



South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, August 13, 2025** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:15 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

Conducting: Council Chair Bynum

Matters for Discussion:

1. Budget Amendment Discussion	Crystal Makin
2. 3900 South Senior Housing Project	Jed Shum

Adjourn

Posted August 8, 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.

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

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

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING THE 2025-2026
FISCAL YEAR BUDGET

WHEREAS, the South Salt Lake City Council (the “Council”) met in regular session on August 13, 2025, to consider, among other things, amending the budget for the 2025-2026 fiscal year; and

WHEREAS, Utah Code § 10-6-127 enables the City to review the individual budgets of the funds set forth in the City’s budget; and

WHEREAS, Utah Code § 10-6-128 allows the Council to adopt budget amendments by resolution or ordinance following a public hearing; and

WHEREAS, the Finance Director has prepared and filed with the City Recorder the proposed amendments, which are attached to this ordinance and incorporated by this reference, and has submitted the same to the Council for its review and for the public review; and

WHEREAS, the amendments to the budget were the proper subject at a duly noticed public hearing held on August 13, 2025, at which everyone in attendance was given the opportunity to be heard for or against, amending the budget for the 2025-2026 fiscal year; and

WHEREAS, the amendments conform to the requirements of the Utah Uniform Fiscal Procedures Act and the Council finds it has satisfied all legal requirements required to amend a budget and that the proposed budget 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: ADOPTION OF AMENDMENTS. The budget amendments attached hereto as **EXHIBIT A** and incorporated herein by this reference are hereby adopted and incorporated into the budget for the City for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

SECTION II: PUBLICATION AND FILING. Pursuant to Utah Code Ann. 10-6-118, a copy of the Budget for each fund within the Budget shall be certified by the Budget Officer and it is hereby directed that the Budget be filed with the State Auditor and in the Office of the City recorder and shall be available to the public in accordance with the law.

SECTION III: SEVERANCE. 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 IV. 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)

Dated this _____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

Amendments to the City of South Salt Lake Budget for the Fiscal Year 2025-2026

Platform 3900 An Affordable Senior Housing Community

South Salt Lake City Council Work Session:
Review of Proposed Platform 3900
Senior Housing Community



Table of Contents

Introduction	3
Project Overview	4
Outdoor Amenities/Green Space	5
Community Rooms	6
Project Location	7
Parking Analysis	8
Transportation	9-10
Programming and Services	11-13
Retail	14-15
Ownership	16
Conclusion	17

Platform 3900
50 W 3900 S,
South Salt Lake City

**A Lasting Community Asset
for South Salt Lake**

Platform 3900 is a purposefully designed low-income senior housing community bringing much needed housing with mission-driven management focused on livability, accessibility, and community.

South Salt Lake City currently lacks a zoning designation specific to senior housing. We are requesting the creation of a new land use category that better reflects the needs of senior communities particularly in TOD zones. This change will help make high-quality senior housing more feasible to build and sustain in South Salt Lake.



Platform 3900 Project Overview



Community Summary:

- **Total Units:** 150 Affordable Senior apartment homes within 2 buildings
- **Unit Mix:** One and two-bedroom layouts
- **Buildings:** Two 5-story residential buildings over podium parking
- **Parking Ratio:** 0.5 stalls per unit
- **Retail Space:** 4,000 square feet of ground-floor retail along 3900 South

Community Amenities:

- Multiple indoor community rooms for events, wellness, and educational programs
- Outdoor amenity green terraces for socializing and relaxation
- On-site dog park and garden areas
- Private balconies for individual units

Platform 3900

Green Space & Outdoor Amenities

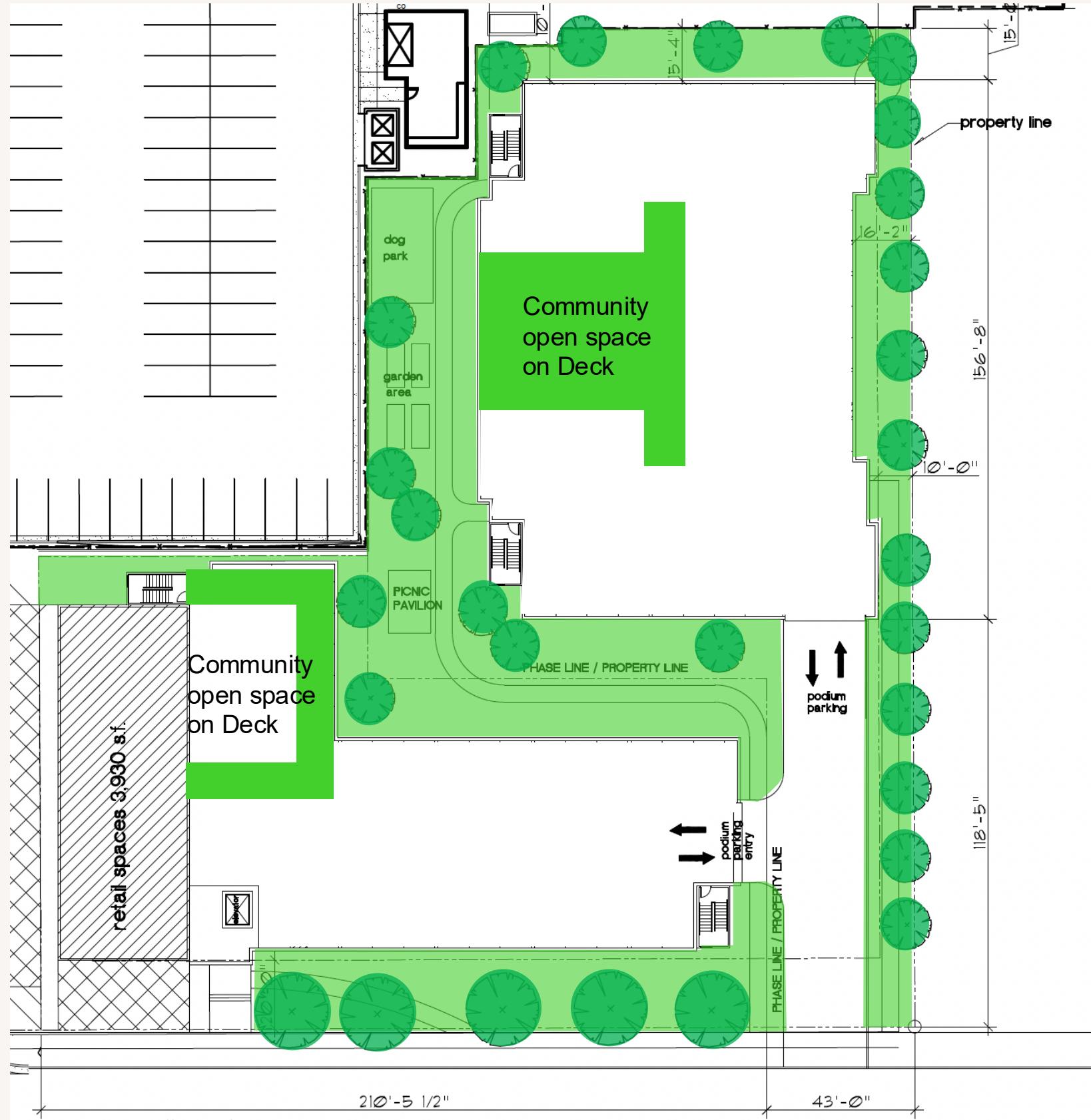
Connected, Walkable Green Space for Residents

Platform 3900 is designed to offer more than just housing, it provides meaningful outdoor space that supports health, connection, and community. The site has been planned to include walkable green space throughout the property, creating a calm, livable environment.

Total open space is at 31%
(Exceeding the city requirement)

Outdoor Features Include:

- Walkable green space integrated throughout the site
- Picnic pavilion for social gatherings
- Resident community garden area
- Dog park
- Outdoor terraces on the podium deck for gathering and views
- Private balconies on most of the units



Platform 3900 Community Rooms

*6 Total Community Rooms
3 In each Building*

Inviting Interior Amenities Throughout

Through a network of interior amenity spaces, Platform 3900 will foster community, activity, and creativity. Amenity spaces will be located in both buildings on various levels. These amenities may change over time to tailor to the residents to foster engagement and wellness.

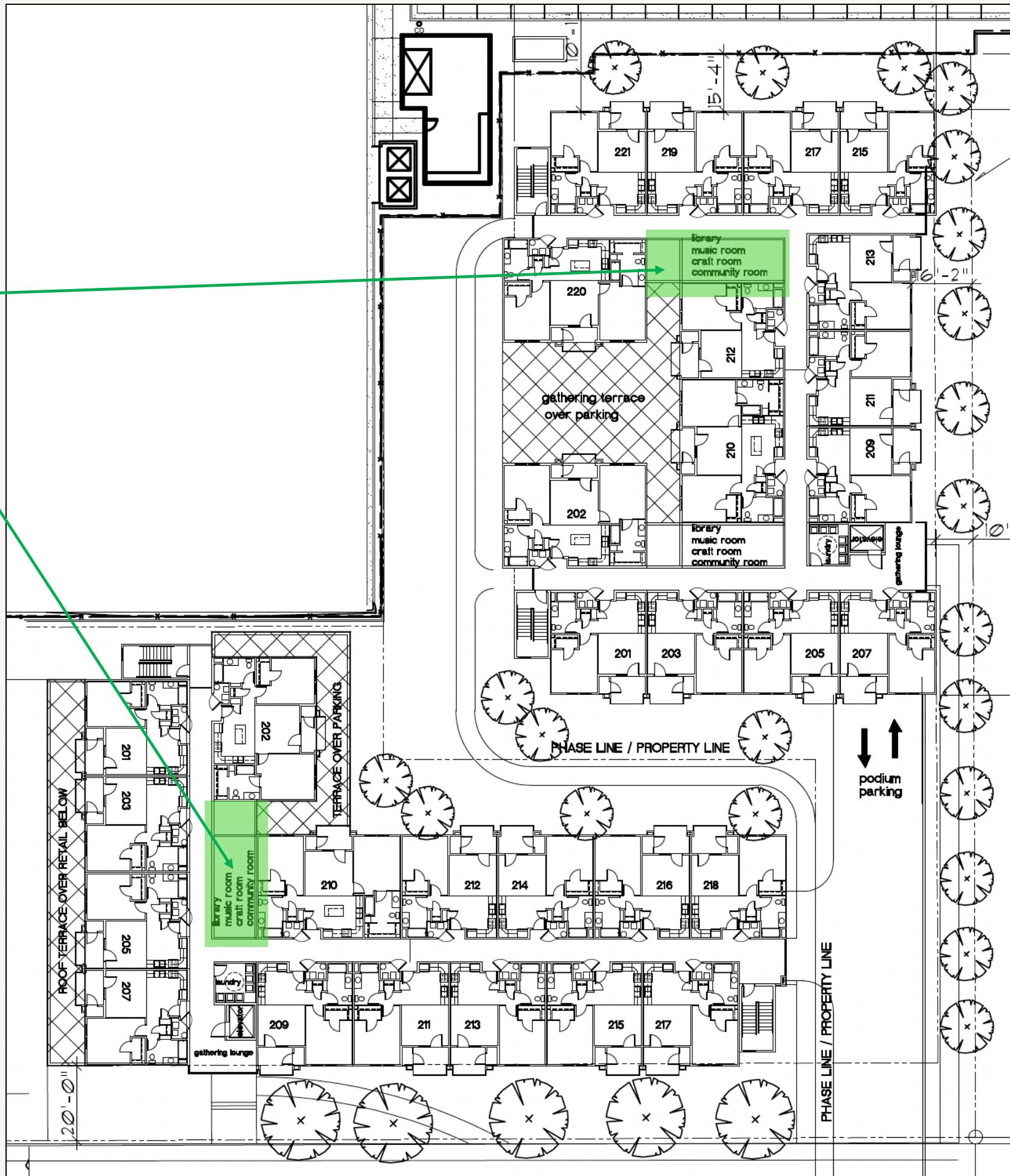
Planned Indoor Amenities Include:

Building 1

- Floor 1: Education Center
- Floor 3: Fitness/Yoga/Dance Room
- Floor 5: Barber/Salon

Building 2

- Floor 1: Library and Reading Room
- Floor 3: Art and Craft Studio
- Floor 5: Theater



Location

Platform 3900 – 50 W 3900 S, South Salt Lake City



Location:

Platform 3900, located at 50 W 3900 S is a senior housing community designed to meet the growing need for affordable, accessible housing for seniors in South Salt Lake City. This is the right location for senior housing given the proximity to essential transportation services, including Meadowbrook Trax Station, UTA bus lines, and senior ride programs that are critical for seniors who rely on public transit to maintain independence. The location not only ensures connectivity to grocery stores, healthcare, and community centers, but also supports aging in place by reducing isolation and travel barriers.

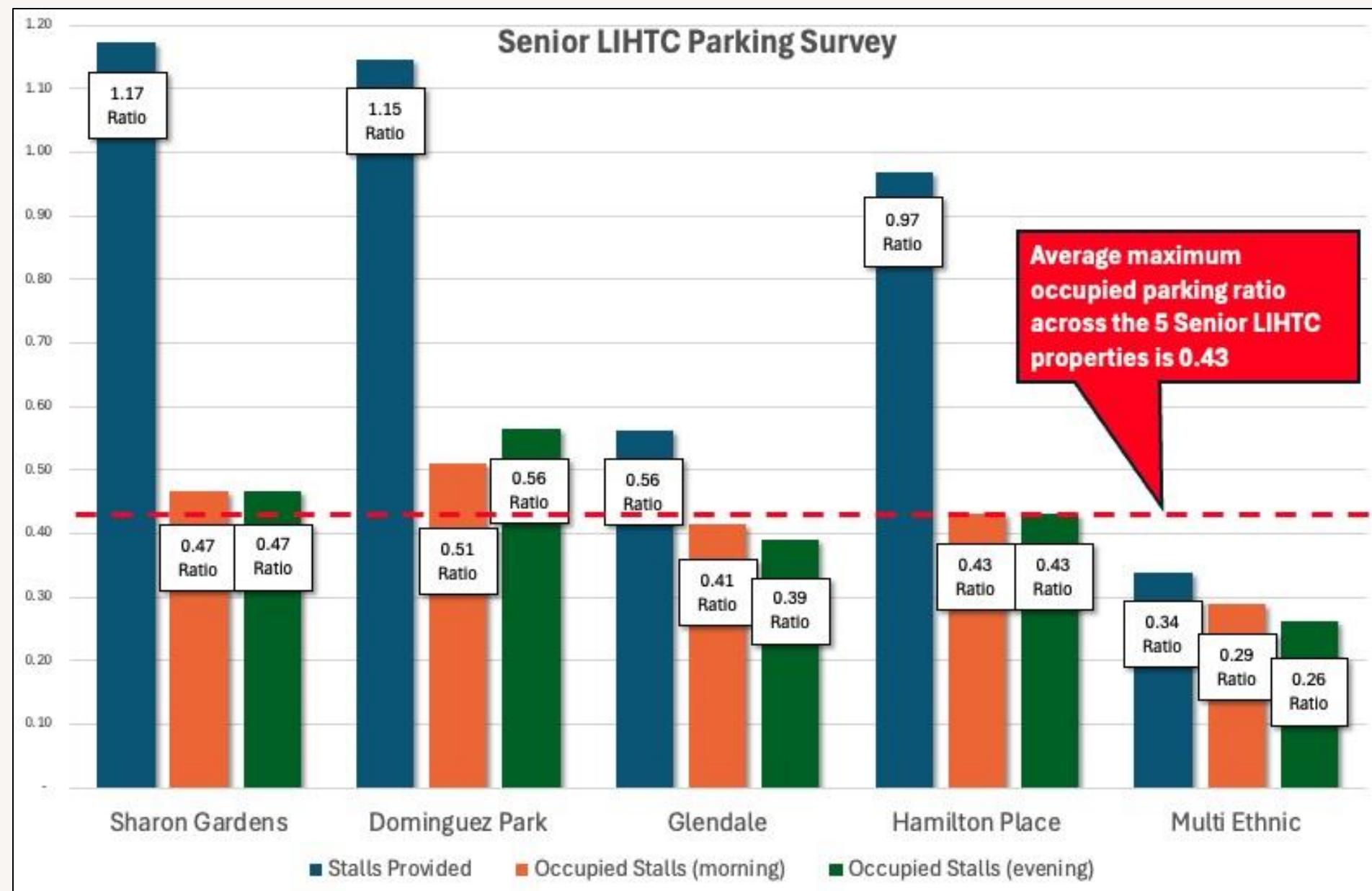
Senior Parking Analysis

Usage Average
Platform

	<i>Parking</i>
Usage Average	.43 <i>Ratio</i>
Platform	.50 <i>Ratio</i>

*Right-Sizing Parking for this
3900 South TOD Site*

Transit Oriented
Development Site &
Affordable Senior Housing



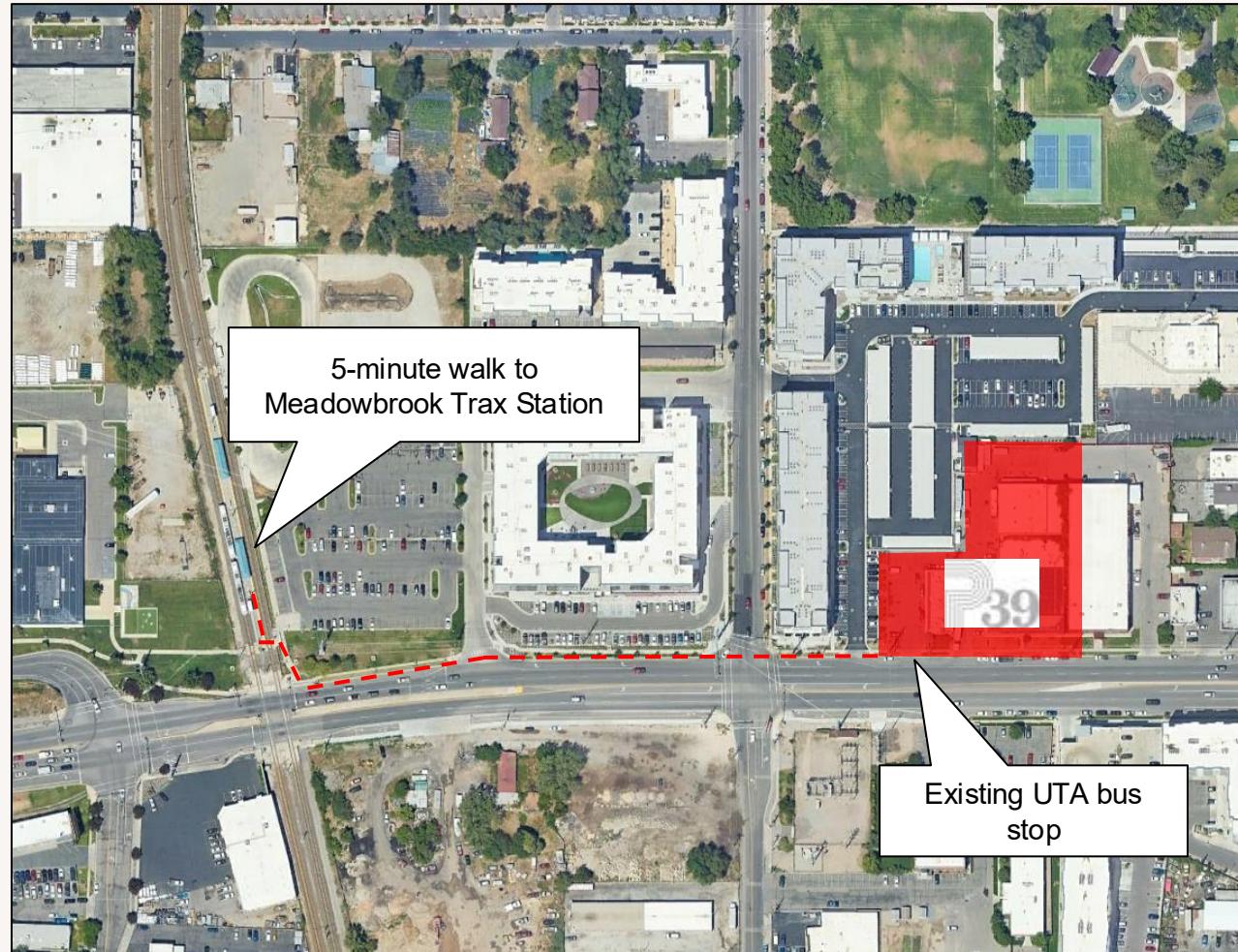
What requested is an adjustment for this TOD Site to accommodate for a Senior Housing Project.

Reduced parking ratio of 0.5 stalls per unit at Platform 3900 based on several key factors specific to this development. First, the project is located within a TOD area, just steps from the Meadowbrook TRAX Station and a UTA bus stop, offering residents reliable and accessible public transportation options. Second, the target population, low-income seniors, statistically owns fewer vehicles than the general population, reducing overall parking demand. Third, our team conducted a parking study of five comparable low-income senior housing communities in South Salt Lake and Salt Lake City. The study found that peak average parking demand in these communities remained below 0.5 stalls per unit. We believe this proposal appropriately balances resident needs with the realities of senior and low-income mobility, while aligning with the goals of TOD planning and smart land use.

Trax TOD Transportation

Independent Living Services Program for 3900 S 50 W, South Salt Lake City

**5 Min Walk to Trax Station
&
Existing UTA Bus Stop**



Location:

Platform 3900 is the right location for senior housing. Seniors are less likely to own vehicles than other demographics, therefore, proximity to public transportation is crucial to access needed services. Platform 3900 lies within walking distance of the **Trax Meadowbrook Station** and directly in front of a **UTA Bus Stop** providing access to shopping, entertainment, and public services. In addition to both the Trax Station and Bus Stop, we will coordinate with shuttle services in Salt Lake to give seniors access to necessary services, such as medical facilities and the South Salt Lake Senior Center.

Public Transit Integration:

Time to Grocery and Entertainment from Meadowbrook Station and UTA Bus Stops:

Grocery/Shopping

WinCo Foods – 5 minutes via Trax

Smiths – 15 minutes via Bus

Downtown/City Creek – 15 minutes via Trax

Entertainment

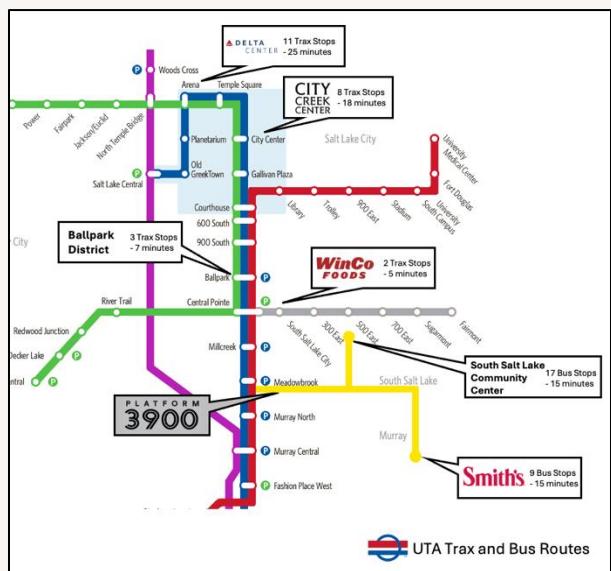
Ballpark District – 7 minutes via Trax

SSL Community Center – 15 minutes via Bus

Delta Center – 25 minutes via Trax

Senior Specific Transportation at Platform 3900

Trax / Shuttle / Public Bus



Senior Shuttles:

Rides for Wellness is a Salt Lake County program that provides rides Monday through Friday for seniors 60+ with no other means of transportation to medical appointments such as dialysis, chemotherapy, and physical therapy.

<https://www.saltlakecounty.gov/aging-adult-services/services/rides-for-wellness/>

SSL Senior Center also provides rides to the Senior Center Monday through Friday.

<https://www.saltlakecounty.gov/aging-adult-services/community/senior-centers/south-salt-lake/>



Platform 3900 / Internal Programming

How we ensure Programming of Services is embedded and continues forward.

Project will commit Financial budgeting for hiring programming staff managers.

Platform 3900 / Operations Program Staff Designation

- Staff Member 1 : Property Management will have regional manager allocating time and programming to Platform 3900 community events.
- Staff Member 2 : Onsite General Manager will allocate 10 hours per month to programming details and events and activities for the community

On-site team will be led by a dedicated **Community Services Director**, who coordinates a calendar of activities and services to foster connection, creativity, and well-being among residents. These offerings are designed to be accessible and engaging for seniors.

Activities will be held in the community rooms built into the property.

The management team also provides educational resources on topics such as employment, financial literacy, technology and computer skills, mental and physical well being, and other topics that change based on needs of the residents that are regularly assessed by staff.

Platform 3900 for Social Events / Designated event spaces and rooms

Within each building Platform 3900 will allocate 3 community room spaces for both private events as well as social community programming spaces.

Platform 3900 activities will be programed by popularity. Activities and allocation of space within the property to host the following events.

Movie Nights – Screenings held in the community room as an easy way for seniors to socialize.

Game Nights – Card games, bingo, board games and friendly competitions that bring neighbors together.

Art Workshops – Creative events with painting, crafts, and other hands-on projects.

Educational Workshops – Community-led sessions on various topics.

Religious Services – On-site spiritual services/prayer groups.



Platform 3900 / External Services Provided for our community

The on-site management team with the Community Services Director will actively coordinate with the following third-party service providers which have been vetted to bring essential resources directly to Platform 3900. Community managers implement and educate residents about available services and programs, helping to support daily living needs, reduce barriers to access, and limit the need for off-site travel.

Housekeeping & Laundry – We will offer vendor services for light cleaning and laundry services.

- Home Helpers – <https://homehelpershomecare.com/salt-lake/>
- Right at Home – <https://www.rightathome.net/salt-lake-central>



Food Options – Partner with Utah Food Bank and Meals on Wheels to provide a mobile food pantry. These are intended for food desert areas and populations without sufficient transportation.

- <https://www.utahfoodbank.org/programs/mobile-pantry/>
- <https://www.saltlakecounty.gov/aging-adult-services/services/meals-on-wheels/>



Additional Food delivery services Platform 3900 will look to partner with.

- Mealpro.net
- Momsmeals.com



Platform 3900 / External Services Provided for our community

Operating Inside Platform 3900 Resident Service Spaces

Barber & Hairdressing Services – We will contract with barbers/beauticians specialized in senior care and provide a room to provide services on site once a month.

- Hair Care by House Call – 801-355-1638
- Pam's Mobile Hair Salon – 801-870-3139

Hair Care Services

HAIR CARE BY HOUSE CALL

*Gary Cunningham, Salt Lake Valley area.
Making "hair care house calls" since 1993.*



Fitness Classes – Certified instructor to hold classes on site. Low-impact movement classes such as chair yoga, balance training, and stretching. 30- minute sessions 1-2 times per week.

- Silver Fox Fitness - <https://www.silverfoxfitnesstraining.com>
- Blue Lotus Wellness - <http://bluelotusmama.com>



Platform 3900

Retail Leasing Strategy



Commitment to Securing a Food-Based Retail Option

We understand and support the City's goal of bringing a food-based retail option to this location. Our leasing strategy prioritizes attracting a small-format grocer or specialty market that can serve the neighborhood and enhance the area's walkability and livability.

The space is well-suited for a small grocer or market, and its size allows us to offer more cost-effective rent, making it a viable opportunity for operators who typically face higher overhead in larger spaces. While we recognize that markets can face operational challenges and often require additional support in less established areas, we are prepared to offer discounted rent and flexible lease terms to help ensure long-term success.

To secure the right tenant, we will follow a two-phase approach:

Initial Outreach (First 9 Months):

We will begin by directly reaching out to a targeted list of local and regional market operators that align with the vision for this site. This outreach will focus on understanding their needs and introducing them to the opportunity.

Our initial target list includes:

- Central 9th Market
- Liberty Heights Fresh
- Lee's Market
- The Store
- Specialty Market
- Latin Market
- Black Cherry Mediterranean Market
- Rancho Market

Brokerage Engagement (After 9 Months):

If no lease is secured through our direct outreach within the first nine months, we will retain an experienced retail brokerage team to market the space more broadly to food-based tenants and specialty retailers.

We are committed to securing a tenant that delivers meaningful community benefit and will keep the City informed as we advance through each stage of this effort.



Operating Analysis Platform 3900 / Retail Pad

In addition to investing approximately \$1 million into the retail space at Platform 3900, ownership's plan is to set a timeframe and discounted rent to favor and attract an ideal tenant for the neighborhood and the property. The primary goal is to secure a grocer or food marketplace, with a secondary preference for another food-based tenant.

Typical retail rents are around \$30 per square foot. Given the site's location on 3900 South and the nature of integrated retail within a multifamily building, a realistic market rate for this space is approximately \$25 per square foot. However, to attract a qualified grocer or market that aligns with the City's objectives, we are prepared to offer space at a significantly reduced rate of \$17 per square foot. At this rent level, the retail component generates negative equity value, nevertheless, we are willing to make this concession to deliver the right tenant and a lasting community benefit.

Site : 50 W 3900 S, Salt Lake City, UT 84107

Cost Analysis for Platfrom 3900 South Retail Pad

Core/Shell Construction Costs (4000 sf)	480,000
Tenant Improvements	200,000
Subtotal	\$ 680,000
Leasing Costs	22,800
Lost Rent with 12-month absorption	84,000
Subtotal	\$ 786,800
Entrepreneurial Incentive (10%)	78,680
Total Build Costs	865,480
Land Value Contribution	140,000
Total Development Cost	\$ 1,005,480

Rent and Operating Analysis	Grocer	Market Standard
Rent/SF/Year (4,000 sf)	\$17.00	\$25.00
Gross Rent	\$68,000	\$100,000
Vacancy/Collection Loss	\$3,400	\$5,000
Effective Gross Revenue	\$ 64,600	\$ 95,000
Expenses		
Property Management (5%)	\$3,400	\$5,000
Reserves (1%)	\$680	\$1,000
Net Operating Income	\$ 60,520	\$ 89,000

Retail Property Valuation	Grocer	Market Standard
Property Value - 7% Cap Rate	\$864,571	\$1,271,429
Equity Value	(\$140,909)	\$265,949

Ownership & Long-Term Commitment



Marion Willey



Thomas Lee

My name is Marion Willey, and this is my partner, Thomas Lee. Together, we bring over 30 years of experience as property owners and operators right here in Utah. Over the years, we have each built a reputation for quality development and responsible ownership, and through several successful projects, we've discovered that our values and vision strongly align.

We've partnered with a shared commitment to long-term community investment. Unlike developers who build to flip or sell, our approach is different—we build, we hold, and we manage our properties for the long term. Our goal is to create developments that contribute lasting value to the neighborhoods we serve.

Ownership & Service Commitment

A key concern we understand is the risk that services provided to residents may fade over time. Platform 3900 has been structured to ensure the long-term delivery of resident services, including a dedicated operating budget in place in perpetuity, supported by experienced nonprofit ownership and management.

- **Permanent Budget Allocation**

Resident services are built directly into the project's **annual operating budget as a dedicated line item**. This funding is modeled into the financials every year, indefinitely, just like any other essential operating expense. This services budget is more than sufficient to cover meaningful programming.

- **Ongoing Oversight & Accountability**

The in-house **property manager** is responsible for executing the services budget to maximize resident wellbeing. The **ownership team's role is to oversee the effective and prudent use of those funds**, ensuring dollars are spent thoughtfully and in ways that meet evolving resident needs. These services will be reevaluated on an ongoing basis to ensure they remain relevant to the current residents.

- **Deep Experience & Existing Infrastructure**

The ownership group brings a **well-established infrastructure**, trained staff, and systems already in place to deliver high-quality services given they operate two of the largest nonprofit housing corporations in Utah. This infrastructure includes a **comprehensive educational platform** that offers **life skills training, wellness support, and digital literacy classes**, all tailored to senior living.

- **Long-Term Hold Strategy**

The ownership group has **no intention of selling the asset—even after the initial 15-year LIHTC compliance period**. Additionally, deed restrictions are recorded and in place for 50 years. These covenants memorialize the affordability, unit set-asides, resident amenities, and supportive services described in the LIHTC application. Platform 3900 is designed to be a long-term community resource, and our team is committed to stewarding it with integrity and purpose for decades to come.

Platform 3900 / Senior TOD Site / Conclusion & Request for Support



We are excited to introduce Platform 3900 as a high-quality, service-enriched senior housing community that aligns with South Salt Lake's vision for transit-oriented, inclusive development. To make this project feasible and appropriately scaled for its context and population, we are requesting the City's support in creating a **new land use classification for senior housing**. This new designation would better reflect the unique needs of age-restricted communities and allow thoughtful development in areas like the Meadowbrook TOD.

Zoning Requirement	Current Zoning	Proposed
Land Use	Multi Family (CUP)	Affordable Senior Housing (CUP)
Parking	Residential: 1.2 stalls/unit Retail: 4 per 1,000 sq ft Total stalls required: 196 stalls	Residential: 0.5 stalls per unit (age-restricted + TOD) Retail: 10 stalls on-street on 3900 S Total stall provided: 71 in garage + 10 on street
Lot Size	2 acre minimum	1.3 acres
Lot Width	250' minimum width along length of property	~250' along 3900 S. 100' on other boundary lines.
Retail Required	4,000 sq ft per lot	4,000 sq ft with Quality Tenant commitment and proposal
Amenities	Specific amenities based on number of units (gym, dog park, swimming pool, etc.)	Senior-centered amenities. 6 total indoor amenity rooms + outdoor amenities and green space.

We look forward to working with the City to shape a zoning solution that allows this much-needed senior housing project to succeed—now and for decades to come.