



Sandy City, Utah

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

Meeting Minutes

City Council

Ryan Mecham, District 1
Alison Stroud, District 2
Zach Robinson, District 3
Scott Earl, District 4
Brooke D'Sousa, At-large
Marci Houseman, At-large
Cyndi Sharkey, At-large

Tuesday, December 6, 2022

5:15 PM

City Hall & Online

Business Session

5:15 Council Meeting

Roll Call

Present: 7 - Council Member Alison Stroud
Council Member Zach Robinson
Council Member Marci Houseman
Council Member Cyndi Sharkey
Council Member Ryan Mecham
Council Member Brooke D'Sousa
Council Member Scott Earl

Council Staff in Attendance:
Dustin Fratto, Executive Director
Justin Sorenson, Assistant Director
Christine Edwards, Council Clerk
Liz Theriault, Policy & Comms Analyst
Tracy Cowdell, Council Attorney

Administration in Attendance:
Mayor Monica Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Bruce Cline, Fire Chief
Greg Severson, Police
Tom Ward, Public Utilities
Dan Medina, Parks & Recreation
Mike Gladbach, Public Works
James Sorenson, Community Development Director
Brian Kelley, Finance Director
Kasey Dunlavy, Economic Development Director
Kim Bell, Deputy Mayor
Jeff Bassett, Fire Chief
Mike Wilcox, Community Development
Susan Wood, PIO/Public Affairs

Prayer / Pledge of Allegiance

Council Chair Zach Robinson welcomed those in attendance.

Council Member Ryan Mecham offered the Prayer.
Mayor Zoltanski led the Pledge.

Council moved to Item 2 on the Agenda, Consent Calendar.

Citizen Comments

1. [22-434](#) General Citizen Comments

Attachments: [Click here to eComment on this item](#)

M Lawrence Horman spoke on behalf of the homeless issue which he feels is a growing issue in Sandy City and Utah. This is a great concern and he feels the city and other municipalities are better able to provide services to the homeless at the local level.

Mr. Leonard Christofferson is supportive of the proposed amendments to the Bell Canyon Acres subdivision and feels it is a good direction to go in.

Mr. Rick Maloy, Water Conservation Manager with the Central Utah Water Conservancy District, thanked the Council and city staff for their responsiveness and service to the city. He spoke about why it is important to conserve water.

Ms. AnnaRae Garrett lives near the Bell Canyon Acres subdivision. She is supportive of the proposed amendments.

Ms. Margaret Allen lives in Bell Canyon Acres. She is supportive of the proposed amendments and appreciates the wise approach. She is supportive of horse boarding.

Mr. James Engle is supportive of the proposed amendments because it better defines the rules and allows for more consistent and easier enforcement. He hopes the amendments will help stop the disputes in the neighborhood.

Teddy Wood is supportive of boarding horses at Bell Canyon Acres and agrees with the proposed amendments.

Ms. Sandra Haak is supportive of the code amendments. The amendments will make the code clear and will help the city's code enforcers .

Mr. Fred Lowry expressed appreciation to the Council for their time. He thinks the code needed to be updated and is supportive of the amendments.

Mr. Dean Wood supportive of the amendments.

Ms Pat Jones spoke about the Flash Vote Survey and the need for a city-wide survey regarding Alta Canyon. She spoke about Council discussions regarding capital facilities projects at prior Council meetings.

Ms. Bonnie Stout is in favor of the proposed amendments. She loves the neighborhood and is supportive of horse boarding in Bell Canyon Acres. She thinks the proposed changes will allow for better enforcement.

Mike Seely did not know it was illegal to board horses in Bell Canyon Acres. He is supportive of the proposed amendments. It is important for us to be able to board horses and spoke about ability to safely ride horses in your neighborhood.

Mr. Chase Schaffer is not supportive of the ordinance. The people in support of horse boarding are already breaking the laws. He referenced the CCR's for the neighborhood. He thanked the Council for listening to him.

Mr. Michael McClelland asked the Council to vote No on the proposed amendments. He loves horses but feels the horse boarding in the neighborhood unfairly impacts residents

in the neighborhood.

Ms. Marilyn Larson was not able to speak and asked LaVar Christensen to speak on her behalf. Mr. Christensen said that Ms. Larson thinks these code amendments will allow for better enforcement. She is supportive of the proposed amendments and thinks it is the right thing to do. They thanked the Council for their service.

Mr. Barry Stout is in favor of proposed amendments and he encouraged the Council to vote for this item.

Mr. Jon Eicher thanked the Council for their time and expressed support for the proposed amendments.

Ms. Wendy Fisher shared with the Council that after the loss of one of her horses, she keeps her neighbor's horse on her property to provide companionship to both her horse and her neighbor's horse. She does not take any money or charge her neighbor, yet she was turned in for horse boarding. She is favor of the proposed amendments.

Mr. Zach Frankel spoke about the uniqueness of Bell Canyon Acres subdivision because of the access to Dimple Dell Park and the ability for home owners to have large animals. He is supportive of the proposed amendments.

Ms. Carola Michel has horse property that is not located in Bell Canyons Acres but is supportive of the proposed amendments. She spoke about the Flash Survey and expressed concerns about the GO Bond item on the Agenda that will be discussed by the Council later in this evening's meeting and asked the Council to be fiscally responsible.

Ms. Rebecca Colley is disappointed that a full city survey regarding capital projects was not conducted by the city. She spoke about the Flash Survey and is not supportive of the Alta Canyon Recreation project.

Ms. Colette Engle expressed support of the proposed amendments and she wanted to thank the Council members for helping the residents of the Bell Canyon Acres neighborhood.

Mr. Craig McCullough is in favor of the amendments and thinks it makes common sense. He is in favor of horse boarding and hopes the Council votes in favor of the proposed amendments.

Ms. Patricia McCoullah read a statement on behalf of Ms. Kathy Walker. who could not attend the meeting this evening. Ms. Walker lives in Bell Canyon Acres and is supportive of horse boarding and the proposed changes.

Ms. Star Downing spoke about volunteer and service and the volunteer work of the Mountain Ridge group. She urged the council to vote for these amendments so they neighbors can get back to their service work.

Mr. Steve Van Maren spoke about the flash vote survey and also mentioned that he supported a 20 year bond over a 30 year bond.

Ms. Amanda Larsen does not agree with allowing horse boarding and feels it puts a burden on the homeowners.

Public Comment closed.

Council moved to Item 5 on the Agenda.

Business Session Items

Consent Calendar

Consent Calendar

A motion was made by Ryan Mecham, seconded by Marci Houseman to approve the Consent Calendar...The motion carried by a unanimous voice vote.

2. [22-425](#) Approval of the November 8, 2022 Draft Minutes

Attachments: [November 8, 2022 Draft Minutes](#)

Item Approved.

3. [22-429](#) Adoption of the 2023 City Council Annual Meeting Schedule

Attachments: [Resolution 22-56C.pdf](#)

Item Approved.

4. [CA04182022-0006307 \(CC\)](#) Proposed Amendments Related to Water Efficient Landscaping Standards:
Amend Title 21, Chapter 25, Landscaping Standards, and Chapter 37, Definitions, of the Sandy Municipal Code
Amend portions of the Sandy City Standard Specifications and Details for Municipal Construction

Attachments: [Staff Report Landscape Code Amed.MA.Final.CC](#)

[Exhibit A - Title 21 Ch 25 \(redlined version\)](#)

[Exhibit B - Title 21 Ch 25 \(clean version\)](#)

[Exhibit C - CUWCD Water Effic. Standards](#)

[Exhibit D - Standard Specifications PC Memo 23](#)

[Exhibit E - Standard Specs and Details Updates](#)

[11.03.2022 Planning Commission Minutes](#)

[22-16 Ordinance- LDC-Title 21, Chapter 25 and 37- Landscaping Standards](#)

[22-17 Ordinance - Standard Specifications for Municipal Construction](#)

Item Approved.

Informational Items

5. [CA02092022-0006266 \(CC-WS\)](#) Community Development presenting information on the proposed Bell Canyon Acres Code Amendment Amend Title 21, Chapter 19, Section 34 SD(R-1-30A) Bell Canyon Acres, of the Sandy Municipal Code

Attachments: [Staff Report](#)
[Exhibit A - Revised Redlined Version](#)
[Exhibit B - Revised Clean Version](#)
[Exhibit C - Mayor Request - Bell Canyon Acres Special District Code Amendment](#)
[Exhibit D - Neighborhood Meeting Summaries and Letters](#)
[Exhibit E - Position Paper re Bell Canyon Acres Vicinity Map](#)

Mr. Mike Wilcox presented information on the proposed amendments to Title 21, Chapter 19, Section 34 SD (R-1-30A) Bell Canyon Acres, of the Sandy Municipal Code. He provided an overview of the history of the zoning of the area and the special district zoning created in 2009 to meet the unique needs of this area. Mr. Wilcox also reviewed the intent of the proposed amendments which apply only to this area. Council questions occurred throughout the presentation which included a discussion on requiring business licensing for those homeowners who board horses. Mr. Wilcox provided additional information regarding home occupation licensing, farm animal set aside area, and the simplification of calculations of number of animals permitted. Council Chair Robinson requested that any information sent out on this issue be sent to all the Council Members. Mr. Wilcox reviewed the next steps. The proposed amendments are scheduled to come back to the Council for consideration at the December 20, 2022 Council meeting.

Council convened a recess at 8:15 pm
Council reconvened at 8:28 pm

Council moved to Item 6 on the Agenda.

6. [22-433](#) Administration is requesting time with the City Council for a presentation and discussion of the results of the building needs survey conducted by FlashVote

Attachments: [FlashVote Survey Memo.docx](#)
[Building Needs Survey Questions.pdf](#)
[Presentation.pdf](#)

Mr. Shane Pace introduced this item and thanked Eric Richards and Jamie Jacobson for their help with securing Flash Vote to conduct the recent city survey regarding capital projects. Mr. Kevin Lyons, CEO and co-founder of Flash Vote, provided information about his company and the methodology used by his company in conducting surveys with the goal of providing statistically valid results on an issue in 48 hours. Council questions occurred throughout the presentation. Mr. Lyons reviewed the survey questions and results with the Council. Mr. Pace spoke about the survey results and the conclusions drawn from this survey. He spoke about conducting future surveys regarding capital projects and council engagement in the process.

Public Hearing(s)

7. [22-430](#) Public Hearing: Administrative Services Department presenting for adoption the Impact Fee Facilities Plan and Impact Fee Analysis

Attachments: [Click here to eComment on this item](#)

[Presentation.pdf](#)

[Sandy City Combined IFFP - IFA Study.pdf](#)

[22-14 Impact Fee Ordinance.pdf](#)

[22-55C Impact Fee Resolution.pdf](#)

Public Hearing: Brian Kelley, Finance Director, spoke about the detailed presentation provided to the Council at a prior City Council meeting regarding the Impact Fee Facilities Plan and Impact Fee Analysis. Ordinance 22-14 and Resolution 22-55C were presented to the Council for consideration and action. Fred Philpot, with Lewis, Young, was available for questions. Council questions followed. Council Member Earl suggested a two-year phase-in of the impact fees assessed on new development. Council discussion followed with additional questions.

Chair Robinson invited the public to participate in the Public Hearing:

Mr. Steve Van Maren spoke about the recent fee increase for water. He is supportive of the phased in approach for impact fees.

Public comment closed.

A motion was made on by Brooke D'Sousa. Ms. D'Sousa decided to strike the motion and restate it adding an effective date.

A motion was made by Brooke D'Sousa, seconded by Scott Earl to adopt Resolution 22-55C, The Impact Fee Resolution as amended to implement 50% of the impact fee effective July 1,2023 and increase to the full amount contemplated in the Study effective July 1, 2024...The motion carried by the following vote:

Yes: 4 Marci Houseman
Cyndi Sharkey
Brooke D'Sousa
Scott Earl

No: 3 Alison Stroud
Zach Robinson
Ryan Mecham

A motion was made by Brooke D'Sousa, seconded by Marci Houseman to adopt Ordinance 22-14...The motion carried by the following vote:

Yes: 6 Alison Stroud
Marci Houseman
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

No: 1 Zach Robinson

Council Voting Items

8. [22-432](#) Council considering whether to rebuild or remodel the Alta Canyon Sports Center

Attachments: [Click here to eComment on this item](#)
[November 8 2022 Memorandum](#)
[Resolution 22-58C.pdf](#)

Council moved to Voting Items on the Agenda.

Council Member Ryan Mecham made a motion to table Agenda Items 8 and 9 and move to Standing Reports. The motion failed for lack of a second.

Council moved to Item 8 on the Agenda.

Council Member Sharkey requested the Council table Agenda Item 8 until January. There are discussions currently underway regarding naming rights for the Alta Canyon Recreation Center and Ms. Sharkey recommended tabling Item 8 until the Council can be presented this information. This information is scheduled to be presented to the Council at a meeting in January 2023.

A motion was made by Cyndi Sharkey, seconded by Ryan Mecham to table Item 8 until after January 1, 2023...The motion carried by the following vote:

Yes: 6 Alison Stroud
Marci Houseman
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

No: 1 Zach Robinson

9. [22-431](#) Second Reading: Council Member Houseman proposing a General Obligation Bond to rebuild Fire Station 31

Sponsors: Houseman

Attachments: [Click here to eComment on this item](#)
[Resolution 22-57C.pdf](#)

Council Member Houseman presented a second reading proposing a General Obligation Bond to rebuild Fire Station 31. She provided a summary of her proposal. Council discussion followed.

A motion was made by Marci Houseman, seconded by Cyndi Sharkey, to adopt Resolution 22-57C, a resolution declaring the intention of the Sandy City Council to issue a General Obligation Bond in Fiscal Year 2023-24 to rebuild Fire Station 31...The motion carried by the following vote:

Yes: 4 - Marci Houseman
Cyndi Sharkey
Brooke D'Sousa
Scott Earl

No: 3 - Alison Stroud
Zach Robinson
Ryan Mecham

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Executive Director provided updates on upcoming agenda items. There are only two Council meeting left this year. Tomorrow is the employee luncheon at the Hale Centre Theatre.

Council Member Business

Council Member Marci Houseman, as the liaison to the Sandy Arts Guild, shared the positive comments from a recent audience survey on the American West Symphony: Exceptional, Wonderful, Excellent.

Council Member Zach Robinson invited all to attend the Mountain West Nutcracker Ballet at the Mt. Jordan Middle School Theater. He mentioned that his daughters were performing in the ballet this year.

Mayor's Report

Mayor Zoltansk thanked the residents from Bell Canyon Acres for attending the meeting this evening and sharing their comments with the Council and Administration. She introduced Susan Wood who has joined the Administrative Office at the PIO/Public Affairs Director. Ms. Woods shared with the Council her background and experience.

Mayor Z thanked all who came to the Light up the Cairns event and thanked the staff for coordinating the event. She spoke about the wonderful performance of the American West Symphony at Good Shepherd Lutheran Church. Mayor Z also acknowledged the VIPS volunteers and thanked them for their service to the City.

CAO Report

Shane Pace had no report.

Adjournment

Council unanimously agreed to adjourn the meeting at 10:22 pm.