



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, November 12, 2024

5:15 PM

City Hall & Online

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 Aaron Dekeyzer
- Excused:** 1 - Council Member Marci Houseman

Council Staff in Attendance
Dustin Fratto, Council Director
Justin Sorenson, Assistant Director
Chris Edwards, Council Clerk
Liz Theriault, Sr. Policy and Comms Analyst
Tracy Cowdell, Council Attorney

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

Prayer, Pledge of Allegiance, and Introductions

Council Chair Zach Robinson welcomed those in attendance.

Council Member Ryan Mecham offered the Prayer.

Council Member Alison Stroud led the Pledge.

Council moved to Item 1 on the Agenda.

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

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

Public comment opened.

Public comment closed.

Council moved to Item 3 on the Agenda.

Council Business

Informational Items

1. [24-398](#) City Council receiving an update from the Wasatch Front Waste and Recycling District

Attachments: [Presentation](#)

Pam Roberts with Wasatch Front Waste and Recycling District (WFWRD), provided a report and review of the organization. WFWRD mission is to provide sustainable quality integrated waste and recycling collection services for the health and safety of the community. She reviewed employee satisfaction and engagement, and the organization's employee leadership development program. WFWRD has implemented an apprentice program to train new drivers for their CDL. They recently added ten new trucks to their fleet. She reviewed the services provided to Sandy residents in 2024 (through September), environmental stewardship, and curbside recycling. Ms. Roberts reviewed the district's annual budget history and financial projections for future years. She spoke about the impact of higher costs which has necessitated the need for an increase in fees charged to homeowners. The WFWRD Board held a special meeting in October to review fee increases and on October 28th tentatively adopted the tentative budget which included a fee increase of \$6.50 per month. There will be a Public Hearing held on November 18th at 6:00 pm to allow for public comment on the Tentative 2025 budget at the WFWRD offices located at 604 West 6960 South in Midvale. Council questions and comments followed.

2. [24-401](#) Fire Department requesting a discussion on the staffing of a 4th ambulance

Attachments: [Fourth Ambulance presentation - Updated 11.7.24](#)

Fire Chief Ryan McConaghie spoke about a proposed staffing increase to run a fourth ambulance. The department is requesting three additional people to staff the fourth ambulance. A total of 6 staff people are required to run the additional ambulance service. The city received a grant which covers the cost of three staff, and an additional three are needed to properly staff the fourth ambulance. Call volume has increased by approximately 38% to 52%, which has necessitated the request for to staff and run a fourth ambulance. Ambulance transports increased in July 2024 by 42% compared to the average transports from 2023. He spoke about the impact of the MVP Shelter on ambulance service. Chief McConaghie reviewed the costs associated with adding three new employees and the additional fleet costs of running a fourth ambulance. He also reviewed the recommendation from the PCG Audit report which included adding a fourth full-time staffed ambulance. Council questions and comments followed.

Council moved to General Citizen Comment on the Agenda.

3. [CA08222024](#) Amendments to Title 15 and Title 21 of the Municipal Code related to Short
[-0006816](#) Term Rentals
[\(CC WS\)](#)

Attachments: [Staff Report and Exhibits](#)

[Business Licensing Exhibits](#)

[Planning Commission Draft Minutes 10-17-2024](#)

[STR Presentation](#)

Melissa Anderson, Community Development, presented proposed amendments to Title 15 and 21 of the Sandy Municipal Code related to Short Term Rentals. She provided an overview of the changes and the financial impact of the code changes. Changes include requiring both the owner and the renter to sign an agreement to adhere to the code standards and also requires the owners to complete a STR Management Certification class prior to applying for a STR permit. Parking plan standards were clarified. Additional requirements included improved noise control standards, maintaining an adequate number of operational smoke and carbon monoxide detectors, and implementing a parking plan. The Planning Commission forwarded a positive recommendation with some suggestions and code clarifications. Council questions and comments followed. Ms. Anderson provided additional clarifications on the code and impact of the changes. Legal office will follow up on questions from the Council. James Sorensen and Ms. Anderson responded to Council questions. Dustin Fratto and Tracy Cowdell provided some background information on prior year's Council discussions on short term rentals.

Council convened a recess at 7:16 pm.

Council reconvened at 7:25 pm.

4. [24-397](#) Community Development Department presenting Section 7 (Targeted Growth Plan) of the draft Pace of Progress: Sandy General Plan 2050.

Attachments: [Council Presentation-General Plan Section 7](#)
[Section 7-Targeted Growth Plan \(10/21/24 draft\)](#)
[Planning Commission Staff Report \(10/17/2024\)](#)
[Exhibit H \(revised\)-Other Substantive Changes \(10.18.24\).pdf](#)

Council discussed the option to push back this evening's presentation on Section 7 of the draft Pace of Progress: Sandy General Plan 2050 to allow Council Members more time to review the plan or to proceed with the presentation. After the discussion, Council proceeded with the presentation.

Jake Warner, Community Development, introduced Erika Chmielewski with GSBS Architects who led the presentation of the draft general plan. The focus on this evening's presentation is Section 7: Targeted Growth Plan which included a review of Land Use and Future Land Use Map and Annexation Policy Plan. She reviewed the Utah State requirements of the General Plan and the Future Land Use Map (FLUM) with the Council. The FLUM provides a vision for the long-term use of land, often looking decades ahead and reflects the city's goals for development, density, and overall growth patterns, aiming to inform decision-making over time. Ms. Chmielewski reviewed the two-year process of gathering feedback, analysis and community engagement which resulted in the development of the FLUM. The FLUM can be considered as an executive summary to the General Plan. She reviewed FLUM methodology, specifically areas of stability and of potential future change. She provided information detailing current and proposed structures for each of the various designated areas on the FLUM. Estimated future population of Sandy is 103,596 which could result in the addition of over 6,100 new units of housing in the city. Land Use Designation are broad categories that describe the intended use and character of areas within the city and sets general expectations for the types of land use, density, and overall character the city aims to achieve in the future in these areas. Ms. Chmielewski reviewed the density standards, priorities and goals for low, moderate, and high density neighborhoods, commerce areas, and transition corridors. Council questions occurred throughout the presentation. Staff responded to questions regarding concerns related to zoning needs.

Ms. Chmielewski continued the presentation and provided an overview of the Annexation Policy contained in the draft General Plan. In 2024, HB 330 was passed by the legislature which will result in the automatic annexation of unincorporated islands within or adjacent to larger municipalities by July 2027. She spoke about the impact to Sandy as a result of these annexations. She reviewed with the Council annexation decision making criteria and provided a map detailing the unincorporated areas within or adjacent to Sandy City. Council discussion, comments, and questions followed.

Jake Warner and the consultant are available for questions. Please reach out to them any time with questions or comments. The review of the draft general plan will continue at next week's council meeting.

Public Hearing(s)

5. [24-399](#) 2024 Justice Assistance Grant (JAG) Public Hearing

Attachments: [2024 Abstract](#)
[2024 Budget Narrative](#)

Public Hearing: Police Chief Severson presented the 2024 Justice Assistance Grant. This year we were awarded a total of \$26,922. The police department has requested to allocate \$14,762 towards laptops and \$12,160 towards officer wellness and counseling sessions.

Public Hearing comment period opened.
Mr. Steve Van Maren expressed support for the proposed JAG Grant allocation of funds.
Public Hearing comment period closed.

This item does not require any Council action.

6. [ANX0910202](#) Bridger Boulevard Annexation (R-1-10 Zone)
[4-006850\(CC](#) Along Bridger Boulevard between Alta Canyon Drive and Willow Creek
[\)](#) Drive
[Community #18]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[Resolution 24-40C](#)
[Ord. 24-21 Bridger Blvd Annexation](#)
[Recorder Notice](#)
[Annexation Plat](#)
[Annexation powerpoint](#)

Council held a Public Hearing for Items 6, 7, 8, and 9.

Brian McCuiston, Community Development reviewed the details regarding Agenda Items 6 - 9.

6. The Bridger Boulevard Annexation includes 14 lots along Bridger Boulevard. 71% of the homeowners have consented to the annexation. The Planning Commission forwarded a positive recommendation. The recommended zone is R-1-10.

7. The Herzberg Annexation includes one parcel located at 10479 S. Dimple Dell Road. The Planning Commission forwarded a positive recommendation. The recommended zone is R-1-20.

8. The Tarassov Annexation includes a parcel of approximately 64 acres located at 8411 S 1475 E. The Planning Commission forwarded a positive recommendation. The recommended zone is R-1-10.

9. The Cummings Annexation includes a parcel of approximately 3.64 acres located at 2152 E and 2162 E Creek Road. The Planning Commission forwarded a positive recommendation. The recommended zone is R-1-20.

Council questions and comments followed. The homeowners will save approximately \$1,000 per year on their property taxes by annexing into Sandy City.

Public Hearing comment period opened.

Mr. Steve Van Maren expressed support for the annexations and shared a concern.

Public Hearing comment period closed.

Lynn Pace, City Attorney, addressed the concern and said the annexations are consistent with state law.

A motion was made by Ryan Mecham, seconded by Alison Stroud to adopt Ordinance 24-21, an ordinance annexing territory located along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive in Salt Lake County, comprising approximately 5.69 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following roll call vote:

Yes: 6 Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Aaron Dekeyzer

Excused: 1 Marci Houseman

A motion was made by Ryan Mecham, seconded by Alison Stroud to adopt Ordinance 24-22, an ordinance annexing territory located at 10479 South Dimple Dell Road in Salt Lake County, comprising approximately 0.49 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following roll call vote:

Yes: 6 Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Aaron Dekeyzer

Excused: 1 Marci Houseman

A motion was made by Ryan Mecham, seconded by Alison Stroud to adopt Ordinance 24-23, an ordinance annexing territory located at 1491 East 8425 South and 8411 South 1475 East in Salt Lake County, comprising approximately 0.63 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following roll call vote:

Yes: 6 Alison Stroud
Zach Robinson
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Aaron Dekeyzer

Excused: 1 Marci Houseman

A motion was made by Ryan Mecham, seconded by Alison Stroud to adopt Ordinance 24-24, an ordinance annexing territory located at 2152 E and 2162 E Creek Road in Salt Lake County, comprising approximately 3.64 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following roll call vote:

Yes: 6 Alison Stroud
Zach Robinson
Cyndi Sharkey

Ryan Mecham
Brooke D'Sousa
Aaron Dekeyzer

Excused: 1 Marci Houseman

- 7. [ANX0925202](#) Herzberg Annexation (R-1-20 Zone)
[4-006856\(CC](#) 10479 S. Dimple Dell Road
[\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[Resolution 24-42C](#)
[Ord 24-22 Herzberg Annexation](#)
[Recorder Notice](#)
[Annexation Plat](#)

- 8. [ANX0925202](#) Wells/Tarassov Annexation (R-1-10 Zone)
[4-006857\(CC](#) 841 S. 1475 E. and 1491 E. 8425 S.
[\)](#) [Community #15]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[Resolution 24-43C](#)
[Ord 24-23 Wells/Tarassov Annexation](#)
[Recorder Notice](#)
[Annexation Plat](#)

- 9. [ANX0930202](#) Cummings Annexation (R-1-20 and R-1-40 Zone)
[4-006859\(CC](#) 2152 E. and 2162 E. Creek Road
[\)](#) [Community #18]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[Resolution 24-44C](#)
[Ord. 24-24 Cummings Annexation](#)
[Recorder Notice](#)
[Annexation Plat](#)

Consent Calendar

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

10. [24-400](#) Approval of the October 22, 2024 Draft Minutes

Attachments: [October 22, 2024 Draft Minutes](#)

Item approved.

Standing Reports**Agenda Planning Calendar Review & Council Office Director's Report**

Dustin Fratto, Council Director: Next week we will hear a presentation from the Smith Entertainment Group. The review of the General Plan will continue. We will have a discussion on the Alta Canyon property and the Sister City program. The Sandy Youth Council is sponsoring thank you notes for Veterans. He invited the community to write a thank you note for a Veteran. All cards will be delivered next week to the Veterans Support Center at the University of Utah. There will be Agenda Planning tomorrow.

Council Member Business

Council Member Ryan Mecham thanked the Fire Department for holding their annual banquet. It was a great experience.

Council Member Zach Robinson mentioned that the budget retreat will be moved to January. He ran in the Turkey Trot. It was a great event and he thanked Parks for sponsoring the 5K. He appreciated the invitation to the Fire Dept. banquet and thanked them. He was a judge at the recent chili cookoff event and mentioned that Sandy City won the event. He expressed appreciation to the community for their support during the recent election. He received a lot of positive feedback from residents about the multiple locations and ways they could cast their vote in Sandy.

Council Member Alison Stroud said the Fire Department Banquet was a wonderful event. The Titan Award Gala was a great event. And the Trunk or Treat event was a great success. She thanked Administration and Economic Development for their efforts.

Mayor's Report

Mayor Zoltanski congratulated the neighborhoods and residents that annexed into Sandy. We are happy to welcome more annexations. She acknowledged the Fire Department for holding their annual banquet. The community is invited to attend the upcoming Push In Ceremony at Fire Station 32 at 10:00 am. She wished all a Happy Veterans Day and attended a ceremony at Quail Hollow Elementary School. City Hall had the highest record of in-person voters on Election Day.

CAO Report

Martin Jensen, Deputy CAO, mentioned the annual Coat and Glove drive will begin next week. Please drop off your donations in the boxes located at the entrances to City Hall.

Adjournment

The Council unanimously agreed to adjourn the meeting at 9:23 pm