)

Dated this _____ day of _____ 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
deWolfe	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

EXHIBIT A

17.03.070 Commercial Neighborhood (CN) district.

- A. Purpose. The purpose of the Commercial Neighborhood (CN) district is to provide an area for neighborhood-oriented businesses that support the residential areas surrounding the district. The district may serve as a Buffer between ~~residential~~ residential and business/commercial districts. The Commercial Neighborhood district designation is intended for commercial Developments that will not generate high vehicle traffic. It is intended that businesses in this district will both enhance and be Compatible with the surrounding residential neighborhoods through architecture, Development, access, and site design.
- B. Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010.
- C. Standards.
 - 1. Minimum Area. The minimum area ~~of~~ for any Lot for Development in this district ~~is shall be one-half (0.5) one-quarter (0.25)~~ acre.
 - 2. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
 - 3. Required Setbacks/Build-To Standard. See Chapter 17.07.
- D. Regulations. Regulations for a Commercial Neighborhood district are as follows:
 - 1. Time Restrictions. Business activities shall not normally be conducted by any of the Permitted or Conditional Uses allowed in this district before six (6) a.m. or after ten (10) p.m.
 - 2. Parking. Parking shall only be allowed for passenger-type vehicles or light, vans and trucks that do not exceed one ton in capacity, except for the temporary parking of larger vehicles involved in delivering goods in the area while the goods are being loaded and unloaded.
 - 3. Changes of Use. The conversion of a Single Family Dwelling Unit into a commercial use is a Change Of Use, subject to the following standards:
 - a. The residential character of the Building exterior shall be maintained.
 - b. The Front Building Elevation shall contain no more than fifty (50) percent glass.
 - c. Additions and remodels are subject to the City's General Residential Design Standards in section 17.07.060.
 - d. All front and corner side yards shall be fully landscaped subject to the City's Landscape Standards.
 - e. Parking.
 - i. Off-Street parking is only permitted in the rear yard area.
 - ii. The proposed use must provide two (2) stalls per every 1,000 square feet on-site.
 - iii. Existing single-family driveways may be used to service rear yard parking areas. All driveways must be a minimum of 12 feet wide.
 - f. On-site waste container enclosures and management is required in the rear yard.