



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, July 23, 2024

5:15 PM

City Hall & Online

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:
Justin Sorenson, Assistant Director
Christine Edwards, Council Clerk
Liz Theriault, Policy and Comms Analyst
Tracy Cowdell, Council Attorney

Administration in Attendance:
Mayor Monica Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Greg Severson, Police
Tom Ward, Public Utilities
Dan Medina, Parks & Recreation
Ryan Kump, Public Works
James Sorensen, Community Development
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Kim Bell, Deputy Mayor
Melissa Anderson, Community Development

Prayer, Pledge of Allegiance, and Introductions

Council Chair Zach Robinson welcomed those in attendance.

Mike Kessel offered the Prayer.

Council Member Brooke D'Sousa led the Pledge.

Council moved to Item 1 on the Agenda.

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

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

Mr. Bruce Blanchard read comments from two residents:

Sandy Resident #1: Expressed concern about the city's involvement in the health and spa business and does not feel the city needs to be involved in this business or in competition with private enterprise. This resident also expressed support for tax reduction not tax increases.

Sandy Resident #2: Expressed concerns about the City Council members also serving as the board trustees of the Atla Canyon Recreation Special Service District Board (ACRSSD).

Mr. Bruce Blanchard spoke about the original purpose of the special service district funding. After 10 years, the project was paid for and the taxes decreased by approximately 75%. He spoke about the financial impact to Salt Lake County of funding and operating county recreation facilities. The funding shortfall of the county owned rec centers is covered by taxes paid to Salt Lake County. Dimple Dell Recreation Center is a county rec center that is funded by county taxes received from Sandy residents. He spoke about the increase in assessed home values and the impact on the property tax bills for residents. He is not supportive of building a new Alta Canyon recreation center. We have a county recreation center and does not see a need to have two centers competing with each other in the same city. He suggested that the Council consider building a new recreation and community center on the west side of the city and supports the elimination of the special service district tax. He also expressed support for a city-wide vote.

Ms. Erin Harries spoke about a concern for the proposed code amendment that would allow for accessory dwellings in open space. She spoke about the impact of the proposed Willow Creek maintenance facility would have on their view and home value. They have lived in this home for 20 years and purchased it because of the open space of the area and adjacent areas. The size of the proposed maintenance facility would go the entire length of their backyard and their neighbors and block their view of the golf course and mountains. How big is too big?

Mr. Rob Johnston with Support for Sandy Skate Parks spoke in support of skate parks and would like to see a new skate park built as part of the Alta Canyon Sports Center. He also offered support from their skating community. They like the current skate park but feel the city is in need of a second skate park.

Ms. Meghan Johnston expressed support for a new city skate park. Many cities have added skate parks near their recreation centers. They offered support from the skating community for the use and maintenance of a new skate park if the city built one.

Mr. Jamison Johnston expressed support for a new skate park. A new skate park would help kids get outside and doing something. Their skating community would help maintain and support a new skate park.

Ms. Vivien Vonk expressed concerns for allowing accessory dwellings/structures in open space. Open space districts provide for and enhance open space. She felt adding design criteria regarding height, width, and set backs was important.

Mr. Lenorad Furus discussed the impact of a proposed amendment allowing accessory structures on golf courses and open space. How big is too big? The proposed maintenance does not enhance or protect the city's open space. Please figure it out.

Ms. Pat Jones spoke about the resident surveys on Alta Canyon Sports Center and requested the survey results be posted on the city website. She spoke about the survey results. The Council act as a voice for the residents and she asked them to represent the citizens needs. Currently, the city residents are paying for two recreation centers. She expressed concerns for the costs associated with a new recreation center and express support for a city-wide survey.

Mr. Mike Matalone spoke in support of a new skate park as part of the new recreation center. Skate parks bring people together. The skating community is willing to get involved and help with any new skate park built in the city. There is space at Alta Canyon and we have an opportunity to bring people to this space if a skate park is built. We are excited to help.

Ms. Mindy Fogg lives adjacent to Willow Creek Country Club. She provided pictures of how the proposed maintenance facility will impact her view and backyard. She was shocked how the planning commission so easily approved the proposed facility. The Planning Commission went to view the site of the proposed facility as part of their field trip, but was not able to access the area because the maintenance yard was locked. She urged the council to provide restrictions and guidelines.

Mr. Brad Fog shared a picture with the Council of what the impact of the proposed structure would have on his backyard view. He is opposed to the structure and advocated for guidelines and safeguards to be put in place to protect open space. There are plenty of other options and he felt the site plan was totally inappropriate.

Mr. Adam Abramovitz expressed support for a new skate park at ACSC. The current skate park at Lone Peak is crowded and gets a lot of use. He would love to see an additional park built. The skateboarding community is supportive and willing to be involved to bring a new skate park to the city.

Mr. Scott Colemere lives near ACSC and is a resident of the special service district. He thanked the Council and Administration for the outreach and their support to preserve the Alta Canyon Sports Center and community. Many residents use the facility and will continue to use it. My family has used ACSC our entire lives. Our children have always gone there. Many Sandy residents are supportive of building a new center.

Mr. Dan Brady lives in District 3. He was not supportive on a new recreation center or of the phased approach to building the new center. He was not supportive of funding a new center when those funds could be used for other needs of the city.

Mr. Mike Finnerty lives near ACSC and was a former member of the ACSSD Board. Both young and old in the community use the center. The parking lot is often full. Seniors, youth, and the daycare are all used at ACSC. The community needs the open space. We cannot afford to reduce this to dollars and cents. We need a center for the community to gather. We need this center. If you build it, they will come.

Ms. Kate Stone and Mr. Scott Stone use the recreation centers all the time and expressed support for a new ACSC.

Ms. Rebecca Colley sent an email to the Council via the

Citizencomment@sandy.utah.gov email address. The AECComm feasibility study found that less than 2% of the residents use the ACSC facility. She asked the Council to put this to a city-wide vote. She spoke about the costs to residents to support two recreation facilities in the city.

Ms. Kimberly Boud skateboards five days a week and advocated for a new skate park. These parks are great for the community and is now an Olympic sport. The city needs another skate park.

Mr. Thomas Colemere expressed support for a new Alta Canyon Sports Center. Recreation is very important for all ages. People need a place to do that. A huge number of children go to ACSC and it is a great center for families and used by residents with a wide range of economic backgrounds. It would be a sad day if we judged community facilities solely on economic returns. Would the city have libraries or golf courses then? Mr. Colemere was a real estate developer and he liked the proposal for the phased recreation center and thought it was a great value to the city. He was supportive for the city to move forward with the plan.

Mr. Kay Burton has planned many large development projects for his job. He believed that some of the planning has been flawed and that there has been a lack of agreement on the project amenities and planning. He felt that there needs to be agreement on the project prior to starting the design of the project and expending funds. He also thought a financing and funding plan should be in place before you begin a capital project.

Mr. Mark Colley lives near the Mayor. He thanked the Council for their service. He expressed concerns regarding the cost of the building a new recreation center and the financial impact to residents. He felt the costs were too high. He spoke about the results of the flash surveys and he encouraged the Council to have a city-wide vote on this project.

Public Comment closed.

Council moved to item 3 on the Agenda.

Council Business

Informational Items

1. [24-269](#) Council Office recommending the Council receive a quarterly update on the Medically Vulnerable People (MVP) Facility

Attachments: [MVP Quarterly Report - Q2](#)

Lindsey Hector and Laurie Hopkins with Shelter the Homeless provided a quarterly update to the Council on the Medically Vulnerable People Shelter (MVP). She reviewed the program details, program and security improvements, and program impact. Site upgrades have been made to the property that include adding a health clinic, examination rooms, a laundry facility, and security upgrades. Council questions and comments followed.

Sarah String with the Road Home provided additional details regarding the program and shelter impact. To date, 264 people have been served, ranging in age from 33 to 86. Outcomes include facilitating long-term care for patients, helping residents reconnect with family and friends, coordinating entry into treatment programs, and working to move residents into permanent housing. Janida Emerson with the Fourth Street Clinic also provided additional statistics regarding MVP shelter residents and the services provided by the Fourth Street Clinic which include nursing visits, medical case management, urgent medical assessments, behavioral health visits, primary care, and transportation support. Council questions and comment followed which included questions on safety and security concerns. The Council requested more information regarding the impact the MVP Shelter on city services and requested that this information be included in future quarterly updates to the Council.

Martin Jensen, Deputy CAO, thanked the staff for the MVP shelter update. The Council recently received a grant in the amount of \$560,733. These funds will be used to cover the costs of hiring additional police officers and fire personnel to handle the additional needs and impact of the MVP shelter on city services.

2. [24-270](#) The Administrative Services Department presenting the Council with a Resolution increasing appropriations, amending the staffing schedule, and adjusting fees for Fiscal Year 2024-25.

Attachments: [Resolution 24-33C](#)
[Public Hearing Notice](#)

Brian Kelley, Administrative Services Director, presented Resolution 24-33C to the Council. Mr. Kelley reviewed the request to increase appropriations, amending the staffing schedule, and adjusting the fees for the FY2025. The City received \$560,733 in funding from the Homeless Shelter Cities Mitigation Grant. These funds will be appropriated to cover the salaries of hiring two Police Officers and three Paramedics to meet the additional public safety needs resulting from the impact of the MVP Shelter. Additionally, Mr. Kelly requested some adjustments to the fee schedule for Community Events and Parks and Cemetery. Council questions and comments followed. Council expressed concerns regarding the use of grant funding for employee salaries. Mr. Kelly provided details and an explanation of the utilization of the grant funds which will be used to fund additional public safety positions in the city. Mr. Kelley expressed confidence that this grant funding and income stream to fund the salaries of the additional FTE's (full time employees) would continue in future years and anticipated that the grant would be renewed annually. This item has been noticed as a Public Hearing which will take place on July 30, 2024.

Following the presentation, Council moved to General Citizen Comment.

3. [24-271](#) Council discussing potential City/RDA visit to NHL Practice Facilities

Council convened a short recess at 7:06 pm.
Council reconvened at approximately 7:11 pm

Council Member Alison Stroud followed up with the Council regarding their interest in touring the Kraken Community Iceplex in Seattle. A similar facility will be built in Sandy City in the near future by the Smith Entertainment Group (SEG). Council expressed their interest and support of touring the facility in Seattle. It is important for the Council to be aware, informed, and familiar with a project of this type since the SEG is planning on building a similar complex in Sandy City at the south end of the Shops at South Town. The Administration is planning a tour of the facility in Seattle in August. Council expressed a desire for a joint tour of the Seattle facility with the Administration. The Administration was not supportive of a joint Council-Administration tour of the Kraken Iceplex. All Council members expressed support to move forward with planning and touring the Iceplex in Seattle. Council directed council staff to move forward with planning of a tour of the Seattle facility for the Council members. Council discussion continued and they stressed the importance of being well-informed and familiar with a project of this magnitude which will be very helpful to the Council as they make future decisions concerning the project planned for Sandy City.

4. [CA04262024](#) Amendments to Title 21 of the Land Development Code related to
[-0006762](#) Home-based Microschools, Micro-education Entities, Charter and Public
[\(CC WS\)](#) Schools

Attachments: [Staff Report and Exhibits](#)
[Presentation Microschools Code Amendment](#)
[Planning Commission Minutes 7.18.2024 \(DRAFT\)](#)

Melissa Anderson, Community Development presented proposed amendments to Title 21 of the Land Development Code. These amendments bring the city code into compliance with Utah State Code. She reviewed the proposed amendments with the Council. The Planning Commission forwarded a positive recommendation. This item was an information item and will come back to the Council next week for consideration and action.

5. [CA07032024](#) Amendments to Title 21 of the Land Development Code related to
[-0006794](#) Accessory Structures in the Open Space District
[\(CC WS\)](#)

Attachments: [Staff Report and Exhibits](#)
[Presentation OS Zone Code Amendment](#)
[Planning Commission Minutes 7.18.2024 \(DRAFT\)](#)

Melissa Anderson, Community Development, presented amendments to Title 21 of the Land Development Code related to accessory structures in open space. The proposed amendments provide clarity to the city code and was intended to clarify that structures are permitted in open spaces. This is an information tonight and will come back to the Council for consideration and action at next week's meeting. She reviewed the role of the Planning Commission. The Planning Commission was responsible for making decisions regarding site plan and conditional use. The Council was being asked only to consider action on the proposed code amendments. James Sorensen, Community Development, reviewed the role and decision of the Planning Commission regarding the proposed maintenance facility at the Willow Creek Country Club. The Planning Commission reviewed and made decisions regarding the height and setback of the proposed project. The project height was reduced and the setback from property line of the homes was increased by the Planning Commission. A lengthy Council discussion followed. Legal provided additional clarity and information regarding the proposed code amendments. This was an information item tonight and will come back to the Council for consideration and action at next week's Council meeting.

6. [24-266](#) City Council interviewing Ryan McConaghie to serve as the Sandy City Fire Chief

Attachments: [Memorandum](#)

[Fire Chief Job Description](#)

[24-34C Resolution - Fire Chief Appointment - Ryan McConaghie](#)

Mayor Monica Zoltanski recommended Interim Fire Chief Ryan McConaghie to the position of Sandy City Fire Chief. He has currently been serving as Interim Fire Chief and has served as Deputy Fire Chief under two Fire Chiefs. She confidently and enthusiastically supported and recommended Ryan McConaghie for Council advice and consent.

Interim Chief Ryan McConaghie spoke to the Council and expressed his appreciation to the Administration for their endorsement and support. He thanked the Council for their support and was excited to move forward and work with the incredible group of men and women in the Sandy Fire Department. It has been an honor to work and serve in Sandy City.

Council questions and comments followed. Council Member Houseman asked about his leadership style and the collaborative effort to address the recommendations in the management study. Council Member Sharkey expressed her support and trust of Chief McConaghie. Council Member Robinson asked Chief McConaghie about how he would approach all the changes in the fire department. Council Member Mecham spoke about the strengths and abilities of the fire department staff and the importance of open communication. Council Member Stroud spoke about the transition to being the Fire Chief and leader of the department. Council Member Dekeyzer spoke about the transition to new leadership in the department. Interim Chief McConaghie responded to Council questions. Council expressed their support of Mr. McConaghie to the appointment as Fire Chief. The Council will vote on this item at next week's Council meeting.

Consent Calendar

A motion was made by Ryan Mecham, seconded by Alison Stroud to approve the Consent Calendar, noting the correction made by Council Member Houseman...The motion carried by a unanimous voice vote.

7. [24-265](#) Approval of the July 9, 2024 Draft Minutes

Attachments: [July 9, 2024 Draft Minutes](#)

Item approved.

8. [CA04262024-0006761 \(CC\)](#) Amendments to Title 21 Land Development Code related to Elements of the General Plan

Attachments: [24-13 Ordinance- LDC-Title 21-6-2 General Plan Elements Staff Report and Exhibits](#)
[Planning Commission Draft Minutes 6.20.2024](#)
[Presentation - GP Code Amendment](#)

Item Approved with correction.

Council Voting Items

9. [24-267](#) Recess the City Council Meeting and Convene a Meeting of the Alta Canyon Recreation Special Service District Administrative Control Board

Attachments: [Agenda](#)
[Signed Resolution 23-02C](#)
[Memo for design contract](#)
[Design Contract - Working Draft](#)

The Council recessed the City Council meeting and convened a meeting of the Alta Canyon Recreation Special Service District Board (ACRSSD) at 8:38 pm.

A motion was made by Ryan Mecham, seconded by Cyndi Sharkey to convene a meeting of the Alta Canyon Recreation Special Service District Board...The motion carried by a unanimous voice vote.

Please refer to the minutes of the ACRSSD Board.

Council meeting reconvened at 10:03 pm and moved to Item 9 on the Agenda.

10. [24-268](#) Possible Closed Session to discuss one or more of the following:

- The character, professional competence, or physical or mental health of an individual.
- The purchase, exchange or lease of real property.
- Pending or reasonably imminent litigation.

Council did not convene a closed session.

The Council had requested a closed session to have a discussion of specific items. The Deputy CAO mentioned that there was no update and a closed session was not needed. Members of the Council expressed concerns and requested that a closed session be added to the agenda at the next council meeting to receive updates on the purchase, exchange or lease of real property and/or pending or reasonably imminent litigation. The Chair agreed to add the agenda item to the following week's agenda.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Justin Sorenson, Assistant Director: There is no Agenda Planning meeting tomorrow. Please reach out to Council staff if you have any items for next week's council agenda.

Council Member Business

Council Member Aaron Dekeyzer echoed Council Member Houseman's remarks and thanked all the residents who came to the Council meeting this evening and spoke during the citizen comment period. It is truly what makes local government work. He also provided an update from the Wasatch Waste and Recycling District (WFWRD) meeting. The WFWRD was reviewing the possibility of raising fees over the next two years.

Council Member Marci Houseman spoke about the grant funding awarded to the Sandy Club, A Safe Place for Boys and Girls. She spoke about how well the Club staff utilize resources and funding. She spoke about the Sandy Rotary Club's involvement with the Sandy Club and the fostering of community connectedness and engagement among our community partners. The Sandy Club has partnered with the Canyons School District teachers to provide tutoring services to the children at the Sandy Club.

Council Member Alison Stroud recently attended the ribbon cutting for the Goodwill business. Several hundred people were waiting to go into the store located at 8600 South and 1300 East. She also spoke about the opening of the Milestone Project which offers services and housing for young men and women who have aged out of the foster care system and she thanked the Council for coming to that event. Over \$325,000 was raised for this project. The xeriscape landscaping of the Milestone home was designed by one of the planning commissioners and she spoke about the great community support and engagement. She also provided an update from the Council of Governance (COG) meeting.

Council Member Brooke D'Sousa encouraged all to get their tickets for the summer performance of Mama Mia performed by the Sandy Arts Guild.

Council Member Cyndi Sharky met with representatives of Pink Box Donuts. They are opening their first northern Utah store in Sandy at 10200 South and State Street. She also mentioned that the representatives from Pink Box Donuts were very interested in getting involved in the community and supporting local organizations that involve children. Council Member Sharkey announced to the Council that as part of their ribbon cutting and grand opening, the Pink Box Donuts would like to make a donation to the Sandy Club as part of the event and would like kids and representatives from the Sandy Club to come to the event.

Mayor's Report

The Mayor's report was given by the Deputy CAO.

CAO Report

Martin Jensen, Deputy CAO, acknowledged and thanked the IT Team for their dedication and commitment to Sandy City. They worked all night to prevent the outage caused by the Crowdstrike bug. Many cities were impacted by this and our IT Team stayed up all night to protect our city's network. Administration and the entire city wanted to thank them for their hard work. Council also acknowledged and extended their appreciation to our city IT Team and awarded them Council Cash.

Adjournment

Council unanimously agreed to adjourn the meeting at 10:17 pm