



South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, October 14, 2026** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible.

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

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

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

Conducting: Council Vice Chair Thomas

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
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Matters for Discussion:

1. Discussion: 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 Jacob Hansen, 10 min
2. Discussion: 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, 5 min
3. Discussion: Limantzakis Commercial Subdivision Development Agreement Spencer Cawley, 10 min
4. Discussion: 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 Stewart Okobia, 5 min
5. Discussion: 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 Mayor Wood, 10 min
6. Appointments by the Mayor: Mayor Wood, 5 min
 - a. Kathy Self - Planning Commissioner Regular Member
 - b. Amanda Rainey - Planning Commissioner Regular Member
 - c. Jessica Bird - Planning Commissioner Alternate Member

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.

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

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.

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.

Limantzakis Commercial Subdivision

3205 S STATE STREET

City Council Work Meeting
October 14, 2026



Existing Conditions



LAKE CITY

S STATE ST

306-001

16-30

306-005

306-024

306-008

La Puente Restaurant
Zoned CC
Contains 0.33 acres

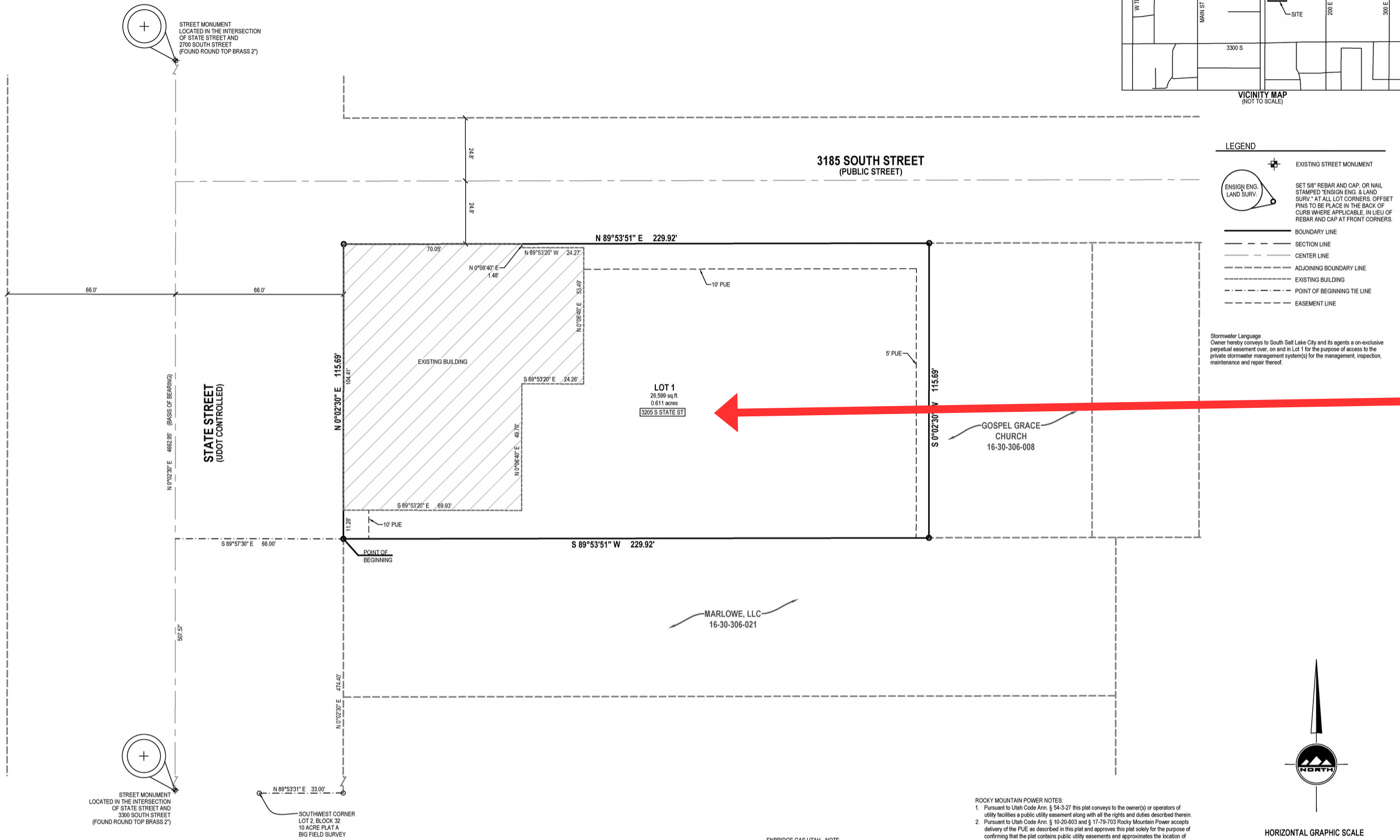
Power pole & Overhead powerlines

6.75-foot-wide ROW dedication

Zoned R1
Contains 0.11 and 0.16 acres
Proposed parking lot expansion

LIMANTZAKIS COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-25-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of State Street, said point being North 0°02'30" East 507.57 feet and South 89°53'30" East 69.00 feet from the found street monument at the intersection of State Street and 3300 South, said point also being North 89°53'31" East 33.00 feet and North 0°02'30" East 474.40 feet from the Southwest Corner of Lot 2, Block 32 10 Acre Plat A Big Field Survey, and running

thence North 0°02'30" East 115.69 feet along said Easterly Right-of-Way line to the Southerly Right-of-Way line of 3185 South Street,

thence North 89°53'51" East 229.92 feet along said Southerly Right-of-Way line,

thence South 0°02'30" West 115.69 feet,

thence South 89°53'51" West 229.92 feet to the point of beginning.

Contains 28,599 Square Feet or 0.611 Acres

DATE 9/30/26

PATRICK M. HARRIS
P.L.S. 286882

One-lot subdivision
0.611 acres (1 acre required)
Retains existing ROW
Provides PUEs

OWNER'S DEDICATION

Know all men by these presents that, the undersigned owner(s) LIMANTZAKIS PROPERTIES LLC, a Utah limited liability company, of the above described tract of land to be hereafter known as

LIMANTZAKIS COMMERCIAL SUBDIVISION

does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas shown on this plat as intended for public use. The undersigned owner(s) also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owner(s) also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof the owner has hereunto set this ____ day of ____ A.D., 20 ____

LIMANTZAKIS PROPERTIES LLC, a Utah limited liability company

By: _____

Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of SALT LAKE

On the ____ day of ____ A.D., 20 ____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

LIMANTZAKIS COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDER # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE: _____ DEPUTY SALT LAKE COUNTY RECORDER

ENSGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.943.3599
CEDAR CITY
Phone: 435.385.1463
RICHFIELD
Phone: 435.385.2983

DEVELOPER
ANTHONY LIMANTZAKIS
2832 COMMONWEALTH AVE.
SALT LAKE CITY, UT 84109
801-558-2225

SHEET 1 OF 1

PROJECT NUMBER: 13864

MANAGER: PJH

DRAWN BY: SJL

CHECKED BY: KFW

DATE: 9/30/26

SOUTH SALT LAKE FIRE MARSHAL

APPROVED AS TO FORM THIS ____ DAY OF ____
A.D., 20 ____

SOUTH SALT LAKE FIRE MARSHAL

PLANNING COMMISSION

APPROVED AS TO FORM THIS ____ DAY OF ____
A.D., 20 ____

PLANNING COMMISSION APPROVAL

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS ____ DAY OF ____
A.D., 20 ____

COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE CITY ENGINEER

APPROVED AS TO FORM THIS ____ DAY OF ____
A.D., 20 ____

SOUTH SALT LAKE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF ____
A.D., 20 ____

SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF ____
A.D., 20 ____

ATTEST: RECORDER MAYOR

CENTURYLINK COMMUNICATIONS

APPROVED THIS ____ DAY OF ____
A.D., 20 ____

CENTURYLINK COMMUNICATIONS

COMCAST

APPROVED THIS ____ DAY OF ____
A.D., 20 ____

COMCAST

ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF ____
A.D., 20 ____

ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF ____
A.D., 20 ____

ROCKY MOUNTAIN POWER

MOUNT OLYMPUS IMPROVEMENT DISTRICT

APPROVED THIS ____ DAY OF ____
A.D., 20 ____

MOUNT OLYMPUS IMPROVEMENT DISTRICT

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS ____ DAY OF ____
A.D., 20 ____

SALT LAKE COUNTY HEALTH DEPT.

ROCKY MOUNTAIN POWER NOTES:

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann. § 10-28-603 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

(1) a recorded easement or right-of-way

(2) the law applicable to prescriptive rights

(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or

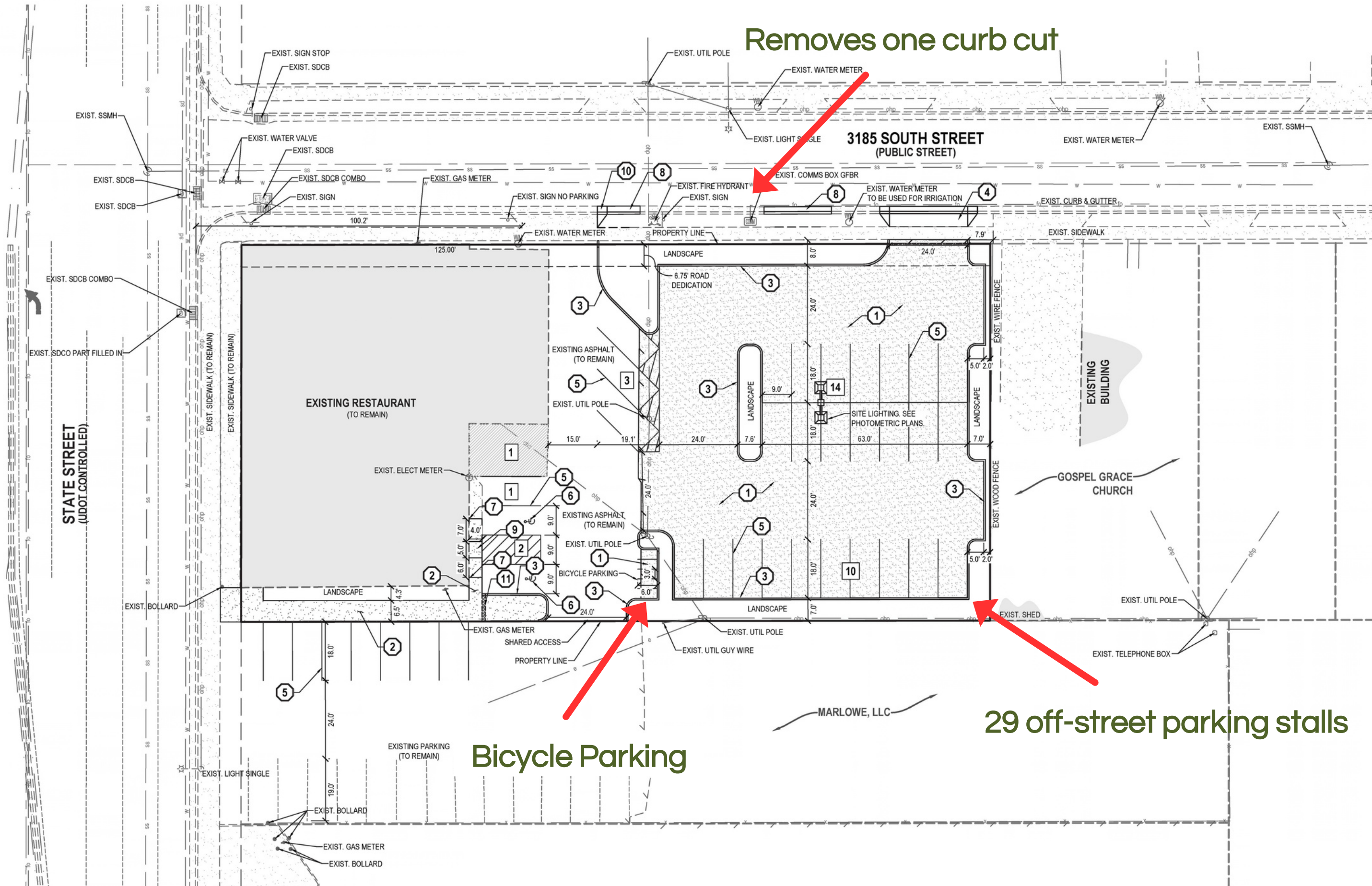
(4) any other provision of law.

ENBRIDGE GAS UTAH - NOTE

Questar Gas Company, d/b/a Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

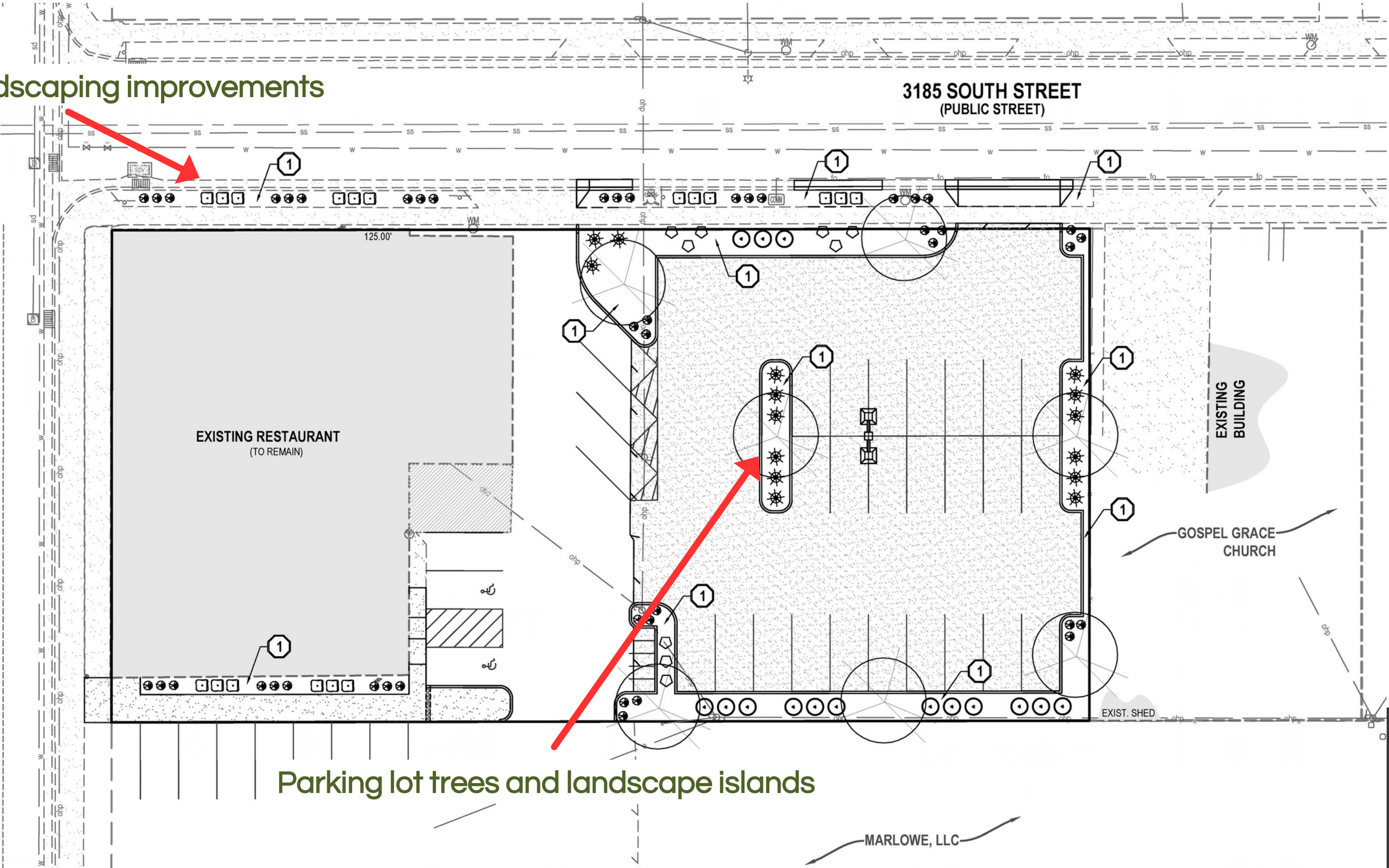


Proposed Site Plan



Proposed Landscape Plan

Park strip landscaping improvements



Parking lot trees and landscape islands



NEXT STEPS

November 5: Planning Commission Public Hearing

- Preliminary Plat Approval
- Recommendation to Council for Development Agreement

November 18: City Council Regular Meeting

- Review of Planning Commission Recommendation
- Possible Final Action

Once the Development Agreement is in place, staff will issue Final Plat Approval



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:

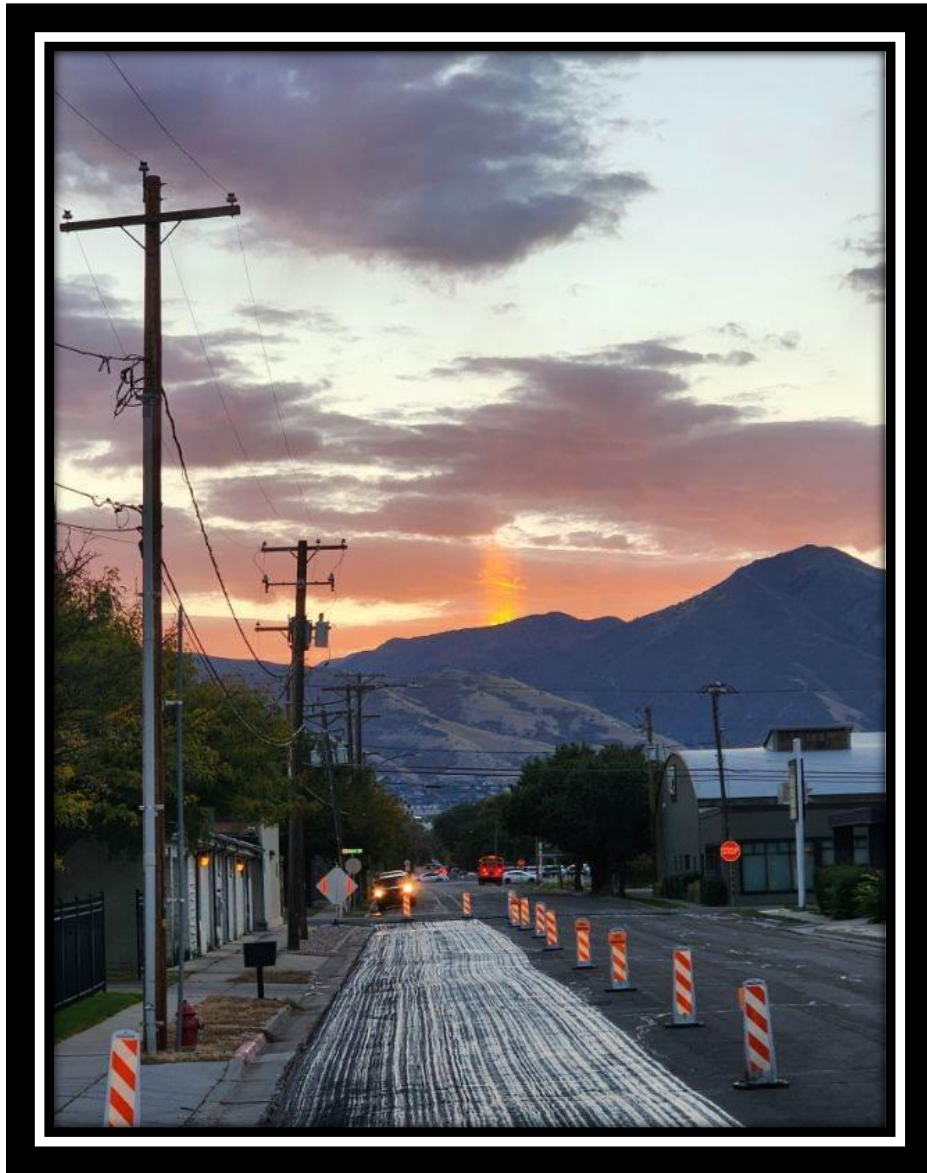
Glad	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Jones	_____
deWolfe	_____
Williams	_____

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
57-3511-000	TRANSPORTATION UTIL CITATIONS	.00	.00	1,000.00	1,000.00	.0
		.00	.00	1,000.00	1,000.00	.0
<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
	TOTAL REVENUE	.00	1,718,432.63	2,602,000.00	883,567.37	66.0
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
	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

4.3

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	
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	\$ 9.2	
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	20,402	20,402	10.3%	3.00%	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598
EQUIPMENT MAINTENANCE	57-70-250-00	47,603	52,361	43,841	52,895	67,865	122,757	122,757	17.1%	3.00%	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	73,915
FUEL EXPENSE-FLEET	57-70-250-01	38,911	44,922	29,951	57,118	66,923	51,548	51,548	4.8%	3.00%	126,000	129,780	133,673	137,684	141,814	146,069	150,451	154,964	159,613	164,401	169,333
FUEL EXPENSE-STREETS	57-70-250-02	-	-	-	-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-
TRAFFIC SIGNAL MAINTENANCE	57-70-259-00	38,053	30,173	46,806	54,542	42,871	41,526	41,526	1.5%	3.00%	62,000	63,860	65,776	67,749	69,782	71,875	74,031	76,252	78,540	80,896	83,323
FLEET SUPPLIES & MAINTENANCE	57-70-259-01	-	-	-	-	-	24	24		3.00%	-	-	-	-	-	-	-	-	-	-	-
FACILITIES MAINTENANCE	57-70-261-00	14,647	16,287	13,105	14,620	17,046	25,096	25,096	9.4%	3.00%	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY OUTREACH	57-70-263-00	14,647	16,287	13,105	14,620	17,046	25,096	25,096	9.4%	3.00%	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
UTILITIES	57-70-270-00	35,466	37,213	35,707	35,406	43,276	51,150	51,150	6.3%	3.00%	-	-	-	-	-	-	-	-	-	-	-
STREET LIGHTING MAINTENANCE	57-70-275-00	5,954	5,681	5,270	3,636	5,420	5,680	5,680	-0.8%	3.00%	215,000	221,450	228,094	234,936	241,984	249,244	256,721	264,423	272,356	280,526	288,942
TELEPHONE EXPENSE	57-70-277-00	5,954	5,681	5,270	3,636	5,420	5,680	5,680	-0.8%	3.00%	10,500	10,815	11,139	11,474	11,818	12,172	12,538	12,914	13,301	13,700	14,111
TELEPHONE EXPENSE-FLEET	57-70-277-01	-	-	-	-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-
TELEPHONE EXPENSE-STREETS	57-70-277-02	-	-	-	-	-	-	-		3.00%	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	57-70-310-00	-	-	-	-	-	-	-		3.00%	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
BILLING FEES	57-70-310-02	-	-	-	-	-	-	-		3.00%	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
OUTSIDE SERVICES	57-70-315-00	2,537	1,608	2,087	2,694	3,137	2,547	2,547	0.1%	3.00%	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048
CREDIT PMT/COLLECTION FEES	57-70-375-00	-	-	-	-	-	-	-		3.00%	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439

		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										\$ 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	117,444												

	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

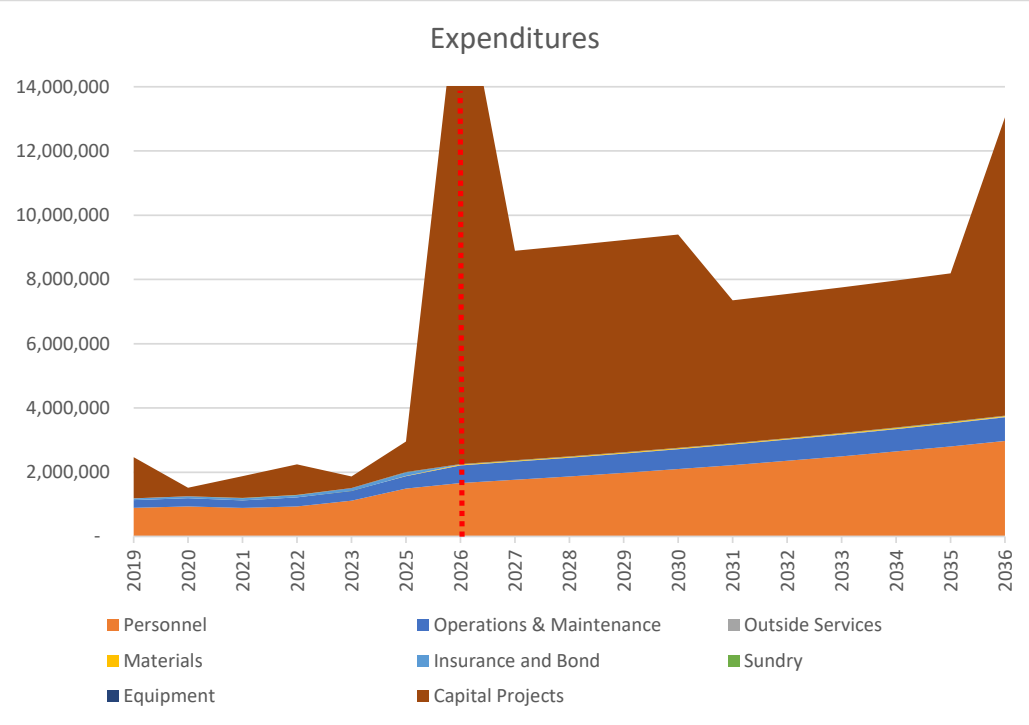
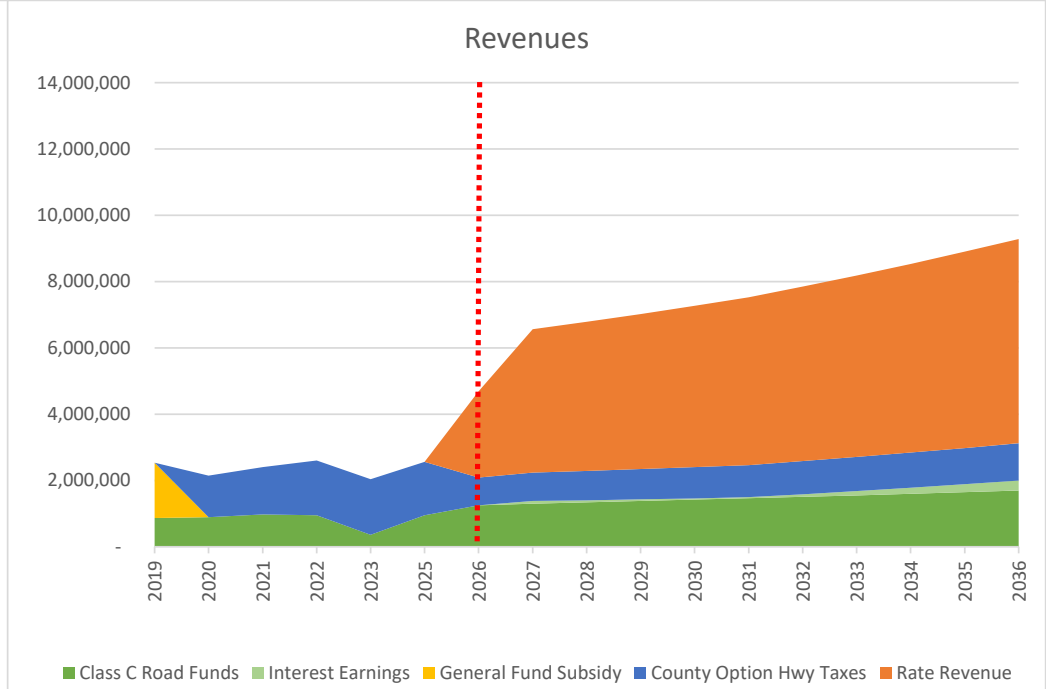
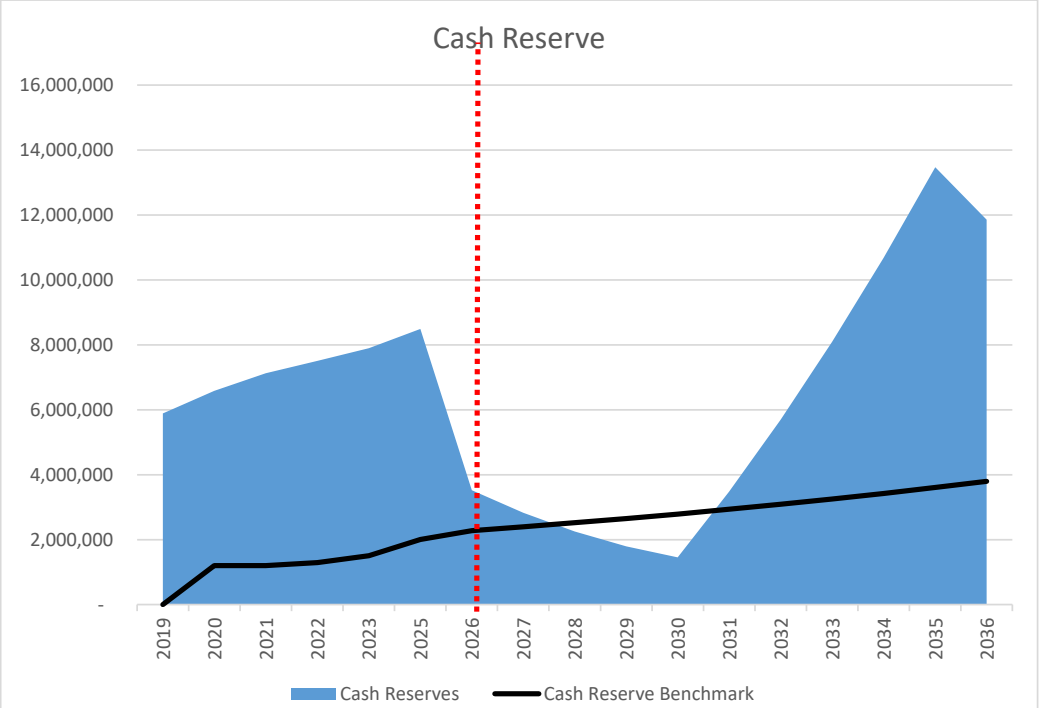
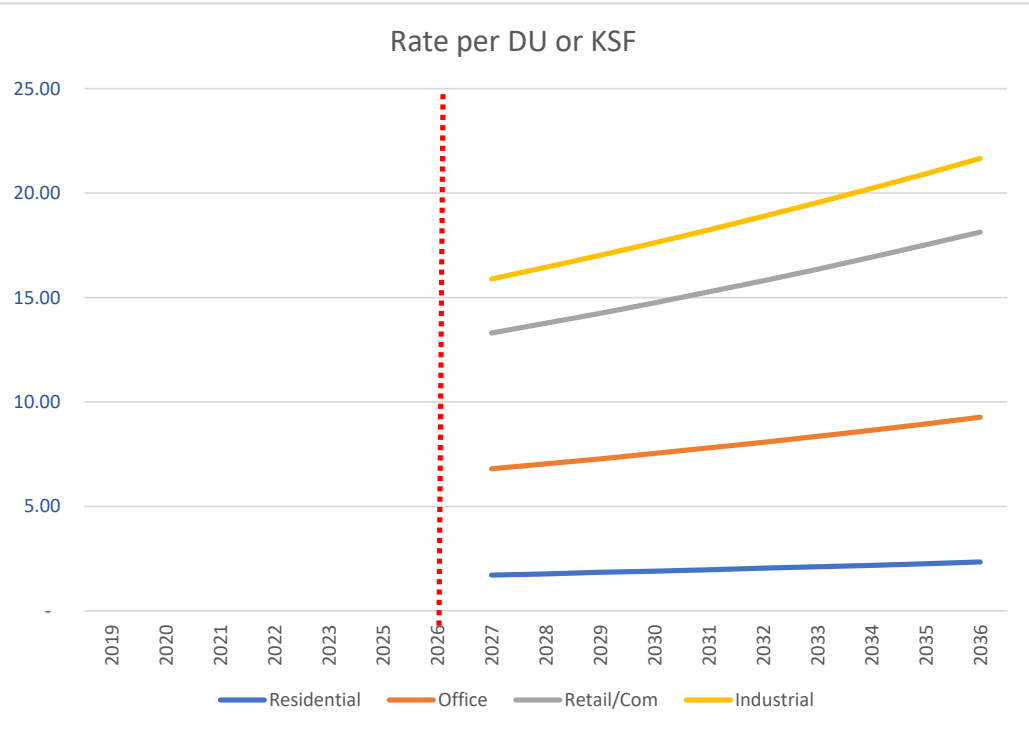
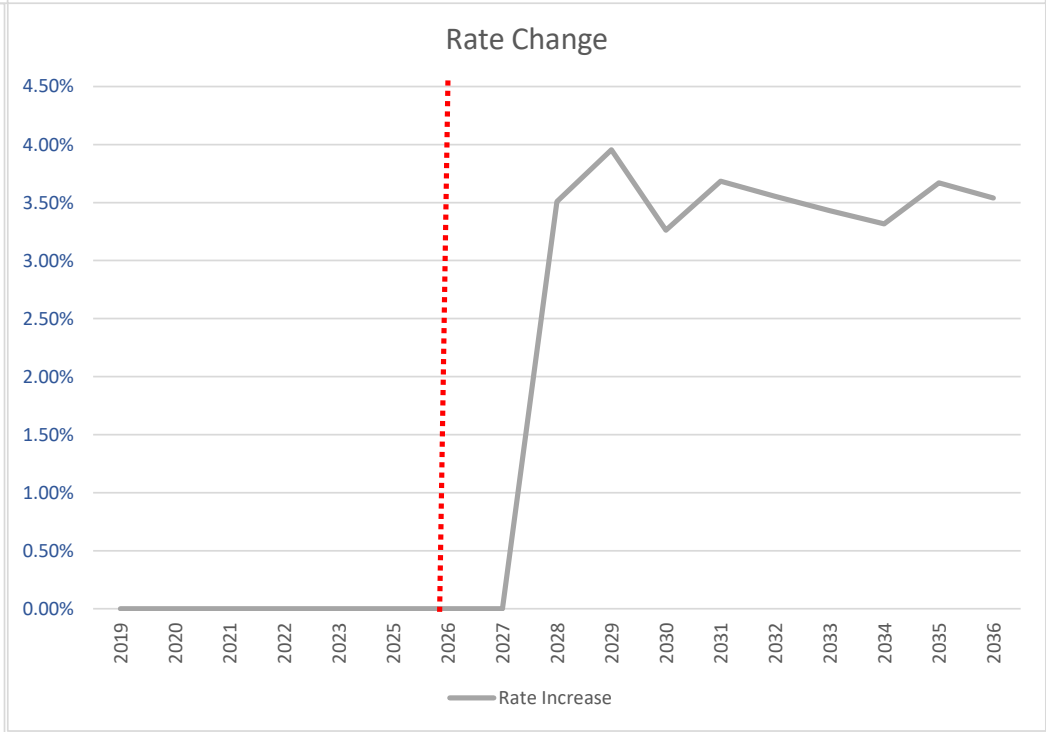
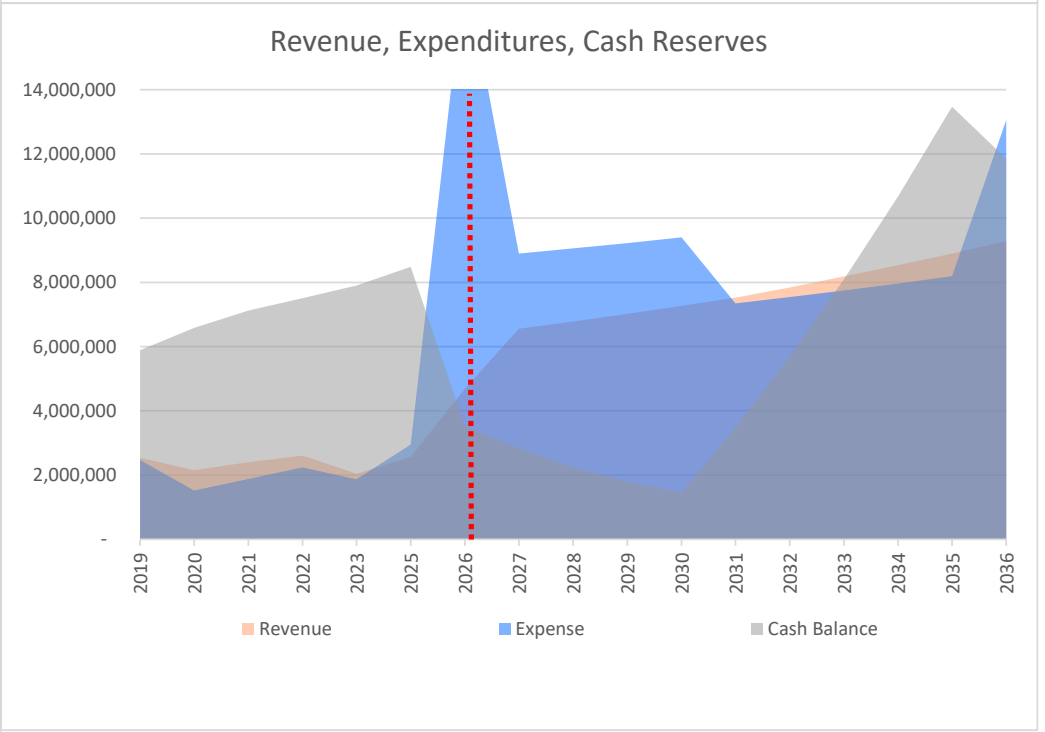
Assumptions		Bonds			
Fleet Percentage on Streets Ratio	23.12%	Series	2024	2030	
Discount Rate	4.00%	Rate	3.00%	3.00%	
Interest Earnings	4.50%	Nper	40	40	
Ratio: Available to Invest	50%	COI	2%	2%	
		Proceeds	-	-	
Depreciation	#REF!	Bond Size	-	-	
Useful Life	40	Payment	\$0	\$0	
Remaing Value	10%				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

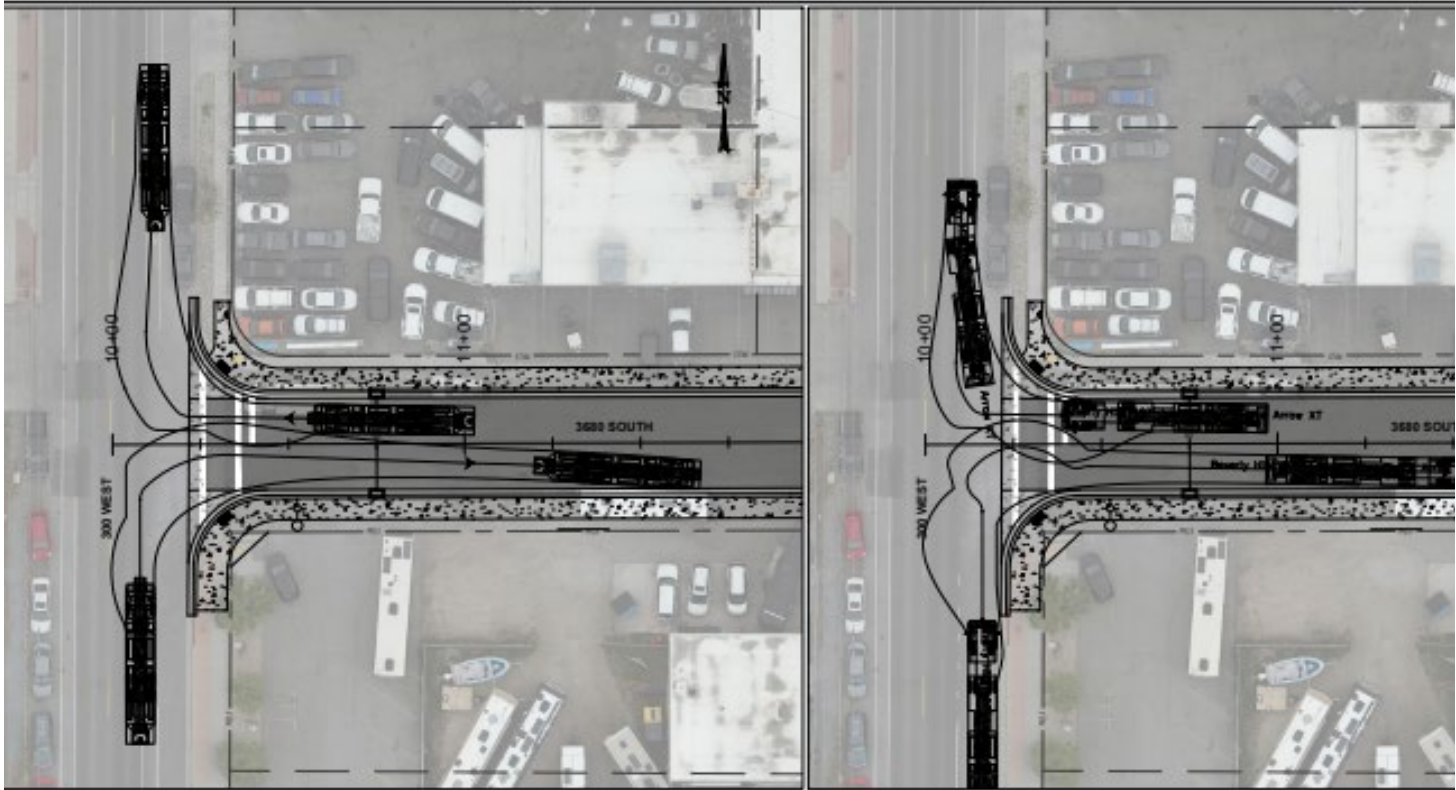
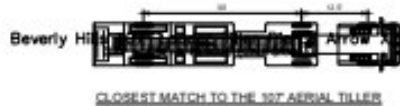
- * 2700 to 3300 South, 700 East to West Temple

Micro Surface: \$380,485

- * Main Street, 2100 to 3300 South

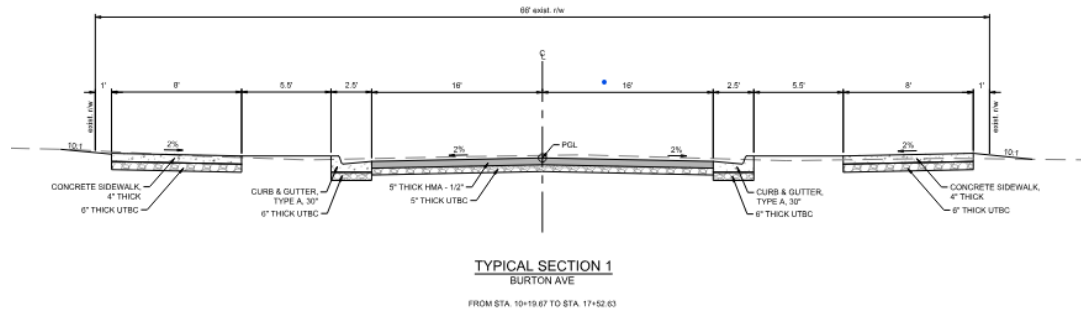
Sidewalks (Trip Hazard Removal): \$100,000

- * 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



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:
 - o Preparing new protocol applications/renewals for the Board's review
 - o Record attendance, IRB discussion and determinations during the meeting
 - o 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