



# 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*  
*Marci Houseman, District 4*  
*Aaron Dekeyzer, At-large*  
*Brooke D'Sousa, At -large*  
*Cyndi Sharkey, At-large*

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Tuesday, March 26, 2024

5:15 PM

City Hall & Online

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### 5:15 Council Meeting

**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 Aaron Dekeyzer

Council Staff in Attendance:

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

Administration in Attendance:

Shane Pace, CAO  
Lynn Pace, City Attorney  
Jeff Bassett, Fire  
Jon Arnold, Police  
Dan Medina, Parks & Recreation  
Mike Gladbach, Public Works  
James Sorensen, Community Development  
Brian Kelley, Administrative Services  
Tom Ward, Public Utilities  
Susan Wood, PIO  
Melissa Anderson, Community Development

### Prayer, Pledge of Allegiance, and Introductions

Council Chair Ryan Mecham welcomed those in attendance.

Council Member Marci Houseman offered the Prayer.

Council Member Aaron Dekeyzer led the Pledge.

Council moved to Item 1 on the Agenda: Special Recognition.

### General Citizen Comment Period (No earlier than 6:00 PM)

Council Chair Mecham invited the public to participate in General Citizen Comment.

Public Comment opened.

Mr. Dave Egelund expressed concerns and was supportive of civility during the council meetings. He also appreciated the discussion on water and stressed the conservation of this precious resource.

Public comment closed.

Council moved to Item 4 on the Agenda: First Reading of Proposed Amendments to Short Term Rental Regulations.

## Council Business

### Special Recognition

1. [24-116](#) Special Recognition of service by Wasatch Front Waste and Recycling District

Pam Roberts with Wasatch Front Waste and Recycling District recognized Council Member Cyndi Sharkey for her dedication and commitment to the WFWRD board and her willingness to serve as the Council liaison. Ms. Roberts thanked Council Member Sharkey for all her support and guidance and presented her with an award and gift. She also welcomed Council Member Dekeyzer to their board.

Council moved to Item 2 on the Agenda.

### Informational Items

2. [24-117](#) 2023 Annual Report from the South Valley Chamber of Commerce

**Attachments:** [SVChamber Presentation.pdf](#)

Jay Francis, Executive Director of the South Valley Chamber, provided an annual update to the Council - the 2023 year in review of the South Valley Chamber. The chamber's mission is to connect, educate, advocate, and grow. He spoke about news worthy events, tourism, winter campaign, and the cottonwood connect promotion. The Chamber sponsors and coordinates the following programs: Women in Business, Jr Women in Business, Business Institute, Business Boot Camps, Business Accelerator, Everyday Entrepreneur, Ambassadors, Government Affairs & Public Policy, Small Business Committee, Let's Do Lunch, Meet the Members, Chamber 101, Connect After Hours, Executive Forum & In the Know, Golf Tournaments, Shark Tank, Titan Awards, and Ribbon Cuttings. The Chamber sponsored over 40 ribbon cuttings and added 125 new members last year with 36 of them from Sandy City.

The Council thanked Mr. Francis and the Chamber for all they do for the Sandy community and surrounding area businesses. They also acknowledged and congratulated Jay Francis for being awarded the CEO of the Year.

3. [24-120](#) Metropolitan Water District of Salt Lake & Sandy presenting a proposed tax increase.

**Attachments:** [2024.03.26 Sandy City Council MWDSL](#)

[MWDSL flyer 2024.03.18](#)

[PUAB Recommendation 2024 - Metro Water Tax increase vs Sandy water rate](#)

Annalee Munsey, General Manager with Metropolitan Water District presented to the Council. She introduced the Metro Board Members that were present at the meeting: Tom Godfrey, Don Milne, and John Kirkham. Ms. Munsey presented on the proposed FY25 property tax certified rate increase. The Metropolitan Water District of Salt Lake and Sandy is a special district that provides drinking water to Salt Lake City and Sandy City. She reviewed revenue sources for the district, and the FY25 escalating costs and capital needs for aging infrastructure. The district revenue needs are estimated to be approximately \$9.3 million. The district is proposing to reestablish the property tax rate of .035% which will generate revenue of approximately \$8.6 million. The last tax increase by Metro Water occurred in 2008. Ms. Munsey compared revenues generated by property taxes versus water rate increases. The district will raise water rates if the proposed property tax rate increase is not approved. She reviewed the Metro Water budget process. The tentative FY25 budget will be posted and adopted by the board at the April 25th meeting. The Council will review and consider the proposed tax rate increase. The certified tax rate hearing and adoption of the final tax rate for the FY25 budget is scheduled for August. Both municipalities will need to approve the increase to the certified tax rate for the increase to go into effect. The recommendation by the Metro Water Board is to increase the certified rate to cover the costs associated with the capital infrastructure needs of the district to ensure the delivery of high quality drinking water to our residents. Council questions and comments followed. The Council thanked Ms. Munsey and the board for their presentation and for all the communication from her team regarding the proposal.

Council moved to General Citizen Comment.

4. [24-114](#) First Reading: Council Member Zach Robinson presenting an overview of proposed amendments to short term rental regulations.

**Sponsors:** Robinson

**Attachments:** [Robinson 3-26-24 STR Memo.pdf](#)

Council Member Robinson introduced the item to discuss proposed amendments to two specific sections of the current short term rental code: Section 21-11-26, titled "Residential Short-Term Rental (STR) Special Use Standards, " and Chapter 15-11, which focuses on "Short-Term Rental Business License Standards." Council Member Robinson reviewed the proposed amendments and background with the Council and asked for feedback, comments, and direction. Council Member Robinson reviewed his recommendations and provided additional details. His recommendations included the following: enhancements in the education of stakeholders, improved noticing and posting requirements, refinement of the business license process, expansion of the permit allocation, studying the use of third-party software for STR management, diversification of STR business licensing framework, mandating display of city issued STR license, strengthening administrative capacity to address STR violations, implementation of compliance certification requirements, and enhanced noise and nuisance regulations. Council Member Robinson also reviewed three primary strategies concerning enforcement. Council provided feedback. James Sorensen with Community Development provided current statistics regarding STR's in the city.

Council Member questions, comments, and discussion continued. Discussion included bringing homeowners into compliance, owner-occupied STRs, utilization of current and temporary licenses, enforcement of complaints to an Administrative Law Judge (ALJ) and further discussion and questions regarding unlicensed STR's in the city. Council Member Robinson emphasized the owner occupied STR requirement would remain unchanged in his proposed amendments.

Council Member Robinson thanked Council and staff for their feedback. He asked the public to reach out to him and also provide feedback. He will continue to review the proposal and bring it back at a future meeting for council review and consideration.

Council convened a recess at 7:59 pm.  
Council reconvened at 8:07 pm.

## Consent Calendar

### Approval of the Consent Calendar

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

5. [24-113](#) Approval of the March 19, 2024 Draft Minutes

**Attachments:** [March 19, 2024 Draft Minutes](#)

**Item approved.**

## Council Voting Items

6. [CA02262024](#) Amendments to Title 21, Chapter 11 Section 5 of the Land Development Code related to Home Occupations  
[-0006721](#)  
[\(CC\)](#)

**Attachments:** [24-05 Ordinance- Home Occupations](#)  
[Home Occupation Presentation \(3-26-2024\)](#)  
[Staff Report](#)  
[Supplemental Memo](#)

Melissa Anderson, Community Development, reviewed the proposed amendment to Title 21, Chapter 11, Special Use Standards, Section 5, Home Occupations of the Land Development Code. Council heard an information report on this item at last week's Council meeting. Ordinance 24-05 was presented for Council consideration and action. An additional memo was added to the packet per council request with information on horse boarding. Council will separate the horse boarding information from the amendment and will bring that back separately.

Public comment opened.  
Public comment closed.

**A motion was made by Aaron Dekeyzer, seconded by Zach Robinson, to adopt Ordinance 24-05, an ordinance revising Title 21 of the Sandy City Code, Chapter 11, "Special Use Standards", Section 5, "Home Occupations"; also providing a saving clause and effective date for the ordinance...The motion carried by the following roll call vote:**

**Yes:** 7 - Alison Stroud  
Zach Robinson  
Marci Houseman  
Cyndi Sharkey  
Ryan Mecham  
Brooke D'Sousa  
Aaron Dekeyzer

7. [24-115](#) Public Works Department requesting Council direction on the project's bid status and funding

**Attachments:** [Phase 2 Revised Plans Presentation](#)  
[PW Phase 2 Funding Gap Sources](#)  
[24-11C Capital Projects \(PW Facility\)](#)

Mike Gladbach, Public Works Director, provided a review from last week's presentation regarding the constructions costs associated with Phase 2 of the Public Works facility and the projected budget shortfall of approximately \$1.7 million. In response to the Council's request from last week's meeting, Brian Kelley, Finance Director, provided to the Council options to cover the Phase 2 funding gap. Staff provided recommendations which included the reallocation of funding from other sources. Council questions and comments followed. Council discussion included support of selling property currently owned by the city and the recoding of park impact fees. Council expressed full support of the Phase 2 implementation and support for the Public Works capital project.

Public comment opened.

Mr. Steve Van Maren expressed support of building Phase 2 of the Public Works facility. Public comment closed.

Council continued the discussion of funding for the Phase 2 shortfall. Administration provided additional information. Council decided to move forward in support of giving direction to the Public Works Department Director to begin negotiation with the low bid contractor. Council will take more time to review funding sources to cover the shortfall. A motion was made in support of moving forward with contract negotiations and the intent to award the contract to the low bidder.. A friendly amendment was offered by Council Member Sharkey regarding the sale of a parcel of land west of the stadium. The friendly amendment was declined.

**A motion was made by Zach Robinson, seconded by Aaron Dekeyzer, that the Council express its support for moving forward with the low bid to complete Public Works Phase 2 and express its intention to fund the \$1.7 million dollar shortfall...The motion carried by the following roll call vote:**

- Yes:** 5 - Alison Stroud  
 Zach Robinson  
 Marci Houseman  
 Ryan Mecham  
 Aaron Dekeyzer
- No:** 2 - Cyndi Sharkey  
 Brooke D'Sousa

8. [24-119](#) Possible Closed Session: Discuss pending or reasonably imminent litigation

Council convened a closed session in the Council conference room at 9:22 pm to discuss pending or reasonably imminent litigation. The Council meeting adjourned immediately following the closed session.

**A motion was made by Cyndi Sharkey, seconded by Zach Robinson, to convene a closed session in the Council Conference Room to discuss pending or reasonably imminent litigation and to adjourn the Council meeting immediately following the closed session... The motion carried by the following roll call vote:**

Yes: 7 - Alison Stroud  
Zach Robinson  
Marci Houseman  
Cyndi Sharkey  
Ryan Mecham  
Brooke D'Sousa  
Aaron Dekeyzer

## Standing Reports

### Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director, updated the Council on upcoming agenda items.

### Council Member Business

Council Member Marci Houseman attended the SheTech Explorer Day at the Mountain America Expo Center. More than 3,000 high school age girls from all across Utah participated in this year's event. Council Member Houseman served as a mentor for the event. It was a tremendous event that provided girls with a vision of what their future in STEM could look like. She thanked the Sandy community for volunteering for this event and spoke about the Mountain America Expo Center and what a great facility it is.

Council Member Zach Robinson provided an update from PUAB and thanked the PUAB members who came to this evening's meeting to present. Council Member Robinson thanked the Council for their feedback tonight and thought it was a great discussion and conversation on STR's.

Council Member Aaron Dekeyzer is the liaison for the Wasatch Front Waste and Recycling District and provided an update.

Council Member Alison Stroud attended the General Plan Open House. It was an informational and educational event for the public. The Community Development staff does a great job setting those up. She thanked Administration for coordinating the Sandy One Awards event. She mentioned that the videos were a wonderful tribute to the award winners.

### Mayor's Report

The Mayor's report was given by Shane Pace, CAO.

### CAO Report

Shane Pace provided Mayor and CAO report.

Mike Gladbach, Public Works Director, announced to the Council that he would be retiring soon. He thanked the Council for their support and mentioned that his successor would see the Phase 2 project through the construction. Council thanked Mr. Gladbach for his service and wished him well. Shane Pace mentioned that Mike Gladbach was a tremendous director and acknowledged his service. The position has been posted and the selection process will begin soon.



## Adjournment

The Council meeting adjourned immediately following the closed session which convened at 9:22 pm.