

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday August 26, 2026
6:16 p.m.

CITY OFFICES

220 East Morris Avenue
South Salt Lake, Utah 84115

PRESIDING:

Council Chair Sharla Bynum

CONDUCTING:

Council Vice Chair Corey Thomas

COUNCIL MEMBERS PRESENT:

Joy Glad, Corey Thomas, Sharla Bynum (Zoom),
Nick Mitchell, Irvin Jones, and Clarissa Williams

COUNCIL MEMBERS NOT PRESENT:

Ray deWolfe (excused)

STAFF PRESENT:

Mayor Cherie Wood
Josh Collins, City Attorney
Terry Addison, Fire Chief
Honor Steele, Applications & Website Specialist
Steve Lyon, Senior Project & Housing Manager
Spencer Cawley, Senior Planner
Jared Christensen, Deputy Fire Chief
Jed Shum, City Planner
Matthew Robins, Executive Assistant
Corby Talbot, Capital Improvements Manager
Micah Semon, Stormwater Division Supervisor
Ariel Andrus, City Recorder
Sara Ramirez, Deputy City Recorder

Matters for Discussion

1. Affordable Housing Update

Senior Project & Housing Manager, Steve Lyon, reviewed the current housing plan goals, which focused on preserving long-term affordable homeownership, increasing the inventory of permanently affordable housing, and creating a sustainable stewardship program for future homeowners. He provided an update on federal and state resources, noting that the federal government recently passed the Road to Housing Act, which redirected more financial resources toward cities. Mr. Lyon highlighted that Community Development Block Grant rules were changed to allow vertical construction of housing. Additionally, a new federal program allocated 83 million dollars for housing repair, which could benefit low-income families in the City.

Mr. Lyon detailed the Community Land Trust model for the City. Under this model, the City would own the land underneath the home, while the homeowner would own the physical

structure. The homeowner would pay a \$75 monthly ground lease for 99 years, effectively removing the cost of the land from the mortgage and saving the homeowner approximately 40%. Mr. Lyon reported that the City had purchased four properties for this program, including a home at 3005 South 200 East, a lot at 280 East Southgate previously on a septic system, a demolished site at 71 West Crystal Avenue, and a property at 2752 South 500 East that suffered earthquake damage. The City intended to build or remodel these sites to house families by the spring of 2027.

Habitat for Humanity CEO, Carin Crowe, then addressed the City Council, emphasizing Habitat for Humanity's commitment to building stable communities through homeownership. She noted that in their forty-year history, they had never foreclosed on a home and that their average homeowner stayed in their residence for 22 years. She explained that families invested a maximum of 30% of their income into 0% interest mortgages. Furthermore, she announced that the state had allocated 1.5 million dollars to assist with the homes in the City.

During the discussion, a Council Member Glad asked about the cost of utilizing the Grounded Solutions Network for the land trust setup.

Mr. Lyon responded that the City was contracting with them for approximately \$45,000 dollars.

Council Member Mitchell inquired about the mortgage structures.

Ms. Crow confirmed that they utilized 0% interest mortgages spanning 30-35 years.

The Council Members were informed that the updated Affordable Housing Plan would come to the Council for final action at a later meeting.

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

2. River Trail Station Area Plan

Senior Planner, Spencer Cawley, explained that the state required a station area plan for regions within a half-mile radius of a transit station. However, he noted that the subject area was predominantly comprised of commercial and industrial properties, along with tax-exempt land owned by entities such as the Utah Department of Transportation, the Utah Transit Authority, and the Granite School District. Because of the current land uses and the lack of adjacent residential areas, City staff recommended that the City Council adopt a Resolution of impracticability for the plan. Mr. Cawley stated that a full Resolution outlining the reasoning would be brought back to the City Council for official adoption.

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

3. Body Art Regulations

Senior Planner, Spencer Cawley, stated that this item involved proposed Ordinance amendments to the land use category to regulate tattoos and piercing establishments. He noted that the City received an application in February from a property owner wishing to amend the code to allow for a tattoo business. Mr. Cawley explained that tattoos and piercing establishments were considered mainstream personal services and proposed that the City Council regulate them similarly to salons and barbershops.

The proposed Ordinance would permit body art businesses by right in commercial corridors, the downtown area, mixed-use zones, and Transit-Oriented Development zones. Mr. Cawley recommended that an administrative conditional use permit be required when these businesses abutted residential zones. This would allow the City to regulate operating hours, buffering, and the location of patron entrances to mitigate impacts on neighboring homes.

Council Members asked several questions regarding the potential impacts of these businesses.

One Council Member asked about parking requirements.

Mr. Cawley responded that tattoo parlors generally operated by appointment, meaning parking demand was typically lower than other commercial uses.

Another Council Member inquired about the disposal of biohazards, such as needles and bodily fluids.

Mr. Cawley clarified that the Salt Lake County Health Department handled all regulatory health inspections and enforced proper biohazard disposal.

A Council Member also asked about signage and neon lighting.

Mr. Cawley noted that existing City codes already restricted certain types of neon lighting and signage, which would apply to these businesses as well.

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

The meeting adjourned at 6:59 p.m.

Sharla Bynum, Council Chair

Ariel Andrus, City Recorder