



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Agenda

City Council

Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

Tuesday, May 17, 2016

5:15 PM

Council Chambers

Web address to view complete packet: <http://sandyutah.legistar.com>

The Sandy City Council has adopted Rules of Procedure which are available at the rear of the Council Chambers and online at: <http://sandy.utah.gov/government/city-council/procedure-guidelines.html>. Public comments during the Citizen Comment portion of the City Council meeting, or those offered during a Public Hearing may not exceed 3 minutes. If you wish to comment on a public hearing item(s), please hold your comments until that item is being discussed. Work Session items may or may not occur prior to 7:00 PM. Items not concluded during the Work Session will occur in the regular Council Meeting at the conclusion of other official business. Consent Calendar items have been previously considered or are otherwise routine in nature and will be considered in a single motion unless a Council Member wishes to discuss an item separately. In compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (801) 568-7141.

4:30 Dinner

5:15 Work Session

Agenda Planning Calendar Review

Council Member Business

Council Office Director's Report

Mayor's Report

CAO Report

Information Items

1. [16-203](#) Discussion of the Public Safety Staffing and Operations Study request for proposal (Item continued from May 10, 2016).

Attachments: [Draft Request for Proposal](#)

2. [16-219](#) City Council discussion of the Long Term Financial Analysis.

7:00 Council Meeting

Roll Call

Opening Remarks / Prayer / Pledge of Allegiance

Citizen Comments

Consent Calendar

3. [16-222](#) Approval of the May 10, 2016 City Council Meeting Minutes

Attachments: [May 10, 2016 City Council Meeting Minutes](#)
4. [16-223](#) Council Office recommending the City Council adopt Resolution #16-24C appointing citizens to various Sandy City Committees.

Attachments: [Resolution 16-24C Citizen Committee Appointments](#)

Council Items

5. [16-208](#) Police department recommending adoption of Ordinance #16-20 amending the Sandy City traffic code, Article 16, "Pedestrians" by adding a new Section 299.1, relating to medians.

Attachments: [Ordinance #16-20](#)
6. [ANEX-5-16-5
079](#) Community Development Department is recommending the City Council adopt Resolution #16-31C indicating intent to annex an unincorporated area, setting a hearing to consider such an annexation, and directing publication of hearing notice.

Attachments: [Resolution #16-31C](#)
7. [16-196](#) Council Member Fairbanks recommending the City Council adopt policy on public hearings.

Attachments: [Draft Public Hearings Policy](#)
8. [16-211](#) Council Member Fairbanks requesting discussion on the annual review of the Rio Tinto Stadium Parking Management Plan.

Attachments: [Excerpt from March 15, 2007 Planning Commission Minutes](#)
[Chapter 24 Parking Requirements](#)

9. [16-229](#) City Attorney's Office recommending that the City Council approve corrected Ordinance #16-23.

Attachments: [Corrected Ordinance 16-23](#)
 [Resolution 16-20C](#)
 [Public Notice](#)
 [Notice of Impending Boundary Action](#)

10. [16-220](#) Public Utilities budget presentation.

11. [16-221](#) Public Works budget presentation.

Attachments: [Final Council Budget Presentation](#)

Completion of reports and other items not held in the Work Session.

Adjournment



Staff Report

File #: 16-203, **Version:** 2

Date: 5/17/2016

Agenda Item Title

Discussion of the Public Safety Staffing and Operations Study request for proposal (Item continued from May 10, 2016).

Presenter

Council Member Nicholl

Description/Background:

On March 1, 2016 the City Council took steps to rebudget a portion of the projected year end revenue surplus. On March 18, 2016 the Council adopted Resolution 16-18C which included a \$50,000 appropriation in the nondepartmental budget for a staffing study.

This item was initially on the May 10, 2016 Consent agenda but was pulled for discussion and continued to the May 17 Work Session. Council Office staff will work with Administration and Purchasing to complete the final request for proposal as directed by the Council.

Fiscal Impact:

There is no direct fiscal impact associated with this item.

Future Dependent Action:

City Council staff will work with the Purchasing Department to issue to the RFP. Responses to the Request for Proposal will be brought back to the Council for further consideration.

Recommended Action and/or Suggested Motion:

Discuss RFP and provide direction to staff.

SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY, UTAH 84070
DEPARTMENT OF FINANCE & INFORMATION SERVICES
PURCHASING DIVISION
MAY 2016

REQUEST FOR PROPOSAL:

All proposals will be opened privately by Sandy City Administration and the Purchasing Agent. Proposals will be reviewed to determine that the functional requirements of the City are met. An award will be made after the appropriate approvals are received.

THIS IS NOT AN ORDER

PROJECT: Public Safety Staffing and Operations Study

REQUIREMENTS:

*Proposals must be received no later than 12:00 Noon, on [REDACTED] by the Purchasing Department, 10000 Centennial Parkway, Room 330, Sandy, Utah 84070. Proposals should reflect the best and most competitive offers. However, Sandy City reserves the right to negotiate best offers prior to final award.

*Proposals must be submitted in a sealed envelope clearly marked, Public Safety Staffing and Operations Study, along with the name and address of the vendor submitting the proposal, and signed by an authorized representative of the company.

*If verbal presentations are required, they will be scheduled at a later time and date.

*Specifications are attached.

*For further project information please contact [REDACTED].

The right is reserved to reject all proposals, to waive any informality or technicality or to accept proposals deemed in the best interest of Sandy City. ALL PROPOSALS THAT MEET, EXCEED OR ARE COMPARABLE TO MINIMUM SPECIFICATIONS WILL BE ACCEPTED.

FOR SANDY CITY

ERICA LANGENFASS,
PURCHASING AGENT

REQUEST FOR PROPOSALS
PUBLIC SAFETY STAFFING AND OPERATIONS STUDY

I. PURPOSE

It is the intent of Sandy City, Utah to enter into a contractual agreement, awarded pursuant to this request for proposals, with a consultant to provide a study(s) that meet the following objectives:

- A. Complete a comprehensive assessment and evaluation of sworn officer and civilian staffing needs and performance of the Sandy City Police Department and the Sandy City Fire Department including emergency medical services.

II. INSURANCE REQUIREMENTS

- A. The consultant shall provide the City with proof of insurance in accordance to attached "Exhibit B", for the following insurance for said consultant in connection with their work under this contract.

- 1. Workman's Compensation
- 2. Professional Liability
- 3. Auto Liability:

- B. The contractor shall indemnify and hold harmless Sandy City against and from all liability, claims, damages, demands and cost, including attorney fees of every kind and nature and attributable to bodily injury, sickness, disease or death or to damage or destruction of property resulting from or in any manner arising out of or in connection with the project and the performance of the work under this contract.

III. SCOPE OF WORK

- A. The consultant will provide all the labor, materials, tools and equipment necessary, but not limited to:

- 1. Meet the study objectives stated in section I. The study sought contemplates that police, fire and emergency medical services for Sandy City will be examined using objective performance and operational/call data guided by national best practices to:
 - a. Evaluate current police, fire and emergency medical service needs.

- b. Evaluate the productivity and effectiveness of each department, and departmental and/or City policies and procedures, records, equipment, facilities, training and staff as currently organized in meeting these needs.
- c. In light of current demographic and development patterns including both recent and possible annexations, and the Cairns Masterplan, evaluate future police, fire and emergency medical service needs with regard to staffing and organization of each Department.
- d. Consistent with the community's financial capabilities, recommend measures to improve public safety services in Sandy City and to promote operational efficiency and effectiveness of the Police and Fire Departments and each of the departmental service divisions, through consolidation, integration, setting of staffing levels and protocols for operational units, work load assignments, deployment and management, organizational and geographical division, placement and sharing of fixed assets, rolling stock and other infrastructure.
- e. Provide a narrative, statistical and graphical presentation/report to support findings and recommended measures.
- f. Any such other factors as the respondents to this RFP may suggest are essential or beneficial to satisfying the purposes of this RFP.

2. Attend meetings with city staff for planning and approval purposes as needed.

3. Complete each phase of the project within a time frame agreed to by the City and the consultant.

IV. SPECIAL PROVISIONS

A. Payment shall be made upon the completion of each phase of the project.

B. A detailed company profile shall accompany each proposal, and resumes of whom will work on the project.

V. AWARD OF CONTRACT

A. Award of this contract shall be based on the following criteria.

1. The consultant's perceived ability to meet the objectives outlined in section I.

2. The consultant's response to the Scope of Work.
 3. Provide list of references for similar projects in comparable public sector organizations.
 4. Cost/Fees.
 5. Proposal.
- B. Sandy City reserves the right to reject any or all proposals, to waive informalities or irregularities, in the proposals received and to reject non-conforming, non-responsive or conditional proposals, and to accept the bid which in the City's judgment best serves the interest of Sandy City.

VI. GENERAL CONDITIONS

- A. Proposals must be received at Sandy City Hall by [REDACTED]. Proposals received after that time and date will be returned unopened to the sender. It is the responsibility of the offeror to ensure that the proposal arrives at City Hall prior to the time and date indicated above. Mail proposals to Sandy City, Purchasing, 10000 Centennial Parkway, Suite 330, Sandy Utah 84070 or deliver at the same address.
- B. Two (2) copies of the complete proposals shall be provided.
- C. Based on the initial submission, finalists may be selected to interview prior to final selection.
- D. Proposals shall be firm for a period of sixty (60) days commencing on [REDACTED].
- E. The company awarded the contract shall be required to comply with all City and State requirements related to the contract.
- F. A briefing for those interested in submitting proposals will be held on [REDACTED]. The briefing will include a more detailed explanation of the project objectives, and a question and answer period. Those interested should meet at the Sandy City Mayor's conference room (suite 300) at the above date and time. Conference call participation is allowed and a phone number will be provided.
- G. For other questions or additional information on this RFP, contact [REDACTED].

Attachment A

FY 2015-16 Police Department Budget

Attachment B

FY 2015-16 Fire Department Budget
Annual Report

DRAFT



Staff Report

File #: 16-219, **Version:** 1

Date: 5/17/2016

Agenda Item Title

City Council discussion of the Long Term Financial Analysis.

Description/Background:

As part of the FY 2016-17 Budget review, the Finance Department presented an update of the Long Term Financial Analysis to the City Council on May 3. The Work Session of the May 17 Council Meeting has been reserved for follow up Council discussion.

Recommended Action and/or Suggested Motion:

Discussion only. No formal action required.



Staff Report

File #: 16-222, **Version:** 1

Date: 5/17/2016

Approval of the May 10, 2016 City Council Meeting Minutes

Motion to approve the minutes as presented.



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Minutes

City Council

Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

Tuesday, May 10, 2016

5:15 PM

Council Chambers

5:15 Work Session

Agenda Planning Calendar Review

Chairwoman Nicholl reviewed the Agenda Planning Calendar.

Council Member Business

Council Member McCandless attended the South Valley Services Committee Meeting (used to be South Valley Sanctuary) this last week. He was asked to serve on the Committee but he feels that Chairwoman Nicholl would be a better person for this committee. Council Member McCandless then stated that one of the residents on Willow View Way has requested that a speed sign be placed on her street. He passed that information on to Administration.

Council Office Director's Report

Michael Applegarth stated that he is interested in attending the National Association of Parliamentarians Conference that will be held in Denver in late August. The Council Members present gave their approval for Mr. Applegarth to attend.

Mayor's Report

No report given.

CAO Report

Mike Coulam addressed the Council and updated them on Sandy Pride Day (May 14th).

Byron Jorgensen addressed the Council regarding the Public Safety Staffing and Operations Study request for proposal. He mentioned that he met with Chief Thacker and Chief Cline earlier and they felt that waiting a year to do the study might be more beneficial.

John Hiskey addressed the Council and gave an update regarding what was discussed at the first Committee meeting for Short Term Rentals. The meeting was held with the Utah League of Cities and Towns. A brief discussion followed.

Information Items

[16-183](#)

Finance Department providing overview of the monthly budget report.

Glade Jardine addressed the Council and provided an overview of the monthly budget report.

7:00 Council Meeting

Roll Call

Present: 5 - Council Member Maren Barker
Council Member Kristin Coleman-Nicholl
Council Member Chris McCandless
Council Member Steve Fairbanks
Council Member Stephen P. Smith

Absent: 2 - Council Member Scott Cowdell
Council Member Linda Martinez Saville

Also Present

Administration:

CAO Byron Jorgenson
Deputy to the Mayor John Hiskey
Assistant CAO Scott Bond
Assistant CAO Korban Lee
City Attorney Rob Wall
Administrative Services Director Brian Kelley
Deputy Finance Director Glade Jardine
Community Development Director Mike Coulam
Public Works Director Rick Smith
Parks and Recreation Director Scott Earl
Administration PR Nicole Martin
Police Chief Kevin Thacker
Fire Chief Bruce Cline

Opening Remarks / Prayer / Pledge of Allegiance

Chairwoman Nicholl welcomed all those in attendance.

Bruce Blanchard offered the prayer.

Mike Coulam led the audience in the pledge.

Citizen Comments

Lindsay Studebaker, 9269 S Jefferson Lane, addressed the Council and proposed that a sidewalk and crosswalk be installed on Riverside Drive to make the area safer for pedestrians.

Bruce Blanchard, 8802 Shady Meadow Drive, addressed the Council and proposed that all citizens, whether or not they had a traffic violation, have the opportunity to attend traffic school.

Special Recognition

[16-198](#)

Citizen Recognition Award for Cindy Dalsoglio

Chairwoman Nicholl read the Resolution honoring Cindy Dalsoglio.

Consent Calendar

[16-217](#)

Approval of the May 3, 2016 City Council Meeting Minutes.

Attachments: [May 3, 2016 City Council Meeting Minutes](#)

Item approved.

[16-203](#)

Discussion of the Public Safety Staffing and Operations Study request for proposal (Item continued from May 10, 2016).

Attachments: [Draft Request for Proposal](#)

Council Member Fairbanks removed this item from the Consent Calendar. After a brief discussion, the Council agreed to discuss it further at the next Council meeting on May 17, 2016.

This item was continued to May 17, 2016.

Approval of the Consent Calendar

A motion was made by Steve Fairbanks, seconded by Stephen Smith, to approve the Consent Calendar as amended. The motion carried by a unanimous vote.

Council Items

[MISC-3-15-4
239](#) Community Development recommending the City Council adopt Ordinance 16-21 vacating a second portion of Albion Village Way, located at approximately 110 West Albion Village Way (Approximately 9750 South State Street) to allow the re-alignment and re-dedication of the western portion of Albion Village Way.

Attachments: [Backup Material](#)
[Ordinance 16-21](#)

Mike Coulam provided some background for this item to the Council.

A motion was made by Steve Fairbanks, seconded by Chris McCandless, to adopt Ordinance #16-21, vacating a portion of Albion Village Way to allow the re-alignment and re-dedication of the western portion of the right-of-way. The motion carried by the following vote:

Yes: 5 - Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Stephen P. Smith

Absent: 2 - Scott Cowdell
Linda Martinez Saville

[16-202](#) Police Department Budget Presentation

Attachments: [Police Department Budget Presentation FY 2017](#)

Chief Thacker presented the Police Department's Budget to the Council.

[16-204](#) Fire Department Budget Presentation

Attachments: [Annual Report 2016](#)
[Fire Department Budget Book](#)

Chief Cline presented the Fire Department's Budget to the Council.

Completion of reports and other items not held in the Work Session.

Reports completed in Work Session.

Adjournment

A motion was made to adjourn. The motion carried by a unanimous vote.

Meeting adjourned at approximately 9:50 p.m.

Kris Coleman-Nicholl
Sandy City Council Chair

Verene Froisland
Council Executive Secretary



Staff Report

File #: 16-223, Version: 1

Date: 5/17/2016

Agenda Item Title

Council Office recommending the City Council adopt Resolution #16-24C appointing citizens to various Sandy City Committees.

Description/Background:

It is recommended that the following persons be appointed to the following Sandy City Committees to fill terms as indicated:

BEAUTIFICATION COMMITTEE:

1. **Stephen R. Geddes** to fill a term ending at noon on March 31, 2018.
2. **Marilyn Morgan** to fill a term ending at noon on March 31, 2018.

COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE:

1. **Erik Allen** to fill a term ending at noon on March 31, 2018.
2. **Wade Greewood** to fill a term ending at noon on March 31, 2018.

HISTORIC PRESERVATION COMMITTEE :

1. **Tim Zurver** to fill a term ending on March 31, 2018.
2. **Jeff Smith** to fill a term ending on March 31, 2016

PARKS, RECREATION AND TRAILS COMMITTEE :

1. **Diana Van Uitert** to fill a term ending at noon on March 31, 2018.
2. **Corliss Lipzinski** to fill a term ending at noon on March 31, 2018.

TRANSPORTATION COMMITTEE:

1. **Jay Seegmiller** to fill a term ending at noon on March 31, 2018.
2. **John Winder** to fill a term ending at noon on March 31, 2018.

Recommended Action and/or Suggested Motion:

Council Office recommending the City Council adopt Resolution #16-24C appointing citizens to various Sandy City Committees.

RESOLUTION #16-24 C

A RESOLUTION REAPPOINTING CITIZENS TO VARIOUS
SANDY CITY COMMITTEES

BE IT RESOLVED by the City Council of Sandy City, Utah, that the following person(s) be appointed to the following Sandy City Committees to fill terms as indicated:

BEAUTIFICATION:

1. Stephen R. Geddes to fill a term ending at noon on March 31, 2018.
2. Marilyn Morgan to fill a term ending at noon on March 31, 2018.

C.D.B.G.:

1. Erik Allen to fill a term ending at noon on March 31, 2018.
2. Wade Greenwood to fill a term ending at noon on March 31, 2018.

HISTORIC PRESERVATION:

1. Tim Zurver to fill a term ending on March 31, 2018.
2. Jeff Smith to fill a term ending on March 31, 2016

PARKS, RECREATION AND TRAILS:

1. Diana Van Uitert to fill a term ending at noon on March 31, 2018.
2. Corliss Lipzinski to fill a term ending at noon on March 31, 2018.

TRANSPORTATION:

1. Jay Seegmiller to fill a term ending at noon on March 31, 2018.
2. John Winder to fill a term ending at noon on March 31, 2018.

PASSED AND APPROVED this 17th Day of May, 2016

Kris Coleman-Nicholl, Council Chairwoman
Sandy City Council

ATTEST:

RECORDED this ____ day of _____, 2016

Molly Spira
City Recorder



Staff Report

File #: 16-208, **Version:** 1

Date: 5/17/2016

Agenda Item Title

Police department recommending adoption of Ordinance #16-20 amending the Sandy City traffic code, Article 16, "Pedestrians" by adding a new Section 299.1, relating to medians.

Presenter

Chief Thacker

Description/Background:

New median ordinance disallowing pedestrians to stand or sit on a median with a width of less than 36 inches or on any unpaved median.

Applicable Statute/Rule/Policy/Guideline/Goal:

Article 16, Sandy City Municipal Code

Recommended Action and/or Suggested Motion:

Motion to adopt Ordinance #16-20 amending the Sandy City traffic code by amending Article 16, "Pedestrians" by adding a new Section 299.1, relating to medians; also providing a saving clause for the ordinance and an effective date.

ORDINANCE #16-20

AN ORDINANCE AMENDING THE SANDY CITY TRAFFIC CODE BY AMENDING ARTICLE 16, "PEDESTRIANS" BY ADDING A NEW SECTION 299.1, RELATING TO MEDIANS; ALSO PROVIDING A SAVING CLAUSE FOR THE ORDINANCE AND AN EFFECTIVE DATE.

WHEREAS, it is necessary to amend the Sandy City Traffic Code by amending Article 16, "Pedestrians" by adding a new Section 299.1, relating to medians; and

WHEREAS, Section 10-8-84, Utah Code Annotated, authorizes such amendment in order to protect the public health, safety and welfare of the City;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City as follows:

Section 1. The Sandy City Traffic Code is hereby amended by adopting a new Section 299.1 of Article 16, "Pedestrians", as set forth in **Exhibit A** which is attached to and incorporated in this ordinance.

Section 2. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.

Section 3. The provisions of this ordinance shall be severable; and if any provision thereof, or the application of such provision under any circumstances is held invalid, it shall not affect any other provision of this ordinance, or the application in a different circumstance.

Section 4. This ordinance shall become effective upon publication of a summary thereof and the City Recorder is hereby directed to publish such summary as soon as practically possible.

PASSED AND APPROVED by the Sandy City Council this 17th day of May, 2016.

Kris Coleman-Nicholl, Chair
Sandy City Council

PRESENTED to the Mayor this _____ day of _____, 2016.

APPROVED by the Mayor this _____ day of _____, 2016.

Thomas M. Dolan, Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2016.

SUMMARY PUBLISHED this ____ day of _____, 2016.

Exhibit A

Section 16 PEDESTRIANS

Sec. 299.1 **Medians.** It shall be illegal for any individual to sit or stand, in or on any unpaved median, or any median of less than 36 inches for any period of time.



Staff Report

File #: ANEX-5-16-5079,
Version: 1

Date: 5/17/2016

Agenda Item Title

Community Development Department is recommending the City Council adopt Resolution #16-31C indicating intent to annex an unincorporated area, setting a hearing to consider such an annexation, and directing publication of hearing notice.

Presenter

James Sorensen

Description/Background:

Sandy City desires to annex a certain contiguous unincorporated area, totaling approximately 1.42 acres, located at approximately 2341 E Sugar Loaf Lane in Salt Lake County, Utah.

Future Dependent Action:

Public Hearing on June 28, 2016.

Recommended Action and/or Suggested Motion:

Adopt Resolution #16-31C indicating intent to annex an unincorporated area, setting a hearing date on June 28, 2016 to consider such an annexation, and directing the publication of a hearing notice.

MILES ANNEXATION
RESOLUTION # 16-31C

A RESOLUTION INDICATING INTENT TO ANNEX
AN UNINCORPORATED AREA, SETTING A HEARING
TO CONSIDER SUCH AN ANNEXATION, AND
DIRECTING PUBLICATION OF HEARING NOTICE.

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("City") desires to annex a certain contiguous unincorporated area, totaling approximately 1.42 acres, located at approximately 2341 E. Sugar Loaf Lane in Salt Lake County, Utah, and more specifically described in the description attached hereto as Appendix "A".

2. The City is authorized to annex the area without a petition pursuant to 10-2-418 Utah Code Annotated.

3. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council's intent to annex the area described in Appendix "A."
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest;
3. Set a public hearing for June 28, 2016, at 7:05 p.m. to consider the annexation.
4. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code Ann. § 10-2-418.

ADOPTED by the Sandy City Council this ____ day of May 2016.

Kristin Coleman-Nicholl, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this ____ day of May 2016.

All of Lots 8, 9, 10 and 11, WILLOW CREEK No 17 SUBDIVISION, according to the official plat thereof recorded September 7, 1973 as Entry No. 2567848 in Book 73-9 of plats at Page 76 in the office of the Salt Lake County Recorder, ALSO and INCLUDING a portion of Sugar Loaf Lane and Treasure Mountain Drive abutting said Lots, described by metes and bounds as follows:

Beginning at an angle point in the current Sandy City boundary established by a previous annexation to Sandy City recorded October 19, 1973 as Entry No. 2577024 in Book 73-10 of plats at Page 98 in the office of the Salt Lake County Recorder, said point lies South $0^{\circ}07'44''$ West 2085.68 feet along the quarter section line and South $89^{\circ}40'33''$ East 107.475 feet from the Center Quarter Corner of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 25.00 feet to intersect the centerline of Treasure Mountain Drive; thence along said centerline of Treasure Mountain Drive, North 192.87 feet to intersect a westerly extension of the northerly line of Lot 8, WILLOW CREEK No 17 SUBDIVISION, recorded September 7, 1973 as Entry No. 2567848 in Book 73-9 of plats at page 76 in the office of said Salt Lake County Recorder; thence along said westerly extension and the northerly line of Lots 8 and 9 of said WILLOW CREEK No 17 SUBDIVISION, East 240.95 feet, more or less (record = 240.965 feet) to the northeast corner of said Lot 9; thence along the easterly line of said Lot 9, South 53.375 feet (record = 53.34 feet) to the rear lot corner common to Lots 9 and 10 of said WILLOW CREEK No 17 SUBDIVISION; thence along the northeasterly line of said Lot 10, South $30^{\circ}00'00''$ East 123.97 feet to the most southeasterly corner of said Lot 10 and a point on the current Sandy City boundary established by said previous annexation; thence along said current Sandy City boundary and the southeasterly line of said Lot 10 and beyond, South $58^{\circ}00'00''$ West 140.785 feet to the southwesterly right-of-way line of Sugar Loaf Lane; thence continuing along said current Sandy City boundary and said southwesterly right-of-way line of Sugar Loaf Lane, North $32^{\circ}00'00''$ West 35.00 feet to the most easterly corner of Lot 11 of said WILLOW CREEK No 17 SUBDIVISION; thence continuing along said current Sandy City boundary and the southeasterly line of said Lot 11, South $58^{\circ}00'00''$ West 77.26 feet; thence continuing along said current Sandy City boundary and the southerly line of said Lot 11 and beyond, West 124.475 feet to intersect the westerly right-of-way line of Treasure Mountain Drive; thence along said current Sandy City boundary and said westerly right-of-way line of Treasure Mountain Drive, North 53.73 feet to the point of beginning.

The above described area contains approximately 1.42 acres.





Staff Report

File #: 16-196, **Version:** 1

Date: 5/17/2016

Agenda Item Title

Council Member Fairbanks recommending the City Council adopt policy on public hearings.

Presenter

Council Member Fairbanks

Description/Background:

This policy is a follow up to the recently revised Council Rules of Procedure. State law requires that certain decisions before the City Council must be made after a public hearing on the matter is conducted. This policy is intended as a guide to the Council, staff and the public for how those hearings are conducted. The draft policy intends to capture the Council's current practices, and adds a section on petitions.

Recommended Action and/or Suggested Motion:

Motion to adopt public hearing policy.

Sandy City Council
Legislative Policies and Procedures

Original Approval Date:

Revision:

Chapter:

Section:

Date Council Approved:

SUBJECT: Public Hearings

BACKGROUND:

State law requires that certain decisions before the City Council must be made after a public hearing on the matter is conducted. This policy is intended as a guide to the Council, staff and the public for how those hearings are conducted.

POLICY:

A. General Public Hearing Procedure:

1. City staff provides an overview and/or recommendation on the subject item.
2. The project applicant provides information about the project.
3. Council Members may offer comments or ask questions of the staff and/or applicant.
4. Public comment is taken on the subject item.
 - a) Each member of the public desiring to address the City Council should be allowed to speak no more than 3 minutes on any issue, unless the time to speak is extended by the Chair or a majority vote of the Council.
 - b) It is not beneficial to repeat same points already made by previous speakers as it takes away time from others who may want to speak.
 - c) Any person desiring to address the Council a second time should wait until all others have spoken before being allowed to speak a second time on the same issue.
5. Public comment is closed. Council Members may ask questions or offer comments to staff, the project applicant based on information provided in public comment. Unless a Council Member requests further information from a member of the public who has previously addressed the Council, there is no further public comment.

Sandy City Council
Legislative Policies and Procedures

6. The City Council deliberates and takes appropriate action.

B. Decisions Based on Evidence

1. Utah state law requires that land use decisions must be based on evidence. Public sentiment is not substantial evidence. Evidence is independent—it stands on its own and is not based on public opinion. For the average person, either participating in a land use decision as a member of the appeal authority or as a citizen, his opinion is not evidence. Evidence is the justification—the facts—that are the basis for the opinion.

C. Civil Discourse

1. All persons should avoid undermining the integrity or dignity of others in the meeting. Clapping, booing, cheering or other signs of support or opposition to the proposal is not permitted.
2. Persons should refrain from leaving their seats or making any noise or disturbance while a vote is being taken and until the results are declared.
3. Persons not following these guidelines may be asked, after a 2/3 vote of the Council, to leave their seat for the remainder of the meeting. Any person not honoring the request of the Chair to leave the meeting would be deemed guilty of disturbing an official meeting in violation of Section 7-8-11 of the Revised Ordinances of Sandy City and would be guilty of a Class B Misdemeanor.

D. Petitions

1. A petition is a request of the City Council to take or refrain from some action signed by multiple individuals. Petitions should be specific and arguments must be supported by evidence. Opinion or speculation is not evidence despite being held by multiple individuals.
2. The City Council does not prescribe the form that a petition must take. Effective petitions include basic information such as name, addresses, and contact information so the City Council and/or staff can verify that signers are Sandy residents and follow up for additional information. It is helpful if the primary advocate or advocates leading the petition are identified and contact information provided.
3. City Council agendas are generally published on Friday before the Tuesday meeting. In order for a petition or other form of correspondence to appear in the Council's agenda packet, it must be delivered to the City Council Office by the close of business on Thursday prior to the Tuesday City Council meeting.

Sandy City Council
Legislative Policies and Procedures

Petitions or other correspondence provided after this deadline will be provided to the City Council at, but not prior to, the meeting in which the subject item is heard.

DRAFT



Staff Report

File #: 16-211, **Version:** 1

Date: 5/17/2016

Agenda Item Title

Council Member Fairbanks requesting discussion on the annual review of the Rio Tinto Stadium Parking Management Plan.

Presenter

Council Member Fairbanks

Description/Background:

On March 15, 2007 the Planning Commission accepted the Rio Tinto Stadium Parking Management Plan. One of the conditions on the parking plan was that it, "Be updated annually after the business has commenced operation."

That condition is now reflected in the Sandy City Land Development Code, Chapter 15A-24- Parking, Access & Circulation Requirements. Section 15A-24-03(A)(2) sets the requirements for Temporary Off-Site Event Parking. This section requires that, "Temporary off-site parking for events may be allowed after review and approval of a parking and access management plan by the Planning Commission at a public meeting. Section 15A-24-03(A)(2)(n) requires that the plan, "Be updated on a yearly basis or as otherwise required by the Planning Commission after the project or event has commenced operation. The Planning Commission shall hold at least one public meeting prior to the approval of any updated parking and access management plan.

There is no requirement in either the original approval of the Rio Tinto Stadium Parking Management Plan, nor the current Land Development Code which requires the City Council to review or approve the stadium parking plan. Staff believes that the annual presentation of the Rio Tinto Stadium Parking Management Plan to the City Council was done as a courtesy.

It recommended that the City Council no longer require a Council-level review of the stadium parking management plan as it is duplicative of the Planning Commission's role as defined in the Land Development Code.

Recommended Action and/or Suggested Motion:

Motion to acknowledge the Planning Commission's responsibility to annually review and approve the Rio Tinto Stadium Parking Management Plan, and cease requiring duplicative review of the City Council.

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THOSE PRESENT: Bruce Steadman, Chairman; Max Burdick, Darren Mansell, Nancy Day, Alan Matheson, Joseph Baker, Monica Collard, Members; Fred Lowry, Ken Reber, Alternate Members; Steve Smith, City Council; Michael G. Coulam, Community Development Director; James Sorensen, Planning Director; Gil Avellar, Development Services Manager; Brian McCuistion, Zoning Administrator; Kathy Jeffery, Deputy City Attorney; Eileen Luker, Secretary

Field Trip

The Planning Commission field trip for this meeting commenced at 4:00 p.m.. They visited the following locations:

Del Sol - 280 West 10200 South - This item is a request for a Conditional Use Permit to include research and development as part of the existing business. It will include the development of new products and processes that are used on their apparel and accessory lines of products in a research laboratory setting. The Planning Commission went inside the building and toured the lab where the research will be conducted. Jeff Liechty, the applicant, gave a demonstration of what is done there. The Planning Commission also went inside a storage room where flammable materials are stored. Mr. Liechty explained that a new storage facility will be built in the near future that will be separated from the main building.

ReAL Salt Lake Soccer Stadium - 9256 S. State Street - Mike Coulam pointed out the location of the canal along the east side of property where it is hoped an agreement with the canal company can be worked out so a trail can be created to help move pedestrian traffic. He drove through the former Ardell Brown property and mentioned that this property will be used by the developer as their staging area during construction of the stadium.

Wasatch Custom Design - 8728 South 120 East - This small two-floor office building has limited parking. Gil Avellar explained that much of the work is done by employees elsewhere. In order to provide parking for customers, some employees will ride Trax to work, and others live close enough that they can walk. It was noted that there were two vehicles parked illegally on the property.

Executive Session

1. ReAL Salt Lake Soccer Stadium - Discussion

Mike Coulam, Community Development Director, reported on ReAL owners' efforts to acquire property. They currently own enough property to build the stadium as proposed. It is hoped that more property can be acquired in the future so the master plan for the area can be implemented. The contractors are ready to proceed with construction of the stadium as soon as a building permit can be issued.

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Mike Coulam further commented that the biggest issue of concern regarding the soccer stadium at this time is parking. The subcommittee that was formed to address this issue has met on two occasions. They have developed a proposed code amendment to establish regulations for temporary off-site parking that will be reviewed by the Planning Commission on March 22, 2007. In response to that anticipated code amendment, the ReAL Salt Lake representatives have created a parking management plan for the soccer stadium that will be reviewed by the Planning Commission during tonight's regular meeting. He emphasized the fact that this is only a plan and there most likely will be questions asked for which there are no answers at this time. Implementation of the parking management plan will come later. The City is prepared to issue a grubbing and grading permit at this time. The City has also initiated contact with the canal company to the east regarding the possibility of creating a trail to help with pedestrian traffic. It is anticipated that over time, more parking will become available.

Aerial photos were shown that illustrated ways to access the stadium property at the present time and possible future access points.

Ryan Hales, of Hales Engineering, reviewed ReAL's parking management plan. He addressed each of the items in the proposed code amendment. He assured the Planning Commission that ReAL will provide evidence that they will comply with this plan at least 120 days prior to opening day. He reviewed the locations and number of potential stalls within 5 and 15 minute walking routes. If parking is determined to be needed more than 15 walking minutes away, then a shuttle service will be implemented.

Mr. Hales provided a report on existing sidewalks that are 4-5 feet wide, 6-7 feet wide, and 8-10 feet wide. He also pointed out locations for future pedestrian routes.

Joe Baker commented that his main concern continues to be moving people out of the area, especially on the east side of the stadium. He strongly supported the need for a trail along the canal on the east side and hoped that will become a reality. If that does not happen, then a back up plan will be needed for pedestrian traffic.

This meeting adjourned and the Planning Commission reconvened in the Council Chamber for the regular meeting.

Regular Session

1. Welcome/Pledge of Allegiance/Introductions

2. Del Sol
280 West 10200 South

CU#07-05

Mr. Jeff Liechty, of Del Sol, LLC, is requesting approval for a Conditional Use Permit in order to include research and development as part of his existing business located at 280 West 10200 South. Del Sol is in the business of selling apparel and accessories that change color when exposed to the sun.

The research and development portion of their business would include the development of new products and processes that are used on their apparel and accessory lines of products in a research laboratory setting. A total of 648 square feet of space of their overall 27,500 square foot office area would be used for the research laboratory. Chemicals and dyes, which have been determined to be flammable by the City Fire Marshall, are mixed on the site in small amounts in the research and development of new products and for the applicant to showcase their product to prospective clients and new employees. Approximately 600 gallons of flammable materials are proposed to be stored on site with a maximum of 240 gallons that can be stored inside of the building per fire codes.

Staff concerns include the following issues:

1. As a result of the Fire Department's requirements, an outdoor chemical storage enclosure will need to be built for the flammable materials used in the research and development process.
2. Since the research and development process requires the use of chemicals and dyes that are flammable, strict Fire Department regulations are required to be followed for all inside and outside storage and use of chemicals at this site.

Staff recommends that the Planning Commission approve a Conditional Use Permit for a research and development use to be added to the business license for Del Sol, LLC, located at 280 West 10200 South, based upon the following findings:

1. The research and development laboratory portion of this business is a very small portion of their overall business space.
2. The research and development portion of this business will not cause a hazard to adjacent developments when following fire and building code requirements.

And be subject to the following conditions:

1. That a new chemical enclosure be built on site in a location to be approved by the Planning staff. The enclosure shall be built of the same materials and design as the existing trash enclosure and shall not take up any required parking spaces for the proposed or other businesses on this site.
2. That the applicant comply with all Building & Safety, Fire and Life Safety Codes relating to the proposed conditional use.

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3. Obtain written approval from the Utah State Department of Environmental Quality relating to the outdoor storage of flammable liquids.

Brent Browser, representative for the applicant, agreed to comply with the conditions listed in the staff report.

Chairman Steadman invited public comment on this issue, and there was none.

Max Burdick moved that the Planning Commission approve a Conditional Use Permit for a research and development use to be added to the business license for Del Sol, LLC, located at 280 West 10200 South, based upon the findings listed in the staff report and be subject to the conditions listed in the staff report with the following addition:

4. *That the use be reviewed upon legitimate complaint.*

Alan Matheson seconded the motion. The vote was as follows: Max Burdick, yes; Alan Matheson, yes; Joseph Baker, yes; Monica Collard, yes; Nancy Day, yes; Darren Mansell, yes; Bruce Steadman, yes. The vote was unanimous in favor.

3. **ReAL Salt Lake Soccer Stadium - Final Site Plan Review**
(Conditional Use for Extended Hours & Parking Management Plan) **CU#06-50**
9256 S. State Street **SPR#06-40**

Mr. John Maas, of ASWN+ Architects and representative for ReAL Salt Lake Soccer, requested final site plan review of the ReAL Salt Lake Soccer Stadium as well as approval of a parking management plan and a Conditional Use Permit for extended hours of operation of the stadium.

The proposed new soccer stadium will include 20,000 fixed seats with concert seating that could include an additional 500 removable seats. The stadium building will include a total of 524,766 square feet that will include stage facilities for concerts, team offices, ticket sales, team locker rooms, employee facilities, VIP suites, and team memorabilia retail sales areas.

Access to the new stadium is proposed to be gained via one new driveway off of State Street and one off of 9400 South.

Parking is a very important issue relating to a sports venue. Since this facility is not used on a daily basis, total required parking is typically not provided on the site but is distributed around the general area of the stadium in existing parking lots within walking distance of the stadium. A code amendment is in the process of being submitted that will allow for off-site event parking and will be reviewed by the Planning Commission on March 22, 2007. The code amendment will require the

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applicant to submit a parking management plan to be reviewed and approved by the Planning Commission.

The applicant is requesting specific extended hours of operation for this use as follows:

Soccer games and all other outdoor events - Until 12:00 midnight including setup, take down and closing down of events.

All indoor activities - Until 1:00 a.m. excluding setup, take down and administrative activities.

Other issues addressed in the staff report included building height, landscaping, and signage.

Staff concerns include the following issues:

1. The Sandy City Development Code currently requires that all parking be provided on site for each use. To accommodate off site parking, a request for a code amendment has been submitted and will be reviewed by the Planning Commission on March 22, 2007. A parking management plan has also been submitted and reviewed by the Parking Subcommittee, and they have forwarded a recommendation regarding this issue.
2. The Parks and Recreation Department has required that this development address the required trails and trail tie ins according to the Sandy City Trails Master Plan and the 9000 South Gateway Master Plan.
3. Extended hours of operation at this facility should be limited due to the facility's close proximity to residential uses.

Staff recommends that the Planning Commission find that the final site plan is complete and that the Planning Commission approve the proposed parking management plan and the Conditional Use Permit for extended hours within 250 feet of a residential district based upon the following findings:

1. Development of this property as a soccer stadium and special events venue is closely tied to the entertainment and leisure activity environment that has been established in this area with the adjacent Jordan Commons and South Towne Exposition Center projects.
2. Development of this property is consistent with the entertainment theme that has been established in this area.
3. Development of this area is consistent with the 90th South Gateway Master Plan that was adopted by the City Council in October 2003. This site area was identified as a key underdeveloped site with high visibility.
4. The development will have access to regional transportation facilities such as State Street, 9000 South, I-15, and to the new light rail station at 9400 South and 150 East which will provide an important transportation alternative for people wishing to attend a soccer game or special event that may take place in the area.

And be subject to the following conditions:

1. That street dedications and improvements be carried out according to plan and profiles approved by the Sandy City Engineer and UDOT, and specifically:
 - a. That State Street be dedicated and improved to the width required by the Sandy City Transportation Engineer and which shall include curb, gutter, asphalt, sidewalk, parkstrip, and streetscape (including 2 inch caliper street trees). The varieties of street trees required are Little Leaf Linden and Redspire Flowering Pear, alternated and planted 30 feet on center in the parkstrip along State Street (if the parkstrip is at least 8 feet wide, otherwise the street trees are to be planted 4 feet behind the sidewalk in the front landscape area). Street trees shall be coordinated with street light locations and other utilities.
 - b. That 9400 South Street be dedicated and improved to the width required by the Sandy City Transportation Engineer and which shall include curb, gutter, sidewalk, parkstrip, and streetscape (including 2 inch caliper street trees). The varieties of street tree required are Little Leaf Linden and Redspire Flowering Pear, alternated and planted 30 feet on center in the parkstrip along 9400 South Street (if the parkstrip is at least 8 feet wide, otherwise the street trees are to be planted 4 feet behind the sidewalk in the front landscape area). Street trees shall be coordinated with street light locations and other utilities.
 - c. That any existing drive approaches that need to be abandoned as a result of this project shall be removed and replaced with high back curb and gutter.
2. That the applicant proceed through the final site plan review process with staff prior to the issuance of a building permit (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the developer be responsible to meet all provisions of the RC (Regional Commercial) Zone, the Sandy City Development Code and all conditions of approval imposed by the Planning Commission regarding this project prior to issuance of a building permit including but not limited to: compliance with the Sandy City Water Policy, trash enclosures, compliance with the Sign Ordinance and obtaining sign permits for all signs proposed, front landscaping berming, screening of all roof mounted mechanical equipment and vents, installation of all required public improvements, provide staff with a specific water efficient landscape and irrigation plan prior to final approval of the site plan, and underground existing overhead utility poles across this property. All utility boxes (transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and

- screened from view. Each box shall be shown in its exact location and be noted with its exact height, width, and length.
5. That the developer of this project allow for reciprocal access to and from adjacent developments to the north, east, south, and west of this project where it is deemed to be appropriate and necessary by the Sandy City Planning, Fire, and Engineering staffs.
 6. That the applicant and any of his tenants comply with the hours in the Revised Ordinances of Sandy City relating to trash collection, parking lot sweeping as well as loading and unloading activities. The Revised Ordinances of Sandy do not allow these activities to take place between the hours of 9:00 p.m. or 7:00 a.m. of the following day. The hours of these activities cannot be extended by a Conditional Use Permit.
 7. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
 8. That extended hours of operation for soccer games and all other outdoor events shall be limited to 12:00 midnight (including setup, take down, and closing down of events). Extended hours for all indoor activities shall be limited to 1:00 a.m. (excluding setup, take down, and administrative activities). If additional extended hours are desired, a future submittal to the Planning Commission must be made at a future date.
 9. That the applicant encourage tenants to consider offering their employees incentives for the use of car pooling, ride sharing, bus and light rail passes, van service to the Light Rail Station and Bus Transfer Station as well as any other alternative modes of transportation that may be available in order to decrease the need for parking and reduce vehicle trips that congest local roads and add to air pollution.
 10. That approval of this conditional use and review of the final site plan by the Planning Commission is contingent upon the final approval of a code amendment revising the Off-Street Parking ordinance regarding off-site parking by the Planning Commission and City Council..
 11. That the Planning Commission approve the attached parking management plan as submitted to staff and reviewed and recommended by the Parking Subcommittee.
 12. That the final site plan include trails and trail tie ins according to the Sandy City Trails Master Plan and the Downtown Illustrative Master Plan.
 13. That the applicant comply with all department requirements as noted in all preliminary review letters prior to submittal for final site plan review by staff.
 14. That the use and hours be reviewed upon legitimate complaint.

John Maas, of ASWN+ Architects, commented that the staff report was very thorough, and he agreed with all the conditions listed. In response to a question regarding emergency exiting plans, Mr. Maas commented that an emergency plan is in place, and that information will be verified by the City's Building Department. He also explained that there are certain unknown elements of the parking management plan that will be available for Planning Commission review 120 days prior to opening.

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Kathy Jeffery, Deputy City Attorney, mentioned that if there are some issues pertaining to the parking management plan needing to be reviewed sooner than 120 days prior to opening, the Planning Commission can make that request.

Mike Coulam, Community Development Director, referred to the Temporary Off-Site Event Parking requirements, and in particular paragraph "i" which requires that the applicant specify a date when evidence of availability of off-site parking spaces, safe pedestrian routes, transportation services, measures to prevent parking in restricted areas, and measures to manage entry and exit times and volumes of pedestrians and vehicles will be provided. He suggested that regular updates be provided to the Planning Commission between now and the opening of the stadium so all issues pertaining to parking will be closely monitored over the next several months.

Joe Baker commented that he did not feel that pedestrian traffic, especially the majority of the people who will be exiting the stadium on the east and then walking to the south, is being adequately addressed.

Mr. Maas responded that they will continually be working on the parking management plan as the details of that plan are finalized over the next several months. He recognized the concern expressed regarding pedestrian traffic, and they will work with UDOT in order to utilize State Street as best as is possible. Hopefully that will include widening the sidewalk and possibly closing off the State Street and 9400 South intersection in both directions for a short period of time to disburse people.

Max Burdick recalled at the last meeting that condition #13 attached to the preliminary review required that an on-site and off-site parking, traffic, and pedestrian management plan be submitted including an off-site employee parking plan and proposed on-site reserved parking for players and VIPs. He especially wanted to know how much on-site parking will be available to regular soccer fans.

Ryan Hales, of Hales Engineering, reviewed ReAL's parking management plan in response to the proposed code amendment. (*Proposed code amendment language will be shown in italics and ReAL's response in standard font.*)

15-06-05 Off-Street Parking Standards

5. *Temporary Off-Site Event Parking. Temporary off-site event parking may be allowed after review and approval of a parking management plan by the Planning Commission. The developer will be responsible to make all provisions for on- and off-site parking, safe pedestrian routes, transportation from off-site locations beyond the 15 minute walking route, entry and exiting methods, and restricting parking in identified areas. The parking management plan shall be submitted with the application for preliminary site plan review of the project and shall:*

- a. *Determine the total number of parking spaces required based upon the land use category less any anticipated mass transit projections.*

Total required parking: 5,300 total parking spaces.

- b. *Establish the minimum number of on-site spaces that are required. Estimate the number of those on-site spaces that will be reserved for or utilized by employees, VIPs, buses, etc.*

A minimum of 631 spaces required on site (90 reserved). Employees and staff personnel will be encouraged to ride mass transit. In addition, if shuttle routes to the parking areas beyond the 15 minute walking routes are necessary, shuttles will begin operation 2-3 hours before game time and continue 2-3 hours after the event is over for employees.

- c. *Establish the minimum number of off-site spaces, if any, that are required within a close proximity within a 5 minute walking route of the site.*

A minimum of 369 additional spaces required within a 5 minute walking route to the concourse area. Parking supply within 5 minutes equals 847 stalls. Safe pedestrian walking routes from the identified parking stalls were shown.

- d. *Establish the minimum number of off-site parking spaces, if any, that are required within a 15 minute walking route of the site.*

There are 4,300 additional spaces required within a 15 minute walking route to the concourse area. Safe pedestrian walking routes from the identified parking stalls were shown.

- e. *Establish the minimum of off-site parking spaces, if any, that are required beyond the 15 minute walking route of the site.*

There are 1,734 additional parking stalls available. If needed, a shuttle route could be implemented.

- f. *Identify all off-site parking sites potential available to be used for c, d, and e above. Identify possible methods that the developer will explore to provide safe pedestrian routes to and from the parking sites, e.g., wider sidewalks, trails, bridges, permanent or temporary traffic control devices, individuals directing traffic, etc. and methods to provide transportation to and from those sites, e.g.*

The following methods have been identified for possible implementation:

1. Master plan sidewalk widening projects.
2. Pedestrian bridges. Two canal crossing locations might be suitable for pedestrian bridges to minimize walking times to the stadium from parking. One could possibly be constructed with the development of the super block.
3. Temporary traffic control devices:
 - a. Pedestrian scramble phases at the 9400 South and potential 9200 South traffic signals - to be used during the game loading and unloading.
 - b. Barriers will be used as necessary to control pedestrians.
4. Crowd control officers. It is anticipated that officers will be used at the 9400 South traffic signal, and if constructed, at the 9200 South traffic signal. Other officers will likely be used within and around the stadium to control crowds.

- g. *Identify neighborhoods and other areas that will specifically not be allowed to be part of the calculation of available parking spaces. Identify possible measures that the developer will explore to prevent parking within restricted areas, e.g., signage, security personnel, proposed new parking regulations, etc.*

The following measures will be used to prevent parking within restricted neighborhoods used on an escalated scale:

1. Traffic signs - "No Event Parking"
2. Temporary traffic barrier across the inbound traffic lane.
3. Barricade multiple subdivision access points to limit the required enforcement personnel, e.g., barricade one of two adjacent entrances within sight distance of each other.
4. Parking restrictions will be in place at least 1 ½ hours prior to the event and for 1 hour post event.
5. Barricade attendant.

- h. *Identify pedestrian exit times and volumes to on-site and off-site parking areas. Identify possible methods that the developer will explore to manage the projected volume expeditiously and safely, e.g., wider sidewalks, temporary or permanent traffic control methods, etc.*

Have provided pedestrian exit volumes. Item f provides pedestrian management strategies.

- i. *Specify a date by which the developer/applicant must provide planning staff with evidence of availability off-site parking spaces, safe pedestrian routes, transportation services, measures to prevent parking in restricted areas and measures to manage entry and exit times and volumes of pedestrians and vehicles.*

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It is anticipated that the first game in the new stadium being proposed for July 4, 2008 and that 120 days before, or before March 4, 2008, ReAL will provide evidence to staff that they comply with this item.

- j. *Be updated annually after the business has commenced operation.*

ReAL will update the plan in January of each calendar year for the upcoming season.

Chairman Steadman invited public comment on this issue.

Wally Bowler, Community Coordinator, questioned if a parking structure is going to be built. He pointed out that the parking structures at the Workman Comp buildings seem to be occupied at night.

Joe Scovil, a realtor for Coldwell Bank, questioned if the area around the stadium has been designated in such a way that the City can exercise eminent domain.

Lon Lewis, owner of an assisted living facility on 9400 South, commented that there are still a lot of unanswered questions pertaining to parking and traffic. Light, noise, and extended hours are all issues of major concern for the residents who live nearby. He noted that there are unresolved issues with UDOT, and it isn't known how State Street will be incorporated as part of this project. He questioned how 9400 South will be improved.

Ryan Kump, City Transportation Engineer, explained that the master plan for 9400 South will be an 80 foot right-of-way from State Street to the stadium entrance and a 60 foot right-of-way from the stadium entrance to Monroe Street with a shoulder for on-street parking where appropriate. An 8 foot sidewalk on the north side of the road is planned. Two accesses into the stadium have been determined to be adequate due to the number of on-site parking spaces. The majority of parking will be located elsewhere so traffic will be dispersed from many areas. The bigger on-site issues needing to be addressed is how to disburse spectators because 85% of the people will be leaving the site on foot.

Randy Sant, City Economic Development Director, pointed out that this current parking management plan will be temporary. How the parking will be handled in the future will be changing as permanent parking areas are developed. He expressed confidence that many more answers regarding parking will be known in the near future. He explained that the City's redevelopment agency will not have eminent domain powers in this area as a result of the soccer stadium. He expressed a willingness to meet with residents and answer their questions.

Chairman Steadman closed the public comment portion of the hearing.

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Max Burdick commented that he did not feel comfortable approving the parking management plan as presented because there are some things that he did not agree with. He questioned if the Planning Commission could grant temporary approval so it can be modified and updated as time goes along.

Kathy Jeffery, Deputy City Attorney, referred to the new Temporary Off-Site Event Parking Ordinance and explained that letters "a-h" are intended to provide temporary information. Letter "i" is the part of the ordinance that provides specifics details as to how the parking management plan is being complied with and implemented.

Darren Mansell commented that he has enough concerns and unanswered questions regarding the soccer stadium that he would like to have the ability to hold up the City's funding and certificate of occupancy until the Planning Commission approves the final parking, traffic, and pedestrian plans.

Randy Sant responded that the Planning Commission can put in place certain requirements that will force the applicant to comply with what is being requested, e.g., regular meetings between the applicant and the Planning Commission and regular reports to the RDA. He stated that he did not have a problem that prior to the issuance of the bonds, the Planning Commission condition this request that the RDA will have had discussions with the Planning Commission to ensure that their concerns regarding ReAL's parking management plan have been resolved. It is expected that the development agreement will be completed by July 1, 2007.

Bruce Steadman emphasized the importance of understanding the parking management plan and that it is a plan in progress that will be finalized 120 days prior to opening day.

Kathy Jeffery, Deputy City Attorney, explained that the stadium's development is guaranteed through bonding as required in condition #2. Those bonds guarantee the eventual completion of the parking management plan that the Planning Commission is still needing to approve. There will also be a condition of approval that says the applicant will be bonding and giving other financial assurances (a development agreement) that will make sure it is completed.

Randy Sant explained that the enforcement to guarantee that the parking management plan and site plan are completed to the City's satisfaction is the bond money. He offered to include in the development agreement wording requiring that a final parking management plan will be in place before any bonds are issued.

Kathy Jeffery explained that when the proposed code amendment was drafted, those involved anticipated that it would be a two stage process. The idea was for the Planning Commission to initially approve a parking management plan identifying where parking could be located in the future. Afterwards the applicant would come back at a time to be determined showing the exact number of available parking spaces.

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Max Burdick responded that it is his intent to protect the residents and pedestrians as much as possible so the experience at the first game will be a positive experience for everyone and fans will want to come back again.

There was a lengthy discussion regarding procedure and how to interpret the applicant's parking management plan in relation to the City's ordinance pertaining to temporary off-site event parking in order to accomplish the Planning Commission's objective to make sure that a parking management plan will be provided by ReAL that will include all the required information before the first game is played.

Mike Coulam suggested that condition #11 be modified to read that the Planning Commission *accepts* rather than approves the parking management plan *dated March 7, 2007 with a requirement that the owners of the ReAL Soccer Stadium return to the Planning Commission on a regular interval basis between now and the opening of the stadium in order to review the parking management plan as well as the traffic and pedestrian access plans with the Planning Commission and the Sandy City staff. The intervals for review shall be once every other month on the first meeting of the month starting with April or May 2007.*

Mr. Coulam clarified that this condition would send a message that the Planning Commission accepts what has been submitted to this point, and it is recognized that an implementation plan is still forthcoming.

Steve Smith, City Councilman, commented that the proposed code amendment that will be addressed by the Planning Commission on March 22, 2007 and by the City Council on March 27, 2007 is supposed to apply to any event that would be in need of temporary off-site parking. As the ordinance is presently written, it seems to apply specifically for ReAL Salt Lake. He shared a similar concern as expressed by Darren Mansell with the use of words such as "potentially", "possible", and "would explore". Other events where this ordinance would apply probably would not have a lengthy period of time between when the plan is initially submitted and when it is implemented. He supported some changes to the language that would help tighten up the Planning Commission's participation in reviewing a plan and the timeliness it would be approved.

Max Burdick moved that the Planning Commission find that the final site plan is complete and that the Planning Commission *accepts* the parking management plan and *approves* the Conditional Use Permit for extended hours within 250 feet of a residential district based upon the findings listed in the staff report and be subject to the conditions listed in the staff report with the following modifications and additions:

- 2. That the applicant proceed through *and complete* the final site plan review process with staff prior to the issuance of a building permit (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures**

Handout. The final site plan shall be in compliance with all Development Code requirements, those modifications required by the Planning Commission, *and include the number of employees at a game, reserve 90 spaces for employees, players, and VIPs, an off-site employee parking plan, an emergency entry and exit plan from the stadium to be reviewed by all appropriate departments, e.g. Police Department, Fire Department, Traffic Division, and disaster planning staff, and a 9400 South/State Street management plan.*

10. That approval of this conditional use and review of the final site plan by the Planning Commission is contingent upon final approval of a code amendment revising the Off-Street Parking Ordinance regarding off-site parking by the Planning Commission and City Council.
11. That the Planning Commission *accepts the attached parking management plan dated March 7, 2007 as submitted to staff and reviewed and recommended by the Parking Subcommittee with the requirement that the owners of the ReAL Soccer Stadium return to the Planning Commission on a regular interval basis between now and the opening of the stadium in order to review the parking management plan as well as the traffic and pedestrian access plans with the Planning Commission and the Sandy City staff. The intervals for review shall be once every other month on the first meeting of the month starting on May 3, 2007 and continuing until March 4, 2008.*
15. *That the parking management plan be approved by the Planning Commission prior to the issuance of the RDA tax increment bond.*
16. *That the site plan be delivered to the appropriate individuals at East Jordan Irrigation Company, Salt Lake Canal Company, and UDOT.*
17. *That approvals be obtained from all City departments.*

Monica Collard seconded the motion. The vote was as follows: Max Burdick, yes; Monica Collard, yes; Joseph Baker, yes; Alan Matheson, yes; Nancy Day, yes; Darren Mansell, yes; Bruce Steadman, yes. The vote was unanimous in favor.

(Max Burdick was temporarily excused from the meeting.)

5. Wasatch Custom Design – 1st Floor Use & Parking
8728 South 120 East

SPR#05-14

In 2005, the Planning Commission approved the preliminary site plan for the Cambridge Office Building that has been built at 8728 South 120 East. At the time of site plan review, the Planning

- d. Ninety degree parking within a parking structure. (Ord 14-06, Adopted 4-23-2014)
- e. The minimum garage size for residential development shall be as follows:

Type of Garage	Minimum Width	Minimum Depth	Minimum Square Footage
Single	12 ft	20 ft	240 sq ft
Double	20 ft	20 ft	400 sq ft
Triple	30 ft	20 ft	600 sq ft

C. **Floor Area Defined.** For the purposes of parking requirements, floor area shall be defined as the gross square footage of the building.

15A-24-03 Special Access and Parking Provisions

A. Alternative to On-Site Parking.

1. **Off-Site Parking.** Off-site parking may be allowed for the required parking of any new use, structure, or building in any commercial or RM District that cannot be provided on the premises due to the property's size or location according to the following criteria:
 - a. The off-site parking must be located on other appropriately zoned property.
 - b. The off-site parking cannot be more than 300 feet of walking distance from the nearest point of the parcel.
 - c. The adjacent site has excess parking that is not required for their use, or the hours parking is needed will not conflict with the hours of use on the adjacent property.
 - d. The applicant shall provide a document to the Community Development Department, signed by the owners of the alternate site and recorded at the Salt Lake County Recorder's Office, that stipulates the permanent reservation of use of the site for said parking.
2. **Temporary Off-Site Event Parking.** Temporary off-site parking for events may be allowed after review and approval of a parking and access management plan by the Planning Commission at a public meeting. Temporary parking is parking established for a fixed period of time with the intent to discontinue such parking upon the expiration of the time period. An occasional event with an expected attendance of less than 500 persons or if the event does not occur more than once a year shall not be subject to the requirements of this Section.

The applicant will be responsible to make provisions for on- and off-site parking, safe pedestrian routes to and from the off-site parking, transportation to and from off-site parking locations beyond a 5,000 foot (approximately 15 minutes) walking route, entry and exiting methods,

temporary or permanent traffic control methods, and restricting parking in identified areas.

The parking and access management plan must be approved prior to the issuance of a temporary use permit, business license or certificate of occupancy required for the event, project, or use. Upon approval, the parking and access management plan shall be available for public inspection. All approved updates of a parking and access management plan shall be available for public inspection.

The applicant may be responsible to post a guarantee for improvements and implementation of various components of the parking and access management plan.

The parking and access management plan shall be submitted with the application for the project or use and shall:

- a. Determine the total number of parking spaces required based upon the land use category less any anticipated mass transit use projection, which may be limited to 15 percent of the total number of required parking spaces unless greater mass transit use is demonstrated.
- b. Establish the minimum number of on-site spaces that are required. Specify the number of those on-site spaces that will be reserved for or utilized by employees, VIPs, buses, media, etc.
- c. Establish the minimum number of off-site spaces, if any, that are required within a 1,650 foot (approximately 5 minutes) walking route of the site.
- d. Establish the minimum number of off-site parking spaces, if any, that are required within a 5,000 foot (approximately 15 minutes) walking route of the site.
- e. Establish the minimum number of off-site parking spaces, if any, that are required beyond the 5,000 foot (approximately 15 minutes) walking route of the site.
- f. Identify all off-site parking sites potentially available to be used for c, d and e above. Identify methods that the applicant will provide for safe pedestrian routes to and from the parking sites satisfying criteria c and d, above, e.g., wider sidewalks, trails, bridges, permanent or temporary traffic control devices, individuals directing traffic, etc., and methods to provide transportation to and from those sites satisfying criterion e, above, e.g., Trax, UTA buses, shuttle buses, etc., and provide a timeline for the implementation of the identified methods. Each potential off-site parking location shall conform to the parking area development and maintenance requirements in this Section.
- g. Identify neighborhoods and other areas that will specifically not be allowed to be part of the calculation of available parking spaces or will be subject to parking restrictions during the event. Identify measures that the applicant will implement to prevent parking within restricted areas, e.g., signage, security personnel, proposed new parking regulations, etc., and provide a timeline for the implementation of the identified methods.
- h. Identify pedestrian exit times and volumes to on-site and off-site parking areas. Identify methods that the applicant will implement to manage the projected volume expeditiously

and safely, e.g., wider sidewalks, temporary or permanent traffic control methods, etc., and provide a timeline for the implementation of the identified methods.

- i. Include a traffic study presenting traffic counts, times and circulation patterns for a geographic area encompassing all potential off-site parking sites if required by the City Transportation Engineer. If required, the traffic study shall also present the projected impact of the event on existing traffic counts, times and circulation patterns.
- j. Identify the methods the applicant will implement, on vacant or unimproved lots, to control the dust and debris.
- k. Identify any permits or approvals necessary from other transportation agencies with jurisdiction over roads or streets affected by the temporary or permanent traffic control measures identified in criteria g, h, and i above.
- l. Specify a date by which the applicant must provide the Planning Commission with evidence of availability of off-site parking spaces, safe pedestrian routes, transportation services, measures to prevent parking in restricted areas, and measures to manage entry and exit times and volumes of pedestrians and vehicles.
- m. Indicate the time period for which the parking and access management plan will be in effect.
- n. Be updated on a yearly basis or as otherwise required by the Planning Commission after the project or event has commenced operation. The Planning Commission shall hold at least one public meeting prior to the approval of any updated parking and access management plan.

B. Parking Reduction/Increase.

1. In cases where parking, other than herein required, may be appropriate, the Planning Commission may increase or reduce requirements based upon actual usage of employees and customers, but in no case shall the requirements be increased or reduced by more than 25 percent.
2. At the time of site plan review, a parking plan shall be submitted showing all parking spaces, the overall circulation system, an analysis of the parking demand for the specific land uses proposed, and other justification as necessary for requesting reductions in parking space requirements.
3. Developments may be under parked upon the review and approval of the Planning Commission if justified with a walkable design that demonstrates such and/or where local multi-modal transit systems exist or are immediately planned that would help reduce the number of needed parking stalls and automobile trips.

C. Shared Parking.

1. **Shared Parking Proposal.** Notwithstanding any other parking requirements provided in this Chapter, when land uses occupy the same lot or adjacent lots, the total number of off-street parking spaces required for each use may be combined and shared. A proposal for sharing off-street parking shall be presented to the Director. If the proposal involves the accommodation of



Staff Report

File #: 16-229, **Version:** 1

Date: 5/17/2016

Agenda Item Title

City Attorney's Office recommending that the City Council approve corrected Ordinance #16-23.

Presenter

James Sorensen

Description/Background:

On April 26, 2016 the City Council conducted a public hearing for the Hirschi Annexation. Section 6 of Ordinance #16-18 noted that, "...no written protests to the proposed annexation were filed by owners of private real property that is located within the Areas." This language is part of the basic annexation template, and was reflected in the initial draft of Ordinance #16-18. Prior to the hearing however, two formal protests were correctly filed with the City Recorder. Other letters of opposition were also received but were not correctly filed with the City Recorder. All correspondence was provided to the Council at the time of the public hearing.

The number of formal protests received was insufficient to compel an alternative course of action on the annexation. Due to the fact that two protests were correctly filed at the time of the hearing, the City Attorney's Office recommends amending Section 6 of Ordinance #16-18 to state that, "insufficient written protests to the proposed annexation were filed by owners of private real property that is located within the Areas."

Recommended Action and/or Suggested Motion:

Motion to adopt corrected Ordinance #16-18.

HIRSCHI ANNEXATION
CORRECTED ORDINANCE # 16-23

AN ORDINANCE ANNEXING TERRITORY LOCATED IN
THE AREAS NEAR AND AROUND 3319 EAST WASATCH PINES
LANE IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY
20.6 ACRES INTO SANDY CITY; ESTABLISHING ZONING FOR
THE ANNEXED PROPERTIES; ALSO PROVIDING A SEVERANCE
AND EFFECTIVE DATE FOR THE ANNEXATION

The Sandy City Council finds:

1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, in that : (1) the areas proposed to be annexed, located at approximately 3319 East Wasatch Pines Lane in Salt Lake County, and comprising about 20.6 acres (“Areas”), are contiguous areas and are contiguous to the City; (2) the Areas consists of a portion of one or more unincorporated Salt Lake County islands within or unincorporated peninsulas contiguous to the City, which have fewer than 800 residents; (3) for an annexation of one or more unincorporated islands, the entire island or unincorporated area, of which a portion is being annexed, has fewer than 800 residents, (4) the majority of the islands or peninsulas consist of residential or commercial development; (5) the Areas require the delivery of municipal-type services; and (6) the City has provided one or more municipal-type services to the islands or peninsulas and to the Areas for more than one year.
3. On March 15, 2016, the City adopted Resolution 16-20 C, attached hereto as Exhibit “A”, describing the Areas and indicating the City’s intent to annex the Areas. The City determined that not annexing an entire island or peninsula was in its best interest.
4. The City published Notice to hold a public hearing on the proposed annexation of the Areas. The Notice was published at least once a week for three successive weeks in a newspaper of general circulation within the City and within the Areas, and the City sent written notice to the board of each special district whose boundaries contain some or all of the Areas, and to the Salt Lake County legislative body. The Notice, a copy of which is attached hereto as Exhibit “B”, complied with all statutory requirements.
5. On or about April 26, 2016, the City Council held a public hearing on the proposed annexation of the Areas. Section 10-2-418 (5), Utah Code Annotated, authorizes the Council to adopt an ordinance annexing the Areas unless, at or before the public hearing, written protests to the annexation have been filed with the City Recorder by the owners of private real property that is located within the Areas, that covers a majority of the total private land area within the Areas, and that is equal in value to at least ½ the value of all private real property with the Areas.

6. The City Council is authorized to adopt an ordinance annexing the Areas in that, upon conclusion of the public hearing, insufficient written protests to the proposed annexation were filed by owners of private real property that is located within the Areas.

7. The annexation of the Areas is completed and takes effect on the date of the lieutenant governor's issuance of a certificate of annexation as per Section 10-2-425(4), Utah Code Annotated.

8. This Corrected Ordinance 16-23, corrects Sandy City Ordinance 16-18.

NOW, THEREFORE, BE IT ORDAINED by the City Council that it does hereby :

1. Adopt an ordinance annexing the Areas as shown on the plat filed in the office of the Sandy City Recorder.

2. Determine that not annexing the entire island or peninsula is in the City's best interest.

3. Zone the Areas to an R-1-15.

4. Confirm that, pursuant to Section 10-2-425(4), Utah Code Annotated, this annexation is completed and takes effect upon the date of the lieutenant governor's issuance of a certification of annexation.

5. Declare that all parts of this ordinance are severable and that if the annexation of the Areas shall, for any reason, be held to be invalid or unenforceable, this shall not affect the validity of any associated or subsequent or previous annexation.

6. Affirm that this ordinance shall become effective upon publication as provided by law.

PASSED AND APPROVED by vote of the Sandy City Council this ____ day of May 2016.

ATTEST:

Chair, Sandy City Council

City Recorder

Mayor, Sandy City

PRESENTED to the Mayor of Sandy City this ____ day of May 2016.

APPROVED by the Mayor of Sandy City this ____ day of May 2016.

HIRSCHI ANNEXATION

RESOLUTION # 16-20C

A RESOLUTION INDICATING INTENT TO ANNEX AN
UNINCORPORATED AREA, SETTING A HEARING TO
CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE.

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("City") desires to annex a certain contiguous unincorporated area, totaling approximately 20.6 acres, located at approximately 3319 East Wasatch Pines Lane. in Salt Lake County, Utah, and more specifically described in the description attached hereto as Appendix "A".

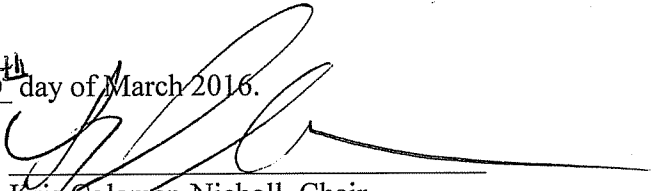
2. The City is authorized to annex the area without a petition pursuant to 10-2-418 Utah Code Annotated.

3. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

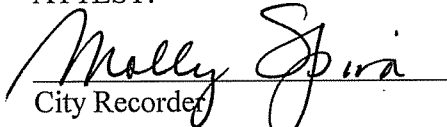
NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council's intent to annex the area described in Appendix "A."
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest;
3. Set a public hearing for April 26, 2016, at 7:05 p.m. to consider the annexation.
4. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code Ann. § 10-2-418.

ADOPTED by the Sandy City Council this 15th day of March 2016.

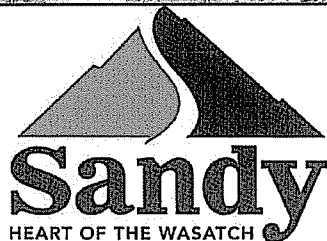
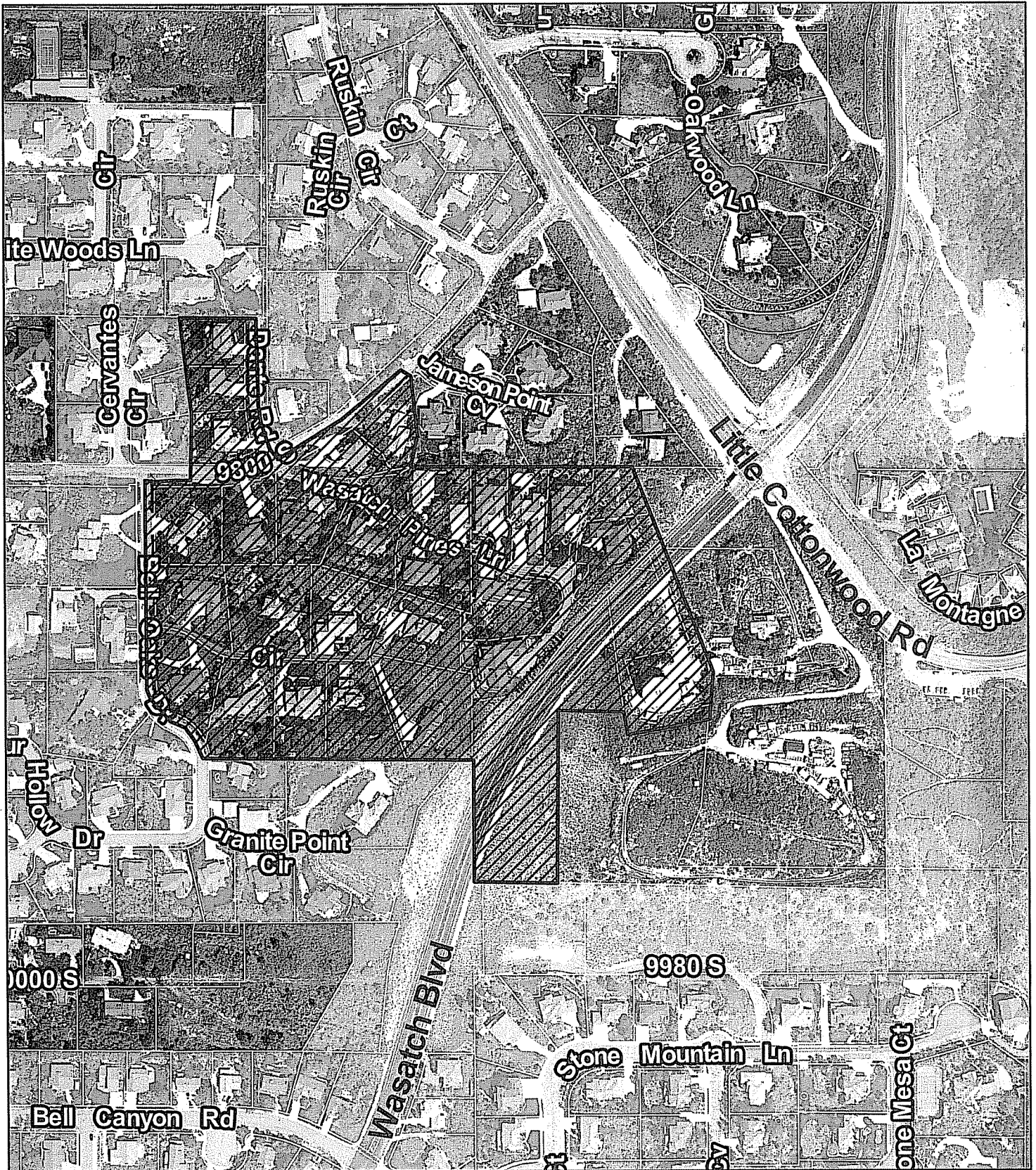

Kris Coleman-Nicholl, Chair
Sandy City Council

ATTEST:


City Recorder

RECORDED this 16th day of March 2016.

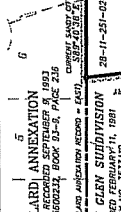




Hirschi Annexation 3319 E. Wasatch Pines Ln.

PRODUCED BY
THE COMMUNITY DEVELOPMENT DEPARTMENT
ANDREW KING, SENIOR PLANNER

RUSKIN CIRCLE ANNEXATION
ANNEXATION RECORDED DECEMBER 19, 2011
ENTRY NO. 1125979, BOOK 2011P, PAGE 161
SANDY CITY



SURVEYOR'S NARRATIVE

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POINT IN ANNEXATION BOUNDARY (NOT MARKED)
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ANNEXATION BOUNDARY
ANNEXATION BOUNDARY
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AND BEARINGS OR DIMENSIONS SHOWN IN PARENTS

Reaction of α -naphthol

The above described

Helen C. Hathco
Professional Engineer
to hereby certify
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THE UNIVERSITY OF CHICAGO

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DAKOTA COUNTY

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...died this _____ day _____
at Sandy City Co.

CITY MAYOR

CITY ATTORNEY

To: Media One
From: Molly Spira - 568-7136 Account #9001361894

EXHIBIT "B"

Please publish in the Tribune **March 29, 2016, April 5, 2016, April 12, 2016**

**SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX**

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution indicating its intent to annex an unincorporated area, located at approximately 3319 East Wasatch Pines Lane, Salt Lake County, into the Municipality of Sandy City. On April 26, 2016, at 7:05 p.m., in the City Council Chambers, Sandy City Hall, 10000 Centennial Parkway, Sandy, Utah, the Sandy City Council will hold a public hearing on the proposed annexation.

Legal Description: Beginning at a point on the current Sandy City boundary which lies South 89°35'24" East 600.23 feet along the quarter section line and South 0°29'01" East 25.00 feet from the Center Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along current Sandy City boundary the following ten (10) courses: (1) South 89°35'24" East 98.96 feet; (2) North 0°24'36" East 25.00 feet; (3) North 0°24'36" East 116.06 feet; (4) North 6°48'51" West 218.00 feet; (5) South 89°40'36" East 173.00 feet; (6) South 0°09'26" East 179.53 feet; (7) Southeasterly 151.97 feet along the arc of a tangent curve to the left having a radius of 318.69 feet, a central angle of 27°19'22" and a chord bearing and length of South 13°49'07" East 150.54 feet; (8) North 60°08'00" East 161.71 feet; (9) Northeasterly 51.51 feet along the arc of a tangent curve to the left having a radius of 300.00 feet, a central angle of 9°50'18" and a chord bearing and length of North 55°12'51" East 51.45 feet to a point of compound curvature; (10) Northeasterly 151.34 feet along the arc of a 1999.00 foot radius compound curve to the left whose center bears North 39°42'18" West 1999.00 feet, has a central angle of 4°20'16" and a chord bearing and length of North 48°07'34" East 151.30 feet; thence departing from said current Sandy City boundary, South 44°02'34" East 25.00 feet; thence South 4°23'11" East 141.83 feet; thence South 8°22'03" West 61.53 feet; thence South 89°35'24" East 133.00 feet; thence South 89°35'24" East 363.04 feet; thence South 20°55'10" East 173.38 feet, more or less, to the northwesterly right-of-way line of Wasatch Boulevard; thence along the easterly boundary of Salt Lake County Assessor Parcel No. 28-11-427-034 and a portion of the easterly boundary of Parcel No. 28-11-427-004, South 20°55'10" East 308.82 feet; thence along the easterly boundary of said Parcel No. 28-11-427-004 and a portion of the easterly boundary Parcel No. 28-11-427-032, South 4°15'00" West 110.05 feet; thence along the southerly and westerly boundary of said Parcel No. 28-11-427-032 the following two (2) courses: (1) South 78°39'00" West 173.71 feet; (2) North 8°12'00" West 54.69 feet; thence along the southerly boundary of Parcel No. 28-11-427-024 and beyond, West 148.88 feet; thence along the easterly boundary of Parcel No. 28-11-427-044 and Parcel No. 28-11-427-025, South 373.88 feet, more or less, to intersect the current Sandy City boundary; thence along said current Sandy City boundary the following nine (9) courses: (1) North 89°22'22" West 179.64 feet; (2) North 89°22'22" West 7.29 feet; (3) North 269.66 feet; (4) North 89°37'19" West 27.17 feet; (5) North 89°37'19" West 559.19 feet; (6) South 54°53'34" West 23.44 feet to the centerline of Bell Oaks Drive; (7) Northwesterly 116.19 feet along the arc of a 100.00 foot radius non-tangent curve to the left whose center bears South 89°40'00" West 100.00 feet, has a central angle of 66°34'20" and a chord bearing and length of North 33°37'10" West 109.764 feet to a point of reverse curvature; (8) Northwesterly 115.93 feet along the arc of a 100.00 foot radius reverse curve to the right whose center bears North 23°05'40" East 100.00 feet, has a central angle of 66°25'19" and a chord bearing and length of North 33°41'41" West 109.545 feet to a point of tangency; (9) North 0°29'01" West 465.32 feet to the point of beginning.

The City Council will annex the area unless written protests to the annexation are presented at the public hearing, or are filed by 5:00 p.m., on the day of such hearing, with the Sandy City Recorder, Suite 311, Sandy City Hall, 10000 Centennial Parkway, Sandy Utah, by the owners of private real property that:

- (A) is located within the area proposed for annexation;
- (B) covers a majority of the total private land area within the entire area proposed for annexation; and
- (C) is equal in value to at least ½ the value of all private real property within the entire area proposed for annexation.

The area under consideration for annexation comprises approximately 20.6 acres. It is being proposed to annex these properties to the City with the R-1-15 Zone. Any questions you may have regarding this annexation, may be directed to James Sorensen in the Community Development Department - 568-7270, jsorensen@sandy.utah.gov

**SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX - HIRSCHI ANNEXATION**

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Posted March 17, 2016

Sandy City Hall
Sandy Parks & Recreation
Sandy Library
Sandy City Website (<http://www.sandy.utah.gov>)
Utah Public Notice Website (<http://pmn.utah.gov>)

Published March 29, 2016
April 5, 2016
April 12, 2016

Salt Lake Tribune

Notice of Impending Boundary Action with Approved Final Local Entity Plan

May 17, 2016

Spencer Cox, Lieutenant Governor
Lieutenant Governor=s Office
Utah State Capital Complex, Suite 200
350 North State Street
Salt Lake City, Utah 84114

Dear Lieutenant Governor Cox:

Annexations in Sandy City are approved by the City Council - the City=s legislative body. On or about May 17, 2016, the City Council adopted a corrected ordinance approving the following annexation:

Hirschi Annexation to Sandy City

As chair of the Sandy City Council during this time, and on behalf of Sandy City, I hereby notify you of this impending boundary action which is more fully described in the Approved Final Local Entity Plan which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of the Sandy City Council, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code. Section 10-2-425 of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation.

Respectfully submitted,

Kristin Coleman-Nicholl
Chair, Sandy City Council



Staff Report

File #: 16-220, **Version:** 1

Date: 5/17/2016

Agenda Item Title

Public Utilities budget presentation.

Presenter

Shane Pace

Recommended Action and/or Suggested Motion:

Discussion only.



Staff Report

File #: 16-221, **Version:** 1

Date: 5/17/2016

Agenda Item Title

Public Works budget presentation.

Presenter

Rick Smith

Recommended Action and/or Suggested Motion:

Discussion only.

Sandy City Public Works

Fiscal Year 2016-17 Budget

Public Works Mission Statement Values

We Value

- Doing the job right the first time.
- Treating people with dignity and respect.

Public Works Objectives

- * Provide the highest quality engineering, transportation, street maintenance, and fleet management services for Sandy City citizens and fellow employees.
- * Respond quickly, professionally, and fairly to all department inquiries and requests for service.
- * Use all possible methods to provide a consistent and predictable product/service that is safe, efficient, and effective.

Public Works Top Challenges

- * Continuing to provide the highest service level possible in the face of rising manpower, material, and equipment costs.
- * Keeping a competent, professional, well trained, long term workforce in a competitive job market with shrinking benefits and retirement programs.
- * Maintaining a continually aging City infrastructure with limited financial resources.

Public Works Organization

- * Administration – (1) Director, (1) Executive Secretary
- * Support Services (1) Asst. Director (1) Info Specialist
- * Streets – (1) Field Operations Supervisor, (2) Operations Supervisors, (1) Transportation Supervisor, (4) Crew Leaders, (1) Concrete Coordinator, (14) Street Maintenance Workers, (2) Transportation Technicians.
- * Engineering – (1) City Engineer, (1) Transportation Engineer, (1) Senior Engineer, (1) Staff Engineer, (1) Surveyor, (1) GIS Coordinator, (1) Development Coordinator, (1) Engineering Tech, (2) Inspectors
- * Fleet – (1) Fleet Manager, (1) Service Writer/Parts, (1) Senior Mechanic, (6) Fleet Mechanics.

Public Works Production Data

Measure (Fiscal Year)	2013	2014	2015	2016
Dispatch (Total Calls)	25,310	25,337	22,194	-
Street Sweeping (Miles)				
Main Roads	3,517	4,335	3,593	3,406
Other Roads	9,855	8,036	12,370	9,380
Asphalt Overlay (number of streets)	1	1	5	2
Crack Sealing (number of streets)	7	30	39	12
Pot Holes Filled	663	1,542	1,028	1,070
Snow Plowing (lane miles)	31,949	19,570	10,661	38,750
Tree Trimming (number of trees)	2,419	4,900	9,302	5,750
Curb/Gutter Replaced (linear feet)	82	213	206	687
Total Sidewalk Replaced (Sq Ft)	8,997	8,011	19,431	15,614
Hazard Grinding (linear feet)	0	0	56	0
Semi-annual Bulk Waste (loads)	4,115	4,013	3,878	4,322
Number of Dumpsters	456	515	553	511
Excavation Permits	441	430	447	443
New Signs Installed	108	127	233	159
Flashers Installed/Replaced	63	29	62	35
Sign Maintenance/Replacement	712	624	613	866
Street Legends/Markings Painted	679	615	732	675

Public Works SWOT Analysis

Internal

Strengths

- * Experienced, Mature Work Force w/ Seasoned Managers.
- * Extensive Knowledge And Data History Of City infrastructure.
- * Culture Of Customer Service.
- * Unsurpassed Safety History.
- * Ability To Respond Quickly.
- * Quality Vehicles & Equipment.
- * Special Citizen Services: Tree Trimming/Removal, HHW, E-Waste, Glass Recycling.

Weaknesses

- * Lack Of On-Going Funding In All Areas Of Operation At All Levels(Local, State, Federal)
- * Aging City-Wide Infrastructure
- * Shrinking Institutional Knowledge.
- * Difficulty In Finding Quality Employees At Existing Rates.
- * Need For New Facility.
- * Current Lack Of Viable Waste/Recycling Option.

Public Works SWOT Analysis

External

Opportunities

- * Continuing Development Of More Efficient, Longer Lasting Vehicles, Equipment, Materials & Methods.
- * Developing Alternative Waste/Recycling Options.
- * Greatly Reduced Fuel Prices.
- * Potential Reinstatement Of Prior Federal Highway Funding Levels.
- * Partnering Opportunities.

Threats

- * Revenue Fluctuations At All Levels Related To An Unstable Economy.
- * Currently Increased Strain On Maintenance Funding Due To Substantial New Development.
- * Increased Costs For Vehicle, Equipment, and Material.
- * Availability Of Quality Employees Due To Low Unemployment.

Streets Maintenance Worker Job Duty And Pay Comparison

- * Sandy Streets Maintenance Worker (Start - \$14.50/hr)
 - * Drive 10-Wheel Dump Truck
 - * Work In Asphalt Crew
 - * Work On Concrete Crew
 - * Work on Tree Crew
 - * Work on Bi-Annual Bulk Waste Pick Up
 - * Snow Removal
- * Geneva Rock (Start - \$20.00/hr)
 - * Drive 10-Wheel Dump Truck

5 YEAR DEPARTMENT VISION

* Employees

- * Streets Maintenance Workers (2) – To Address Annexations, GASB 34 Surveys, City-Wide Sight Distance Issues.
- * Transportation Technician (1) – To supplement existing crew.
- * Apprentice Mechanic (1) – To train/develop as future Fleet Mechanic.

* Facilities

- * Long Term – New Public Works Facility including more efficient shop layouts. better office space, more storage, and more efficient environmental systems. Current Shop facility built as a warehouse in 1977.
- * Short Term – Expanded Fleet Facility, Larger Sign Shop, More Inside Storage. Updated HVAC and Lighting Systems.

5 YEAR DEPARTMENT VISION

- * Changing/Expanding Department Functions
 - * Annexations create additional service and maintenance loads.
 - * Increased traffic loads require improved project strategy and timing.
- * Vehicles and Equipment
 - * Higher Levels of computerization and automation require increased technical skills.
 - * Increasing purchase costs of larger equipment may generate the need for more full rebuild/restoration projects.
- * New Operations Requirements
 - * Additional laws, regulations, codes, etc., will increase the cost and difficulty of continuing to provide a quality , high level of services in all areas of Public Works operations.

2016-17 PUBLIC WORKS BUDGET ITEMS

- * Employees
- * Vehicles
- * Capital Projects
- * Equipment
- * Fees

2016-17 Employees

- * 1 Part Time Streets Laborer (0.33 FTE) – Primarily to perform concrete audits for GASB 34 report.

2016-17 Fleet Replacement

- * Streets

- * 1 Full Size Pick-Up
- * 1 Concrete Service Truck
- * 3 Snow Plows
- * 1 10-Wheel Dump Truck

- * Transportation

- * 1 Sign Truck

- * Bulky Waste

- * 1 10-Wheel Dump Truck

Streets Division – Fleet Addition

Asphalt Recycler (Hot Box) \$26,000



2016-17 Capital Projects

- * Street Reconstruction \$2,500,000
(Asphalt Maintenance/Overlays, Slurry Seal, Spring/Fall Crack Seal)
- * Hazardous Concrete \$350,851
(Replacement, Grinding, Concrete Raising, Tree Removal)

2016-17 Capital Projects

- * Project 13194 - 9400 South Safe Sidewalk (Phase II)
2495 E to 2760 E \$24,000 (City Match)

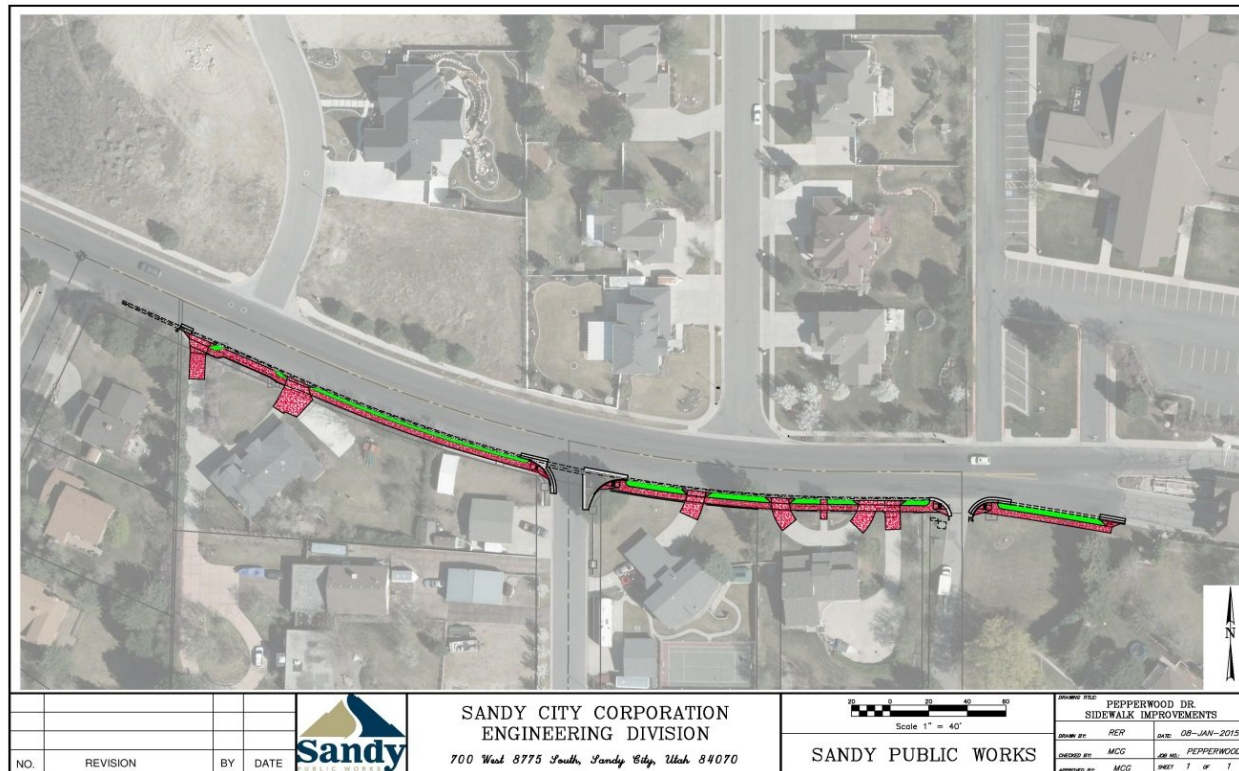


					SANDY CITY CORPORATION ENGINEERING DIVISION 700 West 8775 South, Sandy, Utah 84070	LITTLE COTTONWOOD SAFE SIDEWALK MT JORDAN ROAD TO 2760 EAST SOUTH SIDE		LITTLE COTTONWOOD RD JANUARY 2016 DESIGNED BY: MJD APPROVED BY: MJD		DATE: MAY 2016 JOB NO.: 13194 SHEET: 1
NO.	REVISION	BY	DATE							

2016-17 Capital Projects

* Project 13185 – Pepperwood Drive Improvements

Pleasant View Dr to Main Gate \$90,000



2016-17 Capital Projects

- * Project 13196 – Salt Dome (Required by National Pollutant Discharge Elimination System – NPDES) \$400,000



2016-17 Capital Projects

- * Project 13205 – 11000 South Signal (Dual Left Turns)
\$50,000



2016-17 Equipment

Transportation Division – One Time Requirement

Street Sign Plotter \$8,000



2016-17 Equipment

Fleet Operations – One Time Requirement

Six (6) Mobile Column Lifts - \$70,000



2016-17 Fee Schedule

- * No Changes To Any Fees

Public Works Top 5-Year Priorities

- * Maintain the City infrastructure in best condition possible with available funding.
- * Continue development of CAIRNS infrastructure.
- * Continue to maintain a high quality, professional workforce, including succession planning.
- * Continue to promote safety as top priority. (Should reach 1 Mil hours w/o a lost time accident in Sept)
- * Continue to explore new waste/recycling technology.
- * Maintain a modern, safe and reliable city-wide fleet.

Performance Measures

* **Government Accounting Standards Board (GASB-34) – Modified Approach**

GASB 34 audits provide a mechanism to assess the overall condition of city roads. The goal is to maintain the city roadway system in the best possible condition with available dollars holding at least 80% of the street system including the road surface, sidewalks, curb and gutter, and street signs at a good or better condition level (above 6.5). No more than 10% should be substandard (below 4).

GASB-34 Summary for 2015

Percentage Good/Better (≥ 6.5 score)		Percentage Substandard (< 4 score)	
Curb / Gutter	90.0%	Curb / Gutter	0.7%
Drive Approach	86.4%	Drive Approach	0.1%
Road (PQI)	87.0%	Road (PQI)	0.1%
Sidewalk Condition	78.7%	Sidewalk Condition	1.4%
Sign Condition	97.4%	Sign Condition	0.6%
Waterways Condition	75.9%	Waterways Condition	0.2%
Overall Street System	86.2%	Overall Street System	0.5%

Pavement Quality Index (PQI)



10

9

8



7



6

Pavement Quality Index (PQI)



5

4

3



2



1

GASB 34 Streets Maintenance Indicators

- * Number of pavement sections: 2,096
- * Total Replacement Value of streets: \$141,020,378
- * FY 2014 PQI: 96.08% ≥ 6.5
- * FY 2015 PQI: 87.02% ≥ 6.5
- * 200 segments (10%) fell below 6.5 rating
- * Cost to return pavement to 2014 condition: \$2.0M
- * FY 2016: Expect another 250 – 300 segments to fall below 6.5 rating
- * **NOTE: ONLY 3 SEGMENTS IN THE CITY FALL BELOW 4.0**

Unfunded Major Capital And Maintenance Projects

* Capital Projects

- * Currently Needed Street Repair And Maintenance \$ 5-10 Mil
- * Monroe Street Extension 9000-9400 South \$ 4-5 Mil
- * Monroe St Extension 9400 S-Towne Ridge Pkwy \$ 5-7 Mil
- * Historic Sandy Reconstruction \$ 15 Mil
- * Historic Sandy Flagstone Ditch Removal \$ 1-2 Mil
- * Highland Drive – 9800 S to Sego Lily (1/2 width) \$ 8 Mil
- * 11400 South 1825-2125 East Realignment \$ 4-5 Mil

Unfunded Major Capital And Maintenance Projects

- * 10600 South 1700-2125 East Widening \$ 7 Mil
- * 1700 East Widening 10980 South To Draper \$ 1-2 Mil
- * Wasatch Boulevard Overlay Phase II \$ 1-2 Mil
- * 8600 South Sidewalk 1300-1700 East \$ 700 K
- * 9400 South Widening 300-700 East \$ 3-5 Mil

Unfunded Concrete Maintenance

- * Sidewalk, Curb and Gutter (most severe hazards)
\$8.3M
- * ADA Compliant Corner Ramps: 4,063 locations
\$12.2M
- * Hazardous Tree Removal - 1,900 locations
\$1.0M
- * (2016-17 funding for hazard replacement - \$350,851)

How Do We Measure Our Success?

- * Citizen Survey
- * Incoming Citizens Calls
- * Employee Job Satisfaction and Longevity. (P/W has the longest employee longevity in the city at 14.4 years average.)
- * Internal Career Development –Promoting Within
- * Overall condition of City-Wide Infrastructure.
- * Overall condition of City-Wide Fleet
- * Timely Completion of Capital Projects

Department Merit Raise Guidelines

- * Performance and Safety Goals/Objectives are established during annual evaluations.
- * During those evaluations Department and Division Heads discuss employees previous years overall performance, safety, and on-going concerns.
- * Mid-term reviews provide feedback on improved performance and guidance in areas of concern.
- * Merit raises are based on overall performance.
- * Policy Infractions, accidents, and other performance issues can reduce or eliminate potential raises.
- * On average, 10-15% of employees receive reduced or no merit increases.

Questions?