



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

Tuesday, March 19, 2024

5:15 PM

City Hall & Online

5:15 Council Meeting

- Present:** 5 - Council Member Alison Stroud
Council Member Zach Robinson
Council Member Cyndi Sharkey
Council Member Ryan Mecham
Council Member Aaron Dekeyzer
- Excused:** 2 - Council Member Marci Houseman
Council Member Brooke D'Sousa

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:

Mayor Monica Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Jeff Bassett, Fire
Greg Severson, Police
Dan Medina, Parks & Recreation
Mike Gladbach, Public Works
James Sorensen, Community Development
Scott Ellis, Public Utilities
Kim Bell, Deputy Mayor
Martin Jensen, Deputy CAO
Susan Wood, PIO
Jake Warner, Community Development
Melissa Anderson, Community Development

Prayer, Pledge of Allegiance, and Introductions

Council Chair Ryan Mecham welcomed those in attendance.

Shane Pace, CAO, offered the Prayer.
Council Member Cyndi Sharkey led the Pledge.

Council moved to Item 1 on the Agenda.

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

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

Public comment opened.
Mr. Josh Chandler spoke about the possibility of establishing a sister city relationship with a city in Ukraine and hoped the Council would be supportive of this should an opportunity arise.
Public comment closed.

Council moved to Item 4 on the Agenda.

Council Business

Informational Items

1. [24-109](#) Public Works Department requesting the Council receive a presentation on the Trans Jordan Landfill Annual Report and receive an update on the construction and operations of the Trans Jordan Transfer Station.

Attachments: [Trans Jordan Landfill Update Presentation](#)

Mike Gladbach introduced Jaren Scott, Executive Director of Trans Jordan who provided an update on the Trans Jordan organization. The primary function of Trans Jordan is to serve the solid waste needs of 500,000 plus residents. Member cities include Sandy City, Draper, West Jordan, Midvale, Riverton, South Jordan and Murray. Mr. Scott provided a historic timeline of Trans Jordan's growth. Trans Jordan is committed to providing member cities with low rates, environmental stewardship, and the company emphasizes safety, forward thinking and long term commitment. Mr. Scott also provided an overview of their company's management techniques and upgrades, and solid waste diversion from the landfill to recycling program. The Trans Jordan Landfill has approximately 8.5 years of life remaining. He reviewed Sandy City's landfill usage and provided statistics. Mr. Scott also reviewed the construction and operations of the new Sandy City Transfer Station which is anticipated to open in early spring of 2025. Mr. Scott also reviewed the Bayview Renewable Natural Gas System which converts landfill gas to Renewable Natural Gas (RNG). He also spoke about the need to close the Greenwaste program. Mr. Scott spoke about the impact of House Bill 107 and the outreach and educational programs offered by Trans Jordan. Trans Jordan is looking forward to coming to Sandy and he thanked Sandy City for their support. Council questions and comments followed.

2. [24-110](#) Public Works Department requesting the Council receive an update on the Household Hazardous Waste (HHW) construction and operations.

Attachments: [HHW Rendering](#)
[HW Sandy 2024 presentation](#)

Chris Bowden, Program Manager with the Salt Lake County Health Department HHW Program provided an update on the Household Hazardous Waste (HHW) new facility construction and operations. Mr. Bowden provided details on the disposal amounts of hazardous materials collected in 2023. He reviewed the Reuse and Waste diverted program. The Sandy facility is scheduled to open some time this summer. He reviewed the facility site plan. Mr. Bowden mentioned that they have worked very closely with Sandy City staff and acknowledged the support from the city. Council questions and comments followed.

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

Attachments: [Staff Report and Exhibits](#)
[PC Minutes \(DRAFT\) 03.07.2024](#)
[DSPD Eligibility](#)
[Exhibit A - Home Occupations - PC Modification](#)
[Home Occupation Presentation 3-19-2024](#)

Melissa Anderson, Community Development, presented proposed amendments to Title 21, Land Development Code Chapter 11, Special Use Standards and Chapter 5, Home Occupations. The purpose of the code amendments is to clarify the land uses and activities that are allowed as Home Occupations. Through administration of the home occupation code, staff identified issues that needed clarification or refinement. The amendments clarify the following issues: Bona Fide Resident, Satellite Offices, Adult Day Care, Home Occupation Conducted Outside of the Home, Home Occupation Conducted Inside a Garage, and Prohibited Home Occupations. The Planning Commission forwarded a positive recommendation. This item is an information item presented to Council this evening and will come back to the Council for consideration and action at the March 26th Council meeting. Council questions and comments followed.

Council moved to General Citizen Comments.

4. [CA02292024](#) Amendments to Title 21 of the Land Development Code related to
[-0006725](#) Subdivision Review Standards and Public Notice Requirements
[\(CC WS\)](#)

Attachments: [Exhibit A \(Redline Version\)](#)
[Exhibit B \(Clean Version\)](#)
[City Council WS Presentation](#)

Melissa Anderson, Community Development, presented on amendments to Title 21 Land Development Code Chapter 30, Subdivision Review and Chapter 36, Notice Requirements. The proposed amendments relate to property line adjustment, subdivision plat amendment, and public notice amendments. The current proposed amendments are discretionary amendments and provide clarifications to the existing code. Staff are looking to the Council for feedback and direction before proceeding to the public hearing process. Council questions and comments followed. Council expressed their support and thanked Ms. Anderson for her presentation.

Consent Calendar

Approval of the Consent Calendar

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

5. [24-108](#) Approval of the February 27, 2024 Draft Minutes

Attachments: [February 27, 2024 Draft Minutes](#)

Item approved.

Council Voting Items

6. [GPA02202024-006718 \(CC Ord\)](#) Community Development Department presenting a General Plan Amendment (File #GPA02202024-006718) for City Council Action, on behalf of the Parks and Recreation Department, requesting that an updated Parks, Trails and Recreation Master Plan be adopted.

Attachments: [Planning Commission Staff Report](#)
[Ordinance #24-04](#)
[Parks, Trails and Recreation Master Plan \(Exhibit A\)](#)
[Public Meeting Notice](#)
[Meeting Presentation \(City Council 3/12/24\)](#)
[Y2 Survey Report](#)

Jake Warner, Long Range Planning Manager, presented Ordinance 24-04 for Council consideration and action. This item was presented to the Council as an informational item at the March 12th meeting. The proposed Sandy City Parks, Trails and Recreation Master Plan includes a summary of the public engagement process, analysis of existing conditions, goals and policies to guide future improvements, and recommendations related specifically to individual parks. The Planning Commission forwarded a positive recommendation. Council questions and discussion followed. Council expressed support of the master plan but also expressed concerns about the costs of the proposed improvements currently included in the master plan. Dan Medina, Parks & Recreation Director, explained that master plans need to be inspirational and are used to give the city something to strive for. He is open to changing some of the language in the plan to include Council feedback. Shane Pace, CAO, weighed in on the use of master plans which serve as a guide and not a commitment to future projects. He also encouraged the Council to include any proposed changes to the plan in their motion which may include an addition in the preamble that projects are contingent on funding availability. The Chair reviewed the timeline for approval of the master plan. Council discussed possible changes to the language included in the plan.

Public comment opened.

Mr. Steve Van Maren expressed concerns with the plan which may conflict with other city plans. He also expressed disappointment that a specific park improvement item was not included in the plan.

Public comment closed.

After further discussion, a motion was made which included amendments to the ordinance.

A motion was made by Zach Robinson, seconded by Alison Stroud to adopt Ordinance #24-04 with the following amendments included:

- 1. Adding a preamble that states this plan is contingent on funding**
- 2. Include the following language to Page 5 under the implementation box that the implementation is contingent upon funding to implement.**
- 3. Amend language on page 47 to note that the city will conduct a study as to whether the purchase of Crescent Elementary is warranted and feasible**
- 4. Amend page 30 to note that the city will conduct a study on the included crossing signal**
- 5. Amend the timelines in the implementation plan to the following form:
Short-Term, Mid-Term, Long-Term**

The motion carried by the following roll call vote:

Yes: 5 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Aaron Dekeyzer

Excused: 2 - Marci Houseman
Brooke D'Sousa

7. [24-111](#) Public Works Department requesting the Council receive an update on Public Works Phase 2, and requesting Council direction on the project's bid status.

Attachments: [Phase 2 Revised Plans Presentation](#)

Mike Gladbach, Public Works Director, provided an overview of Phase 2 of the Public Works construction project. Phase 1 is completed. Phase 2 of the project includes the construction of a new maintenance facility. He reviewed the current issues with the existing facility which include electrical, rust/decay, inefficient work space, and varmints. To keep costs down, the staff redesigned the building project and made the following changes: changed to tilt-up concrete, removed enclosed breezeway between buildings, removed interior mezzanine, elimination of the construction of the brine storage shed, and a few other changes. After substantial redesign by the public works staff to reduce costs, the new bid still came in \$1.7 million over budget. The bid is good for 30 days. Public Works staff is looking for direction and feedback from the Council on whether to proceed forward with negotiations with the contractor. Shane Pace provided additional insight to Council. Council discussion, comments and questions followed.

Public comment opened.

Mr. Steve Van Maren suggested the Council authorize 2 million to cover the Public Works construction budget shortfall.

Public comment closed.

The Council Chair made a commitment to bring this item back next week as an item on the Council agenda to give the Council Members additional time to study this issue. Council directed staff to bring back various funding options to cover the budget shortfall. They asked staff to examine all funding possibilities available. Council will bring this item back next week for further discussion and potential action.

Council moved to Standing Reports.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: At next week's meeting there will be a special recognition from WFWRD and a presentation from the South Valley Chamber and a possible closed session.

Council Member Business

Council Member Alison Stroud provided an update from the Historic Committee. The committee is not expecting to receive matching funding from a state grant. She enjoyed her first Sandy Ambassadors' meeting and provided an update.

Council Member Zach Robinson is bringing a first reading next week related to short-term rentals and requested a meeting with Administration and Legal to discuss. He also mentioned that he and Council Member Houseman would like to move a council workshop to the fall.

Council Member Ryan Mecham invited all to attend the General Plan Open House tomorrow evening in the Multi Purpose Room from 6 pm to 8 pm.

Mayor's Report

Mayor Zoltanski invited the public to attend the General Plan Open House tomorrow evening at City Hall. Your feedback is important in shaping our city's future. The Royals had their season opener and it was a sold out stadium. Four of the players are from Utah and she spoke about issuing a Proclamation honoring the event. She spoke about an organization to establish and connect cities with sister cities in Ukraine and the involvement of Dell Loy Hansen and Mayor Wilson. The Elementary Art Show is now on exhibit at the Shops at South Town. She visited Waterford School and spoke to their middle school students about civic responsibility. The Sandy One Awards and the Mayor's State of the City address is this Thursday evening at Willowcreek Country Club. The evening will highlight residents and businesses that go above and beyond for the Sandy community.

CAO Report

Shane Pace, CAO, thanked the Council for this evening's discussion on the Public Works Phase 2 proposal. He appreciated the feedback and discussion. Brian Kelley announced that the city was awarded a AAA rating for our GO Bond. There are currently only two cities in Utah that have this rating and it is a tremendous accomplishment for Sandy City. Mr. Pace also mentioned that the Sandy Police Department received the Agency of the Year award from the US Marshalls. This presentation will take place at an upcoming Council meeting.

Adjournment

Council unanimously agreed to adjourn the meeting at 8:17 pm.