



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, January 28, 2026** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 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 Bynum

Matters for Discussion:

- | | |
|---|---------------|
| 1. Appointment by the Mayor:
Ramona Lopez – Civilian Review Board Alternate Member | Mayor Wood |
| 2. Reappointment by the Mayor:
a. Jeremy Carter – Planning Commissioner
b. Olivia Spencer – Planning Commissioner | Mayor Wood |
| 3. Mill Creek Greenway Vision Presentation | Sharen Hauri |
| 4. Urban Forestry Inventory & Canopy Study | Sharen Hauri |
| 5. Finance Audit Presentation | Crystal Makin |

Adjourn

Posted January 23, 2026

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

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
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SSLC.GOV

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING Wednesday January 28, 2026
6:03 p.m.

CITY OFFICES 220 East Morris Avenue
South Salt Lake, Utah 84115

PRESIDING: Council Chair Sharla Bynum

CONDUCTING: Council Chair Sharla Bynum

COUNCIL MEMBERS PRESENT:
Sharla Bynum, LeAnne Huff, Corey Thomas,
Nick Mitchell, Clarissa Williams, and Ray deWolfe

COUNCIL MEMBERS EXCUSED:
None

STAFF PRESENT:
Mayor Cherie Wood
Josh Collins, City Attorney
Danielle Croyle, Police Chief
Terry Addison, Fire Chief
Sharen Hauri, Neighborhoods Director
Eliza Ungricht, Community Development Deputy Director
Spencer Cawley, Senior Planner
Tereza Bagdasarova, City Planner
Jared Christensen, Deputy Fire Chief
Spencer Redden, Police Officer
Crystal Makin, Finance Director
Matt Robins, Executive Assistant
Ariel Andrus, City Recorder
Sara Ramirez, Deputy City Recorder

Matters for Discussion

1. **Appointment by the Mayor: Ramona Lopez – Civilian Review Board Alternate Member**
Mayor Wood presented Ramona Lopez for appointment as an alternate to the Civilian Review Board. The Council raised no questions. Chair Bynum noted that action would be taken during the Regular Meeting.

A copy of Ms. Lopez’s resume is attached and incorporated by this reference.

2. **Reappointment by the Mayor:**
 - a. **Jeremy Carter – Planning Commissioner**
Mayor Wood presented Jeremy Carter for reappointment to the Planning Commission for a two-year term. The Council Chair invited questions from the Council. No questions were raised. The

Chair thanked Mr. Carter for his service and noted that formal action would be taken during the Regular Meeting.

A copy of Mr. Carter’s resume is attached and incorporated by this reference.

b. Olivia Spencer – Planning Commissioner

Mayor Wood presented Olivia Spencer for reappointment to the Planning Commission for a two-year term. The Council Chair invited questions from the Council. No questions were raised. The Chair thanked Ms. Spencer for her service and noted that formal action would be taken during the Regular Meeting.

A copy of Ms. Spencer’s resume is attached and incorporated by this reference.

3. Mill Creek Greenway Vision Presentation

Neighborhoods Director, Sharen Hauri, introduced the item and the presentation team that highlighted the City’s partnership with Seven Canyons Trust and ULI Utah in their efforts to restore urban creeks within the City’s boundaries.

Ronnie Pessetto, Executive Director of Seven Canyons Trust, provided an overview of the organization's goal to uncover and restore twenty-one miles of buried creeks in the Salt Lake Valley. He highlighted the success of the Three Creeks Confluence project and outlined the vision for activating the Mill Creek corridor through a unified approach involving land use, zoning, and restoration. He detailed the collaboration with the Urban Land Institute (ULI) Technical Assistance Panel (TAP) to create a roadmap for the area between 200 West and 200 East.

Kristen Cordova, Executive Director of the Utah Chapter of ULI, explained the TAP process, which convenes multidisciplinary professionals to solve complex land use challenges. She introduced the panelists, Gretchen Milliken and Greg Boudrero.

Ms. Milliken and Mr. Boudrero presented the panel's findings and recommendations. Key points included:

- a. Stakeholder Engagement: Over 40 stakeholders were interviewed to help shape the project goals.
- b. Connectivity: The creek presents an opportunity to improve east-west connectivity and serves as a wayfinding spine for the community.
- c. Zoning and Development: Recommendations included potential rezoning to allow for mixed-use development that engages with the creek, rather than turning away from it.
- d. Funding: Various strategies were suggested, including grants, Public Infrastructure Districts (PIDs), and Community Reinvestment Areas.
- e. Short-term Activation: Ideas for immediate improvements included art installations, murals on pavement, and reinforcing existing crosswalks to raise awareness of the creek.

Council Member deWolfe commended the report and inquired about private property ownership within the study area and potential incentives for owners.

Mr. Boudrero confirmed that most of the study area is privately owned.

Ms. Milliken suggested that rezoning is a primary incentive, along with the city "leading by example" by developing public parcels, such as the UTA block, to demonstrate potential.

Council Member deWolfe also asked about the budget and next steps.

Ms. Hauri noted that recent work was funded by a Utah Outdoor Recreation Grant and that future feasibility studies for bike connections are planned using Wasatch Front Regional Council funds.

Council Member Thomas asked about the long-term maintenance costs for the city.

Ms. Hauri explained that the area is part of the essential park system and costs would depend on the specific amenities installed, with trails being relatively low maintenance.

Council Member Thomas also inquired about ecological studies to ensure environmental protection.

Ms. Hauri confirmed that the creek is a "Water of the United States" and subject to strict regulations from the Army Corps of Engineers and County Flood Control, ensuring natural and healthy design standards.

Council Member Thomas expressed excitement for the project, noting it falls within her district. He highlighted the challenges of the section between 2nd East and State Street regarding property ownership.

Ms. Hauri acknowledged this difficulty and stated the focus would remain on willing sellers and public property initially.

Council Member Mitchell inquired about the cost of the Three Creeks Confluence project compared to the current proposal.

Mr. Pessetto stated the Confluence project cost approximately \$4 million but involved daylighting a buried culvert, whereas the current project focuses on restoration, which differs in scope.

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

4. Urban Forestry Inventory & Canopy Study

Mayor Wood proposed rescheduling Agenda Item 4 to the next Work Meeting to ensure adequate time for the Finance Audit Presentation. Council Chair Bynum and the Council agreed to the adjustment.

5. Finance Audit Presentation

Finance Director, Crystal Makin, presented the Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2025.

The auditors issued an unmodified (clean) opinion, assuring that the financial statements are

free from material misstatement and present the financial position of the City fairly.

Key points included:

- a. **Single Audit:** The City received an unmodified opinion on the single audit regarding its \$2.78 million in federal grants, indicating full compliance with all requirements and restrictions.
- b. **Internal Controls:** The auditors identified one material weakness, noting a necessity for many corrections and adjustments to audit balances to ensure GAAP compliance. Ms. Makin stated she reviewed and approved of all adjustments during the audit process and that staff have already begun implementing new procedures and controls to mitigate this deficiency for future audits.
- c. **State Compliance:** The City complied in all material respects with state requirements. However, the auditors noted some examples of non-compliance: 1) three instances where fund balance expenditures exceeded final budgeted amounts; 2) two instances of an unrestricted deficit in a net position at year-end (which will be corrected in an upcoming budget amendment); and 3) financial reports were not provided to the City Council at least monthly throughout the year.

Ms. Makin shared several key financial highlights from the fiscal year:

- a. The governmental fund's combined fund balance was \$97,486,813.
- b. The general fund's unrestricted fund balance was \$6,470,511, representing approximately 28% of general fund expenditures.
- c. Long-term debt increased by approximately \$46 million, primarily due to bonds secured for the Public Works Department and the construction of the new well at Price Avenue.
- d. Notable expenditures included:
 - i. \$3.3 million to fund police and emergency personnel assisting the homeless population via the HRO team.
 - ii. \$1.9 million for fleet purchases across multiple departments (police, fire, public works, administration, engineering, facilities).
 - iii. \$722,000 for first responder safety equipment.
 - iv. \$265,000 for the restoration of the Historic Scott School, focusing on ADA compliance and a new parking lot.
 - v. \$253,000 for parks and urban forestry, including new pickleball courts at Bickley Park and a dog park at Lions Park.
 - vi. \$235,000 for road improvements.

Ms. Makin also highlighted statistical operating indicators for the year, including:

- a. Police: 42,408 calls for service and 3,471 traffic citations issued.
- b. Fire: 7,804 calls for service with an average response time of 4.7 minutes.
- c. Building and Zoning: Issued permits for projects totaling \$52.7 million in construction value.
- d. Public Works: Improved 4,164,000 square feet of roads and collected 311 tons of debris during curbside cleanups.
- e. Water & Wastewater: Produced 627 million gallons of water; inspected 52,000 feet and cleaned 75,900 feet of sewer line.
- f. Parks and Recreation: Hosted 21 programs with 3,385 participants.

Jason Wheeler, Associate Director at Squire & Company, then addressed the Council. He acknowledged that the audit was being filed later than the initial December goal and that

reaching the unmodified opinion took significant effort due to the high number of adjustments required. Mr. Wheeler explained that the material weakness and the state compliance findings largely stem from the City's financial close process. He emphasized the importance of a smooth closing process at the end of each month and quarter to ensure accurate budget amendments and fund balance tracking.

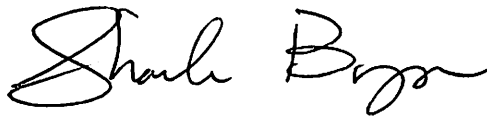
Mr. Wheeler expressed a commitment to working closely with management over the next year to streamline this process, potentially implementing interim auditing procedures to make the annual audit more efficient. He noted that the final report would be completed in the coming days.

Council Chair Bynum thanked Ms. Makin and Mr. Wheeler for their thorough work and said that if there were specific actions or support the legislative body could provide to assist the finance team in streamlining their processes to let them know.

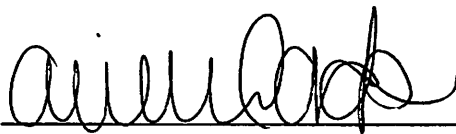
Mr. Wheeler and Ms. Makin expressed their appreciation for the Council's support.

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

The meeting adjourned at 6:58 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

Ramona Lopez

Salt Lake City, UT | [REDACTED] | [REDACTED]

Summary/Objective

I am seeking a challenging position where I can leverage my skills, abilities, and leadership qualities to contribute significantly to the success of an organization. I am dedicated to enhancing operational efficiency and fostering a positive work environment. My goal is to find a role that not only allows me to make a meaningful impact but also provides opportunities for continuous personal and professional development. I am committed to building a long-term career with a forward-thinking organization that values innovation and growth.

Professional Experience

Spectrum Field Services | Salt Lake City, UT

Accounting Specialist | April 2024 – Present

- Manage accounts receivable processes, including invoicing, payment posting, and collections.
- Reconcile customer accounts to ensure accuracy and resolve discrepancies.
- Monitor outstanding balances and follow up with clients to maintain timely payments.
- Prepare and maintain detailed financial records in compliance with company policies.
- Collaborate with internal teams to support efficient billing and reporting procedures.

Enlightened Soul Esthetics | Salt Lake City, UT

Owner and Operator | August 2014 – Present

- Licensed skincare professional specializing in facials, hair removal, and various esthetic treatments.
- Diligently adhere to appointment schedules, ensuring timely and efficient service delivery.
- Conduct client interviews to gather information on contraindications and health-related concerns.
- Provide personalized skincare recommendations based on individual client needs and concerns.

St. Joseph's Villa | Salt Lake City, UT

Central Supply Supervisor | June 2005 – August 2014

- Manage medical equipment and supplies for a skilled nursing facility, overseeing the entire supply chain process.

- Coordinate ordering of supplies, maintaining accurate inventory levels, and ensuring efficient shipping/receiving.
- Streamline distribution and warehouse management, optimizing storage space and logistics.
- Evaluate medical equipment for safety and compliance, adhering to monthly budget guidelines.
- Establish relationships with vendors, negotiating contracts and pricing.
- Handle medical records, ensuring confidentiality, accuracy, and compliance.
- Apply billing experience to support accurate invoicing and collaborate with insurance providers.

Mancuso's Religious Goods | Salt Lake City, UT

Retail Store Manager | 1993-1999, 2001-2003

- Supervised and led a small retail operation, managing a team of seven employees.
- Oversaw staff scheduling, purchasing, and inventory control.
- Handled banking responsibilities, accounts payable, and budget allocations.
- Prioritized and delivered excellent customer service to enhance the shopping experience.

Summary of Qualifications & Key Skills

- Retail Operations Management
- Team Leadership
- Financial Management (Banking, AR/AP, Budgeting)
- Customer Service Excellence
- Adaptability and Quick Learning
- Organizational and Problem-Solving Skills
- Strong Work Ethic and Communication Skills

Education

High School Diploma | 1981 | Salt Lake Community High School

Certification in Office Management | 1987 | Salt Lake Community College

Jeremy Carter



Career Summary

Detail-oriented Draftsperson with over 20 years of experience in drafting and design, with extensive expertise in oil, gas, water processes, and mechanical design. Demonstrated proficiency in mechanical and structural drafting, complemented by significant experience in project management and on-site technical support.

Skills & Qualifications

General Computer

Proficient in AutoCAD, AutoCAD Plant 3D, AutoCAD P&ID, Revit, Raster Design, Inventor, CAD Pipe, MS Office, Plex Earth (GIS), and Adobe Suite.

Drafting

Architectural - Skilled in renderings, sections, site plans, elevations, roof plans, floor plans, dimensioning, electrical plans, and wall section details.

Civil - Competent in topography, coordinate systems, surveying, legal descriptions, and plotting to scale.

Electrical - Experienced in wiring (interconnect) diagrams, schematics, one-line and three-line diagrams, instrumentation loops, grounding plans, PLC cabinet layouts, and conduit/cable schedules.

Mechanical - Adept at 3D modeling, dimensioning, geometric tolerances, assembly drawings, working drawings, reverse engineering, welding, steel detailing, gears, bearings, fasteners, linkages, HVAC, and plumbing systems.

AutoCAD

Expertise in X-ref, blocks, dynamic blocks, paper space, model space, scaling, annotative text, layers, standards, publishing, E-Transmit, Plant 3D object customization, Lisp routines, and 3D applications.

Work Experience

Mechanical and Plumbing Designer – B&D Engineering (Sandy, Utah)

April 2023 to Present

Responsible for design and drafting across industrial, commercial, and residential (shell & core/tenant improvement) HVAC, plumbing, and hydronic projects. Involved in equipment selection and project management activities.

Drafter/Designer – SMD Engineering (Taylorsville, Utah)

May 2016 – April 2023

Served as Drafter within a mechanical engineering firm, focusing on HVAC and plumbing systems for various industrial, commercial, and residential projects. Managed specification sheets and product cuts.

Drafter/Designer - Tetra Tech (Salt Lake City, Utah)

October 2014 – May 2016

Worked on a range of large-scale mining and small water projects within an electrical engineering team. Responsibilities included drafting, instrumentation, controls, and symbol library standardization.

Project Manager/Drafter/Sales - CADanswer (Salt Lake City, Utah)

November 2007 – October 2014

Provided comprehensive customer support on- and off-site. Collaborated with engineers and clients, produced isometric piping and P&ID drawings, and converted AutoCAD files for complete gas plant projects. Developed sheet metal fabrication drawings.

Drafter - Reaveley Engineering (Salt Lake City, Utah)

August 2007 – November 2007

Prepared detailed sheets for concrete, steel, and CMU construction and developed structural plans for multi-level projects following CAD standards.

Education

Madison Elementary School (South Salt Lake, Utah)

September 1979 – July 1986

Granite Park Jr. High School (South Salt Lake, Utah)

September 1986 – July 1989

Granite High School (South Salt Lake, Utah)

September 1989 – July 1991

ITT Technical Institute (Murray, Utah)

March 2004 – September 2005

Associate of Applied Science in Computer Drafting & Design

Cumulative GPA: 4.0

Honors: Multiple Highest Honors, Valedictorian

Community

City of South Salt Lake Planning Commission (May 2014 – Present)

Serving as current Planning Commission Chair, Previous tenure as Chair (January 2017 – January 2018). Function as Land Use Authority for South Salt Lake, reviewing residential and commercial developments, advising the City Council, and ensuring adherence to the General Land Use Plan. Engage with community stakeholders, respond to citizen inquiries, and collaborate with developers to mitigate project impacts.

List of projects addressed as a member of the South Salt Lake Planning Commission:

Winco, S-Line Streetcar, Zellerbach Development, Granite Library, One Burton, Chinatown Supermarket, River Run, The Road Home – Pamela Atkinson Men’s Resource Center, Central Park, Hawthorne Townhomes, New South Salt Lake Public Works Campus, Jordan River Parkway, Parley’s Trail, In-N-Out, Ritz Classic Apartment Homes, SSL Downtown Development Area Plan, East Streetcar Area Plan, Tracy Aviary’s Nature Center, Dominion Energy Regulator Station.

Personal Fact

Lifelong Resident of South Salt Lake (September 1974 – Present)

Fourth-generation resident of South Salt Lake. Family established residence in 1928. Third generation to attend Madison Elementary and Granite High School. Currently residing in and raising a family in the original family home.

Olivia Spencer



Salt Lake City, Utah

Olivia has strong communication skills, demonstrated through her ability to convey complex public policy concepts and implications to various stakeholders. She has hands-on involvement in conceptualizing and implementing community building initiatives.

WORK EXPERIENCE

HEAL PROGRAM MANAGER

STATE OF UTAH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

Oct 2022 to Present
Salt Lake City, Utah

- Oversees grant activities for CDC public health initiatives focused on chronic disease for the Healthy Environments Active Living (HEAL) Program
- Co-manages a budget of \$3.5 million in grant monies with half earmarked to Utah's 13 Local Health Departments and community-based organizations
- Supervises a team of subject matter experts and interns who oversee projects targeting underserved communities funded under federal grants
- Drafts and manages contracts with outside public and private sector partners
- Coordinates programmatic projects related to public policy
- Manages the hiring process from recruitment to onboarding for new staff
- Serves as the registration chair for the Utah Worksite Wellness Council

TRUE PROJECT MANAGER

UNIVERSITY OF UTAH SPENCER FOX ECCLES SCHOOL OF MEDICINE

Part time Oct 22 to Present
Sept 2020 to Oct 2022
Salt Lake City, Utah

- Created the Tribal, Rural and Urban Underserved (TRUE) Medical Education Graduate Certificate to help prepare medical students to choose primary care specialties in locations that serve medically underserved communities
- Managed the Rural Primary Care Track program to encourage students to become rural primary care providers through specialized programming, rural rotation opportunities that is incentivized through scholarship funding
- Organized the annual summer Rural Immersion Course to allow students to be fully immersed in hands-on rural medicine in Indian Country through the lens of public health, cultural immersion, and community-based organizations
- Arranged subject matter expert guest speakers semesterly for courses

TRAINING COORDINATOR

SALT LAKE COUNTY CLERKS OFFICE

Aug 2018 to Sept 2020
Salt Lake City, Utah

- Facilitated trainings for 600+ Poll Workers each election cycle to teach them how to process a voter using specialized voting equipment
- Sought out new locations and inspected existing Vote Center facilities
- Managed and executed contracts for 60 Vote Centers in Salt Lake County
- Maintained voter registration data for new registrations, petitions, provisional ballots in a database of 600,000+ Utah voters
- Created fliers and signage used to guide voters in Vote Centers

EDUCATION

MASTER OF PUBLIC ADMINISTRATION

UNIVERSITY OF WYOMING

BACHELOR OF SCIENCE

INTERNATIONAL STUDIES
MASS COMMUNICATION
UNIVERSITY OF UTAH

TEACHING

INTRO TO PUBLIC ADMINISTRATION

FALL 2023, 2024 & 2025
UNIVERSITY OF UTAH

Olivia Spencer



Salt Lake City, Utah

WORK EXPERIENCE

ADJUNCT LECTURER

- UNIVERSITY OF WYOMING** May 2016 to Aug 2020
SCHOOL OF POLITICS & PUBLIC AFFAIRS Taught Asynchronous
 - Instructed American and State Government Political Science courses
 - Designed syllabi, wrote exams, and lead weekly discussions
 - Created and updated virtual courses using Canvas LMS

INSTRUCTOR

- SALT LAKE COUNTY** Dec 2016 to Aug 2018
CRIMINAL JUSTICE SERVICES Salt Lake City, Utah
 - Lead psycho-educational and life skills group classes to pretrial clients, probation clients, and inmates in the Salt Lake County jail
 - Trained staff on how to teach and use Courage to Change, a journaling program, to reduce recidivism rates
 - Managed schedules for temporary instructors within the division

INTERN

- ECONOMIC DEVELOPMENT LOAN FUND** May to Dec 2016
SALT LAKE CITY Salt Lake City, Utah
CORPORATION

GRADUATE TEACHING ASSISTANT

- UNIVERSITY OF WYOMING** Aug 2014 to May 2016
SCHOOL OF POLITICS & PUBLIC AFFAIRS Laramie, Wyoming

CENTER PROGRAMMING COORDINATOR

- SALT LAKE COUNTY** Mar 2013 to Aug 2014
AGING SERVICES Salt Lake City, Utah
 - Assisted with the daily operation, management, and supervision of the Mount Olympus Senior Center patrons and building employees
 - Coordinated and marketed programs, classes, and activities

ACADEMIC TUTOR

- STATE OF UTAH** Oct 2008 to Mar 2013
UTAH DEPARTMENT Salt Lake City, Utah
OF WORKFORCE SERVICES
 - Provided one-on-one and group tutoring to low-income at-risk youth
 - Taught GED and TABE test preparation
 - Tutored college, high school, and technical training courses

COMMUNITY INVOLVEMENT

SOUTH SALT LAKE
PLANNING COMMISSIONER

PROFESSIONAL ASSOCIATIONS

PHI ALPHA ALPHA
HONOR SOCIETY (PAA)

PUBLIC ADMINISTRATION
THEORY NETWORK



Mill Creek Restoration



Sharen Hauri, South Salt Lake City
Ronnie Pessetto, Seven Canyons Trust
Gretchen Milliken and Greg Boudrero, ULI Utah

The Longstanding Interest



Who We Are



Seven Canyons Trust is a non-profit organization dedicated to uncovering and restoring the urban creeks in the Salt Lake Valley.



Our Work

Three Creeks Confluence

Address: 950 West 1300 S, Salt Lake City, UT 84104

Before:



After:



Who We Are



The mission of **ULI Utah** is to shape the future of the built environment for transformative impact in communities.

We **CONNECT**, **INSPIRE** and **LEAD**.

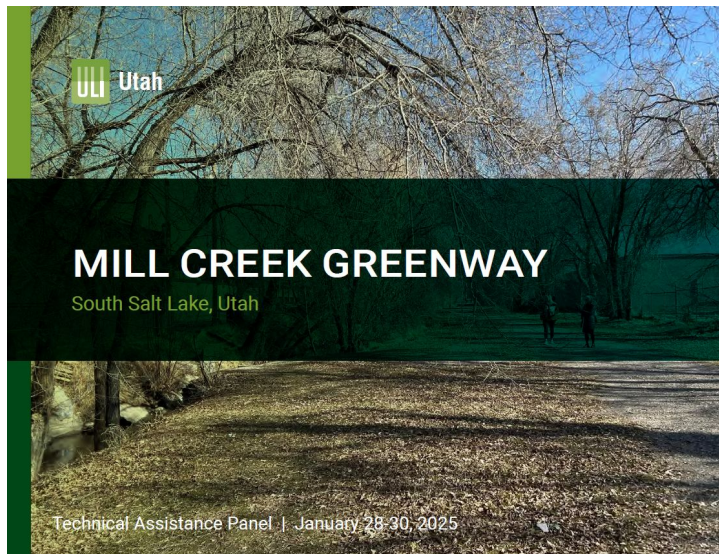


The panel and City of South Salt Lake staff pause for a photo in front of the Community Opportunity Center.

Our Work

Mill Creek Greenway Technical Assistance Panel - 2025

Plan:



Inspiration:



The panel identified several crossings that should be enhanced to draw the public's attention to Mill Creek. While most of these crossings are with north-south streets, a new crossing via a new pedestrian bridge could connect mid-block at South Richards Street.

Our Work

Mill Creek Trail and Greenway Development

Past:



Future:

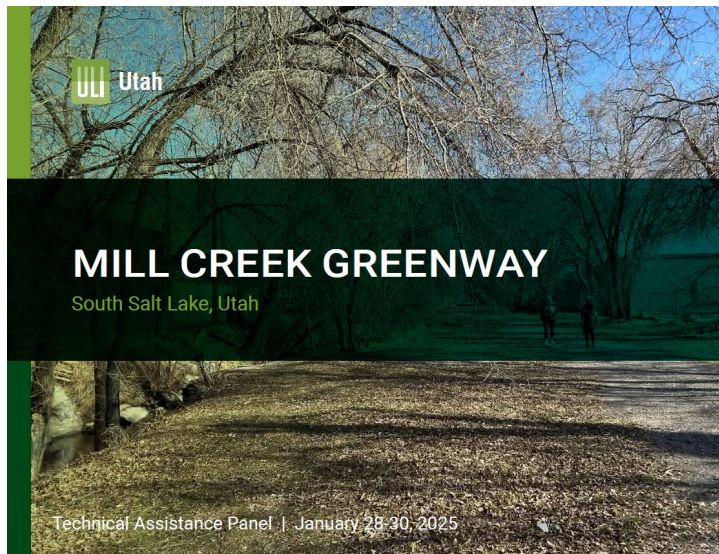


Our Work



Mill Creek Greenway Technical Assistance Panel - 2025

Plan:



Inspiration:



The panel identified several crossings that should be enhanced to draw the public's attention to Mill Creek. While most of these crossings are with north-south streets, a new crossing via a new pedestrian bridge could connect mid-block at South Richards Street.

FOUNDATIONS

COMMUNITY | BIG IDEA

200 EAST TO 200 WEST

In South Salt Lake, Mill Creek flows through patches of residential, industrial, and park. The stream is nearly a straight line through the city and much of the channel is reinforced with concrete—devoid of habitat value. Natural stretches of Mill Creek at Fitts Park show promise for wildlife, trails, and community amenities. West, an abandoned rail corridor and underutilized parcels along the creek present opportunity for a linear park from 200 East to 200 West. The creek should be given a larger riparian buffer and meanders re-established in the channel to improve habitat value. Daylighting Mill Creek west of Main Street would remove a barrier for wildlife and people. Green infrastructure would improve creek health, filter stormwater pollutants, and mitigate downstream flooding.

Amenities, such as bike rentals, seating, art, and interpretive signage, and trail-side development would create a unique experience. A paved mixed-use trail, and adjacent soft-surface trails, would provide opportunities to enjoy nature and learn about our hydrology. The trail would link neighborhoods to the Utah Transit Authority's Millcreek TRAX Station and a key transit corridor. Strategic areas for access would provide angling opportunities. Efforts would greatly benefit South Salt Lake, our most culturally diverse city.

Category:	10-Year
City:	South Salt Lake
Typology:	Utility corridor
Creeks:	Mill
Stream Length:	0.6 mi.
Buried:	0.1 mi.
Impaired:	0.5 mi.
Estimated Cost:	\$4-8M

- ### NEXT STEPS
- Update the *Mill Creek Trail Feasibility Study* and include an inventory of adjacent parcels to prioritize acquisition.
 - Partner with Utah Transit Authority and other landowners to link trail through private properties.
 - Add signage and art in the corridor, such as murals highlighting the creek, and build a brand for the Mill Creek Trail to raise awareness for the vision.
 - Create a policy that requires (or incentivizes) developers contribute to goals.

Mill Creek at Main Street in South Salt Lake.



STRATEGIES

01. Connect public and private spaces along the creek with a trail.
02. Daylight the creek and replace culverted street crossings with bridges, where feasible.
03. Increase riparian buffer, enhance the urban forest, and create access for fishing and other recreational opportunities.

- OPEN CHANNEL
- BURIED CHANNEL
- OPPORTUNITY AREA
- EXISTING TRAILS
- PROPOSED TRAILS*
- PARKS

*Actual trail alignment to be determined.



Rendering of Mill Creek in South Salt Lake.



ULI TAP Process

The Sponsoring Organization

- Gathers background materials
- Defines the project scope
- Presents the challenge to the panel

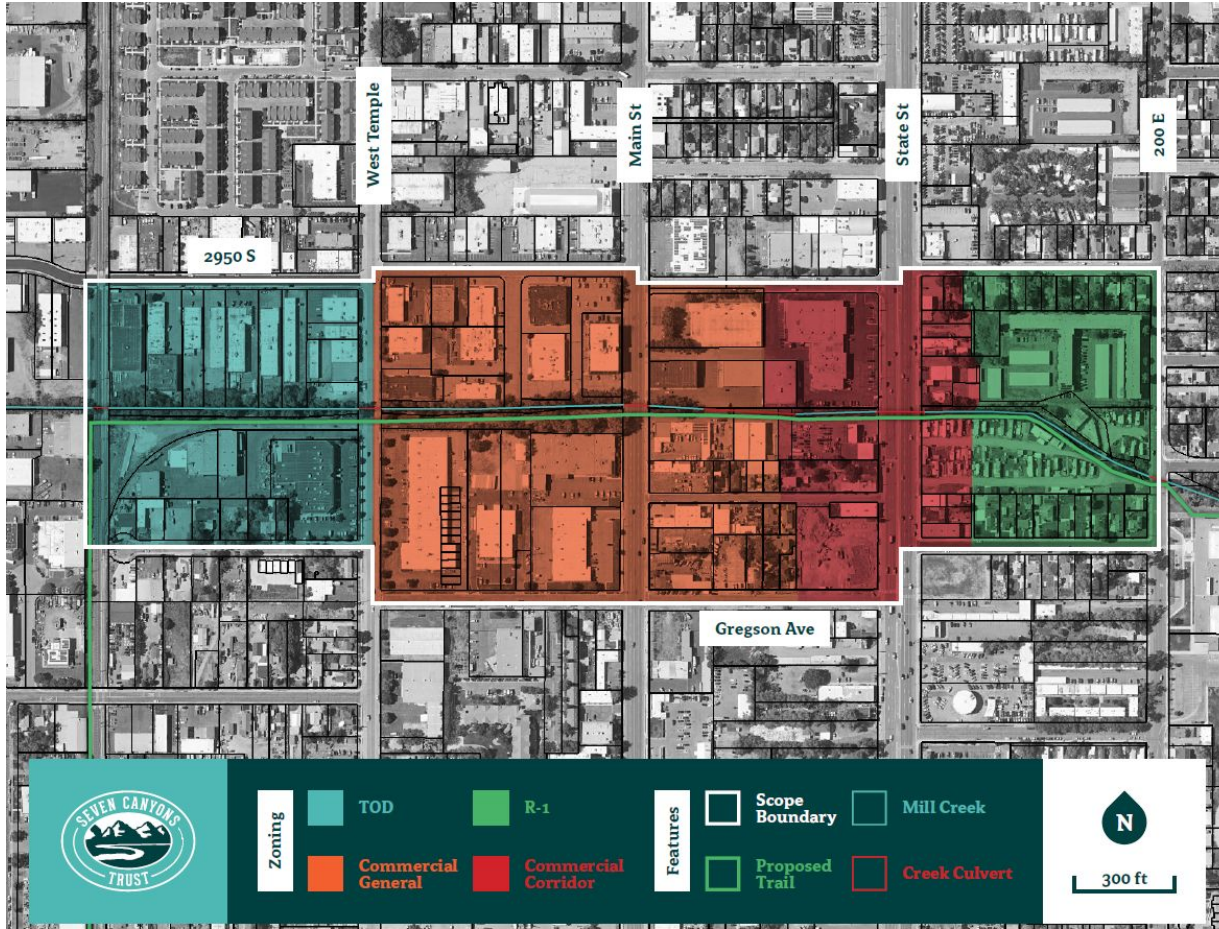
Panelists

- Panelists dedicate **two full days** to:
 - Interviewing stakeholders
 - Touring the study area
 - Evaluating challenges and opportunities

The Conclusion

- The process concludes with a **set of actionable recommendations**

Study Area



The Panelist Interviews

Panel interviewed over **40 Stakeholders**, including:

- City of South Salt Lake staff
- Seven Canyons Trust leadership
- Elected officials
- Institutional neighbors
- Nonprofits and creative professionals
- Business owners and residents
- Students from Granite Park Junior High



Interview Takeaways

- Improved creek access
- Waterway protection and restoration
- Trail and greenway connections
- Thoughtful nearby real estate development



ULI TAP Recommendations



KEY RECOMMENDATIONS

1. COMMUNITY CONNECTIVITY

Connect across SSL - to Parley's Trail, Downtown SSL, CIZ, and ultimately across I-15 to the Jordan River

- a. Add wayfinding
- b. Paint pavement to call attention to the creek
- c. Continue road diets on Main and West Temple and add sidewalk
- d. Build a connected loop between parks - east-west across State St
- e. Create activity nodes - plazas, pocket parks, public art



KEY RECOMMENDATIONS

2. CREEKSIDE CONNECTIVITY

An exciting opportunity to create a trail and greenway and build east-west connectivity in the city.

- a. Create a trail and park experience between West Temple and Main
- b. Install a ped bridge over the creek at Richards Street
- c. Create a mini park near intersection with TRAX
- d. Create pocket park at 300 East and Gregson
- e. Reinforce the Gregson Ave - State Street crossing for peds/bikes
- f. Visualize the buried sections of creek with pavement painting



KEY RECOMMENDATIONS

3. REZONING AND OVERLAY POTENTIAL

Expand the mixed-use zone into the study area to stimulate development and generate incentives for creek protection.

- a. Comprehensive zoning analysis and update for neighborhood
- b. Establish mixed-use zone (west of State)
- c. Establish riparian overlay zone for Mill Creek Corridor with grandfather protection
- d. Develop incentives for property improvements that enhance greenway and trail



KEY RECOMMENDATIONS

4. FUNDING OPPORTUNITIES

Create new streams of revenue and incentives to support projects.

- a. Seek grants and partnerships for creek and greenway projects
- b. Establish a CRA (Community Reinvestment Area) to help pay for the public infrastructure
- c. Establish a PID (Public Infrastructure District) to help finance infrastructure improvements and additional development



“Stream restoration is neighborhood restoration”

- Ann Riley

Thank You!



Utah





Mill Creek Restoration



Sharen Hauri, South Salt Lake City
Ronnie Pessetto, Seven Canyons Trust
Kristen Cordova, Gretchen Milliken
Greg Boudrero, ULI Utah

Who We Are



Seven Canyons Trust is a non-profit organization dedicated to uncovering and restoring the urban creeks in the Salt Lake Valley.



Our Work

Three Creeks Confluence

Address: 950 West 1300 S, Salt Lake City, UT 84104

Before:



After:



The Longstanding Interest



FOUNDATIONS

COMMUNITY | BIG IDEA

200 EAST TO 200 WEST

In South Salt Lake, Mill Creek flows through patches of residential, industrial, and park. The stream is nearly a straight line through the city and much of the channel is reinforced with concrete—devoid of habitat value. Natural stretches of Mill Creek at Fitts Park show promise for wildlife, trails, and community amenities. West, an abandoned rail corridor and underutilized parcels along the creek present opportunity for a linear park from 200 East to 200 West. The creek should be given a larger riparian buffer and meanders re-established in the channel to improve habitat value. Daylighting Mill Creek west of Main Street would remove a barrier for wildlife and people. Green infrastructure would improve creek health, filter stormwater pollutants, and mitigate downstream flooding.

Amenities, such as bike rentals, seating, art, and interpretive signage, and trail-side development would create a unique experience. A paved mixed-use trail, and adjacent soft-surface trails, would provide opportunities to enjoy nature and learn about our hydrology. The trail would link neighborhoods to the Utah Transit Authority's Millcreek TRAX Station and a key transit corridor. Strategic areas for access would provide angling opportunities. Efforts would greatly benefit South Salt Lake, our most culturally diverse city.

Category:	10-Year
City:	South Salt Lake
Typology:	Utility corridor
Creeks:	Mill
Stream Length:	0.6 mi.
Buried:	0.1 mi.
Impaired:	0.5 mi.
Estimated Cost:	\$4-8M

- ### NEXT STEPS
- Update the *Mill Creek Trail Feasibility Study* and include an inventory of adjacent parcels to prioritize acquisition.
 - Partner with Utah Transit Authority and other landowners to link trail through private properties.
 - Add signage and art in the corridor, such as murals highlighting the creek, and build a brand for the Mill Creek Trail to raise awareness for the vision.
 - Create a policy that requires (or incentivizes) developers contribute to goals.

Mill Creek at Main Street in South Salt Lake.



STRATEGIES

01. Connect public and private spaces along the creek with a trail.
02. Daylight the creek and replace culverted street crossings with bridges, where feasible.
03. Increase riparian buffer, enhance the urban forest, and create access for fishing and other recreational opportunities.



- OPEN CHANNEL
- BURIED CHANNEL
- OPPORTUNITY AREA
- EXISTING TRAILS
- PROPOSED TRAILS*
- PARKS

*Actual trail alignment to be determined.



Rendering of Mill Creek in South Salt Lake.



Our Work

Mill Creek Trail and Greenway Development

Completed:



Future:



Who We Are



The mission of **ULI Utah** is to shape the future of the built environment for transformative impact in communities.

We **CONNECT**, **INSPIRE** and **LEAD**.



The panel and City of South Salt Lake staff pause for a photo in front of the Community Opportunity Center.

ULI TAP Process

The Sponsoring Organization

- Gathers background materials
- Defines the project scope
- Presents the challenge to the panel

Panelists

- Panelists dedicate **two full days** to:
 - Interviewing stakeholders
 - Touring the study area
 - Evaluating challenges and opportunities

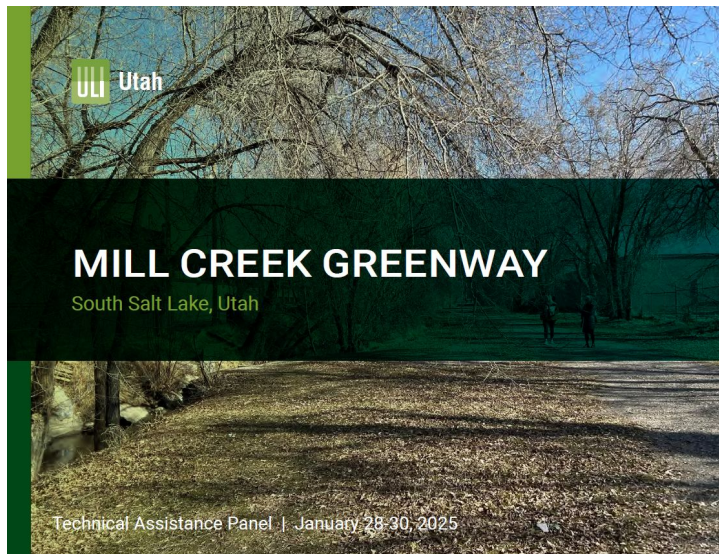
The Conclusion

- The process concludes with a **set of actionable recommendations**

Our Work

Mill Creek Greenway Technical Assistance Panel - 2025

Plan:

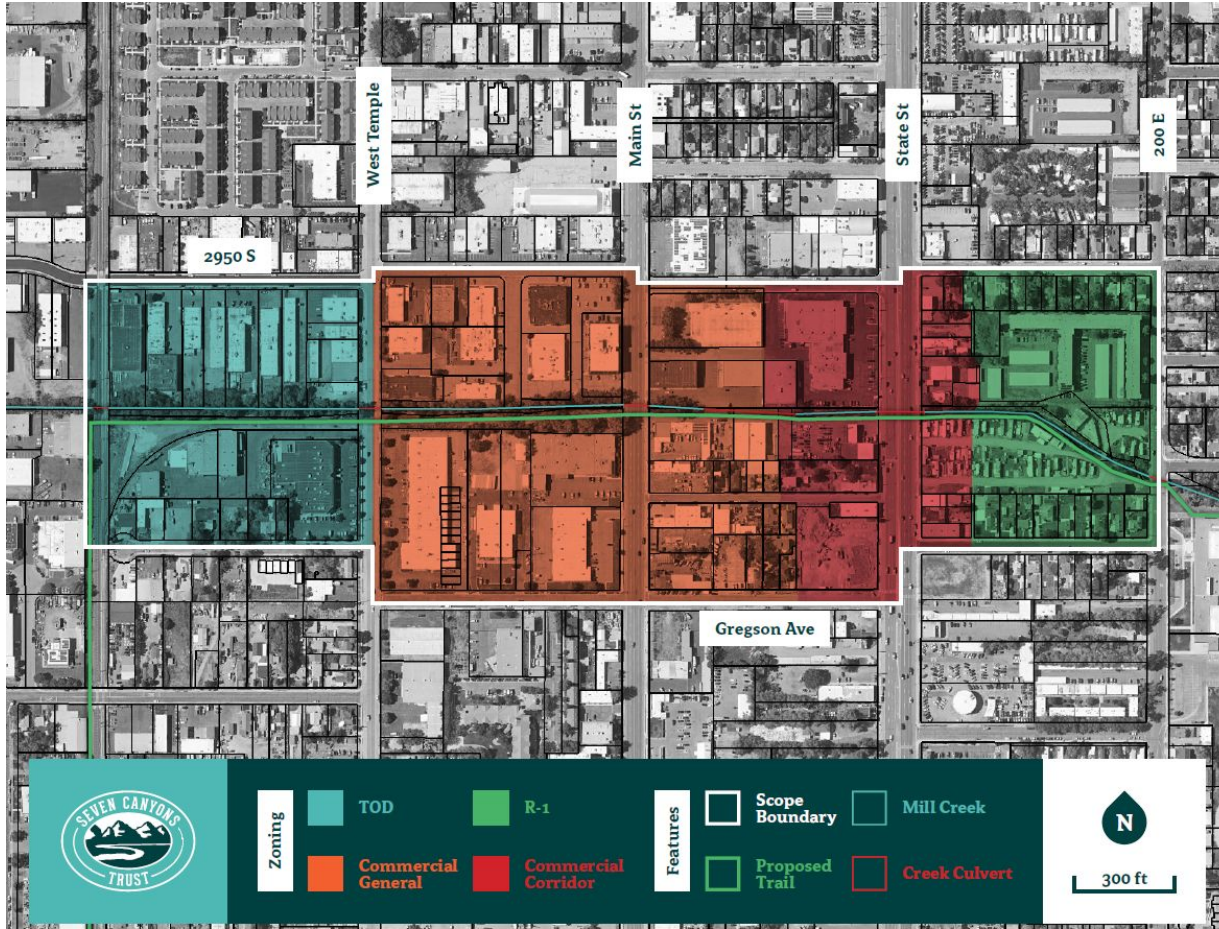


Inspiration:



The panel identified several crossings that should be enhanced to draw the public's attention to Mill Creek. While most of these crossings are with north-south streets, a new crossing via a new pedestrian bridge could connect mid-block at South Richards Street.

Study Area



The Panelist Interviews

Panel interviewed over 40 Stakeholders, including:

- City of South Salt Lake staff
- Seven Canyons Trust leadership
- Elected officials
- Institutional neighbors
- Nonprofits and creative professionals
- Business owners and residents
- Students from Granite Park Junior High



Interview Takeaways

- Improved creek access
- Waterway protection and restoration
- Trail and greenway connections
- Thoughtful nearby real estate development



ULI TAP Recommendations



KEY RECOMMENDATIONS

1. COMMUNITY CONNECTIVITY

Connect across SSL - to Parley's Trail, Downtown SSL, CIZ, and ultimately across I-15 to the Jordan River

- a. Add wayfinding
- b. Paint pavement to call attention to the creek
- c. Continue road diets on Main and West Temple and add sidewalk
- d. Build a connected loop between parks - east-west across State St
- e. Create activity nodes - plazas, pocket parks, public art



KEY RECOMMENDATIONS

2. CREEKSIDE CONNECTIVITY

An exciting opportunity to create a trail and greenway and build east-west connectivity in the city.

- a. Create a trail and park experience between West Temple and Main
- b. Install a ped bridge over the creek at Richards Street
- c. Create a mini park near intersection with TRAX
- d. Create pocket park at 300 East and Gregson
- e. Reinforce the Gregson Ave - State Street crossing for peds/bikes
- f. Visualize the buried sections of creek with pavement painting



KEY RECOMMENDATIONS

3. REZONING AND OVERLAY POTENTIAL

Expand the mixed-use zone into the study area to stimulate development and generate incentives for creek protection.

- a. Comprehensive zoning analysis and update for neighborhood
- b. Establish mixed-use zone (west of State)
- c. Establish riparian overlay zone for Mill Creek Corridor with grandfather protection
- d. Develop incentives for property improvements that enhance greenway and trail



KEY RECOMMENDATIONS

4. FUNDING OPPORTUNITIES

Create new streams of revenue and incentives to support projects.

- a. Seek grants and partnerships for creek and greenway projects
- b. Establish a CRA (Community Reinvestment Area) to help pay for the public infrastructure
- c. Establish a PID (Public Infrastructure District) to help finance infrastructure improvements and additional development





“Stream restoration is neighborhood restoration”

- Ann Riley

Thank You!



Utah



Urban Forestry Planning: Tree Inventory and Canopy Study



January 23, 2026

Tree Inventory

- Species, size, health
- Sidewalk damage + utility conflict
- Hazard rating and pruning need

Also:

- Patterns and trends
- Areas of highest need for trees
- Benefits analysis (i-Tree)



Figure 5 A row of Honeylocust shading a South Salt Lake sidewalk.

All this data on *Public Trees* is now in GIS maps and spreadsheets—for data crunching and budgeting.

Tree Inventory Findings

- 3,347 trees on streets and at city parks and facilities
- 257 Trees at Fitts Park!
- Plus trees at county parks, and on Mill Creek and Jordan River
- 118 species
- Mostly smaller, newer trees
- Average Tree Condition = 74% (recommended goal = 75%)

By Condition

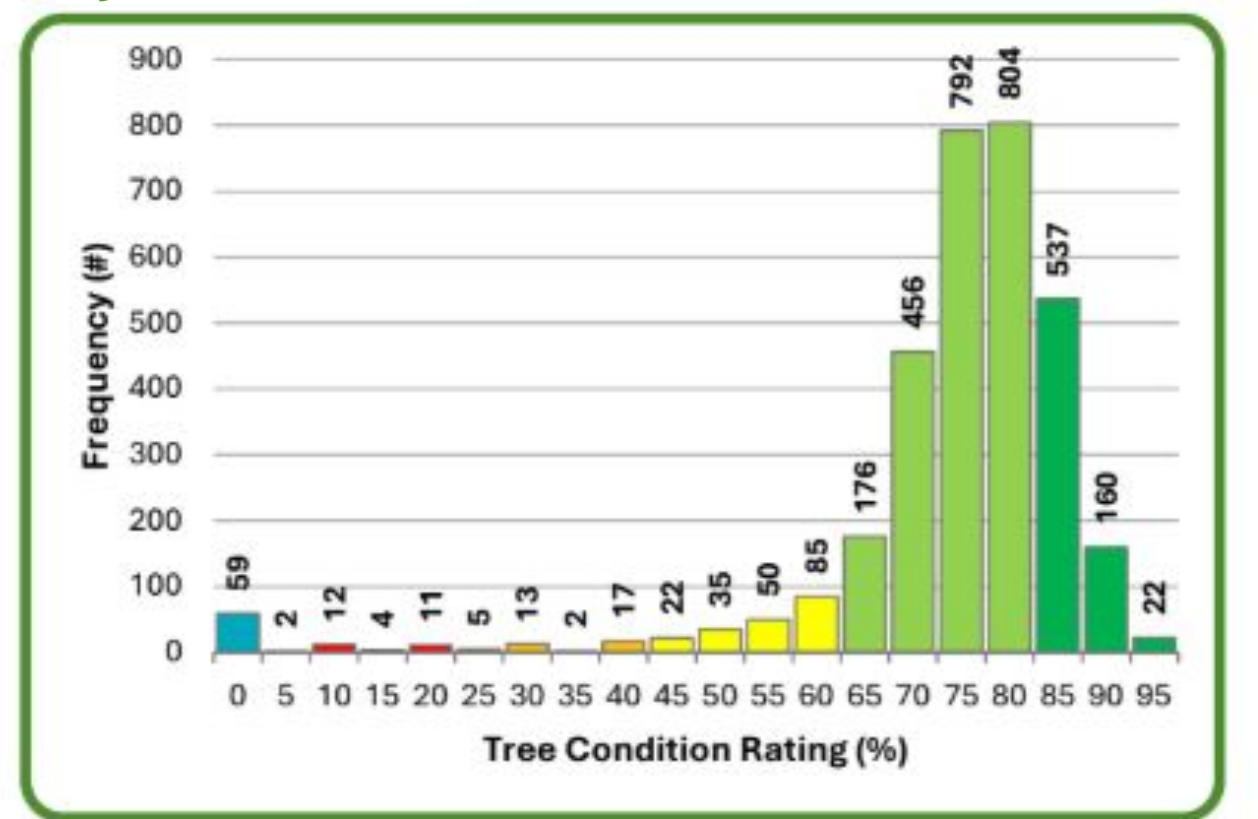


Figure 7 South Salt Lake public tree condition ratings using CTLA version 9 methodology.

Tree Inventory Findings

- Varies a lot by neighborhood
- 64.2% of public trees are east of State Street.
- Urban areas have few trees (Downtown and TODs).
- Lowest number is around Millcreek TRAX Station.
- Limited spots for additional tree plantings on streets/park strips.

By Neighborhood



Figure 2 Total number of trees and planting sites inventoried, by neighborhood, in South Salt Lake.

How will we use this?

- Identify and monitor hazards
- Plan and track our work - pruning, removal, spraying
- Prioritize tree planting
- Update tree species recommendations

*By Genus, Family
and Species*

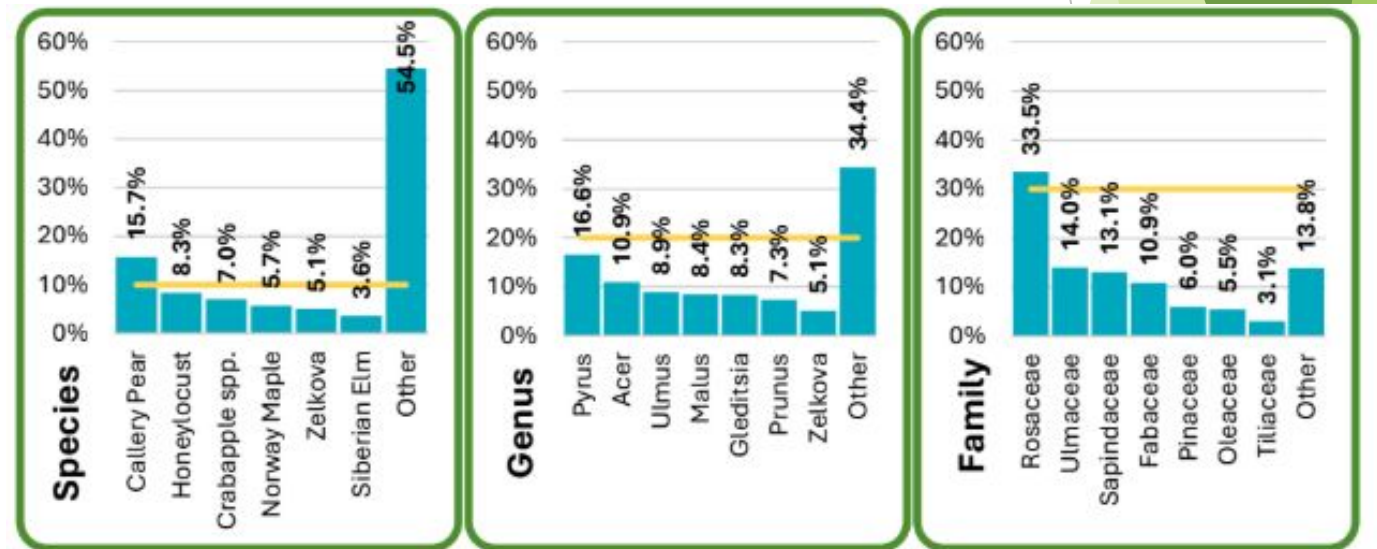


Figure 4 Diversity of South Salt Lake's public trees by Species (left), Genus (center), and Family (right), with target lines at 10%, 20%, and 30%.

Increase species diversity

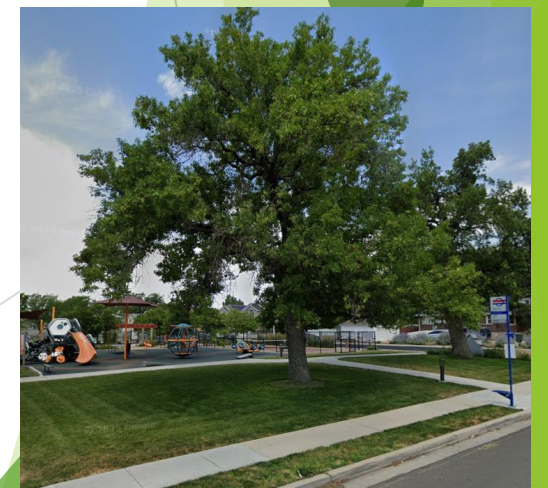
Species (Common Name)	Frequency (#)	% of Total
Total	3264	100
Apple	45	1.4
Apricot	7	0.2
Arborvitae	25	0.8
Ash, Arizona	1	0.0
Ash, European	13	0.4
Ash, Green	78	2.4
Ash, White	51	1.6
Aspen	38	1.2
Baldcypress	2	0.1
Beech, European	8	0.2
Birch, European White	1	0.0
Birch, Western Water	1	0.0
Boxelder	35	1.1
Buckeye, Red	1	0.0
Buckthorn, Alder	4	0.1
Catalpa	17	0.5
Cedar, Atlas	1	0.0
Cedar, Deodar	20	0.6
Cedar, Rocky Mountain	12	0.4
Cherry sp.	1	0.0
Cherry, Japanese Flowering	57	1.7
Chokecherry	53	1.6
Corneliancherry Dogwood	1	0.0
Cottonwood, Eastern	14	0.4
Cottonwood, Fremont	15	0.5
Cottonwood, Plains	1	0.0

Species (Common Name)	Frequency (#)	% of Total
Crabapple species	230	7.0
Cypress sp.	1	0.0
Desertwillow	1	0.0
Douglas-fir	2	0.1
Elm Species	30	0.9
Elm, American	48	1.5
Elm, English	24	0.7
Elm, Frontier	50	1.5
Elm, Lacebark	21	0.6
Elm, Siberian	119	3.6
European Mountain-Ash	1	0.0
Giant Sequoia	6	0.2
Ginkgo	2	0.1
Goldenrain	70	2.1
Hackberry, Common	40	1.2
Hawthorn sp.	26	0.8
Hazelnut sp.	1	0.0
Holly	1	0.0
Honeylocust	272	8.3
Hornbeam, American	10	0.3
Hornbeam, European	2	0.1
Horsechestnut	7	0.2
Horsechestnut, Red	1	0.0
Incense-Cedar	1	0.0
Japanese Pagoda Tree	8	0.2
Japanese Tree Lilac	18	0.6
Juniper, Rocky Mountain	9	0.3

Species (Common Name)	Frequency (#)	% of Total
Kentucky Coffeetree	8	0.2
Lilac, Common	14	0.4
Lilac, Peking	6	0.2
Linden, American	26	0.8
Linden, Littleleaf	74	2.3
Locust, Black	12	0.4
London Plane	72	2.2
Magnolia species	3	0.1
Maple, Amur	41	1.3
Maple, Bigtooth	25	0.8
Maple, Freeman	24	0.7
Maple, Hedge	1	0.0
Maple, Japanese	14	0.4
Maple, Norway	186	5.7
Maple, Red	8	0.2
Maple, Rocky Mountain	1	0.0
Maple, Shantung	2	0.1
Maple, Silver	5	0.2
Maple, State Street Miyabe	11	0.3
Maple, Sugar	3	0.1
Maple, Vine	1	0.0
Mimosa	1	0.0
Mulberry, Fruitless	23	0.7
Oak, Bur	11	0.3
Oak, Chinquapin	5	0.2
Oak, English	2	0.1
Oak, Gambel	3	0.1

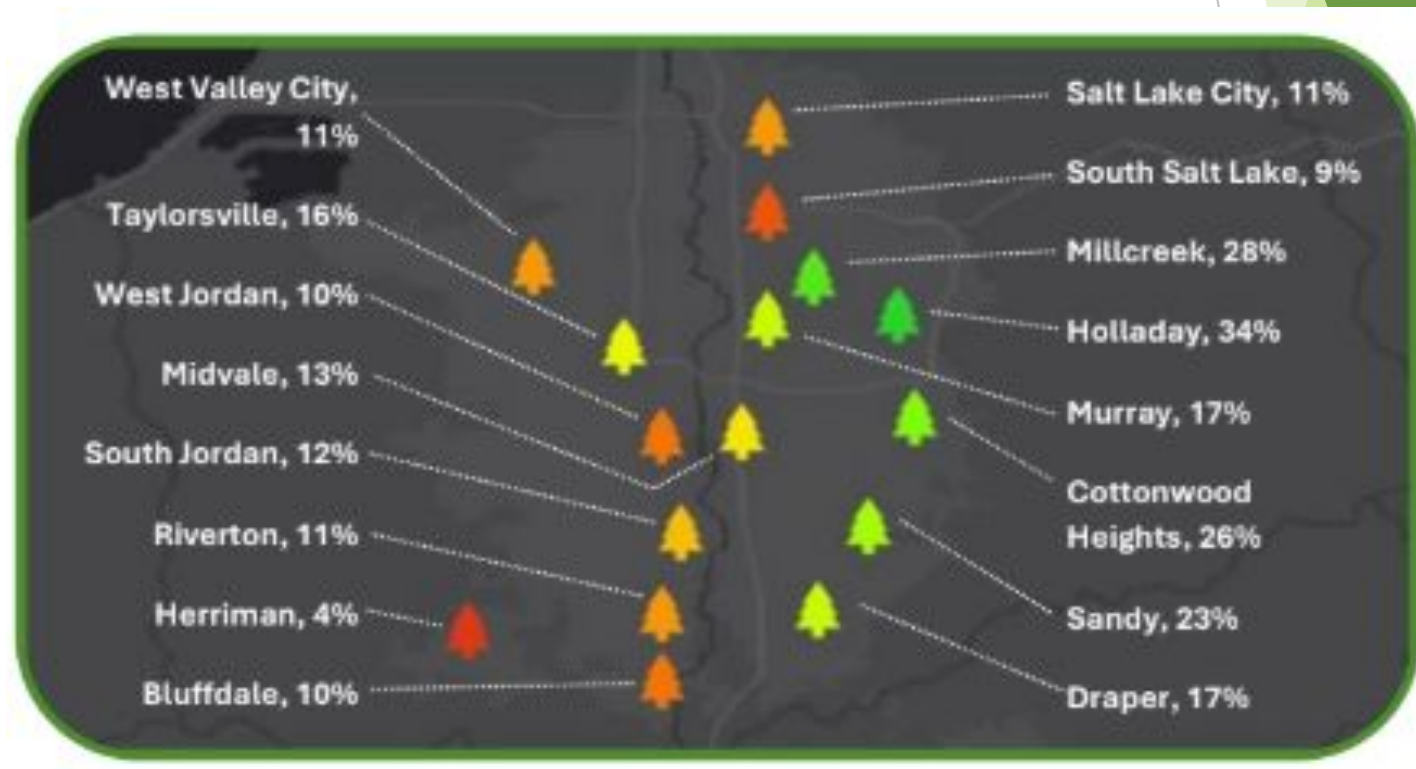
Promote the benefit of trees

An i-Tree Eco analysis revealed that the inventoried trees provided 20.81 acres of canopy coverage and have a \$5.23 million replacement value. Annually, these trees produce 47.68 tons of oxygen (a \$147,000 yearly value), sequester 17.88 tons of carbon (a \$3,050 yearly value), and capture 155,200 gallons of storm runoff (a \$1,390 yearly value).



Canopy Study

- Studies all the trees in the city, including *Private Trees*
- Shows patterns, gains and losses over time
- Benchmarks us against other communities in the valley



Canopy Study

- Uses satellite and aerial photos from 1965, 1985, 2006, 2016, 2021
- Compares land use types and tree canopy coverage

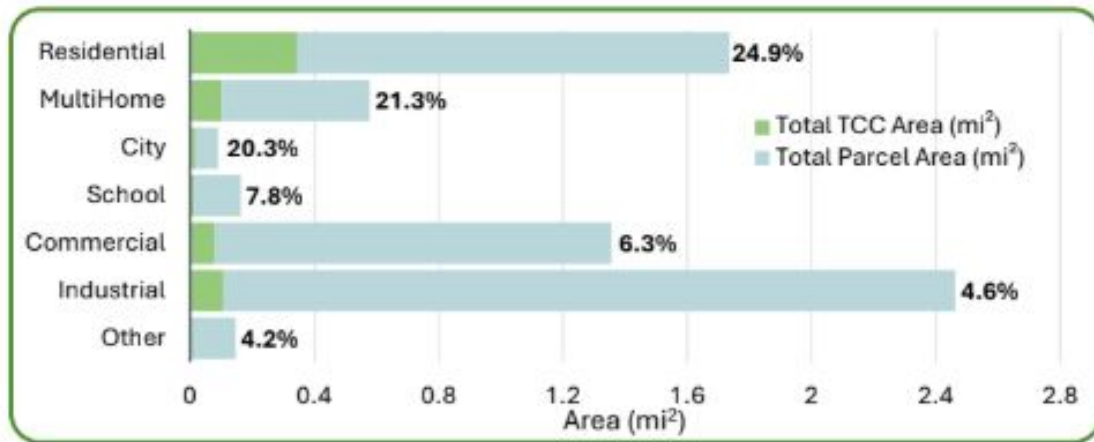
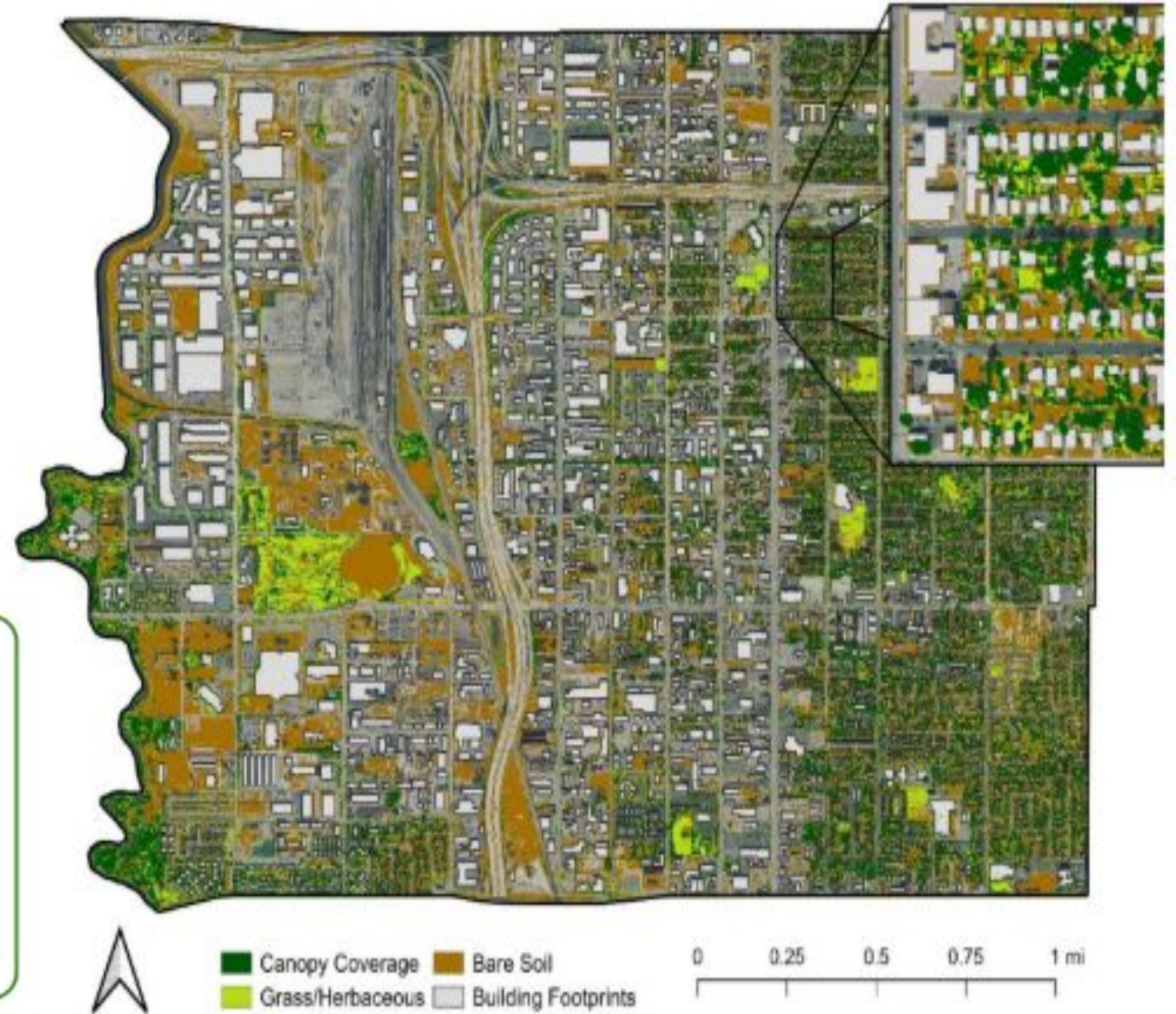


Figure 6. Total parcel and TCC area by parcel zoning in South Salt Lake, with TCC %.



Canopy Study Findings

South Salt Lake has been altered from a majority land cover of bare soil (17.7%) and herbaceous plants (53.0%) in 1964, to largely impervious (70.0%) in 2021. Tree canopy coverage increased from 3.9% in 1964 to 8.7% in 2006 as the City was developed and trees were planted in residential areas, then a slight decrease to 7.3% in 2021 as the City was further developed and the population continued to grow.

The decrease in tree canopy from 8.7% (± 0.63) in 2006 to 7.3% (± 0.58) in 2021 is equal to approximately 64 acres, or an area equal to six times the size of Fitts Park.



Canopy Study Findings

Compared to other cities in the Salt Lake Valley, South Salt Lake has one of the lowest percentages of tree canopy coverage and highest percentages of unemployment, people living in poverty and linguistic isolation, and rating highly on a health burden index.

Areas of South Salt Lake with the lowest tree canopy coverage also experienced the highest heat disparity, experiencing temperatures 4°F and higher than areas with higher tree canopy.

Commercial and Industrial zoned parcels make up 52.3% of the City's land and have an average tree canopy coverage of 5.4%. Parcels zoned as Residential or Multihome make up 26.9% of the City's area and have an average tree canopy coverage of 23.1%.

Canopy Study Findings

- Potentially plantable areas were identified: 22,713 trees could be planted.
- This would bring City's tree canopy cover up to 12.1% from the city's current 7.3%
- At the city's current rate of planting 100 trees per year, this would take 227 years!
- A majority of this could take place in commercial and industrial zones, which are more challenging than homes.

We need a plan!

How will we use this?

- To drive conversation on priorities and approaches
- To promote a call to action
- To guide the Tree Management Plan (coming soon)
- To guide new ordinances and policies.

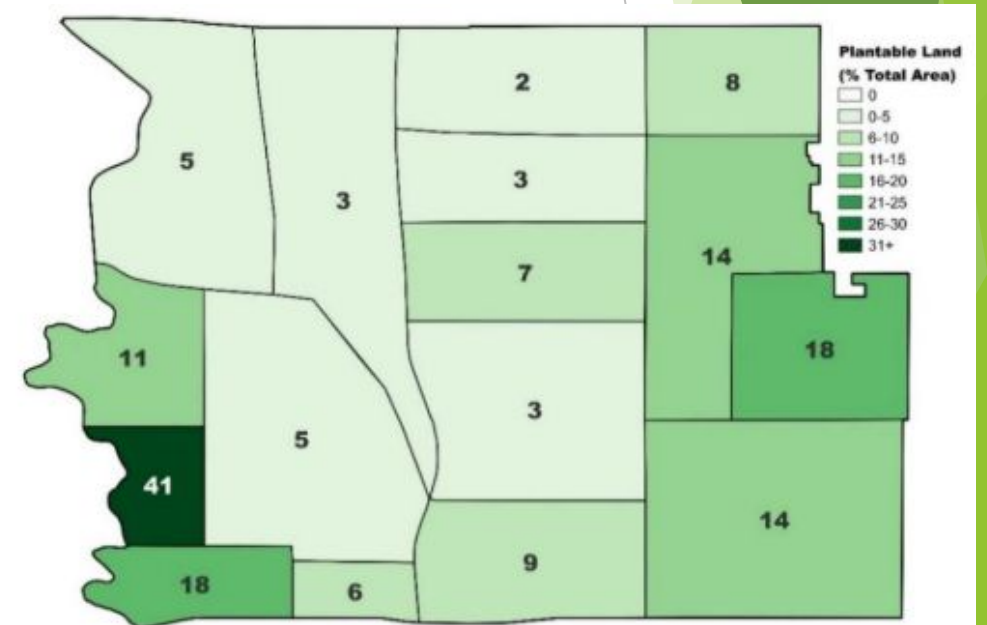


Figure xxx. Percent plantable land, by neighborhood.

Planning Progress (recap)

1. Tree Assessment Report and GIS inventory

- a. COMPLETE: Detailed inventory of 3,264 trees in the city and 473 places to plant
- b. COMPLETE: Report on the benefits of trees to the city and people

2. Tree Canopy Assessment

- a. COMPLETE: Analysis of tree coverage city-wide over the last 60 years
- b. COMPLETE: Comparison between neighborhoods and to other cities and nationally

3. Tree Management Plan

- a. COMPLETE: Analysis of city's processes, policies and budget
- b. COMPLETE: Benchmarking to national standards and best practices (USDA, Arbor Day Foundation)
- c. IN PROCESS: Recommendations such as canopy goal, maintenance, budget, outreach

Planning Progress (recap)

4. Tree Ordinance Update

- IN PROCESS: Consultant is comparing ours to best practices and rewriting
- IN PROCESS: Sections include Urban Forest, Landscaping, and Sidewalks

5. Tree Committee and Landscape Committee

- IN PROCESS: External-facing Tree Committee developing Recommendations
- IN PROCESS: Internal city Landscape Committee developing Ordinances

6. Training

- COMPLETE: 6 city employees have attended national Community Forestry training
- IN PROCESS: 2 city employees invited to attend certified arborist training

What's next?

- Refine and adopt Management Plan
 - Recommendations for Urban Forestry program
- Refine and adopt Ordinances
 - Tree Section
 - Landscape section
 - Water conservation improvements
- Solidify future funding
 - FY27 budget and beyond

Timeline: *February to May 2026*



RESOLUTION NO. R2026-_____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL ACKNOWLEDGING RECEIPT OF THE INDEPENDENT AUDITOR'S REPORT FOR FISCAL YEAR 2024-25 AND DIRECTING THAT NOTICE BE PUBLISHED PURSUANT TO SECTION 10-6-152 OF THE UTAH CODE

WHEREAS, Utah Code Sections 10-6-151, 51-2a-201, 51-2a-202, as amended, require the City to have, at least annually, an independent financial audit of its accounts by a certified public accountant; and

WHEREAS, pursuant to Utah Code § 10-6-152, within ten (10) days following the receipt of the auditor's report the City is required to publish notice advising the public that the report is complete and available for inspection; and

WHEREAS, the City retained Squire & Company, certified public accountants, to perform an independent financial audit of the City's accounts for fiscal year 2024-25; and

WHEREAS, Squire & Company has presented the audit report draft to the City Council; and

WHEREAS, the South Salt Lake City Council desires to acknowledge receipt of the audit report and direct that notice be published pursuant to Utah Code § 10-6-152.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH SALT LAKE AS FOLLOWS:

It hereby acknowledges that the audit report of the City's accounts for fiscal year 2024-25 has been completed by Squire & Company and submitted to the South Salt Lake City Council. The City Recorder is directed to publish notice advising the public that the audit report is complete and available for inspection.

(Signatures on next page; remainder of page intentionally left blank)

DATED this _____ day of January, 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

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