



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, August 29, 2023

5:15 PM

City Hall & Online

Business Session

5:15 Council Meeting

Present: 6 - Council Member Alison Stroud
Council Member Zach Robinson
Council Member Cyndi Sharkey
Council Member Ryan Mecham
Council Member Brooke D'Sousa
Council Member Scott Earl

Excused: 1 - Council Member Marci Houseman

Council Staff in Attendance:
Dustin Fratto, Executive Director
Justin Sorenson, Assistant Director
Christine Edwards, Council Clerk
Tracy Cowdell, Council Attorney

Administration in Attendance:
Mayor Monica Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Jeff Bassett, Fire Chief
Greg Severson, Police
Tom Ward, Public Utilities
Dan Medina, Parks & Recreation
Mike Gladbach, Public Works
James Sorenson, Community Development
Jared Gerber, Deputy CAO
Kim Bell, Deputy Mayor
Susan Wood, PIO

Prayer / Pledge of Allegiance

Council Chair Brooke D'Sousa welcomed those in attendance.

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

Council moved to Item 2 on the Agenda.

Citizen Comment Procedure

1. [23-129](#) General Citizen Comment Period (No earlier than 6:00 PM)

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

Chair D'Sousa invited the public to participate in General Citizen Comment.

Craig Ulrich thanked the Public Works Department for their work on the paving of the main corridor roads in Sandy. He expressed his appreciation and said it makes a big difference with how the city looks and the experience for drivers in Sandy City.

Public comment closed.

Council moved to Agenda Item 7.

Business Session Items

Council Voting Items

2. [ANEX08022](#)
[023-006579](#) The Community Development Department is recommending the City Council adopt Resolution #23-40C indicating the intent to annex an unincorporated area located at approximately 3160 E. - 3295 E. Deer Hollow Drive (10 parcels, approximately 11.60 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

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

[Vicinity map](#)

[23-40c ANNEXATION RESOLUTION- Middle Deer Hollow](#)

[Exhibit "A" Legal Description](#)

Brian McCuiston, Community Development, presented a resolution of intent to annex an unincorporated area and setting a hearing date to consider the annexation. He provided a map showing the parcel under consideration.

A motion was made by Cyndi Sharkey, seconded by Ryan Mecham, to adopt Resolution #23-40C, a resolution indicating intent to annex an unincorporated area, setting a public hearing to consider the Middle Deer Hollow Annexation, located at approximately 3160 E. - 3295 E. Deer Hollow Drive and directing publication of the Hearing Notice...The motion carried by the following vote:

Yes: 6 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

Excused: 1 - Marci Houseman

3. [23-338](#) Council adoption of a Resolution of Recognition, detailing over 100 years of City Council resolutions and ordinances, to be included in the Sandy City Time Capsule

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

Resolution #23-43C was presented to the Council. The resolution is in commemoration of over 100 years of Resolutions and Ordinances passed by the Sandy City Councils. An amendment was made and approved to include two resolutions related to the No Kill Shelter and the Healing Fields. The Resolution of Recognition will be included in the time capsule ceremony unveiled at the Heritage Festival.

A motion was made by Ryan Mecham, seconded by Scott Earl to adopt Resolution #23-45C as amended per the discussion this evening, a resolution of the City Council of Sandy City recognizing over 100 years of Resolutions and Ordinances passed by the City Council's throughout Sandy City's history...The motion carried by the following vote:

Yes: 6 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

Excused: 1 - Marci Houseman

4. [23-340](#) Consideration for adoption of a resolution authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2023; and related matters for the Monroe Street Project.

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

[Parameters Resolution 23-44C](#)

[Bond Purchase Contract](#)

[Supplemental Indenture](#)

Brian Kelley, Finance Director, presented Resolution 23-44C for Council consideration and action. The resolution authorizes the issuance and sale of Sales Tax Revenue Bonds in the aggregate principal amount of not to exceed \$10,000,000. The Series 2023 Bonds shall mature in not more than fifteen years and shall bear interest at a rate of not to exceed five and one-half percent. The funds will be used for the Monroe Street extension. Engineering has begun the design process. Ryan Kump with Public Works mentioned the possibility of a funding shortfall of approximately \$700,000. The department is working to mitigate the shortfall through design engineering. Council questions and discussion followed.

Public comment opened.

Public comment closed.

A motion was made by Zach Robinson, seconded by Cyndi Sharkey, to adopt Resolution #23-44C, a resolution of the City Council of Sandy City, Utah (the "City), authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount of sales tax revenue bonds, series 2023; fixing the maximum aggregate principal amount of the series 2023 bonds, the maximum number of years over which the series 2023 bonds may mature, the maximum interest rate which the series 2023 bonds may bear, and the maximum discount from par at which the series 2023 bonds may be sold; delegating to certain officers of the city the authority to approve the final terms and provisions of the series 2023 bonds within the parameters set forth herein; authorizing the posting of a notice of public hearing and bonds to be issued; authorizing and approving a supplemental indenture a bond purchase contract and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters...The motion carried by the following vote:

Yes: 6 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

Excused: 1 - Marci Houseman

5. [23-336](#) City Council submitting to the Sandy Election Officer an argument in favor of a general obligation ballot proposition for the issuance of general obligation bonds for the construction and equipping of a fire station

Attachments: [Click here to eComment on this item](#)
[Resolution 23-43C with Exhibits.pdf](#)
[Updated Timeline GO Election 2023.pdf](#)

Dustin Fratto, Council Director, explained the process and requirement for the Argument in Favor of the GO ballot proposition. Council questions followed. Chief Bassett provided additional information regarding the argument. Council discussion included proposed amendments to the argument.

Public comment opened.

Mr. Steve VanMaren commented on the argument and had questions.

Public comment closed.

A motion was made by Zach Robinson, seconded by Ryan Mecham to adopt Resolution #23-43C as amended per this evening's discussion, a resolution of the City Council, acting as the governing body of Sandy City, submitting to the Sandy Election Officer an argument in favor of a general obligation ballot proposition for the issuance of general obligation bonds for the construction and equipping of a fire station...The motion carried by the following vote:

Yes: 6 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

Excused: 1 - Marci Houseman

6. [23-337](#) Council review and consideration of Fire Department Management Study Draft RFP

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

[Fire Department Management Study RFP Draft](#)

[Departmental Management Studies Policy](#)

Dustin Fratto, Council Director, reviewed the Request for Proposal for a General Management and Operations Study of the Sandy City Fire Department. He reviewed the proposed timeline for the RFP process, selection of a consultant, the time to conduct the operations study, and when the Council could expect to receive the findings and report. Council indicated they would like the final report in time for the fiscal year budget review and presentations. Council offered some amendments to the proposal and clarifying language to the RFP.

Public comment opened.

Mr. Steve Van Maren commented on the good job. He had no further comments.

Ms. Cathy Spuck agreed with Council Member Robinson's comments. She offered suggestions on how volunteers could be utilized by the fire department in roles related to education.

Public comment closed.

Council discussion continued. Chief Basset provided additional information.

Following the vote on the motions, Council moved to Item 1 on the Agenda: General Citizen Comment.

A motion was made by Cyndi Sharkey, seconded by Brooke D'Sousa, directing the Council Executive Director to move forward with the Request For Proposal for a General Management and Operations Study of the Sandy City Fire Department, as amended per the discussion this evening... The motion carried by the following vote:

Yes: 5 - Alison Stroud
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

No: 1 - Zach Robinson

Excused: 1 - Marci Houseman

7. [CA05252023](#) Amendments to Title 21 of the Land Development Code, Chapter 19,
[-0006537](#) Special Development (SD) Districts, Section 20, SD (Carnation) -10600 S.
[\(CC\)](#) 1000 E.

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

[Staff Report and Exhibits Combined-SD Carnation Zone Code](#)

[Amend.FINAL](#)

[Planning Commission Minutes 07.20.2023](#)

[CC Presentation Slides 8-8-2023](#)

[23-11 Ordinance Packet](#)

Community Development presented amendments to Ordinance #23-11 for Council consideration and action. The item was presented at the last Council work session. The applicant is in attendance to respond to questions.

Public comment opened.

Mr. Steve VanMaren urged the Council to protect the water.

Mr. Dave Eglund expressed concerns for the protection of ground water and felt the city had plenty of gas stations. -

Public comment closed.

Council discussion followed. Tom Ward, Public Utilities Director spoke to the protection of water and the development of the water map for ground water. Ordinances are on the books to protect the ground water. He expressed a preference to locating a gas station further away from groundwater wells. Melissa Anderson with Community Development responded to questions. Council expressed support of staff recommendations regarding the potential negative impact a gas station may have on the groundwater supply.

A motion was made by Cyndi Sharkey, seconded by Alison Stroud to deny the proposed amendments to Ordinance #23-11...The motion carried by the following vote:

Yes: 6 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

Excused: 1 - Marci Houseman

8. [REZ0614202](#) Brand Estates Rezone #2
[3-006552](#) 285 East 11000 South
[\(CC\)](#) Crescent, Community #11

Attachments: [Click here to eComment on this item](#)
[8-29-2023 CC Presentation.Brand Estates Rezone](#)
[Staff Report and Exhibits](#)
[Planning Commission Minutes 08.03.2023](#)
[Ord 23-15 Rezone-Brand Estates](#)

Community Development presenting Ordinance 23-15, Brand Estates Rezone. Staff is recommending approval. Planning Commission forwarded a positive recommendation.

Public comment opened.
 Public comment closed.

A motion was made by Ryan Mecham, seconded by Brooke D'Sousa, to adopt Ordinance 23-15, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; to wit: rezoning approximately .647 total acres from R-1-15 "Single-Family Residential District" to R-1-10 "Single Family Residential District", located at approximately 267 East and 285 East 11000 South; also providing a saving clause and an effective date for the ordinance...The motion carried by the following vote:

Yes: 6 - Alison Stroud
 Zach Robinson
 Cyndi Sharkey
 Ryan Mecham
 Brooke D'Sousa
 Scott Earl

Excused: 1 - Marci Houseman

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.

Consent Calendar

9. [23-339](#) Approval of the August 8, 2023 Draft Minutes

Attachments: [August 8, 2023 Draft Minutes](#)

Item approved.

Public Hearing(s)

10. [MSC061420](#) Sophie Lane (Street Vacation)
[23-006551](#) 285 East 11000 South
[\(CC\)](#) Crescent, Community #11

Attachments: [Click here to eComment on this item](#)
[CC Presentation.Sophie Lane Vacate](#)
[Sophie Lane Street Vacate Staff Report](#)
[Sophie Vacate PC Minutes](#)
[Ord 23-14 Street Vacation-Sophie Lane](#)

Public Hearing: Community Development presented an application on behalf of Kyle Denos with Next Level Homes, with a request for a public street vacation of Sophie Lane which is a stub street that runs from north to south, located off of 11000 South and 310 East. This request is associated with the Brand Estates Subdivision. Staff held a virtual neighborhood meeting on May 23, 2023. The Planning Commission has forwarded a positive recommendation.

Public comment opened.
Public comment closed.

A motion was made by Ryan Mecham, seconded by Cyndi Sharkey, to adopt Ordinance 23-14, an ordinance modifying the official street map of Sandy City by vacating 0.057 acres of street right-of-way for a portion of Sophie Lane between 285 East 11000 South; also establishing an effective date...The motion carried by the following vote:

Yes: 6 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

Excused: 1 - Marci Houseman

11. [MSC072620](#) Public Utility Easement Vacation (Rainbow Oaks P.U.D. Amended)
[23-006573](#) 11489 S Oberland Road
[\(CC\)](#) [Bell Canyon, Community #27]

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

[Staff Report and Exhibits](#)

[Planning Commission Minutes 08.03.2023](#)

[8-29-2023 CC Presentation for PUE Vacation](#)

[Ord 21-13 Public Utility Easement Vacation](#)

Public Hearing: Melissa Anderson, Community Development presented on behalf of the applicant, Laura Bunker of Magleby Construction, a request for a plat amendment for the property located at 11489 South Oberland Road. A public notice was mailed out to all property owners within 500 feet of the subject property. A neighborhood meeting was not required. the Planning Commission forwarded a positive recommendation.

Public comment opened.

Public comment closed.

A motion was made by Zach Robinson, seconded by Ryan Mecham, to adopt Ordinance 23-13, an ordinance amending the Rainbow Oaks P.U.D. Subdivision plat by vacating a public utility easement located at approximately 11489 South Oberland Road; also establishing an effective date...The motion carried by the following vote:

Yes: 6 - Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Scott Earl

Excused: 1 - Marci Houseman

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: There is no Council meeting next week due to the primary election. On September 12, 2023, the Council meeting will have a 5:00 pm dinner to honor the Noal Bateman Committee. The Council Meeting will begin at 6:30 pm with a presentation of the 2022 Noal Bateman Lifetime Service Award presented to Scott Bond in recognition of his service and significant impact on Sandy City and the community.

Council Member Business

Council Member Zach Robinson thanked Shane Pace, CAO and Mayor Zoltanski and the department heads for their responsiveness and for coordinating all the public engagement. He appreciated everyone's efforts.

Council Member Scott Earl thanked Parks & Recreation for installing a bench on the canal trail in response to a resident's request.

Council Member Alison Stroud thanked the Public Utilities teams for their quick response to help a resident with their issue. She also expressed appreciation to James Sorenson for his responsiveness.

Council Member Ryan Mecham thanked Dustin Fratto and Administration for their collaboration and problem solving. Working together is extremely beneficial. He expressed his gratitude for their work on the RFP.

Council Member Cyndi Sharkey said there was a good turnout for food truck night in conjunction with Healthy Sandy. She provided an update from the Wasatch Front Waste and Recycling District Board meeting and mentioned the high costs related to the delivery of recyclables. She shared with residents the information presented at a recent news conference in the Willow Creek area, where Senator Mitt Romney announced the replacement of the Willow Green Circle Bridge over Little Cottonwood Creek as part of the Infrastructure Investment and Jobs Act. This was a great day for the residents of Willow Creek.

Mayor's Report

Mayor Zoltanski encouraged residents to vote in the Primary Election. The polls for early voting are open. She acknowledged the opening of the Waterford School science wing. She invited the public to the Healing Fields event and the Heritage Festival. At the festival, the City will be unveiling the time capsule which will be buried at Main Street Park - to be opened in 100 years. The city will also unveil the new city flag and present the Noal Bateman Lifetime service award.

CAO Report

Shane Pace, CAO, had no report.

Adjournment

The Council unanimously agreed to adjourn the meeting at 7:38 pm.