

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday October 14, 2026
6:03 p.m.

CITY OFFICES

220 East Morris Avenue
South Salt Lake, Utah 84115

PRESIDING:

Council Chair Sharla Bynum

CONDUCTING:

Council Vice Chair Corey Thomas

COUNCIL MEMBERS PRESENT:

Joy Glad (Zoom), Corey Thomas, Sharla Bynum (Zoom),
Nick Mitchell, Irvin Jones, and Ray deWolfe

COUNCIL MEMBERS NOT PRESENT:

Clarissa Williams (excused)

STAFF PRESENT:

Mayor Cherie Wood
Josh Collins, City Attorney
Terry Addison, Fire Chief
Corby Talbot, Capital Improvements Manager
Jenny Diersen, Senior RDA Program Manager
Jonathan Weidenhamer, Community & Economic Development Director
Stewart Okobia, Finance Director
Spencer Cawley, Senior Planner
Eliza Ungricht, Community Development Deputy Director
Jared Christensen, Deputy Fire Chief
Tyler Cluff, Deputy Police Chief
Brandon Singleton, Deputy Police Chief
Spencer Redden, Police Officer
Carson Aprato, Police Sergeant
Jacob Hansen, Wastewater Supervisor
Ariel Andrus, City Recorder
Sara Ramirez, Deputy City Recorder

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

Wastewater Supervisor, Jacob Hansen, presented the Municipal Wastewater Planning Program report for the 2025 calendar year. Mr. Hansen explained that this annual report is submitted to the Utah Division of Water Quality to evaluate the City's wastewater collection system. The report reviews the infrastructure, operations, maintenance, financial conditions, and future capital improvement needs of the City. It also identifies areas requiring continued attention, such as aging infrastructure, staffing, funding, and planned improvements to ensure a safe and

reliable collection system.

Council Member deWolfe asked for a summary of the report's highlights regarding what is functioning well and what needs improvement.

Mr. Hansen did not have a summary prepared but offered to provide one.

Council Member Thomas inquired about the percentage of the City containing aging pipes, and Mr. Hansen estimated it to be about one-third.

Council Chair Bynum suggested delaying the passage of the Resolution until a summary could be provided for the residents.

City Attorney, Josh Collins, clarified that the Resolution merely acknowledges the presentation of the report, though he was amenable to giving the City Council more time. He also noted the full report was already available to the public.

Mr. Hansen added that the 2025 report submission was delayed due to staff turnover, and the 2026 report would be submitted in February.

He added that he would submit a written summary to the City Recorder to distribute to the Council Members.

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

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

Senior RDA Program Manager, Jenny Diersen, presented a proposed Ordinance regarding restricted travel, parking, and idling for large vehicles. Ms. Diersen noted she coordinated with the City Attorney's office and the Police Department following an increase in service calls concerning noise impacts from large vehicles in residential areas. The proposed changes aim to align the municipal code with the South Salt Lake Health Code, which prohibits loading and unloading that creates noise impacts within 300 feet of residential areas between 10:00 p.m. and 7:00 a.m. Ms. Diersen stated the changes would clarify regulations, assist with enforcement, mitigate complaints, and preserve state-mandated exceptions while protecting residents' quality of life.

Council Member deWolfe asked if the regulation of large vehicles typically includes auxiliary power units, noting the draft language mentioned both.

Ms. Diersen confirmed that auxiliary power units are often attached to large vehicles and contribute to the noise issues.

When asked if the Ordinance would affect food trucks with auxiliary power units, Ms. Diersen explained that food trucks generally do not meet the definition of a large vehicle, which requires a vehicle to exceed 35 feet in length, have more than nine wheels, or possess a gross weight of 30,000 pounds. Therefore, food trucks would be regulated under different idling rules.

A copy of the proposed Ordinance and staff report is attached and incorporated by this reference.

3. Discussion: Limantzakis Commercial Subdivision Development Agreement

Senior Planner, Spencer Cawley, provided an overview of an application and potential development agreement for the Limantzakis Commercial Subdivision, located at the site of the existing Los Puente restaurant. Mr. Cawley explained that the property owner requested to combine three existing parcels into one single lot to construct a new parking lot for the restaurant, replacing spaces they currently rent from a neighbor. Because the consolidation creates a split-zoned lot, the commercial corridor zone governs the property, which normally requires a minimum of one acre. The proposed consolidated lot is approximately 0.611 acres. The project requires a right-of-way dedication, the undergrounding of existing overhead power lines, and the rebuilding of curb cuts. Mr. Cawley detailed that the applicant's site plan includes 31 off-street parking stalls, bicycle parking, and landscaping improvements that meet all buffer requirements for abutting residential zones. The next step is a public hearing before the Planning Commission, followed by a return to the City Council in November for final action.

Following the presentation, Council Chair Bynum commented that the City Council had previously received numerous resident complaints regarding this property. She expressed optimism that the proposed additions and improvements would effectively address those past concerns. No further questions were asked by the City Council.

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

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

Finance Director, Stewart Okobia, presented the annual fraud risk assessment, a state requirement designed to evaluate the City's susceptibility to fraud. Mr. Okobia explained that the assessment reviews internal controls, such as the segregation of duties, and ensures the City has adopted specific policies concerning conflicts of interest, procurement, and ethical behavior. The assessment also tracks the existence of a fraud hotline and the completion of mandatory training by management and the City Council. Mr. Okobia reported that the City scored 325 out of a possible 395 points, placing the City in the low-risk range for fraud. He emphasized that while a perfect score is not required, the City continuously works on improvements to maintain or raise its score.

Council Member deWolfe asked if the assessment report requires the City to outline its mitigating controls for areas lacking strict separation of duties.

Mr. Okobia responded that the form only requires acknowledging the existence of a mitigating control, though independent auditors may request full details during end-of-year audits.

Council Chair Bynum asked how many Council Members had completed their mandatory training.

City Recorder, Ariel Andrus, reported that all members had completed the open and public meetings training, but only three had finished the introductory training.

Council Chair Bynum used the opportunity to remind the City Council to check their emails and complete the required courses.

A copy of the proposed Resolution and assessment is attached and incorporated by this reference.

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 introduced Public Works Director, Craig Giles, who joined via Zoom to present the Transportation Utility Fee annual review. Mr. Giles reported that the fund balance stood at \$7.1 million as of June 30, though the audit was still pending. Revenue sources included the fee itself, county option sales tax, and Class C road funds. Mr. Giles detailed that actual operational and maintenance expenses were slightly over \$3 million, while capital expenses were \$8.6 million. The City allocated \$5.2 million to reconstruct existing roadways, including a significant project on Maxwell Lane, and spent \$843,000 on preventative maintenance such as sealing and trip hazard removal. Upcoming projects include more roadway overlays, crosswalk upgrades, and speed cushions on Wentworth Avenue.

Council Member Mitchell asked if the City intends to maintain the \$7.1 million balance or spend it down.

Mr. Giles explained that the balance needs to grow slightly to fund upcoming multi-million dollar roadway reconstructions.

Council Member deWolfe inquired about the fee collection rate and the number of appeals.

Mr. Giles deferred to Jenny Diersen, who stated there had been no formal appeals but roughly 100 administrative recalculations; she offered to provide the exact approval percentages at a later date.

Council Member Glad asked if the new speed cushions would damage snowplows.

Mr. Giles assured the City Council that the cushions are designed to be larger and easier to roll over, and other cities in the valley have used them without snow plow issues.

A copy of the proposed Resolution and annual report is attached and incorporated by this reference.

6. Appointments by the Mayor:

a. Kathy Self - Planning Commissioner Regular Member

Mayor Wood presented Kathy Self to the Council. This item was added to the Work Meeting agenda for initial discussion per Council rules.

The Council Members had no questions. Formal action for this appointment will be taken in the Regular Meeting.

A copy of the appointee's resume is attached and incorporated by this reference.

b. Amanda Rainey - Planning Commissioner Regular Member

Mayor Wood presented Amanda Rainey to the Council. This item was added to the Work Meeting agenda for initial discussion per Council rules.

The Council Members had no questions. Formal action for this appointment will be taken in the Regular Meeting.

A copy of the appointee's resume is attached and incorporated by this reference.

c. Jessica Bird - Planning Commissioner Alternate Member

Mayor Wood presented Jessica Bird to the Council. This item was added to the Work Meeting agenda for initial discussion per Council rules.

The Council Members had no questions. Formal action for this appointment will be taken in the Regular Meeting.

A copy of the appointee's resume is attached and incorporated by this reference.

The meeting adjourned at 6:33 p.m.

Sharla Bynum, Council Chair

Ariel Andrus, City Recorder