



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7141

## Meeting Minutes

### City Council

*Scott Cowdell, District 1*  
*Maren Barker, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Chris McCandless, District 4*  
*Steve Fairbanks, At-large*  
*Linda Martinez Saville, At-large*  
*Stephen P. Smith, At-large*

---

Tuesday, April 25, 2017

5:15 PM

Council Chambers

---

### 5:15 Work Session

#### Agenda Planning Calendar Review

Chairman Smith noted that the Council will be reviewing the budget.

#### Council Member Business

Scott Cowdell asked when construction on 8680 South was scheduled to begin.

Mike Gladbach noted that this project will go out to bid once all funding mechanisms are in place and complete regarding CDBG funding.

Kris Nicholl noted that she would be presenting her amendments to the Council on the Dimple Dell General Plan scheduled for discussion on May 9th. She has also made some amendments to the Council Policies and would like to bring them before the Council for further discussion and review.

Chris McCandless would like the Metropolitan Water Board to come and present their annual budget to the Council prior to May 15th.

Mike Applegarth noted that they are scheduled to come before the Council on May 16th. Metropolitan Water is scheduled to adopt their tentative budget on May 15th.

Maren Barker briefed the Council on the Planning Commission meeting she attended. The 789 Rezone and the Prescott Rezone were both approved by the Planning Commission and will be coming before the Council. She also noted that the Planning Commission approved the code amendment for 8 foot fences.

#### Council Office Director's Report

Michael Applegarth apologized to the Council for the hard copy of an attachment for item #1 that was placed on their stations this evening. He stated that this item was meant to be sent out in Friday's packet.

#### Mayor's Report

Mayor Dolan mentioned some proposed development projects in the Cairns area, and the

need to for the Council to be involved in the vision of these properties.

## CAO Report

Public Works Director Mike Gladbach provided information on spring clean up.

## Information Items

1. [17-100](#) City Council Office briefing the Council on short term rentals.

**Attachments:** [STR Ordinance\\_Major Questions Outline](#)

Council Management Analyst Dustin Fratto provided information on Short Term Rentals He prepared a matrix which summarized findings from existing rental ordinances from other municipalities.

Council questions and comments followed.

Chairman Smith will schedule a work session to discuss the process for a draft ordinance on short term rentals.

2. [CODE-3-17-5229](#) Community Development Department briefing the City Council on proposed changes for Temporary Signs for Multi-Family Projects, Amendments to Title 15A, Chapter 26, Signage and Outdoor Advertising, Land Development Code, Revised Ordinances of Sandy City, 2008.

**Attachments:** [MEMORANDUM for CC revised.pdf](#)  
[17-13ordinance.pdf](#)

Brian McCuiston reported that there are a number of multi family projects either in the review process or under development in the city. Properties have been advertising rentals or leases with temporary signs. Staff is proposing new language that would allow temporary signs for multi housing units based on the number of units in their project. The public hearing for temporary signs is scheduled for next week.

Council questions followed.

At 5:57 p.m., Korban Lee briefed the Council on Adventure Week, which will be held in Sandy and Snowbird, June 17-24, 2017.

Meeting went into Recess

Meeting Reconvened

## 7:00 Council Meeting

**Present:** 7 - Council Member Scott Cowdell  
Council Member Maren Barker  
Council Member Kristin Coleman-Nicholl  
Council Member Chris McCandless  
Council Member Steve Fairbanks  
Council Member Linda Martinez Saville  
Council Member Stephen P. Smith

## Roll Call

Council Office Director Michael Applegarth  
Council Office Analyst Dustin Fratto

### **Administration:**

Mayor Tom Dolan  
Deputy to the Mayor Nicole Martin  
Assistant CAO Shane Pace  
Assistant CAO Korban Lee  
Economic Development Director Nick Duerksen  
City Attorney Rob Wall  
Community Development Director James Sorensen  
Zoning Administrator Brian McCuiston  
Long Range Planning Manager/CDBG Mike Wilcox  
Fire Chief Bruce Cline  
Assistant Police Chief Bill O'Neil  
Parks & Recreation Director Scott Earl  
Public Utilities Director Tom Ward  
Public Works Director Mike Gladbach

## Opening Remarks / Prayer / Pledge of Allegiance

Chairman Stephen P. Smith welcomed all those in attendance.

Trent Gibbs offered the opening prayer.

Brody Gibbs led the audience in the pledge.

## Citizen Comments

Monica Zoltanski, Chair for the Dimple Dell Preservation Community, briefed the Council on the turn out for Earth Day to help clean up Dimple Dell Park. Their group is still waiting on the City/County poll results, and will look to the Sandy City Council to hold a public hearing to rescind the paved trail. Their group would like to ask the County to use the allocated funding for Dimple Dell if the trail is rescinded.

Scott Cowdell, 475 East 8680 South, announced, after 28 years as a Council member, that he will not be running for an eighth term. He wanted to put the word out so people who are willing to run may step into the arena.

Chairman Smith closed citizen comments.

## Consent Calendar

Approval of the Consent Calendar

**A motion was made by Kristin Coleman-Nicholl, seconded by Steve Fairbanks, to approve the Consent Calendar. The motion carried by the following vote:**

**Yes:** 7 - Scott Cowdell  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

3. [17-102](#) Approval of the April 11, 2017 Meeting Minutes.

**Attachments:** [April 11, 2017 Minutes.pdf](#)

Item approved.

## 7:05 Public Hearing(s)

4. [17-086](#) The Community Development Department is recommending that the City Council approve the proposed budget for the Community Development Block Grant (CDBG) and Annual Action Plan for Fiscal Year 2017-2018.

**Attachments:** [Staff Report 17-18 Budget and AAP.pdf](#)  
[2017-18 Proposed Budget 03152017.pdf](#)  
[DRAFT Action Plan 17-18.pdf](#)  
[Sandy CDBG Discussion 17-18 - City Council.pdf](#)  
[Resolution 17-22 C.pdf](#)  
[Executed Copy Resolution 17-22C.pdf](#)

Mike Wilcox presented an overview of the CDBG Program with Staff and Committee recommendations. Committee members Don Gerdy, Wade Greenwood and Julie Barras were present.

Mr Wilcox briefed the Council on the methodology the committee used to rank and score the applications. Final funding allocations from HUD were not available at this time. The committee utilized Zoom grants which helped customized the loan application process.

Council questions followed.

Chairman Smith opened the Public Hearing.

a. Jeff Bird, representing Family Support Center, assisted 52 children from Sandy the past year. He reported that there were 238 child abuse cases in Sandy last year. They appreciate the support that has been given to their organization.

b. Jan Carter, Coordinator for Odyssey House, assists with substance abuse, addiction,

and mental illness. She expressed appreciation for the recommendation from the committee. The funds will go towards the HVAC program.

c. Jennifer Campbell, Executive Director South Valley Services, appreciated the recommendation. The funding would go towards victims of domestic violence.

d. Jason Wheeler, Executive Coordinator ASSIST Inc, provides home repair services, roof repairs, electrical, plumbing, etc to help people with disabilities and seniors the ability to stay in their homes. He expressed appreciation for the support.

e. Jordan Duberow, Big Brothers Big Sisters, noted that they did not get a recommendation for funding this year. Their organization provides individualized relationships and support to help mentor children and families.

f. Kim Correa, Director, The Inn Between, thanked the Council for the recommendation of funding. The funds would go towards an awning at the front entry of their building. They provide a home for homeless clients who require hospice care, and demand constant care. They have 15 beds at their facility.

g. Steve Van Maren, 11039 Lexington Circle, reported that he heard at the County Council meeting about the probably lack of funding coming from HUD this year. Currently, no funding is available in the CDBG budget to fund the various agencies. He advised the Council to "just be cautious". "Sometimes the money just does not go far enough".

h. Tony Milner, Director, Case Management Housing, Salt Lake Community Action Program (CAP), noted that they were not recommended for funding for their Housing Case Management program. He asked the Mayor and Council to reconsider. The program provides rent assistance and serves 800 households, 10 of which are Sandy families, who are low income, and elderly.

i. Pam Boede, YWCA Utah, expressed appreciation for the work of the CDBG review committee and recommendation. They asked for support for their Women in Jeopardy program . She relayed a success story.

j. Sal Jansson, Utah Community Action, thanked the committee and Council for funding. The funds would go towards the Copperview Food and Resource Pantry. She relayed a success story from a participant at the pantry.

k. Matt Minkevitch, Road Home, stated that they have enjoyed the partnership with Sandy City. It takes everyone to work together to make our community a success. He expressed appreciation for the recommendations.

As there were no further comments, the hearing was closed.

Council comments and discussion followed.

Scott Cowdell disclosed that his daughter is the financial director for Utah Community Action .

Chairman Stephen Smith, on behalf of the Council, expressed appreciation to all of the providers for their service; and recognized them for their good work in the community. He complimented the CDBG Committee for their "yeoman" work. The Council wishes they could do more.

Council comments and questions followed.

A motion was made by Steve Fairbanks, seconded by Kristin Coleman-Nicholl, to adopt Resolution 17-22 C, approving the proposed Community Development Block Grant Annual Action Plan for FY 2017-2018 and authorizing Mayor Tom Dolan, Chief Executive Officer, to sign and submit to the U.S. Department of Housing and Urban Development, Sandy City's Annual Action Plan for Fiscal Year 2017-2018. Whereas, the U.S Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program, provides entitlement communities with funds to help address the needs of low and moderate incomes residents, and to assist in the elimination of prevention of slums or blight; and whereas Sandy City qualifies as an entitlement community under the CDBG Program and may receive an annual allocation of funding from HUD. And, whereas, in order to receive CDBG funds, Sandy City must submit a consolidated plan to HUD and said application must be signed by the Chief Executive Officer of the City, Now, Therefore be it resolved by the City Council of Sandy City as follows:

1. The proposed annual action plan for Fiscal Year 2017-2018 attached as Exhibit A is hereby approved subject to the following:

- If the final amount allocated by HUD is within 5% of the recommended budget, staff will distribute excess funds as it finds appropriate.
- If the final amount allocated by HUD is greater or less than 5% of the recommended budget, the budget will be brought back to the CDBG committee and the City Council for review.

2. Mayor Tom Dolan, serving as Chief Executive Officer of Sandy City, is hereby authorized to sign and submit to the U.S Department Of Housing and Urban Development Sandy City's Annual Action Plan for FY 2017-2018, consistent with the provisions of this resolution.

3. All resolutions or portions thereof in conflict herewith are hereby repealed.

4. This resolution shall take effect upon passage by the Sandy City Council and recording as required by law.....

The motion carried by the following vote:

**Yes:** 5 - Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

**Absent:** 2 - Scott Cowdell  
Maren Barker

5. [MISC-03-17-5238](#) Brad Reynolds Construction, is requesting partial street vacation of a public street located on the northern end of the existing 840 East street and to change the name of Rose Cottage Lane and add a name to 840 East. The new name for this entire road segment is proposed to be "Rose Cottage Way" (MISC-03-17-5288).

**Attachments:** [Staff Report.pdf](#)  
[17-12.docx](#)  
[exhibit-840E vacation.pdf](#)  
[Legal Description - 840E road vacation.pdf](#)  
[Name Change Exhibit.pdf](#)  
[CP-100.pdf](#)  
[Amended Lot 7 9400 S Commercial Subdivision.pdf](#)  
[Partial Street Vacation 840 East .pdf](#)  
[Legal Commentaty Street Name Change.pdf](#)

Mike Wilcox introduced the partial street vacation submitted by Brad Reynolds. They are requesting partial street vacation of a public street located on the northern end of the existing 840 East street, and to change the name of Rose Cottage Lane and add a name to 840 East. The new name for this entire road segment is proposed to be "Rose Cottage Way". The Planning Commission forwarded a positive recommendation. He presented handout to the Council on amendments from the Planning Commission and history on the City's ordinance.

Chairman Smith opened the Public Hearing. As there were no comments, the hearing was closed.

Council questions followed.

**Chris McCandless made the motion, seconded by Linda Martinez Saville, to adopt Ordinance #17-12, the partial street vacation of a portion of 840 East located at approximately 9270 South 840 East, and rename the existing road segments of 840 East and Rose Cottage Lane to "Rose Cottage Way", and establishing an effective date as presented by Staff..... the motion carried as follows:**

**Yes:** 7 - Scott Cowdell  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

## Council Items

6. [17-046](#) Finance Department recommending the City Council adopt Resolution #17-18C adopting tentative budgets for Sandy City and Alta Canyon Recreation District for FY 2018; scheduling a public hearing; and providing for public access to tentative budgets and schedules.

**Attachments:** [17-18C tent budget](#)  
[Link to FY 2018 Tentative Budget](#)  
[Executed Copy 17-18C.pdf](#)

Brian Kelley presented a power point reviewing the Mayor's Tentative Budget for 2017-2018. The public hearing and adoption of the resolution sets a public hearing

scheduled for Tuesday, June 6, 2017. The budget will be posted on the City's web page.

Michael Applegarth will attach a hyper link to the agenda item with the budget presentation and budget document in order to provide a comprehensive view.

Maren Barker noted that she would not be voting on the Tentative Budget. She stated that she could not vote for something she has not had a chance to review.

**A motion was made by Scott Cowdell, seconded by Steve Fairbanks, to adopt Resolution #17-18C adopting the Tentative Budgets for Sandy City and Alta Canyon Recreation District for Fiscal Year 2017-2018, schedule a public hearing and providing for public access to the Tentative Budget and schedules. The motion carried by the following vote:**

**Yes:** 6 - Scott Cowdell  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

**No:** 1 - Maren Barker

7. [17-101](#) Council Member Barker requesting Council discussion regarding use of water bond proceeds.

Chairman Smith introduced Maren Barker's item requesting discussion on the use of water bond proceeds.

Kris Nicholl asked the Council if they, as a body, wanted to proceed with the discussion.

Maren Barker stated that the bond itself was not being discussed, rather the use of the money. She indicated that Tom Ward had prepared a presentation on how the funds would be used and how the site for the well would be restored. She thought it would be helpful to the Council.

A motion followed.

**Kris Coleman Nicholl made a motion seconded by Chris McCandless to dispense further discussion on the use of the water bond proceeds in light of the Council's March 28, 2017 approved Resolution 17-15C, Water Bonds Parameters Resolution.**

**Yes:** 5 - Scott Cowdell  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville

**No:** 2 - Maren Barker  
Stephen P. Smith

## Adjournment

The meeting adjourned at approximately 10:00 p.m. by Chris McCandless. The next scheduled meeting of the City Council is Tuesday, May 2, 2017 at 7:00 p.m.



\_\_\_\_\_  
Stephen P. Smith, Chair  
Sandy City Council

\_\_\_\_\_  
Pam Lehman  
Meeting Clerk