



CITY COUNCIL

MEMBERS:

JOY GLAD
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
IRVIN JONES
RAY DEWOLFE
CLARISSA WILLIAMS

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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 26, 2026** 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](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Council Chair Bynum

Matters for Discussion:

- | | |
|----------------------------------|------------------------|
| 1. Affordable Housing Update | Stephen Lyon, 20 min |
| 2. River Trail Station Area Plan | Spencer Cawley, 15 min |
| 3. Body Art Regulations | Spencer Cawley, 10 min |

Adjourn

Posted August 21, 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 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
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.

There were no questions or comments from the Council Members.

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

26-Aug-26

****Please sign in for each meeting****

CITY COUNCIL - WORK & REGULAR MEETING LIST OF ATTENDEES

[illegible]



Housing Update

AUGUST 26, 2026

Purpose

- 01 Review Current Housing Plan, Goals & Objectives.
- 02 Present Housing Plan Implementation Progress
- 03 Provide an update on the Community Land Trust (CLT)
- 04 Outline next steps

Strategic Housing Objectives

“South Salt Lake is a community where residents are housed in safe, cared-for, and healthy neighborhoods that are connected to parks, local shopping, services, and regional transportation. Residents living in South Salt Lake have a choice of housing types that align with their household type, age, lifestyle, and budget to support our diverse families and residents. Housing opportunities in South Salt Lake are affordable to a variety of households.”

Strategic Objectives

1. Ensure that South Salt Lake can continue to be a welcoming and inclusive community where households can put down roots and thrive.
2. Provide opportunities for South Salt Lake City households to remain in the community throughout their housing lifecycle.
3. Enhance the stability of neighborhoods by increasing high-quality, attainable owner occupancy focused housing



Affordable Housing Vision



Key Objectives

- ❖ Preserve Long-term Affordable Homeownership
- ❖ Increase Inventory of Permanently Affordable Housing
- ❖ Find a Partner to Implement
- ❖ Create a Sustainable Stewardship Program for Future Homeowners

Current Housing Plan: Background Goals & Objectives





South Salt Lake Housing Plan SSLC

South Salt Lake Housing Plan

State Housing Plan

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Housing Needs Assessment &
Market Conditions

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Affordable Housing Strategies,
Goals and Timeline

Moderate Income Housing Plan

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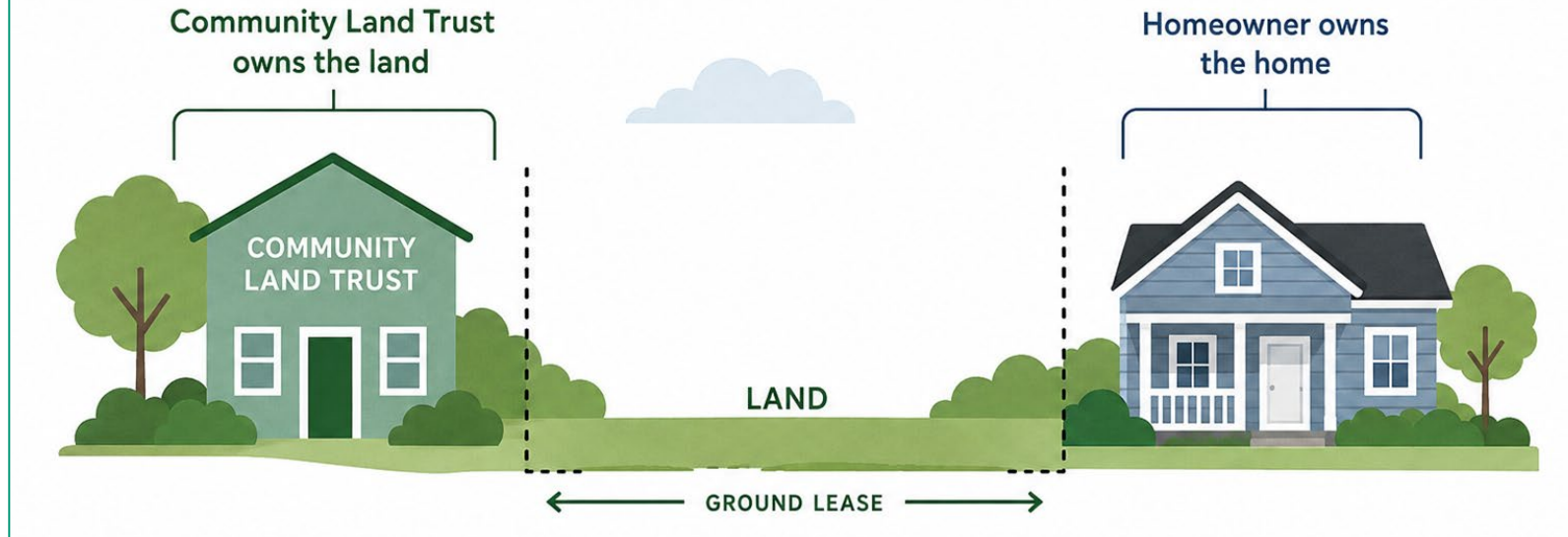
State, Local and Federal
Funding

Strategies

Strategy	Description	Target	Next Step
HTRZ	Projected to produce 10,000 units with 12.5% affordable housing requirement	Units at or below 80% AMI, Expect mostly rental units; Incentives for ownership & larger units	<i>Over 500 affordable units approved underway. \$7 million Affordable Housing Infrastructure Grant Awarded in 2026 to SSL supporting HTRZ projects</i>
Short Term Rental Ordinance	Limit Short-Term Rental Stock	Increase Owners & Long-Term Rental Units & Decrease Impacts on Neighborhoods	<i>Passed STR ordinance Fall 2025; Working on zoning update to comply with Detached ADU requirements</i>
Homeowner Partnership Program	Strategic Acquisitions of R1 Housing to Be Acquired, Renovated & Sold as Affordable Housing in perpetuity	50-80% AMI Households to support Owner Occupied Housing in the R-1 Zone	<i>Purchased 4 homes and working on Community Land Trust to preserve long-term affordability</i>
Community Land Trust	Development of Attainable Housing on Under Utilized/Vacant Parcels	Owner-Occupied Units at or Below 80% AMI	<i>Development and adoption of land trust to support long-term affordable housing in SSLC</i>
Missing Middle Zoning	Make Zoning Friendly to Development of Accessible Ownership Options . Focus on TOD Zones	Owner-Occupied Units in the TOD Zone	<i>Development of zoning that incentivizes sustained housing in the TOD</i>

A Community Land Trust

Separating the land from the home to create permanently affordable housing and community benefit.



Community Land Trust

Homeownership as a Goal

With an estimated 37% rental rate, South Salt Lake has one of the highest percentages of rental housing in Salt Lake County. (*source U.S. Census*)

Promoting homeownership is crucial for fostering neighborhood stability, providing socioeconomic benefits, and encouraging overall community development.



Outcomes

home

Housing

Long-term Affordability
In-Perpetuity

people

Families

Families Achieving
Homeownership
Assist with creating wealth
thru equity

groups

Partnerships

Innovative Model
Working with Habitat for
Humanity
Model for State and other
Municipalities
Preserves Legacy
Neighborhoods

account_ balance

Community Reinvestment

Sustains Neighborhoods
Long-term Affordability
Preserved Through the CLT

Community Land Trusts

Key Drivers and Community Benefits

Permanent Affordability: Traditional programs lose affordable units when covenants expire. CLTs use ground leases to lock in community affordability in perpetuity.

Oversight: The City Council oversees the CLT, balancing public interests and maintaining the city's interest in the properties.

Mitigating Gentrification & Displacement: Empowers long-term residents to remain in rapidly developing neighborhoods, building community wealth and local stability.

Wealth Building & Support: Minimizes homeownership risks through active support, training, and structured resale formulas that preserve subsidy investments.

South Salt Lake CLT - Roles



Community Land Trust



Shared Equity Model

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How Shared Equity Works

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Market Value Today: **\$500,000**

Affordable Purchase Price: **\$325,000**

Public Affordability Investment: **\$175,000**

Five years later...

New Market Value: **\$600,000**

Resale Price Formula: Rather than selling for full market value, the resale price is strictly determined using a formula in the ground lease to keep it affordable.

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Example Resale Scenario

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Original Purchase Price: **\$325,000**

UPON RESALE, THE HOMEOWNER RECEIVES:

- Original investment returned
- Mortgage principal paid down
- Approved capital improvements value
- A portion of appreciation (appreciation cap 1.75%)
- **80/20 split** (owner/CLT share equity on sale)

Habitat for Humanity resells home at an affordable price to another income -qualified family.

Result: The homeowner builds wealth while the home remains permanently affordable.

SOUTH SALT LAKE COMMUNITY LAND TRUST MODEL

*Building Permanently Affordable Homes.
Strengthening Our Community. Together.*



WHAT IS A COMMUNITY LAND TRUST?

A Community Land Trust (CLT) is a nonprofit organization that acquires and permanently owns land to ensure housing remains affordable for generations. Homes are sold to income-qualified buyers, who own the home but lease the land from the CLT.



Homebuyers build wealth through homeownership.

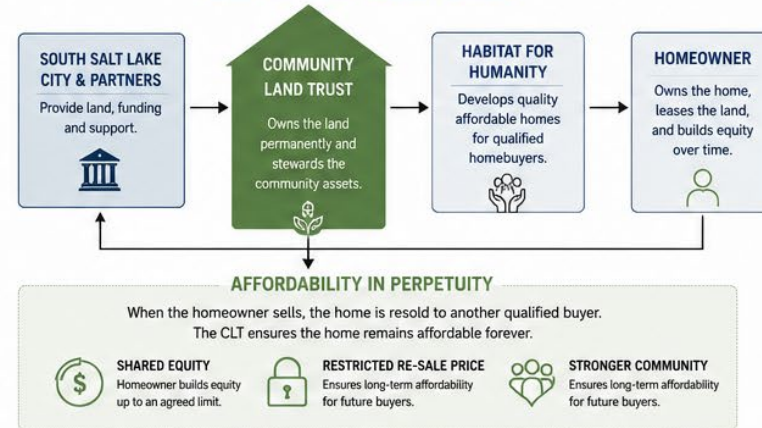


The CLT preserves affordability an perpetuity.



Stronger, more inclusive neighborhoods for all.

HOW THE CLT MODEL WORKS



KEY PARTNERSHIP



SOUTH SALT LAKE CITY

Provides land, funding (e.g., CDBG, HOME, ARPA), policy support, and ongoing stewardship.



HABITAT FOR HUMANITY

Develops and builds high-quality, energy-efficient homes for income-qualified buyers.



COMMUNITY LAND TRUST

Owns and manages land, enforces ground leases and resale restrictions, and ensures long-term affordability.

WHY SOUTH SALT LAKE?



Rising home prices are outpacing wages, making homeownership out of reach for many.



CLTs create permanent affordability and stabilize neighborhoods.



Investing in residents builds a stronger, more vibrant South Salt Lake.

SHARED EQUITY MODEL EXAMPLE

The CLT limits resale prices to keep homes affordable for future buyers while allowing homeowners to build and retain equity.

Scenario	Market Rate Home	CLT Home (Example)
Initial Purchase Price	\$450,000	\$315,000
Percent of Area Median Income (AMI)	Market Rate	80% AMI
Resale Price Formula	Market Rate Appreciation	CLT Formula (e.g., CPI + 1%)
Est. Resale Price in 10 Years	\$650,000+	\$365,000*
Homeowner Equity After 10 Years	\$200,000+	\$50,000–\$70,000*

*Example only. Actual numbers depend on CLT resale formula and market conditions.

ELIGIBILITY (EXAMPLE GUIDELINES)

- ✓ Live or work in South Salt Lake (preference given)
- ✓ Income at or below 80% of Area Median Income (AMI)
- ✓ Complete homebuyer education
- ✓ Agree to CLT ground lease and resale restrictions



Target Buyers: Teachers, first responders, service workers, young families, seniors, and others who keep our community strong.

THE IMPACT

A CLT helps South Salt Lake:



Increase access to affordable homeownership



Build generational wealth for families



Promote long-term stability and inclusion



Preserve affordability for future generations

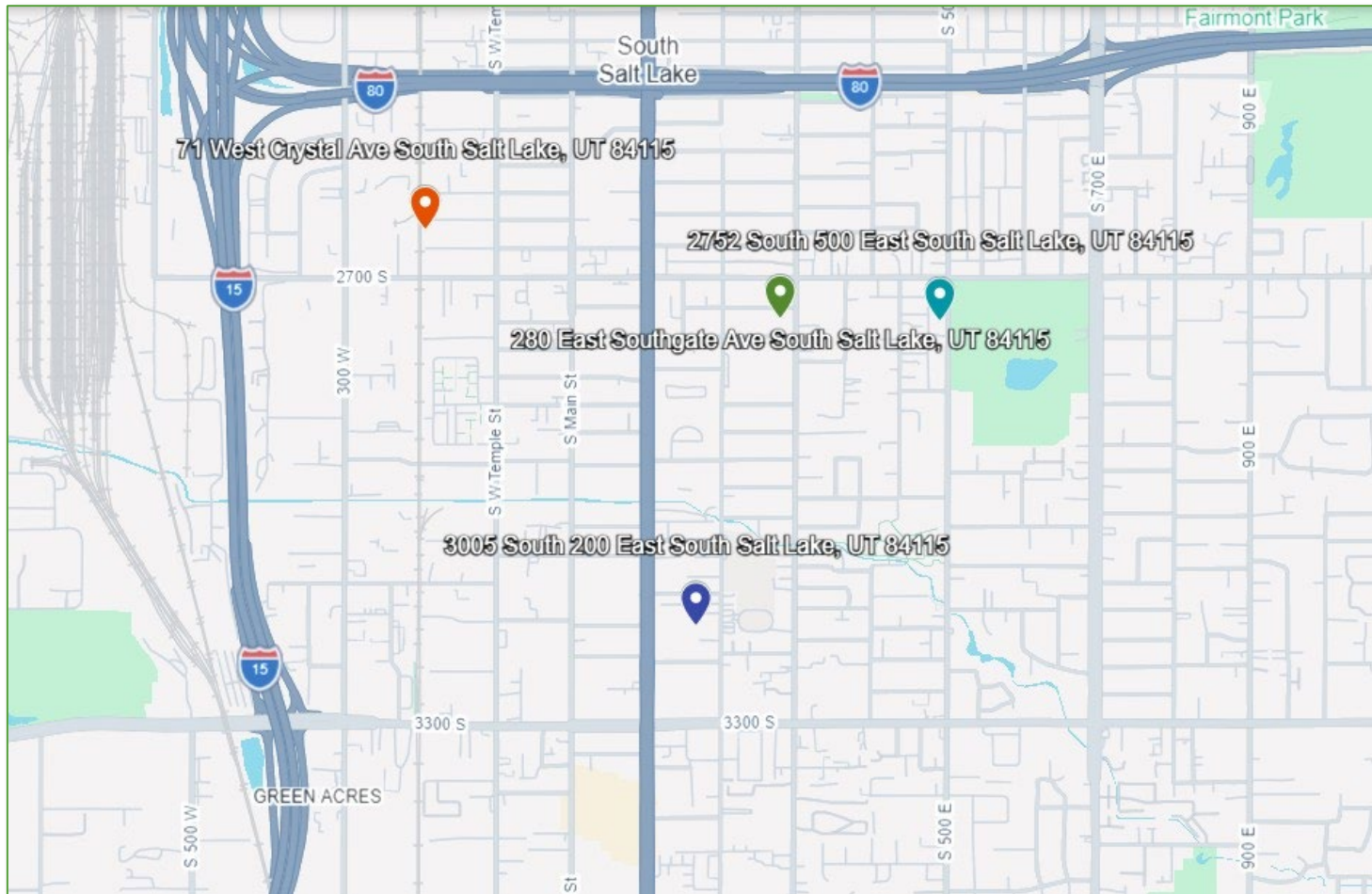


BUILDING A LEGACY TOGETHER

The Community Land Trust model is more than housing—it's a commitment to fairness, opportunity, and a stronger South Salt Lake for generations to come.

PERMANENT AFFORDABILITY. COMMUNITY OWNERSHIP. SHARED PROSPERITY.





Community Land Trust Development Map

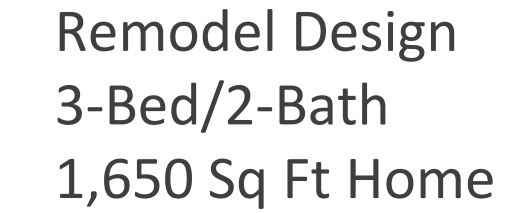


3005 South 200 East

3005 South 200 East



Date Acquired	January 9, 2026
Year Built	1955
Lot Size	0.11 Acres
Zone	R-1
Plan:	Remodel add bedroom and bathroom





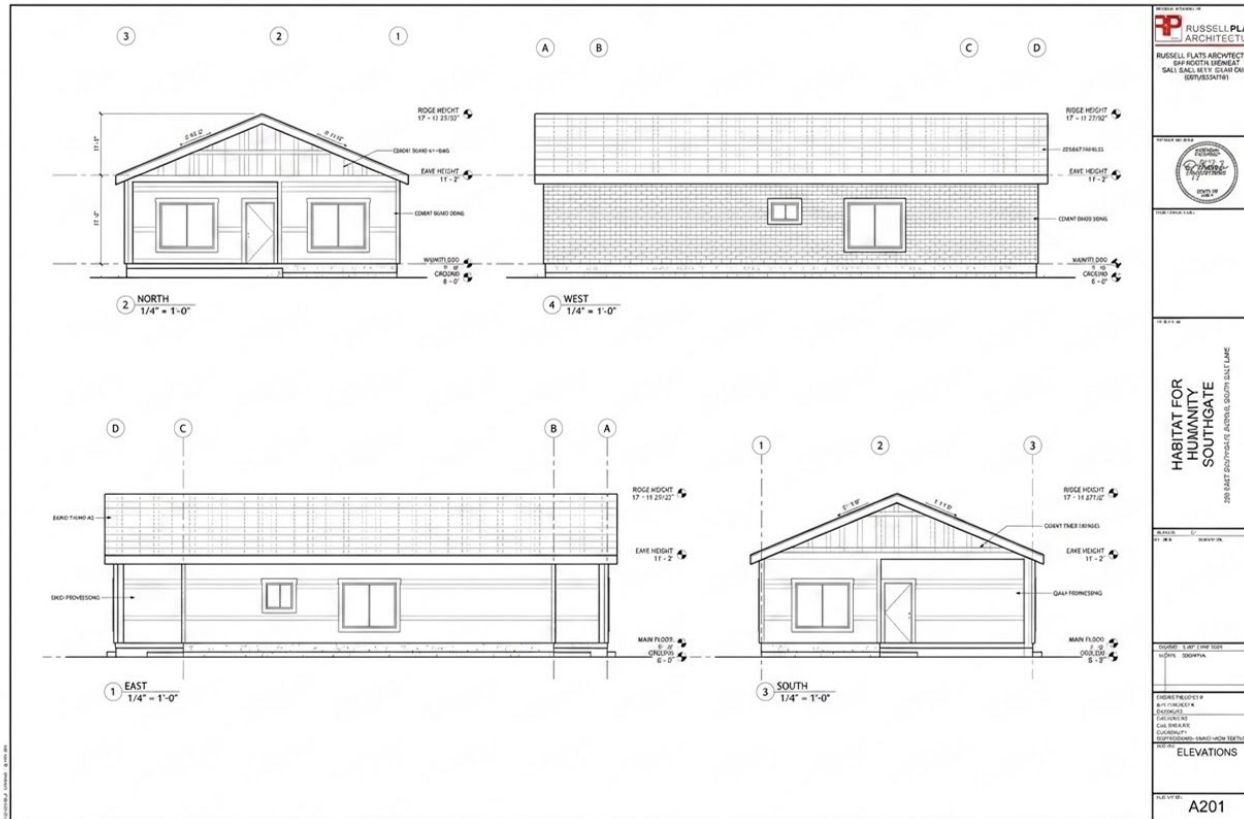
280 East
Southgate
Ave

280 East Southgate Ave



Date Acquired	January 9, 2026
Year Built	1938
Lot Size	0.12 Acre/5,227 sq ft
Zone	R-1
Plan:	3-Three Bedroom, 2-bathroom, 1,600 sq ft, single family home

280 East Southgate Ave



Design -Single
Family Home
3-Bed/2-Bath
1,600 sq ft



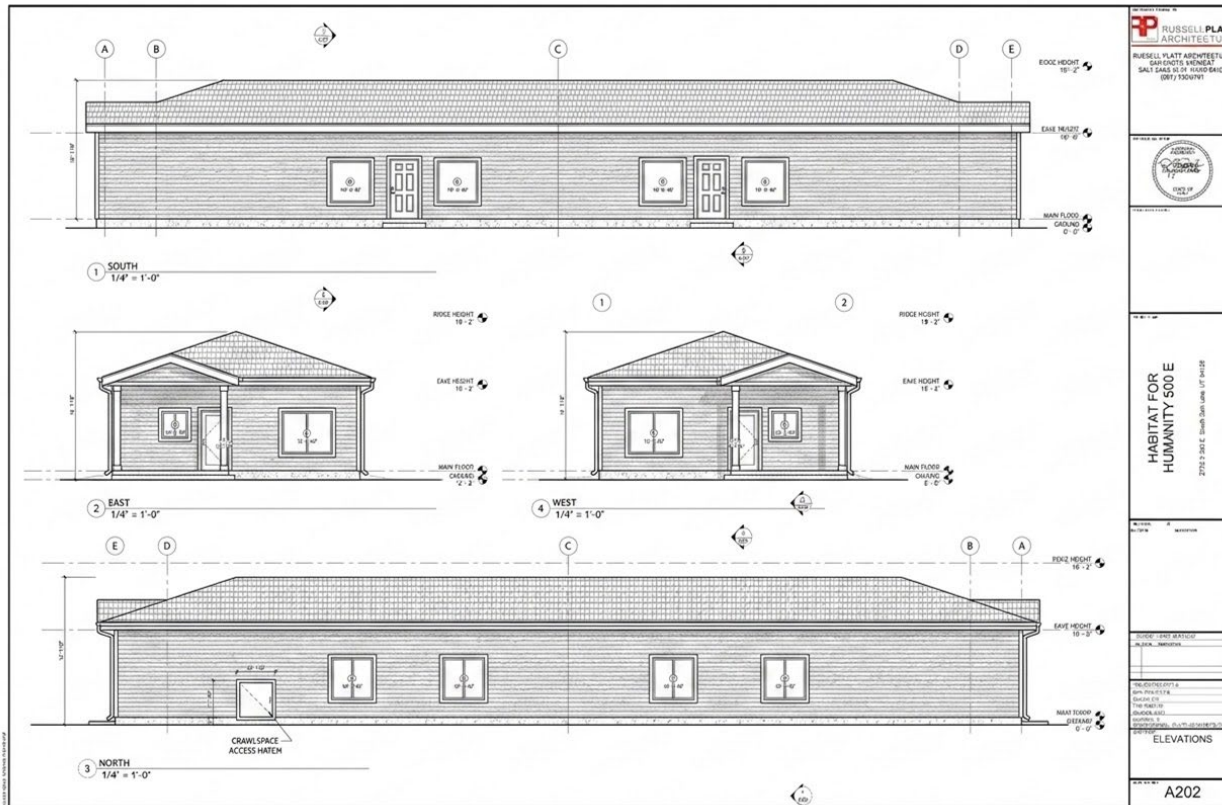
2752
South 500
East

2752 South 500 East



Date Acquired	March 17,2026
Year Built	1917
Lot Size	0.19 Acre/8,276 sq ft
Zone	R-1
Plan:	Twin-Home 3-Three Bedroom, 2-bath, Single Family Home

2752 South 500 East



Twin Home Design

2 unit- 3 Bed/ 2 bath
1,800 sq per home



71 West
Crystal
Ave

71 South Crystal Ave



Date Acquired	June 26, 2026
Year Built	1934
Lot Size	0.13 Acre/5,662 sq ft
Zone	R-1
Plan:	4-Bedroom, 3- bath, 2,100 sq ft, Single Family Home

1 EAST
1/4" = 1'-0"

2 NORTH
1/4" = 1'-0"

3 SOUTH
1/4" = 1'-0"

4 WEST
1/8" = 1'-0"

**HABITAT FOR HUMANITY
71 W CRYSTAL AVE**

ELEVATIONS

A201

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Next Steps & Timeline

01

CLT Finish

Finalize and complete the
Community Land Trust

Setup operational guidelines
and ground lease

02

Adopt Housing Plan

Council adopt updated South
Salt Lake Housing Plan (Fall
2026)

03

Development

Execute Program Agreement
and assignment of
development rights to develop
homes

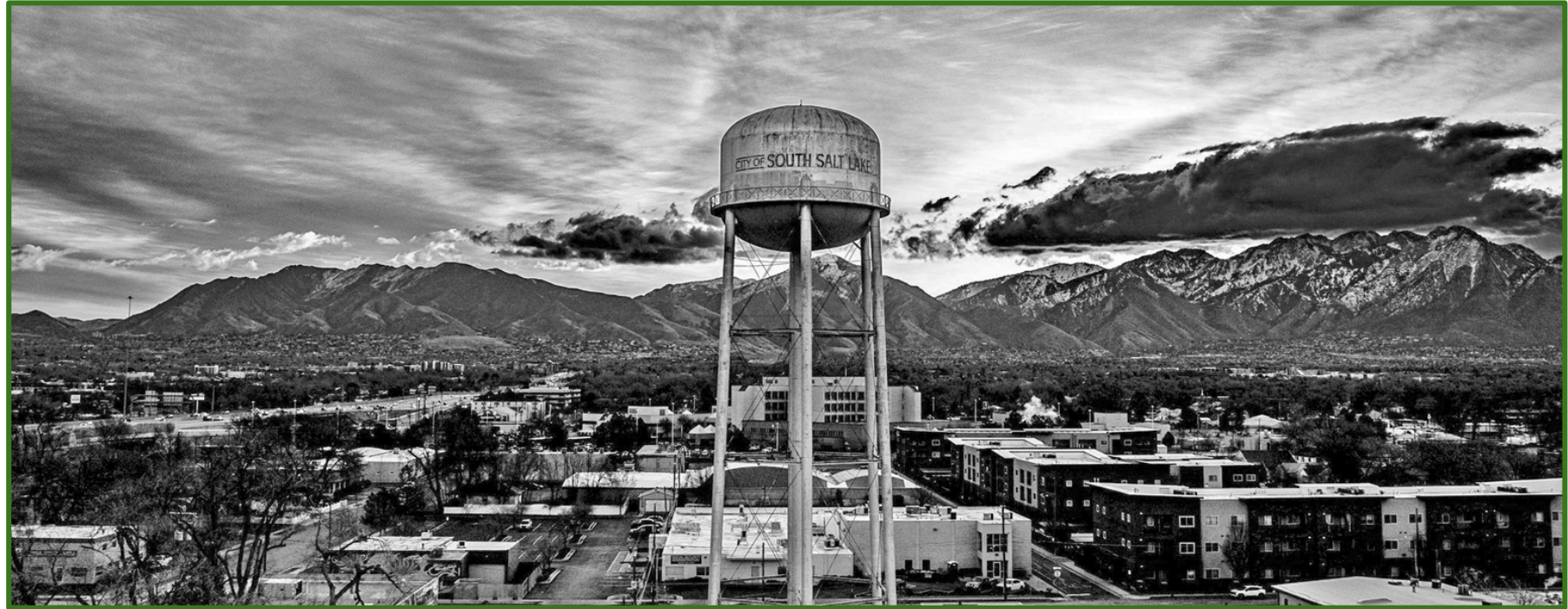
Finish qualifying families and
build affordable homes.

04

Scale Strategy

Deploy the multi-pronged
strategy to scale by leveraging
state resources while
prioritizing legacy
neighborhoods.

QUESTIONS



RIVER TRAIL STATION AREA PLAN RESOLUTION OF IMPRACTICABILITY



City Council
August 26, 2026

STATE REQUIREMENTS

Index Utah Code

Title 63N Economic Opportunity Act

Chapter 23 Housing Investment And Opportunity Act

Part 1 General Provisions

Section Station area plan requirements -- Contents -- Review and certification by applicable metropolitan planning organization. (Effective 104 7/1/2026)

Effective 7/1/2026

63N-23-104. Station area plan requirements -- Contents -- Review and certification by applicable metropolitan planning organization.

(1) (a) Subject to the requirements of this section, a municipality that has a fixed guideway public transit station located within the municipality's boundaries shall, for the station area:

UC 63N-23-104 requires any city where a Station Area **(one-half mile radius from station)** is within the municipal boundaries to develop a Station Area Plan for the portion of the Station Area over which the municipality has jurisdiction.

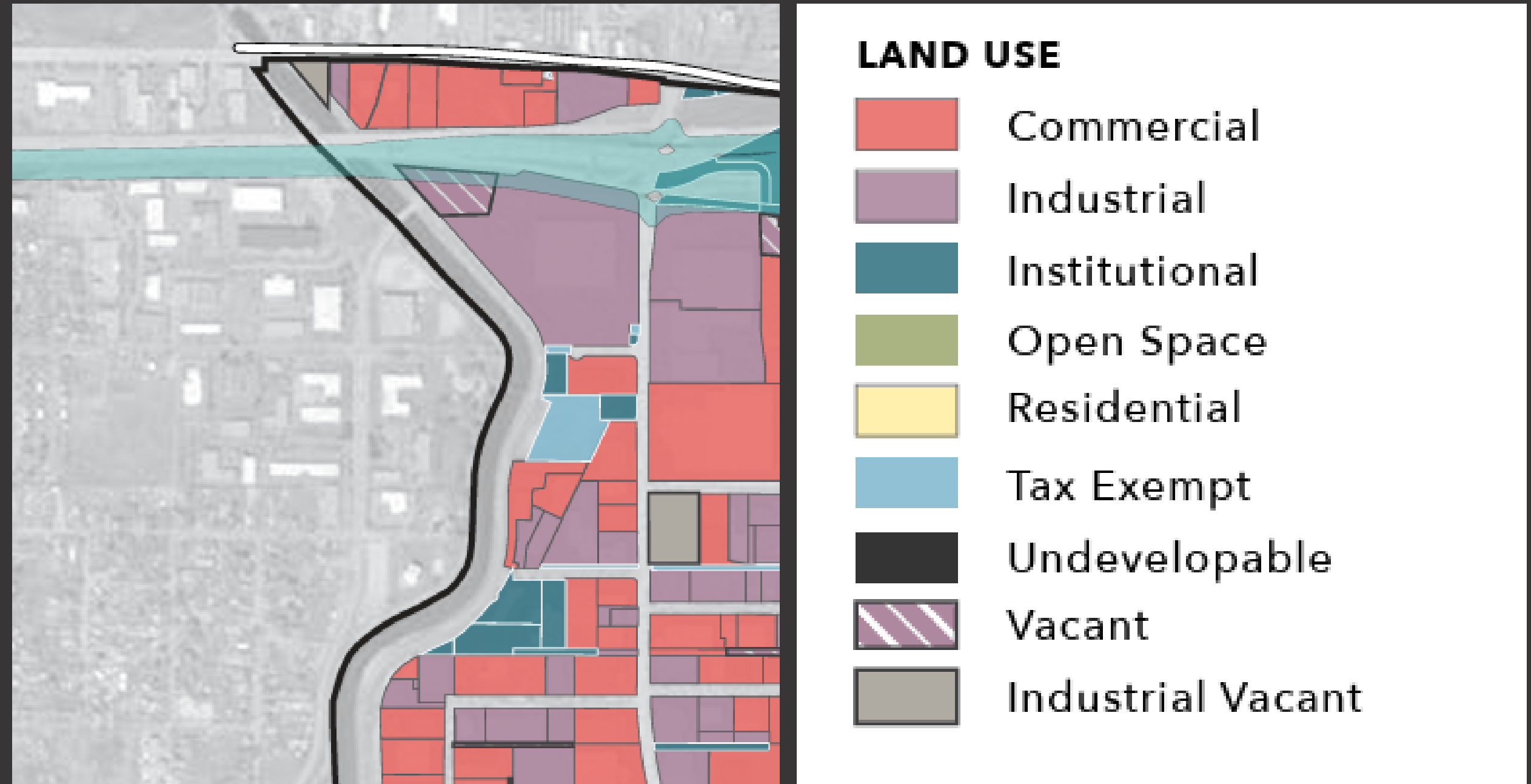
STATION AREA



CURRENT LAND USE

Uses in the Station Area are commercial, industrial, and tax-exempt.

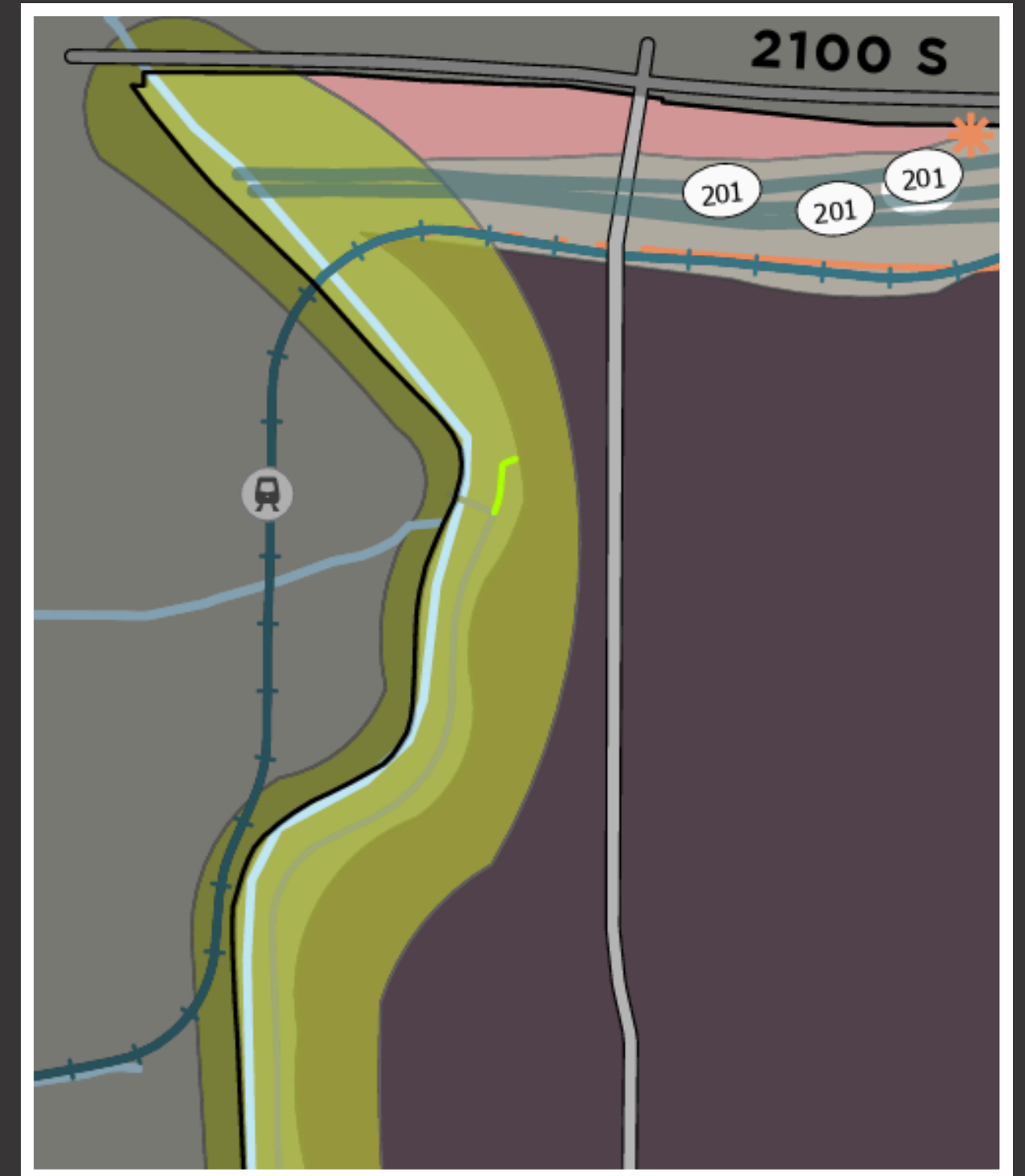
Ownership includes private, UTA, UDOT, Granite School District, Salt Lake School District, and utilities.



FUTURE LAND USE

Rail Served Commercial Area = This area is served by the heavy rail network west of I-15, including Roper Yard. This area is characterized by large format commercial development utilizing both rail services and access to I-80, I-15, and SR-201. This area is appropriate for retention and expansion of current uses. Attraction of new users may be enhanced by including amenities in the area including:

- Trail access on Mill Creek
- Additional access to the Jordan River Parkway
- Employee serving restaurants and services



RESOLUTION OF IMPRACTICABILITY

- South Salt Lake supports West Valley City's Station Area planning efforts.
- Existing conditions and guidance from the General Plan make it impracticable to develop and adopt a Station Area Plan.
- Adoption of this Resolution will ensure compliance with State code.



PROPOSED BODY ART LAND USE CATEGORY ORDINANCE AMENDMENT

City Council

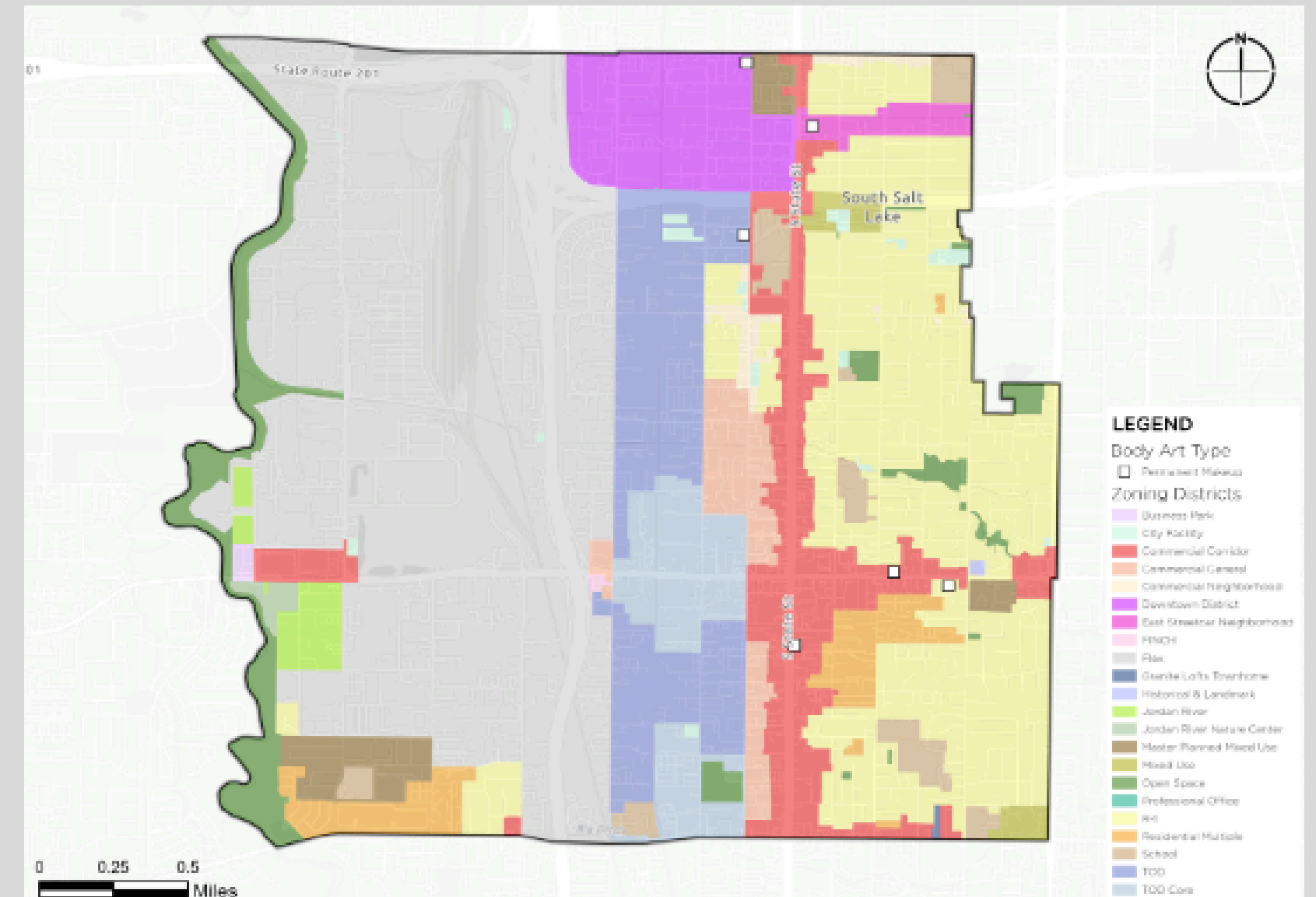
August 26, 2026

PROJECT OVERVIEW

- Evaluate how tattoo and piercing establishments are regulated in neighboring communities
- Assess regulatory approaches
- Identify implementation considerations
- Zoning compatibility
- Proximity to residential zoning districts
- Permitting process
- Calls for Service in SLC - No direct correlation to these establishments

INITIAL FINDINGS

- Comparable communities share a similar corridor-based commercial land use pattern
 - Midvale
 - Millcreek
 - Murray
 - West Valley
- Tattoo and piercing establishments are predominantly located along major commercial corridors
- Proximity to residential areas is common
- Consider temporary or home-based operations

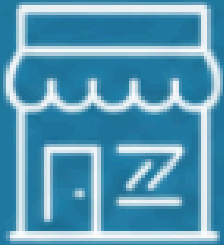


NEIGHBORING COMMUNITY ANALYSIS

Overall Takeaways

- Tattoo and piercing establishments have become mainstream and are regulated similarly to salons, barbershops, and other personal services
- Equal division for classification:
 - Personal service
 - Retail
 - Body Art specific
- Regulation through standard zoning and business licensing processes
- Additional review only in select locations (e.g., near residential neighborhoods, overlays, Conditional Uses)
- All rely on Salt Lake County Health Department for sanitation, inspection, and operational health requirements
- Existing zoning process can assist in addressing adjacency to residential areas

REGULATORY RECOMMENDATION

 USE CLASSIFICATION	Body Art Establishment Includes tattooing, piercing, and permanent cosmetics
 WHERE PERMITTED	By Right • Commercial Corridor • Commercial General • Downtown • Mixed Use • TOD Zones
 ADDITIONAL REVIEW	Administrative Conditional Use • Commercial Neighborhood • Commercial properties adjacent to residential zoning
 OPERATIONAL STANDARDS	• County health compliance • Indoor operations only • Standard parking • Standard lighting • Potential buffering requirements adjacent to residential uses • Hours of operation

REGULATORY RECOMMENDATIONS

General Considerations

- Establish Body Art as a land use category and include:
 - Tattoo
 - Piercing
 - Permanent cosmetics (already permitted)
- Requiring a CUP may become burdensome and discourage new businesses
- Apply same parking standards for appointment-based businesses
- When a property abuts a residential district (R1, RM), require additional review standards:
 - Hours of operation / County noise ordinance
 - Patron entrance location fronts public ROW
 - Limit business activity to indoor only
 - Additional screening or buffering if existing building windows/entrances are directed toward residential district
 - Restricting Home Occupation to administrative/office functions only
- Other considerations for staff to analyze? Guest artists or pop-up events?