



CITY COUNCIL

MEMBERS:

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

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

South Salt Lake City Council Regular Meeting Agenda

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, October 14, 2026**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible.

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

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

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

Conducting
Council Chair
Sergeant at Arms

Nick Mitchell, District 4
Sharla Bynum
South Salt Lake PD

Opening Ceremonies

1. Welcome/Introductions
2. Pledge of Allegiance

Nick Mitchell
Clarissa Williams

Approval of Minutes

- September 9th, Work Meeting
- September 9th, Regular Meeting

No Action Comments

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

City Recorder

Action Items

Appointments by the Mayor

1. Kathy Self - Planning Commissioner Regular Member
2. Amanda Rainey - Planning Commissioner Regular Member
3. Jessica Bird - Planning Commissioner Alternate Member

Unfinished Business

1. Annual Sewer Report
 - a. Overview
 - b. A Resolution of the South Salt Lake City Council
Confirming its Review of the South Salt Lake City
Municipal Wastewater Planning Program (MWPP)
Report for the Year 2025
2. Fraud Risk Assessment
 - a. Overview
 - b. A Resolution of the South Salt Lake City Council
Acknowledging the Presentation and Receipt of
the Fraud Risk Assessment for the City of South Salt Lake

Jacob Hansen

Stewart Okobia

- | | |
|--|----------------|
| 3. Transportation Utility Fee Annual Report | Mayor Wood |
| a. Overview | |
| b. A Resolution of the South Salt Lake City Council
Acknowledging the Presentation and Receipt of
the South Salt Lake Transportation Utility Fee
Annual Review and Report | |
| 4. An Ordinance of the South Salt Lake City Council
Amending South Salt Lake Municipal Code Chapter
2.22 to Update Definitions, Establish Procedures for
Default Judgments and Disqualification of Administrative
Law Judges, and Update Regulations Related to Administrative Hearings | Josh Collins |
| 5. An Ordinance of the South Salt Lake City Council
Amending Section 3.11.050(c) of the South Salt
Lake City Municipal Code to Modify Administrative
Enforcement Fees Relating to Storm Water System
Violations in South Salt Lake City | Corby Talbot |
| 6. An Ordinance of the South Salt Lake City Council
Amending Sections 17.01.010, 17.03.010, 17.04.030,
and 17.06.160 of the South Salt Lake Municipal Land
Use And Development Code to Establish Regulations
for Body Art Establishments, Amend Definitions, and
Update the Land Use Matrix | Spencer Cawley |
| 7. An Ordinance of the South Salt Lake City Council
Amending Section 10.02.020 and Section 10.08.040
of the South Salt Lake Municipal Code Regarding
Restricted Travel, Parking, and Idling for Large Vehicles
and Auxiliary Power Units | Jenny Diersen |

Motion for Closed Meeting

Adjourn

Posted October 9, 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.

Public Comments/Question Policy

The public is invited to address the Council and/or Mayor concerning City business. Speakers must come to the podium and state their name and city of residence. **Comments are limited 3 minutes, or less, at the discretion of the conducting Council Member, who will inform you when your time has expired.** All remarks must be pertinent to City business, free of personal attacks and argumentative questions, and align with the City-adopted Dignity Index. The conducting Council Member determines whether a response will be given. The Council may choose to respond at a future regularly scheduled meeting. City employee grievances must be processed according to adopted personnel rules.

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

Kathleen Self



Objective

As a resident of South Salt Lake since 1991 and an employee at the Utah Independent Living Center located here in SSL, I am deeply invested in our community. I have served on several South Salt Lake boards, including the Parks Planning Board and the Transportation Planning Board. For over a year, I have also served as an alternate on the SSL Planning Commission. During this time, I have attended meetings regularly and completed training sessions to deepen my understanding of the rules and issues facing the Commission. I am truly concerned with and involved in the challenges our city faces, and I want to dedicate my time and expertise to making SSL a safer, better place for everyone who lives, works, and travels here.

Work Experience

Utah Independent Living Center, UT

Program Director | 2010-Present

- Supervises staff in the Education Enhancement Program, enhancing curriculum with innovative teaching techniques.
- Writes and oversees various grants, ensuring successful funding and program sustainability.
- Experience in fundraising for non-profits across multiple organizations, successfully raising funds and cultivating relationships with donors.
- Teaches classes to high school and post-high school students, increasing their independent living skills.
- Manages a caseload of over 150 clients, maintaining detailed files.
- Conducts outreach activities, including public speaking, information dissemination, and creating promotional materials.
- Volunteer Coordinator managing and supporting volunteers.

Charmed Moments, UT

Office Manager | 2002-2009

- Provided exceptional customer service by addressing inquiries, resolving issues and maintaining positive customer relationships.
- Assisted with the planning and execution of the annual company convention, including logistics, scheduling and participant coordination.
- Managed daily office tasks including monitoring inventory levels, conducted regular stock checks and maintained prevention of shortages and overstock.
- Processed and filled customer orders efficiently, ensuring accuracy and timely delivery.

Qualifications

- 20+ years of experience working with people with disabilities.
- Expert in grant writing and monitoring, with a proven ability to secure and manage funding from various sources.
- Proven track record in supervising personnel and programs in the Education Enhancement Program (EEP) at Utah Independent Living Center (UILC).
- Expertise in implementing effective consumer care, with a focus on young adults aged 14-22.
- Proficient in general office duties, including all programs in Microsoft Office Suite: Word, Excel, PowerPoint, and Outlook.
- Over 10+ years of experience as a Volunteer Coordinator.

Education

Associate of Science

Salt Lake Community College, UT

Board Service

- **Council Member**, UDAC (Utah Disability Advisory Council) | 2023- Present
- **Council Member**, UTAT (Utah transition Action Team) | 2014- Present
- **Community Member**, Madison House | 2023- Present
- **Committee Member**, SSL Parks Plan Advisory Committee | 01/2024-06/2024
- **Committee Member**, SSL Mobility Advisory Committee | 2020
- **Youth Coordinator Group**, USILC (Utah Statewide Living Center) | 2014- Present
- **Member, South Salt Lake Parks**
- **Chair**, Family to Family Council | 2004-2023
- **Board Member**, Salt Lake County Adaptive Recreation | 2000-2003
- **Board Member**, Autism Society of Utah | 1995-2000
- **Board Member**, Primary Children's Hospital Parent Input Council (PIC) | 1995-1997

References available upon request

SELECTED SKILLS AND QUALIFICATIONS

- In-depth knowledge of 9% LIHTC program
- 900+ mixed-income apartments built
- Project Management
- Quickbooks, Asana, Microsoft, Adobe
- Human Resources Experience
- Operations Management
- \$250+ Million of federal/state/local funds secured
- 15+ years of Real Estate experience
- Successful Adaptive-Reuse buildings
- Specialized in energy efficient building
- Board Member several nonprofits
- 10+ years Director level experience

PROFESSIONAL EXPERIENCE

FFW Consulting, LLC – Salt Lake, Utah

June 2025 - Present

Owner-Real Estate Development Consulting

- Consulted existing and new LIHTC projects regarding tax-credit compliance, financing, and operations.

Perpetual Housing Fund – Salt Lake, Utah

July 2023-June 2025

Lead Real Estate Developer/Project Manager/Operations Management

- Developed adaptive re-use of existing office high-rise tower into 96 affordable housing units called **Arbor 515**, including due diligence, design, construction financing and investor closing, long-term financing, and lease-up.
- Project Manager of for-sale condominium product on Salt Lake's west-side called **Project Open 3**
- Responsible for Operations Management including writing policies, procedures, benefits administration, annual budget, and job descriptions for company.

Giv Development & Giv Communities – Salt Lake, Utah

September 2013-November 2023

Program Director/Real Estate Developer

- Developed over 900 mixed-income, mixed-use units in and around Salt Lake City Utah in Associate Developer and Lead Developer capacities.
- Responsible for the application and allocation of over 20 9% LIHTC projects which resulted in over \$230 Million dollars in federal subsidy for affordable housing in Utah. In addition to the Federal program, over \$20 Million or additional gap financing from state and local funds secured.
- Specialized in all-electric, energy-efficient housing with an emphasis on adaptive re-use of office buildings to affordable housing.
- **Project Management Highlights** of over 370 units: Associate Developer of **Project Open Phases 1-3** which includes over 200 mixed-income, mixed-use apartments. Lead Project Developer of **Green Street Cottages**, **Citizens West Phase 1** and **Victory Heights Phase 1-2** of over 170 mixed-income apartments/for-sale units. Responsibilities began at project due-diligence and completed at project stabilization. Responsible for all pro-formas, site due-diligence, design, entitlement, financing applications, construction closing, construction administration, energy-efficiency certification, LIHTC administration, loan administration, investor relationships, lease-up, warranty work, and conversion to permanent financing.
- Responsible for all non-profit community programming of Ogden projects

R & J Technical Services – Layton, Utah

September 2008-September 2013

HR Director/Accounts Receivable Specialist

EDUCATION/CERTIFICATIONS

- **High School Diploma**, Riverton High School, Riverton, Utah, June 2005
- **Veterinary Assistant**, Jordan Technical Center, West Jordan, Utah, June 2005
- **Certified Yoga Instructor**, The Yoga Loft, Ogden, May 2015

BOARD POSITIONS/CURRENT VOLUNTEER SERVICES

- **Treasurer and Director of Operations**, Golden Bark Foundation, Roy Utah, Present
- **Volunteer**, South Salt Lake Animal Services, Present

Relevant Experience

IRB Administrator Senior – Team Lead

Intermountain Medical Center, Office of Research November 2025-present

- Serve as primary point of escalation for staff questions, concerns and workflow barriers related to HRPP and IRB processes.
- Provide day-to-day guidance, mentoring, and problem-solving support to HRPP staff to promote consistency and best practices.
- Lead and participate in projects aimed at improving HRPP processes, workflows, and service delivery.
- Coordinate and manage ancillary reviews for research conducted on campus involving employees of a nearby academic institution.
- Monitor review timelines and work proactively to prevent delays.
- Support audits, quality improvement activities, and regulatory inspections as needed.

-Hours per week: 40 hours

IRB Administrator Senior

Intermountain Medical Center, Office of Research November 2021-November 2025

- Promoted a culture of compliance and accountability in the research activities performed at Intermountain Healthcare
- Conducted reviews of biomedical, clinical trials and social and behavioral science research protocols involving human subjects
- Promoted more effective use of existing tools and processes (and eliminate those that are not used or are ineffective)
- Trained IRB staff members regarding administrative and regulatory review of designated IRB applications by ensuring they meet federal regulatory requirements for human subject research and institutional policy
- Assisted with oversight, attendance and coordination of IRB committee meetings
- Provided information to the research community in the form of one-on-one meetings or presentations
- Assisted with coordinating efforts and tasks involving IAA/Reliance agreements

-Hours per week: 40 hours

Assistant Director, North Texas Regional Institutional Review Board

University of North Texas Health Science Center, Office of Research Compliance June 2021-November 2021

- Promoted a culture of compliance and accountability in the research activities performed at the institutions under the North Texas Regional IRB purview
- Trained and oversaw IRB staff members regarding administrative and regulatory review of designated IRB applications by ensuring they meet federal regulatory requirements for human subject research and institutional policy
- Conducted reviews of biomedical, clinical trials and social and behavioral science research protocols involving human subjects
- Promoted more effective use of existing tools and processes (and eliminate those that are not used or are ineffective)
- Assisted with oversight, attendance and coordination of monthly IRB committee meetings
- Provided information to the research community in the form on one-on-one meetings or presentations
- Assisted with coordinating efforts and tasks involving IAA/Reliance agreements

-Hours per week: 40 hours

Compliance Manager

University of North Texas Health Science Center, Office of Research Compliance May 2018-June 2021

- Promoted a culture of compliance and accountability in the research activities performed at the institutions under the North Texas Regional IRB purview
- Facilitated several aspects of monthly IRB meetings including:
 - Preparing new protocol applications/renewals for the Board's review
 - Record attendance, IRB discussion and determinations during the meeting
 - Compiling and disseminating minutes after each meeting
- Performed initial reviews of minimal risk (Expedited and Exempt) projects

- Advised and assisted research community with all aspects of the IRB process including (but may not be limited to) regulations, forms, timelines, submission / IRB process
- Worked closely with IRB colleagues to provide up-to-date, accurate materials related to IRB review in response to implementation of online submission system and updated federal regulations

-Hours per week: 40 hours

Clinical Research Coordinator II – Compliance Coordinator University of North Texas Health Science Center – TB Research Clinic August 2017-May 2018

- Ensured all aspects of study follow the sponsor protocol, FDA guidelines, and Good Clinical Practices
- Responsible for receiving, submitting, filing and updating ALL study regulatory documents, from the sponsor, the IRB, the laboratory, or from any other body associated with the study
- Submitted serious adverse event (SAE) reports to the IRB, and document staff training meetings (organized by sponsor or site)
- Conducted a periodic review on all the documents in order to ensure they comply with the requirements following the protocol
- Reviewed sponsor QA metrics and implement strategies to reach sponsors' goals
- Wrote, implemented and distributed Study specific QA/QC plan for new studies based on information provided by new study protocol

-Hours per week: 40 hours

Relevant Certifications and Memberships

- Certified IRB Professional (CIP) since September 2020
- PRIM&R Membership Committee Jan 2025- present

Jessica Bird, MCRC, CIP

Salt Lake City, UT



Education

University of Texas Southwestern Medical Center August 2012-December 2014

Master of Clinical Rehabilitation Counseling

Thesis: The Role of Social Support in PTSD and Depression Symptom Severity Alpha Eta Honor Society

Texas Christian University

August 2007-May 2011, Fort Worth, TX

Bachelor of Science: Psychology

RESOLUTION NO. R2026-____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL CONFIRMING ITS REVIEW OF THE SOUTH SALT LAKE CITY MUNICIPAL WASTEWATER PLANNING PROGRAM (MWPP) REPORT FOR THE YEAR 2025.

WHEREAS, South Salt Lake City (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the City owns and operates a municipal wastewater collection system; and

WHEREAS, the City, in accordance with its wastewater permitting and assistance program participation, is required to submit an annual report to the Utah Division of Water Quality (DWQ); and

WHEREAS, DWQ desires formal action of the South Salt Lake City Council (the “Council”) confirming its review of the MWPP Report covering the data for 2025, prior to its submission to DWQ; and

WHEREAS, the Council confirms it has reviewed the MWPP Report for 2025, attached as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED, by the South Salt Lake City Council, that the Council, having confirmed its review of the MWPP Report for 2025, approves of its submission to DWQ.

PASSED AND APPROVED by the City Council of the City of South Salt Lake, Utah on this _____ day of _____ 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

City Council Vote as Recorded:

Glad _____

Thomas _____

Bynum _____

Mitchell _____

Jones _____

deWolfe _____

Williams _____

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

SOUTH SALT LAKE CITY MUNICIPAL WASTEWATER PLANNING PROGRAM
REPORT FOR THE YEAR 2025

Thanks for filling out this form: [Full MWPP Survey - 2026](#)

You're receiving this email because you filled out the following form using your email address. **This form is owned by State of Utah.** Make sure you recognize and trust this form before copying or clicking on any links. If it looks suspicious, **report it**.

Here's what was received.

Full MWPP Survey - 2026

Municipal Wastewater Planning Program survey for the year 2025.

Email *

jhansen@sslc.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page

What is the name of the Facility? *

City of South Salt Lake

What is the Name of the person responsible for this organization?

*

Craig Giles

What is the Title of the person responsible for this organization? *

Public Works Director

What is the Email Address for the person responsible for this organization? *

cgiles@sslc.gov

What is the Phone number for the person responsible for this organization? *

[801-483-6045](tel:801-483-6045)

Please identify the Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

[195 W Oakland Ave., South SLC, UT 84115](#)

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

☐ Yes

☒ No

Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Jacob L. Hansen

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

☒ Yes

☐ No

Are
you collecting 95% or more of your anticipated sewer revenue?

☒ Yes

☐ No

Are
Debt Service Reserve Fund requirements being met?

☒ Yes

☐ No

Where are sewer revenues maintained?

☐ General Fund

☐ Combined Utilities Fund

☒ Other

What
was the average MONTHLY User Charge for 2025?

128.00

Do
you have a water and/or sewer customer assistance program (CAP)?

☒ Yes

☐ No

Are property taxes or other assessments applied to the sewer systems?

☐ Yes

☒ No

What is the yearly amount of revenue that you receive from these taxes?

0
.....

Are
sewer revenues sufficient to cover operations & maintenance costs, and
repair & replacement costs (OM&R) at this time?

☐ Yes

☒ No

Are
projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

☐ Yes

☒ No

Does the sewer system have sufficient staff
to provide proper operation & maintenance, and repair and replacement?

☐ Yes

☒ No

Has
a repair and replacement sinking fund been established for the sewer system?

☐ Yes

☒ No

Is
the repair & replacement sinking fund sufficient to meet anticipated needs?

☐ Yes

☒ No

Are
sewer revenues sufficient to cover all costs of current capital improvements
projects?

☐ Yes

☒ No

Has
a Capital Improvements Reserve Fund been established to provide for anticipated
capital improvement projects?

☐ Yes

☒ No

Are
projected Capital Improvements Reserve Funds sufficient for the next five
years?

☐ Yes

☒ No

Are
projected Capital Improvements Reserve Funds sufficient for the next ten years?

☐ Yes

☒ No

Are
projected Capital Improvements Reserve Funds sufficient for the next twenty
years?

☐ Yes

☒ No

Have you completed a rate study within the
last five years?

☐ Yes

☒ No

Do you charge Impact fees?

☒ Yes

☐ No

If you charged Impact Fees, how much were they? =

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

8,252.00

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

☐ Yes

☒ No

Do you maintain a Plan of Operations?

☒ Yes

☐ No

Have
you updated your Capital Facility Plan within the last five years?

☒ Yes

☐ No

In what year was the Capital Facility Plan
last updated?

2024

Do
you use an Asset Management system for your sewer systems?

☒ Yes

☐ No

Do
you know the total replacement cost of your total sewer system capital assets?

☐ Yes

☒ No

Replacement
Cost =

80,000,000

Do you fund sewer system capital improvements
annually with sewer revenues at 2% or more of the total replacement cost?

☐ Yes

☒ No

What

is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

93,962.81

Describe the Asset Management System. Check all that apply:

- ☒ Spreadsheet
- ☒ GPS
- ☒ Accounting Software
- ☒ Specialized Software

What is the 2025 Capital Assets Cumulative Depreciation for your facility?

4,310,833.60

What is the 2025 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

3,395,509.55

Cost

of projected capital improvements - Please enter a valid numerical value - 2025?

52,093.00

Cost

of projected capital improvements - Please enter a valid numerical value - 2026 through 2030?

4,030,600.00

Cost of projected capital improvements -

Please enter a valid numerical value - 2031 through 2035?

5,030,600.00

Cost

of projected capital improvements - Please enter a valid numerical value - 2036 through 2040?

6,030,600.00

Cost

of projected capital improvements - Please enter a valid numerical value - 2041 through 2045?

7,030,600.00

Purpose of Capital

Improvements - 2025? Check all that apply.

- ☒ Replace/Restore
- ☐ New Technology
- ☒ Increased Capacity

Purpose

of projected Capital Improvements - 2026 through 2030? - Check all that apply.

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

- ☒ Replace/Restore

- ☒ New Technology
- ☒ Increased Capacity

Purpose

of projected Capital Improvements - 2036 through 2040? - Check all that apply.

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

- ☒ Replace/Restore
- ☒ New Technology
- ☒ Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

- ☒ True

☐ False

Do you have a collection system? *

☒ Yes

☐ No

Collection System

Including piping and lift stations.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Jacob L. Hansen

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

30"

What is the average depth of the collection system?

Please enter the depth in feet.

7'

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

33.5

How many lift/pump stations are there in the collection system?

3

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

5,100

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

☐ Yes

☒ No

What year was your collection system first constructed?

This can be an approximate guess if you really are not sure.

1939

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

2006

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2025?

1

How many Class 2 SSOs were there in Calendar year 2025?

0

Please indicate what caused the SSO(s) in the previous 2 questions.

Private Grease Interceptor was not cleaned

Please specify whether the SSOs were caused by contract or tributary community, etc.

No

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

☐ Yes

☒ No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

☐ Yes

☒ No

What is the number of new commercial/industrial connections in 2025?

0

What is the number of new residential sewer connections added in 2025?

9

How many equivalent residential connections are served?

1889

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

3

What is the approximate population served?

9000

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades:

SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Corby Talbot, Collection Grade II, Grade IV, ctalbot@sslc.gov

Please list all other wastewater collection system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Please list all other wastewater collection system operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

☒ Yes

☐ No

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

☒ Yes

☐ No

Have you updated the collection system operations and maintenance manual within the past 5 years?

☐ Yes

☒ No

Do you have a written emergency response plan for sewer systems?

☒ Yes

☐ No

Do you have a written safety plan for sewer systems?

☒ Yes

☐ No

Is the entire collections system TV inspected at least every 5 years?

☐ Yes

☒ No

Is at least 85% of the collections system mapped in GIS?

☒ Yes

☐ No

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

☒ Yes

☐ No

Has the SSMP been adopted by the permittees governing body at a public meeting?

☒ Yes

☐ No

Has the completed SSMP been public noticed?

☒ Yes

☐ No

USMP Public Notice Date

Date of public notice?

MM DD YYYY

01 / 14 / 2026

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

☒ Yes

☐ No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

CCTV Inspections, Line Cleaning need to be completed more often.

During 2025, was any part of the SSMP audited as part of the five year audit?

☐ Yes

☒ No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

.....

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

☒ Yes

☐ No

Does the collection system have more than 2,000 connections?

☒ Yes

☐ No

Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

☒ Yes

☐ No

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

60% clay pipe in fair condition, 40% PVC in good condition, 3 pump stations. 2 in fair condition.
New main Lift Station in excellent condition.

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Update and replace 2610 Lift Station and 2280 Lift Station. CIPP projects per master plan,
multiple main line replacement or rehab. projects, I & I limitation, Manhole coating.

What sewerage system problems, other than plugging, have you had over the last year?

FOG and Point Repairs

Is your utility currently preparing or updating its capital facilities plan?

☒ Yes

☐ No

Does the municipality/district pay for the continuing education expenses of operators?

☒ 100%

☐ Partially

☐ Does not pay

Is there a written policy regarding continued education and training for wastewater operators?

☒ Yes

☐ No

Do you have any additional comments?

.....

To the best of my knowledge, the Collections System section is completed and accurate

☒ True

☐ False

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

- ☐ Mechanical Plant
- ☐ Discharging Lagoon
- ☐ Non-Discharging Lagoon
- ☒ No Treatment of Wastewater
- ☐ Collections (go back to Collections)

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

- ☒ True
- ☐ False

Has this been adopted by the City Council or District Board? *

- ☐ yes
- ☒ No

Not Adopted by Council

What date will it be presented to the City Council or District Board? *

MM DD YYYY

10 / 14 / 2026

End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section. Thank you for your participation.

Also, if you want a copy of your response to this survey you must click the button immediately below and you must do it before you submit the survey.

RESOLUTION NO. R2026-____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL ACKNOWLEDGING THE PRESENTATION AND RECEIPT OF THE FRAUD RISK ASSESSMENT FOR THE CITY OF SOUTH SALT LAKE.

WHEREAS, South Salt Lake City (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law;

WHEREAS, Utah Code § 10-6-150 requires the City to prepare an annual financial report, which may be an audit report furnished by an independent auditor, and present it to the City Council within 180 days after the end of the City’s fiscal year;

WHEREAS, the City’s annual financial report must be in the form prescribed by the Uniform Accounting Manual for Utah Cities, which requires the City to complete an annual fraud risk assessment;

WHEREAS, on February 13, 2020, the Utah State Auditor’s Office issued Auditor Alert 2020-01 requiring City’s to complete the fraud risk assessment internally on an annual basis and required it to be certified by the City’s Chief Administrative Officer and Chief Financial Officer;

WHEREAS, the fraud risk assessment, attached as Exhibit A, was 1) completed by the City in conformance with the requirements of Utah law and in conformance with the Uniform Accounting Manual for Utah Cities, and 2) certified by the Mayor and Finance Director; and

WHEREAS, on October 14, 2026, the City’s Finance Director presented the attached fraud risk assessment to the South Salt Lake City Council in a properly noticed public meeting.

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

1. The City’s Finance Director presented the required internal fraud risk assessment, attached hereto as Exhibit A and incorporated by this reference, to the City Council as required by law, and
2. The attached fraud risk assessment was completed and certified by the Mayor and Finance Director as outlined in the Uniform Accounting Manual for Utah Cities.

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

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah on this _____
day of _____ 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

City Council Vote as Recorded:

Glad _____
Thomas _____
Bynum _____
Mitchell _____
Jones _____
deWolfe _____
Williams _____

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

SOUTH SALT LAKE CITY FRAUD RISK ASSESSMENT PRESENTED AS PART OF THE
FY 2026 ANNUAL FINANCIAL REPORT

Fraud Risk Assessment

Continued

*Total Points Earned: 325/395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest? Policy #619	X	5
b. Procurement? Purchasing Manual	X	5
c. Ethical behavior? Policy #101	X	5
d. Reporting fraud and abuse?		5
e. Travel? Policy #407	X	5
f. Credit/Purchasing cards (where applicable)? Purchasing Manual	X	5
g. Personal use of entity assets? Policy #101	X	5
h. IT and computer security? Policy #201	X	5
i. Cash receipting and deposits?		5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior? Policy #101.4.2(g)	X	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?		20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?		20

*Entity Name: City of South Salt Lake

*Completed for Fiscal Year Ending: FY25-26 *Completion Date: 10-7-2026

*CAO Name: Cherie Wood *CFO Name: Stewart Okobia

*CAO Signature: Cherie Wood *CFO Signature: Stewart Okobia

*Required

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?			X	
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".			X	
4. Are all the people who have access to blank checks different from those who are authorized signers?			X	
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".			X	

* MC = Mitigating Control

RESOLUTION NO. R2026-____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL ACKNOWLEDGING THE PRESENTATION AND RECEIPT OF THE SOUTH SALT LAKE TRANSPORTATION UTILITY FEE ANNUAL REVIEW AND REPORT.

WHEREAS, South Salt Lake City is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law;

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

WHEREAS, on July 9, 2025, in compliance with Utah law, the Council adopted a code enacting a Transportation Utility Fee (TUF) in its regular meeting after it considered the results of the study and the City’s needs in a work meeting and in its regular meeting;

WHEREAS, in several subsequent meetings and at a duly noticed public hearing held on May 13, 2026, the City made amendments to the TUF;

WHEREAS, South Salt Lake Municipal Code 12.30.060 requires the City’s Public Works Director to prepare an annual report on the TUF and present it to the Council each year by the first meeting in October that summarizes the financial activities of the utility and the major areas of expenditure, activities, accomplishments, and the upcoming year’s priorities;

WHEREAS, Utah Code § 10-6-134.5 requires the City to conduct an annual review of the transportation utility fee and prepare a written report, which may be submitted as part of the City’s annual financial report submitted to the state auditor; and

WHEREAS, the TUF report attached hereto as Exhibit A, and incorporated by this reference, was presented to the Council by the City’s Public Works Director on October 14, 2026.

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

1. The City’s Public Works Director prepared and presented the required annual review of the City’s transportation utility fee (TUF), attached hereto as Exhibit A and incorporated by this reference, to the City Council as required by law on October 14, 2026;
2. October 14, 2026 was the first regularly scheduled meeting in October; and
3. The TUF report presented and attached hereto meets all legal requirements of state and city code.

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

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah on this _____ day of _____ 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

City Council Vote as Recorded:

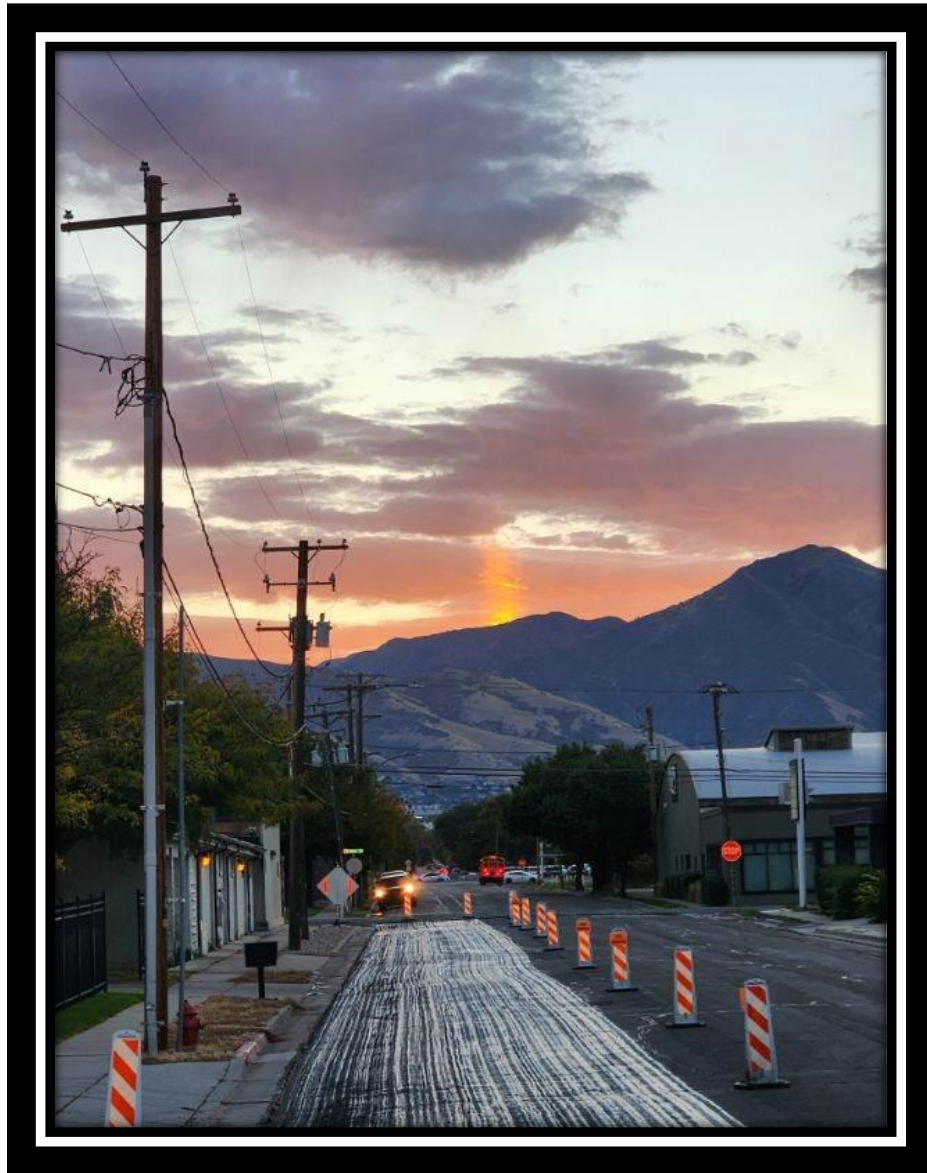
Glad	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Jones	_____
deWolfe	_____
Williams	_____

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

SOUTH SALT LAKE CITY TRANSPORTATION UTILITY FEE ANNUAL REVIEW AND REPORT



South Salt Lake City Annual Transportation Utility Fee (TUF) Report

2026

Craig Giles | Public Works Director | October 9, 2026

Executive Summary

The municipality's roadway network is facing a funding gap for critical pavement preservation and street maintenance. Relying strictly on traditional general funds or state gas taxes no longer covers the rising costs of infrastructure upkeep. Delayed maintenance accelerates road deterioration and drastically increases long-term repair expenses.

- To solve this, the Transportation Utility Fee (TUF) treats local roadways as a public utility. It establishes a stable, dedicated, and sustainable revenue stream strictly confined to maintaining local streets, sidewalks, and safety infrastructure.
- Unlike property taxes, the monthly TUF applies to all developed properties that still generate traffic and impact road quality.
- The Transportation Utility Fees were calculated transparently through a study based on property type and weighted roadway usage.
- Residential Users: Assessed at a flat, uniform rate per residential unit (Equivalent Residential Unit, or ERU).
- Commercial & Industrial Users: Grouped into tiers based on estimated daily trip generation and heavy vehicle traffic, referencing standard industry benchmarks like the Institute of Transportation Engineers (ITE) Trip Generation Manual.

FINANCIAL SNAPSHOT & ALLOCATION OF FUNDS

Current Fund Balance as of 6/30/2026 : \$ **\$7,132,484.92.**

Current amount of the Monthly TUF fee:

- | | |
|---------------------|---------------------------|
| • Residential | \$1.71 (per ERU) |
| • Office | \$6.80 (per 1,000 sq ft) |
| • Retail/Commercial | \$13.30 (per 1,000 sq ft) |
| • Industrial | \$15.89 (per 1,000 sq ft) |

Other sources of fund revenue:

- | | |
|-------------------------------|-------------|
| • County Option Sales Tax | \$841,311 |
| • Class C "Road Fund Revenue" | \$1,338,252 |
| • Class C "Fund Interest" | \$305,157 |
| • County Option – Highway Tax | \$1,685,964 |

TUF fund expenses:

- | | |
|------------------------------------|-------------|
| • Operation and Maintenance Budget | \$3,014,984 |
| • Capital Expense Budget | \$8,632,403 |

Pavement Reconstruction: **\$5,219,179.15** allocated directly to reconstruction of existing roadways in 2026.

Gregson Ave (State to Main)	\$584,615.00
Georgia Circle (300 E to 400 E)	\$58,977.00
Truman Ave (130 to 300 East)	\$914,200.00
Robert Ave (300 to 400 East)	\$589,179.75
Carole Cir (300 to 335 East)	\$271,197.14
Cordilla Ave (200 to 300 East)	\$618,609.20
Maxwell Ave (300 to 400 East)	\$1,581,624.51
200 East Bridge	\$21,250.00
300 East Bridge	\$21,215.82
700 W	\$204,408.23
State St Lighting	\$353,902.50

Pavement Management: **\$843,481.00** allocated directly to resurfacing, sealing, and safety of existing roadways in 2026.

Crack Seal: 3300 to 3900 South, 700 East to West Temple	\$56,890.00
Slurry Seal: 2700 to 3300 South, 700 East to West Temple	\$306,106.00
Micro Surface: Main Street, 2100 to 3300 South	\$380,485.00
Sidewalks (Trip Hazard Removal): 2700 S to 3300 S, State St to I-80	
	\$100,000.00

A complete financial snapshot of the South Salt Lake City Transportation Utility Fund for the fiscal year ending June 30, 2026, is provided in the attached documentation

KEY OUTCOMES AND BENEFITS

Stabilizes Infrastructure Decline: Prevents the average Remaining Service Life (RSL) of municipal roads from dropping, improving overall safety and ride smoothness.

Cost-Effective Maintenance: Proactive maintenance funded by TUF saves South Salt Lake City taxpayers money by delaying or entirely avoiding incredibly expensive full-road reconstructions.

Legal and Fiscal Transparency: Collected revenues are sequestered into a restricted, dedicated account subject to clear annual reporting and transparent auditing, tied directly into the need for the Transportation Utility Fee. (See attached SSLC Transportation Fee Analysis 5/4/26.)

PLANNED 2027 PROJECTS

700 West Reconstruction:	\$80,000.00
Overlay Bank Ave (State Street to 200 East)	\$39,200.00
Overlay Baird Ave (State to 300 East):	\$112,800.00
Overlay Helm Ave (State to 300 East):	\$120,000.00
Preventative Maintenance (Crack, Slurry, Micro, etc.)	\$680,000.00
Crosswalk Upgrades	\$25,000.00
Street Reconstruction Projects (depending on budget)	\$1,500,000.00
Speed Cushions	\$10,000.00

ALTERNATIVE SOURCES OF FUNDING

South Salt Lake City is committed to a robust funding strategy that relies heavily on leveraging intergovernmental grants. This approach maximizes local, state and federal dollars by securing funds from higher levels of government. Alternatively, the city could increase taxes but believes the TUF is a more equitable way to link costs and benefits.

CITY OF SOUTH SALT LAKE
BALANCE SHEET
JUNE 30, 2026

TRANSPORTATION UTILITY FUND

ASSETS

57-1101-000	CASH - POOLED	7,300,236.25	
57-1315-000	TRANSPORTATION UTIL ACCTS REC	388,087.91	
57-1341-000	PRE-PAID EXPENSES	296.75	
57-1355-000	TAXES RECEIVABLE	431,060.26	
57-1411-000	DUE FROM OTHER GOVT UNITS	240,501.94	
TOTAL ASSETS			8,360,183.11

LIABILITIES AND EQUITY

LIABILITIES

57-2131-000	ACCOUNTS PAYABLE	1,103,842.15	
57-2211-000	ACCRUED SALARIES PAYABLE	58,728.35	
57-2523-000	ACCRUED VACATION PAYABLE	2,123.01	
57-2523-900	ACCRUED LONG TERM VAC/SICK PAY	63,004.68	
TOTAL LIABILITIES			1,227,698.19

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		7,132,484.92	
BALANCE - CURRENT DATE		7,132,484.92	
TOTAL FUND EQUITY			7,132,484.92
TOTAL LIABILITIES AND EQUITY			8,360,183.11

CITY OF SOUTH SALT LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2026

TRANSPORTATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 33</u>						
57-3311-000	COUNTY OPT TRANSPORT SALES TAX	144,159.95	841,311.48	836,000.00	(5,311.48)	100.6
57-3356-000	CLASS C "ROAD FUND REVENUE"	238,591.97	1,338,252.68	2,400,000.00	1,061,747.32	55.8
57-3357-000	CLASS C "ROAD FUND INT EARNIN"	.00	305,157.61	24,000.00	(281,157.61)	1271.5
57-3360-000	STATE GRANTS	.00	.00	218,000.00	218,000.00	.0
57-3385-000	COUNTY OPTION- HIGHWAY TAX	286,900.31	1,685,964.67	1,620,000.00	(65,964.67)	104.1
		669,652.23	4,170,686.44	5,098,000.00	927,313.56	81.8
<hr/>						
57-3511-000	TRANSPORTATION UTIL CITATIONS	.00	.00	1,000.00	1,000.00	.0
		.00	.00	1,000.00	1,000.00	.0
<hr/>						
<u>REVENUE</u>						
57-3715-000	TRANSPORTATION UTILITY FEES	.00	1,718,432.63	2,600,000.00	881,567.37	66.1
57-3719-000	SUNDRY REVENUE	.00	.00	1,000.00	1,000.00	.0
57-3721-000	INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
		.00	.00	1,000.00	1,000.00	.0
	TOTAL REVENUE	.00	1,718,432.63	2,602,000.00	883,567.37	66.0
<hr/>						
57-3850-000	TRANSFER FROM GENERAL FUND	.00	6,588,500.00	8,488,500.00	1,900,000.00	77.6
57-3860-000	TRANSFER FROM CAPITAL FUND	.00	6,340,499.00	6,340,499.00	.00	100.0
		.00	12,928,999.00	14,828,999.00	1,900,000.00	87.2
		.00	12,928,999.00	14,828,999.00	1,900,000.00	87.2
	TOTAL FUND REVENUE	669,652.23	18,818,118.07	22,529,999.00	3,711,880.93	83.5

CITY OF SOUTH SALT LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2026

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	ENCUMBRANCE
<u>OPERATING EXPENSES</u>						
57-70-110-00 PERMANENT SALARIES	98,298.26	1,132,699.75	1,035,000.00	(97,699.75)	109.4	.00
57-70-111-00 ADMINISTRATIVE SALARIES	932.88	30,030.78	35,000.00	4,969.22	85.8	.00
57-70-120-00 PART TIME SALARIES	2,641.51	16,147.01	10,000.00	(6,147.01)	161.5	.00
57-70-140-00 OVERTIME	94.07	8,608.43	40,000.00	31,391.57	21.5	.00
57-70-150-00 EMPLOYEE BENEFITS	21,889.32	512,817.21	527,000.00	14,182.79	97.3	.00
57-70-157-00 UNIFORM ALLOWANCE	.00	15,293.78	15,000.00	(293.78)	102.0	.00
57-70-165-00 EMPLOYEE MEDICAL TESTING	.00	1,897.50	600.00	(1,297.50)	316.3	.00
57-70-190-00 SERVICE AWARDS	.00	150.00	600.00	450.00	25.0	.00
57-70-210-00 SUBSCRIPTIONS AND MEMBER	.00	3,314.70	3,200.00	(114.70)	103.6	.00
57-70-233-00 TRAINING	.00	17,656.02	20,000.00	2,343.98	88.3	.00
57-70-243-00 OFFICE EXPENSE AND SUPPLI	.00	8,391.45	7,500.00	(891.45)	111.9	.00
57-70-245-00 OPERATING SUPPLIES	.00	22,010.84	20,000.00	(2,010.84)	110.1	.00
57-70-248-00 STREET SIGNS	.00	30,491.26	25,000.00	(5,491.26)	122.0	.00
57-70-250-00 EQUIPMENT MAINTENANCE	.00	62,060.35	55,000.00	(7,060.35)	112.8	.00
57-70-250-01 FUEL EXPENSE (	1,909.97)	69,279.91	126,000.00	56,720.09	55.0	.00
57-70-259-00 TRAFFIC SIGNAL MAINTENANC	.00	41,562.51	62,000.00	20,437.49	67.0	.00
57-70-263-00 COMMUNITY OUTREACH	.00	738.38	5,000.00	4,261.62	14.8	.00
57-70-275-00 STREET LIGHTING MAINTENAN	.00	132,637.89	215,000.00	82,362.11	61.7	.00
57-70-277-00 TELEPHONE EXPENSE	.00	12,841.92	10,500.00	(2,341.92)	122.3	.00
57-70-310-00 PROFESSIONAL SERVICES	.00	9,436.00	10,000.00	564.00	94.4	.00
57-70-310-02 BILLING FEES	.00	470.40	10,000.00	9,529.60	4.7	.00
57-70-315-00 OUTSIDE SERVICES	.00	3,150.95	4,500.00	1,349.05	70.0	.00
57-70-375-00 CREDIT PMT/COLLECTION FEE	.00	8,826.52	10,000.00	1,173.48	88.3	.00
57-70-410-00 ROAD MATERIALS	.00	.00	20,000.00	20,000.00	.0	.00
57-70-420-00 CLASS "C" ROADS - MAINTENA	.00	776,577.86	985,000.00	208,422.14	78.8	.00
57-70-423-00 CLASS "C" MATERIALS	.00	84,709.23	150,000.00	65,290.77	56.5	.00
57-70-600-00 SUNDRY EXPENSE	.00	5,772.85	3,000.00	(2,772.85)	192.4	.00
57-70-797-00 EQUIPMENT ACQUISITION	.00	7,411.39	6,700.00	(711.39)	110.6	.00
TOTAL OPERATING EXPENSES	121,946.07	3,014,984.89	3,411,600.00	396,615.11	88.4	.00
<u>NON-DEPARTMENTAL</u>						
57-74-530-00 INSURANCE AND BONDS	.00	38,244.58	76,800.00	38,555.42	49.8	.00
TOTAL NON-DEPARTMENTAL	.00	38,244.58	76,800.00	38,555.42	49.8	.00

CITY OF SOUTH SALT LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2026

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	ENCUMBRANCE
<u>CAPITAL EXPENDITURES</u>						
57-80-425-00 CLASS "C" CONSTRUCTION	.00	2,788,322.08	5,400,000.00	2,611,677.92	51.6	.00
57-80-728-00 STREET LIGHTING	5,232.50	875,575.94	1,500,000.00	624,424.06	58.4	.00
57-80-730-00 SAFE SIDEWALKS	.00	124,312.71	120,000.00	(4,312.71)	103.6	.00
57-80-731-00 CURB/GUTTER PROJECTS	.00	20,136.15	40,000.00	19,863.85	50.3	.00
57-80-741-00 TRAFFIC CALMING	.00	27,036.28	75,000.00	47,963.72	36.1	.00
57-80-743-00 ROAD PROJECTS	4,187.50	4,722,515.75	4,715,000.00	(7,515.75)	100.2	.00
57-80-746-00 BRIDGE PROJECTS	.00	74,504.77	2,600,000.00	2,525,495.23	2.9	.00
TOTAL CAPITAL EXPENDITURE	9,420.00	8,632,403.68	14,450,000.00	5,817,596.32	59.7	.00
<u></u>						
57-95-910-00 TRANS TO CLASS C RESERVE	.00	.00	3,977,500.00	3,977,500.00	.0	.00
57-95-970-00 TRANS TO HIGHWAY TAX RESE	.00	.00	364,499.00	364,499.00	.0	.00
57-95-975-00 TRANS TO CNTY TRANS SALES	.00	.00	249,600.00	249,600.00	.0	.00
	.00	.00	4,591,599.00	4,591,599.00	.0	.00
TOTAL FUND EXPENDITURES	131,366.07	11,685,633.15	22,529,999.00	10,844,365.85	51.9	.00
NET REVENUE OVER EXPENDI	538,286.16	7,132,484.92	.00	(7,132,484.92)	.0	.00

South Salt Lake City, Utah

Transportation Utility Fee Analysis
With 2026 Budget

		Actuals							Historic	Future	Budget	Projected										
		2019	2020	2021	2022	2023	2024	2025	Growth Rate	Growth Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Accounts											3.0%											
Base Rate (All Accounts)											0.5%	-	-	-	-	-	-	-	-	-	-	
Residential	Accounts										0.5%	10,700	10,754	10,808	10,862	10,916	10,971	11,026	11,081	11,136	11,192	11,248
Office	KSF										0.5%	2,572	2,585	2,598	2,611	2,624	2,637	2,650	2,663	2,676	2,689	2,702
Retail/Com	KSF										0.5%	6,317	6,349	6,381	6,413	6,445	6,477	6,509	6,542	6,575	6,608	6,641
Industrial	KSF										0.5%	15,002	15,077	15,152	15,228	15,304	15,381	15,458	15,535	15,613	15,691	15,769
											0.5%	-	-	-	-	-	-	-	-	-	-	-
Total Accounts			-	-	-	-	-	-			34,592	34,765	34,939	35,114	35,289	35,466	35,643	35,821	36,000	36,180	36,360	
Rate Per Account Type per Month												0.0%	3.5%	4.0%	3.3%	3.7%	3.6%	3.4%	3.3%	3.7%	3.5%	
Base Rate (All Accounts)											\$ 1.04	\$ 1.71	\$ 1.77	\$ 1.84	\$ 1.90	\$ 1.97	\$ 2.04	\$ 2.11	\$ 2.18	\$ 2.26	\$ 2.34	
Residential											\$ 4.11	\$ 6.80	\$ 7.04	\$ 7.28	\$ 7.54	\$ 7.80	\$ 8.07	\$ 8.36	\$ 8.65	\$ 8.95	\$ 9.27	
Office											\$ 8.04	\$ 13.30	\$ 13.77	\$ 14.25	\$ 14.75	\$ 15.27	\$ 15.80	\$ 16.35	\$ 16.93	\$ 17.52	\$ 18.13	
Retail/Com											\$ 9.61	\$ 15.89	\$ 16.45	\$ 17.03	\$ 17.62	\$ 18.24	\$ 18.88	\$ 19.54	\$ 20.22	\$ 20.93	\$ 21.66	
Industrial											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
0											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Average Charge per Account per Month											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating Revenue		GL Account #																				
Base Rate (All Accounts)											-	-	-	-	-	-	-	-	-	-	-	
Residential											133,125	220,672	229,562	239,833	248,885	259,354	269,916	280,571	291,318	303,527	315,844	
Office											126,882	210,936	219,479	228,097	237,420	246,823	256,626	267,152	277,769	288,799	300,570	
Retail/Com											609,793	1,013,300	1,054,396	1,096,623	1,140,765	1,186,845	1,234,106	1,283,540	1,335,777	1,389,266	1,444,816	
Industrial											1,730,200	2,874,882	2,991,005	3,111,994	3,235,878	3,366,593	3,502,164	3,642,647	3,788,338	3,940,952	4,098,678	
0											-	-	-	-	-	-	-	-	-	-	-	
Rate Revenue		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	\$ 2,600,000	\$ 4,319,791	\$ 4,494,442	\$ 4,676,547	\$ 4,862,947	\$ 5,059,616	\$ 5,262,813	\$ 5,473,910	\$ 5,693,202	\$ 5,922,543	\$ 6,159,909	
Class C Road Funds	57-3356-000	868,283	891,744	976,925	950,499	360,955	951,828	951,828	1.5%	3.00%	1,250,000	1,300,000	1,339,000	1,379,170	1,420,545	1,463,161	1,507,056	1,552,268	1,598,836	1,646,801	1,696,205	
General Fund Subsidy		1,667,711							0.00%		-	-	-	-	-	-	-	-	-	-	-	
County Option Hwy Taxes	57-3385-000	-	1,257,690	1,422,935	1,656,183	1,679,380	1,589,357	1,613,634	3.00%		836,000	861,080	886,912	913,520	940,925	969,153	998,228	1,028,175	1,059,020	1,090,790	1,123,514	
County OPT Transportation Sales Tax	57-3311-000								3.00%		1,620,000	1,668,600	1,718,658	1,770,218	1,823,324	1,878,024	1,934,365	1,992,396	2,052,168	2,113,733	2,177,145	
Transportation Utility Citations	57-3511-000								3.00%		1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	
Total Operating Revenue		\$ 2,535,994	\$ 2,149,434	\$ 2,399,860	\$ 2,606,682	\$ 2,040,335	\$ 2,565,462				\$ 6,307,000	\$ 8,150,501	\$ 8,440,074	\$ 8,740,547	\$ 9,048,867	\$ 9,371,114	\$ 9,703,656	\$ 10,047,978	\$ 10,404,492	\$ 10,775,172	\$ 11,158,116	
Operating Costs		GL Account #																				
PERMANENT SALARIES	57-70-110-00	\$ 566,020	\$ 590,728	\$ 546,172	590,417	\$ 713,467	\$ 968,721	\$ 968,721	9.4%	6.00%	\$ 1,035,000	\$ 1,097,100	\$ 1,162,926	\$ 1,232,702	\$ 1,306,664	\$ 1,385,063	\$ 1,468,167	\$ 1,556,257	\$ 1,649,633	\$ 1,748,611	\$ 1,853,527	
ADMINISTRATIVE SALARIES	57-70-111-00									6.00%	35,000	37,100	39,326	41,686	44,187	46,838	49,648	52,627	55,785	59,132	62,680	
PART-TIME SALARIES	57-70-120-00	854	6,336	2,943	189	5,670	6,064	6,064	38.6%	6.00%	10,000	10,600	11,236	11,910	12,625	13,382	14,185	15,036	15,938	16,895	17,908	
OVERTIME	57-70-140-00	37,900	33,737	37,049	38,567	28,703	21,483	21,483	-9.0%	6.00%	40,000	42,400	44,944	47,641	50,499	53,529	56,741	60,145	63,754	67,579	71,634	
EMPLOYEE BENEFITS	57-70-150-00	272,761	293,899	290,511	296,592	350,000	475,340	475,340	9.7%	6.00%	527,000	558,620	592,137	627,665	665,325	705,245	747,560	792,413	839,958	890,355	943,777	
UNIFORM ALLOWANCE	57-70-157-00	9,362	8,956	8,803	9,639	8,696	15,627	15,627	8.9%	3.00%	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	
TOOL ALLOWANCE	57-70-157-10	-	-	-	-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-	
EMPLOYEE MEDICAL TESTING	57-70-165-00	1,234	1,678	1,791	1,446	2,312	2,987	2,987	15.9%	3.00%	600	618	637	656	675	696	716	738	760	783	806	
SERVICE AWARDS	57-70-190-00	725	1,303	672	430	634	946	946	4.5%	3.00%	600	618	637	656	675	696	716	738	760	783	806	
SUBSCRIPTIONS AND MEMBERSHIPS	57-70-210-00	701	618	677	684	708	1,453	1,453	12.9%	3.00%	3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	4,054	4,175	4,301	
SUBSCRIPTS & MEMBERSHIPS-FLEET	57-70-210-01				-	-	21	21		3.00%	-	-	-	-	-	-	-	-	-	-	-	
SUBSCRIPT & MEMBERSHPS-STREETS	57-70-210-02				-	-	21	21		3.00%	-	-	-	-	-	-	-	-	-	-	-	
TRAINING	57-70-233-00	3,733	5,472	4,807	5,244	6,362	11,920	11,920	21.3%	3.00%	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	
TRAINING-FLEET	57-70-233-01				-	-	78	78		3.00%	-	-	-	-	-	-	-	-	-	-	-	
TRAINING-STREETS	57-70-233-02				-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-	
OFFICE EXPENSE AND SUPPLIES	57-70-243-00	5,279	4,282	4,187	5,840	6,888	5,752	5,752	1.4%	3.00%	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079	
OFFICE EXP & SUPPS-FLEET	57-70-243-01				-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-	
OFFICE EXP & SUPPS-STREETS	57-70-243-02				-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-	
OPERATING SUPPLIES	57-70-245-00	17,684	17,316	20,001	15,293	21,157	18,786	18,786	1.0%	3.00%	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	
OPERATING SUPPLIES-FLEET	57-70-245-01				-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-	
OPERATING SUPPLIES-STREETS	57-70-245-02				-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-	
STREET SIGNS	57-70-248-00	11,346	14,929	9,946	11,184	13,291																

		Actuals							Historic	Future	Budget	Projected									
		2019	2020	2021	2022	2023	2024	2025	Growth Rate	Growth Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
ROAD MATERIALS	57-70-410-00	4,143	4,680	1,691	3,582	(10,601)	4,239	4,239	0.4%	3.00%	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878
INSURANCE AND BONDS	57-70-530-00	50,000	54,000	69,767	70,000	82,000	108,000	108,000	13.7%	3.00%		-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSE	57-70-600-00	1,013	1,117	2,391	3,027	4,194	4,422	4,422	27.8%	3.00%	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032
SUNDRY EXPENSE-FLEET	57-70-600-01	2,163	1,133	1,689	3,041	-	-	-	-100.0%	3.00%		-	-	-	-	-	-	-	-	-	-
SUNDRY EXPENSE-STREETS	57-70-600-02					-	-	-		3.00%		-	-	-	-	-	-	-	-	-	-
EQUIPMENT ACQUISITION	57-70-797-00					6,160	5,984	5,984		3.00%	6,700	6,901	7,108	7,321	7,541	7,767	8,000	8,240	8,487	8,742	9,004
EQUIPMENT ACQUISITION-FLEET	57-70-797-01					-	-	-		3.00%		-	-	-	-	-	-	-	-	-	-
EQUIPMENT ACQUISITION-STREETS	57-70-797-02					-				3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
										3.00%		-	-	-	-	-	-	-	-	-	-
Remove Depreciation Expense										3.00%		-	-	-	-	-	-	-	-	-	-
Total Operating Costs		\$ 1,188,690	\$ 1,250,397	\$ 1,198,239	\$ 1,294,342	\$ 1,508,645	\$ 2,003,350	\$ 2,003,350			\$ 2,276,600	\$ 2,394,308	\$ 2,518,512	\$ 2,649,584	\$ 2,787,920	\$ 2,933,936	\$ 3,088,076	\$ 3,250,808	\$ 3,422,626	\$ 3,604,057	\$ 3,795,656
Net Operating Income		\$ 1,347,304	\$ 899,037	\$ 1,201,621	\$ 1,312,340	\$ 531,690	\$ (2,003,350)	\$ 562,112			\$ 4,030,400	\$ 5,756,193	\$ 5,921,562	\$ 6,090,963	\$ 6,260,947	\$ 6,437,178	\$ 6,615,580	\$ 6,797,171	\$ 6,981,866	\$ 7,171,115	\$ 7,362,461
Non-Operating																					
Interest Earnings	57-3721-000										\$ 1,000	\$ 79,164	\$ 63,604	\$ 50,611	\$ 40,300	\$ 32,712	\$ 78,325	\$ 128,038	\$ 181,976	\$ 240,266	\$ 303,068
Class C Road Fund Interest Earnings	57-3357-000	\$ 92,152	\$ 61,941	\$ 17,616	\$ 22,167	\$ 222,541	\$ 222,542	\$ 393,055			\$ 24,000										
Sundry Revenue	57-3719-000									3.00%	\$ 1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
Transfer From Capital Projects	57-3860-000										\$ 6,340,499										
												-	-	-	-	-	-	-	-	-	-
Total Non-Operating Revenue (Expenses)		\$ 92,152	\$ 61,941	\$ 17,616	\$ 22,167	\$ 222,541	\$ 222,542	\$ 393,055			\$ 6,366,499	\$ 80,194	\$ 64,665	\$ 51,704	\$ 41,426	\$ 33,872	\$ 79,520	\$ 129,268	\$ 183,243	\$ 241,571	\$ 304,411
Net Revenue Before Debt Service		\$ 1,439,456	\$ 960,978	\$ 1,219,237	\$ 1,334,507	\$ 754,231	\$ (1,780,808)	\$ 955,167			\$ 10,396,899	\$ 5,836,387	\$ 5,986,227	\$ 6,142,666	\$ 6,302,373	\$ 6,471,049	\$ 6,695,099	\$ 6,926,439	\$ 7,165,109	\$ 7,412,686	\$ 7,666,872
Debt Service Coverage Ratio																					
Debt Service																					
Total Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net After Debt Service		\$ 1,439,456	\$ 960,978	\$ 1,219,237	\$ 1,334,507	\$ 754,231	\$ (1,780,808)	\$ 955,167			\$ 10,396,899	\$ 5,836,387	\$ 5,986,227	\$ 6,142,666	\$ 6,302,373	\$ 6,471,049	\$ 6,695,099	\$ 6,926,439	\$ 7,165,109	\$ 7,412,686	\$ 7,666,872
Other Sources																					
Bonds Proceeds																					
Grant Revenue											218,000										

		Actuals							Historic	Future	Budget	Projected									
		2019	2020	2021	2022	2023	2024	2025	Growth Rate	Growth Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Capital Projects									Year	Cost	5	5	5	5	5	10	10	10	10	10	15
CLASS "C" ROADS - MAINTENANCE	57-70-420-00	69,404	169,222	423,678	675,273	241,831	799,756	799,756			985,000										
CLASS "C" EQUIPMENT		293,987	-	-	-	15,239	-	-			-										
CLASS "C" - MATERIALS	57-70-423-00	66,501	60,776	98,311	70,113	105,473	101,298	101,298			150,000										
CLASS "C" ROADS-CONSTRUCTION		852,565	36,180	157,814	205,113	(1,589)	50,775	50,775			-										
Crack Seal	Preventive maintenance								Annual	\$ 100,000	\$ 100,000	104,000	\$ 108,160	\$ 112,486	\$ 116,986	\$ 121,665	\$ 126,532	\$ 131,593	\$ 136,857	\$ 142,331	\$ 148,024
Slurry Seal/Seal Coat	Preventive maintenance								Annual	300,000	300,000	312,000	324,480	337,459	350,958	364,996	379,596	394,780	410,571	426,994	444,073
Micro Surface	Preventive maintenance								Annual	325,000	325,000	338,000	351,520	365,581	380,204	395,412	411,229	427,678	444,785	462,576	481,079
Pavement markings	Routine maintenance								Annual	35,000	35,000	36,400	37,856	39,370	40,945	42,583	44,286	46,058	47,900	49,816	51,809
Curb and Gutter Improvements	Routine maintenance								Annual	40,000	40,000	41,600	43,264	44,995	46,794	48,666	50,613	52,637	54,743	56,932	59,210
Trip Hazard Mitigation/ADA Ramps	Routine maintenance								Annual	60,000	60,000	62,400	64,896	67,492	70,192	72,999	75,919	78,956	82,114	85,399	88,815
700 West 3300-3900 S	Reconstruct								5	3,700,000	816,235	816,235	816,235	816,235	816,235	-	-	-	-	-	-
Gregson Ave Main-State St	Reconstruct								5	1,050,570	231,760	231,760	231,760	231,760	231,760	-	-	-	-	-	-
Maxwell Lane 2890 S. 300-400 E	Reconstruct								5	1,930,663	425,912	425,912	425,912	425,912	425,912	-	-	-	-	-	-
Robert Ave 300-400 E	Reconstruct								5	798,993	176,261	176,261	176,261	176,261	176,261	-	-	-	-	-	-
Carole Cir. 300 E. to End	Reconstruct								5	280,703	61,924	61,924	61,924	61,924	61,924	-	-	-	-	-	-
Cordelia Ave 200-300 E	Reconstruct								5	856,152	188,871	188,871	188,871	188,871	188,871	-	-	-	-	-	-
Truman Ave Main-State St	Mill and Overlay								5	122,980	27,130	27,130	27,130	27,130	27,130	-	-	-	-	-	-
Haven Ave 300-400 E	Mill and Overlay								5	99,000	21,840	21,840	21,840	21,840	21,840	-	-	-	-	-	-
400 E 2240-2290 S	Mill and Overlay								5	66,256	14,616	14,616	14,616	14,616	14,616	-	-	-	-	-	-
2400 S Main-West Temple	Mill and Overlay								5	119,720	26,411	26,411	26,411	26,411	26,411	-	-	-	-	-	-
Burton Ave. Main-West Temple	Reconstruct								5	1,090,175	240,497	240,497	240,497	240,497	240,497	-	-	-	-	-	-
Oakland Ave 100-160 E	Reconstruct								5	437,500	96,514	96,514	96,514	96,514	96,514	-	-	-	-	-	-
White Place Main-State St.	Reconstruct								5	539,000	118,906	118,906	118,906	118,906	118,906	-	-	-	-	-	-
Bank Ave. 100-200 E	Mill and Overlay								5	98,000	21,619	21,619	21,619	21,619	21,619	-	-	-	-	-	-
Gregson Ave Main-West Temple	Mill and Overlay								5	106,580	23,512	23,512	23,512	23,512	23,512	-	-	-	-	-	-
Garden Ave 100 - 300 E	Mill and Overlay								5	168,000	37,061	37,061	37,061	37,061	37,061	-	-	-	-	-	-
200 E 2940-3020 S	Mill and Overlay								5	66,000	14,560	14,560	14,560	14,560	14,560	-	-	-	-	-	-
Baird Ave 100-300 E	Mill and Overlay								5	282,000	62,210	62,210	62,210	62,210	62,210	-	-	-	-	-	-
Helm Ave 100-300 E	Mill and Overlay								5	300,000	66,181	66,181	66,181	66,181	66,181	-	-	-	-	-	-
Truman Ave 120-300 E	Reconstruct								5	1,056,196	233,001	233,001	233,001	233,001	233,001	-	-	-	-	-	-
Georgia Cir. 300-366 E	Reconstruct								5	411,140	90,699	90,699	90,699	90,699	90,699	-	-	-	-	-	-
300 West 3300 - 3900 S	Reconstruct								5	7,553,000	1,666,222	1,666,222	1,666,222	1,666,222	1,666,222	-	-	-	-	-	-
3680 S. 200-300 West	Reconstruct								5	998,000	220,163	220,163	220,163	220,163	220,163	-	-	-	-	-	-
3620 S 200-300 W	Mill and Overlay								5	83,040	18,319	18,319	18,319	18,319	18,319	-	-	-	-	-	-
600 West 2100 - 3300 S	Mill and Overlay								5	1,476,000	325,611	325,611	325,611	325,611	325,611	-	-	-	-	-	-
2400 S 800 - 900 W	Mill and Overlay								5	130,152	28,712	28,712	28,712	28,712	28,712	-	-	-	-	-	-
2500 S 800 - 900 W	Mill and Overlay								5	124,544	27,475	27,475	27,475	27,475	27,475	-	-	-	-	-	-
800 W 2400 - 2600 S	Reconstruct								5	1,592,500	351,312	351,312	351,312	351,312	351,312	-	-	-	-	-	-
Oakland Ave. 300-400 E	Reconstruct								10	682,500	-	-	-	-	-	202,053	202,053	202,053	202,053	202,053	-
Robert Ave 400-500 E	Reconstruct								10	761,250	-	-	-	-	-	225,367	225,367	225,367	225,367	225,367	-
Vidas Ave 300-400 E	Reconstruct								10	945,000	-	-	-	-	-	279,766	279,766	279,766	279,766	279,766	-
Burton Ave 200-300 E	Reconstruct								10	945,000	-	-	-	-	-	279,766	279,766	279,766	279,766	279,766	-
Panama St 2150 - 2190 S	Reconstruct								10	206,150	-	-	-	-	-	61,030	61,030	61,030	61,030	61,030	-
Malvern Ave. Main-West Temple	Reconstruct								10	1,113,700	-	-	-	-	-	329,710	329,710	329,710	329,710	329,710	-
Claybourne Ave Main-State St.	Reconstruct								10	1,053,500	-	-	-	-	-	311,887	311,887	311,887	311,887	311,887	-
Sunset Ave Main-West Temple	Reconstruct								10	1,099,000	-	-	-	-	-	325,358	325,358	325,358	325,358	325,358	-
Russett Ave. Main-West Temple	Reconstruct								10	1,061,900	-	-	-	-	-	314,374	314,374	314,374	314,374	314,374	-
Bowers Way Main-West Temple	Reconstruct								10	828,800	-	-	-	-	-	245,365	245,365	245,365	245,365	245,365	-
200 E 2100 - 2335 S	Mill and Overlay								10	295,200	-	-	-	-	-	87,394	87,394	87,394	87,394	87,394	-
300 East 2100 - 3300 S	Mill and Overlay								10	1,582,400	-	-	-	-	-	468,468	468,468	468,468	468,468	468,468	-
Mansfield Ave 500-700 E	Mill and Overlay								10	175,336	-	-	-	-	-	51,908	51,908	51,908	51,908	51,908	-
Springview Dr 600-700 E	Mill and Overlay								10	135,360	-	-	-	-	-	40,073	40,073	40,073	40,073	40,073	-
Green St 3115-3190 S	Mill and Overlay								10	94,208	-	-	-	-	-	27,890	27,890	27,890	27,890	27,890	-
Robert Ave Main-West Temple	Mill and Overlay								10	87,600	-	-	-	-	-	25,934	25,934	25,934	25,934	25,934	-
Louise Ave Main-West Temple	Mill and Overlay								10	81,000	-	-	-	-	-	23,980	23,980	23,980	23,980	23,980	-
Oakland Ave 100-200 E	Mill and Overlay								10	76,160	-	-	-	-	-	22,547	22,547	22,547	22,547	22,547	-
Beryl Ave 100-300 E	Mill and Overlay								10	252,000	-	-	-	-	-	74,604	74,604	74,604	74,604	74,604	-
Commonwealth Ave. 100-200 W	Reconstruct								15	847,000	-	-	-	-	-	-	-	-	-	-	409,415
Cordilla Ave Main-State St	Reconstruct								15	997,500	-	-	-	-	-	-	-	-	-	-	482,162
Claybourne Ave State-300 E	Reconstruct								15	1,680,000	-	-	-	-	-	-	-	-	-	-	812,062
Whitlock Ave Main-West Temple	Reconstruct								15	496,860	-	-	-	-	-	-	-	-	-	-	240,167
Crystal Ave Main-West Temple	Reconstruct								15	1,106,175	-	-	-	-	-	-	-	-	-	-	534,692
3030 South 100-200 W	Reconstruct								15	777,000	-	-	-	-	-	-	-	-	-	-	375,579
Garden Ave 500-600 E	Mill and Overlay								15	124,640	-	-	-	-	-	-	-	-	-	-	60,247
600 E 2960-3015 S	Mill and Overlay								15	42,676	-	-	-	-	-	-	-	-	-	-	20,628
Leland Ave 500-700 E	Mill and Overlay								15	247,800	-	-	-	-	-	-	-	-	-	-	119,779
Plymouth Ave 200-300 W	Mill and Overlay								15	70,000	-	-	-	-	-	-	-	-	-	-	33,836
Stratford Ave 100-200 W	Mill and Overlay								15	86,188	-	-	-	-	-	-	-	-	-	-	41,661
Lambourne Ave 300-400 E	Mill and Overlay								15	117,440	-	-	-	-	-	-	-	-	-	-	56,767
Woodland Ave 400-500 E	Mill and Overlay								15	117,440	-	-	-	-	-	-	-	-	-	-	56,767
200 E 2500-2700 S	Mill and Overlay								15	189,076	-	-	-	-	-	-	-	-	-	-	91,394
Main Street 2100-3300 S	Mill and Overlay								15	2,134,400	-	-	-	-	-	-	-	-	-	-	1,031,706
West Temple 3300-3900 S	Mill and Overlay								15	7,544,000	-	-	-	-	-	-	-	-	-	-	3,646,547

	Actuals							Historic	Future	Budget	Projected									
	2019	2020	2021	2022	2023	2024	2025	Growth Rate	Growth Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
True up figure										- 7,956,466	-	-	-	-	-	-	-	-	-	-
Depreciation or Asset Replacement																				
Total Capital Projects	\$ 1,282,457	\$ 266,178	\$ 679,803	\$ 950,499	\$ 360,954	\$ 951,829	\$ 951,829		\$ 54,451,123	\$ 15,585,000	\$ 6,527,934	\$ 6,563,710	\$ 6,600,917	\$ 6,639,612	\$ 4,443,797	\$ 4,485,650	\$ 4,529,177	\$ 4,574,445	\$ 4,621,524	\$ 9,286,420
Change in Cash	\$ 156,999	\$ 694,800	\$ 539,434	\$ 384,008	\$ 393,277	\$ (2,732,637)	\$ 3,338			\$ (4,970,101)	\$ (691,547)	\$ (577,483)	\$ (458,250)	\$ (337,239)	\$ 2,027,252	\$ 2,209,449	\$ 2,397,262	\$ 2,590,664	\$ 2,791,162	\$ (1,619,548)
Beginning Cash	5,731,066	5,888,065	6,582,865	7,122,299	7,506,307	7,899,584	7,899,584			8,488,500	3,518,399	2,826,852	2,249,369	1,791,119	1,453,880	3,481,132	5,690,581	8,087,843	10,678,507	13,469,669
Ending Cash	\$ 5,888,065	\$ 6,582,865	\$ 7,122,299	\$ 7,506,307	\$ 7,899,584	\$ 5,166,947	\$ 8,488,500			\$ 3,518,399	\$ 2,826,852	\$ 2,249,369	\$ 1,791,119	\$ 1,453,880	\$ 3,481,132	\$ 5,690,581	\$ 8,087,843	\$ 10,678,507	\$ 13,469,669	\$ 11,850,121
Reserve Fund Target	1,188,690	1,250,397	1,198,239	1,294,342	1,508,645	2,003,350	2,003,350			2,276,600	2,394,308	2,518,512	2,649,584	2,787,920	2,933,936	3,088,076	3,250,808	3,422,626	3,604,057	3,795,656
Above/(Below) Target	4,699,375	5,332,468	5,924,060	6,211,965	6,390,939	3,163,597	6,485,150			1,241,799	432,544	(269,143)	(858,466)	(1,334,040)	547,195	2,602,505	4,837,035	7,255,881	9,865,612	8,054,465

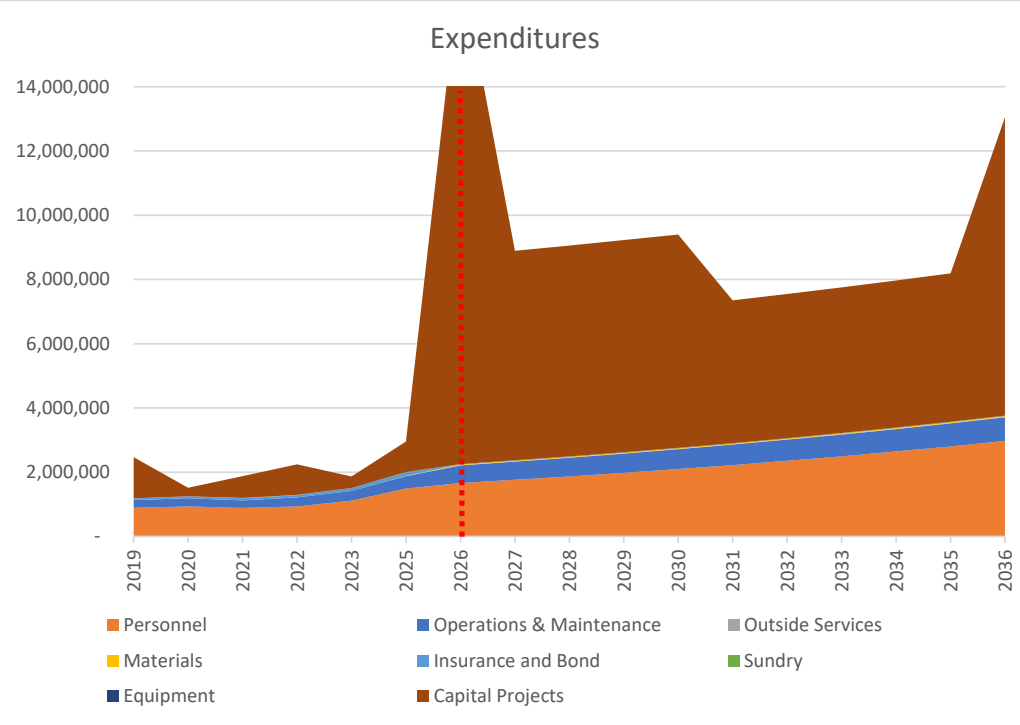
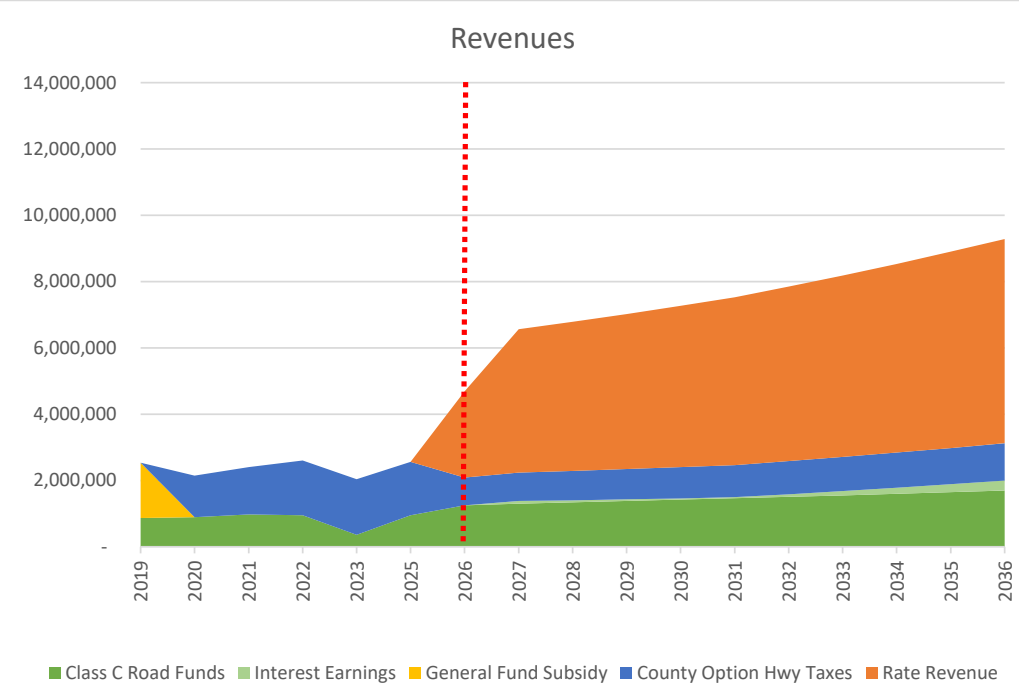
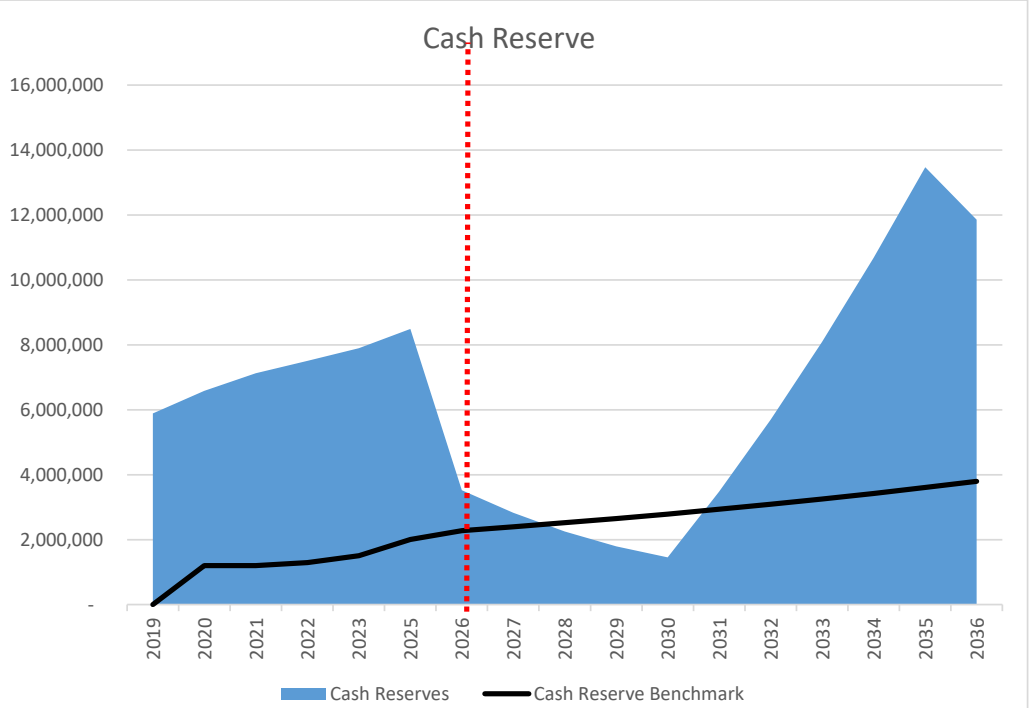
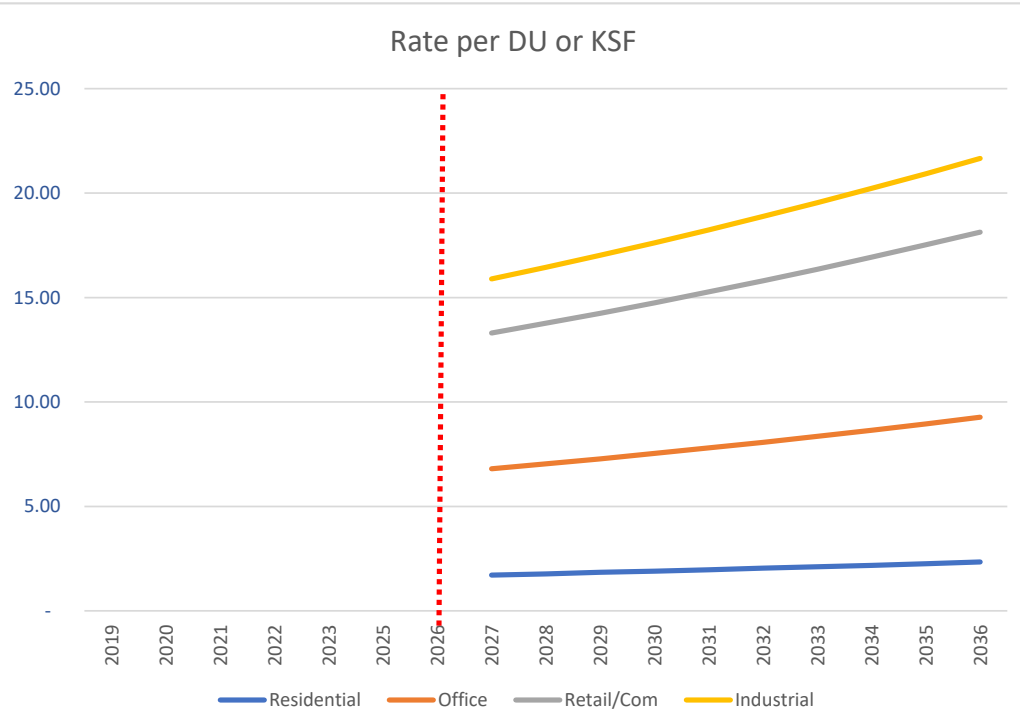
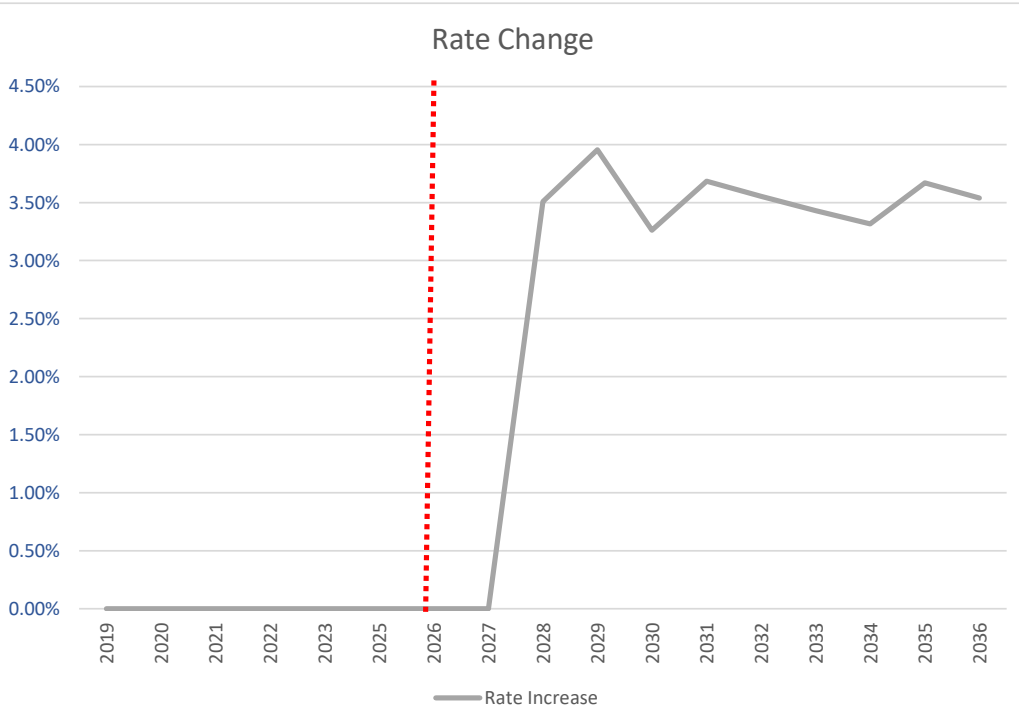
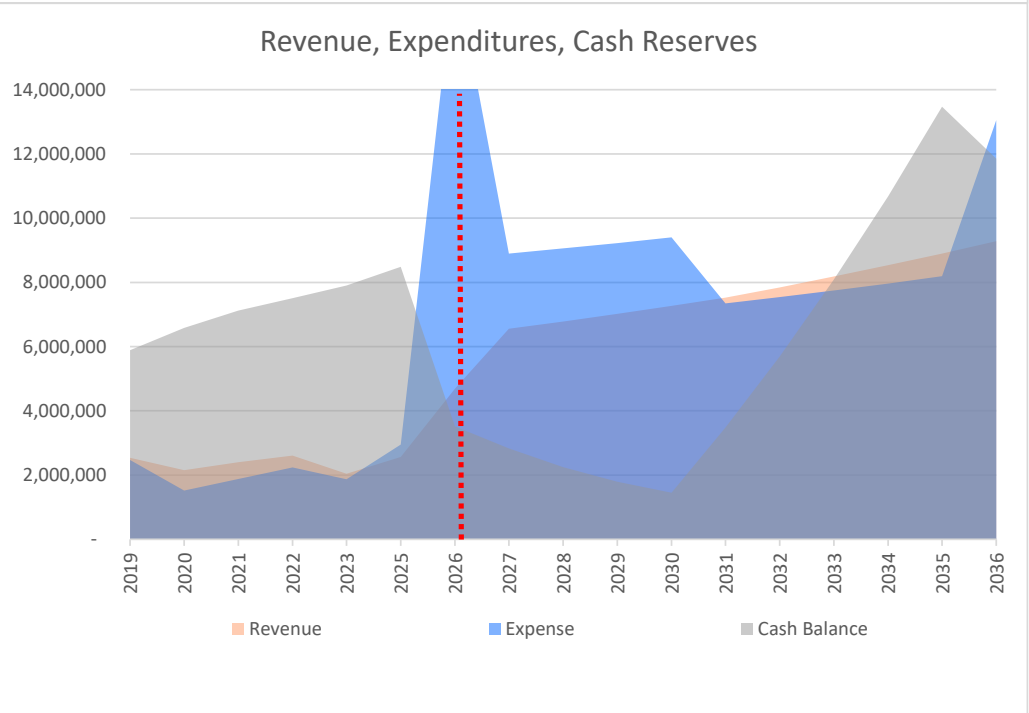
Assumptions		Bonds			
Fleet Percentage on Streets Ratio	23.12%	Series	2024	2030	
Discount Rate	4.00%	Rate	3.00%	3.00%	
Interest Earnings	4.50%	Nper	40	40	
Ratio: Available to Invest	50%	COI	2%	2%	
		Proceeds	-	-	
Depreciation	#REF!	Bond Size	-	-	
Useful Life	40	Payment	\$0	\$0	
Remaing Value	10%				
Remaing Value	#REF!				
Construction Inflation 2025	4.00%				

https://edzarenski.com/

Reserves	
Class C	3977500
Highway Tax	364499
Cnt Trans Sales	249600
	4591599
	\$ (1,073,200)
	8.80
	4.30
	4.50

South Salt Lake City, Utah

Transportation Utility Fee Analysis
With 2026 Budget





2026 ANNUAL
TRANSPORTATION UTILITY
FUND (TUF) REPORT

IN ASSOCIATION WITH: FINANCE, LEGAL,
ENGINEERING AND COMMUNITY
DEVELOPMENT



TUF Reporting

Requirements: State Code 10-6-134.5 and South Salt Lake City Code 12.30.060

FINANCIAL SNAPSHOT

- q Fund Balance as of 6/30/2026 :
 - \$ \$7,132,484.92.
- q Other sources of fund revenue:
 - County Option Sales Tax
 - \$841,311
 - Class C “Road Fund Revenues”
 - \$1,338,252
 - Class C “Fund Interest”
 - \$305,157
 - County Option – Highway Tax
 - \$1,685,964
- q TUF fund expenses:
 - Operation and Maintenance Budget
 - \$3,014,984
 - Capital Expense Budget
 - \$8,632,403



In 2026, **\$5,219,179** allocated directly to the reconstruction of existing roadways.

Gregson Ave (State to Main)	\$584,615
Georgia Circle (300 E to 400 E)	\$58,977
Truman Ave (130 to 300 East)	\$914,200
Robert Ave (300 to 400 East)	\$589,179
Carole Cir (300 to 335 East)	\$271,197
Cordilla Ave (200 to 300 East)	\$618,609
Maxwell Ave (300 to 400 East)	\$1,581,624
200 East Bridge	\$21,250
300 East Bridge	\$21,215
700 W	\$204,408
State St Lighting	\$353,902



In 2026, **\$843,481**
allocated directly to
resurfacing, sealing, and
safety improvements of
existing roadways.

Cost-Effective Maintenance: Proactive maintenance funded by TUF saves South Salt Lake City taxpayers money by delaying or entirely avoiding incredibly expensive full-road reconstructions.

Crack Seal: \$56,890

- * 3300 to 3900 South, 700 East to West Temple

Slurry Seal: \$306,106

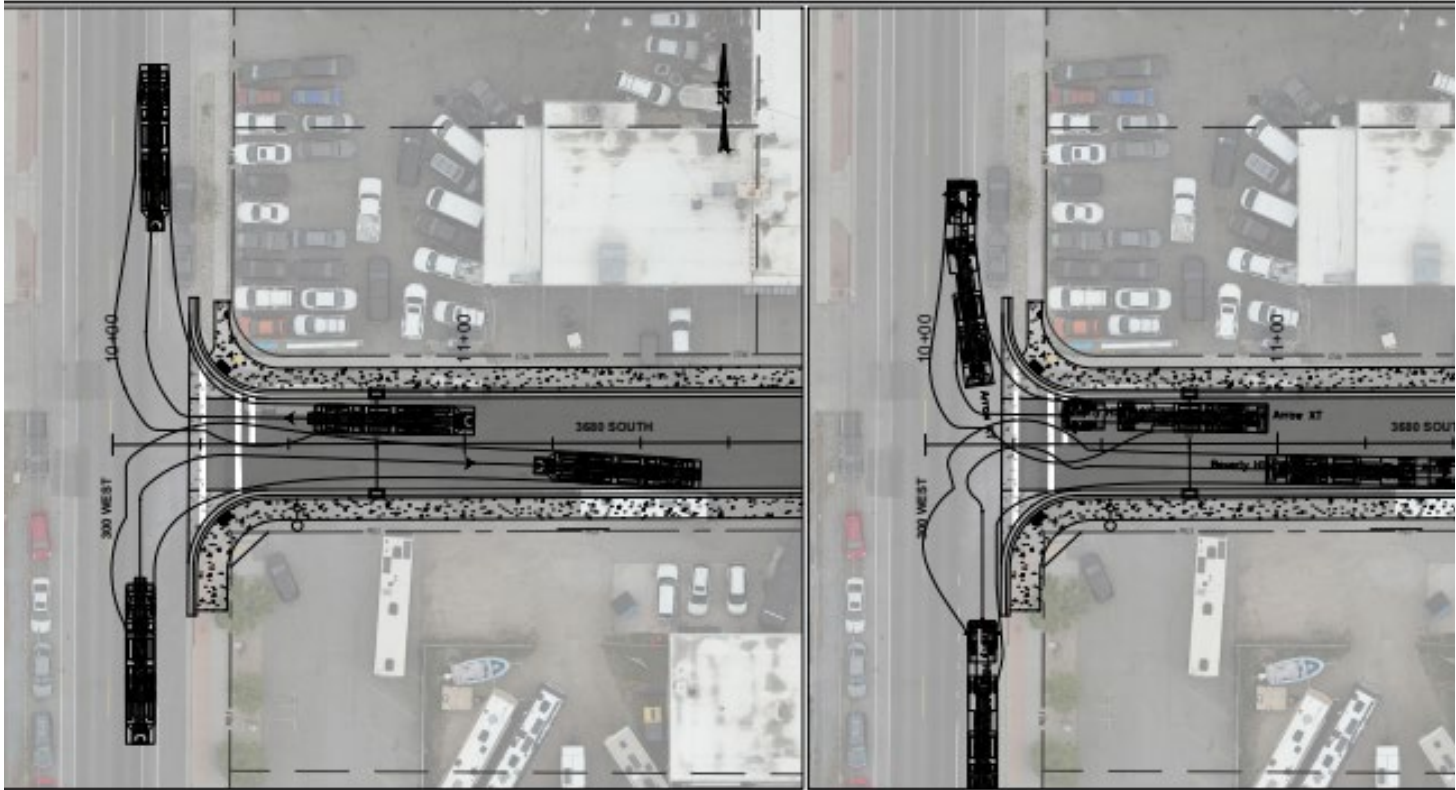
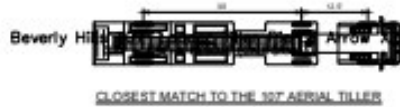
- * 2700 to 3300 South, 700 East to West Temple

Micro Surface: \$380,485

- * Main Street, 2100 to 3300 South

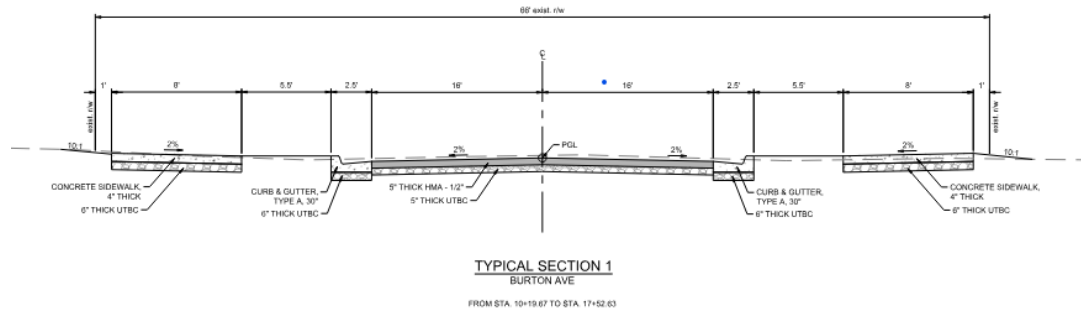
Sidewalks (Trip Hazard Removal): \$100,000

- * 2700 S to 3300 S, State St to I-80



PLANNED 2027 PROJECTS

Street Reconstruction Projects (TBD)	\$1,500,000
Overlay Bank Ave (State Street to 200 East)	\$39,200
Overlay Baird Ave (State to 300 East):	\$112,800
Overlay Helm Ave (State to 300 East):	\$120,000
Preventative Maintenance	\$680,000
Crosswalk Upgrades	\$25,000
Speed Cushions	\$10,000



Street Segment	From / To	Approx. Length (Feet)	Approx. Length (Miles)
3680 S	300 W to End of Cul-de-sac	~550 ft	0.10 mi
Burton Ave	Main St to West Temple	~660 ft	0.13 mi
White Place	Main St to West Temple	~660 ft	0.13 mi
Panama St	Utopia Ave to Wall	~350 ft	0.07 mi
Robert Ave	400 E to 500 E	~680 ft	0.13 mi
Claybourne Ave	Main St to State St	~1,250 ft	0.24 mi
TOTAL		~4,150 ft	~0.80 mi

Projects in design phase.
Project construction is budget dependent

Thank you



ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SOUTH SALT LAKE MUNICIPAL CODE CHAPTER 2.22 TO UPDATE DEFINITIONS, ESTABLISH PROCEDURES FOR DEFAULT JUDGMENTS AND DISQUALIFICATION OF ADMINISTRATIVE LAW JUDGES, AND UPDATE REGULATIONS RELATED TO ADMINISTRATIVE HEARINGS.

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

WHEREAS, for specified municipal action where an adverse decision by a city official results in detriment to a Person, the Council intends to afford that Person due process of law by way of an administrative hearing; and

WHEREAS, the Council finds it necessary to update the administrative hearing process to include specific procedures for Default Judgments, the appointment of Reviewing Judges for disqualification motions, and to clarify the powers and duties of Administrative Law Judges; and

WHEREAS, the City has considered the impact this ordinance may have on the health, safety, and welfare of the City and the impact this ordinance may have on family health, stability, and formation; and

WHEREAS, the Council has determined that providing a fair and impartial administrative process, including the right to notice, the right to be heard, and the right to appeal to district court, is in the best interest of the City and its residents; and

WHEREAS, the Council reviewed the proposed changes and determined that these changes to Chapter 2.22 are necessary for the efficient administration of city justice and the protection of constitutional due process;

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

SECTION I: Amendment. Chapter 2.22 of the South Salt Lake City Municipal Code is hereby amended as shown in Exhibit A attached hereto, and incorporated herein by this reference, and is hereby adopted and incorporated into the South Salt Lake City Municipal Code.

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

SECTION III: 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.

Dated this _____ day of _____, 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Glad	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Jones	_____
Williams	_____
deWolfe	_____

Transmitted to the Mayor's office on this _____ day of _____ 2026.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2026.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

Chapter 2.22 ADMINISTRATIVE HEARINGS

Sections:

2.22.000 Purpose and intent.

For specified municipal action, as more particularly defined and designated in this code, in which an adverse decision by a city official results in detriment to a ~~P~~person, it is the purpose and intent of the city council to afford that ~~P~~person due process of law by way of an administrative hearing. Due process shall require proper notice of the nature of the violation and the opportunity to be heard, a hearing before a fair and impartial ~~A~~administrative ~~U~~law ~~J~~judge, the right to present evidence, the right to cross-examination, the right to be represented by an attorney or other advocate, the right to receive an adequate explanation of the reasons justifying any resulting ~~A~~administrative ~~O~~order and the right to appeal an ~~A~~administrative ~~O~~order to the district court.

2.22.010 Effect of headings.

Title, chapter, and section headings contained herein shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning, or intent of the provisions of this chapter.

2.22.020 Severability.

If any section, subsection, sentence, clause, phrase, portion or provision of this chapter is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The city council hereby declares that it would have adopted this chapter and each section, subsection, sentence, clause, phrase, portion or provision thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or provisions be declared invalid or unconstitutional. This section shall apply to all amendments made to this chapter.

2.22.030 Definitions.

“Abatement” Any action the City may take to remove or alleviate a violation, including, but not limited to, demolition, removal, repair, boarding up, securing or replacement of property.

"Administrative ~~C~~eitation" means a citation issued to a ~~R~~esponsible ~~P~~erson that gives notice of a violation and the civil fee for such violation.

"Administrative ~~O~~order" means an order issued by an ~~A~~administrative ~~L~~aw ~~J~~udge. The order may include an order to enter upon private property to abate a violation of this code, to pay civil fees and administrative costs, to reverse or modify decisions of city officials as provided elsewhere in this code or take any other action as authorized or required by this chapter and applicable state codes.

"Administrative ~~L~~aw ~~J~~udge" means ~~the a~~ person(s) appointed by the mayor or ~~his the mayor's~~ designee to preside over administrative hearings.

“Default Judgment” means a final order issued by an Administrative Law Judge that imposes the full relief, fees, costs, and penalties requested by the City against a Responsible Person due to that person's failure to participate in the administrative hearing process as explained in 2.22.100.

“Discovery” The process of exchanging information between the parties about the witnesses and evidence to be presented at trial.

"Enforcement Official" means any person authorized by the city to enforce violations of law, including, but not limited to, zoning officers, police officers, code enforcement officers, building inspection officials, business licensing officials, fire marshals, and animal control officers.

“Good Cause” unavailability or inability due to unavoidable and unpreventable emergency or circumstance.

"Itemized ~~S~~statement of ~~C~~osts" means a written notice to a ~~R~~esponsible ~~P~~erson, itemizing the city's actual costs and administrative cost of abating a code violation, ordering payment of those costs and advising the ~~R~~esponsible ~~P~~erson of the right to contest the reasonableness of the costs at an administrative hearing.

"Municipal ~~A~~action" means a ~~N~~otice of ~~V~~iolation and ~~S~~ummons, an ~~A~~administrative ~~C~~eitation, an itemized statement of costs, a ~~N~~otice of ~~E~~mergency ~~A~~abatement or other notice of any other adverse municipal decision for which the right to an administrative hearing is specifically provided by ordinance.

"Notice of ~~E~~mergency ~~A~~abatement" means a written notice that informs a ~~R~~esponsible ~~P~~erson of emergency ~~A~~abatement actions taken by the city and provides and itemized statement of costs for those actions.

"Notice of ~~V~~iolation and ~~S~~ummons" means a written notice that informs a ~~R~~esponsible ~~P~~erson of code violations, orders certain steps to correct the violations, demands appearance at an administrative hearing and sets forth a date and time for the hearing.

"Person" means any natural person, firm, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization or the manager, lessee, agent, sergeant, officer or employee of any of them or any other entity that is recognized by law as the subject of rights or duties. For purposes of this chapter, "person" also indicates a person whose interest is adverse to the city at an administrative hearing.

“Performance Bond” A bond posted by a Responsible Person to ensure compliance with this Code, applicable state law, a judicial action, or an Administrative Order.

“Responsible Person” means the person(s) determined by the city who is responsible for causing, maintaining, or allowing the continuation of a violation of this code. Responsible Person shall include, but is not limited to, a property owner, agent, tenant, lessee, occupant, architect, builder, contractor, business owner, or other person who individually or together with another person is responsible for causing, maintaining, or allowing the continuation of a violation of any provision of this code.

“Reviewing Judge” means an Administrative Law Judge appointed by the City for the limited purpose of hearing and ruling upon a motion for disqualification based on alleged bias or prejudice. The Reviewing Judge may be an existing Administrative Law Judge appointed by the City or an Administrative Law Judge employed by a different Utah municipality.

“Variance” means a waiver or modification of a zoning requirement made necessary because some unique aspect of a parcel makes the enforcement of the requirement an unreasonable hardship as outlined in applicable law.

2.22.040 Request for administrative hearing.

- A. Where the right to an administrative hearing has been established under this code, a **P**erson having that right may request an administrative hearing, if the request is filed within ten **(10)** calendar days from the date of service of one of the following:
1. Itemized statement of costs as defined in Chapter 8.14;
 2. **Notice of Weed Growth, Litter violations, and Sidewalk and Road Obstruction according to Chapter 8.09;**
 23. Administrative **C**itation as defined in Chapter 8.14;
 34. Notice of **E**mergency **A**abatement as defined in Chapter 8.14; or
 45. Notice of any other municipal action where the right to an administrative hearing is provided under any other title and chapter of this code.
- B. The request for an administrative hearing shall be made in writing, and shall be accompanied by a filing fee to be established in the consolidated fee schedule. This fee shall not be waived.
- C. The request shall comply with the following requirements:
1. It shall be in writing;
 2. It shall contain a legible, plain statement of the reason or reasons that the **P**erson requesting the hearing is entitled to relief from the **M**municipal **A**action;
 3. It shall be accompanied by a copy of the itemized statement of costs, **A**administrative **C**itation, **N**notice of **E**mergency **A**abatement or other notice of **M**municipal **A**action for which the hearing is requested;
 4. It shall contain the name of the **P**erson requesting the hearing and the address to which all notices and orders shall be mailed;
 5. It shall be dated and signed by the **P**erson requesting the hearing; and
 6. It shall be filed with the city recorder.
- D. The city may initiate an administrative hearing **for the purpose of compelling a Responsible Person to comply with correction required on the notice or Administrative Citation or** by service and filing of a **N**notice of **V**violation and **S**summons as provided in Chapter 8.14. Service of the notice **for these city requests for administrative hearings of violation and summons** shall be made as provided in Section 8.14.120.
- E. Within twenty (20) days after receiving a request for an administrative hearing or the service of a **N**notice of **V**violation and **S**summons, the **A**administrative **L**law **J**judge shall schedule a date, time, and place for the administrative hearing. Failure to hold the hearing within twenty (20) days of the request shall not be a basis for reversal of the municipal action. No adverse action, except a **n** **Notice of E**mergency **A**abatement pursuant to Section 8.14.410, shall be taken pending the administrative hearing.

- F. Failure to request an administrative hearing within ten calendar days from the date of service of any of the notices in subsection (A) above shall constitute a waiver of the right to an administrative hearing and the right to an appeal.
- G. **If a Responsible Person fails to request a hearing, after being issued service of the notice described in subsection (A)(2), the corrective action detailed on the notices shall be considered the Administrative Order and will be subject to the entry of a Default Judgement upholding the notices in subsection (A)(2) for compliance and directing and imposing the actions, penalties, fees, and costs associated therewith. This Default Judgment will be final and non-appealable.**

2.22.050 Notification of administrative hearing.

- A. Notice of the date, time, and place of the administrative hearing shall be served upon the **P**erson requesting the hearing no later than five city business days in advance of the hearing. ~~Failure to provide timely notice of the hearing shall result in the continuation of the hearing. No adverse action will be taken or imposed by the City, with the exception of emergency abatement action pursuant to 8.14.410, pending the hearing.~~
- B. **Except in the case of a notice of violation and summons, T**he notice **of the date, time and place of the administrative hearing** shall be served by mailing **or emailing** it to the address **or email address** designated in the request for hearing and shall be deemed to have been served on the third day following the date of mailing **or email**. Notice of **the city's request for an administrative hearing violation and summons** shall be served in accordance with Section 8.14.120.
- C. Upon service of the notice **of the administrative hearing or notice of violation and summons** the **P**erson receiving the service shall be required to attend the administrative hearing at the appointed date and time.

2.22.060 Appointment and qualifications of the **Aadministrative **L**law **J**judge.**

- A. The mayor, with the consent of the city council, shall appoint **one or more an A**administrative **L**law **J**judge(s) to preside at administrative hearings.
- B. **An The A**administrative **L**law **J**judge shall serve for a term of two years and, during that two-year term, shall be subject to removal by the mayor only for cause.
- C. Cause for removal may be for any conduct unbecoming a hearing officer, dereliction of assigned duties or the existence of a bias or conflict of interest that might affect impartiality of decisions. The **A**administrative **L**law **J**judge may appeal a removal for cause to the city council which shall uphold the removal if there is substantial evidence to support the mayor's decision.
- D. A person appointed to serve as an **A**administrative **L**law **J**judge shall ~~either be law trained or have significant experience with the requirements and operation of administrative hearing processes~~. The person shall be free from any bias or conflict of interest that might affect impartiality of decisions.
- E. An **A**administrative **L**law **J**judge is subject to disqualification for bias, prejudice, interest or any other reason for which a judge may be disqualified in a court of law. ~~The administrative law judge shall promulgate rules and procedures for disqualification and replacement.~~
- F. **If there is a request or a motion for disqualification of an Administrative Law Judge based on an allegation of bias or prejudice, the proceedings on the underlying matter shall be stayed. The city, shall promptly assign a Reviewing Judge for the sole purpose of hearing and ruling on the motion to disqualify.**
 - 1. **The Reviewing Judge shall conduct any proceedings necessary, which may include reviewing written submissions or holding a hearing, to make a determination on the merits of the motion.**
 - 2. **If the Reviewing Judge grants the motion and determines that disqualification for bias or prejudice is warranted, the Reviewing Judge shall be assigned to the case for all further**

proceedings or the Reviewing Judge shall assign the case to a different Administrative Law Judge, and the stay shall be lifted.

3. The Reviewing Judge must make a finding of a reasonable appearance of bias or prejudice for the motion to disqualify to be granted. If the Reviewing Judge denies the motion, the matter shall be returned to the originally assigned Administrative Law Judge and the stay shall be lifted.

2.22.070 Powers of Administrative Law Judge.

- A. An Administrative Law Judge shall have authority to hold an administrative hearing for violations of this code and such other matters as specifically designated by ordinance.
- B. The Administrative Law Judge is designated as the hearing officer, to hear City utility dispute appeals according to 13.74.040(H)6.
- CB. An Administrative Law Judge may continue a hearing for good cause shown by one of the parties or if the Administrative Law Judge independently determines that due process has not been adequately afforded to a party.
- DC. At the request of any party to an administrative hearing, an Administrative Law Judge may sign subpoenas for witnesses, documents, and other evidence where the attendance of the witness or the admission of evidence is deemed helpful by the Administrative Law Judge to decide issues at the hearing. All costs related to the subpoena, including witness and mileage fees, shall be borne by the party requesting the subpoena.
- ED. The Administrative Law Judge may modify civil fees or fines upon a finding of Good Cause. The Administrative Law Judge may reduce the fines to what is just and equitable under the circumstances; however, in connection with an appeal regarding an itemized statement of costs, the Administrative Law Judge may not order the Responsible Person to pay less than actual costs incurred by the city and shall require the Responsible Person to pay the administrative costs as established in the consolidated fee schedule.
- FE. The Administrative Law Judge shall have the authority to reverse or modify the decision of a city Enforcement Official.
- FG. An Administrative Law Judge has continuing jurisdiction over the subject matter of an administrative hearing for the purposes of: granting a continuance; ordering compliance by issuing an Administrative Order; ensuring compliance of that order; authorizing the city to enter upon private property to abate a violation; authorizing inspection of the property; modifying an Administrative Order, assessing costs of Abatement, assessing civil fines; or, where extraordinary circumstances exist, granting a new hearing.
- GH. An Administrative Law Judge may require a Responsible Person to post a Performance Bond to ensure compliance with an Administrative Order, but only if agreed to by the Enforcement Official handling the matter for the city.
- I. The Administrative Law Judge may not hear or decide an appeal of any legislative act of the City Council, including, without limitation, zoning ordinance amendments.
- HJ. Except as expressly provided in Chapter 17.12 of this code for granting Variances, an Administrative Law Judge shall not make any order that would require or allow a Person to violate any lawstate law or city ordinance.

2.22.080 Procedures at administrative hearing.

- A. Administrative hearings are intended to be informal in nature. Formal rules of evidence and Discovery shall not apply; however, upon request made in writing reasonably in advance of a hearing, an informal exchange of Discovery may be required at the discretion of the Administrative Law Judge in order to the city shall provide to a Person and the city requesting a hearing the opportunity to review documents, photographs,

lists of expected witnesses or other tangible evidence it intends to present at the hearing ~~and shall provide a list of the witnesses it intends to call at the hearing.~~ Failure to request ~~D~~discovery shall not be a basis for a continuance. Complainant information shall not be disclosed or released unless the complainant is a witness at the hearing. The procedure and format of the administrative hearing shall follow duly adopted policies and procedures.

- B.** The Person requesting a Variance bears the burden to establish that all the conditions justifying a Variance have been met according to chapter 17.12 of this code.
- BC.** If not specifically designated in this code the city shall bear the burden of proof to establish the existence of a violation of this code, such proof shall be established by preponderance of the evidence.
- ~~C.~~ ~~Such proof shall be established by a preponderance of the evidence.~~
- D.** In an administrative hearing request to review the costs associated with an involuntary Abatement according to 8.14.390, the Responsible Person has the burden of proof that one or more costs were improper or excessive. Such proof shall be established by preponderance of the evidence.
- E.** In any hearing on a motion to set aside a Judgment, the Responsible Person bears the burden of proving Good Cause by a preponderance of the evidence.
- DF.** Each party shall have the opportunity to cross-examine witnesses and present evidence in support of his case. A written declaration signed under penalty of perjury may be accepted in lieu of a personal appearance. Testimony may be given by telephone or other electronic means.
- EG.** Administrative hearings shall be held at City Hall, open to the public and shall be recorded ~~by audiotape~~; however, at the discretion of the ~~A~~administrative ~~L~~law ~~J~~judge, administrative hearings may be held at the location of a violation as long as adequate provision is made to preserve a verbatim record of the hearing.
- FH.** The ~~P~~person requesting an administrative hearing or the Responsible Person subject to the administrative hearing shall have the right to be represented by an attorney or other advocate. If an attorney will be representing a ~~R~~esponsible ~~P~~person at a hearing, notice of the attorney's name, address, and telephone number shall be given to the city attorney at least ~~one day~~ **seventy-two (72) hours** prior to the hearing. If such notice is not given, the hearing may be continued at the city's request, and all costs of the continuance shall be assessed to the ~~P~~person **or Persons** requesting the hearing.
- GI.** The burden to prove any raised defenses shall be upon the party raising any such defense and shall be established by a preponderance of the evidence.
- HJ.** Administrative hearings may be held on Mondays through Fridays, excluding city holidays, between the hours of eight a.m. and nine p.m.

2.22.090 Failure to attend administrative hearing.

A ~~R~~esponsible ~~P~~person who fails to appear at an administrative hearing shall be deemed to have waived all rights in connection with the hearing, including **adjudication of issues related to the hearing and** the right to appeal. Provided that proper notice of the hearing has been given as provided in Section 2.22.050, an ~~A~~administrative ~~O~~order **and if applicable a Default Judgment** may be entered against a **Responsible P**person based upon the failure to appear.

2.22.100 DEFAULT JUDGMENTS.

- A.** If a Responsible Person fails to timely request an administrative hearing according to 2.22.050(H) of this code, if specifically designated in this code, or once any administrative hearing is requested and the Responsible Person fails to attend the hearing, Default Judgment shall be entered by the Administrative Law Judge imposing the relief requested in the request for compliance and assessing fees, costs and penalties as appropriate.

- B. Except as provided for in subsection D of this section, a Default Judgment is a final order and may not be appealed. Following the issuance of a Default Judgment, the City may proceed forthwith to abate a violation and may take any other appropriate action. The city may use all appropriate legal means to recover the civil penalties and administrative costs to obtain compliance.
- C. A copy of a signed Default Judgment shall be served, according to Section 8.14.120, on all applicable Responsible Persons promptly following execution by the Administrative Law Judge.
- D. Within ten (10) calendar days following service of a Default Judgment in favor of the City, a responsible party may prepare and submit a written request that the Default Judgment be set aside. The moving party will have the burden of proof and persuasion. The Administrative Law Judge may set aside the Default Judgment if Good Cause is shown. If the Administrative Law Judge decides to set aside a Default Judgment, the Administrative Law Judge shall cause an administrative hearing to be scheduled and noticed according to the requirements of this code.
- E. The decision of an Administrative Law Judge to decline or set aside a Default Judgment is final and non-appealable.

2.22.1100 Administrative Order.

- A. A Responsible Person and the city may enter into a stipulated agreement, which shall be signed by both parties. Such agreement may be entered as an Administrative Order. Entry of such agreement shall constitute a waiver of the right to an administrative hearing and the right to appeal.
- B. Within ten days after all evidence and testimony are presented, the Administrative Law Judge shall issue a written Administrative Order that affirms, rejects or modifies the Notice of Violation and Summons, itemized statement of costs, Administrative Citation, Notice of Emergency Abatement, appeals from land use decisions applying the land use ordinances, variance requests, or other municipal action.
- C. If affirmed, the Administrative Order shall specify the evidence supporting the Administrative Law Judge's decision and the action required to satisfy the order.
- D. The Administrative Law Judge may assign the party who prevails at the administrative hearing to prepare findings of fact and conclusions of law.
- E. An Administrative Law Judge may issue an Administrative Order that requires a Responsible Person to cease from violating this code and to take any necessary corrective action.
- F. An Administrative Law Judge may order the city to enter the property and abate all violations, including the removal of animals in violation of an applicable code requirement. Whenever an order of Abatement is entered, the Administrative Law Judge shall order the Responsible Person to pay to the city the actual costs of the Abatement and the administrative costs of the city to perform the Abatement.
- G. An Administrative Law Judge may revoke a kennel permit, an animal license, or the right to possess animals as provided in this code.
- H. for a Variance determination an Administrative Law Judge shall issue an Administrative Order explaining why the Variance was or was not granted according to 17.12.050 of this code.
- HI. As part of an Administrative Order, an Administrative Law Judge may establish specific deadlines for the payment of fees and costs, and condition the total or partial assessment of civil fees on the Responsible Person's ability to take necessary corrective actions by specified deadlines. Such fees shall continue to accrue until the Responsible Person complies with the Administrative Law Judge's decision and corrects the violation.
- IJ. An Administrative Order imposing civil fines for failure to abate a violation of the city code by a stated deadline, shall continue to accrue additional fines until the Responsible Person complies with the Administrative Law Judge's decision and corrects the violation. ~~But shall not exceed one thousand dollars (\$1,000.00).~~

- JK.** An ~~A~~administrative ~~L~~aw ~~J~~udge may schedule subsequent review hearings as may be necessary or as requested by the city to ensure compliance with an ~~A~~administrative ~~O~~order.
- KL.** An ~~A~~administrative ~~L~~aw ~~J~~udge may order a ~~R~~esponsible ~~P~~erson to post a performance bond to ensure compliance with an ~~A~~administrative ~~O~~order, but only if agreed to by the city attorney~~enforcement official~~ handling the matter for the city.
- LM.** An ~~A~~administrative ~~L~~aw ~~J~~udge may revoke or suspend a business license, a building permit, or permits for any alteration, repair, or construction pertaining to any existing or new structures or signs on the property, or any permits pertaining to the use and development of real property or a structure where a violation is located as provided in this code.
- MN.** An ~~A~~administrative ~~O~~order shall become final on the date ~~of~~ ~~signed~~ing by an ~~A~~administrative ~~L~~aw ~~J~~udge.
- NO.** An ~~A~~administrative ~~O~~order shall be served on all parties as provided in Section ~~8.14.120~~ or the order shall be served by mailing it to the address or email address designated in the request for hearing ~~2.22.030~~.
- OP.** An ~~A~~administrative ~~L~~aw ~~J~~udge may take any action reasonably necessary to obtain compliance with the applicable city ordinances.
- PQ.** An ~~A~~administrative ~~L~~aw ~~J~~udge may assess civil fines and costs of ~~A~~abatement and administrative costs to a ~~R~~esponsible ~~P~~erson.

2.22.1210 Failure to comply.

- A. It shall be unlawful for any ~~R~~esponsible ~~P~~erson to fail to comply with the terms and deadlines set forth in a final ~~A~~administrative ~~O~~order.
- B. A violation of this section shall be a class B misdemeanor.
- C. Upon failure of a ~~R~~esponsible ~~P~~erson to comply with the terms and deadline set forth in the Administrative Order, the city may use all appropriate legal means to recover the civil penalties and administrative costs to obtain compliance.

2.22.1320 Appeal.

- A. ~~Default Judgments and a decision by an Administrative Law Judge to deny a motion to set aside a Default Judgment are final and non-appealable.~~
- B. Any ~~Responsible P~~erson adversely affected by a final ~~A~~administrative ~~O~~order made in the exercise of the provisions of this chapter may file a petition for review in the district court.
- BC.** The petition shall be barred unless it is filed within thirty (30) days after the ~~A~~administrative ~~O~~order is final.
- CD.** In the petition, the ~~Responsible P~~erson may only allege that the ~~A~~administrative ~~O~~order was arbitrary, capricious or illegal.
- DE.** The court shall:
 - 1. Presume that the ~~A~~administrative ~~O~~order is valid;
 - 2. Review the record to determine whether the order was arbitrary, capricious, or illegal; and
 - 3. Affirm the ~~A~~administrative ~~O~~order if it is supported by substantial evidence in the record.
- EF.** Within one hundred twenty (120) days after submitting the petition, the party petitioning for appeal shall request a copy of the record of the proceedings, including minutes, findings, orders and, if available, a true and correct transcript of the hearing when necessary.
 - 1. The city shall not submit copies of files or transcripts to the reviewing court until the party petitioning for appeal has paid all required costs.

2. The petitioning party's failure to properly arrange for copies of the record, or to pay the full costs for the record, within one hundred eighty (180) days after the petition for review was filed shall be grounds for dismissal of the petition.
 3. Upon receipt of the payment of all required costs the city will transmit a true and correct copy of the administrative hearing transcript.
- FG.** If the proceeding was tape recorded, a transcript of such tape recording shall be deemed a true and correct transcript for purposes of this subsection. If a transcript of a hearing cannot be prepared because the tape recording is incomplete or unintelligible, the district court may, in its discretion, remand the matter to the ~~A~~administrative ~~L~~law ~~J~~judge for a supplemental proceeding to complete the record. The district court may limit the scope of the supplemental proceeding to issues that, in the court's opinion, need to be clarified.
- GH.** If there is a record, court review shall be limited to the record of the proceeding. The court may not accept or consider any evidence outside such record unless that evidence was offered to the ~~A~~administrative ~~L~~law ~~J~~judge and the court determines that the ~~A~~administrative ~~L~~law ~~J~~judge improperly excluded it. The court may call witnesses and take evidence if there is no record.
- HI.** The filing of a petition for review with the district court does not stay execution of an ~~A~~administrative ~~O~~order. Before filing a petition, a ~~R~~esponsible ~~P~~erson may request the ~~A~~administrative ~~L~~law ~~J~~judge to stay an ~~A~~administrative ~~O~~order. Upon receipt of a request to stay, the ~~A~~administrative ~~L~~law ~~J~~judge may order the ~~A~~administrative ~~O~~order to be stayed pending district court review if the ~~A~~administrative ~~L~~law ~~J~~judge finds such stay to be in the best interest of the city.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.050(C) OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY ADMINISTRATIVE ENFORCEMENT FEES RELATING TO STORM WATER SYSTEM VIOLATIONS IN SOUTH SALT LAKE CITY.

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

WHEREAS, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.050(C) relating to Administrative Enforcement Fees for storm water system violations, should be updated to reflect the current economic status of the City’s services and costs in maintenance and administration of its utilities;

WHEREAS, the City has considered the impact this ordinance may have on the health, safety, and welfare of the City and the impact this ordinance may have on family health, stability, and formation and finds that this ordinance is in the best interest of the City; and

WHEREAS, the City Council hereby determines that amending section 3.11.050(C) of the South Salt Lake Municipal Code to modify utilities fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

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

SECTION 1. Enactment. Section 3.11.050(C) is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

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

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

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

(signatures appear on separate page)

DATED this _____ day of _____, 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Glad	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Jones	_____
deWolfe	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2026.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2026.

Cherie Wood, Mayor

Attest: _____
Ariel Andrus, City Recorder

Exhibit A:

3.11.050 Administrative Enforcement.

C. ~~Illicit Discharge or Connection into~~ Storm Water System **violations.**

Fine for negligent discharge of non-hazardous waste	\$75.00
Fine for negligent discharge of hazardous waste/sewage	\$250.00
Fine for intentional discharge of non-hazardous waste	\$150.00
Fine for intentional discharge of hazardous waste/sewage	\$500.00
Daily fines for failure to comply with notice of violation (each day represents a new violation)	
Non-hazardous discharge/connection	\$100.00
Hazardous or sewage discharge/connection	\$1,000.00
Construction site storm water runoff control*	
Performing work without an approved storm water permit	\$500.00
Tracking mud on road	\$300.00
Failure to clean up or report spills	\$250.00
Failure to conduct stormwater inspections	\$100.00
Failure to maintain storm water records	\$100.00
Failure to use general best management practices	\$500.00

* Per Utah Code § 19-5-108.3 these fines may be imposed for each occurrence and may be imposed for each business day the specific violation continues beginning on the day after day on which the authority issues the administrative fine and within 30 days after the day on which the applicant corrects the violation.

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTIONS 17.01.010, 17.03.010, 17.04.030, AND 17.06.160 OF THE SOUTH SALT LAKE MUNICIPAL LAND USE AND DEVELOPMENT CODE TO ESTABLISH REGULATIONS FOR BODY ART ESTABLISHMENTS, AMEND DEFINITIONS, AND UPDATE THE LAND USE MATRIX.

WHEREAS, the South Salt Lake City Council (“City Council”) is authorized to enact and amend ordinances governing the City of South Salt Lake (“City”), including ordinances regulating land use and development within the City; and

WHEREAS, on February 4, 2026, the City received an Ordinance Amendment Application to permit tattoo shops within the City; and

WHEREAS, City Staff evaluated six peer cities to analyze how neighboring communities regulate tattoo and piercing (“Body Art”) establishments in order to consider permitting these uses within the City; and

WHEREAS, the South Salt Lake General Plan 2040 directs the economic development and growth of the City through goals and strategies that support the City’s community and economic values; and

WHEREAS, the General Plan encourages, in part, creating a diverse and resilient local economy, making the City the best place to do business in the Salt Lake Valley, and ensuring that land use regulations are clear, consistent, and easy to navigate; and

WHEREAS, on August 26, 2026, the City Council held a work meeting to review and discuss the preliminary findings of staff’s analysis, and preliminary recommendations to amend Title 17 of the South Salt Lake Municipal Code (“City Code”), and directed staff to finalize the amendments for the Planning Commission’s review; and

WHEREAS, on October 1, 2026, the Planning Commission held a duly noticed public hearing, pursuant to Utah Code Ann. § 10-20-501 and South Salt Lake Municipal Code § 17.11.160, and the public had an opportunity to comment on the proposed amendments to Title 17 of the City Code; and

WHEREAS, on October 1, 2026, the Planning Commission unanimously found that the proposed amendments to Title 17 of the City Code are consistent with the goals and objectives of the City’s General Plan and are in the best interest of the City and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council met in a regular session on October 14, 2026, to review, among other things, the proposed amendments to Title 17 of the City Code, the Planning Commission’s recommendation, and the objections, if any, forwarded to the City Council’s review

and finds that the proposed amendments are beneficial to the City, its residents, business owners, and visitors; and

WHEREAS, the City has considered the impact this ordinance may have on family health, stability, and formation; and

WHEREAS, the City Council hereby determines that the amendments to Title 17 of the South Salt Lake Municipal Code align with the City's interests in promoting prosperity, economic and orderly growth, and improving the comfort, convenience, and aesthetics of the City.

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

SECTION I. Enactment. The City of South Salt Lake Municipal Code Title 17 *Land Use and Development*, Sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160, are hereby amended as outlined in the attached Exhibit A, which is incorporated herein by this reference.

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

SECTION III. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinance, resolution, or policy of the City of South Salt Lake conflicts with the provisions of this ordinance, this ordinance shall prevail.

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

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

Dated this ____ day of _____ 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	_____
deWolfe	_____
Glad	_____
Jones	_____
Mitchell	_____
Thomas	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2026.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____ 2026.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

EXHIBIT A:

Chapter 17.01 DEFINITIONS

17.01.010 Definitions.

[...]

"Body Art" means the practice of physical body adornment, including tattooing, body piercing, permanent cosmetics, or microblading. This term does not include procedures performed by a physician or medical professional licensed by the State of Utah.

"Body Art Establishment" means any physical facility, building, or portion thereof where Body Art is performed as a principal or accessory service. A Body Art Establishment does not include, nor shall it be permitted as, a residential Home Occupation.

[...]

~~"Tattoo Shop/Parlor" means any location, place, area, Structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop/Parlor does not include businesses that primarily engages in permanent cosmetics application to restore eyebrows or enhance lips or eyelines or any other defined Use in this Chapter.~~

[...]

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

17.03.010 Land Use Matrix.

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

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

Automotive Service Station (Non-Mechanical)			P			P	P																															
Aviary																																						
Bail Bonds																																						
Bakery, Commercial			P				P																		P	P	P	P										
Bakery Neighborhood	P	P	P	P	P										P	P									P	P	P	P	P	P	P				P			
BioTech/Biolife																									P	P	P	P								P		
Blood/Plasma Donation Center	P	P	P																																			
Body Art Establishment	P	P	P	P	P																				P	P	P	P								P		
Bowling Alley	P		P	P	P																					P	P	P	P	P								
Car Wash	C	C	C	C	C		C																					C										
Child Care Center	C	C	C	C	C	C						C				C										C	C	C	C	C	C	C	C			C		
City Building												P												P														
City Park												P	P																									
Community Garden												P	P																									
Commercial Repair Services	P	P	P	P	P	P	P																		P	P	P	P	P	P	P					P		
Convenience Store with Fuel Pumps	C	C	C	C	C		C																				C											
Cosmetology	P	P	P	P	P										P	P									P	P	P	P	P	P	P					P		
Crematory/Embalming Facility							C																															
Day Spa	C														C												C	C	C								C	
Day Treatment Center			C																																			
Drive-Up Window	P	P	P	P	P	P	P								P																							
Dry Cleaning/Laundromat	P	P	P	P	P		P								P										P	P	P	P	P	P	P					P		
Dwelling, Live/Work																																				P		
Dwelling, Micro-Unit																									C													
Dwelling, Multi-Family	C			C	C								C		C	C		C						C	C	C	C	C	C	C	C					P		
Dwelling, Single-Family									P				P	P										P														
Dwelling, Townhome															C	C							P		P								P			P		
Dwelling Unit, Internal Accessory												P	P																									
Dwelling Unit, External Accessory												P	P																									
Education, After School (Children)	C	C	C	C	C				C		C	P		C	C								C			C	C	C	C	C	C	C	C			C		
Education, Elementary or Secondary										C																												
Education, Higher (Public)										C																												
Education, Preschool	C	C	C	C	C			C		C	P		C	C											C	C	C	C	C	C	C					C		
Education, Technical										C																												

Secondhand Merchandise Dealer	P	P		P	P																																
Sexually Oriented Business						C																															
Short-Term Rental													P	P					P		P							P	P	P	P						P
Slaughterhouse/Animal Processing																																					
Storage, Outdoor												P																									
Storage Facility, Indoor climate controlled	C																										C	C	C	C							
Storage Facility, Outdoor																																					
Storage Facility, Warehouse							P					P						P																			
Tattoo Shop/Parlor																																					
Temporary Use	C	C	C	C											C	C																					
Theater, Live Performance	C			C								P	P														P	P	P	P							P
Theater, Movie	C																										P	P	P	P							
Tobacco Specialty Retail																																					
Transitional Care and Rehabilitation																																					
Transitional Housing																																					
Upholstery Shop/Tailoring Shop	P	P	P	P	P		P																				P	P	P	P	P	P	P				P

Chapter 17.04 PERMITTED USE REVIEW

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17.04.030 Permitted Uses with Specific Standards.

The Uses listed below require compliance with the following standards in addition to any other applicable requirements of this Code.

- A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:
1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses may not be located (a) any closer to a residential district than six hundred (600) feet, as measured by the shortest route of ordinary pedestrian travel, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured by the shortest route of ordinary pedestrian travel.
 2. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
 3. Such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one (1) candle power light measured at a level five (5) feet above the floor.
- B. Accessory Dwelling Units (ADU). This Use shall comply with the following criteria:
1. Design Standards. Refer to 17.07 for Primary Dwelling (Single-Family Dwelling) standards.
 2. A Single-Family Dwelling is the Primary Dwelling on the property.
 3. A Lot or Parcel may only contain one (1) Internal ADU and one (1) External ADU.
 4. The Primary Dwelling and the proposed ADU shall not be used as a Short-Term Rental.
 5. The following applications and licenses, must be obtained and completed to establish and ADU in the city.
 - a. Predevelopment application.
 - b. Evidence of Owner occupancy.
 - c. Building Permit application.
 - d. Rental Business License application.
 - e. Any other applicable land use application.
 6. Mobile Homes. No ADU or extended living area shall be constructed within a Mobile Home, Portable Container, Trailer, Carport, Canopy Structure, or similar Structure.
 7. The occupants of the ADU shall not sublease any portion of the accessory dwelling to other individuals.

8. Owner Occupancy. The Primary Dwelling or the ADU shall be Owner occupied.
9. Owner Occupancy Exceptions:
 - a. Owner occupancy is not required for an ADU located on a property with a principal use as, Multi-Family Dwelling.
 - b. The property Owner is on active military service or is placed in a Hospital, Nursing Home, Assisted Living Facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- C. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors). This Use shall be located in a manner that does not interfere with or cause difficulty in the safe movement of pedestrians. Machines and Kiosks shall be located:
 1. Next to a Main Building on the property; and
 2. In a manner that will not:
 - a. Reduce required Landscaped Areas;
 - b. Cause customers to wait in vehicle Drive Aisles or Parking Areas; or
 - c. Create a public nuisance or a hazard to public safety.
- D. Auto Body Repair. This Use shall comply with the following criteria:
 1. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.
 2. This Use may use only high-volume, low-pressure, spray guns in painting operations.
 3. Within two hundred (200) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
- E. Automotive Restoration. This Use shall comply with the following criteria:
 1. Every vehicle associated with Automotive Restoration shall be an Antique or Classic Automobile or Luxury Vehicle.
 2. All vehicles and parts must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.
 3. This Use may use only high-volume, low-pressure, spray guns in painting operations.
 4. When this Use is within two hundred (200) feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
 5. Outdoor storage is prohibited.
 6. Parking vehicles inventory or vehicle undergoing repair in the Right-of-Way is prohibited.
- F. Automotive Service and Repair. This Use shall comply with the following criteria:
 1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.
 - a. Required construction materials for all walls shall be brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability;
 2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.
 3. Storage areas are restricted as follows:
 - a. Outdoor Storage is prohibited.

- b. All vehicle parts or accessories must be stored indoors.
- c. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure.
- d. Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.
- e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
- f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.
- g. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
- h. The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
- i. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.

G. Body Art Establishment.

- 1. Body Art Establishments and the performance of Body Art procedures are strictly prohibited as a Home Occupation or accessory Residential Use.
- 2. As part of its Business License Application, an Applicant shall submit proof of valid permits issued by the County Health Department prior to issuance of any Business License.
- 3. When a Body Art Establishment is located within the Neighborhood Commercial District, or the subject property abuts a residential District (R1, RM), the Use shall comply with the following standards:
 - a. The primary patron entrance shall face a public Right-of-Way and shall not open directly onto an adjacent residential property line.
 - b. All business operations and client activities, including waiting areas, consultations, and procedure execution, shall occur entirely within a fully enclosed Building.
 - c. Where a Building's windows, patron entrances, or service doors abut a residential district, visual screening shall be required to preserve residential privacy and quality of life. Acceptable buffering includes opaque landscaping, privacy fencing, or interior window treatments as approved by the Community Development Director or designee.
- 4. Guest or visiting Body Artists:
 - a. Guest Body Artists may practice within a city-licensed Body Art Establishment provided that all services are performed entirely within the permanent facility. Mobile, outdoor, or residential guest operations are prohibited.
 - b. Prior to performing any services, guest Body Artists shall obtain a valid temporary permit from the County Health Department.

H. Employment Agency and Temporary Staffing. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires patrons to come to the location to view job opportunities and/or receive wages, the following additional requirements apply:

1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.
 2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.
- I. Food Processing (Large-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales. A Facility housing this Use:
1. Must be greater than three thousand (3,000) square feet in size;
 2. Must only be used by a single food-processor/food-preparer;
 3. Must use an in-ground grease trap system meeting City Engineering requirements; and
 4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.
- J. Food Processing (Small-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales.
1. A de minimis onsite Retail component is allowed.
 2. A Facility housing this Use:
 - a. May be shared among various food processors or food preparers; and
 - b. Is limited in size to three thousand (3,000) square feet or less.
 3. Each instance of the Use must have:
 - a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;
 - b. A maximum of fifteen (15) Food Truck/Food Trailer operators working out of each location;
 - c. Outdoor electrical outlets (one (1) per Food Truck/Food Trailer) located in Landscaped Area;
 - d. An onsite operator sign-in roster and require the use of such sign-in roster;
 - e. A full commercial kitchen (no exceptions); and
 - f. Use an in-ground grease trap system meeting City Engineering requirements.
- K. Food Truck/Food Trailer.
1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.
 2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.
 3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.
 4. Food Trucks or Food Trailers on private property as an Accessory Use.
 - a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.
 - b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Main Use during business hours;
 - c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:

- i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
 - ii. Must comply with all Salt Lake County Health Department noise regulations; and
 - iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
 - d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.
5. Food Truck Parks on private property as a Primary Use.
- a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.
 - b. All Food Trucks and Food Trailers must be separated by a minimum of ten (10) feet between vendor walk up windows.
 - c. All Food Trucks Parks shall provide one (1) on-site Parking Stall per Food Truck or Food Trailer for customer parking.
6. Food Trucks and Food Trailers on public property.
- a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:
 - i. Permitted Areas:
 - a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
 - b) City-owned Streets abutting parks.
 - c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
 - ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
 - a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;
 - b) Must comply with all Salt Lake County Health Department noise regulations; and
 - c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
 - iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.
 - iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.

- v. All Food Trucks or Food Trailer must maintain liability insurance as determined by South Salt Lake City Attorney's Office.
 - b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.
7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.
- a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.
 - b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.
 - c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.
 - d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:
 - i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.
 - ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.
 - iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.
 - e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one (1) umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.
 - f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one (1) trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.
 - g. Clean Area. All Food Trucks or Food Trailers are required to clean the area occupied by the Food Truck or Food Trailer and the surrounding fifty (50)-foot area on a daily basis.
 - h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one (1) location.
 - i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.
8. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.
- a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.
 - b. Amplified music and the use of any amplified sound system is prohibited.
 - c. Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed Building; (2) accumulations of litter;

(3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required Parking Stalls or other similar activities; and (5) any violation of City or state regulations.

9. Review Standards. The Community Development Department shall apply the following review standards:
 - a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.
 - b. Any reduction in Parking Stalls resulting in insufficient spaces for existing businesses and the Food Truck or Food Trailer's customers would result in the location being unsuitable.
 - c. Other Site and area-specific items as outlined in Title 17.
 10. Signs and Advertising. Food Truck or Food Trailer may have one (1) Sign that meets the requirements of Chapter 17.08. Vinyl wraps are permitted.
 11. Lighting. Food Trucks or Food Trailers operating in evening hours may use battery-powered low voltage lighting systems for safety and convenience. All lighting systems shall only be for the purpose of continued operation. Moving, flashing, or other advertising-oriented lights are prohibited.
- L. Home Occupation, Category I.
1. Regulations.
 - a. Category I Home Occupations generate no off-site impacts and have no more than de minimis customer or delivery traffic.
 - b. Category I Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.
 - c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
 - d. An Accessory Structure separate from the Dwelling may be used for a Category I Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the use of the Accessory Structure for the Home Occupation.
 - e. No employee, other than one (1) living at the Dwelling, is allowed at the Dwelling for any business purpose.
 - f. No business Sign is allowed.
 - g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.
 - h. Yard and garage sales associated with a Home Occupation are prohibited.
 - i. Home Occupations shall only be conducted between the hours of 7:00 a.m. and 8:00 p.m.
 - j. Category I Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.

- k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.

M. Portable Container. This Use shall comply with the following standards:

1. A Portable Container shall only be Accessory to a Primary Use.
2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.
3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.
4. Portable Containers may not be stacked or have any materials stacked on top of them.
5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Main Building's Primary Façade.
6. In residential districts the following additional standards apply:
 - a. Only one (1) Portable Container is permitted on a Lot or Parcel for a maximum of ninety (90) days in any twelve-month (12) period.
 - b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.
 - c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten (10)-days of the completion of construction or final Building inspection, whichever is sooner.
 - d. Portable Containers must be located on an approved driveway or behind the Main Building's Primary Façade.
7. In non-residential districts the following additional standards apply:
 - a. Portable Containers shall only be used for:
 1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within thirty (30) days;
 2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;
 3. If a Building Permit has been issued, storage Accessory to construction or remodeling of a Structure located on the same Lot, provided that the Portable Container is removed within one hundred eighty (180) days. The Community Development Department may approve thirty (30)-day extensions when construction or remodeling is ongoing, and the Building Permit remains valid; or
 4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.
 - b. Portable Containers shall not be located in designated Parking Areas.
 - c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.

N. Wireless Communications Facilities. All commercial and low power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems shall comply with the following criteria:

1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.

- a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.
 - b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.
 - c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.
 - d. Wireless providers will agree to locate their facilities on City-owned or leased property only when the provider and government entity agree on the terms and conditions of the Site lease, including fair and reasonable compensation for the Use of the property. If no agreement can be reached, the provider will locate its facilities on privately owned property.
2. Regulations. The following shall apply to all wireless communication facilities:
- a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.
 - b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five (5) general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two (2) feet in width; Monopoles with Antennae and Antenna support Structure greater than two (2) feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district under the Land Use Matrix either as a Permitted or Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:
 - i. Wall-Mounted Antenna.
 - a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.
 - b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.

- c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.
- ii. Wall-Mounted Antennae.
 - a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.
 - b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.
 - c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than fifteen (15) feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.
- iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.
 - a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.
- iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within three hundred thirty (330) feet of a residential district.
 - a) A Lattice Tower maybe located closer than three hundred thirty (330) feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed from a height of six (6) feet at the nearest adjacent residential district boundary.
 - b) Lattice Towers may not exceed a height equal to ninety (90) percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed one hundred fifty (150) feet.
- c. Location on Parcel. Monopoles and Lattice Towers shall be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.

- d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of sixty (60) square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.
- e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted to the maximum Building Height of the tallest permitted Structure of the District.
- f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height of the zoning district require Conditional Use approval.

[...]

Chapter 17.06 DEVELOPMENT STANDARDS

[...]

ARTICLE II. PARKING, ACCESS, AND CIRCULATION REQUIREMENTS

[...]

17.06.160 Parking Stall requirements.

- A. Parking requirements for specific Uses. Off-Street parking shall be provided for Uses as indicated in the following matrix.
 - 1. Uses Not Specifically Listed. Parking requirements for Permitted or Conditional Uses not specifically listed in the following matrix shall be provided in the same ratio as the Use most closely approximating the characteristics of the unlisted Use, as determined by the Community Development Director.
 - 2. Employee parking for Uses with an employee component shall be determined using the maximum number of employees working on the largest shift.
 - 3. Uses located in the Transit Oriented Development and Transit Oriented Development - Core district and Commercial Neighborhood district that have a bicycle parking requirement shall provide 1 bicycle parking space per every 15 vehicle Parking Stalls. This requirement supersedes those ratios established in the matrix below.
 - 4. A traffic or parking study may be requested by the City for Uses that are over 10,000 square feet.

5. Matrix of Parking Requirements by Use. Uses are grouped into categories that have similar parking requirements. The following matrix indicates the required parking for Uses in the City:

Parking Requirements by Use		
Land Use	Number of Stalls Required	Number of Public Bicycle Parking Spaces Required
Dwelling		
Dwelling Unit, Accessory	1 on-site parking space in addition to the requirements for a Single-Family Dwelling per ADU.	N/A
Dwelling, Single-Family	2 stalls per Single-Family Dwelling Unit	N/A
Dwelling, Micro-Unit	Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three-bedroom unit	1 per 15 units for visitor and .25 secure spaces per unit
Dwelling, Multi-Family	<p>TOD-C District: 1.2 stalls per unit plus 0.5 stalls guest parking per unit.</p> <p>Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three bedroom unit.</p> <p>East Streetcar District: 1.5 stalls per unit.</p> <p>All other districts: 1.5 stalls per studio or one-bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit; plus 0.5 stalls guest parking per unit.</p> <p>One moving truck parking stall per 100 units - required in all districts.</p>	1 per 15 units for visitor and .25 secure spaces per unit
Dwelling, Townhome	2 stalls per Dwelling Unit, in an enclosed garage; .5 stalls guest parking per Dwelling Unit; 3 spaces per 1000 square feet of ground floor commercial space/workspace for Live/Work configuration	Space for bicycle storage within each Unit is required as well as common area bicycle storage to accommodate one bicycle attributable to each of 20% of the Project units
Short-Term Rental	Primary Dwelling Unit Parking requirements plus 1 stall for every 5 occupants allowed in the unit	N/A
Assisted Living Facility	.5 stalls per bedroom plus 1 stall per employee	N/A
Nursing Home		
Homeless Shelter	.25 stalls per bed plus 1 stall per employee	N/A
Retail Commercial		
Auto Body Repair		N/A

Automotive Restoration	1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area	
Automotive Service and Repair		
Automotive Service Station (Non-Mechanical)		
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.	
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)		
Bakery, Neighborhood	Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service. All other districts: 4 stalls per 1,000 square feet.	1 per 20 stalls
Commercial Repair Services		
Convenience Store with Fuel Pumps		
Farmers Market		
Horticulture / Produce Sales		
Pharmacy		
Retail, Accessory		
Retail, General		
Retail, Neighborhood		
Secondhand Merchandise Dealer		
Upholstery Shop / Tailoring Shop		
Commercial Service / Office		
Animal Hospital / Veterinary Office (Small Animal)	Downtown District: 3 stalls per 1,000 for Civic, General Retail and Service, and Office; 2 stalls per 1,000 square feet for Neighborhood Retail and Service.	N/A
Animal Kennel / Day Care, Commercial		
Biotech / Biolife		
Blood / Plasma Donation Center	All other districts: 4 stalls per 1,000 square feet; 1 stall per employee for data processing or telemarketing Uses.	
Body Art Establishment		
City Building		
Commercial Repair Services		
Cosmetology		
Day Spa		
Employment Agency / Temporary Staffing		
Financial Institution		
Grooming Services (Pet)		
Library		
Office, Professional		
Printing, Large Scale		
Sexually Oriented Business		
Day Treatment Center	4 stalls per 1,000 square feet	1 per 25 stalls
Massage Therapy		
Medical, Dental, Health Care Office		

Adult Daycare	1 stall per 5 children, plus unloading area	N/A
Child Care Center		
Car Wash	1 stall per employee, 1 stall per 200 square feet of office, and 3 stacked spaces per bay, and 5 stacked spaces for automated facility	N/A
Crematory / Embalming Facility	1 stall per 100 square feet of assembly area plus one per employee	N/A
Funeral / Mortuary Home		
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference, or banquet stall	1 per 50 stalls
Storage Facility, Indoor Climate Controlled	1 stall per employee, 3 stalls located at the registration area	1 per 50 stalls
Temporary Use	1 stall for every 3 patrons to the event	N/A
Equestrian Facility	1 stall per 1,000 square feet	1 per 50 stalls
Laundromat		
Arts / Recreation		
Art Gallery	2 stalls per 1,000 square feet	1 per 30 stalls
Art Studio		
Bowling Alley		
Museum		
Nature Center		
Fitness Center	1 stall per 300 square feet; 1 stall per 100 square feet for dance halls	1 per 15 stalls; 1 per 25 stalls for dance halls
Recreation		
Recreation Center		
Movie Studio / Sound Stage	4 stalls per 1,000 square feet	1 per 30 stalls
Theater, Live Performance	1 stall for every 3 seats	
Theater, Movie		
Restaurant		
Restaurant (fast-food)	1 stall per 100 square feet of Floor Area	1 per 20 stalls
Restaurant (sit-down)	1 stall per 3 seats plus .50 stall per employee (outdoor dining seating shall not be counted towards the total number of seats)	1 per 15 stalls
Food Truck Park	3 stalls per food truck/food trailer	1 per 20 stalls
Public Uses		
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Education, Preschool	1 stall per teacher and staff, plus 1 additional stall per every 2 classrooms for elementary or middles schools or plus 1 additional stall for every 10 students for high schools	1 per 25 stalls
Education, Elementary or Secondary		

Education, Higher (Public)	1 stall for every 3 seats	
Education, Technical		
Place of Worship	1 stall for every 4 seats in the Place of Worship	
Alcoholic Beverage		
Alcoholic Beverage—Bar Establishment	3 stalls per 1,000 square feet	N/A
Alcoholic Beverage—Tavern		
Alcoholic Beverage—Manufacturer	1 stall per employee	1 per 50 stalls
Alcoholic Beverage—Beer Wholesaler	1 stall per 1,000 square feet	
Alcoholic Beverage—Liquor Warehouse		
Industrial		
Bakery, Commercial	1 stall per employee	1 per 50 stalls
Manufacturing		
Food Processing	2 stalls per 1,000 square feet plus designated parking stall for all food trucks/food trailers	N/A
Storage Facility, Warehouse	1 stall per 1,000 square feet	1 per 50 stalls

[...]

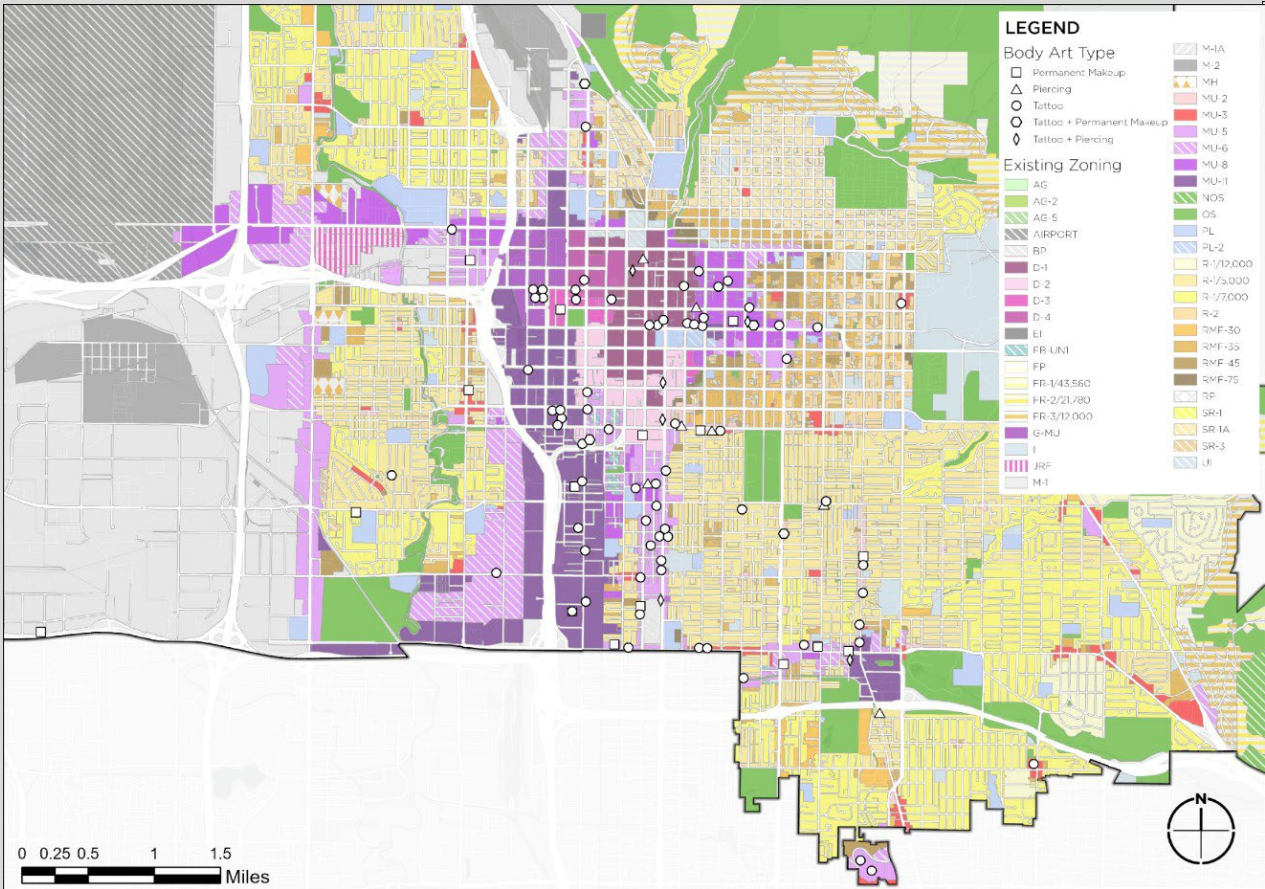
BODY ART LAND USE ORDINANCE TEXT AMENDMENT

City Council

October 14, 2026

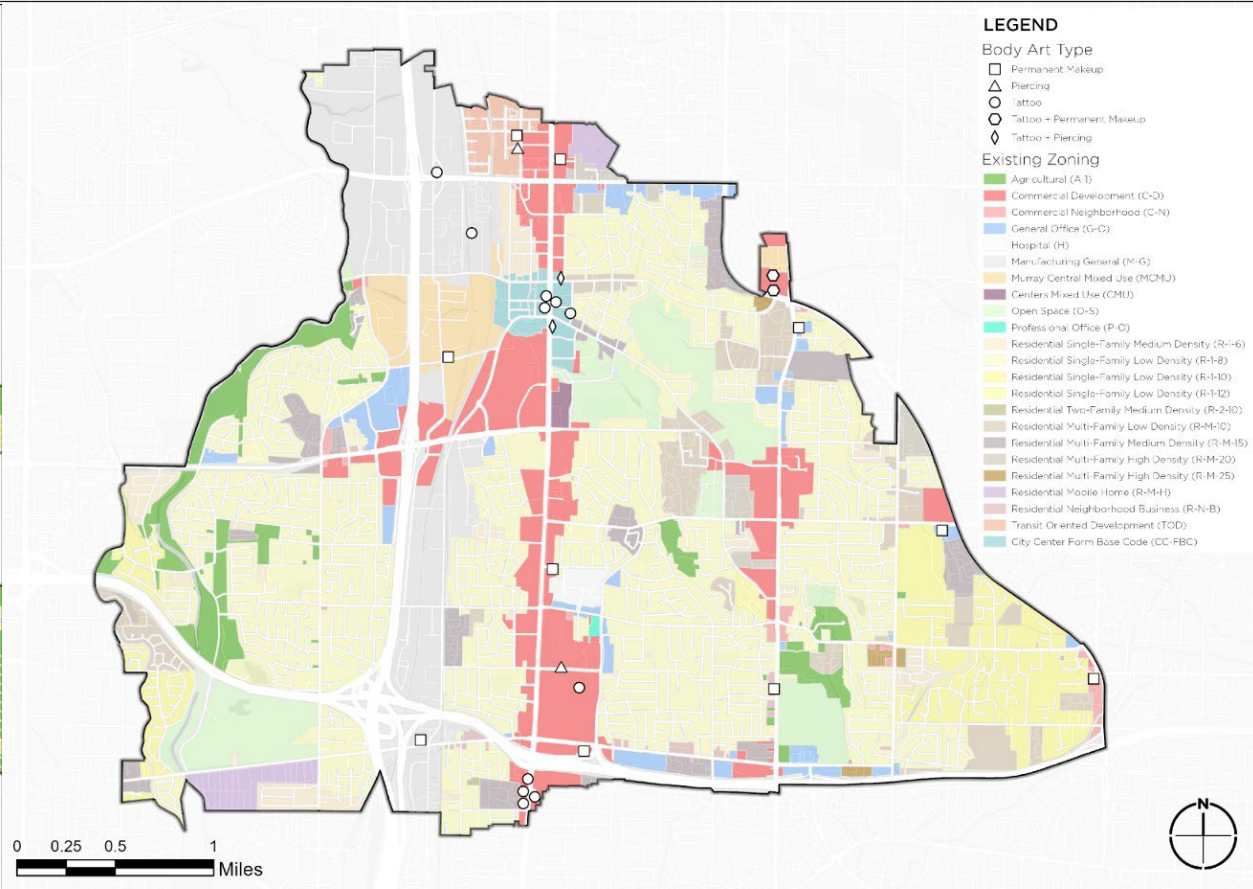
BACKGROUND

- February 4, 2026 –Received application to amend land use ordinance to permit tattoo shops.
- May 20, 2026 –Engaged GSBS planning consultants to evaluate peer cities.
- August 26, 2026 –City Council Work Meeting previewed consultant's recommendations and directed staff to finalize amendments.
- Staff reviewed police calls for service for tattoo shops between 2022 and 2025 in Salt Lake City. No direct correlation was found between tattoo businesses and calls for service.
- October 1, 2026 –Planning Commission review and unanimous recommendation of approval.



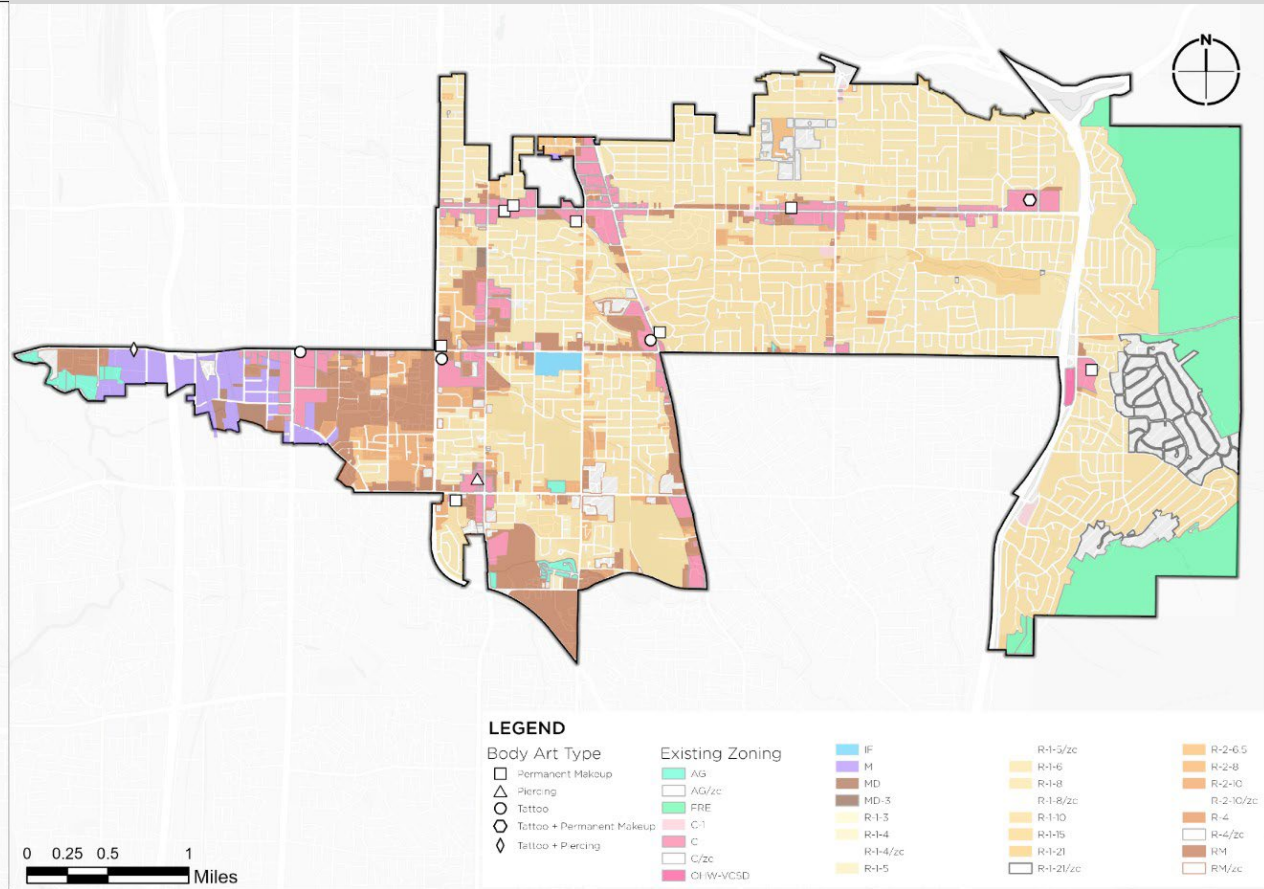
Body Art (Salt Lake City, UT)

1:55,000



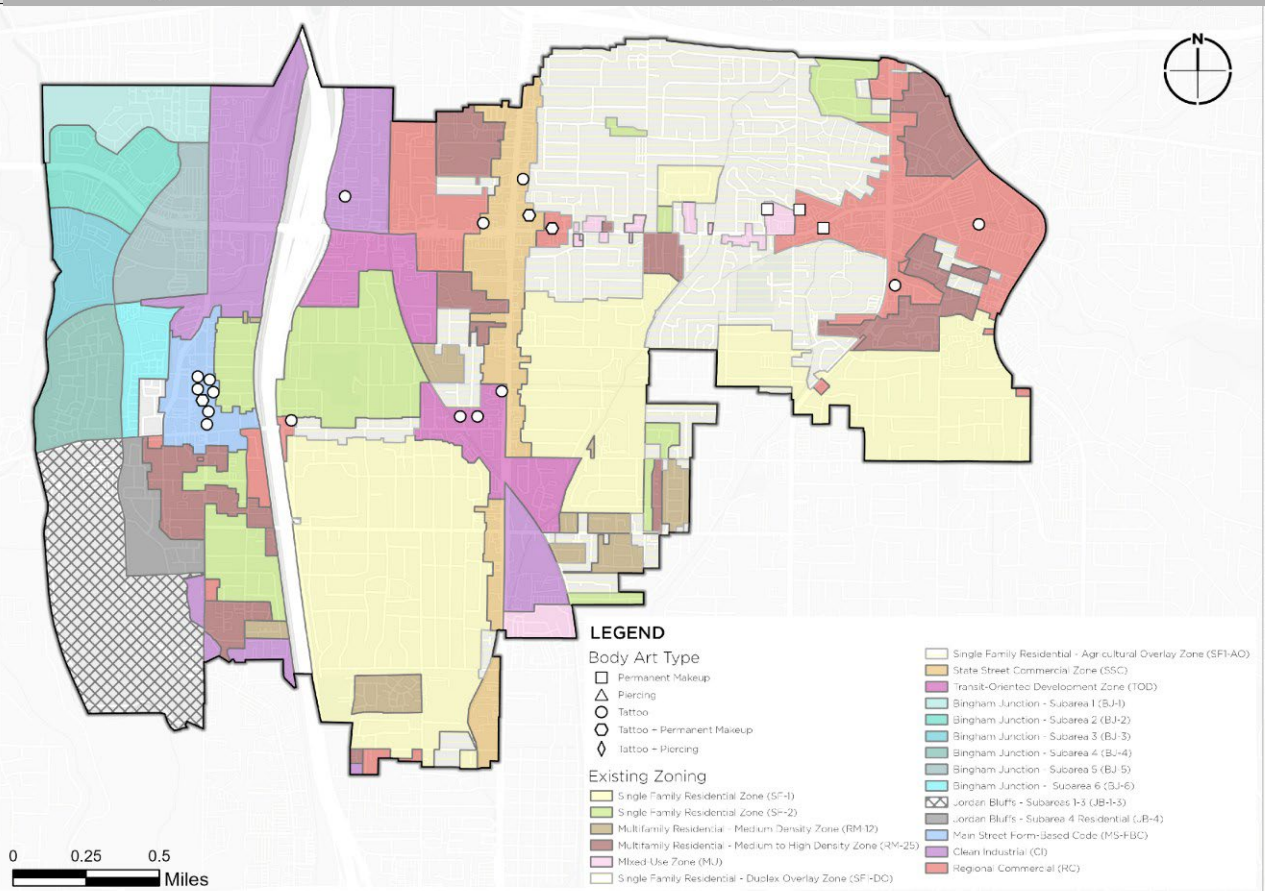
Body Art (Murray, UT)

1:37,000



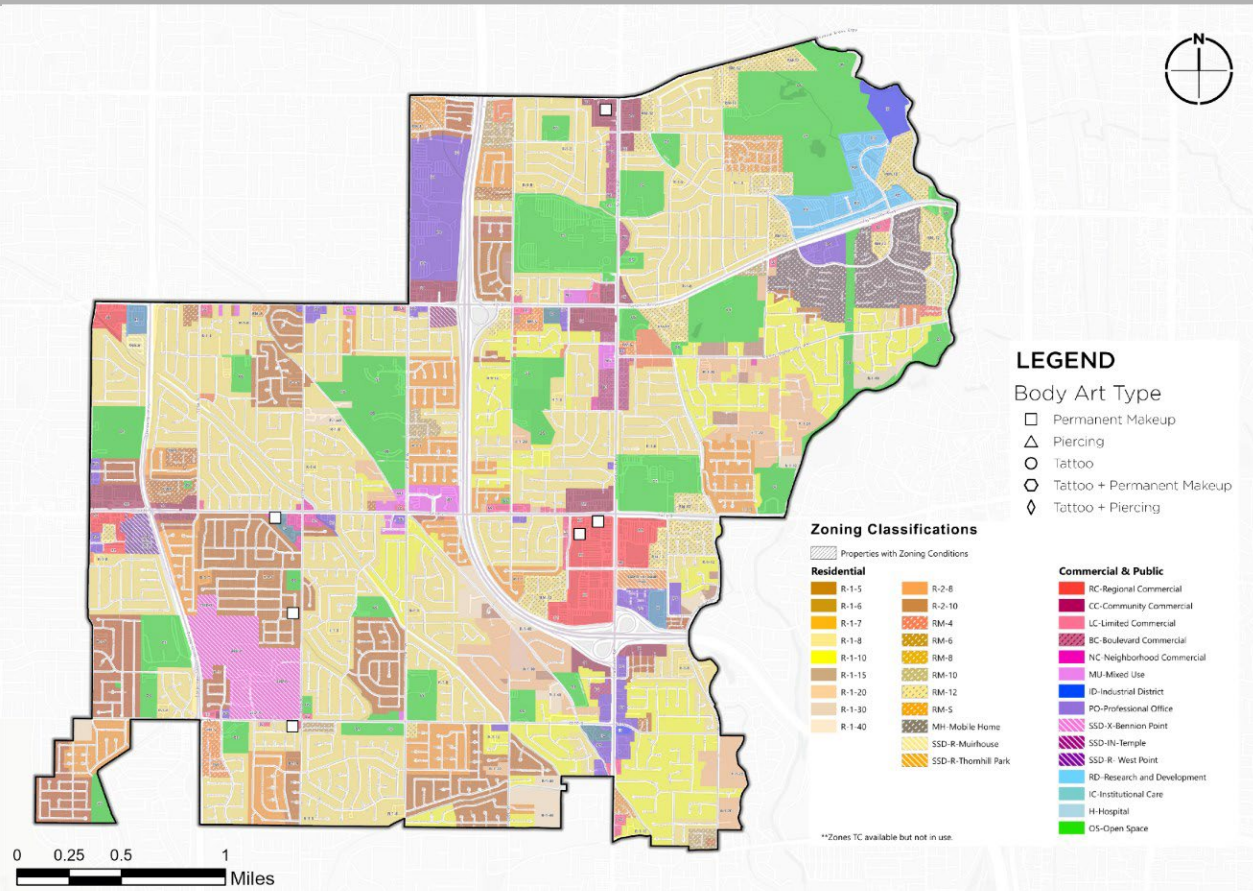
Body Art (Millcreek, UT)

1:45,000



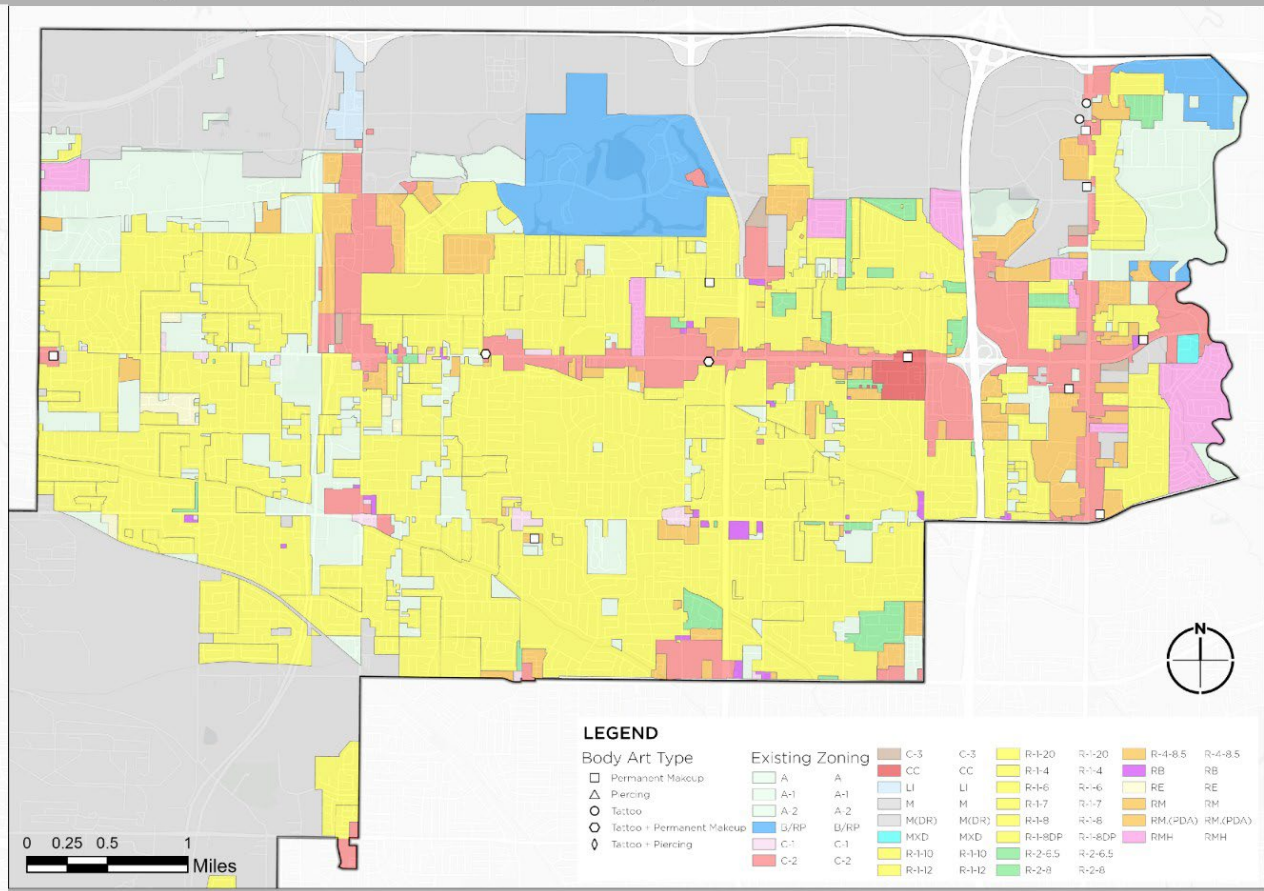
Body Art (Midvale, UT)

1:25,000



Body Art (Taylorsville, UT)

1:35,000



Body Art (West Valley City, UT)

1:45,000

PEER CITY 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

GENERAL PLAN CONSIDERATIONS

Economic Development Goal 1 – Create a diverse and resilient local economy.

Economic Development Goal 2 – Make South Salt Lake the best place to do business in the Salt Lake Valley.

Land Use & Neighborhood Goal 4 – Ensure that land use regulations are clear, consistent and easy to navigate.

PROPOSED UPDATES TO TITLE 17

Definitions –§ 17.01.010

Establish definitions:

- "Body Art" means the practice of physical body adornment, including tattooing, body piercing, permanent cosmetics, or microblading. This term does not include procedures performed by a physician or medical professional licensed by the State of Utah.
- "Body Art Establishment" means any physical facility, building, or portion thereof where Body Art is performed as a principal or accessory service. A Body Art Establishment does not include, nor shall it be permitted as, a residential Home Occupation.

Remove definition:

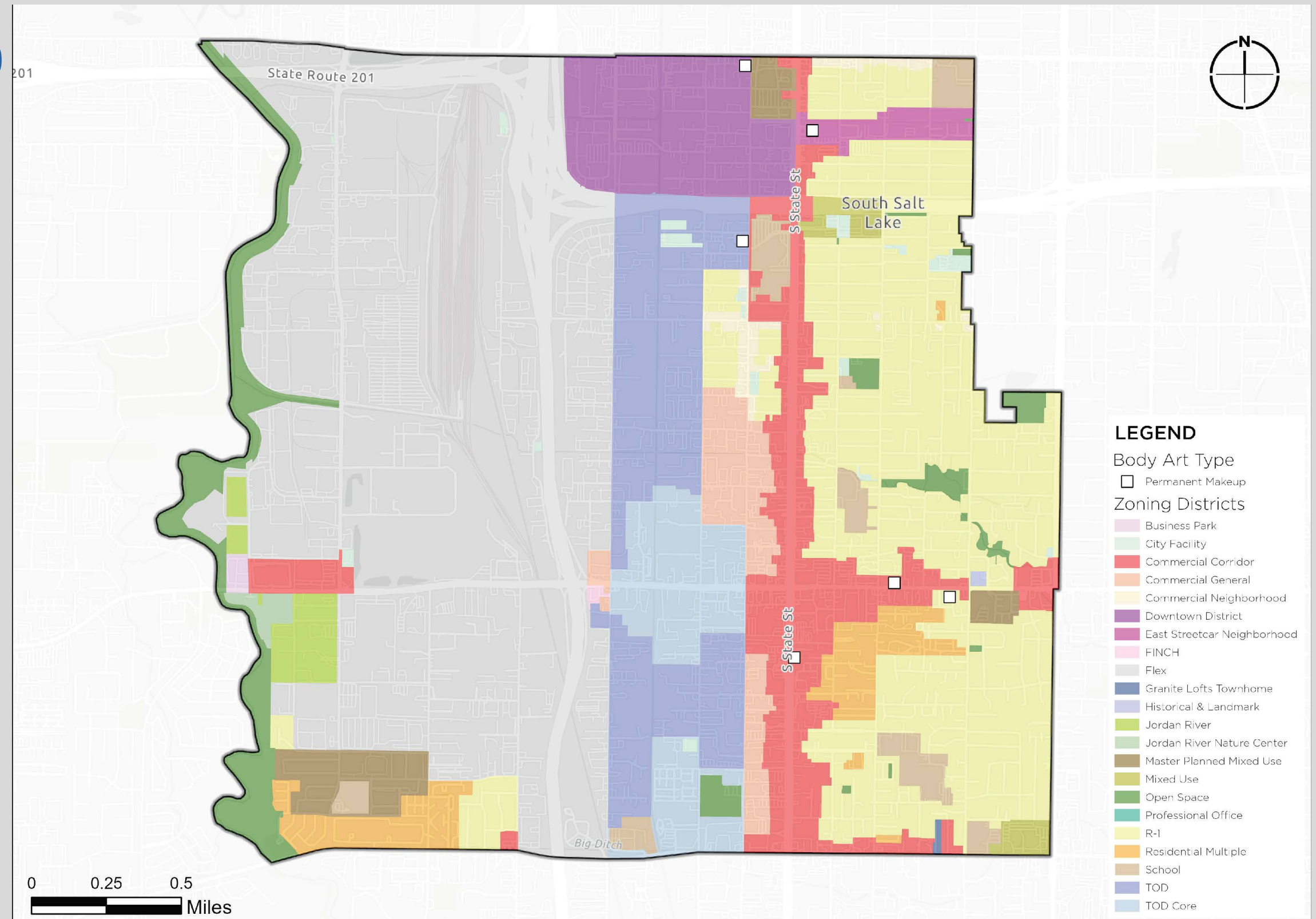
- "Tattoo Shop/Parlor" means any location, place, area, Structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop/Parlor does not include businesses that primarily engage in permanent cosmetics application to restore eyebrows or enhance lips or eyelines or any other defined Use in this Chapter.

PROPOSED UPDATES TO TITLE 17

Land Use Matrix – § 17.03.010

**Add Body Art Establishment
as a permitted land use in:**

- Commercial Corridor
- Commercial Neighborhood
- Commercial General
- TOD/TOD-Core
- Mixed Use
- Downtown
- HTZ Overlay



Body Art (South Salt Lake, UT)

1:25,000

PROPOSED UPDATES TO TITLE 17

Permitted Uses with Specific Standards – § 17.04.030

Establish regulations for Body Art Establishments:

1. Body Art Establishments and the performance of body art procedures are strictly prohibited as a Home Occupation or accessory Residential Use.
2. Proof of valid permits issued by the County Health Department shall be submitted prior to issuance of any Business License.
3. When a Body Art Establishment is located within the Commercial Neighborhood District, or the subject property abuts a residential district (R1, RM), the Use shall comply with the following standards:
 - a. The primary patron entrance shall face a public Right-of-Way and shall not open directly onto an adjacent residential property line.
 - b. All business operations and client activities, including waiting areas, consultations, and procedure execution, shall occur entirely within a fully enclosed Building.
 - c. Where a Building's windows, patron entrances, or service doors abut a residential district, visual screening shall be required to preserve residential privacy and quality of life. Acceptable buffering includes opaque landscaping, privacy fencing, or interior windows treatments as approved by the Community Development Director or designee.
4. Guest or visiting Body Artists:
 - a. Guest Body Artists may practice within a city-licensed Body Art Establishment, provided that all services are performed entirely within the permanent facility. Mobile, outdoor, or residential guest operations are prohibited.
 - b. Prior to performing any services, guest Body Artists shall obtain a valid temporary permit from the County Health Department.

PROPOSED UPDATES TO TITLE 17

Parking Stall Requirements – § 17.06.160

Amend the **Matrix of Parking Requirements by Use** to require four off-street parking stalls for every 1,000 square feet.

Commercial Service / Office		
Animal Hospital / Veterinary Office (Small Animal)	Downtown District: 3 stalls per 1,000 for Civic, General Retail and Service, and Office; 2 stalls per 1,000 square feet for Neighborhood Retail and Service. All other districts: 4 stalls per 1,000 square feet; 1 stall per employee for data processing or telemarketing Uses.	N/A
Animal Kennel / Day Care, Commercial		
Biotech / Biolife		
Blood / Plasma Donation Center		
Body Art Establishment		
City Building		
Commercial Repair Services		
Cosmetology		
Day Spa		
Employment Agency / Temporary Staffing		
Financial Institution		
Grooming Services (Pet)		
Library		
Office, Professional		
Printing, Large Scale		
Sexually Oriented Business		

**SOUTH
SALT LAKE**
CITY COUNCIL STAFF REPORT

MEETING DATE:	October 14, 2026
PROJECT NUMBER:	OA26-0004
REQUEST:	An Ordinance of the South Salt Lake City Council Amending Sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Municipal Code to Establish Regulations for Body Art Establishments, Amend Definitions, and Update the Land Use Matrix.
APPLICANT:	Ian Schwarting
TYPE OF APPLICATION:	Legislative – Ordinance Text Amendment
AUTHOR:	Spencer Cawley, Senior Planner

BACKGROUND

On February 4, 2026, Planning and Zoning received an application to amend the Land Use and Development Code to permit tattoo shops.

On May 20, 2026, Planning Staff engaged on-call consultants GSBS to evaluate how peer cities regulate tattoo and piercing (“body art”) establishments and to identify potential pathways for considering these uses within South Salt Lake.

To evaluate potential public safety impacts, Planning Staff reviewed police calls for service for tattoo shops in Salt Lake City. The data shows no direct correlation between tattoo shops and increased calls for service, as the majority of tattoo shops are in multi-tenant commercial properties with various uses.

The consultants from GSBS provided the following key findings:

- Body Art Establishments operate similarly to appointment-based personal services like salons.
- Body Art Establishments are predominantly located along major commercial corridors (e.g., State Street, 3300 South, and 3900 South).
- Proximity to residential neighborhoods is common and is managed through standard zoning controls rather than distance buffers.
- All peer cities rely on the Salt Lake County Health Department for sanitation, inspections, and health oversight.

The evaluation of peer cities provided the following recommendations:

- Create a Body Art Establishment Use and definition that includes tattooing, piercing, and permanent cosmetics.
- Allow by right (permitted use) in Commercial General, Commercial Corridor, Downtown, Mixed Use, and TOD Zoning Districts.
- Require additional review standards for properties that abut a residential zoning district (e.g., R1, RM).

On August 26, 2026, Planning Staff previewed the consultant’s findings and recommendations in a Work Meeting. City Council expressed support for the proposed changes and directed Staff to finalize amendments to the land use ordinance for the Planning Commission’s review ([Agenda](#); [Meeting Minutes](#)).

On October 1, 2026, the Planning Commission reviewed these proposed amendments, held a public hearing, and forwarded a unanimous recommendation of approval for City Council’s consideration. The Planning Commission did not receive any public comment at the hearing ([Agenda](#); [Meeting Video](#)).

STAFF RECOMMENDATION

Staff recommends the City Council consider adopting an ordinance amending Sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Land Use and Development Code to establish regulations for Body Art Establishments, amend definitions, and update the Land Use Matrix.

REASON FOR REVIEW

The Planning Commission¹ is the recommending body for amendments to the land use ordinance, and the City Council² is the land use authority for amendments to the land use ordinance.

ANALYSIS

I. GENERAL PLAN CONSIDERATIONS

The [South Salt Lake General Plan 2040](#) was adopted in 2021 and directs the development and growth of the city through goals and strategies that support the city's community and economic values. The proposed amendments to Title 17 are supported by the following goals of the General Plan:

Economic Development Goal 1

Create a diverse and resilient local economy.

Analysis: The proposed amendments establish a clear pathway for a personal-service-oriented sector of the economy by establishing explicit operational standards within commercial districts. This expands South Salt Lake's commercial tax base and diversifies the local service industry while protecting adjacent residential neighborhoods.

Economic Development Goal 2

Make South Salt Lake the best place to do business in the Salt Lake Valley.

Analysis: Establishing these standards provides predictable, business-friendly regulations. By aligning with County Health Department oversight rather than creating redundant municipal licensing hurdles, the proposed ordinance reduces regulatory friction for entrepreneurs while maintaining strong public health safeguards.

Land Use & Neighborhoods Goal 4

Ensure that land use regulations are clear, consistent, and easy to navigate.

Analysis: The amendments ensure there is no regulatory ambiguity by establishing precise definitions, explicitly separating commercial establishments from Home Occupations, and setting objective standards.

II. PEER CITY REVIEW

Earlier this year, Planning Staff engaged GSBS Consulting to evaluate how comparable communities regulate tattoo and piercing establishments. These cities include:

- Midvale
- Millcreek
- Murray
- Salt Lake City
- Taylorsville
- West Valley City

¹ [§ 17.11.030](#) Land Use Authority Designations.

² [§ 2.08.060](#) Powers and Duties.

This review assessed regulatory approaches, identified possible implementation methods, and provided data to help frame these regulations. Key considerations in this process included:

- Zoning compatibility
- Proximity to residential zones
- Permitting processes
- Enforcement tactics

GSBS also mapped the location of all tattoo, piercing, and permanent cosmetic establishments in the peer cities. The exercise found that four of the six communities share a similar corridor-based commercial land use pattern with South Salt Lake: Midvale, Millcreek, Murray, and West Valley City. Within these four cities, Body Art Establishments are predominantly located along major commercial corridors, particularly State Street and similar arterial roadways. The mapping exercise also found that proximity to residential areas is common, due to the urban development patterns. See **Attachment 1** for the maps produced by the consultant team.

In reviewing all six peer cities' regulatory processes, the consultant team found the following overall takeaways:

- Equal division for classification – three cities classify tattoo and piercing establishments under a broader personal service and/or retail category, and the other three cities classify them as a tattoo-specific land use category.
- Most of the peer cities regulate through standard zoning and business licensing processes with additional regulatory review only in select locations (e.g., near residential areas, within zoning overlays, or through Conditional Use reviews).
- All rely on the Salt Lake County Health Department for sanitation, inspection, and operational health requirements.

This analysis led to the following recommendations, as shown in the following image provided by the consultant team:

 USE CLASSIFICATION	Body Art Establishment Includes tattooing, piercing, and permanent cosmetics
 WHERE PERMITTED	By Right <ul style="list-style-type: none"> • Commercial Corridor • Commercial General • Downtown • Mixed Use • TOD Zones
 ADDITIONAL REVIEW	Administrative Conditional Use <ul style="list-style-type: none"> • Commercial Neighborhood • Commercial properties adjacent to residential zoning
 OPERATIONAL STANDARDS	<ul style="list-style-type: none"> • County health compliance • Indoor operations only • Standard parking • Standard lighting • Potential buffering requirements adjacent to residential uses • Hours of operation

These recommendations helped to shape the proposed amendments to Title 17 as presented in Analysis Section III and redlined in Exhibit A of Attachment 2.

III. PROPOSED UPDATES TO TITLE 17

The following table provides a summary of the proposed amendments:

CODE SECTIONS	HIGHLIGHT OF CHANGES
<p>Amending § 17.01.010 Definitions</p>	<p>Establish definitions:</p> <ul style="list-style-type: none"> • "Body Art" means the practice of physical body adornment, including tattooing, body piercing, permanent cosmetics, or microblading. This term does not include procedures performed by a physician or medical professional licensed by the State of Utah. • "Body Art Establishment" means any physical facility, building, or portion thereof where Body Art is performed as a principal or accessory service. A Body Art Establishment does not include, nor shall it be permitted as, a residential Home Occupation. <p>Remove definition:</p> <ul style="list-style-type: none"> • "Tattoo Shop/Parlor" means any location, place, area, Structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop/Parlor does not include businesses that primarily engage in permanent cosmetics application to restore eyebrows or enhance lips or eyelines or any other defined Use in this Chapter.
<p>Amending § 17.03.010 Land Use Matrix</p>	<p>Add Body Art Establishment as a permitted land use in:</p> <ul style="list-style-type: none"> • Commercial Corridor • Commercial Neighborhood • Commercial General • TOD/TOD-Core • Mixed Use • Downtown • HTZ Overlay
<p>Amending § 17.04.030 Permitted Uses with Specific Standards</p>	<p>Establish regulations for Body Art Establishments:</p> <ol style="list-style-type: none"> 1. Body Art Establishments and the performance of Body Art procedures are strictly prohibited as a Home Occupation or accessory Residential Use. 2. Proof of valid permits issued by the County Health Department shall be submitted prior to issuance of any Business License. 3. When a Body Art Establishment is located within the Commercial Neighborhood District, or the subject property abuts a residential District (R1, RM), the Use shall comply with the following standards: <ul style="list-style-type: none"> a. The primary patron entrance shall face a public Right-of-Way and shall not open directly onto an adjacent residential property line.

	<ul style="list-style-type: none"> b. All business operations and client activities, including waiting areas, consultations, and procedure execution, shall occur entirely within a fully enclosed Building. c. Where a Building's windows, patron entrances, or service doors abut a residential district, visual screening shall be required to preserve residential privacy and quality of life. Acceptable buffering includes opaque landscaping, privacy fencing, or interior window treatments as approved by the Community Development Director or designee. <p>4. Guest or visiting Body Artists:</p> <ul style="list-style-type: none"> a. Guest Body Artists may practice within a city-licensed Body Art Establishment provided that all services are performed entirely within the permanent facility. Mobile, outdoor, or residential guest operations are prohibited. b. Prior to performing any services, guest Body Artists shall obtain a valid temporary permit from the County Health Department.
Amending § 17.06.160 Parking Stall Requirements	Amend the Matrix of Parking Requirements by Use to require four off-street parking stalls for every 1,000 square feet.

CITY COUNCIL OPTIONS

Option 1: Approval

Move to approve an ordinance amending sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Land Use and Development Code to establish regulations for Body Art Establishments, amend definitions, and update the Land Use Matrix.

Option 2: Denial

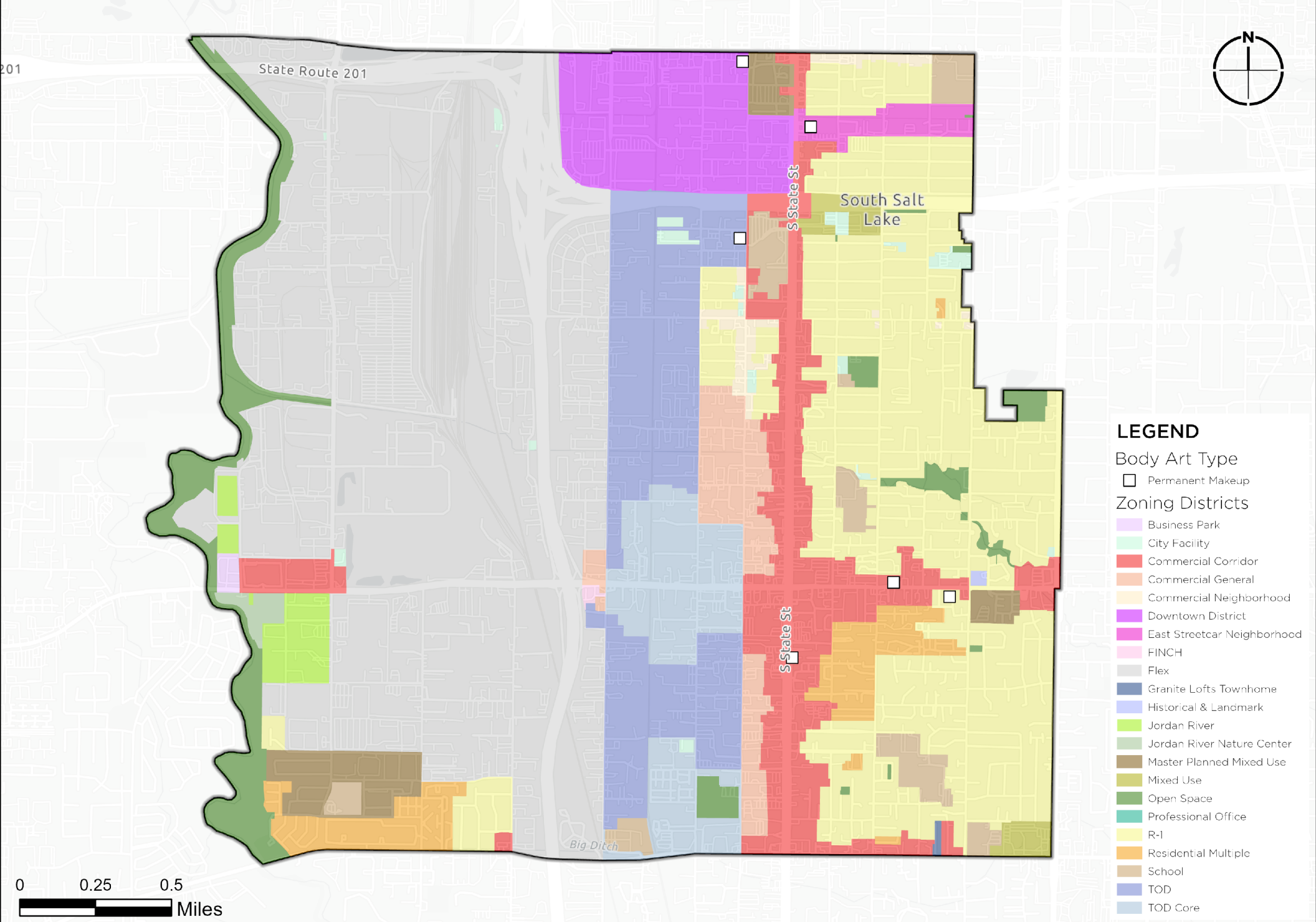
Move to deny an ordinance amending sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Land Use and Development Code to establish regulations for Body Art Establishments, amend definitions, and update the Land Use Matrix based on the reasoning set forth on the record.

Option 3: Continuance

Move to table the decision to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the City Council, or to allow the City Council more time to consider the proposal.

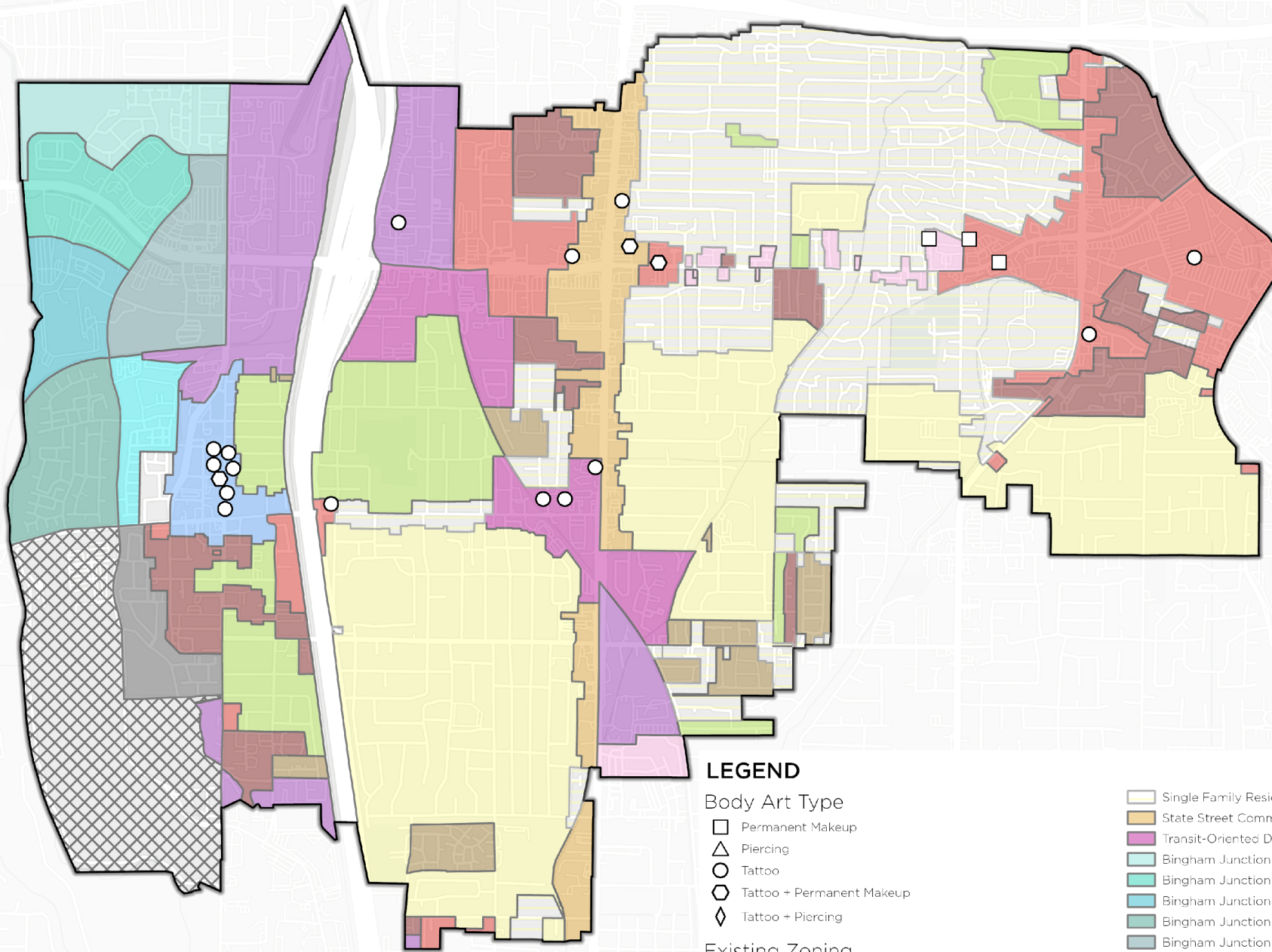
ATTACHMENTS

1. Consultant Team's Peer City Mapping Analysis
2. Draft Ordinance and Proposed Redlines



Body Art (South Salt Lake, UT)

1:25,000



LEGEND

Body Art Type

- Permanent Makeup
- △ Piercing
- Tattoo
- ⬡ Tattoo + Permanent Makeup
- ◇ Tattoo + Piercing

Existing Zoning

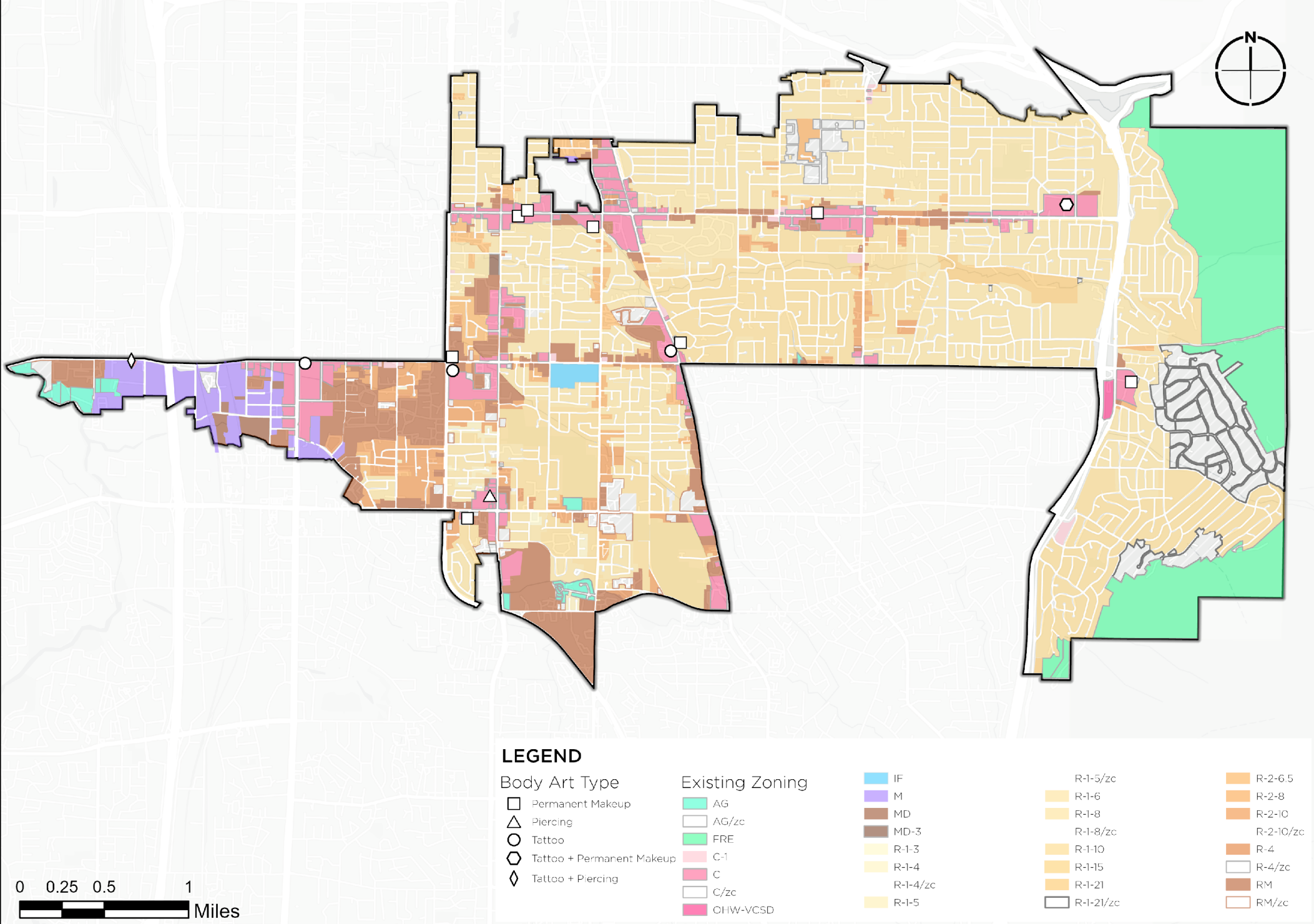
- Single Family Residential Zone (SF-1)
- Single Family Residential Zone (SF-2)
- Multifamily Residential - Medium Density Zone (RM-12)
- Multifamily Residential - Medium to High Density Zone (RM-25)
- Mixed-Use Zone (MU)
- Single Family Residential - Duplex Overlay Zone (SFI-DO)

- Single Family Residential - Agricultural Overlay Zone (SFI-AO)
- State Street Commercial Zone (SSC)
- Transit-Oriented Development Zone (TOD)
- Bingham Junction - Subarea 1 (BJ-1)
- Bingham Junction - Subarea 2 (BJ-2)
- Bingham Junction - Subarea 3 (BJ-3)
- Bingham Junction - Subarea 4 (BJ-4)
- Bingham Junction - Subarea 5 (BJ-5)
- Bingham Junction - Subarea 6 (BJ-6)
- Jordan Bluffs - Subareas 1-3 (JB-1-3)
- Jordan Bluffs - Subarea 4 Residential (JB-4)
- Main Street Form-Based Code (MS-FBC)
- Clean Industrial (CI)
- Regional Commercial (RC)

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Miles

Body Art (Midvale, UT)

1:25,000



Body Art (Millcreek, UT)

1:45,000

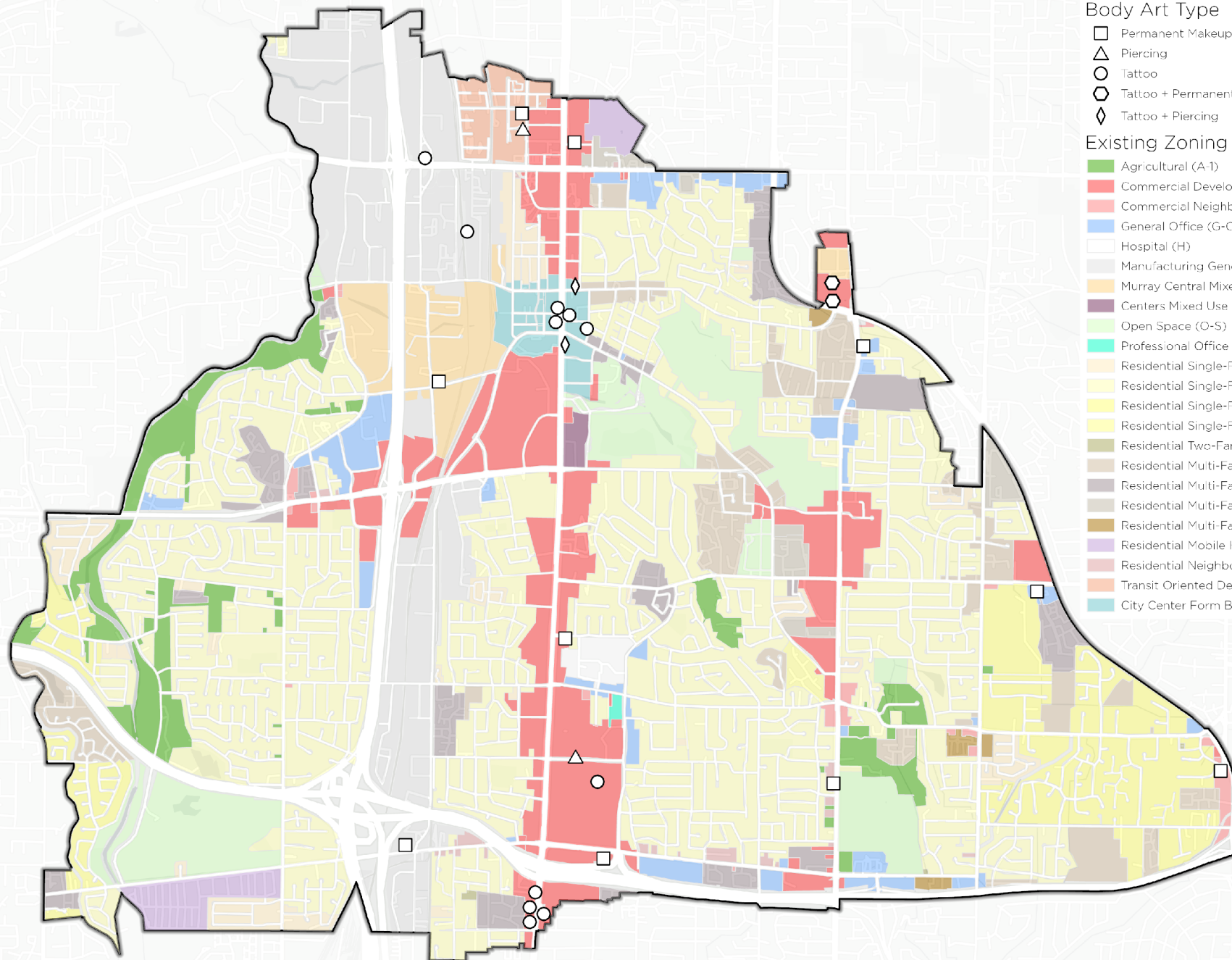
LEGEND

Body Art Type

- Permanent Makeup
- △ Piercing
- Tattoo
- ⊕ Tattoo + Permanent Makeup
- ◇ Tattoo + Piercing

Existing Zoning

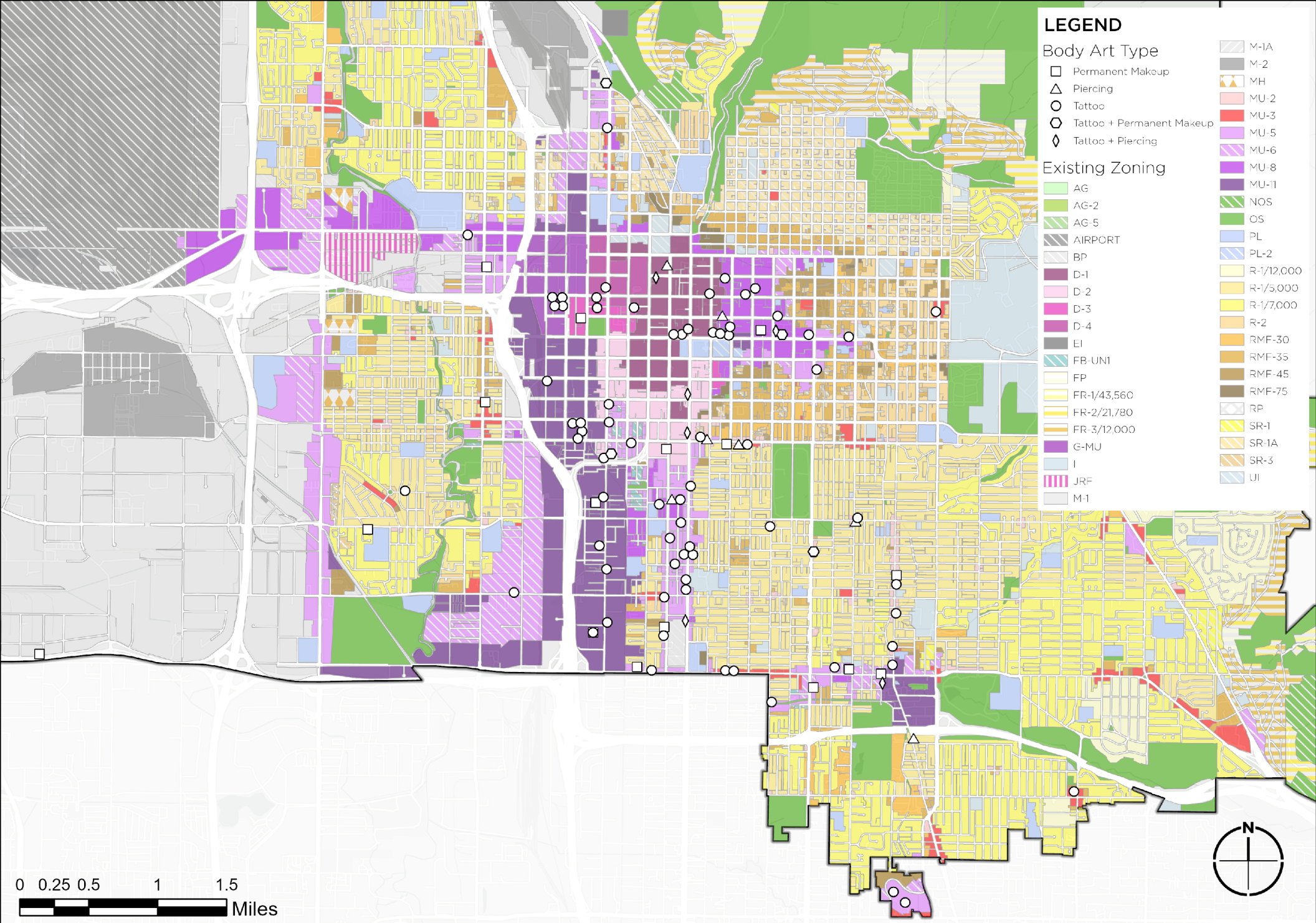
- Agricultural (A-1)
- Commercial Development (C-D)
- Commercial Neighborhood (C-N)
- General Office (G-O)
- Hospital (H)
- Manufacturing General (M-G)
- Murray Central Mixed Use (MCMU)
- Centers Mixed Use (CMU)
- Open Space (O-S)
- Professional Office (P-O)
- Residential Single-Family Medium Density (R-I-6)
- Residential Single-Family Low Density (R-I-8)
- Residential Single-Family Low Density (R-I-10)
- Residential Single-Family Low Density (R-I-12)
- Residential Two-Family Medium Density (R-2-10)
- Residential Multi-Family Low Density (R-M-10)
- Residential Multi-Family Medium Density (R-M-15)
- Residential Multi-Family High Density (R-M-20)
- Residential Multi-Family High Density (R-M-25)
- Residential Mobile Home (R-M-H)
- Residential Neighborhood Business (R-N-B)
- Transit Oriented Development (TOD)
- City Center Form Base Code (CC-FBC)



0 0.25 0.5 1
Miles

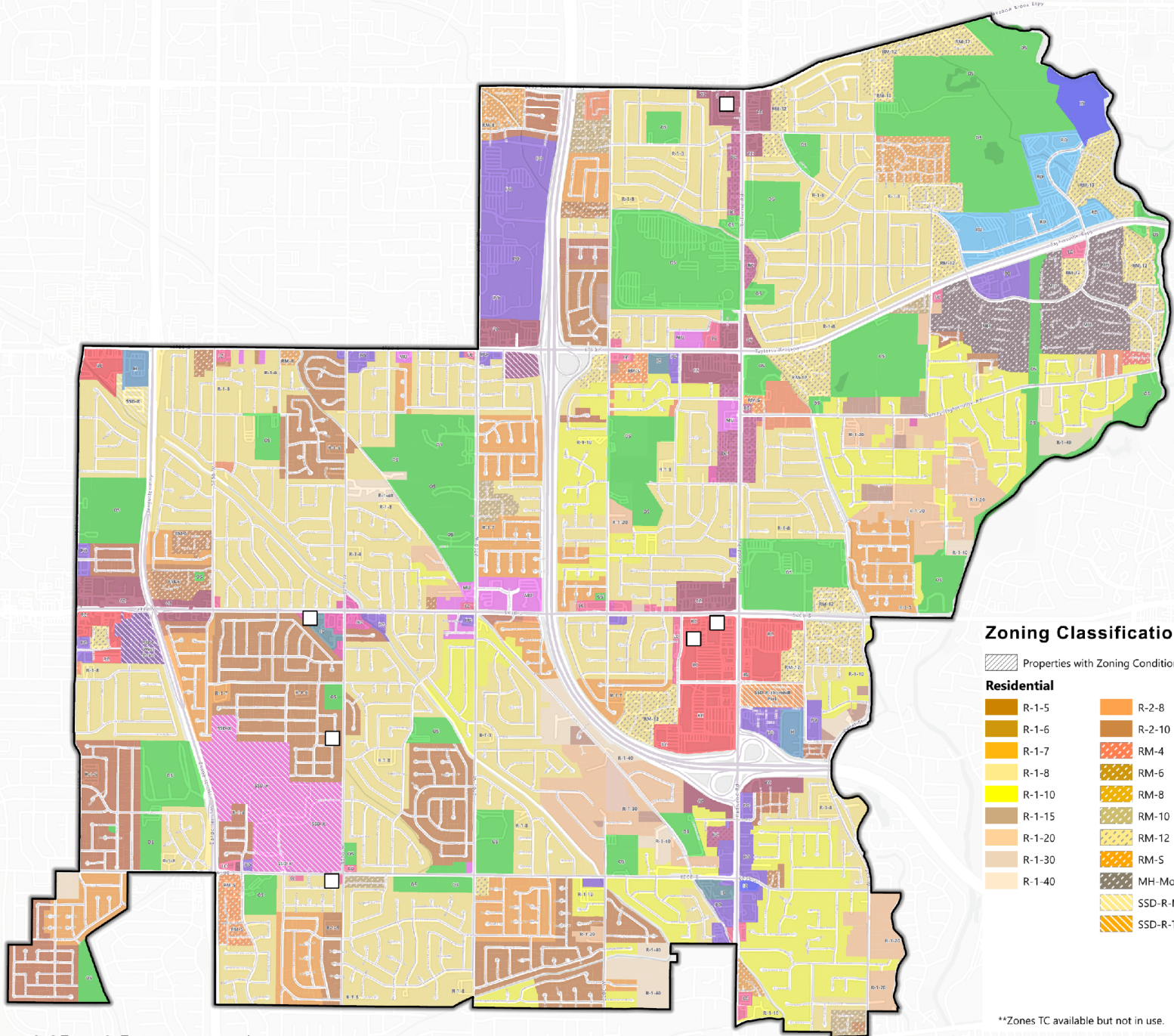
Body Art (Murray, UT)

1:37,000



Body Art (Salt Lake City, UT)

1:55,000



LEGEND

Body Art Type

- Permanent Makeup
- △ Piercing
- Tattoo
- ⬡ Tattoo + Permanent Makeup
- ◇ Tattoo + Piercing

Zoning Classifications

▨ Properties with Zoning Conditions

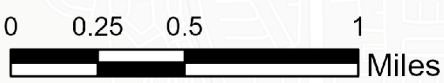
Residential

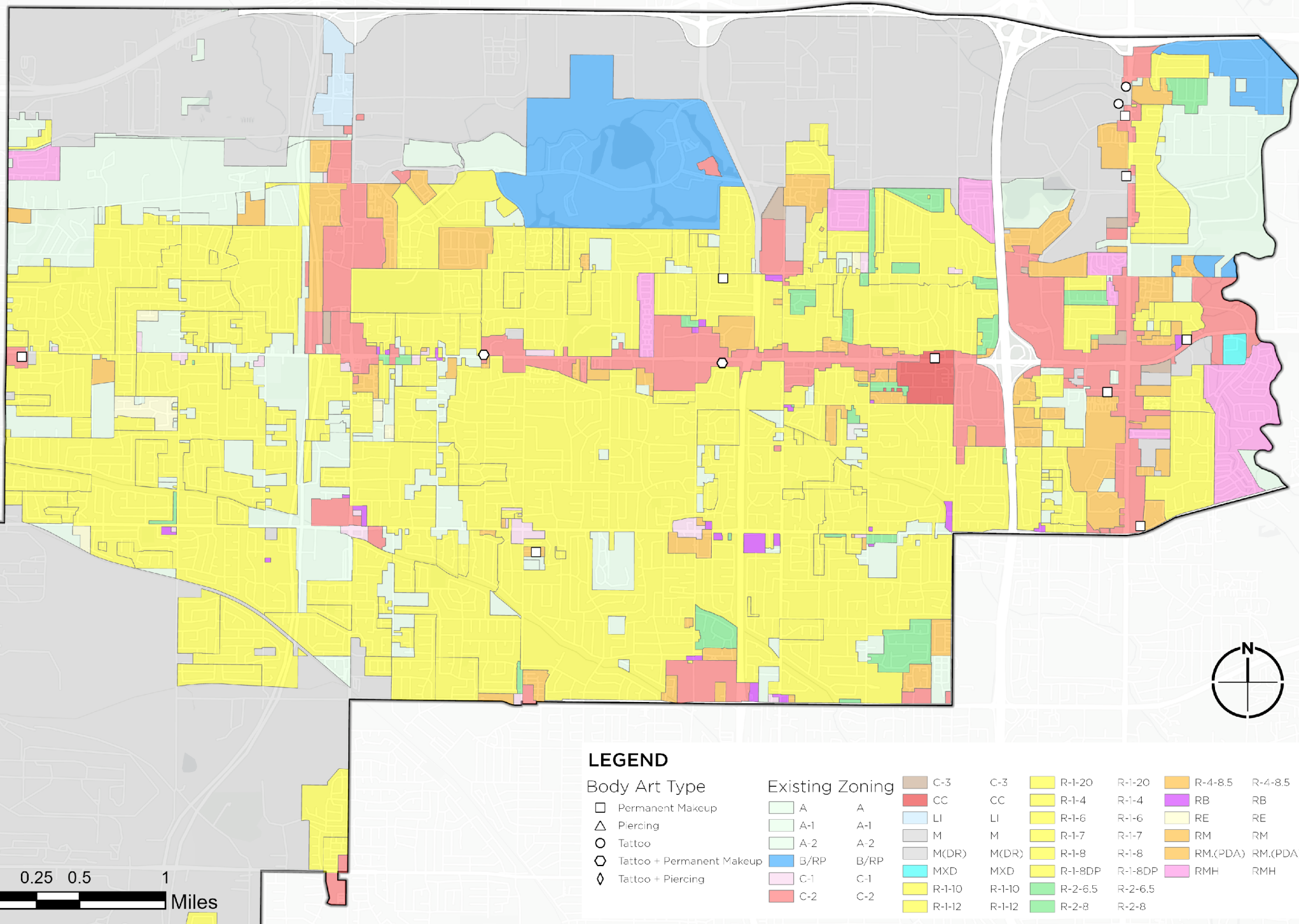
- | | |
|--------|----------------------|
| R-1-5 | R-2-8 |
| R-1-6 | R-2-10 |
| R-1-7 | RM-4 |
| R-1-8 | RM-6 |
| R-1-10 | RM-8 |
| R-1-15 | RM-10 |
| R-1-20 | RM-12 |
| R-1-30 | RM-5 |
| R-1-40 | MH-Mobile Home |
| | SSD-R-Muirhouse |
| | SSD-R-Thornhill Park |

Commercial & Public

- RC-Regional Commercial
- CC-Community Commercial
- LC-Limited Commercial
- BC-Boulevard Commercial
- NC-Neighborhood Commercial
- MU-Mixed Use
- ID-Industrial District
- PO-Professional Office
- SSD-X-Bennion Point
- SSD-IN-Temple
- SSD-R-West Point
- RD-Research and Development
- IC-Institutional Care
- H-Hospital
- OS-Open Space

**Zones TC available but not in use.





Body Art (West Valley City, UT)

1:45,000

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 10.02.020 AND SECTION 10.08.040 OF THE SOUTH SALT LAKE MUNICIPAL CODE REGARDING RESTRICTED TRAVEL, PARKING, AND IDLING FOR LARGE VEHICLES AND AUXILIARY POWER UNITS.

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

WHEREAS, establishing clear and enforceable traffic and idling standards for large vehicles reduces air pollution, mitigates heavy diesel engine noise nuisances, and protects the quiet enjoyment of residential neighborhoods; and

WHEREAS, amending Sections 10.02.020 and 10.08.040 will provide effective, objective standards regarding large vehicle staging, auxiliary power unit operation, and residential buffer zones while remaining compliant with state law; and

WHEREAS, the Council has considered the impact this ordinance may have on the health, safety, and welfare of the City and the impact this ordinance may have on family health, stability, and formation; and

WHEREAS, The City Council has determined that the above described changes are in the best interest of the City;

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

SECTION I: Amendment. Section 10.02.020 of the South Salt Lake Municipal Code is hereby amended as set forth in the attached **Exhibit A**, which is incorporated herein by this reference.

SECTION II: Amendment. Section 10.08.040 of the South Salt Lake Municipal Code is hereby amended as set forth in the attached **Exhibit B**, which is incorporated herein by reference.

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

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; remainder of page intentionally left blank)

Dated this _____ day of _____, 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Glad	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Jones	_____
Williams	_____
deWolfe	_____

Transmitted to the Mayor's office on this _____ day of _____ 2026.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2026.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

Amendments to South Salt Lake Municipal Code § 10.02.020

10.02.020 Restricted travel, and parking for Large Vehicles ~~large vehicles~~.

- A. No **Large Vehicles** ~~large vehicle~~ or similar apparatus may travel on any residential street, highway or road within the corporate limits of the city of South Salt Lake.
- B. **No Large Vehicle shall park and operate a secondary internal combustion engine, auxiliary power unit (APU), or transportation refrigeration unit (TRU) on public property or private property open to the general public within three hundred (300) feet of a residential building or residential zone.**
- CB.** The prohibition contained in 10.02.020(A, **and B**) shall not apply to any of the following:
 - 1. Commercial vehicles making pickups or delivery of goods, wares or merchandise, or while providing services to a residence, including but not limited to maintenance, construction, or repair services.
 - 2. Construction vehicles for an active construction site in conformance with city approved building permit.
 - 3. Emergency or city-owned vehicles.

Exhibit B

Amendments to South Salt Lake Municipal Code § 10.08.040

10.08.040 Idling restriction within city limits.

- A. No driver, while operating a vehicle within city limits, nor any vehicle owner, who is allowing another to operate a vehicle, shall cause or permit a vehicle's engine to idle for more than two minutes, except in the following circumstances:
- 1A. Idling while stopped:
 - a1. At the direction of an official traffic control device or traffic control signal; or
 - b2. At the direction of a peace officer or emergency responder;
 - 2B. Idling as needed to operate heaters or air conditioners where the temperature is below thirty-two (32) degrees Fahrenheit or above ninety (90) degrees Fahrenheit, as measured at the Salt Lake City Airport and determined by the National Weather Service, for the health or safety of a driver or passenger, including service animals;
 - 3C. Idling for the minimum amount of time required for the operation of defrosters or other equipment to clear the windshield and windows to provide unobstructed views and ensure visibility while driving;
 - 4D. Idling as needed for emergency vehicles to operate equipment;
 - 5E. Idling as needed to ascertain that a vehicle is in safe operating condition and equipped as required by all provisions of law, and that all equipment is in good working order, either as part of the daily vehicle inspection, or as otherwise needed;
 - 6F. Idling as needed for testing, servicing, repairing, installation, maintenance or diagnostic purposes;
 - 7G. Idling for the period recommended by the manufacturer to warm up or cool down a turbocharged heavy duty vehicle;
 - 8H. Idling as needed to operate auxiliary equipment for which the vehicle was primarily designed or equipped, other than transporting goods, such as: operating a transportation refrigeration unit (TRU), lift, crane, pump, drill, hoist, ready mixed equipment, except a heater or air conditioner;
 - 9I. Idling as needed to operate a lift or other piece of equipment designed to ensure safe loading and unloading of goods or people;
 - 10J. Idling to recharge a battery or other energy storage unit of a hybrid electric vehicle;
 - 11K. Idling as needed for vehicles that house K-9 or other service animals; or
 - 12L. Idling by on duty police officers as necessary for the performance of their official duties.
- B. Regardless of time limits elsewhere in this section, no driver of a Large Vehicle shall idle an engine within 300 feet of a residence or residential boundary, except:
- 1. While conducting loading/unloading operations between the hours of 7 a.m. and 10 p.m.;
 - 2. While following traffic signals;
 - 3. During authorized construction activity; or
 - 4. While providing services to a residential property.



MEETING DATE: October 14, 2026

REQUEST: An ordinance amending South Salt Lake Municipal Code Sections 10.02.020 and 10.08.040 regarding restricted travel, parking, secondary power unit operation, and idling for Large Vehicles near residential zones

DIVISION REQUESTING THE CHANGE: South Salt Lake City Attorney's Office

TYPE OF REQUEST: Legislative – Ordinance Amendment

SYNOPSIS: The City Administration has proposed amendments to Sections 10.02.020 and 10.08.040 of the South Salt Lake Municipal Code. The existing code requires modernization to address recurring residential nuisance and noise caused by Large Vehicles parking, idling primary engines, and operating continuous secondary internal combustion units, such as auxiliary power units (APUs) and transportation refrigeration units (TRUs) in close proximity to residential homes.

The proposed amendments establish an objective 300-foot residential buffer restricting primary engine idling, long-term parking, and secondary power unit operation on public and commercial properties open to the public, while maintaining essential business delivery and state law exemptions.

The proposed amendments also align with Salt Lake County Health Regulation #21 regarding Community Noise Pollution and Control. Specifically aligning with:

- Section 4.6.4 regarding loading and unloading operations including that no person shall load, unload, open, close or otherwise handle any equipment, vehicle, box, crate, container, garbage container, or similar object within 300 feet of a Type A (residential) property use between hours of 10:00 p.m. and 7 a.m., unless the responsible party demonstrates compliance with Table 1 (Maximum Permissible Sound Pressure Levels Table), and
- Section 4.4 of the Salt Lake County Health Regulation regarding Pure Tone and Repetitive Impulse Sound which for any stationary source of sound that emits a pure tone or repetitive impulse sound, the limits in Table 1 shall be reduced by 10dBA for Type A (residential) property uses between the hours of 10:00 p.m. and 7:00 a.m.

The City Council is the legislative authority empowered to adopt and amend these administrative ordinances.

STAFF RECOMMENDATION:

Staff recommends approval of the amendments. Staff's recommendation is based upon its analysis and findings included below.

GENERAL INFORMATION:

WHAT IS BEING DONE DIFFERENTLY IN THE NEW CODE?

The proposed text amendments update Title 10 by introducing specific operational restrictions and residential buffer zones that were absent in the prior iteration of the code:

1. Establishment of Secondary Power Unit Restrictions (Section 10.02.020 - Exhibit A)

- ⊖ **The Change:** The revised code adds Subsection B, making it unlawful for any Large Vehicle to park and operate a secondary internal combustion engine, auxiliary power unit (APU), or transportation refrigeration unit (TRU) on public property or private property open to the general public within three hundred (300) feet of a residential building or residential zone.
- **Commercial Safe Harbor:** Subsection C explicitly protects local commerce by exempting commercial vehicles actively making pickups or deliveries of goods, active construction site vehicles, and emergency or city-owned vehicles.

2. Creation of a 300-Foot Residential Idling Buffer (Section 10.08.040 - Exhibit B):

- **The Change:** Subsection M is added to the city's general idling code, establishing that regardless of time limits allowed elsewhere in the section, no driver of a Large Vehicle shall idle a primary engine within 300 feet of a residence or residential boundary except:
 1. While conducting loading/unloading operations between the hours of 7 a.m. and 10 p.m.;
 2. While following traffic signals;
 3. During authorized construction activity; or
 4. While providing services to a residential property.
- **Safety & Traffic Protections:** Preserves state-mandated exemptions for vehicles stopped at official traffic control signals, directions from peace officers or emergency responders, and active equipment loading/unloading.

REASON FOR AMENDMENTS

- **Mitigating Residential Nuisances:** City staff and law enforcement officers regularly receive complaints regarding Large Vehicles parking in lots or streets immediately adjacent to residential neighborhoods. Running heavy diesel propulsion engines or continuous refrigeration generators overnight creates substantial noise, vibration, and diesel exhaust that disrupt residential enjoyment.
- **Objective Enforcement:** The amendments establish clear authority giving law enforcement the ability to enforce by citation immediately whether the Large vehicle is parked with permissions or not.

Per South Salt Lake Municipal Code Section 2.08.060(A), as the legislative authority the City Council possesses the legislative power to pass and amend ordinances to adopt and repeal the city code.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the ordinance amending Sections 10.02.020 and 10.08.040 based on the following reasons set forth below:

1. The revised code establishes an objective framework to protect residential neighborhoods from excessive Large vehicle noise and engine fumes.
2. The amendments preserve necessary exemptions for active commerce, utility repairs, emergency services, and traffic control compliance, ensuring the regulation remains legally defensible.

Option 1: Approval (Staff Recommendation)

Move to approve Ordinance amending Sections 10.02.020 and 10.08.040 as presented in Exhibits A and B of the ordinance.

Option 2: Denial

Move to deny the request to amend Sections 10.02.020 and 10.08.040, maintaining the current administrative hearing guidelines of record.

Option 3: Continuance

Move to table the decision on Sections 10.02.020 and 10.08.040 to a specified date to allow staff to make further revisions or to address specific inquiries raised by the Council.