



# Sandy City, Utah

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

## Meeting Minutes

### City Council

*Brooke Christensen, District 1*  
*Maren Barker, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Chris McCandless, District 4*  
*Steve Fairbanks, At-large*  
*Linda Martinez Saville, At-large*  
*Zach Robinson, At-large*

---

Tuesday, January 23, 2018

5:15 PM

Council Chambers

---

#### **\*Amended Agenda\***

### **5:15 Work Session**

#### Agenda Planning Calendar Review

Michael Applegarth reported that next week's City Council meeting was canceled due to the annual Summit Awards. The February 6, 2018 City Council Meeting will be held at the River Oaks Club House for a budget workshop scheduled to begin at 4:30 p.m.

#### Council Member Business

Zach Robinson expressed appreciation for the efforts of the Public Works Department and the removal of snow.

Steve Fairbanks expressed frustration when requesting use of the City web site.

Brooke Christensen reported on the Wasatch Choice 2050 Conference.

Chris McCandless was in attendance at tonight's City Council meeting.

#### Council Office Director's Report

Michael Applegarth informed the Council of the UDOT Public Open House next Tuesday, January 30, 2018 on the widening of I-15.

Mr. Applegarth explained the changes to the Council's amended agenda.

#### Mayor's Report

No Report.

#### CAO Report

CAO Matt Huish reported that Mayor Bradburn would not be in attendance at tonight's meeting. He was invited to Washington D.C. to meet with President Trump on the infrastructure bill and funding.

## Legislative Report

Deputy Mayor Evelyn Everton reported on the first day of the Legislative Session. She asked for the Council's input on bills they would like her to follow-up on. She reviewed some of the bills before the Legislature that may affect the City.

## Information Items

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

**Attachments:** [April 17, 2018 STR Process and Calendar](#)  
[April 17, 2018 Draft STR language for Title 15A](#)  
[April 17, 2018 Redline draft STR language for Title 15A](#)  
[April 17, 2018 Draft STR language for Title 5](#)  
[April 17, 2018 Redline draft STR language for Title 5](#)  
[April 17, 2018 McCandless STR Memo](#)

Dustin Fratto introduced ideas that were identified by the Council for Short Term Rentals .

Council comments, questions, and recommendations followed.

Meeting went into Recess

Meeting Reconvened

## 7:00 Council Meeting

### Roll Call

**Administration:**

Mayor Kurt Bradburn (Absent)  
CAO Matthew Huish  
Deputy to the Mayor Evelyn Everton  
Assistant CAO Shane Pace  
Assistant CAO Korban Lee  
Economic Development Director Nick Duerksen  
Economic Development Project Manager Kasey Dunlavy  
Communications and Marketing Coordinator Robin Saville  
City Attorney Bob Thompson  
Senior Civil Attorney Josh Chandler  
Senior Civil Attorney Darien Alcorn  
Community Development Director James Sorensen  
Planning Division Director Brian McCuiston  
Zoning Administrator Mike Wilcox  
Planner/GIS Wade Sanner  
Business Licence Administrator Leslie Casaril  
Administrative Services Director Brian Kelley  
Fire Chief Bruce Cline  
Parks & Recreation Director Scott Earl  
Police Chief Kevin Thacker  
Public Utilities Director Tom Ward

Public Works Director Mike Gladbach  
City Engineer Ryan Kump

**Present:** 7 - Council Member Brooke Christensen  
Council Member Maren Barker  
Council Member Kristin Coleman-Nicholl  
Council Member Chris McCandless  
Council Member Steve Fairbanks  
Council Member Zach Robinson  
Council Member Linda Martinez Saville

### Opening Remarks / Prayer / Pledge of Allegiance

Chair Linda Martinez-Saville welcomed all those in attendance.

Dawson Walker, representing Boy Scout Troop 353, offered the opening prayer.

Jay Robinson, representing Boy Scout Troop 353, led the audience in the pledge.

### Citizen Comments

Steve Smith felt it would be beneficial to the new Administration, City Council, and Public to implement the policy for a 12 day lead time for items to be placed on a City Council meeting agenda.

Monica Zoltanski, Chair Dimple Dell Preservation, addressed developer's construction debris in Dimple Dell, along with a fireworks proposal to ban the use of fireworks in Dimple Dell.

Zach Robinson asked Deputy Mayor Everton to follow legislation regarding Fireworks.

Kris Coleman Nicholl reported that Community Development is currently working on an ordinance pertaining to construction debris.

James Sorenson reported that Code Enforcement would have the ability to shut down a construction site until the garbage is taken care of.

Jim Edwards expressed concern with the enforcement of illegal signs in the City.

Citizen Comments were closed.

### Approval of the Consent Calendar

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

**Yes:** 7 - Brooke Christensen  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville

### Consent Calendar

2. [18-014](#) Approval of the January 2, 2018 Minutes.  
**Attachments:** [January 2, 2018 Minutes.pdf](#)  
Item approved.
3. [18-020](#) Approval of the December 19, 2017 Minutes.  
**Attachments:** [December 19, 2017 Minutes.pdf](#)  
Item approved.
4. [18-022](#) Approval of the January 9, 2018 Minutes.  
**Attachments:** [January 9, 2018 Minutes.pdf](#)  
Item approved.
5. [18-023](#) Approval of the December 12, 2017 Minutes.  
**Attachments:** [December 12, 2017 Minutes.pdf](#)  
Item approved.

### 7:05 Public Hearing(s)

6. [18-021](#) Administration recommending the purchase of the Richardson Property for \$2.3 million.  
**Attachments:** [Richardson Property Appraisal Update](#)  
[Purchase of Richardson Property](#)  
[Phase One Environmental Report](#)  
[Realestate Purchase Agreement on Richardson Property](#)  
[Public Notice](#)  
[Resolution 18-03c - Approving Appropriation for Purchase of Property](#)  
[Executed Resolution 18-03 C.pdf](#)

Shane Pace addressed the purchase of the Richardson property.

Council questions followed.

Citizen Comments

Steve Van Maren mentioned the Terricon report being noticed in the packet but not with the accessor and study. He felt their should be a fall-back clause with the seller for unknown expenses due to a poor view of the ground level contamination. He was not happy with the price being so high, but understood. He stated; "Let's attack it from the direction of how much of the purchase price is coming from the bond and how much of the purchase price is coming from the Public Utilities reserves".

Shane Pace addressed Mr. Van Maren's concerns.

Chad Evans representing the Evans Family Trust, noted that contamination on the property was a minor issue. This is the one chance left for his parents dream to come true by providing a place for future generations to enjoy.

John Cox, member of the Granite Community Council, was supportive of the Park and a natural area to access Bell Canyon.

Steve Smith spoke in favor on the purchase of the property. He supported Mr. Van Maren's reservations. The environmental status on the property, parking issues, and budget allocations are still unclear.

Shane Pace addressed Mr. Smith's questions.

Paul Hansen spoke in favor of the purchase of the Richardson property. He asked about the clean-up and the cistern on the property.

Shane Pace addressed Mr. Hansen's questions.

Clair Naylor thanked the Richardson and Evans parties for their foresight. He thanked Sandy City for their involvement.

Monica Zoltanski, Chair Dimple Dell Preservation, expressed congratulations to all parties and the City for their vision stating that this is what defines Sandy as a community. Dimple Dell Preservation would like to discuss water shares for Dimple Dell.

Steve Van Maren asked about cell towers located on the property.

Shane Pace reported that cell tower sites will be grandfathered in for the use of their leases .

The Public Hearing was closed.

Council comments followed.

**A motion was made by Kristin Coleman-Nicholl, seconded by Chris McCandless, to adopt Resolution 18-03C a Resolution of the Sandy City Council adopting the conclusions of a study performed in compliance with Utah Code § 10-8-2 and to appropriate funds for the purchase of real property located at 3380 East 9850 South, Sandy Utah.... The motion carried by the following vote:**

**Yes:** 7 - Brooke Christensen  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville

7. [18-026](#) Possible Closed Session to discuss the purchase, exchange or lease of real property.

There was no Closed Session.

8. [CODE-11-17-5326](#) The Sandy City Public Works Department has filed a request to amend Title 15A, Chapter 2, General Provisions, Land Development Code, Revised Ordinances of Sandy City, 2008.

**Attachments:** [Staff Report - Council.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[PC12-07-2017\\_docx.pdf](#)  
[18-01.docx](#)  
[Executed Ordinance 18-01.pdf](#)

Mike Wilcox presented the Staff report.

Michael Applegarth recommended that since Items # 8 and #9 on the Agenda were related, that public comments be entertained for both items.

Chair Linda Martinez Saville opened the Public Hearing.

There were no comments.

The Public Hearing was closed.

**A motion was made by Chris McCandless, seconded by Kristin Coleman-Nicholl, to adopt Ordinance #18-01, an ordinance amending Title 15A of the revised ordinances of Sandy City (The Land Development Code) 2008, by adding a new section to Chapter 02, General Provisions" to codify the City's standards Specifications and details; also providing a saving clause and effective date for the ordinance.**

**Yes:** 7 - Brooke Christensen  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville

9. [MISC-11-17-5330](#) The Sandy City Public Works Department has filed a request to adopt the Standard Specifications and Details for Municipal Construction by ordinance as required by a proposed city code and current State law.

**Attachments:** [Staff Report - Council.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[Ordinance 18-03.docx](#)  
[PC12-07-2017\\_docx.pdf](#)  
[Executed Ordinance 18-03.pdf](#)

**A motion was made by Chris McCandless, seconded by Zach Robinson, to adopt Ordinance #18-03, an Ordinance adopting the City's standards specifications and**

details as required by the Utah Code; also providing a saving clause and effective date for the ordinance... The motion carried by the following vote:

Yes: 7 - Brooke Christensen  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville

10. [CODE-11-17](#) The Sandy City Public Works Department has filed a request to amend  
[-5325](#) Title 15A, Chapter 25, Landscaping Standards, Land Development Code, Revised Ordinances of Sandy City, 2008.

**Attachments:** [Staff Report - Council.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[18-02.docx](#)  
[PC12-07-2017 docx.pdf](#)  
[Exhibit C.pdf](#)  
[Exhibit D.pdf](#)  
[Executed Copy Ordinance 18-02.pdf](#)

Mike Wilcox presented the Staff report.

City Engineer Ryan Cump noted that the main purpose of the code amendment was to clarify the City and Citizens' responsibilities concerning the maintenance of trees.

Council questions followed.

The Public Hearing was opened.

Steve Van Maren, found a discrepancy when he attended the Planning Commission meeting, but was sure that it was corrected.

Jim Edwards asked if any trees would be grandfathered into the ordinance, and if this ordinance was being enforced. He felt that residents should be notified and present when trees in or near their yards are being trimmed. Also, trimming should take place in the Spring and Summer months.

Ryan Cump reported that the ordinance is being enforced in parkstrips since the trees are in the City's right-of-way. The change to the code would put the burden on adjoining neighbors.

Mike Gladbach reported that the City's licensed Arborist, Chad Turner, works with the residents notifying them when City crews will be in their area to prune a tree.

Josh Sundae, works in the construction business, did not feel that 14 feet was out of the "norm" especially when paving equipment is 16 feet tall, and a freeway underpass is 14 feet.

The Public Hearing was closed.

Council questions and concerns followed.

Mike Wilcox noted that this provision was included in the recently adopted standard specifications.

Chris McCandless stated that he would like to make some modifications to the code.

**A motion was made by Chris McCandless, seconded by Kris Coleman Nicholl, to table this item to the next available time that is convenient to the Chair in order to give the Council a chance to individually go over the items and make any recommendations and then bring it back for discussion and a motion...the motion carried by the following vote:**

**Yes:** 7 - Brooke Christensen  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville

## Council Items

11. [18-032](#) Interlocal Cooperation Agreement by and between Salt Lake County and Sandy City for a grant of \$1,000,000

**Attachments:** [Resolution Approving Richardson ILA w County](#)  
[ICA Richardson Parcel Sandy City SLCO rev](#)  
[Executed Resolution 18-04 C pdf](#)

Shane Pace explained the Salt Lake County grant to Sandy City for the purchase of the Richardson property.

**A motion was made by Zach Robinson, seconded by Brooke Christensen, to adopt Resolution 18-04 C, a Resolution of the Sandy City Council approving an Interlocal Agreement with Salt Lake County regarding funds for the purchase of the Richardson Property for a Park and Trail Head for the Bell Canyon Trail .. The motion carried by the following vote:**

**Yes:** 7 - Brooke Christensen  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville

12. [18-024](#) Public Works Department recommends the City Council adopt Resolution #18-02 C Increasing total appropriations and transferring funds for Phase 1 of the new Public Works building.



**Attachments:** [Resolution 18-02C PW building transfer.pdf](#)  
[PW drawings.pdf](#)  
[Cost Estimates.pdf](#)

Mike Gladbach led the discussion. This item will be voted on at the February 13, 2018 City Council Meeting. The presentation was given to the Council for information and background on Phase 1 of the new Public Works Building.

13. [18-008](#) Council Member McCandless requesting discussion about signs on private property.

**Attachments:** [Sign Discussion](#)

Chris McCandless led the discussion regarding campaign signs on private property.

Council comments and discussion followed.

The Council took a straw poll and determined by a 4-3 vote to not pursue changes to the City's sign ordinance.

14. [18-009](#) Administration recommending audio-visual upgrades to the Council Chambers and overflow conference area for the purpose of moving Work Session meetings and enabling video streaming and recording.

**Attachments:** [Council Memo re AV Upgrades to Chambers 1-18-18](#)  
[Quote for Council Chamber AV Upgrades](#)  
[Quote for Council Overflow AV Upgrades](#)

Korban Lee let the discussion on implementing video streaming in the City Council Chambers.

Kris Coleman Nicholl presented a power point on what other cities are doing.

Council comments followed.

Kris Coleman Nicholl recommended that policies be put in place.

**A motion was made by Maren Barker, seconded by Brooke Christensen, to approve the concept of audio-visual equipment upgrades for the City Council Chambers... The motion carried by the following vote:**

- Yes:** 5 - Brooke Christensen  
Maren Barker  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville
- No:** 2 - Kristin Coleman-Nicholl  
Chris McCandless

**A motion was made by Steve Fairbanks, seconded by Maren Barker, to table the Short Term Rental discussion to a future date... The motion carried by the following vote:**

- Yes:** 4 - Maren Barker  
Steve Fairbanks  
Zach Robinson  
Linda Martinez Saville
- No:** 3 - Brooke Christensen  
Kristin Coleman-Nicholl  
Chris McCandless

## **Adjournment**

The meeting adjourned at approximately 10:00 p.m. by Chris McCandless. The next scheduled regular meeting of the City Council is scheduled for Tuesday, February 13, 2018 at 7:00 p.m.

---

Linda Martinez-Saville, Chair  
Sandy City Council

---

Pam Lehman  
Meeting Clerk