



# Sandy City, Utah

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

## Meeting Agenda

### City Council

*Scott Cowdell, District 1*  
*Maren Barker, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Chris McCandless, District 4*  
*Steve Fairbanks, At-large*  
*Linda Martinez Saville, At-large*  
*Stephen P. Smith, At-large*

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**Tuesday, June 13, 2017**

**5:15 PM**

**Council Chambers**

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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.     **17-171**           Community Development Department briefing the City Council on possible changes to the Property Maintenance Ordinance, Title 9, Chapter 2, Landscaping, Structure and Lot Maintenance.  
  
      Attachments:     clean version of 9 - 2 5 Storage  
                            phot one  
                            photo two  
                            photo three  
                            photo four  
                            photo five  
                            photo six  
                            photo seven
2.     [17-059](#)           City Council Office recommending a quarterly report from Salt Lake County Aging and Adult Services.
3.     [17-103](#)           Police Department presenting the semi-annual update on the Victim of Crime Advocate (VOCA) program.
4.     **17-172**           Police Department presenting information on Police Emergency Response.
5.     **17-173**           Parks and Recreation Department presenting information about the upcoming Independence Day celebration.

## 7:00 Council Meeting

### Roll Call

Opening Remarks / Prayer / Pledge of Allegiance

Special Recognition

6.     [17-169](#)           Special recognition of Jordan High baseball player Gage Edwards.

Attachments:     [Link to Deseret News article](#)

### Citizen Comments

### Consent Calendar

7.     **17-175**           Approval of the May 2, 2017 Minutes.  
  
      Attachments:     May 2, 2017 Minutes.pdf
8.     **17-176**           Approval of the May 9, 2017 Minutes.  
  
      Attachments:     May 9, 2017 Minutes.pdf

**7:05 Public Hearing(s)**

9. [CODE-3-17-5  
244](#) Community Development Department recommending the City Council adopt amendments to include a hearing officer for reasonable accomodation requests, Title 15A, Chapter 3, Officers, Boards and Commissions, Chapter11, Special Uses, Land Development Code, Revised Ordinances of Sandy City, 2008.
- Attachments:** [staff report after PC.pdf](#)  
[15A-11-08 \(CC requested revisions\) redlined version](#)  
[15A-11-08 \(CC requested revisions\) clean version](#)  
[17-14 1ordinance.pdf](#)  
[15A-11-08 \(CC requested revisions\) after May 23](#)  
[15A-11-08 redlined revisions after May 23](#)
10. **ZONE-03-17-5225** Mr. Preston Naylor, with NFM Real Estate, is requesting the City Council to approve a rezone approximately 5.68 acres from the 1 acre from the R-1-8 "Residential Single-Family District" to the RM(10) "Residential Multi-Family District" for the subject property, located at approximately 350 East 9000 South, known as the 300 East Townhomes Rezone - ZONE-03-17-5225.
- Attachments:** Council Request.pdf  
Staff Report.pdf  
PC05-04-2017.pdf  
17-19.docx
11. **ZONE-04-17-5243** Mr. Jeff Mansell is requesting the City Council to approve a rezone approximately 2.57 acres from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District" for the subject property, located at approximately 2543 East 10000 South, known as the Granite Hollow South Rezone - ZONE-04-17-5243.
- Attachments:** Council Request.pdf  
Staff Report.pdf  
PC05-04-2017.pdf  
17-18.docx

**Council Items**

12. **17-170** Council Member Barker recommending amendments to the proposed FY 2017-18 budget.
- Attachments:** 2018 Budge Amendments  
Budget Analysis 2010-2017

- 13. 17-155** Finance Department recommending the City Council adopt Resolution #17-30C adopting the Sandy Boys & Girls Club budget appropriation within the General Fund Budget for FY 2018
- Attachments: 17-30C BOYS & GIRLS CLUB
- 14. 17-161** Finance Department recommending the City Council adopt Resolution #17-35C adopting the Water Fund Subsidy Transfer within the Water Fund Budget for FY 2018
- Attachments: 17-35C Water Fund Subsidy Transfer
- 15. 17-156** Finance Department recommending the City Council adopt Resolution #17-31C adopting its annual budget for FY 2018; also establishing certain fees and charges, and adopting a tax rate on all real and personal property in Sandy City
- Attachments: 17-31C adopting budget FY 2018
- 16. 17-157** Finance Department recommending the City Council adopt Resolution #17-32C adopting its annual Capital Projects Funds budget for FY 2018
- Attachments: 17-32C Capital Projects FY 18 adoption
- 17. 17-158** Finance Department recommending the City Council adopt Resolution #17-33C adopting the annual budget for the Alta Canyon Recreation Special Service District for FY 2018; also establishing certain fees and charges, and adopting a tax rate on all real and personal property within the Alta Canyon Recreation Special Service District
- Attachments: 17-33C Alta Canyon FY 18 adoption
- 18. 17-160** Recess of the City Council and convene a meeting of the Sandy City Redevelopment Agency
- Attachments: 06-13-17 RDA Agenda  
17-04 RDA Budget Adoption FY 2018
- 19. 17-174** Council Member Nicholl recommending amendments to the Election of Council Officers policy.
- Attachments: Clean Direct Election of Chair  
Redline Direct Election of Chair
- 20. 17-177** Council Member Smith proposing a presiding officer policy.
- 21. 16-319** City Council Office recommending that the City Council elect a Chair and Vice Chair.
- 22. 17-168** City Council Office recommending the adoption of Resolution 17-36 C, canceling the June 20, 2017 City Council Meeting.
- Attachments: 17-36 C cancel 6-20-17 meeting.pdf



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

## **Adjournment**



## Staff Report

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**File #:** 17-171, **Version:** 1

**Date:** 6/13/2017

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**Agenda Item Title:**

Community Development Department briefing the City Council on possible changes to the Property Maintenance Ordinance, Title 9, Chapter 2, Landscaping, Structure and Lot Maintenance.

**Presenter:** Scott Marsell

**Description/Background:**

It is proposed to add a new section to this Chapter that will regulate what can be stored on a residential lot. Code Enforcement has been dealing with a few property owners that have started collecting a number of items on residential lots, more particularly, the front yards. These new regulations will outline what items are prohibited within the front yard for specific time frames.

**Fiscal Impact:**

**Further action to be taken:**

**Recommended Action and/or Suggested Motion:**

The Community Development Department recommends that the City Council adopt the proposed modification to Title 9, Chapter 2, Landscaping, Structure and Lot Maintenance by adding a new subsection titled Storage on a residential lot, as shown in the attached Exhibit.

**9-2-5 Storage on a residential lot** There shall be no storage allowed in the front yard of a residential lot and no storage outside a City approved enclosed structure in a side yard of a residential lot. Storage in the rear yard of a residential lot must be orderly and shall not harbor rodents, insects or other pests. Storage shall not occupy more than 20 % of the rear yard. Storage is not allowed in any open carport that visible from the street. For purposes of this section, “storage” includes items left outside for over 24 hours including, but not limited to, furniture not manufactured for outdoor use, toys, bicycles, yard care equipment and other household goods and materials, whether usable or unusable.

































## Staff Report

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**File #:** 17-059, **Version:** 2

**Date:** 6/13/2017

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**Agenda Item Title:**

City Council Office recommending a quarterly report from Salt Lake County Aging and Adult Services.

Charles Otis, Senior Center Manager

Informational Report



# Sandy City, Utah

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## Staff Report

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File #: 17-103, Version: 1

Date: 6/13/2017

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Police Department presenting the semi-annual update on the Victim of Crime Advocate (VOCA) program.

Vickie Bushman



# Sandy City, Utah

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## Staff Report

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File #: 17-172, Version: 1

Date: 6/13/2017

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Agenda Item Title:

Police Department presenting information on Police Emergency Response.

Presenter:

Chief Thacker



# Sandy City, Utah

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## Staff Report

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File #: 17-173, Version: 1

Date: 6/13/2017

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**Agenda Item Title:**

Parks and Recreation Department presenting information about the upcoming Independence Day celebration.

**Presenter:**

Todd Asay



# Sandy City, Utah

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## Staff Report

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File #: 17-169, Version: 1

Date: 6/13/2017

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Agenda Item Title:

Special recognition of Jordan High baseball player Gage Edwards.

Presenter:

Council Member Fairbanks



# Sandy City, Utah

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Phone: 801-568-7141

## Staff Report

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File #: 17-175, Version: 1

Date: 6/13/2017

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Approval of the May 2, 2017 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, District 1*  
*Maren Barker, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Chris McCandless, District 4*  
*Steve Fairbanks, At-large*  
*Linda Martinez Saville, At-large*  
*Stephen P. Smith, At-large*

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Tuesday, May 2, 2017

5:15 PM

Council Chambers

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### 5:15 Work Session

#### Agenda Planning Calendar Review

Chairman Smith reviewed the Agenda Planning Calendar, noting that budget presentations from the various Departments will be held during the month of May.

#### Council Member Business

Chairman Stephen Smith reported that Executive Assistant to the Mayor Marsha Millet asked him to inform the Council of five Community Coordinator positions that are available in Districts 4,5,6,7, and 10, and if the Council knew of anyone who may be interested in serving.

Chris McCandless presented a picture of Badger Cove to the Council. He would like Code Enforcement to approach the homeowner who is blocking a fire truck turn around in the park. Mr. McCandless briefed the Council on the Jordan River Commission meeting and the upcoming River Festival.

Chris McCandless presented a flier on The Inn Between, Hospice for the Homeless facility, urging the Council to visit and meet the Staff. He would like to raise an additional \$3,000 to match the \$10,000 contribution in CDBG funding for The Inn Between. He will make a contribution equal to 50% of the shortage on a match. He invited the new candidate running for Mayor to do the same. Mayor Dolan indicated that he would accept the challenge. Chris noted that he would put that challenge on his facebook page.

Steve Fairbanks discussed the importance of a community outreach plan to reach out to the constituents more efficiently. He recommended that a budget line be established for each individual Council member. He would like to discuss this further after the first of the year.

#### Council Office Director's Report

No Report was given.

#### Mayor's Report

Mayor Dolan updated the Council on various meetings he attended regarding the Central

Wasatch Commission and a possible conditional use coming to the Planning Commission, property acquisition, and funding options for expansion of the amphitheater and Alta Canyon Recreation Center.

## CAO Report

Shane Pace was present for and on behalf of Scott Bond who was on vacation.

Chief Cline handed out a backpack with pamphlets and information for Wildfire Preparedness Day, Saturday, May 6th. The Fire Department is in the process of distributing information to residents in advance of fire season. He reported on a few promotions within the Department: Mike Gough to Captain, and Ryan Taylor to Engineer. They have lost three firefighter to Draper City and Park City.

Tom Ward reported that Sego Lily Gardens will open in celebration of water week, Saturday, May 6th, from nine to noon. Water Barrels will be on sale at the gardens. Metropolitan Water District will also be hosting tours of the Little Cottonwood Treatment Plant the following Tuesday evening.

Scott Earl updated the Council on staffing positions in the Parks Department, Sandy Pride, and a 5 K race at Falcon Park on Saturday.

Brian Kelley updated the Council on the developments pertaining to the water bond. He noted that the Enterprise Fund hearing notice was mailed and should arrive in homes today.

## Information Items

1. [17-116](#) Justice Court briefing the Council on the FY 2017-18 Justice Court budget.

Justice Court Judge Farr along with Justice Court Administrator Jay Carey presented the proposed Fiscal Year 2017-2018 Justice Court budget and issues confronting the Court.

2. [17-117](#) City Attorney's Office briefing the Council on the FY 2017-18 City Attorney budget.

City Attorney Rob Wall presented the proposed City Attorney's Office budget and issues confronting the office.

Shane Pace reported that Justice Court Judge Paul Farr received the Justice Court Judge of the Year award.

3. [17-115](#) Administration briefing the Council on the Central Wasatch Commission Interlocal Agreement and Transfer Agreement

Dan Hartman briefed the Council on the Central Wasatch Agreement highlighting various points in the agreement, and the importance of implementing an agreement in order to protect the canyons.

Chairman Smith had asked Mike Applegarth and Dustin Fratto to review the agreement. They presented some of their findings.

Council questions followed.

Meeting went into Recess

Meeting Reconvened

## 7:00 Council Meeting

### Roll Call

**Present:** 7 - Council Member Scott Cowdell  
Council Member Maren Barker  
Council Member Kristin Coleman-Nicholl  
Council Member Chris McCandless  
Council Member Steve Fairbanks  
Council Member Linda Martinez Saville  
Council Member Stephen P. Smith

Council Office Director Michael Applegarth  
Council Office Analyst Dustin Fratto  
Councilwoman Linda Martinez Saville arrived at 6:30 p.m.

#### **Administration:**

Mayor Tom Dolan  
Assistant CAO Shane Pace  
Assistant CAO Korban Lee  
Economic Development Director Nick Duerksen  
City Attorney Rob Wall  
Community Development Director James Sorensen  
Planning Director Brian McCuistion  
Administrative Services Director Brian Kelley  
Director Human Resources Katrina Frederick  
Fire Chief Bruce Cline  
Police Chief Kevin Thacker  
Parks & Recreation Director Scott Earl  
Public Utilities Director Tom Ward  
Public Works Director Mike Gladbach  
Justice Court Judge Paul Farr  
Justice Court Administrator Jay Carey

### Opening Remarks / Prayer / Pledge of Allegiance

Chairman Stephen P. Smith welcomed all those in attendance.

Bruce Blanchard offered the opening prayer.

Brian McCuistion led the audience in the pledge.

### Citizen Comments

Bruce Blanchard, 8802 Shady Meadow Drive, spoke regarding this year's budget proposal believing that the official budget meeting is being held late in the budget process to allow for worthwhile changes. He shared his attempts to compare budget increases, and requested a broader discussion on the numbers and costs the City spent on lobbyist.

Chairman Smith stated that he would schedule further discussion with Mr Blanchard.

Monica Zoltanski, Dimple Dell Preservation Community, noted that their group is still waiting for survey results on the paved Dimple Dell Trail. She complimented Kris Nicholl's family for helping clean Dimple Dell Park. She addressed crime and homeless camps in Dimple Dell and suggested implementing trail markers and more police presence.

Kathy Stark, 9995 South Enchanted Cove, noted some of her concerns in the tentative budget and asked for clarification on projected revenue fees for Parks and Recreation, and 8680 South. It was explained that the projected \$500,000 revenue increase would come from the sale of cemetery plots. The improvements on 8680 South are to fix slopes from 7th East to State Street, ditch improvements, curb, gutter, and sidewalks.

Steve Van Maren, 11039 Lexington Circle, stated as a point of information, that an individual may give untaxed money to qualifying charities if they are older than 70.5 years. He was concerned that Park City and Summit County were the only municipality within the boundaries of the Central Wasatch Commission boundaries. He is concerned that the needs would be different for them than others.

Citizen Comments were closed.

## Consent Calendar

Approval of the Consent Calendar

**A motion was made by Steve Fairbanks, seconded by Kristin Coleman-Nicholl, to approve the Consent Calendar. The motion carried by the following vote:**

**Yes:** 7 - Scott Cowdell  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

4. [17-110](#) Approval of the April 18, 2017 Minutes.

**Attachments:** [April 18, 2017 Minutes.pdf](#)

Item approved.

## 7:05 Public Hearing(s)

5. [ANEX-3-17-5](#) Community Development Department recommending the City Council  
[241](#) approve the Mock Annexation (R-1-15) Zone - 3202 East 10000 South.

**Attachments:** [Staff report.pdf](#)  
[Ordinance 17-15.pdf](#)

Brian McCuiston briefed the Council on the Mock Annexation located at approximately 3202 East 10000 South to be zoned R-1-15. Staff and the Planning Commission

forwarded a positive recommendation.

Council questions followed.

Public Hearing was opened. There were no comments

**A motion was made by Kristin Coleman-Nicholl, seconded by Linda Martinez Saville, to adopt Ordinance 17-15, approving the Mock Annexation located at approximately 3202 East 10000 South, comprising approximately 7.84 acres into Sandy City; establishing zoning for the annexed properties to an R-1-15 Zone; also providing a severance and effective date for the annexation. ... The motion carried by the following vote:**

**Yes:** 7 - Scott Cowdell  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

6. [CODE-3-17-5229](#) Community Development Department briefing the City Council on proposed changes for Temporary Signs for Multi-Family Projects, Amendments to Title 15A, Chapter 26, Signage and Outdoor Advertising, Land Development Code, Revised Ordinances of Sandy City, 2008.

**Attachments:** [MEMORANDUM for CC revised.pdf](#)  
[17-13ordinance.pdf](#)

Brian McCuiston briefed the Council on the proposed changes to the Code Amendment for the temporary signs for multi-family projects.

Chairman Smith opened the public hearing. As there were no comments, the hearing was closed.

**A motion was made by Steve Fairbanks, seconded by Scott Cowdell, to adopt Ordinance 17-13, amending Title 15A of the revised ordinances of Sandy City (The Land Development Code), 2008, by amending Chapter 26, "Signage and Outdoor Advertising" to allow Multi-Family projects to have a certain time period to display temporary signs and what types of signs they could use; also providing a saving clause and effective date for the ordinance... The motion carried by the following vote:**

**Yes:** 7 - Scott Cowdell  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

7. [CODE-3-17-5244](#) Community Development Department recommending the City Council adopt amendments to include a hearing officer for reasonable accomodation requests, Title 15A, Chapter 3, Officers, Boards and

Commissions, Chapter 11, Special Uses, Land Development Code, Revised Ordinances of Sandy City, 2008.

**Attachments:** [staff report after PC.pdf](#)

[15A-11-08 \(CC requested revisions\) redlined version](#)

[15A-11-08 \(CC requested revisions\) clean version](#)

[17-14\\_1 ordinance.pdf](#)

[15A-11-08 \(CC requested revisions\) after May 23](#)

[15A-11-08 redlined revisions after May 23](#)

Brian McCuiston briefed the Council on the Code Amendment to include a hearing officer for reasonable accommodation requests. The Planning Commission forwarded a positive recommendation.

Public Hearing was opened.

Isaac Bingham, resident of Sandy and ER Physician, could see the need for drug and alcohol treatment facilities along with a need to regulate them. He expressed his concerns with the proposed code amendment. He believes there will be no check or balances with a hearing officer, and no appeal authority. The hearing officer would have the sole authority to either approve or reject reasonable accommodations, which he believes would not provide any forum for community or neighborhood involvement, taking power away from the Planning Commission. It also presents the risk of increased density in neighborhoods.

Steve VanMaren, appreciated Mr. Bingham's comments and was hopeful the Council would listen to the legal comments. He felt a hearing officer was a good idea. He felt that a notice to residents should be included in the ordinance so they are not blindsided when a facility is located in their neighborhood. He stated "It's called transparency".

Brian McCuiston and Rob Wall addressed the appeal authority and concerns raised by Mr. Bingham and Mr. VanMaren.

Council questions and comments followed.

**A motion was made by Steve Fairbanks, seconded by Linda Martinez Saville, to continue the public hearing on Ordinance 17-14 potential revisions to the Land Development Code amending Chapter 3 Officers, Boards, and Commissions and Chapter 11 Special Uses to modify the process for reasonable accommodation for a period of three weeks .... The motion carried by the following vote:**

**Yes:** 7 - Scott Cowdell  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

## Council Items

8. [17-112](#) Administration recommending the City Council adopt the Central Wasatch Commission Interlocal Agreement.

**Attachments:** [Council Briefing Memo](#)  
[Salt Lake County Fact Sheet](#)  
[CWC Redline](#)  
[CWC Final Execution Interlocal](#)  
[City Resolution 17-20c](#)  
[Updated CWC Map](#)

Chairman Smith noted that the Council held a discussion in work session prior to the City Council meeting. He asked Mr. Dan Hartman to brief the Council and audience on the Central Wasatch Commission.

Mr. Hartman presented a brief overview and perspective on the Central Wasatch Commission. He urged the Council to adopt the agreement.

Council questions and a lengthy discussion followed.

**A motion was made by Chris McCandless, seconded by Kristin Coleman-Nicholl, to approve Resolution 17-20 C, a resolution of the Sandy City Council approving an Interlocal Agreement with Salt Lake City, Salt Lake County, and Cottonwood Heights regarding the formation of the Central Wasatch Commission with the deletion of the sentence in Section 1. " The Mayor is authorized to approve any minor modifications, amendments, or revisions to the Agreement as may be in the City's best interest and in harmony with the intent and purpose of the Agreement", and to strike the word "further" in the next sentence to read" The Mayor is authorized to execute the Agreement on behalf of Sandy City and to take action reasonable necessary to carry out the intent and purpose of the Agreement and its terms". ... The motion carried by the following vote:**

**Yes:** 4 - Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville

**No:** 3 - Scott Cowdell  
Maren Barker  
Stephen P. Smith

**9. [17-113](#)** Administration recommending the City Council adopt the Central Wasatch Commission Transfer Agreement.

**Attachments:** [City Resolution 17-21c](#)  
[CWC Transfer Agreement](#)  
[Mt-Accord-Finanncial-Tranparency-Report](#)

**A motion was made by Chris McCandless, seconded by Kristin Coleman-Nicholl, to adopt Resolution 17-21C, a Resolution of the Sandy City Council approving an Interlocal Agreement with the Central Wasatch Commission to transfer the rights, obligations, and funds held by the Mountain Accord to the Central Wasatch Commission, with the deletion of the sentence in Section 1. " The Mayor is authorized to approve any minor modifications, amendments, or revisions to the Agreement as may be in the City's best interest and in harmony with the intent and purpose of the Agreement", and to strike the word "further" in the next sentence to read" The Mayor is authorized to execute the Agreement on behalf**

of Sandy City and to take action reasonable necessary to carry out the intent and purpose of the Agreement and its terms" ..... The motion carried by the following vote:

- Yes:** 4 - Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville
- No:** 3 - Scott Cowdell  
Maren Barker  
Stephen P. Smith

10. [17-118](#) Possible Closed Session to discuss the purchase, exchange or lease of real property, including any form of a water right or water shares.

Motion to move into Closed Session.

Meeting went into Recess

Meeting Reconvened

**A motion was made by Kristin Coleman-Nicholl, seconded by Steve Fairbanks, to recess City Council and convene into a Closed Door meeting to discuss the purchase, exchange or lease of real property, including any form of a water right or water shares... The motion carried by the following vote:**

- Yes:** 7 - Scott Cowdell  
Maren Barker  
Kristin Coleman-Nicholl  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

11. [17-109](#) City Council Office briefing the Council on the FY 2017-18 City Council Office budget.

**Attachments:** [FY 2017-18 Council Office Budget Presentation](#)

Mike Applegarth presented the City Council's budget presentation for fiscal year 2017-2018.

Council questions followed.

12. [17-119](#) Councilman Smith proposes amendments to the water bond parameters resolution, changing the authorized issuance amount from approximately \$7,000,000 to approximately \$10,000,000.

**Attachments:** [Calendar of Events for \\$10M Bonds - 5.4.17](#)  
[Public Utilities long term analysis with 7m bond](#)  
[Public Utilities long term analysis with 10m bond](#)  
[Water Bond Parameters Resolution Amendments](#)

Chairman Stephen Smith asked to amend the water parameters resolution by increasing



the amount of the bond. He briefed the Council on ideas of how the increased funds could be used.

Brian Kelley informed the Council that the resolution would need to be amended and a new public hearing held.

Council comments and discussion followed.

## Adjournment

The meeting adjourned at approximately 10:00 p.m. by Scott Cowdell. The next scheduled meeting of the City Council is Tuesday, May 9, 2017 at 7:00 p.m.

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Stephen P. Smith, Chair  
Sandy City Council

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Pam Lehman  
Meeting Clerk



# Sandy City, Utah

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

## Staff Report

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File #: 17-176, Version: 1

Date: 6/13/2017

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Approval of the May 9, 2017 Minutes.

Motion to approve the minutes as presented.



# Sandy City, Utah

10000 Centennial Parkway  
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Phone: 801-568-7141

## Meeting Minutes

### City Council

*Scott Cowdell, District 1*  
*Maren Barker, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Chris McCandless, District 4*  
*Steve Fairbanks, At-large*  
*Linda Martinez Saville, At-large*  
*Stephen P. Smith, At-large*

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Tuesday, May 9, 2017

5:15 PM

Council Chambers

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### 5:15 Work Session

Chairman Smith noted that Council Member Nicholl would not be present this evening due to her Father's passing.

Council Member Saville joined the Work Session at 5:47 PM.

### Agenda Planning Calendar Review

Chairman Smith reviewed the Agenda Planning Calendar. Work Session would be adjourned at 6:00 p.m. for the Council to participate in a reception in the Multi Purpose Room with the graduates of the Sandy Citizen Academy.

### Council Member Business

Council Member McCandless reported on the Jordan River Commission Board Meeting.

### Council Office Director's Report

Mike Applegarth reported on behalf of Council Member Nicholl on a request for a proclamation about gun violence awareness.

### Mayor's Report

Mayor Dolan mentioned a press conference for this Friday on not paving the Dimple Dell North Rim Trail.

Mountain America and Maverick have been approached about sponsorships for the Sandy Amphitheater.

He also met with developers to discuss the future of retail.

The Taste of Sandy at the Shops at Southtowne was this last Saturday.

He reported on the Family Night at the Skate Park.

Cavalía has approached Mayor Dolan with a new concept.

## CAO Report

Chief Cline reported on six recent incidents the Fire Department responded to over the last weekend.

Tom Ward reported on snowpack.

Mike Gladbach reported on Spring Cleanup.

## Information Items

1. [17-122](#) Parks & Recreation Department briefing the City Council on the proposed FY 2017-18 Parks & Recreation budget.

**Attachments:** [Parks & Recreation Budget Presentation](#)

Scott Earl briefed the Council on the proposed Parks & Recreation division budgets.

2. [17-123](#) Public Works Department briefing the City Council on the proposed FY 2017-18 Public Works budget.

**Attachments:** [Public Works Budget Presentation](#)

Public Works Director Mike Gladbach gave an update on the recovery from the fire at the Public Works facility, and presented the proposed Public Works Department budget.

Fleet Manager Nathan Schafer presented information on oil analysis equipment and police vehicle upgrades.

3. [17-124](#) Redevelopment Agency/Economic Development Department briefing the City Council on the proposed RDA/Economic Development FY 2017-18 budget.

**Attachments:** [RDA Budget FY2017final](#)

Nick Duerksen presented the Redevelopment Agency project area budgets.

The Council adjourned Work Session.

Meeting went into Recess

Meeting Reconvened

## 7:00 Council Meeting

## Roll Call

**Present: 6    Council Member Scott Cowdell  
                  Council Member Maren Barker  
                  Council Member Kristin Coleman-Nicholl (absent)  
                  Council Member Chris McCandless  
                  Council Member Steve Fairbanks  
                  Council Member Linda Martinez Saville**

**Council Member Stephen P. Smith**

Council Office Director Michael Applegarth  
Council Office Analyst Dustin Fratto

**Administration:**

Mayor Tom Dolan  
CAO Scott Bond  
Deputy to the Mayor Nicole Martin  
Assistant CAO Shane Pace  
Assistant CAO Korban Lee  
Communications Director Nicole Martin  
Economic Development Director Nick Duerksen  
City Attorney Rob Wall  
Community Development Director James Sorensen  
Planning Director Brian McCuiston  
Administrative Services Director Brian Kelley  
Human Resources Director Katrina Frederick  
Fire Chief Bruce Cline  
Parks & Recreation Director Scott Earl  
Assistant Director Parks & Recreation Todd Asay  
Assistant Director Parks & Recreation Dan Medina  
River Oaks Golf Course Director of Operations Mitch Stone  
Alta Canyon Division Head Jetta Valentine  
Park Superintendent Chris Dodd  
Recreation Division Head Kevin Bybee  
Police Chief Kevin Thacker  
Public Utilities Director Tom Ward  
Public Works Director Mike Gladbach  
Assistant Public Works Director Paul Browning  
City Engineer Ryan Kump  
Traffic Engineer Brittany Ward  
Street Manager Blaine Botkin  
Fleet Manager Nathan Schafer

**Opening Remarks / Prayer / Pledge of Allegiance**

The prayer was offered by Scout Easton Smith.

The Pledge of Allegiance by Scout Longman.

**Special Recognition**

4. [17-125](#) Mayor Dolan to receive the Save Our Canyons Award.

Deputy Mayor Nicole Martin presented the Save Our Canyons Award to Mayor Dolan.

Council Member McCandless also recognized The Inn Between, a nonprofit organization

serving the homeless population.

## Citizen Comments

Bruce Blanchard, 8802 Shady Meadow Drive, spoke about revenue sources in the Public Works budget.

Monica Zoltanski, 10963 South Bay Meadow Circle, spoke about her ability to access information from the City's website.

Anna MacNamer, 7093 South 2133 East Cottonwood Heights, Utah shared concerns about water usage.

## 7:05 Public Hearing(s)

5. [CODE-3-17-5242](#) The Community Development Department is requesting to amend Title 15A, Chapter 28, Fencing, Land Use Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to consider modifying a provision in which the Community Development Department can approve a fence up to 8 feet in height, in the side and rear yard of a residential lot.

**Attachments:** [staff report after PC.pdf](#)  
[April 20 PC minutes.pdf](#)  
[17-16.pdf](#)

Brian McCuiston presented the Code Amendment to the City Council. Chairman Smith opened the public hearing.

Steve Van Maren, 11034 South Lexington Circle, spoke in support of the ordinance amendment.

Beth Ann Martin, 11128 South 21125 East, expressed concerns about the fencing ordinance as it stands now because a neighbor's 6 foot fence in the backyard abuts her front yard.

Council discussion followed. Council Member Fairbanks also read into the record a list of comments shared with Council Member Nicholl.

**A motion was made by Maren Barker, seconded by Steve Fairbanks, to adopt Ordinance 17-16 to amend Title 15A, Chapter 28, Fencing, Land Use Development Code, Revised Ordinances of Sandy City, 2008, modifying a provision in which the Community Development Department can approve a fence up to 8 feet in height, in the side and rear yard of a residential lot, also providing a saving clause and effective date for this ordinance.... The motion failed by the following vote:**

- Yes:** 3 - Maren Barker  
Steve Fairbanks  
Stephen P. Smith
- No:** 3 - Scott Cowdell  
Chris McCandless  
Linda Martinez Saville

6. [17-114](#) Public Hearing on enterprise funds cost allocation and water fund subsidy transfer.

**Attachments:** [SANDY ENTERPRISE FUND HEARING NOTICE](#)

[Enterprise Fund Transfers](#)

[Water Budget](#)

[Alta Canyon Budget](#)

[Waste Budget](#)

[Golf Budget](#)

Finance Director Brian Kelley presented information on the enterprise funds cost allocation and the subsidy transfer from the water fund to the general fund. The Council asked clarifying questions. Chairman Smith opened the public hearing.

Bruce Blanchard, 8802 Shady Meadow Drive, shared information he learned from speaking with Jeremy Walker at the State Auditor's Office on the subsidy transfer. Mr. Blanchard concluded that the City lacked the authority to transfer the funds. Mr. Blanchard asked that the City stop the transfer.

Steve Van Maren, 11039 South Lexington Circle, reviewed past Council minutes relative to the transfer from the Water Fund. Mr. Van Maren believes it is time to stop the practice of transferring from the Water Fund

Frank Christiansen, 8817 Shady Meadow Drive, thanked the Council for their service and shared a concern that the past franchise fee was unlawful. He encouraged the Council to stop the practice and reimburse the water fund.

Mark Randall, 1830 East Willow Glen Circle, spoke about attachment to outcome and seeking approval. He expressed concern about the veracity of the public hearing notice.

Paul Rasmussen, 8810 Ida Lane, said that the transfer from the water fund to the general fund doesn't look right.

Monica Zoltanski, 10963 South Bay Meadow Circle, said that the Council should raise taxes if its needed to run the City and that residents should be trusted with the information.

Council discussion followed.

## Council Items

7. [17-130](#) Council Member McCandless requesting a report on SkiSandyUtah.com winter season statistics.

**Attachments:** [SkiSandyYearOverYearReivew](#)

[2016-2017 Traffic report Ski Sandy \(1\)](#)

[Ski Utah - Ski Sandy 16-17 Report](#)

[Sandy City Total Campagin Analitics 16\\_17 One Sheet](#)

Communication Director Eric Richards presented analytics and outcomes from the Tourism Committee's SkiSandyUtah.com marketing effort. Tourism Committee

advertising vendors presented provided information about their individual marketing strategies.

8. [17-100](#) City Council Office briefing the Council on short term rentals.

**Attachments:** [Draft STR Ordinance](#)

City Council Analyst Dustin Fratto presented an outline of initial questions to be answered with the development of a short term rental ordinance. Mr. Fratto recommended that the Council take the issue to a future Work Session discussion.

9. [17-041](#) Council Member Barker requesting discussion and and recommending the City Council initiate proposed amendments to the Land Development Code, Chapter 15A-20-07 Planned Unit Development (PUD).

**Attachments:** [Proposed Amedments to Chapter 15A-20-07](#)  
[Proposed Amendments \(5-19-2017\)](#)

Council Member Barker spoke about the development of the Planned Unit Development amendment recommendations. Council discussion of the proposed amendments followed.

10. [17-127](#) Council Member Nicholl recommending General Plan amendment.

**Attachments:** [General Plan](#)

Item #10 was continued by unanimous consent due to Council Member Nicholl's absence.

11. [17-129](#) Administration updating the City Council on Bonneville Shoreline Trail property acquisition.

Parks and Recreation Director Scott Earl provided details on the recent acquisition of property necessary to complete the Bonneville Shoreline Trail. Council Member Barker expressed concern about the disposition of the property.

12. [17-119](#) Councilman Smith proposes amendments to the water bond parameters resolution, changing the authorized issuance amount from approximately \$7,000,000 to approximately \$10,000,000.

**Attachments:** [Calendar of Events for \\$10M Bonds - 5.4.17](#)  
[Public Utilities long term analysis with 7m bond](#)  
[Public Utilities long term analysis with 10m bond](#)  
[Water Bond Parameters Resolution Amendments](#)

Council Member Smith presented a concept to amend the parameters resolution of the recent water bond authorization in order to provide a funding source for property acquisition in the mouth of Little Cottonwood Canyon for future water facilities and watershed protection. Council discussion ensued.

**A motion was made by Stephen Smith, seconded by Chris McCandless, to amend resolution 17-15C, changing the authorized issuance amount of the water bond parameters from \$7,000,000 to \$10,000,000, and to bring the amended resolution back before the Council on May 16, 2017... The motion carried by the**



**following vote:**

**Yes:** 5 - Scott Cowdell  
Chris McCandless  
Steve Fairbanks  
Linda Martinez Saville  
Stephen P. Smith

**No:** 1 - Maren Barker

**Adjournment**

The Council adjourned by unanimous consent.

The meeting adjourned at approximately 9:00 p.m. The next scheduled meeting of the City Council is Tuesday, May 16, 2017 at 7:00 p.m.

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Stephen P. Smith, Chair  
Sandy City Council

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Michael Applegarth  
Meeting Clerk



## Staff Report

File #: CODE-3-17-5244,  
Version: 3

Date: 6/13/2017

### Agenda Item Title:

Community Development Department recommending the City Council adopt amendments to include a hearing officer for reasonable accommodation requests, Title 15A, Chapter 3, Officers, Boards and Commissions, Chapter 11, Special Uses, Land Development Code, Revised Ordinances of Sandy City, 2008.

Brian McCuiston

### Description/Background:

The Sandy City Community Development Department has filed a request to amend Title 15A, Chapters, 3 Officers, Boards and Commissions, 11, Special Uses, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to consider modifying the process for requesting a reasonable accommodation. This amendment will consider adding provisions for selecting a hearing officer, instead of the Planning Commission, to review this type of land use approval, and to classify the hearing officer as a land use appeal authority.

Over the last few months, the City has discussed the possibility of appointing a hearing officer, in place of the Planning Commission, to review all requests for reasonable accommodations. This type of request is typically associated with a Residential Facility for the Disabled where the applicant is requesting more residents than allowed within the definition of a family. This definition currently limits no more than four unrelated individuals living together as a single house keeping unit.

The Community Development Director is a Land Use Authority that approves business licenses, building permits and enforces zoning ordinances. In the case of a Residential Facility for the Disabled, the owner or agent may file a business license, building permit application, may inquire about an application or may be notified of a violation. The owner or agent could then file a request for a reasonable accommodation. The reasonable accommodation request will be given to the proposed hearing officer.

### Recommended Action and/or Suggested Motion:

The Community Development Department requests that the City Council adopt the proposed ordinance amendment as shown in exhibit AA@, attached, for the reasons listed in the staff report. The Planning Commission reviewed this request on April 20, 2017 and is forwarding a positive recommendation to approve the Code Amendment.





## Community Development Department

Tom Dolan  
Mayor

Scott J. Bond  
Chief Administrative Officer

James L. Sorensen  
Director

### MEMORANDUM

April 20, 2017

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**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** Hearing Officer – Amend Title 15A, Chapter 3, Officers, Boards and Commissions, Chapter 11, Special uses, Land Development Code, Revised Ordinances of Sandy City, 2008 CODE-3-17-5244

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HEARING NOTICE: *This Code Amendment was noticed in the paper at least 10 days prior to the first Planning Commission meeting.*

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#### BACKGROUND

The Sandy City Community Development Department has filed a request to amend Title 15A, Chapters, 3 Officers, Boards and Commissions, 11, Special Uses, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to consider modifying the process for requesting a reasonable accommodation. This amendment will consider adding provisions for selecting a hearing officer, instead of the Planning Commission, to review this type of land use approval, and to classify the hearing officer as a land use appeal authority.

#### ANALYSIS

Over the last few months, the City has discussed the possibility of appointing a hearing officer, in place of the Planning Commission, to review all requests for reasonable accommodations. This type of request is typically associated with a Residential Facility for the Disabled where the applicant is requesting more residents than allowed within the definition of a family. This definition currently limits no more than four unrelated individuals living together as a single house keeping unit.

The Community Development Director is a Land Use Authority that approves business licenses, building permits and enforces zoning ordinances. In the case of a Residential Facility for the Disabled, the owner or agent may file a business license, building permit application, may inquire about an application or may be notified of a violation. The owner or agent could then file a request for a reasonable accommodation. The reasonable accommodation request will be given to the proposed hearing officer.

#### NON-CONFORMING USES

This Code Amendment would not create any non-conforming situations.

**LAND DEVELOPMENT CODE PURPOSE COMPLIANCE**

The Sandy City Land Development Code in §15A-01-03 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

**15A-01-03 Purpose**

This Code is adopted to implement Sandy City's General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

**1. General**

- a. To facilitate the orderly growth and development of Sandy City.
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
- c. To stabilize property values.
- d. To enhance the economic well being of Sandy City and its inhabitants.

**2. Implementation of General Plan**

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

**3. Comprehensive, Consistent and Equitable Regulations**

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

**4. Efficiently and Effectively Managed Procedures**

- a. To promote fair procedures that are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed Code Amendment will stabilize property values by establishing a system of fair, comprehensive, consistent and equitable regulations, and standards for all reasonable accommodation requests within the City.

**GENERAL PLAN COMPLIANCE**

The General Plan encourages appropriate development standards for all uses and zoning categories within Sandy City.

**OTHER**

Besides the purposes set out in the ordinances cited above, one of the stated purposes of the City's land use ordinances is to facilitate the orderly growth and development of Sandy City (Rev. Ord. of Sandy City 2008, Section 15A-01-03(A)(1)). Some of the general purposes of the City's Development Code are to implement Sandy City's General Plan, and to promote the following public policies: public health, safety, convenience, aesthetics, welfare; efficient use of land;

sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration (R.O.S.C. Sec. 15A-01-03(A)).

**STAFF RECOMMENDATION**

The Community Development Department requests that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in exhibit "A", attached, for the following reasons:

1. Compliance with the Purpose of the Land Development Code by creating consistency and equitable standards and procedures for reasonable accommodation requests within Sandy City.
2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.
3. Better serve the residents of Sandy City.

Planner:

Reviewed by:

Brian McCuiston  
Planning Director

## Exhibit “A”

### 15A-03-04 Appeal Authorities

#### A. Board of Adjustment

1. **Purpose.** In order to provide for just and fair treatment in the administration of local land use ordinances and to ensure that substantial justice is done, a Board of Adjustment has been created to exercise the powers and duties provided hereafter.
2. **Creation and Membership.** The Board of Adjustment shall consist of five regular members and two alternate members.
  - a. The Mayor shall appoint the members and alternate members with the advice and consent of the City Council for a term of five years.
  - a. The Mayor shall appoint regular members of the Board of Adjustment to terms so that the term of one member expires each year. The Mayor shall appoint alternate members in such a manner that at least a two and one-half year gap will exist between term expirations.
  - b. One member of the Planning Commission shall be appointed semi-annually by the Commission to serve as the Commission’s liaison to the Board of Adjustment. Such Planning Commission member shall have the right to attend all meetings of the Board of Adjustment, take part in all discussions but shall not vote on the Board of Adjustment decisions. Notwithstanding, the Commission’s liaison to the Board of Adjustment shall not take part in discussions or decisions on conditional use permit appeals. (Ord 16-15, Amended 3-28-2016)
  - c. One member of the City Council shall be appointed semi-annually by the Planning Commission to serve as the Council’s liaison to the Board of Adjustment. Such Council member shall have the right to attend all meetings of the Board of Adjustment, take part in all discussions but shall not vote on the Board of Adjustment decisions.
  - d. All members and alternate members of the Board of Adjustment shall be residents of the City. Any member or alternate member of the Board of Adjustment relocating their primary residence outside the limits of the City shall resign their appointment within 30 days prior to their relocation, if possible.

- e. Alternate members are to serve in the absence of members of the Board of Adjustment upon request of the chairman. Alternate members are to attend all meetings of the Board of Adjustment. The chairman shall establish a service rotation system which provides that alternate members serve on the Board approximately the same amount.
- f. Members of the Board of Adjustment may be removed as established by the City's Administrative and Legislative Codes.
- g. Vacancy on the Board of Adjustment:
  - (1) The Mayor, with the advise and consent of the City Council, shall fill any vacancy.
  - (2) The person appointed shall serve for the unexpired term of the member or alternate member whose seat was vacated.

3. **Procedures.**

- a. Organize and elect a chairman.
- b. Adopt rules that comply with all applicable State statutes and City ordinances.
- c. Meet at the call of the chair and at any other times that the Board of Adjustment determines.
- d. Have the chair, or in the absence of the chair, the acting chair may administer oaths and compel the attendance of witnesses.
- e. Conduct its meetings in compliance with the requirements of State statutes and City ordinances concerning the keeping of minutes, recording of votes, and absences.
- f. Hear a request for a variance or appeal. Three members constitute a quorum of the Board of Adjustment and a concurring vote is necessary to grant a variance or to overturn a decision on an appeal.
- g. Make decisions on scheduled agenda items. Decisions of the Board of Adjustment become effective at the meeting in which the decision is made unless a different time is designated in the Board's rules or at the time the decision is made.

4. **Powers and Duties.** The Board of Adjustment shall hear and decide:



- a. Requests for variances from the terms of the land use ordinance as specifically delegated to it by this Code or referred to it by the Director.
  - b. Appeals from decisions applying the land use ordinance except those appeals specifically delegated in this Code to be heard by an alternate appeal authority.
    - a. Other matters as established by the City Council.
- B. **Administrative Officer.** The Director is designated as an appeal authority for the purpose of reviewing and deciding:
  - 1. Requests for minor variances.
  - 2. Other matters as established by the City Council. (Ord 16-15, Amended 3-28-2016)
- C. Hearing Officer. A Hearing Officer, as appointed by the Mayor, is designated as an appeal authority for the purpose of reviewing and deciding requests for reasonable accommodations.

#### **15A-11-08 Residential Facility for Elderly Persons or for Persons with a Disability**

- A. **Purpose.** The purpose of this Section is to:
  - 1. Comply with Utah Code Annotated.
  - 2. Avoid discrimination in housing against persons with disabilities pursuant to the Utah Fair Housing Act and the Federal Fair Housing Act as interpreted by courts whose decisions are binding in Utah. This Section is not a separate zone for such facilities but applies to all residential zones within Sandy City. If any facility, residence, congregate living, or other housing arrangement meets the definition of a residential facility for elderly persons or a residential facility for persons with a disability as set forth in this Title, the requirements of this Chapter shall govern the same notwithstanding any conflicting provision of this Title or the Revised Ordinances of Sandy City. Except as provided herein, the requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Revised Ordinances of Sandy City, or other local, County, State, or Federal laws.
- B. **Permitted Uses**
  - 1. **Permitted Uses.** Notwithstanding any contrary provision of this Title, a residential facility for elderly persons and a residential facility for persons with a disability shall be permitted uses in any zone where a dwelling is allowed as a permitted or conditional use subject to the development standards in paragraph D of this Section.
  - 2. **Termination.** A use permitted by this Section is non-transferable and shall terminate if:

- a. The facility is devoted to a use other than a residential facility for elderly persons or a residential facility for persons with a disability.
- b. Any license or certification issued by the Utah Department of Health or the Department of Human Services for such facility terminates or is revoked.
- c. The facility fails to comply with requirements set forth in this Chapter.

C. **Review Process.** ~~In order to evaluate the impact of the proposed facility and its similarity to the impact of a single family dwelling occupied by a family or, where applicable, in multiple family zones or a multiple family dwelling, the~~ In addition to other information required by the Revised Ordinances of Sandy City Utah, the following information must be submitted with the business license application or request for a reasonable accommodation, as applicable, for a residential facility. Additional information may be requested to aid in that review.

- 1. ~~Sufficiently detailed site plans, building plans, and other information necessary to determine compliance with building, safety, and health regulations and standards applicable to similar residential dwellings permitted in that zone.~~
- 2. ~~Drawings or photographs depicting the elevations of all sides of all buildings.~~
- 3. 1. A statement of the ~~S~~specific type of facility (as defined by State regulations) the applicant seeks to operate and by which State agency it is regulated.
- 4. 2. The ~~N~~number of residents, and ~~resident and non-resident staff who will live at the residential facility, and~~ expected/typical number of visitors per day.
- 5. ~~Location and number of similar facilities in the vicinity of the proposed facility.~~
- 6. 3. Type of operation—business, family, eleemosynary, charitable, or beneficial organization ~~The complete name of the business, the type of business entity and whether the business is a for-profit or non-profit organization.~~
- 7. ~~Supervision—hours and degree of supervision to be provided.~~
- 8. 4. The ~~T~~ypical or average length of stay of the residents.
- 9. ~~Special accommodation(s), waivers, or exceptions requested or necessary, to extent thereof, and basis for need for the same.~~
- 10. ~~Photographs and plot plans of residences within 1,000 feet of the proposed site that are similar in size and scope to the accommodation request.~~
- 11. ~~Location of any schools within 500 feet of the property line of the proposed site.~~

D. **Development Standards.** The development standards set forth in this Section shall apply to any residential facility for elderly persons or residential facility for persons with a disability.

- 1. **Building, Safety, and Health Regulations.** The facility shall comply with building, safety, and health regulations applicable to similar residential structures within the residential zone in which the facility is located.
  - a. Each facility shall be subject to the same development standards applicable to similar residential structures located in the same zoning district in which the facility is located.



- b. The minimum number of parking spaces required for a facility shall be the same as for similar structures located in the same zoning district in which the facility is located.
- 2. **No dangerous Persons Permitted.** No facility shall be made available to an individual whose tenancy would:
  - a. Constitute a direct threat to the health or safety of other individuals.
  - b. Result in substantial physical damage to the property of others.
- 3. ~~**Proximity.** No such facility may be located within 800 feet measured from the property line of each facility of a similar facility. (Ord 10-04, Amended 2-19-2010)~~
- 4. ~~**Security Measures.** For residential facilities for persons with a disability that are substance abuse facilities and are located within 500 feet of a school, to provide, in accordance with rules established by the Department of Human Services under Title 2A, Chapter 2, Licensure of Programs and Facilities:~~
  - ~~a. A security plan satisfactory to local law enforcement authorities.~~
  - ~~b. 24 hour supervision for residents.~~
  - ~~c. Other 24 hour security measures.~~
- 5. **3. Day Treatment and Outpatient Treatment.** Any such facility may seek an approval from the Planning Commission which would allow Day Treatment and/or Outpatient Treatment if the following measures have been taken to ensure the facility will not alter the fundamental character of the neighborhood:
  - a. The facility has direct access to an arterial or major collector street, with no access permitted to any minor collector or local street.
  - b. The facility is located on the same block or within 800 feet of an Institutional Care Facility.
  - c. The facility has enough off-street parking to accommodate each staff member, van/carpool parking, and each outpatient client.
  - d. All day treatment clients are transported to the Residential Facility for Disabled Persons from a separate facility using a van/carpool.
  - e. The maximum number of day and outpatient treatment clients will not exceed eight at any one time as permitted by the Building & Safety Code.
  - f. The facility is licensed for all three different activities by both the City and the State.
  - g. The facility meets all Building, Fire, and Life Safety Codes.
  - h. Any approval is subject to periodic review or review upon legitimate complaint. If upon review, the facility is found to be out of compliance with these criteria, the approval may be revoked. (Ord 10-04, Amended 2-19-2010)
- 6. **4. Prohibited.** A residential facility for persons with a disability that would likely create a fundamental change in the character of a residential neighborhood is not allowed.

E. **License and Certification.** Prior to occupancy of any facility, the person or entity operating the facility shall:

1. **State License.** Provide to the City a copy of any license or certification required by the Utah State Department of Health or the Utah State Department of Human Services, including any policies and procedures that are required under state law.
2. **Certification Requirements.** Certify in a sworn statement that no person will reside or remain in the facility whose tenancy would:
  - a. Constitute a direct threat to the health or safety of other individuals.
  - b. Result in substantial physical damage to the property of others.
3. **City License.** Obtain a Sandy City Business License, if required.
4. **Compliance/Renewal.** Any such facility must comply with all Federal, State, County, and City regulations. At the time of renewal, the applicant must provide copies of all necessary certifications/recertifications or licenses as required by State regulations.

F. **Accommodation Request.**

1. **Reasonable Accommodation Required.** In accordance with the Americans with Disabilities Act, the Fair Housing Act, Fair Housing Amendments Act, and applicable law, ~~None~~ of the requirements of this Chapter shall be interpreted to limit any accommodation which is reasonable and necessary to allow the establishment or occupancy of a residential facility for persons with a disability.
2. **Application Request for Accommodation.** Any person or entity wanting may request an accommodation after being informed that an existing or proposed: (i) residential facility for persons with a disability; or (ii) business license application or building permit application for a residential facility for persons with a disability, does not comply with the requirements of the Development Code of Sandy City. ~~shall make application to the Planning Commission and~~ The application and required fees shall be submitted to the Director, shall articulate in writing the nature of the requested accommodation and the basis for the request, and shall include all other information relevant to the request.
3. **Appeal.** ~~If an accommodation request is denied, the decision may be appealed to the Board of Adjustment in the manner provided for appeals of administrative decisions set forth in this Title.~~
4. **Prohibited Accommodations.** ~~The requested accommodation must relate to the use of the property so that it may be enjoyed as other similarly situated properties. An example would include a reduction in setback requirements for the installation of handicapped accessibility improvements. An accommodation cannot be granted to waive a zoning requirement, general setback reduction requests not related to the occupants, increase the profitability of the facility, or increase the maximum number of unrelated occupants above eight plus two additional persons acting as house parents or guardians.~~

- G. **Accommodation Review and Hearing Process.** ~~The Planning Commission shall review all applications for accommodation to determine if the accommodation(s) is reasonable and necessary. In addition, the Commission shall determine if the impact of the facility and each accommodation requested (both singly or in combination with all other accommodations requested) is similar in impact to the impact of a single family dwelling occupied by a family or, where applicable, in multiple family zones, a multiple family dwelling, or changes the fundamental character of the neighborhood.~~ A hearing officer with demonstrated experience as a hearing officer and knowledge of the Americans with Disabilities Act or Fair Housing Act, shall be appointed by the Mayor to review the request for accommodation. Additional information may be requested by staff or the Planning Commission the hearing officer to aid in that review.



1. **Purpose Hearing Officer Scheduling of Hearing.** The Planning Commission hearing officer shall review the application for an request for accommodation within ten days after receipt of the written request by the Director. for the purpose of: The hearing officer shall determine whether additional information is needed from the Director, the person or entity making the request, or both.
  - a. Verifying compliance with the building, safety, and health regulations that are applicable to similar structures, including those found in the IBC (International Building Code), UFC (Uniform Fire Code), Life Safety Code, Sandy City Ordinances, state statutes and regulations, and federal laws and regulations. If additional information is needed, the hearing officer shall notify the Director and the person or entity making the request within twenty-one days after receipt of the written request by the Director. The Director and requesting person or entity shall have seven days to submit the requested information, or such reasonable additional time as approved by the hearing officer. The hearing officer shall determine within three days after receipt of additional information whether the submission is responsive to the hearing officer's request.
  - b. Determining if the residential facility is consistent with the use of the building as a single family dwelling and has no different or greater impact on the neighborhood than a single family dwelling occupied by a family as defined in this Title (or in multiple family zones to a multiple family dwelling occupied by multiple families). If no additional information is needed or if the hearing officer receives the requested additional information, the hearing officer shall schedule a hearing. The hearing officer shall provide written notice of the hearing date and time to the person or entity requesting the accommodation and the Director. Unless otherwise agreed to by the person or entity requesting the accommodation and the Director, the hearing officer shall hold the hearing within fourteen days after the hearing officer determines that all requested information has been received and no additional information is needed. Unless agreed upon by the person or entity requesting the accommodation and the Director, the hearing shall be held no more than forty-five days after receipt of the request by the Director. If the hearing officer has not received all requested information at that time, the hearing officer may continue the hearing or deny the request based on insufficient information.
2. **Aggregate Review.** ~~The Planning Commission shall determine if each such accommodation, waiver, or exception or some modification thereof is reasonable and necessary when taken as a whole together with all other accommodations, waivers, or exceptions.~~
3. **2. Findings.** The hearing officer shall make a determination and prepare written findings within seven days after the hearing. ~~Planning Commission shall approve only those applications where it finds that:~~
  - a. ~~The facility with the requested accommodation(s) complies with the regulations set forth above.~~
  - b. a. The hearing officer shall mail a copy of the written determination and findings to the Director and the person or entity requesting the accommodation. The hearing officer shall include a letter notifying the Director and the person or entity requesting the accommodation that the decision is final and may be appealed to a court of competent jurisdiction. The facility with the requested accommodation(s), either with or without the imposition of conditions as set forth herein, has no different or greater impact than a single family dwelling occupied by a family (or, where applicable, in multiple family zones, multiple family dwelling occupied by multiple families).
  - c. At a minimum, the written findings shall address the following issues: (i) whether The requested accommodation(s) is reasonable; (ii) whether the requested accommodation is necessary for financial and therapeutic viability; (iii) whether the facility with the requested accommodation(s) is or is not likely to create a fundamental change in the character of the residential neighborhood; and (iv) other findings in support of the hearing officer's determination.
  - d. ~~The requested accommodation(s) is necessary.~~

~~e. The facility with the requested accommodation(s) is not likely to create a fundamental change in the character of the residential neighborhood.~~

~~4. **Conditions.** The Planning Commission may impose conditions to address concerns of safety for persons and property, health and sanitation, environment, general plan, and neighborhood needs in order to mitigate the impacts of the use on the adjacent properties and to assure that the use will have no different or greater impact than a single family dwelling occupied by a family (or, where applicable, in multiple family zones, multiple family dwelling occupied by multiple families) consistent with the guidelines set forth for conditional use permit review.~~

H. **Exemptions.** A Residential Facility for Persons with a Disability shall not include facilities which house persons who are violent, who are not voluntarily residing therein, or who are residing therein as a part of or in lieu of confinement, rehabilitation, or treatment in a correctional facility.

## **15A-11-08 Residential Facility for Elderly Persons or for Persons with a Disability**

A. **Purpose.** The purpose of this Section is to:

1. Comply with Utah Code Annotated.
2. Avoid discrimination in housing against persons with disabilities pursuant to the Utah Fair Housing Act and the Federal Fair Housing Act, as interpreted by courts whose decisions are binding in Utah. This Section is not a separate zone for such facilities, but applies to all residential zones within Sandy City. If any facility, residence, congregate living, or other housing arrangement meets the definition of a residential facility for elderly persons or a residential facility for persons with a disability as set forth in this Title, the requirements of this Chapter shall govern the same, notwithstanding any conflicting provision of this Title or the Revised Ordinances of Sandy City. Except as provided herein, the requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Revised Ordinances of Sandy City, or other local, County, State, or Federal laws.

B. **Permitted Uses**

1. **Permitted Uses.** Notwithstanding any contrary provision of this Title, a residential facility for elderly persons and a residential facility for persons with a disability shall be permitted uses in any zone where a dwelling is allowed as a permitted or conditional use subject to the development standards in paragraph D of this Section.
2. **Termination.** A use permitted by this Section is non-transferable and shall terminate if:
  - a. The facility is devoted to a use other than a residential facility for elderly persons or a residential facility for persons with a disability.
  - b. Any license or certification issued by the Utah Department of Health or the Department of Human Services for such facility terminates or is revoked.
  - c. The facility fails to comply with requirements set forth in this Chapter.

C. **Review Process.** In addition to other information required by the Revised Ordinances of Sandy City, Utah, 1978, the following information must be submitted with the business license application for a residential facility. Additional information may be requested to aid in that review.

1. A statement of the specific type of facility (as defined by State regulations) the applicant seeks to operate and by which State agency it is regulated.
2. The number of residents and resident staff who will live at the residential facility.
3. The complete name of the business, the type of business entity and whether the business is a for-profit or non-profit organization.



4. The typical or average length of stay of the residents.

D. **Development Standards.** The development standards set forth in this Section shall apply to any residential facility for elderly persons or residential facility for persons with a disability.

1. **Building, Safety, and Health Regulations.** The facility shall comply with building, safety, and health regulations applicable to similar residential structures within the residential zone in which the facility is located.
  - a. Each facility shall be subject to the same development standards applicable to similar residential structures located in the same zoning district in which the facility is located.
  - b. The minimum number of parking spaces required for a facility shall be the same as for similar structures located in the same zoning district in which the facility is located.
2. **No Dangerous Persons Permitted.** No facility shall be made available to an individual whose tenancy would:
  - a. Constitute a direct threat to the health or safety of other individuals.
  - b. Result in substantial physical damage to the property of others.
3. **Day Treatment and Outpatient Treatment.** Any such facility may seek an approval from the Planning Commission which would allow Day Treatment and/or Outpatient Treatment if the following measures have been taken to ensure the facility will not alter the fundamental character of the neighborhood:
  - a. The facility has direct access to an arterial or major collector street, with no access permitted to any minor collector or local street.
  - b. The facility is located on the same block or within 800 feet of an Institutional Care Facility.
  - c. The facility has enough off-street parking to accommodate each staff member, van/carpool parking, and each outpatient client.
  - d. All day treatment clients are transported to the Residential Facility for Disabled Persons from a separate facility using a van/carpool.
  - e. The maximum number of day and outpatient treatment clients will not exceed eight at any one time as permitted by the Building & Safety Code.
  - f. The facility is licensed for all three different activities by both the City and the State.
  - g. The facility meets all Building, Fire, and Life Safety Codes.
  - h. Any approval is subject to periodic review or review upon legitimate complaint. If upon review, the facility is found to be out of compliance with these criteria, the approval may be revoked. (Ord 10-04, Amended 2-19-2010)

4. **Prohibited.** A residential facility for persons with a disability that would likely create a fundamental change in the character of a residential neighborhood is not allowed.
- E. **License and Certification.** Prior to occupancy of any facility, the person or entity operating the facility shall:
1. **State License.** Provide to the City a copy of any license or certification required by the Utah State Department of Health or the Utah State Department of Human Services, including any policies and procedures that are required under state law.
  2. **Certification Requirements.** Certify in a sworn statement that no person will reside or remain in the facility whose tenancy would:
    - a. Constitute a direct threat to the health or safety of other individuals.
    - b. Result in substantial physical damage to the property of others.
  3. **City License.** Obtain a Sandy City Business License, if required.
  4. **Compliance/Renewal.** Any such facility must comply with all Federal, State, County, and City regulations. At the time of renewal, the applicant must provide copies of all necessary certifications/recertifications or licenses as required by State regulations.
- F. **Accommodation Request.**
1. **Reasonable Accommodation Required.** In accordance with the Americans with Disabilities Act, the Fair Housing Act, Fair Housing Amendments Act and applicable law, none of the requirements of this Chapter shall be interpreted to limit any accommodation which is reasonable and necessary to allow the establishment or occupancy of a residential facility for persons with a disability.
  2. **Request for Accommodation.** Any person or entity may request an accommodation after being informed that an existing or proposed: (i) residential facility for persons with a disability; or (ii) business license application or building permit application for a residential facility for persons with a disability, does not comply with the requirements of the Development Code of Sandy City. The application and required fees shall be submitted to the Director, shall articulate in writing the nature of the requested accommodation and the basis for the request, and shall include all other information relevant to the request. The requested accommodation must relate to the use of the property so that it may be enjoyed as other similarly situated properties.
- G. **Review and Hearing Process.** A hearing officer with demonstrated experience as a hearing officer and knowledge of the Americans with Disabilities Act or Fair Housing Act, shall be appointed by the Mayor with the advice and consent of the City Council, to review the request for accommodation. Additional information may be requested by the hearing officer to aid in that review.
1. **Hearing Officer Scheduling of Hearing.** The hearing officer shall review the request for accommodation within ten days after receipt of the written request by the Director. The hearing officer shall determine whether additional information is needed from the Director, the person or entity making the request, or both.

- a. If additional information is needed, the hearing officer shall notify the Director and the person or entity making the request within twenty-one days after receipt of the written request by the Director. The Director and requesting person or entity shall have seven days to submit the requested information, or such reasonable additional time as approved by the hearing officer. The hearing officer shall determine within three days after receipt of additional information whether the submission is responsive to the hearing officer's request.
  - b. If no additional information is needed or if the hearing officer receives the requested additional information, the hearing officer shall schedule a hearing. The hearing officer shall provide written notice of the hearing date and time to the person or entity requesting the accommodation and the Director. Unless otherwise agreed to by the person or entity requesting the accommodation and the Director, the hearing officer shall hold the hearing within fourteen days after the hearing officer determines that all requested information has been received and no additional information is needed. Unless agreed upon by the person or entity requesting the accommodation and the Director, the hearing shall be held no more than forty-five days after receipt of the request by the Director. If the hearing officer has not received all requested information at that time, the hearing officer may continue the hearing or deny the request based on insufficient information.
2. **Findings.** The hearing officer shall make a determination and prepare written findings within seven days after the hearing.
  - a. The hearing officer shall mail a copy of the written determination and findings to the Director and the person or entity requesting the accommodation.
  - ~~a.b.~~ The hearing officer shall include a letter notifying the Director and the person or entity requesting the accommodation that the decision is final and may be appealed to a court of competent jurisdiction.
  - c. At a minimum, the written findings shall address the following issues: (i) whether the requested accommodation(s) is reasonable; (ii) whether the requested accommodation is necessary for financial and therapeutic viability; (iii) whether the facility with the requested accommodation(s) is or is not likely to create a fundamental change in the character of the residential neighborhood; and (iv) other findings in support of the hearing officer's determination.
3. **Appeal.** The determination of the hearing officer shall be final and may be appealed to a court of competent jurisdiction.

H. **Exemptions.** A Residential Facility for Persons with a Disability shall not include facilities which house persons who are violent, who are not voluntarily residing therein, or who are residing therein as a part of or in lieu of confinement, rehabilitation, or treatment in a correctional facility.

## **15A-11-08 Residential Facility for Elderly Persons or for Persons with a Disability**

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1. Comply with Utah Code Annotated.
2. Avoid discrimination in housing against persons with disabilities pursuant to the Utah Fair Housing Act and the Federal Fair Housing Act, as interpreted by courts whose decisions are binding in Utah. This Section is not a separate zone for such facilities, but applies to all residential zones within Sandy City. If any facility, residence, congregate living, or other housing arrangement meets the definition of a residential facility for elderly persons or a residential facility for persons with a disability as set forth in this Title, the requirements of this Chapter shall govern the same, notwithstanding any conflicting provision of this Title or the Revised Ordinances of Sandy City. Except as provided herein, the requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Revised Ordinances of Sandy City, or other local, County, State, or Federal laws.

B. **Permitted Uses**

1. **Permitted Uses.** Notwithstanding any contrary provision of this Title, a residential facility for elderly persons and a residential facility for persons with a disability shall be permitted uses in any zone where a dwelling is allowed as a permitted or conditional use subject to the development standards in paragraph D of this Section.
2. **Termination.** A use permitted by this Section is non-transferable and shall terminate if:
  - a. The facility is devoted to a use other than a residential facility for elderly persons or a residential facility for persons with a disability.
  - b. Any license or certification issued by the Utah Department of Health or the Department of Human Services for such facility terminates or is revoked.
  - c. The facility fails to comply with requirements set forth in this Chapter.

C. **Review Process.** In addition to other information required by the Revised Ordinances of Sandy City, Utah, 1978, the following information must be submitted with the business license application for a residential facility. Additional information may be requested to aid in that review.

1. A statement of the specific type of facility (as defined by State regulations) the applicant seeks to operate and by which State agency it is regulated.
2. The number of residents and resident staff who will live at the residential facility.
3. The complete name of the business, the type of business entity and whether the business is a for-profit or non-profit organization.

4. The typical or average length of stay of the residents.

D. **Development Standards.** The development standards set forth in this Section shall apply to any residential facility for elderly persons or residential facility for persons with a disability.

1. **Building, Safety, and Health Regulations.** The facility shall comply with building, safety, and health regulations applicable to similar residential structures within the residential zone in which the facility is located.
  - a. Each facility shall be subject to the same development standards applicable to similar residential structures located in the same zoning district in which the facility is located.
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2. **No Dangerous Persons Permitted.** No facility shall be made available to an individual whose tenancy would:
  - a. Constitute a direct threat to the health or safety of other individuals.
  - b. Result in substantial physical damage to the property of others.
3. **Day Treatment and Outpatient Treatment.** Any such facility may seek an approval from the Planning Commission which would allow Day Treatment and/or Outpatient Treatment if the following measures have been taken to ensure the facility will not alter the fundamental character of the neighborhood:
  - a. The facility has direct access to an arterial or major collector street, with no access permitted to any minor collector or local street.
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  - d. All day treatment clients are transported to the Residential Facility for Disabled Persons from a separate facility using a van/carpool.
  - e. The maximum number of day and outpatient treatment clients will not exceed eight at any one time as permitted by the Building & Safety Code.
  - f. The facility is licensed for all three different activities by both the City and the State.
  - g. The facility meets all Building, Fire, and Life Safety Codes.
  - h. Any approval is subject to periodic review or review upon legitimate complaint. If upon review, the facility is found to be out of compliance with these criteria, the approval may be revoked. (Ord 10-04, Amended 2-19-2010)

4. **Prohibited.** A residential facility for persons with a disability that would likely create a fundamental change in the character of a residential neighborhood is not allowed.
- E. **License and Certification.** Prior to occupancy of any facility, the person or entity operating the facility shall:
1. **State License.** Provide to the City a copy of any license or certification required by the Utah State Department of Health or the Utah State Department of Human Services, including any policies and procedures that are required under state law.
  2. **Certification Requirements.** Certify in a sworn statement that no person will reside or remain in the facility whose tenancy would:
    - a. Constitute a direct threat to the health or safety of other individuals.
    - b. Result in substantial physical damage to the property of others.
  3. **City License.** Obtain a Sandy City Business License, if required.
  4. **Compliance/Renewal.** Any such facility must comply with all Federal, State, County, and City regulations. At the time of renewal, the applicant must provide copies of all necessary certifications/recertifications or licenses as required by State regulations.
- F. **Accommodation Request.**
1. **Reasonable Accommodation Required.** In accordance with the Americans with Disabilities Act, the Fair Housing Act, Fair Housing Amendments Act and applicable law, none of the requirements of this Chapter shall be interpreted to limit any accommodation which is reasonable and necessary to allow the establishment or occupancy of a residential facility for persons with a disability.
  2. **Request for Accommodation.** Any person or entity may request an accommodation after being informed that an existing or proposed: (i) residential facility for persons with a disability; or (ii) business license application or building permit application for a residential facility for persons with a disability, does not comply with the requirements of the Development Code of Sandy City. The application and required fees shall be submitted to the Director, shall articulate in writing the nature of the requested accommodation and the basis for the request, and shall include all other information relevant to the request. The requested accommodation must relate to the use of the property so that it may be enjoyed as other similarly situated properties.
- G. **Review and Hearing Process.** A hearing officer with demonstrated experience as a hearing officer and knowledge of the Americans with Disabilities Act or Fair Housing Act, shall be appointed by the Mayor with the advice and consent of the City Council, to review the request for accommodation. Additional information may be requested by the hearing officer to aid in that review.
1. **Hearing Officer Scheduling of Hearing.** The hearing officer shall review the request for accommodation within ten days after receipt of the written request by the Director. The hearing officer shall determine whether additional information is needed from the Director, the person or entity making the request, or both.

- a. If additional information is needed, the hearing officer shall notify the Director and the person or entity making the request within twenty-one days after receipt of the written request by the Director. The Director and requesting person or entity shall have seven days to submit the requested information, or such reasonable additional time as approved by the hearing officer. The hearing officer shall determine within three days after receipt of additional information whether the submission is responsive to the hearing officer's request.
    - b. If no additional information is needed or if the hearing officer receives the requested additional information, the hearing officer shall schedule a hearing. The hearing officer shall provide written notice of the hearing date and time to the person or entity requesting the accommodation and the Director. Unless otherwise agreed to by the person or entity requesting the accommodation and the Director, the hearing officer shall hold the hearing within fourteen days after the hearing officer determines that all requested information has been received and no additional information is needed. Unless agreed upon by the person or entity requesting the accommodation and the Director, the hearing shall be held no more than forty-five days after receipt of the request by the Director. If the hearing officer has not received all requested information at that time, the hearing officer may continue the hearing or deny the request based on insufficient information.
  2. **Findings.** The hearing officer shall make a determination and prepare written findings within seven days after the hearing.
    - a. The hearing officer shall mail a copy of the written determination and findings to the Director and the person or entity requesting the accommodation.
    - b. The hearing officer shall include a letter notifying the Director and the person or entity requesting the accommodation that the decision is final and may be appealed to a court of competent jurisdiction.
    - c. At a minimum, the written findings shall address the following issues: (i) whether the requested accommodation(s) is reasonable; (ii) whether the requested accommodation is necessary for financial and therapeutic viability; (iii) whether the facility with the requested accommodation(s) is or is not likely to create a fundamental change in the character of the residential neighborhood; and (iv) other findings in support of the hearing officer's determination.
  3. **Appeal.** The determination of the hearing officer shall be final and may be appealed to a court of competent jurisdiction.
- H. **Exemptions.** A Residential Facility for Persons with a Disability shall not include facilities which house persons who are violent, who are not voluntarily residing therein, or who are residing therein as a part of or in lieu of confinement, rehabilitation, or treatment in a correctional facility.



## ORDINANCE #17-14

AN ORDINANCE AMENDING TITLE 15A OF THE REVISED ORDINANCES OF SANDY CITY (THE LAND DEVELOPMENT CODE), 2008, BY AMENDING CHAPTER 3, "OFFICERS, BOARDS AND COMMISSIONS", AND CHAPTER 11, "SPECIAL USES" TO MODIFY THE PROCESS FOR A REASONABLE ACCOMMODATION BY ADDING PROVISIONS FOR SELECTING A HEARING OFFICER, INSTEAD OF THE PLANNING COMMISSION, TO REVIEW THIS TYPE OF APPROVAL; ALSO PROVIDING A SAVING CLAUSE AND EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, a request has been made to amend Title 15A of the Revised Ordinances of Sandy City (the Land Development Code), 2008, by amending Chapter 3, "Officers, Boards and Commissions", and Chapter 11, "Special Uses" to modify the process for requesting a reasonable accommodation by adding provisions for selecting a hearing officer, instead of the Planning Commission, to review this type of approval; and

WHEREAS, the Planning Commission held a public hearing on April 20, 2017 which meeting was preceded by notice by publication in the Salt Lake Tribune on April 6, 2017, and by posting in Sandy City Hall, the Sandy City Parks & Recreation Building, on the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on March 31, 2017; and

WHEREAS, following the public hearing before the Planning Commission, the Commission recommended the amendment to the City Council; and

WHEREAS, a public meeting was held by the Sandy City Council on May 2, 2017 to consider adoption of the proposed amendment, which meeting was preceded by publication in the Salt Lake Tribune, on April 6, 2017, and by posting in Sandy City Hall, the Sandy City Parks & Recreation Building, on the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov>, on March 31, 2017; and

WHEREAS, the City Council has been given specific authority in Title 10, Chapter 9a, Utah Code Ann. (2012) to adopt a zoning plan, including an ordinance and map which divide the municipality into districts or zones, and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures, and the uses of land; and

WHEREAS, the State legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e., providing for the public safety, health, morals, and welfare; and

WHEREAS, the foregoing legitimate governmental objectives are achieved by reasonable means, in that any adverse impact on private property value or use has been carefully balanced against the corresponding gain to the public; and the regulations have been calculated, on recommendation of City planning staff to permit property owners to beneficially use their properties for the practical purposes to which the property is reasonably adaptable; and procedures have been established by the Land Development Code and Utah Code Ann. where by appeals can be heard and decided if it is alleged that there is legislative or administrative error, or where a special exception or variance to the

ordinance is required.

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

Section 1. Amendment. Title 15A is amended as shown on **Exhibit "A"**, which is attached hereto and by this reference made a part hereof.

Section 2. Severable. If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined in its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Stephen P. Smith, Chairman  
Sandy City Council

ATTEST:

\_\_\_\_\_  
City Recorder

PRESENTED to the Mayor of Sandy City for his approval this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Thomas M. Dolan, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

# Exhibit A

## 15A-11-08 Residential Facility for Elderly Persons or for Persons with a Disability

A. **Purpose.** The purpose of this Section is to:

1. Comply with Utah Code Annotated.
2. Avoid discrimination in housing against persons with disabilities pursuant to the Utah Fair Housing Act and the Federal Fair Housing Act, as interpreted by courts whose decisions are binding in Utah. This Section is not a separate zone for such facilities, but applies to all residential zones within Sandy City. If any facility, residence, congregate living, or other housing arrangement meets the definition of a residential facility for elderly persons or a residential facility for persons with a disability as set forth in this Title, the requirements of this Chapter shall govern the same, notwithstanding any conflicting provision of this Title or the Revised Ordinances of Sandy City. Except as provided herein, the requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Revised Ordinances of Sandy City, or other local, County, State, or Federal laws.

B. **Permitted Uses**

1. **Permitted Uses.** Notwithstanding any contrary provision of this Title, a residential facility for elderly persons and a residential facility for persons with a disability shall be permitted uses in any zone where a dwelling is allowed as a permitted or conditional use subject to the development standards in paragraph D of this Section.
2. **Termination.** A use permitted by this Section is non-transferable and shall terminate if:
  - a. The facility is devoted to a use other than a residential facility for elderly persons or a residential facility for persons with a disability.
  - b. Any license or certification issued by the Utah Department of Health or the Department of Human Services for such facility terminates or is revoked.
  - c. The facility fails to comply with requirements set forth in this Chapter.

C. **Review Process.** In addition to other information required by the Revised Ordinances of Sandy City, Utah, 1978, the following information must be submitted with the business license application for a residential facility. Additional information may be requested to aid in that review.

1. A statement of the specific type of facility (as defined by State regulations) the applicant seeks to operate and by which State agency it is regulated.
2. The number of residents and resident staff who will live at the residential facility.

3. The complete name of the business, the type of business entity and whether the business is a for-profit or non-profit organization.
4. The typical or average length of stay of the residents.

D. **Development Standards.** The development standards set forth in this Section shall apply to any residential facility for elderly persons or residential facility for persons with a disability.

1. **Building, Safety, and Health Regulations.** The facility shall comply with building, safety, and health regulations applicable to similar residential structures within the residential zone in which the facility is located.
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  - a. Constitute a direct threat to the health or safety of other individuals.
  - b. Result in substantial physical damage to the property of others.
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  - a. The facility has direct access to an arterial or major collector street, with no access permitted to any minor collector or local street.
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  - e. The maximum number of day and outpatient treatment clients will not exceed eight at any one time as permitted by the Building & Safety Code.
  - f. The facility is licensed for all three different activities by both the City and the State.
  - g. The facility meets all Building, Fire, and Life Safety Codes.



- h. Any approval is subject to periodic review or review upon legitimate complaint. If upon review, the facility is found to be out of compliance with these criteria, the approval may be revoked. (Ord 10-04, Amended 2-19-2010)
  - 4. **Prohibited.** A residential facility for persons with a disability that would likely create a fundamental change in the character of a residential neighborhood is not allowed.
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  - 1. **State License.** Provide to the City a copy of any license or certification required by the Utah State Department of Health or the Utah State Department of Human Services, including any policies and procedures that are required under state law.
  - 2. **Certification Requirements.** Certify in a sworn statement that no person will reside or remain in the facility whose tenancy would:
    - a. Constitute a direct threat to the health or safety of other individuals.
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  - 3. **City License.** Obtain a Sandy City Business License, if required.
  - 4. **Compliance/Renewal.** Any such facility must comply with all Federal, State, County, and City regulations. At the time of renewal, the applicant must provide copies of all necessary certifications/recertifications or licenses as required by State regulations.
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  - 1. **Reasonable Accommodation Required.** In accordance with the Americans with Disabilities Act, the Fair Housing Act, Fair Housing Amendments Act and applicable law, none of the requirements of this Chapter shall be interpreted to limit any accommodation which is reasonable and necessary to allow the establishment or occupancy of a residential facility for persons with a disability.
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  - b. The hearing officer shall mail a copy of the written determination and findings to the Director and the person or entity requesting the accommodation along with a letter notifying the Director and the person or entity requesting the accommodation that the decision is final and may be appealed to a court of competent jurisdiction.
  - c. The hearing officer shall forward a copy of the decision to the Mayor, the City Recorder and the City Council.
3. **Appeal.** The determination of the hearing officer shall be final and may be appealed to a court of competent jurisdiction.

- H. **Exemptions.** A Residential Facility for Persons with a Disability shall not include facilities which house persons who are violent, who are not voluntarily residing therein, or who are residing therein as a part of or in lieu of confinement, rehabilitation, or treatment in a correctional facility.



## **15A-11-08 Residential Facility for Elderly Persons or for Persons with a Disability**

A. **Purpose.** The purpose of this Section is to:

1. Comply with Utah Code Annotated.
2. Avoid discrimination in housing against persons with disabilities pursuant to the Utah Fair Housing Act and the Federal Fair Housing Act, as interpreted by courts whose decisions are binding in Utah. This Section is not a separate zone for such facilities, but applies to all residential zones within Sandy City. If any facility, residence, congregate living, or other housing arrangement meets the definition of a residential facility for elderly persons or a residential facility for persons with a disability as set forth in this Title, the requirements of this Chapter shall govern the same, notwithstanding any conflicting provision of this Title or the Revised Ordinances of Sandy City. Except as provided herein, the requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Revised Ordinances of Sandy City, or other local, County, State, or Federal laws.

B. **Permitted Uses**

1. **Permitted Uses.** Notwithstanding any contrary provision of this Title, a residential facility for elderly persons and a residential facility for persons with a disability shall be permitted uses in any zone where a dwelling is allowed as a permitted or conditional use subject to the development standards in paragraph D of this Section.
2. **Termination.** A use permitted by this Section is non-transferable and shall terminate if:
  - a. The facility is devoted to a use other than a residential facility for elderly persons or a residential facility for persons with a disability.
  - b. Any license or certification issued by the Utah Department of Health or the Department of Human Services for such facility terminates or is revoked.
  - c. The facility fails to comply with requirements set forth in this Chapter.

C. **Review Process.** In addition to other information required by the Revised Ordinances of Sandy City, Utah, 1978, the following information must be submitted with the business license application for a residential facility. Additional information may be requested to aid in that review.

1. A statement of the specific type of facility (as defined by State regulations) the applicant seeks to operate and by which State agency it is regulated.
2. The number of residents and resident staff who will live at the residential facility.



3. The complete name of the business, the type of business entity and whether the business is a for-profit or non-profit organization.
4. The typical or average length of stay of the residents.

D. **Development Standards.** The development standards set forth in this Section shall apply to any residential facility for elderly persons or residential facility for persons with a disability.

1. **Building, Safety, and Health Regulations.** The facility shall comply with building, safety, and health regulations applicable to similar residential structures within the residential zone in which the facility is located.
  - a. Each facility shall be subject to the same development standards applicable to similar residential structures located in the same zoning district in which the facility is located.
  - b. The minimum number of parking spaces required for a facility shall be the same as for similar structures located in the same zoning district in which the facility is located.
2. **No Dangerous Persons Permitted.** No facility shall be made available to an individual whose tenancy would:
  - a. Constitute a direct threat to the health or safety of other individuals.
  - b. Result in substantial physical damage to the property of others.
3. **Day Treatment and Outpatient Treatment.** Any such facility may seek an approval from the Planning Commission which would allow Day Treatment and/or Outpatient Treatment if the following measures have been taken to ensure the facility will not alter the fundamental character of the neighborhood:
  - a. The facility has direct access to an arterial or major collector street, with no access permitted to any minor collector or local street.
  - b. The facility is located on the same block or within 800 feet of an Institutional Care Facility.
  - c. The facility has enough off-street parking to accommodate each staff member, van/carpool parking, and each outpatient client.
  - d. All day treatment clients are transported to the Residential Facility for Disabled Persons from a separate facility using a van/carpool.
  - e. The maximum number of day and outpatient treatment clients will not exceed eight at any one time as permitted by the Building & Safety Code.
  - f. The facility is licensed for all three different activities by both the City and the State.
  - g. The facility meets all Building, Fire, and Life Safety Codes.

- h. Any approval is subject to periodic review or review upon legitimate complaint. If upon review, the facility is found to be out of compliance with these criteria, the approval may be revoked. (Ord 10-04, Amended 2-19-2010)
  - 4. **Prohibited.** A residential facility for persons with a disability that would likely create a fundamental change in the character of a residential neighborhood is not allowed.
- E. **License and Certification.** Prior to occupancy of any facility, the person or entity operating the facility shall:
  - 1. **State License.** Provide to the City a copy of any license or certification required by the Utah State Department of Health or the Utah State Department of Human Services, including any policies and procedures that are required under state law.
  - 2. **Certification Requirements.** Certify in a sworn statement that no person will reside or remain in the facility whose tenancy would:
    - a. Constitute a direct threat to the health or safety of other individuals.
    - b. Result in substantial physical damage to the property of others.
  - 3. **City License.** Obtain a Sandy City Business License, if required.
  - 4. **Compliance/Renewal.** Any such facility must comply with all Federal, State, County, and City regulations. At the time of renewal, the applicant must provide copies of all necessary certifications/recertifications or licenses as required by State regulations.
- F. **Accommodation Request.**
  - 1. **Reasonable Accommodation Required.** In accordance with the Americans with Disabilities Act, the Fair Housing Act, Fair Housing Amendments Act and applicable law, none of the requirements of this Chapter shall be interpreted to limit any accommodation which is reasonable and necessary to allow the establishment or occupancy of a residential facility for persons with a disability.
  - 2. **Request for Accommodation.** Any person or entity may request an accommodation after being informed that an existing or proposed: (i) residential facility for persons with a disability; or (ii) business license application or building permit application for a residential facility for persons with a disability, does not comply with the requirements of the Development Code of Sandy City. The application and required fees shall be submitted to the Director, shall articulate in writing the nature of the requested accommodation and the basis for the request, and shall include all other information relevant to the request. The requested accommodation must relate to the use of the property so that it may be enjoyed as other similarly situated properties.
- G. **Review and Hearing Process.** A hearing officer with demonstrated experience as a hearing officer and knowledge of the Americans with Disabilities Act or Fair Housing Act, shall be appointed by the Mayor with the advice and consent of the City Council, to review the request for accommodation. Additional information may be requested by the hearing officer to aid in that review.

1. **Hearing Officer Scheduling of Hearing.** The hearing officer shall review the request for accommodation within ten days after receipt of the written request by the Director. The hearing officer shall determine whether additional information is needed from the Director, the person or entity making the request, or both.
  - a. If additional information is needed, the hearing officer shall notify the Director and the person or entity making the request within twenty-one days after receipt of the written request by the Director. The Director and requesting person or entity shall have seven days to submit the requested information, or such reasonable additional time as approved by the hearing officer. The hearing officer shall determine within three days after receipt of additional information whether the submission is responsive to the hearing officer's request.
  - b. If no additional information is needed or if the hearing officer receives the requested additional information, the hearing officer shall schedule a hearing. The hearing officer shall provide written notice of the hearing date and time to the person or entity requesting the accommodation and the Director. Unless otherwise agreed to by the person or entity requesting the accommodation and the Director, the hearing officer shall hold the hearing within fourteen days after the hearing officer determines that all requested information has been received and no additional information is needed. Unless agreed upon by the person or entity requesting the accommodation and the Director, the hearing shall be held no more than forty-five days after receipt of the request by the Director. If the hearing officer has not received all requested information at that time, the hearing officer may continue the hearing or deny the request based on insufficient information.
2. **Findings.** The hearing officer shall make a determination and prepare written findings within seven days after the hearing.
  - a. ~~b.~~ The hearing officer shall mail a copy of the written determination and findings to the Director and the person or entity requesting the accommodation—along with
  - ~~b. The hearing officer shall mail a copy of the written determination and findings to the Director and the person or entity requesting the accommodation along with~~ a letter notifying the Director and the person or entity requesting the accommodation that the decision is final and may be appealed to a court of competent jurisdiction.
  - ~~c.~~ a. At a minimum, the written findings shall address the following issues: (i) whether the requested accommodation(s) is reasonable; (ii) whether the requested accommodation is necessary for financial and therapeutic viability; (iii) whether the facility with the requested accommodation(s) is or is not likely to create a fundamental change in the character of the residential neighborhood; and (iv) other findings in support of the hearing officer's determination.
  - ~~d.~~ c. The hearing officer shall forward a copy of the decision to the Mayor, the City Recorder and the City Council.
3. **Appeal.** The determination of the hearing officer shall be final and may be appealed to a court of competent jurisdiction.

- H. **Exemptions.** A Residential Facility for Persons with a Disability shall not include facilities which house persons who are violent, who are not voluntarily residing therein, or who are residing therein as a part of or in lieu of confinement, rehabilitation, or treatment in a correctional facility.





## Staff Report

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File #: ZONE-03-17-5225,  
Version: 1

Date: 6/13/2017

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### Agenda Item Title:

Mr. Preston Naylor, with NFM Real Estate, is requesting the City Council to approve a rezone approximately 5.68 acres from the 1 acre from the R-1-8 "Residential Single-Family District" to the RM(10) "Residential Multi-Family District" for the subject property, located at approximately 350 East 9000 South, known as the 300 East Townhomes Rezone - ZONE-03-17-5225.

### Presenter:

Mike Wilcox

### Description/Background:

Mr. Preston Naylor, with NFM Real Estate is requesting to rezone approximately 1 acre from the R-1-8 "Residential Single-Family District" to the RM(10) "Residential Multi-Family District". The subject property is located at approximately 350 East 9000 South. The resulting application of zoning would allow for a proposed townhome development on the subject property.

Staff recommended to Planning Commission that the proposed rezoning be approved. On May 4, 2017, the Planning Commission recommended to the City Council to rezone the subject property from the R-1-8 "Residential Single-Family District" to the RM(10) "Residential Multi-Family District".

Additional information is attached.

### Recommended Action and/or Suggested Motion:

1. That the subject property, located at approximately 350 East 9000 South, be rezoned from the R-1-8 "Residential Single-Family District" to the RM(10) "Residential Multi-Family District" based on the two findings shown in the staff report.
2. To adopt ordinance #17-19 to rezone the subject property from the R-1-8 "Residential Single-Family District" to the RM(10) "Residential Multi-Family District".





# Community Development Department

Tom Dolan  
Mayor

Scott J. Bond  
Chief Administrative Officer

James L. Sorensen  
Director

## CITY COUNCIL AGENDA & ACTION REQUEST

**TITLE:** 300 East Townhomes Rezone - ZONE-03-17-5225

**Date of Request:** May 10, 2017

**Requesting Department:** Community Development

**Contact Employee:** Mike Wilcox, Long Range Planning Manager

**Telephone:** 801-568-7261

**Approved Agenda Date:** June 13, 2017

**Nature of Request:** Mr. Preston Naylor, with NFM Real Estate is requesting to rezone approximately 1 acre from the R-1-8 “Residential Single-Family District” to the RM(10) “Residential Multi-Family District”. The subject property is located at approximately 350 East 9000 South. The resulting application of zoning would allow for a proposed townhome development on the subject property.

**Brief History of Prior Recommendations:** Staff recommended to Planning Commission that the proposed rezoning be approved. On **May 4, 2017**, the Planning Commission recommended to the City Council to rezone the subject property from the R-1-8 “Residential Single-Family District” to the RM(10) “Residential Multi-Family District”.

### **Proposed Motion for Action:**

1. That the subject property, located at approximately 350 East 9000 South, be rezoned from the R-1-8 “Residential Single-Family District” to the RM(10) “Residential Multi-Family District” based on the three findings shown in the staff report.
2. To adopt ordinance #17-19 to rezone the subject property from the R-1-8 “Residential Single-Family District” to the RM(10) “Residential Multi-Family District”.

### **Attachments:**

☒ Action Document  
☒ Additional Detail, Info., Reports  
☒ Planning Commission Minutes

☐ Resolution  
☒ Ordinance Exhibits  
☐ Annexation Policy



# Community Development Department

Tom Dolan  
Mayor

Scott J. Bond  
Chief Administrative Officer

James L. Sorensen  
Director

## MEMORANDUM

April 27, 2017

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**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** 300 East Townhomes Rezone, R-1-8 to RM(10) ZONE-03-17-5225  
 350 East 9000 South [Historic Sandy, Community #4] 1 Acre

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**HEARING NOTICE:** *This item has been noticed to property owners within 300 feet of the subject area.*

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### REQUEST

Preston Naylor, with NFM Real Estate, submitted a request to rezone approximately one (1) acre from the R-1-8 "Single-Family Residential District" to the RM(10) "Residential Multi-Family District". The subject property is located at approximately 350 East 9000 South. The resulting application of zoning would allow for a proposed townhome development on the subject property. At the encouragement of staff, the applicant requested that this item be tabled at the April 20, 2017 Planning Commission. This allowed the applicant time to have further discussions with staff and elected officials to review the request. As a result the applicant has amended his request to the RM(10) Zone rather than the RM(12) (see attached letters from the applicant).

### NOTICE

Notices were mailed to property owners within a 300-foot radius of the subject parcel as per Sandy City Land Development Code requirements. Additionally, the applicant held a Community Meeting on March 8, 2017. A full report of the comments and issues voiced at the meeting is attached to this staff report. This meeting was for both the rezoning request as well as the proposed concept plan of the development.

### BACKGROUND

The subject property is a collection of vacant properties that were remnants from the major road widening of 9000 South Street constructed by UDOT. There were eight (8) homes along this frontage that were purchased and removed as part of that project. These parcels represent land that was leftover. The remaining property has remained vacant since the mid 1990's after the road project was completed. The property is bordered by single family homes to the east and

(zoned R-1-8), a duplex unit and other single family homes to the west (zoned R-1-7.5(HS)) and to the north by an LDS church (zoned R-1-8) (see zoning map).

## **ANALYSIS**

Mr. Naylor has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff and the Planning Commission. The subdivision conceptual design is proposed to be for-sale townhomes with common areas and amenities.

The application of the RM zone is appropriate based on the surrounding developments of a church to the north, and a major arterial street as the street frontage. Single-family homes fronting onto a major street are not well received in the market, but townhomes and similar multifamily housing can act as a good transition and buffer from the heavy trafficked street and the single family homes behind it. Throughout the Historic Sandy Neighborhood, there are various multi-family developments (apartment buildings, condos, duplexes, townhomes, and twin homes) mixed within the single-family homes. This has occurred over time as the zoning districts for this neighborhood at one time allowed for multi-family housing and some that pre-date zoning designations. This would not be the first introduction of multi-family housing in the area. This is a much better location for this type of use than many of the pre-existing multi-family housing units in the neighborhood.

This property is unique in that access is extremely limited. While it has a lot of frontage onto a public street, UDOT controls access onto this major arterial. New driveways would not be permitted by UDOT and the access would need to be through the side streets. These site conditions limit the land uses that can work within those parameters.

Staff has worked with the applicant to find the appropriate density and zoning district to accommodate a well-designed project on this difficult collection of parcels. We have worked with the applicant to develop a conceptual layout for this site. The initial request for RM(12) was determined to be a bit too much for site to be appropriate for the area. Staff is much more comfortable with the request of the RM(10) as it would allow 10 units on the site.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

### ***Chapter II – Goals and Policies – Housing - Subdivisions***

#### ***Goal 2.0 – Discourage Sprawl and excessive consumption of land***

The following Goals and Policies from the adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

#### ***1 – Goals – Quality Growth***

*Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends*

*1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects*

*1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options*

The proposed rezoning would help allow an infill development. This proposal would add more variety of housing types and home ownership opportunities in this area.

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 to RM(10) based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Planner:

Reviewed by:



Mike Wilcox  
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2017\ ZONE-03-17-5225\_300\_East\_Townhomes





# **ZONE 03-17-5225 :: 300 East Townhomes** **255 E 9000 S**



**Michael Wilcox - RE: 300 E Townhome Rezone**

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**From:** Preston Naylor <penaylor@nfmrealestate.com>  
**To:** Michael Wilcox <MWilcox@SANDY.UTAH.GOV>  
**Date:** 4/25/2017 2:19 PM  
**Subject:** RE: 300 E Townhome Rezone  
**Attachments:** 300 East Townhomes.pdf

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Mike,

In reference to our conversation I have attached the latest site plan which represents the reduction in our original request from 12 to ten units. Also I have met with Scott Cawdell and presented various townhome designs and elevations and discussed the appropriate use of materials, all of which would reflect the tradition look we are contemplating for the project. Furthermore we are schedule to meet with the Historic committee on May 10<sup>th</sup> to continue the discussion to achieve the "right look" for historic Sandy.

Thank you for your continued cooperation as we work to create a development which would be beneficial to the community.

Thank you,

Preston

Preston E. Naylor  
NFM Real Estate, Inc.  
22 East 100 South, 3rd Floor  
Salt Lake City, Utah 84111  
[801-322-2208](tel:801-322-2208) Office  
[801-205-3109](tel:801-205-3109) Cell  
[penaylor@nfmrealestate.com](mailto:penaylor@nfmrealestate.com)

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N.F.M. REAL ESTATE

Real Property Investment  
Professional Consulting  
Commercial Brokerage

Preston E. Naylor  
Office: 801-322-2088  
Fax: 801-322-2233

March 1, 2017

Mike Wilcox  
Sandy City Long Range Planning Manager  
Community Development Department  
1000 Centennial Parkway  
Sandy, Utah 84070

Re: Application for Zone Change: 8986 South, 280 East to 400 East

Dear Mike:

In reference to the attached application, we hereby request a zone change on the above referenced parcels from R1-8 to RM-12. This particular property has been undeveloped and neglected for a significant period of time. Sandy City has improved, with landscaping and a sidewalk, the property directly adjacent to the subject bordering 90<sup>th</sup> South, however the subject property itself remains vacant. It is covered with weeds and contains a fair amount of old damaged concrete. In this condition the property has become a bit of a safety hazard and certainly an attractive nuisance to the neighborhood.

Located one block from a Trax station the property provides exceptional accessibility to mass transit. The proposed zone change would enable the development of a townhome project which would, with the right design, reflect the esthetic and cultural values of the community. It is our intention to work in conjunction with the planning department and the Sandy Historic Committee as we developed the appropriate design for the project. The result of a this combined effort, carefully executed, would, in our opinion, create a superb townhome development which would be an asset to the community. In consideration of the above we respectfully request the approval of zoning change as outlined in the application.

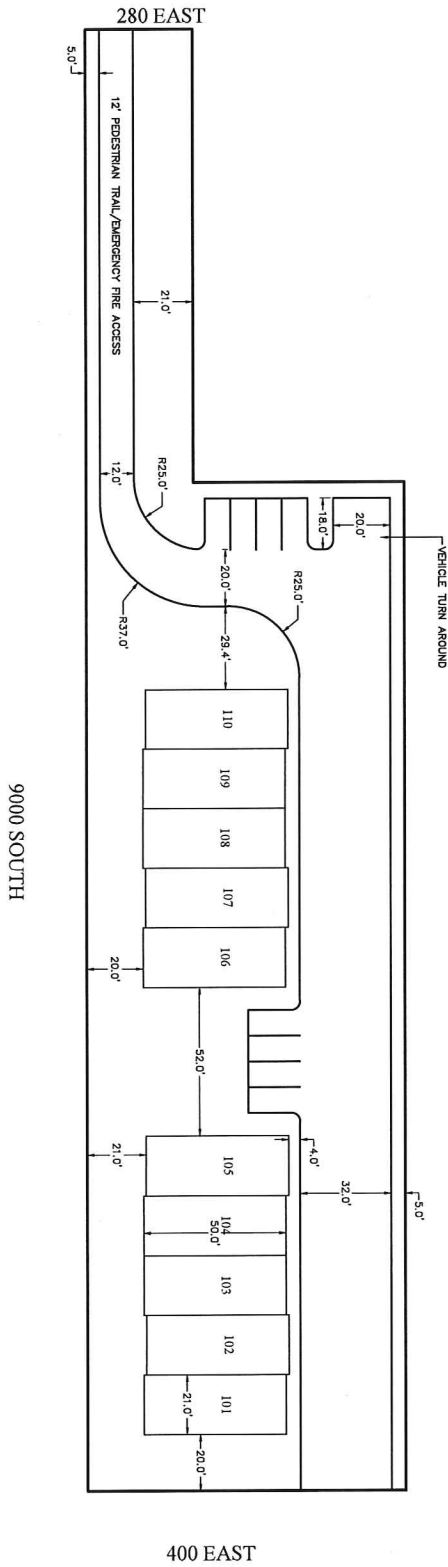
Thank you,

NFM Real Estate

# CONCEPT J

PROJECT: 18-243  
 LOCATED AT: 300 East 9000 South, Sandy, Utah  
 ORIGINAL PROPERTY: 1.08 ACRES  
 TOWNHOUSES: 10  
 TOTAL DENSITY: 8.52 UNITS/ACRE

## 300 EAST TOWN HOMES



**GENERAL NOTE:**  
 INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ESTIMATED PURPOSES ONLY.



REVISION BLOCK			
#	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
8			

## 300 EAST TOWN HOMES

300 E 9000 S, SANDY

Page 19 of 21  
 CONCEPT J  
 June 13, 2017

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 32 WEST CENTER STREET  
 MIDVALE, UTAH 84047 PH: (801) 352-0075  
 www.focusllc.com

**Michael Wilcox - Community #4 Meeting**

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**From:** Marsha Millet  
**To:** Wilcox, Michael  
**Date:** 3/10/2017 11:18 AM  
**Subject:** Community #4 Meeting  
**Attachments:** 20170310111713226.pdf

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Mike,

A neighborhood meeting of the Historic Sandy Community (#4) took place on Wednesday, March 8, 2017 at 6:30 p.m. in the east conference room of Sandy City Hall. The meeting was held to inform any interested neighbors, living within a 300 foot radius of the property in question, that an application for a zoning change is being submitted to Sandy City by Preston Naylor of NFM Real Estate, Inc.

Mr Naylor is asking that the current R-1-8 zone be changed to R-M-12. A copy of the meeting attendees is attached.

Mr. Naylor is under contract to purchase a piece of property at 300 East 9000 South. If his zoning request is approved, he plans to develop the property by building twelve town homes on it. He is calling the project the 300 East Town Homes. At the meeting, he showed the neighbors a drawing of the lot, the layout of the town homes, and the turn around lane for the fire department. He said that the front of the town homes will face 9000 South and the garages will be accessed at the back. He reported that the town homes will be a "For Sale" product, to be sold for \$300,000+ to people who most likely will be middle to late thirties with one or two children. He showed a couple of renderings of what he said the town homes may look like, and he made a point of saying that they are only conceptual and not exactly what the actual town homes will look like.

Concerning the trees along 9000 South that interface with this property, Mr. Naylor said he would preserve as many of them as possible in the course of construction.

The neighbors at the meeting had two concerns:

1. Water pressure in the area is low for some residents. They don't want this project to make their water pressure worse than it already is.
2. There is a concern that if this zoning request is approved, then the City will arbitrarily apply the same zoning in other areas of this neighborhood. Mr. Naylor explained to them that his application for a zoning change is ONLY for the property in question, and not for any others in the area.

The meeting adjourned at approximately 7:15 p.m. Call me at ext. 7114 if you have any questions.

Sincerely,

Marsha Millet  
 Senior Advisor to the Mayor

Community #4  
Neighborhood Meeting  
3-8-17

Name

Address

Phone

Queen Lashawne  
Dee R. Reihl (C)

416 E. Laurel  
432 Laurel

801 561-290

801 563 5992

PRESTON NAYLOR

1603 REDSTONE AVE. P.O. UT. 801 322 2208

Marsha Millet

Sandy City

801-568-7114

Wendell Cahoon

424 E. Laurel

801 566-4935



Mr. Alvarez responded that he wanted to increase the unit size to expand the master bedrooms and bathrooms and add space to the garage.

This item did not require a motion.

**2. TABLED FROM APRIL 20, 2017**  
**300 East Townhomes Rezone, R-1-8 to RM(10)**  
**350 East 9000 South [Historic Sandy, Community #4] ZONE-03-17-5225**

Preston Naylor, with NFM Real Estate, submitted a request to rezone approximately one (1) acre from the R-1-8 “Single-Family Residential District” to the RM(10) “Residential Multi-Family District”. The subject property is located at approximately 350 East 9000 South. The resulting application of zoning would allow for a proposed townhome development on the subject property. At the encouragement of staff, the applicant requested that this item be tabled at the April 20, 2017 Planning Commission. This allowed the applicant time to have further discussions with staff and elected officials to review the request. As a result the applicant has amended his request to the RM(10) Zone rather than the RM(12).

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 to RM(10) based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Andrew King presented this item to the Planning Commission.

Commissioner Scott Sabey asked about the 12 foot secondary access on the west end.

Andrew King stated he believes there would be a driveway approach to access it from the driveway approach.

Preston Naylor, NFM Real Estate, 1503 Red Stone Way, Park City, presented the project. He stated the proposed property is well located and is a great place for townhomes. He will work with the Historic Committee concerning the materials used. He stated they originally wanted 12 units, but has since reduced it down to 10. He also doubled the requirement for guest parking and each unit will have a two-car garage.

Chairman Ron Mortimer opened this item to the public.

Before the meeting, Andrew King passed out an email from a nearby property owner who was against the request.

Owen Gatham, 416 E. Laurel Drive, stated his concern is what is taking place in these small areas. He believes the number of units should be less than the proposed 10.

Chairman Ron Mortimer closed this item to public comment.

**Commissioner Doug Haymore moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 to RM(10) based on the two findings in the staff report.**

Scott Sabey seconded the motion. The vote was as follows: Doug Haymore, yes; Scott Sabey, yes; Cyndi Sharkey, yes; Lisa Hartman, yes; Joe Baker, yes; Ron Mortimer, yes.  
The vote was unanimous in favor.

**3. Granite Hollow South Rezone, R-1-40A to R-1-12  
2543 East 10000 South [Little Cottonwood, Community #20] ZONE-04-17-5243**

Mr. Jeff Mansell requested to rezone approximately 2.57 acres from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District.” The subject property is located at approximately 2543 East 10000 South. The resulting application of zoning would allow for a subdivision proposal of the property creating a total six (6) lots, including a lot for the existing home. Mr. Mansell has prepared a letter requesting the zone change.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Andrew King presented this item to the Planning Commission.

Commissioner Doug Haymore asked what the appropriate rezone would be to accommodate what the applicant is asking for.

Andrew King asked if the question is could the rezone require larger lots and still accommodate what is being proposed? If that is the question, he stated he does not think so. The biggest reason for that comes down to lot frontage. There is a lot of land, but because of roads, their expense,

## 300 EAST TOWNHOMES REZONE

### ORDINANCE #17-19

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 1 ACRE FROM THE R-1-8 "RESIDENTIAL SINGLE-FAMILY DISTRICT" TO THE RM(10) "RESIDENTIAL MULTI-FAMILY DISTRICT", LOCATED AT APPROXIMATELY 350 EAST 9000 SOUTH; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

BE IT KNOWN AND REMEMBERED that the City Council of Sandy City, Utah, finds and determines as follows:

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.

2. A request has been made for a change of zoning on the below described property.

3. The Planning Commission held public hearings on April 20, 2017, which meeting was preceded by notice published in the Salt Lake Tribune on April 6, 2017, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on March 31, 2017; and to review the request for rezoning and has made recommendations thereon to the City Council.

4. The City Council of Sandy City, Utah has held public hearings before its own body on June 13, 2017 which hearing was preceded by publication in the Salt Lake Tribune, on May 30, 2017, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on May 24, 2017; and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.

5. The rezone of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

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

Section 1. Amendment. The zoning ordinance, which sets forth the zone districts within

Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT A**, which is attached hereto and by this reference made a part hereof, which property is located at approximately 350 East 9000 South, Sandy, Utah, and is currently zoned the R-1-8 “Residential Single-Family District”, shall be zoned to the RM(10) “Residential Multi-Family District”, and the land use map is amended accordingly.

**ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:**

R-1-8 “Residential Single-Family District”

**ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:**

RM(10) “Residential Multi-Family District”

Section 2. Severable. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Stephen P. Smith, Chairman  
Sandy City Council

ATTEST:

\_\_\_\_\_  
City Recorder

PRESENTED to the Mayor of Sandy City for his approval this \_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Thomas M. Dolan, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

RECORDED this \_\_\_\_ day of \_\_\_\_\_, 2017.

SUMMARY PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2017.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Rezoning – 300 East Townhomes  
ZONE-03-17-5225

Beginning 139.65 feet North and 429 feet East from the Center of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 112 feet; thence West 355.50 feet; thence South 74 feet; thence West 131.41 feet; thence South 14°37'05" East 30.45 feet; thence South 89°47'49" East 323.72 feet; thence South 7.38 feet; thence East 155.50 feet to the point of beginning.

Contains: .96 +/-acres



## Staff Report

File #: ZONE-04-17-5243,  
Version: 1

Date: 6/13/2017

---

### Agenda Item Title:

Mr. Jeff Mansell is requesting the City Council to approve a rezone approximately 2.57 acres from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District" for the subject property, located at approximately 2543 East 10000 South, known as the Granite Hollow South Rezone - ZONE-04-17-5243.

### Presenter:

Mike Wilcox

### Description/Background:

Mr. Jeff Mansell is requesting to rezone approximately 2.57 acres from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District." The subject property is located at approximately 2543 East 10000 South. The resulting application of zoning would allow for a subdivision proposal of the property creating six (6) lots.

Staff recommended to Planning Commission that the proposed rezoning be approved. On May 4, 2017, the Planning Commission recommended to the City Council to rezone the subject property from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District."

Additional information is attached.

### Recommended Action and/or Suggested Motion:

1. That the subject property, located at approximately 350 East 9000 South, be rezoned from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District" based on the two findings shown in the staff report.
2. To adopt ordinance #17-18 to rezone the subject property from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District."



# Community Development Department

Tom Dolan  
Mayor

Scott J. Bond  
Chief Administrative Officer

James L. Sorensen  
Director

## CITY COUNCIL AGENDA & ACTION REQUEST

**TITLE:** Granite Hollow South Rezone - ZONE-04-17-5243

**Date of Request:** May 10, 2017

**Requesting Department:** Community Development

**Contact Employee:** Mike Wilcox, Long Range Planning Manager

**Telephone:** 801-568-7261

**Approved Agenda Date:** June 13, 2017

**Nature of Request:** Mr. Jeff Mansell is requesting to rezone approximately 2.57 acres from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District." The subject property is located at approximately 2543 East 10000 South. The resulting application of zoning would allow for a subdivision proposal of the property creating six (6) lots.

**Brief History of Prior Recommendations:** Staff recommended to Planning Commission that the proposed rezoning be approved. On **May 4, 2017**, the Planning Commission recommended to the City Council to rezone the subject property from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District."

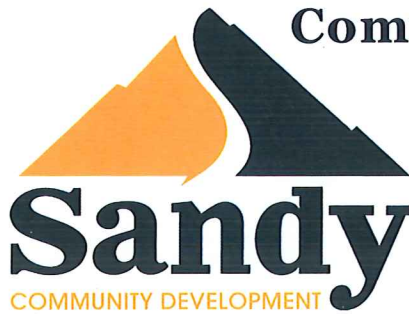
**Proposed Motion for Action:**

1. That the subject property, located at approximately 350 East 9000 South, be rezoned from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District" based on the two findings shown in the staff report.
2. To adopt ordinance #17-18 to rezone the subject property from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District."

**Attachments:**

☒ Action Document  
☒ Additional Detail, Info., Reports  
☒ Planning Commission Minutes

☐ Resolution  
☒ Ordinance Exhibits  
☐ Annexation Policy



# Community Development Department

Tom Dolan  
Mayor

Scott J. Bond  
Chief Administrative Officer

James L. Sorensen  
Director

## MEMORANDUM

April 27, 2017

**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** Granite Hollow South Rezone, R-1-40A to R-1-12      ZONE-04-17-5243  
 2543 East 10000 South [Little Cottonwood, Community #20]      2.57 Acre

**HEARING NOTICE:** *This item has been noticed to property owners within 300 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
ANEX-9-14-3841	The Nebeker Annexation was officially approved and recorded on December 9, 2014. The subject property was part of this annexation area and was given a zone of R-1-40A, which was similar to the R-1-43 it had in the County.
ZONE-3-15-4168	An application for the Reynolds Rezone was submitted in March of 2015. The request was to split zone the parcel into R-1-10 and R-1-20A. The intent was to create 2 new R-1-10 lots and 2 new R-1-20A lots (a total of 5 lots including the Reynolds home). There was a hearing scheduled and held on April 2, 2015. The applicant requested the item be tabled until they could work out some of the design issues of the subdivision and take both items through the review process at the same time. The item never returned to the Planning Commission and the application expired.

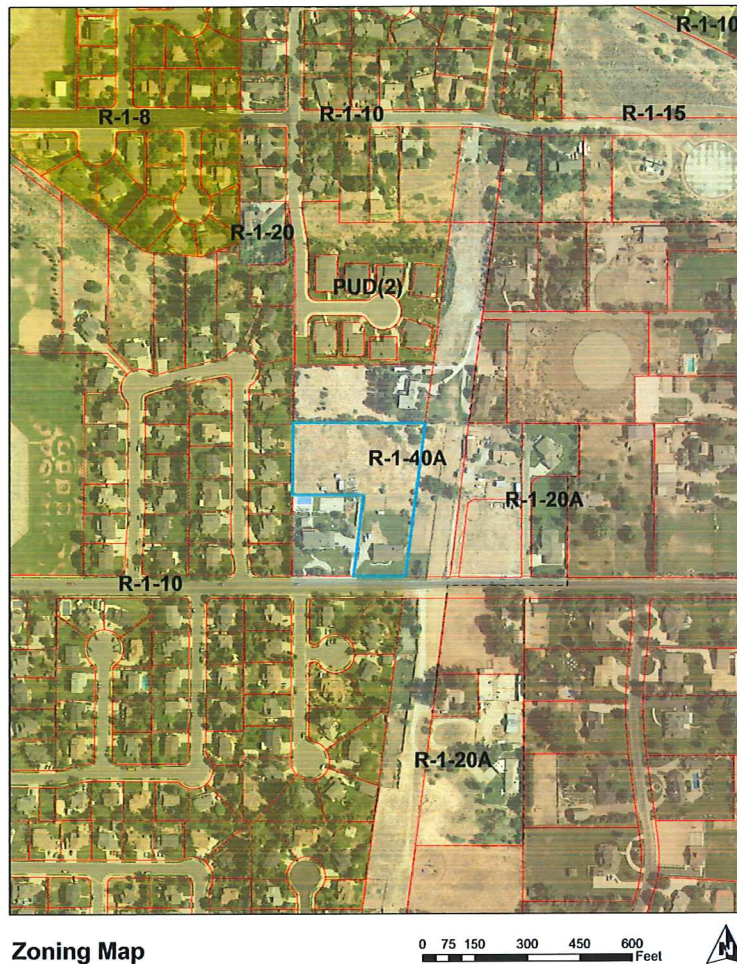
### BACKGROUND

Mr. Jeff Mansell submitted a request to rezone approximately 2.57 acres from the R-1-40A "Single-Family Residential District" to the R-1-12 "Single-Family Residential District." The subject property is located at approximately 2543 East 10000 South. The resulting application of zoning would allow for a subdivision proposal of the property creating a total six (6) lots, including a lot for the existing home. Mr. Mansell has prepared a letter requesting the zone change (see attached).

### NOTICE

Notices were mailed to property owners within a 300 foot radius of the subject parcels as per Sandy City Land Development Code requirements to notify of the Planning Commission





meeting. Additionally, the applicant held a Community Meeting on April 11, 2017. A full report of the comments voiced at the meetings is attached to this staff report. This meeting was for both the rezoning request as well as the proposed subdivision.

### BACKGROUND

One existing home currently occupies the subject property. The subject property is bordered by single-family homes on all sides with various zoning districts: R-1-10 zoning to the west and south; R-1-40A to the north and east; and PUD(2) to the north (see zoning map).

### ANALYSIS

Mr. Mansell has submitted a preliminary subdivision concept plat for this proposed development (see attached). The proposed zone change would allow 12,000 square foot lot minimums, but the concept plan

reveals that most of the lots would be closer to 15,000 sq. ft. The design and layout of the subdivision will likely change as it progresses through the staff development review process. The proposed subdivision would also provide a needed extension of an existing public stub street (Altamont Drive) that would connect 9800 South to 10000 South.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

## Chapter II – Goals and Policies – Housing - Subdivisions

### Goal 2.0 – Discourage Sprawl and excessive consumption of land

The following Goals and Policies from the recently adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

#### 4.1 – Goals – Quality Growth

Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics



Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends

The proposed rezoning would help allow an infill subdivision that would have a mix of lot sizes and likely home sizes as well, thereby accomplishing the stated goals and their accompanying policies. By rezoning these properties, it will create an opportunity for the developer to add additional homes in an area with limited room for growth.

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Planner:

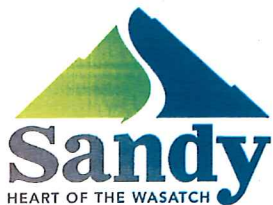
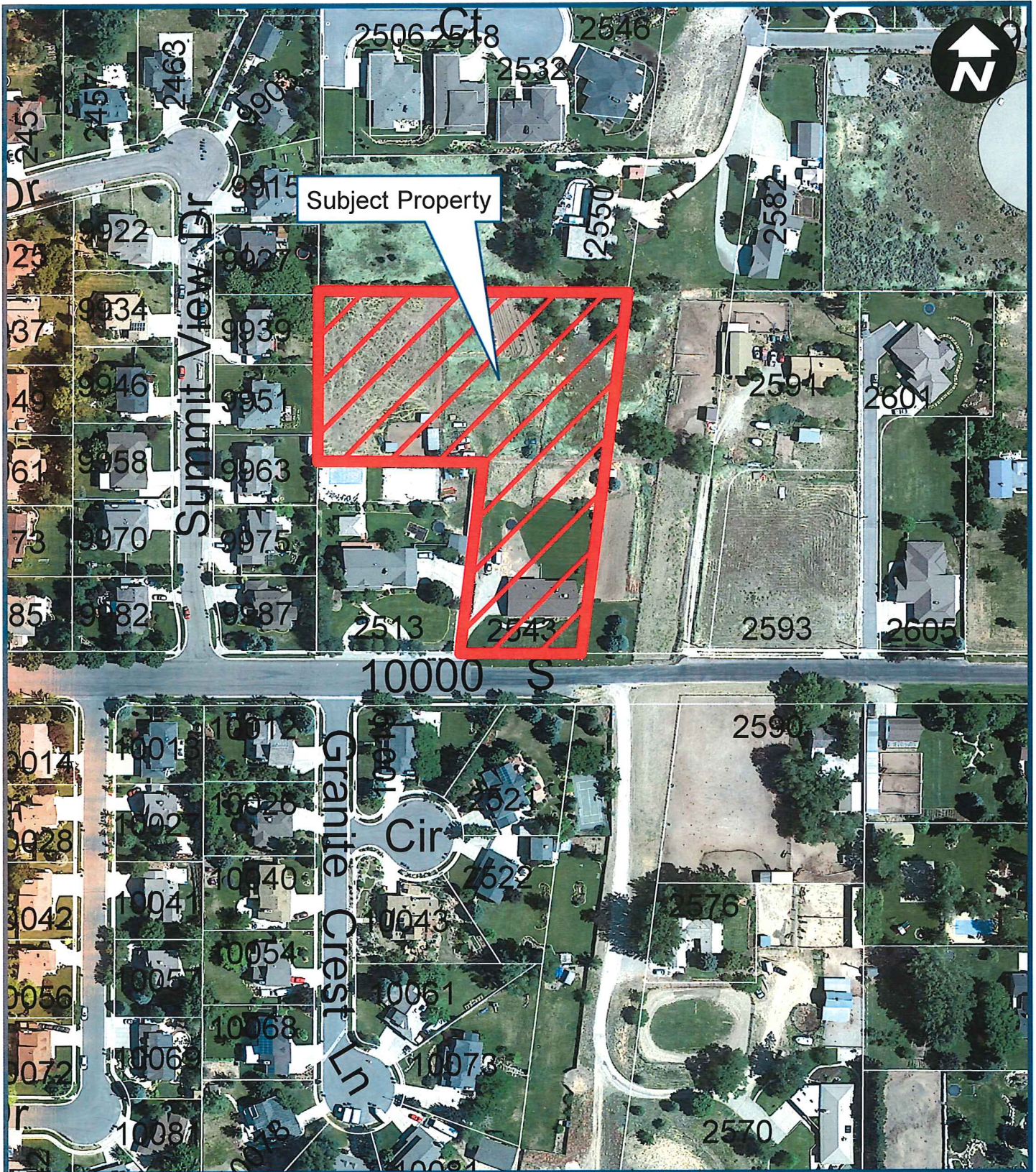
Reviewed by:



Mike Wilcox  
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2017\ZONE-04-17-5243\_Granite Hollow South Rezone





**ZONE-04-17-5243 :: Granite Hallow South  
2543 E 10000 S**



PRODUCED BY OLIVIA CVETKO  
THE COMMUNITY DEVELOPMENT DEPARTMENT



**Jeff Mansell**

2533 East Granite Pass Ct.  
Sandy, UT 84092



March 23, 2017

Mike Wilcox  
Planning Department  
Sandy, UT 84070

Dear Mike,

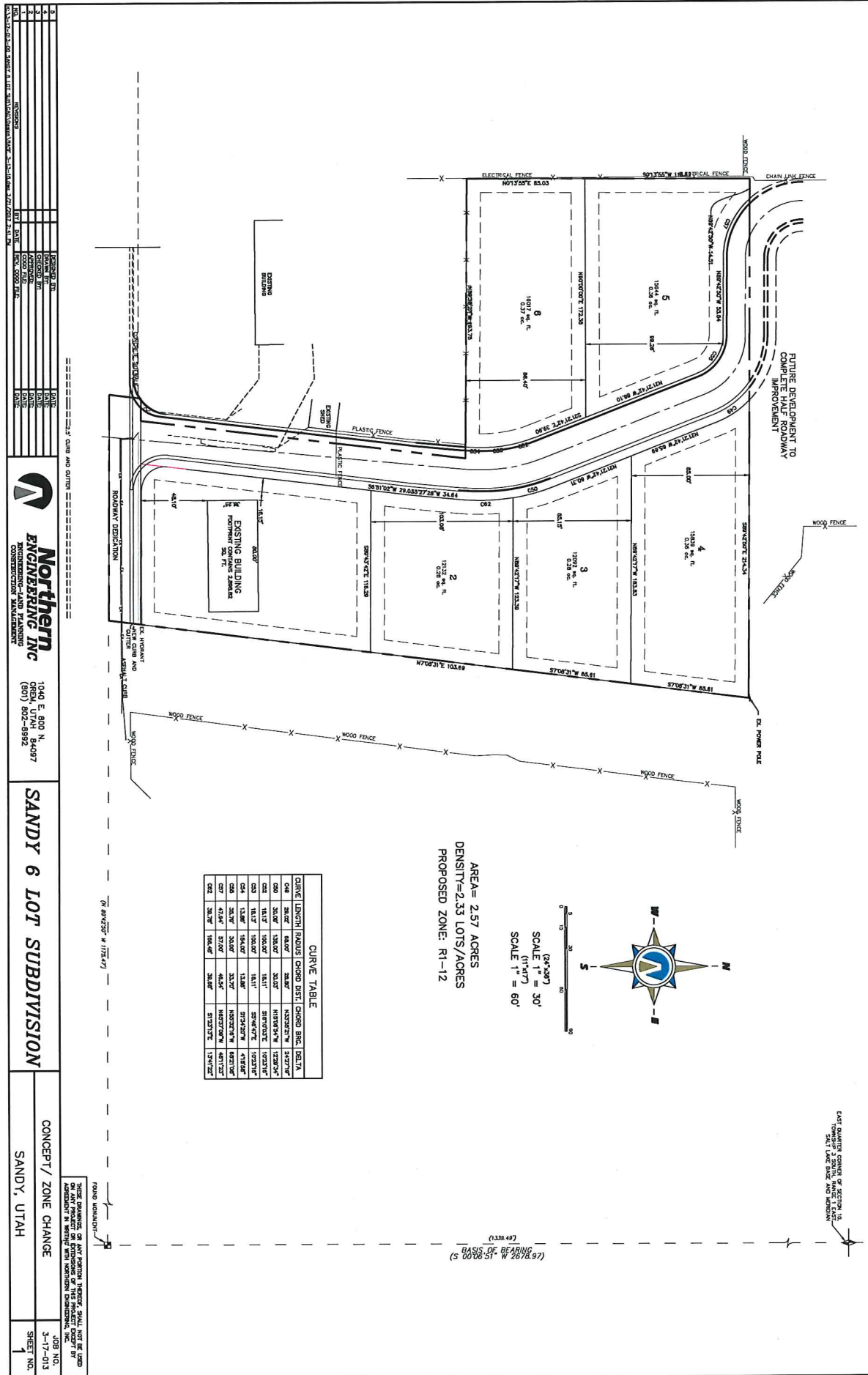
I am formally requesting a zoning change for the 2.39 acres located at 2543 East 10000 South from its current zone of R-1-40A to R-1-12. We feel that the zone change request is reasonable because it is a lower density zone that the properties that abut its west boundary which is an R-1-10. We feels it is consistent with the general plan of the City.

Warm regards,



Jeff Mansell





Meeting agenda: Reynolds Re-zoning Application (2543 East. 10000 South.)

Applicant: Jeff Mansell, (801-550-2885) jeffdmansell@gmail.com

Discussion Items:

Zoning Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Roadway: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architecture: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning Contact for this zoning application:

Mike Wilcox  
801-568-7261  
mwilcox@sandy.utah.gov

Community Coordinator:

Alan Bowyer  
801-205-1698  
alanbowyer@gmail.com

City Council Email Contacts:

<a href="mailto:ssmith@sandy.utah.gov">ssmith@sandy.utah.gov</a>	<a href="mailto:scowdell@sandy.utah.gov">scowdell@sandy.utah.gov</a>
<a href="mailto:mbarker@sandy.utah.gov">mbarker@sandy.utah.gov</a>	<a href="mailto:knicholl@sandy.utah.gov">knicholl@sandy.utah.gov</a>
<a href="mailto:sfairbanks@sandy.utah.gov">sfairbanks@sandy.utah.gov</a>	<a href="mailto:lsaville@sandy.utah.gov">lsaville@sandy.utah.gov</a>
<a href="mailto:cmccandless@sandy.utah.gov">cmccandless@sandy.utah.gov</a>	



**Zoning Change Application**  
**Reynolds Property 2543 East 10000 South**  
**Meeting Minutes**

April 11, 2017

7:00 PM

Type of Meeting: Neighborhood Meeting

Meeting Facilitator: Alan Bowyer; Community Coordinator

Host: Jeff Mansell; Applicant

Invitees: 40 plus property owners within 300 ft. of the subject property.

Attendees: see attached attendance list

Rezone Request:

Applicant discussed his methodology in coming up with the R-1-12 requested zoning:

- It is a larger lot zone than the neighborhood to the west. Averaging 14,226 sq. ft. per lot. Well over the minimum 12,000 sq. ft. required by the requested zone.
- The requested zone is a good transition to what will most likely be larger lot east of the Metropolitan Water District property.

There were no comments on the zone request itself. Questions and comments focused on the roadway, public safety, architecture and construction.

Public Safety: Alyssa Grow asked if the City had any plans to extend the sidewalk along 10000 So. Further to the east and connect to the park.

- A. Applicant response: He did not have a clear idea of a City plan since most of the property to the east is still within the county and under its jurisdiction.

Roadway: Several questions concerning the roadway connecting to Altamont to the north. It was the most concerning component of the discussions.

Applicant response:

- A. The design of the road complied with the City code. And through multiple meetings with the City staff this alignment was acceptable to the City and would allow the Reynolds the opportunity to develop the property.

- B. The future of the road and its connecting to Altamont to the north depends entirely on the property owners to the north the Bigelows. In that if the Bigelows decide at some time in the future to develop their property and seek a zone change and site plan for more homes. This action would trigger the completion of the road through to Altamont.

Architecture: What the neighborhood would look like was an area of interest. Adam Gee and Mike Doty both asked if the architecture would be similar to that of Granite Hollow.

Applicant response:

- A. The success of Granite Hollow would be carried through in these 5 lots with strict design guidelines which dictate low roof pitches and elements that minimize massing.
- B. While completed control was not possible like that within Granite Hollow a combination of both recorded CC&R's with design standards along with the fact that Mr. Mansell would also be building the homes would help to insure that these elements were carried through to completion of the project.

Construction timeline: Roland Nebeker asked about a timeline for construction:

Applicant response:

- A. Mr. Mansell made it clear that if all goes well through the City process that site would could begin in late summer to early fall.
- B. He also shared a few lessons learned through the development of Granite Hollow. Specifically that only grubbing the roadway and leaving the grasses intact as much as possible will greatly reduce the dust caused by the development.

Adjourned: The meeting concluded at 7:45 PM with the applicant encouraging the attendees to communicate concerns, comments, and questions to any combination of the City, the Applicant or the Community Coordinator. The applicant provided all contact information necessary to the attendees.

Meeting Attendance List: Reynolds Re-zoning Application (2543 East. 10000 South.)

Applicant: Jeff Mansell, (801-550-2885) [jeffdmansell@gmail.com](mailto:jeffdmansell@gmail.com)

Name:

Email:

Roland Nebeker  
Matt + Alyssa Grow  
Mike + Chris Doty  
Ryan Parker  
Brent Pearce  
Anne Cheney  
Daniel Granderath  
Adam Gee  
Roy & Jean Reynolds

[susan.nebeker@gmail.com](mailto:susan.nebeker@gmail.com)  
[matt.grow@gmail.com](mailto:matt.grow@gmail.com)  
[mdoty@salesco@aol.com](mailto:mdoty@salesco@aol.com)  
[rparker@archsys.com](mailto:rparker@archsys.com)  
[brentp1821@gmail.com](mailto:brentp1821@gmail.com)  
[baczcheney@comcast.net](mailto:baczcheney@comcast.net)  
[granderath57@gmail.com](mailto:granderath57@gmail.com)  
[ajgpharmd@gmail.com](mailto:ajgpharmd@gmail.com)  
[smilesarchae@yaho.com](mailto:smilesarchae@yaho.com)

Before the meeting, Andrew King passed out an email from a nearby property owner who was against the request.

Owen Gatham, 416 E. Laurel Drive, stated his concern is what is taking place in these small areas. He believes the number of units should be less than the proposed 10.

Chairman Ron Mortimer closed this item to public comment.

**Commissioner Doug Haymore moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 to RM(10) based on the two findings in the staff report.**

Scott Sabey seconded the motion. The vote was as follows: Doug Haymore, yes; Scott Sabey, yes; Cyndi Sharkey, yes; Lisa Hartman, yes; Joe Baker, yes; Ron Mortimer, yes.  
The vote was unanimous in favor.

**3. Granite Hollow South Rezone, R-1-40A to R-1-12  
2543 East 10000 South [Little Cottonwood, Community #20] ZONE-04-17-5243**

Mr. Jeff Mansell requested to rezone approximately 2.57 acres from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District.” The subject property is located at approximately 2543 East 10000 South. The resulting application of zoning would allow for a subdivision proposal of the property creating a total six (6) lots, including a lot for the existing home. Mr. Mansell has prepared a letter requesting the zone change.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Andrew King presented this item to the Planning Commission.

Commissioner Doug Haymore asked what the appropriate rezone would be to accommodate what the applicant is asking for.

Andrew King asked if the question is could the rezone require larger lots and still accommodate what is being proposed? If that is the question, he stated he does not think so. The biggest reason for that comes down to lot frontage. There is a lot of land, but because of roads, their expense,

and the layout of the lots, to go to a larger minimum lot size would mean larger lot frontage requirements.

Commissioner Doug Haymore confirmed the frontage would be the problem. He also stated his intent is to think why we can't have a rezone just for this project rather than have someone else come in later and have a very different site plan. He said he always looks at the maximum impact on the neighborhood with the requested zone. R-1-12 "Single-Family Residential District" zone seems to be too intense. He also stated his calculation shows this would give them an extra two lots.

Andrew King stated the developer might be able to speak to the actual sizes and the layout. Because of the where this is located and because of the requirement from the city that the road needs to ultimately connect to the north the design element would be restricted. If the subdivision was able to have a stub street in and have a hammerhead, there may be an opportunity to have additional lots with an R-1-12 zone. Because the road has to connect to the property to the north, it would be difficult to lay it out.

Commissioner Doug Haymore asked what the zoning is of Summit View, which is the property to the west.

Andrew King responded that they are R-1-10.

James Sorenson stated when looking at the layout of the proposed subdivision, the larger lots are to the west where they would be adjacent to other lots that already exist.

Commissioner Doug Haymore stated his primary concern is what if this development changes and the re-zone is already in place. It helps if the city would require a through street.

Commissioner Joe Baker asked about the street stubbing through and why is it not in the proposal.

Andrew King responded that we are only doing zoning at this time. There is a piece of property in the middle between the Granite Hollow Subdivision to the north. The road is stubbed in anticipation of going to the south. This proposed property is not part of the subdivision now. All this lot can do (shown on the screen) is add another stub on the south end so if and when that piece of property ever gets subdivided, the road would connect at that point.

Commissioner Joe Baker responded that there could be a hammerhead or some other kind of turnaround, rather than a stub street.

Commissioner Joe Baker asked if the piece of property in question is landlocked.

Andrew King stated it would not be landlocked as soon as it is subdivided because the roads would connect through. Their access currently comes off a graveled lane to the east.



Jeff Mansell, 2325 East Granite Pass Court, Sandy, stated while they are larger lots, it comes down to the frontage. He believes this is a reasonable rezone with what the surrounding areas are zoned.

Chairman Ron Mortimer opened this item to public comment and there were none.

**Commissioner Joe Baker moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District” based on the two findings in the staff report.**

Doug Haymore seconded the motion. The vote was as follows: Joe Baker, yes; Doug Haymore, yes; Cyndi Sharkey, yes; Lisa Hartman, yes; Scott Sabey, yes; Ron Mortimer, yes.  
The vote was unanimous in favor.

**4. Skiers View Subdivision - Preliminary Review**  
**2848 East Mt. Jordan Rd [Little Cottonwood, Community #20] SUB-3-17-5239**

Andrew King indicated to the Planning Commission that applicant called and asked to table the application to an uncertain date. The applicant is not sure if she would be able to proceed with the subdivision given the financial constraints associated with developing the property. Per ordinance, the application is good for one year. This application was submitted on March 28, 2017.

Chairman Ron Mortimer opened this item to public comment and there were none.

**Commissioner Doug Haymore moved the Planning Commission table this item.**

Scott Sabey seconded the motion. The vote was as follows: Doug Haymore, yes; Scott Sabey, yes; Cyndi Sharkey, yes; Lisa Hartman, yes; Joe Baker, yes; Ron Mortimer, yes.  
The vote was unanimous in favor.

**5. The Cottages at Levine – Preliminary Review**  
**601 East 8400 South [Sandy Woods, Community #3] SUB-2-17-5203**

The applicant, Gary Cannon, is requesting preliminary subdivision approval for a 16 lot single family subdivision. Due to this subdivision, the existing home and accessory structures will be removed from the property. The applicant is also requesting the RCO (Residential Conservation Overlay) which would apply to all of the proposed lots.

**STAFF RECOMMENDATION**

## GRANITE HOLLOW SOUTH REZONE

### ORDINANCE #17-18

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 2.39 ACRES FROM THE R-1-40A "SINGLE-FAMILY RESIDENTIAL DISTRICT" TO THE R-1-12 "SINGLE-FAMILY RESIDENTIAL DISTRICT", LOCATED AT APPROXIMATELY 2543 EAST 10000 SOUTH; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

BE IT KNOWN AND REMEMBERED that the City Council of Sandy City, Utah, finds and determines as follows:

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.

2. A request has been made for a change of zoning on the below described property.

3. The Planning Commission held public hearings on May 4, 2017, which meeting was preceded by notice published in the Salt Lake Tribune on April 20, 2017, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on April 17, 2017; and to review the request for rezoning and has made recommendations thereon to the City Council.

4. The City Council of Sandy City, Utah has held public hearings before its own body on June 13, 2017 which hearing was preceded by publication in the Salt Lake Tribune, on May 30, 2017, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on May 24, 2017; and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.

5. The rezone of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

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

Section 1. Amendment. The zoning ordinance, which sets forth the zone districts within

Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT A**, which is attached hereto and by this reference made a part hereof, which property is located at approximately 2543 East 10000 South, Sandy, Utah, and is currently zoned the R-1-40A “Single-Family Residential District”, shall be zoned to the R-1-12 “Single-Family Residential District”, and the land use map is amended accordingly.

**ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:**

R-1-40(A) “Single-Family Residential District”

**ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:**

R-1-12 “Single-Family Residential District”

Section 2. Severable. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Stephen P. Smith, Chairman  
Sandy City Council

ATTEST:

\_\_\_\_\_  
City Recorder

PRESENTED to the Mayor of Sandy City for his approval this \_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Thomas M. Dolan, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

RECORDED this \_\_\_\_ day of \_\_\_\_\_, 2017.

SUMMARY PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2017.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Rezoning – Granite Hollow South  
ZONE-04-17-5243

BEG S 0°06'51" W 1339.49 FT & N 89°42'50" W 1175.47 FT FR E 1/4 COR OF SEC 10, T 3S, R 1E, S L M; N 6°50'44" E 22.933 FT; S 89°58' E 16.27 FT; N 6°50'44" E 234.13 FT; N 89°42'50" W 201.6 FT; N 0°13'55" E 206.56 FT; S 89°42'50" E 365FT; S 7°02' W 465.2 FT; N 89°42'50" W 155.72 FT TO BEG. LESSST. 2.39 AC 5519-1516, 4842-866





# Sandy City, Utah

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

## Staff Report

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File #: 17-170, Version: 1

Date: 6/13/2017

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**Agenda Item Title:**

Council Member Barker recommending amendments to the proposed FY 2017-18 budget.

**Presenter:**

Council Member Barker

**Description/Background:**

A memo with the specific amendments for discussion is attached.

### Proposed Amendments to Tentative Budget Fiscal Year 2017-2018

All of the following suggestions were made as a jumping off point for discussion. They are merely suggestions. None of the following are required or mandatory. I have spent countless hours working through the budget in order to fully understand where Sandy City allocates its revenue.

It was my hope that my suggestions, along with other council members suggestions, receiving public comment, and working together we could find a common ground to replace the \$1.2 million in the general fund without having to resort to the Mayor's administrations suggestions of increasing property taxes, cutting necessary city services, or instituting a water fee.

As I spent hours and days working through the budget other possible ways to amend the budget presented themselves. Below is a rough guide for a discussion for merely suggestions of amendments to the budget.

<u>Mayor (pg. 50)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Travel	\$7,511	\$899	\$3,552	\$11,261	\$11,261	\$6,261	(\$5,000)
Meetings	\$11,564	\$7,500	\$7,255	\$11,000	\$11,000	\$6,000	(\$5,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$10,000</b>

<u>Chief Administrative Officer (pg. 51)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Travel	\$5,849	\$6,845	\$8,036	\$7,000	\$8,000	\$7,000	(\$1,000)
Meetings	\$4,149	\$1,908	\$2,676	\$4,194	\$5,000	\$3,000	(\$2,000)
Miscellaneous Supplies	\$1,228	\$1,604	\$1,113	\$1,300	\$2,000	\$1,300	(\$700)
IT Charges	\$15,635	\$16,675	\$19,521	\$17,883	\$40,347	\$20,347	(\$20,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$23,700</b>

<u>Human Resources (pg. 54)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
IT Charges	\$20,349	\$19,088	\$22,141	\$20,291	\$23,315	\$21,315	(\$2,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$2,000</b>

<u>City Recorder</u> (pg. 63)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
IT Charges	\$8,840	\$8,915	\$10,002	\$9,446	\$11,384	\$10,384	(\$1,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$1,000</b>

<u>Communications</u> (pg. 65)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Diff
Comm. and Marketing	\$74,778	\$80,226	\$101,583	\$129,500	\$119,500	\$69,500	(\$50,000)
Sister Cities	\$4,500	\$155	\$8,225	\$12,000	\$12,000	\$6,000	(\$4,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$54,000</b>

<u>Emergency Management</u> (pg. 67)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Emergency Management	4,332	\$2,885	\$2,294	\$6,974	\$6,974	\$0	(\$6,974)
IT Charges	\$2,686	\$3,070	\$2,829	\$2,742	\$11,815	\$4,815	(\$7,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$13,974</b>

<u>Community Events (pg. 69)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
General Fund Transfer In:					<b>\$480,373 from General Fund</b>		
4 <sup>th</sup> July	\$74,681	\$79,856	\$77,657	\$82,300	\$92,300	\$82,300	(\$10,000)
Deck the Hall	\$22,980	\$24,457	\$26,967	\$32,200	\$41,200	\$26,200	(\$15,000)
Balloon Festival	\$18,121	\$25,450	\$19,801	\$21,000	\$25,000	\$21,000	(\$4,000)
Sandy City Summit Awards	\$4,336	\$4,771	\$6,073	\$6,650	\$7,000	\$5,000	(\$2,000)
Equipment*	\$15	\$1,002	\$3,307	\$15,766	\$33,304	\$13,304	(20,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$51,000</b>

\*This is funding to run wires to trees for additional tree lights in the Cairns area

<u>Sandy Arts Guild (pg. 74)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
General Fund Transfer In:					<b>\$456,971 from General Fund</b>		
Technical Support	\$879	\$9,860	\$31,720	\$28,000	\$36,000	\$32,000	(\$4,000)
Hospitality	\$6,905	\$7,510	\$8,719	\$9,000	\$15,000	\$10,000	(\$5,000)
Hotel Accom.	\$3,173	\$8,867	\$10,821	\$17,500	\$24,000	\$21,000	(\$3,000)
Artist Fees	517,342	435,012	575,118	500,000	1,000,000	\$543,029	(\$456,971)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$456,971</b>
<b>Sandy Arts Guild Special Fund Savings</b>							<b>12,000</b>

<u>Risk Management (pg. 79)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Administrative Charges	155,286	163,050	171,203	179,763	239,484	219,484	(\$20,000)
IT Charges	\$6,207	\$8,653	\$8,796	7,844	\$10,044	8,544	(\$1,500)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$21,500</b>

<u>City Attorney (pg. 90)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Professional Services	\$2,216	\$891	\$579	1,000	\$21,000	1,000	(\$20,000)
IT Charges	\$33,401	\$38,564	\$66,303	35,957	\$46,336	36,336	(\$10,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$30,000</b>

<u>Streets (pg. 134)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Fleet Purchase*	322,503	88,250	45,722	322,450	170,000	104,000	(\$66,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$66,000</b>

\* This includes replacing a F-150 (I would only propose to amend the Budget to preclude the purchase of a new F-150 this year).

<u>Transportation (pg. 141)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Fleet Purchase*	\$0	\$0	\$0	35,000	\$30,000	\$0	(\$30,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$30,000</b>

\*This funding is to purchase a new Ford F-150



Fleet Operations (pg. 145)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Administrative Charges	220,915	231,961	240,350	252,368	260,251	255,251	(\$5,000)
IT Charges	\$16,300	\$16,693	\$17,525	\$16,892	\$25,255	\$20,255	(\$5,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$10,000</b>

Parks & Recreation (pg. 151)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
General Fund Transfer In:					<b>\$399,779 from General Fund</b>		
IT Charges	\$23,984	\$35,650	\$19,821	\$21,095	\$36,348	\$24,348	(\$12,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$12,000</b>

Water Expansion & Replacement (pg. 218, 220)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Fleet Purchases*	180,805	53,372	163,740	93,000	132,500	\$62,500	(\$70,000)
Dry Creek Demonstration#	-	-	-	-	\$120,000	\$0	(\$120,000)
							-----
<b>Water Enterprise Fund Total Savings</b>							<b>\$190,000</b>

\*This funding is to purchase 4 new trucks at \$32,000 each and part of an excavator. I have suggested to amend the budget to allow only the purchase of 1 new truck and the excavator.

#This funding is for a project that will provide education signage and water wise plants for a demonstration in the Cairns area.

<u>Non-Departmental</u> (pg. 243)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Travel	\$2,294	\$3,454	\$5,494	\$7,000	\$7,000	\$5,000	(\$2,000)
Chamber of Commerce*	\$0	\$0	\$0	\$60,000	\$60,000	\$0	(\$60,000)
Community Projects**	\$575	\$0	\$0	\$11,275	\$11,275	\$0	(\$11,275)
City Hall Decorations	\$0	\$2,250	\$0	\$3,000	\$3,000	\$0	(\$3,000)
Tourism & Marketing#	\$300	\$23	\$36,410	\$50,000	\$50,000	\$20,000	(\$30,000)
Lobbying^	244,150	262,000	262,702	262,000	282,000	132,000	(\$150,000)
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$256,275</b>

\*Proposed to engage in discussion regarding this funding (what is it for exactly, is it necessary for the city?)

\*\*Proposed to engage in discussion regarding this funding. During the Budget presentations it was made evident that the budget already has extra funds for community projects that may come up.

#Proposed to engage in discussion regarding this funding. Doesn't Communication and Marketing department handle much of the marketing?

^Intergovernmental Relations

Parks Department (pg. 160)							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Back Facing Walls*	-	-	-	544,044	\$60,000 from General Fund	\$60,000 from Park Fees	(\$60,000) in General Fund
Dog Park**	-	-	-	\$67,035	\$125,000	\$125,000 from Park Fees	(\$125,000) in Park Fees
I suggest we use the \$120,000 Park Fees towards Project #13029 (pg. 159) Back Facing Walls/Community Projects (above). The \$60,000 currently budgeted for this project is from the General Revenue Fund. We can complete this project with designated Park Fees							
Pickleball courts##	\$0	\$0	\$0	\$175,000	\$305,000	\$0	(\$305,000) in Park Fees
I suggest we use the \$305,000 Park Fees towards several projects. (1) Project #14056 Dog Park (above) (\$125,000); (2) Project #14817 Computerized Irrigation (\$57,000); and (3) save the remaining \$123,000 in Park Fees for either the future Volleyball courts or Pickleball courts to be built in 2019, as we already have approx.. 3-4 Pickleball courts being built this year in conjunction with the new Water Tanks.							
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$60,000</b>
<b>Park Fees Total Savings</b>							<b>123,000</b>

\*The \$60,000 for this project comes from the General Revenue Fund. As shown above, I propose to move designated Park money around to complete this project.

\*\*This funding pays for the paving of a gravel parking lot at the dog park (using Park Fees)

##I believe there is a question as to whether this project is viable, based on the Planning Commissions public meetings and work sessions regarding the Pickleball courts at Alta Canyon. There has been support for volleyball courts instead of Pickleball courts.

Merely as a point of discussion I raised the following for possible discussion.

<u>Historic Sandy Projects (pg. 140)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Historic Sandy	-	-	-	-	595,000 From Grants	<b>\$595,000</b> From Grants	-
8680 Street	-	-	-	-	\$200,000 From CBDG	<b>\$200,000</b> From CBDG	-
8680 Street	-	-	-	-	<b>\$405,000</b> From General Revenue	<b>\$0</b>	(\$405,000)
					-----		
<b>Historic Sandy from all Revenue Sources Total Revenue:</b>					<b>\$1,200,000</b>		
<b>Historic Sandy Total Revenue without General Revenue Source:</b>					<b>\$795,000</b>		
							-----
<b>General Revenue Fund Total Savings</b>							<b>\$405,000</b>

Proposed to engage in discussion regarding the General Revenue portion of this funding. Could this funding be provided in 2019?

**Overall General Revenue Fund Total Savings : \$1,098,420 (without changes to Historic Sandy Budget)**

**Overall General Revenue Fund Total Savings : \$1,503,420 (without changes to Historic Sandy Budget)**

**Overall Water Fund Total Savings: \$190,000**

**Overall Sandy Arts Guild Special Fund Total Savings: \$12,000**

**Overall Parks Fees Total Savings: \$123,000**

Proposed Amendments to offset suggested changes to the Budget:

<u>Information Technology (pg. 104)</u>							
	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
<b>IT Charges Revenue</b>	1,371,516	1,385,760	1,386,373	1,338,095	1,347,653		
Proposed Amended Reduction:							
COA (Pg. 151)					\$40,347	\$20,347	(\$20,000)
HR (pg. 54)					\$23,315	\$21,315	(\$2,000)
City Recorder (pg.63)					\$11,384	\$10,384	(\$1,000)
EM (pg. 67)					\$11,815	\$4,815	(\$7,000)
RM (pg. 79)					\$10,044	\$8,544	(\$1,500)
City Attorney (pg. 90)					\$46,336	\$36,336	(\$10,000)
Fleet Op. (pg. 145)					\$25,255	\$20,255	(\$5,000)
Parks & Rec. (pg.151)					\$36,348	\$24,348	(\$12,000)
							-----
<b>IT Revenue Fund Reduction:</b>							<b>\$58,500</b>

Information Technology (pg. 104)							
		2015 Actual	2016 Actual	2017 Estimated	2018 Tentative	2018 Amended	Difference
Proposed Amended Reduction to offset reduced Revenue							
Data Communications		19,682	21,758	37,896	32,670	\$26,020	(\$6,650)
Software Maintenance		217,228	247,695	315,126	356,076	315,126	(\$40,950)
Professional Services		1,182	3,595	2,500	13,400	\$2,500	(\$10,900)
							-----
IT Revenue Fund Reduction:							\$58,500



# Data 2010-2017

Defines the budgeted amounts and actual expenses for fiscal years 2010-2016. The expenses for fiscal year 2017 are estimated.

Department	Actual							
	2010 (Actual)	2011 (Actual)	2012 (Actual)	2013 (Actual)	2014 (Actual)	2015 (Actual)	2016 (Actual)	2017 (Approved)
11 - Mayor	\$ 490,044	\$ 502,260	\$ 475,146	\$ 504,317	\$ 500,000	\$ 550,344	\$ 546,336	\$ 567,582
12 - CAO Admin	\$ 493,402	\$ 504,370	\$ 506,540	\$ 523,838	\$ 516,943	\$ 580,248	\$ 630,019	\$ 651,939
1210 - HR	\$ 623,611	\$ 501,463	\$ 514,561	\$ 531,161	\$ 509,190	\$ 504,083	\$ 557,376	\$ 557,251
1213 - City Recorder	\$ 171,974	\$ 147,294	\$ 165,517	\$ 181,894	\$ 215,085	\$ 207,422	\$ 221,586	\$ 254,875
1214 - Elections	\$ 85,788	\$ -	\$ 84,900	\$ -	\$ 156,654	\$ -	\$ 83,420	\$ -
1216 - Building Services	\$ 1,012,071	\$ 1,115,051	\$ 1,071,639	\$ 1,090,291	\$ 1,092,645	\$ 1,111,585	\$ 1,144,022	\$ 1,186,715
1217 - Sandy Centre	\$ -	\$ -	\$ 185,338	\$ 156,804	\$ 137,233	\$ 144,309	\$ 56,700	\$ -
123 - Communications	\$ -	\$ -	\$ -	\$ 15,519	\$ 429,763	\$ 422,214	\$ 439,150	\$ 481,104
221 - Emergency Management	\$ 194,195	\$ 135,627	\$ 137,946	\$ 140,554	\$ 129,773	\$ 109,259	\$ 108,980	\$ 123,971
12 - City Administrator Total	\$ 2,581,041	\$ 2,403,805	\$ 2,666,441	\$ 2,640,061	\$ 3,187,286	\$ 3,079,120	\$ 3,241,254	\$ 3,255,855
130 - City Council	\$ 201,402	\$ 208,809	\$ 222,534	\$ 236,982	\$ 245,021	\$ 233,094	\$ 246,849	\$ 262,008
131 - Council Executive Staff	\$ 351,015	\$ 289,552	\$ 351,280	\$ 353,398	\$ 440,070	\$ 421,891	\$ 394,514	\$ 445,370
13 - City Council Total	\$ 552,417	\$ 498,361	\$ 573,814	\$ 590,380	\$ 685,091	\$ 654,985	\$ 641,363	\$ 707,378
14 - City Attorney	\$ 1,119,900	\$ 1,162,055	\$ 1,156,632	\$ 1,165,887	\$ 1,217,726	\$ 1,285,477	\$ 1,089,133	\$ 1,263,926
15 - Court Services	\$ 1,359,220	\$ 1,362,416	\$ 1,334,865	\$ 1,323,246	\$ 1,432,233	\$ 1,480,997	\$ 1,334,756	\$ 1,369,578
170 - Finance and IT Admin	\$ 272,246	\$ 242,049	\$ 233,048	\$ 253,277	\$ 357,711	\$ 217,332	\$ 232,652	\$ 241,445
1720 - Finance Services	\$ 1,119,498	\$ 1,090,567	\$ 1,058,759	\$ 1,128,765	\$ 1,239,551	\$ 1,351,520	\$ 1,347,597	\$ 1,344,819
1730 - Budget Services	\$ 262,636	\$ 269,485	\$ 286,575	\$ 264,113	\$ 269,652	\$ 273,101	\$ 268,607	\$ 283,874
17 -Finance Total	\$ 1,654,380	\$ 1,602,101	\$ 1,578,382	\$ 1,646,155	\$ 1,866,914	\$ 1,841,953	\$ 1,848,856	\$ 1,870,138
19 - Non Departmental	\$ 1,137,939	\$ 1,051,524	\$ 1,155,272	\$ 1,489,886	\$ 1,547,140	\$ 1,277,100	\$ 1,345,807	\$ 1,820,133
211 - Police	\$ 12,199,086	\$ 12,587,918	\$ 12,405,243	\$ 13,038,217	\$ 13,453,945	\$ 13,910,247	\$ 14,034,485	\$ 14,384,361
212 - Animal Control	\$ 562,134	\$ 478,148	\$ 520,906	\$ 549,587	\$ 563,526	\$ 551,034	\$ 516,604	\$ 687,402
21 - Police and Animal Control Total	\$ 12,761,220	\$ 13,066,066	\$ 12,926,149	\$ 13,587,804	\$ 14,017,471	\$ 14,461,281	\$ 14,551,089	\$ 15,071,763
22 - Fire	\$ 7,428,481	\$ 7,413,222	\$ 7,361,665	\$ 7,819,316	\$ 8,443,367	\$ 8,484,022	\$ 9,137,013	\$ 9,061,972
30 - Public works admin	\$ 342,951	\$ 375,410	\$ 370,841	\$ 364,957	\$ 374,739	\$ 403,972	\$ 436,944	\$ 448,964
31 - Public works support	\$ 355,769	\$ 307,907	\$ 198,616	\$ 326,963	\$ 321,281	\$ 305,395	\$ 263,662	\$ 270,090
32 - Streets	\$ 3,565,929	\$ 3,626,347	\$ 3,274,216	\$ 3,591,993	\$ 3,815,847	\$ 3,039,708	\$ 2,608,858	\$ 2,862,509
33 - Engineering	\$ 924,343	\$ 909,742	\$ 884,027	\$ 928,972	\$ 941,909	\$ 1,024,730	\$ 1,026,760	\$ 976,508
34 - Transportation	\$ 442,209	\$ 527,453	\$ 505,544	\$ 490,804	\$ 524,600	\$ 500,212	\$ 516,528	\$ 601,571
3 - Public Works Total	\$ 5,631,201	\$ 5,746,859	\$ 5,233,244	\$ 5,703,689	\$ 5,978,376	\$ 5,274,017	\$ 4,852,753	\$ 5,159,642
41 - Parks and Rec Admin	\$ 367,830	\$ 390,810	\$ 395,190	\$ 406,772	\$ 428,635	\$ 530,969	\$ 506,829	\$ 510,092
420 - Parks and Cemetery	\$ 3,174,089	\$ 3,181,131	\$ 3,415,712	\$ 3,531,043	\$ 3,711,146	\$ 3,985,109	\$ 4,035,317	\$ 4,522,297
43 - Senior Citizens	\$ 59,496	\$ 59,776	\$ 56,879	\$ 65,958	\$ 63,909	\$ 62,771	\$ 63,663	\$ 71,626
4 - Parks Total	\$ 3,601,415	\$ 3,631,717	\$ 3,867,781	\$ 4,003,773	\$ 4,203,690	\$ 4,578,849	\$ 4,605,809	\$ 5,104,015
50 - Community Dev Admin	\$ 492,103	\$ 487,267	\$ 504,399	\$ 541,686	\$ 552,071	\$ 555,092	\$ 583,423	\$ 581,106
51 - Planning	\$ 673,462	\$ 577,449	\$ 606,830	\$ 636,060	\$ 680,470	\$ 716,477	\$ 748,551	\$ 893,087
52 - Building and Safety	\$ 1,029,614	\$ 1,083,545	\$ 995,879	\$ 976,071	\$ 1,031,915	\$ 1,135,322	\$ 1,175,904	\$ 1,227,782
53 - Boards and Commissions	\$ 18,308	\$ 16,213	\$ 16,979	\$ 19,288	\$ 19,849	\$ 20,445	\$ 20,100	\$ 24,170
5 - Community Development Total	\$ 2,213,487	\$ 2,164,474	\$ 2,124,087	\$ 2,173,105	\$ 2,284,305	\$ 2,427,336	\$ 2,527,976	\$ 2,726,145
<b>TOTALS</b>	<b>\$ 40,530,745</b>	<b>\$ 40,604,860</b>	<b>\$ 40,453,478</b>	<b>\$ 42,647,619</b>	<b>\$ 45,363,599</b>	<b>\$ 45,395,481</b>	<b>\$ 45,722,144</b>	<b>\$ 47,978,127</b>
Net Percent Change by Year		0.18%	-0.37%	5.42%	6.37%	0.07%	0.72%	4.93%

# Data 2010-2017

Defines the budgeted amounts and actual expenses for fiscal years 2010-2016. The expenses for fiscal year 2017 are estimated.

	Budgeted							
Department	2010 (Actual)	2011 (Actual)	2012 (Actual)	2013 (Actual)	2014 (Actual)	2015 (Actual)	2016 (Actual)	2017 (Approved)
11 - Mayor	\$ 490,044	\$ 502,260	\$ 475,537	\$ 504,317	\$ 500,000	\$ 550,344	\$ 555,955	\$ 567,582
12 - CAO Admin	\$ 493,402	\$ 504,370	\$ 506,540	\$ 523,838	\$ 516,943	\$ 580,248	\$ 630,167	\$ 651,939
1210 - HR	\$ 623,611	\$ 501,463	\$ 514,561	\$ 531,161	\$ 509,190	\$ 504,083	\$ 562,338	\$ 557,251
1213 - City Recorder	\$ 171,974	\$ 141,214	\$ 165,517	\$ 181,894	\$ 215,085	\$ 207,422	\$ 240,731	\$ 254,875
1214 - Elections	\$ 85,788	\$ -	\$ 84,900	\$ -	\$ 156,654	\$ -	\$ 99,108	\$ -
1216 - Building Services	\$ 1,012,071	\$ 1,115,051	\$ 1,071,639	\$ 1,090,291	\$ 1,092,645	\$ 1,111,585	\$ 1,171,477	\$ 1,186,715
1217 - Sandy Centre	\$ -	\$ -	\$ 304,293	\$ 306,516	\$ 339,271	\$ 321,302	\$ 107,771	\$ -
123 - Communications	\$ -	\$ -	\$ -	\$ 15,519	\$ 429,763	\$ 422,214	\$ 469,692	\$ 481,104
221 - Emergency Management	\$ 194,195	\$ 135,627	\$ 137,946	\$ 140,554	\$ 129,773	\$ 109,259	\$ 121,489	\$ 123,971
12 - City Administrator Total	\$ 2,581,041	\$ 2,397,725	\$ 2,785,396	\$ 2,789,773	\$ 3,389,324	\$ 3,256,113	\$ 3,402,773	\$ 3,255,855
130 - City Council	\$ 201,402	\$ 208,809	\$ 222,534	\$ 236,982	\$ 245,021	\$ 233,094	\$ 257,970	\$ 262,008
131 - Council Executive Staff	\$ 351,015	\$ 289,552	\$ 351,280	\$ 353,398	\$ 440,070	\$ 421,891	\$ 429,783	\$ 445,370
13 - City Council Total	\$ 552,417	\$ 498,361	\$ 573,814	\$ 590,380	\$ 685,091	\$ 654,985	\$ 687,753	\$ 707,378
14 - City Attorney	\$ 1,119,900	\$ 1,162,055	\$ 1,156,632	\$ 1,165,887	\$ 1,217,726	\$ 1,285,477	\$ 1,247,943	\$ 1,263,926
15 - Court Services	\$ 2,735,067	\$ 2,537,677	\$ 2,470,665	\$ 2,126,862	\$ 1,856,560	\$ 1,774,530	\$ 1,779,500	\$ 1,536,000
170 - Finance and IT Admin	\$ 272,246	\$ 242,049	\$ 233,048	\$ 253,277	\$ 357,711	\$ 217,332	\$ 225,344	\$ 241,445
1720 - Finance Services	\$ 1,119,498	\$ 1,090,567	\$ 1,058,759	\$ 1,128,765	\$ 1,239,551	\$ 1,351,520	\$ 1,350,899	\$ 1,344,819
1730 - Budget Services	\$ 262,636	\$ 269,485	\$ 286,575	\$ 264,113	\$ 269,652	\$ 273,101	\$ 273,005	\$ 283,874
17 -Finance Total	\$ 1,654,380	\$ 1,602,101	\$ 1,578,382	\$ 1,646,155	\$ 1,866,914	\$ 1,841,953	\$ 1,849,248	\$ 1,870,138
19 - Non Departmental	\$ 1,137,939	\$ 1,051,524	\$ 1,155,272	\$ 1,489,886	\$ 1,547,140	\$ 1,277,100	\$ 1,502,477	\$ 1,820,133
211 - Police	\$ 12,199,086	\$ 12,587,918	\$ 12,405,243	\$ 13,038,217	\$ 13,453,945	\$ 13,910,247	\$ 14,039,113	\$ 14,384,361
212 - Animal Control	\$ 562,134	\$ 478,148	\$ 520,906	\$ 549,587	\$ 563,526	\$ 551,034	\$ 653,255	\$ 687,402
21 - Police and Animal Control Total	\$ 12,761,220	\$ 13,066,066	\$ 12,926,149	\$ 13,587,804	\$ 14,017,471	\$ 14,461,281	\$ 14,692,368	\$ 15,071,763
22 - Fire	\$ 7,428,481	\$ 7,413,222	\$ 7,361,665	\$ 7,819,316	\$ 8,443,367	\$ 8,484,022	\$ 9,265,056	\$ 9,061,972
30 - Public works admin	\$ 356,045	\$ 391,723	\$ 383,780	\$ 364,957	\$ 374,739	\$ 403,972	\$ 447,688	\$ 448,964
31 - Public works support	\$ 355,769	\$ 307,907	\$ 198,616	\$ 326,963	\$ 321,281	\$ 305,395	\$ 271,569	\$ 270,090
32 - Streets	\$ 3,565,929	\$ 3,626,347	\$ 3,274,216	\$ 3,591,993	\$ 3,815,847	\$ 3,039,708	\$ 3,195,000	\$ 3,443,800
33 - Engineering	\$ 924,343	\$ 909,742	\$ 884,027	\$ 928,972	\$ 941,909	\$ 1,024,730	\$ 1,056,414	\$ 976,508
34 - Transportation	\$ 442,209	\$ 527,453	\$ 505,544	\$ 490,804	\$ 524,600	\$ 500,212	\$ 544,737	\$ 601,571
3 - Public Works Total	\$ 5,644,295	\$ 5,763,172	\$ 5,246,183	\$ 5,703,689	\$ 5,978,376	\$ 5,274,017	\$ 5,515,408	\$ 5,740,933
41 - Parks and Rec Admin	\$ 367,830	\$ 390,810	\$ 395,190	\$ 406,772	\$ 428,635	\$ 530,969	\$ 499,646	\$ 510,092
420 - Parks and Cemetery	\$ 3,174,089	\$ 3,181,131	\$ 3,415,712	\$ 3,531,043	\$ 3,711,146	\$ 3,985,109	\$ 4,144,302	\$ 4,522,297
43 - Senior Citizens	\$ 60,961	\$ 59,776	\$ 56,879	\$ 65,958	\$ 63,909	\$ 62,771	\$ 74,897	\$ 71,626
4 - Parks Total	\$ 3,602,880	\$ 3,631,717	\$ 3,867,781	\$ 4,003,773	\$ 4,203,690	\$ 4,578,849	\$ 4,718,845	\$ 5,104,015
50 - Community Dev Admin	\$ 909,709	\$ 925,641	\$ 972,257	\$ 1,016,333	\$ 1,038,898	\$ 1,051,605	\$ 1,100,000	\$ 1,045,000
51 - Planning	\$ 673,462	\$ 577,449	\$ 606,830	\$ 636,060	\$ 680,470	\$ 716,477	\$ 774,977	\$ 893,087
52- Building and Safety	\$ 1,029,614	\$ 1,083,545	\$ 995,879	\$ 1,153,537	\$ 1,272,185	\$ 1,498,114	\$ 1,513,570	\$ 1,565,570
53 - Boards and Commissions	\$ 18,308	\$ 16,213	\$ 16,979	\$ 19,288	\$ 19,849	\$ 20,445	\$ 24,170	\$ 24,170
5 - Community Development Total	\$ 2,631,093	\$ 2,602,848	\$ 2,591,945	\$ 2,825,218	\$ 3,011,402	\$ 3,286,641	\$ 3,412,717	\$ 3,527,827
TOTALS	\$ 42,338,757	\$ 42,228,728	\$ 42,189,421	\$ 44,253,060	\$ 46,717,061	\$ 46,725,312	\$ 48,630,043	\$ 49,527,522
Net Percent Change by Year		-0.26%	-0.09%	4.89%	5.57%	0.02%	4.08%	1.85%

### Net Percentage Change by Year

These two charts describe the net percentage change of actual expenses (2017 is estimated) and budgeted dollars for general fund departments.

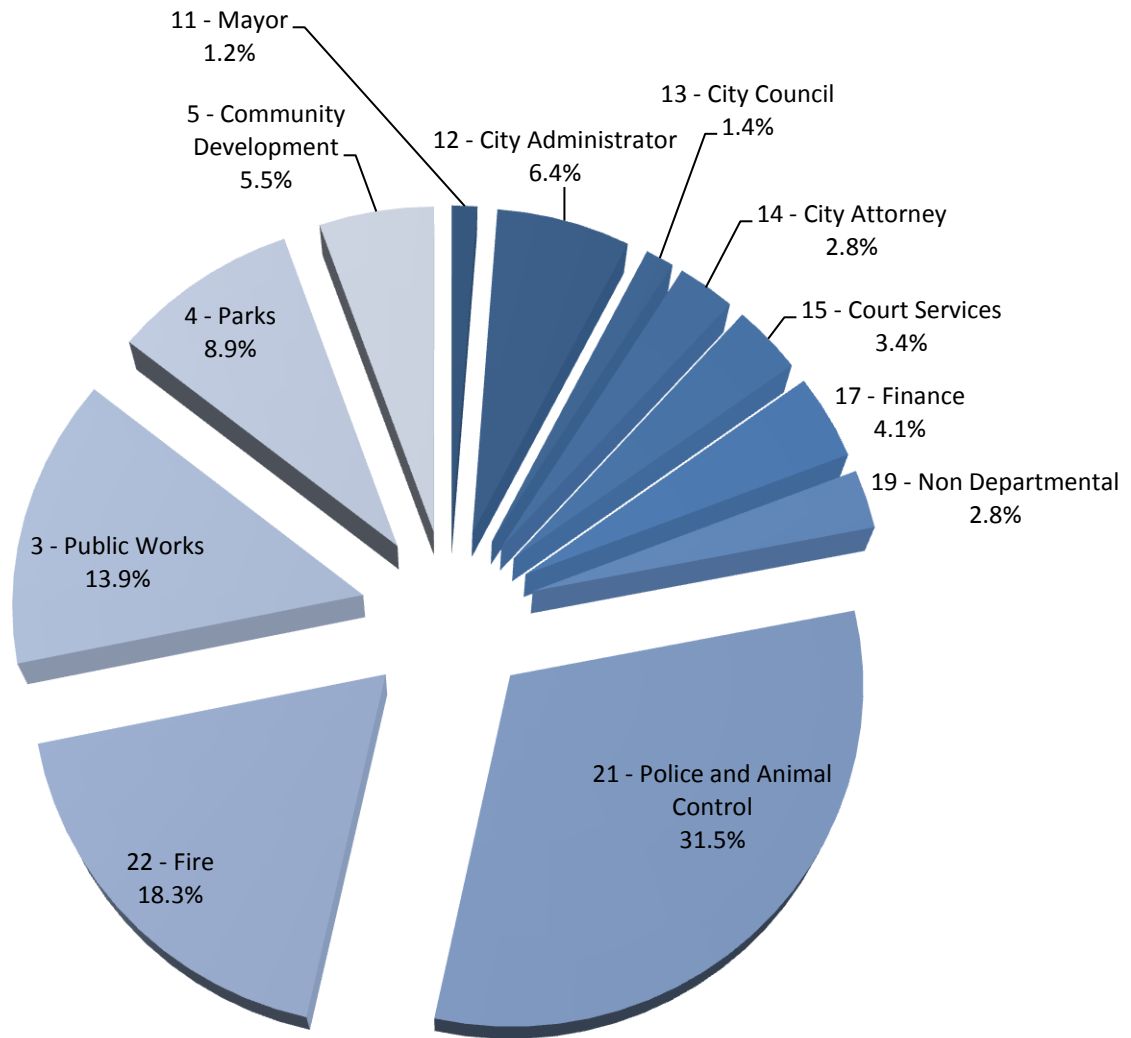
Department	Actual							2017 (Approved)	2010/2017 Comparison
	2010 (Actual)	2011 (Actual)	2012 (Actual)	2013 (Actual)	2014 (Actual)	2015 (Actual)	2016 (Actual)		
<b>11 - Mayor</b>		2.49%	-5.40%	6.14%	-0.86%	10.07%	-0.73%	3.89%	15.82%
121 - CAO Admin		2.22%	0.43%	3.41%	-1.32%	12.25%	8.58%	3.48%	32.13%
1210 - HR		-19.59%	2.61%	3.23%	-4.14%	-1.00%	10.57%	-0.02%	-10.64%
1213 - City Recorder		-14.35%	12.37%	9.89%	18.25%	-3.56%	6.83%	15.02%	48.21%
1214 - Elections			-1.04%		84.52%		-46.75%		
1216 - Building Services		10.18%	-3.89%	1.74%	0.22%	1.73%	2.92%	3.73%	17.26%
1217 - Sandy Centre					-12.48%	5.16%	-60.71%	-100.00%	
123 - Communications						-1.76%	4.01%	9.55%	
221 - Emergency Management		-30.16%	1.71%	1.89%	-7.67%	-15.81%	-0.26%	13.76%	-36.16%
<b>12 - City Administrator Total</b>		<b>-6.87%</b>	<b>10.93%</b>	<b>-0.99%</b>	<b>20.73%</b>	<b>-3.39%</b>	<b>5.27%</b>	<b>0.45%</b>	<b>26.15%</b>
130 - City Council		3.68%	6.57%	6.49%	3.39%	-4.87%	5.90%	6.14%	30.09%
131 - Council Executive Staff		-17.51%	21.32%	0.60%	24.53%	-4.13%	-6.49%	12.89%	26.88%
<b>13 - City Council Total</b>		<b>-9.79%</b>	<b>15.14%</b>	<b>2.89%</b>	<b>16.04%</b>	<b>-4.39%</b>	<b>-2.08%</b>	<b>10.29%</b>	<b>28.05%</b>
<b>14 - City Attorney</b>		<b>3.76%</b>	<b>-0.47%</b>	<b>0.80%</b>	<b>4.45%</b>	<b>5.56%</b>	<b>-15.27%</b>	<b>16.05%</b>	<b>12.86%</b>
<b>15 - Court Services</b>		<b>0.24%</b>	<b>-2.02%</b>	<b>-0.87%</b>	<b>8.24%</b>	<b>3.40%</b>	<b>-9.87%</b>	<b>2.61%</b>	<b>0.76%</b>
170 - Finance and IT Admin		-11.09%	-3.72%	8.68%	41.23%	-39.24%	7.05%	3.78%	-11.31%
1720 - Finance Services		-2.58%	-2.92%	6.61%	9.81%	9.03%	-0.29%	-0.21%	20.13%
1730 - Budget Services		2.61%	6.34%	-7.84%	2.10%	1.28%	-1.65%	5.68%	8.09%
<b>17 - Finance Total</b>		<b>-3.16%</b>	<b>-1.48%</b>	<b>4.29%</b>	<b>13.41%</b>	<b>-1.34%</b>	<b>0.37%</b>	<b>1.15%</b>	<b>13.04%</b>
<b>19 - Non Departmental</b>		<b>-7.59%</b>	<b>9.87%</b>	<b>28.96%</b>	<b>3.84%</b>	<b>-17.45%</b>	<b>5.38%</b>	<b>35.24%</b>	<b>59.95%</b>
211 - Police		3.19%	-1.45%	5.10%	3.19%	3.39%	0.89%	2.49%	17.91%
212 - Animal Control		-14.94%	8.94%	5.51%	2.54%	-2.22%	-6.25%	33.06%	22.28%
<b>21 - Police and Animal Control Total</b>		<b>2.39%</b>	<b>-1.07%</b>	<b>5.12%</b>	<b>3.16%</b>	<b>3.17%</b>	<b>0.62%</b>	<b>3.58%</b>	<b>18.11%</b>
<b>220 - Fire</b>		<b>-0.21%</b>	<b>-0.70%</b>	<b>6.22%</b>	<b>7.98%</b>	<b>0.48%</b>	<b>7.70%</b>	<b>-0.82%</b>	<b>21.99%</b>
30 - Public works admin		9.46%	-1.22%	-1.59%	2.68%	7.80%	8.16%	2.75%	30.91%
31 - Public works support		-13.45%	-35.49%	64.62%	-1.74%	-4.94%	-13.67%	2.44%	-24.08%
32 - Streets		1.69%	-9.71%	9.71%	6.23%	-20.34%	-14.17%	9.72%	-19.73%
33 - Engineering		-1.58%	-2.83%	5.08%	1.39%	8.79%	0.20%	-4.89%	5.64%
34 - Transportation		19.28%	-4.15%	-2.92%	6.89%	-4.65%	3.26%	16.46%	36.04%
<b>3 - Public Works Total</b>		<b>2.05%</b>	<b>-8.94%</b>	<b>8.99%</b>	<b>4.82%</b>	<b>-11.78%</b>	<b>-7.99%</b>	<b>6.32%</b>	<b>-8.37%</b>
41 - Parks and Rec Admin		6.25%	1.12%	2.93%	5.37%	23.87%	-4.55%	0.64%	38.68%
420 - Parks and Cemetery		0.22%	7.37%	3.38%	5.10%	7.38%	1.26%	12.07%	42.48%
43 - Senior Citizens		0.47%	-4.85%	15.96%	-3.11%	-1.78%	1.42%	12.51%	20.39%
<b>4 - Parks Total</b>		<b>0.84%</b>	<b>6.50%</b>	<b>3.52%</b>	<b>4.99%</b>	<b>8.92%</b>	<b>0.59%</b>	<b>10.82%</b>	<b>41.72%</b>
50 - Community Dev Admin		-0.98%	3.52%	7.39%	1.92%	0.55%	5.10%	-0.40%	18.09%
51 - Planning		-14.26%	5.09%	4.82%	6.98%	5.29%	4.48%	19.31%	32.61%
52- Building and Safety		5.24%	-8.09%	-1.99%	5.72%	10.02%	3.57%	4.41%	19.25%
53 - Boards and Commissions		-11.44%	4.72%	13.60%	2.91%	3.00%	-1.69%	20.25%	32.02%
<b>5 - Community Development Total</b>		<b>-2.21%</b>	<b>-1.87%</b>	<b>2.31%</b>	<b>5.12%</b>	<b>6.26%</b>	<b>4.15%</b>	<b>7.84%</b>	<b>23.16%</b>
<b>Net Percent Change by Year</b>		<b>0.18%</b>	<b>-0.37%</b>	<b>5.42%</b>	<b>6.37%</b>	<b>0.07%</b>	<b>0.72%</b>	<b>4.93%</b>	<b>18.37%</b>

### Net Percentage Change by Year

These two charts describe the net percentage change of actual expenses (2017 is estimated) and budgeted dollars for general fund departments.

Department	Budget							2017 (Approved)	2010/2017 Comparison
	2010 (Actual)	2011 (Actual)	2012 (Actual)	2013 (Actual)	2014 (Actual)	2015 (Actual)	2016 (Actual)		
<b>11 - Mayor</b>		2.49%	-5.32%	6.05%	-0.86%	10.07%	1.02%	2.09%	15.82%
121 - CAO Admin		2.22%	0.43%	3.41%	-1.32%	12.25%	8.60%	3.45%	32.13%
1210 - HR		-19.59%	2.61%	3.23%	-4.14%	-1.00%	11.56%	-0.90%	-10.64%
1213 - City Recorder		-17.89%	17.21%	9.89%	18.25%	-3.56%	16.06%	5.88%	48.21%
1214 - Elections			-1.04%		84.52%		-36.73%		
1216 - Building Services		10.18%	-3.89%	1.74%	0.22%	1.73%	5.39%	1.30%	17.26%
1217 - Sandy Centre					10.69%	-5.30%	-66.46%	-100.00%	
123 - Communications						-1.76%	11.25%	2.43%	
221 - Emergency Management		-30.16%	1.71%	1.89%	-7.67%	-15.81%	11.19%	2.04%	-36.16%
<b>12 - City Administrator Total</b>		<b>-7.10%</b>	<b>16.17%</b>	<b>0.16%</b>	<b>21.49%</b>	<b>-3.93%</b>	<b>4.50%</b>	<b>-4.32%</b>	<b>26.15%</b>
130 - City Council		3.68%	6.57%	6.49%	3.39%	-4.87%	10.67%	1.57%	30.09%
131 - Council Executive Staff		-17.51%	21.32%	0.60%	24.53%	-4.13%	1.87%	3.63%	26.88%
<b>13 - City Council Total</b>		<b>-9.79%</b>	<b>15.14%</b>	<b>2.89%</b>	<b>16.04%</b>	<b>-4.39%</b>	<b>5.00%</b>	<b>2.85%</b>	<b>28.05%</b>
<b>14 - City Attorney</b>		<b>3.76%</b>	<b>-0.47%</b>	<b>0.80%</b>	<b>4.45%</b>	<b>5.56%</b>	<b>-2.92%</b>	<b>1.28%</b>	<b>12.86%</b>
<b>15 - Court Services</b>		<b>-7.22%</b>	<b>-2.64%</b>	<b>-13.92%</b>	<b>-12.71%</b>	<b>-4.42%</b>	<b>0.28%</b>	<b>-13.68%</b>	<b>-43.84%</b>
170 - Finance and IT Admin		-11.09%	-3.72%	8.68%	41.23%	-39.24%	3.69%	7.15%	-11.31%
1720 - Finance Services		-2.58%	-2.92%	6.61%	9.81%	9.03%	-0.05%	-0.45%	20.13%
1730 - Budget Services		2.61%	6.34%	-7.84%	2.10%	1.28%	-0.04%	3.98%	8.09%
<b>17 - Finance Total</b>		<b>-3.16%</b>	<b>-1.48%</b>	<b>4.29%</b>	<b>13.41%</b>	<b>-1.34%</b>	<b>0.40%</b>	<b>1.13%</b>	<b>13.04%</b>
<b>19 - Non Departmental</b>		<b>-7.59%</b>	<b>9.87%</b>	<b>28.96%</b>	<b>3.84%</b>	<b>-17.45%</b>	<b>17.65%</b>	<b>21.14%</b>	<b>59.95%</b>
211 - Police		3.19%	-1.45%	5.10%	3.19%	3.39%	0.93%	2.46%	17.91%
212 - Animal Control		-14.94%	8.94%	5.51%	2.54%	-2.22%	18.55%	5.23%	22.28%
<b>21 - Police and Animal Control Total</b>		<b>2.39%</b>	<b>-1.07%</b>	<b>5.12%</b>	<b>3.16%</b>	<b>3.17%</b>	<b>1.60%</b>	<b>2.58%</b>	<b>18.11%</b>
<b>220 - Fire</b>		<b>-0.21%</b>	<b>-0.70%</b>	<b>6.22%</b>	<b>7.98%</b>	<b>0.48%</b>	<b>9.21%</b>	<b>-2.19%</b>	<b>21.99%</b>
30 - Public works admin		10.02%	-2.03%	-4.90%	2.68%	7.80%	10.82%	0.29%	26.10%
31 - Public works support		-13.45%	-35.49%	64.62%	-1.74%	-4.94%	-11.08%	-0.54%	-24.08%
32 - Streets		1.69%	-9.71%	9.71%	6.23%	-20.34%	5.11%	7.79%	-3.42%
33 - Engineering		-1.58%	-2.83%	5.08%	1.39%	8.79%	3.09%	-7.56%	5.64%
34 - Transportation		19.28%	-4.15%	-2.92%	6.89%	-4.65%	8.90%	10.43%	36.04%
<b>3 - Public Works Total</b>		<b>2.11%</b>	<b>-8.97%</b>	<b>8.72%</b>	<b>4.82%</b>	<b>-11.78%</b>	<b>4.58%</b>	<b>4.09%</b>	<b>1.71%</b>
41 - Parks and Rec Admin		6.25%	1.12%	2.93%	5.37%	23.87%	-5.90%	2.09%	38.68%
420 - Parks and Cemetery		0.22%	7.37%	3.38%	5.10%	7.38%	3.99%	9.12%	42.48%
43 - Senior Citizens		-1.94%	-4.85%	15.96%	-3.11%	-1.78%	19.32%	-4.37%	17.49%
<b>4 - Parks Total</b>		<b>0.80%</b>	<b>6.50%</b>	<b>3.52%</b>	<b>4.99%</b>	<b>8.92%</b>	<b>3.06%</b>	<b>8.16%</b>	<b>41.66%</b>
50 - Community Dev Admin		1.75%	5.04%	4.53%	2.22%	1.22%	4.60%	-5.00%	14.87%
51 - Planning		-14.26%	5.09%	4.82%	6.98%	5.29%	8.16%	15.24%	32.61%
52- Building and Safety		5.24%	-8.09%	15.83%	10.29%	17.76%	1.03%	3.44%	52.05%
53 - Boards and Commissions		-11.44%	4.72%	13.60%	2.91%	3.00%	18.22%	0.00%	32.02%
<b>5 - Community Development Total</b>		<b>-1.07%</b>	<b>-0.42%</b>	<b>9.00%</b>	<b>6.59%</b>	<b>9.14%</b>	<b>3.84%</b>	<b>3.37%</b>	<b>34.08%</b>
<b>Net Percent Change by Year</b>		<b>-0.26%</b>	<b>-0.09%</b>	<b>4.89%</b>	<b>5.57%</b>	<b>0.02%</b>	<b>4.08%</b>	<b>1.85%</b>	<b>16.98%</b>

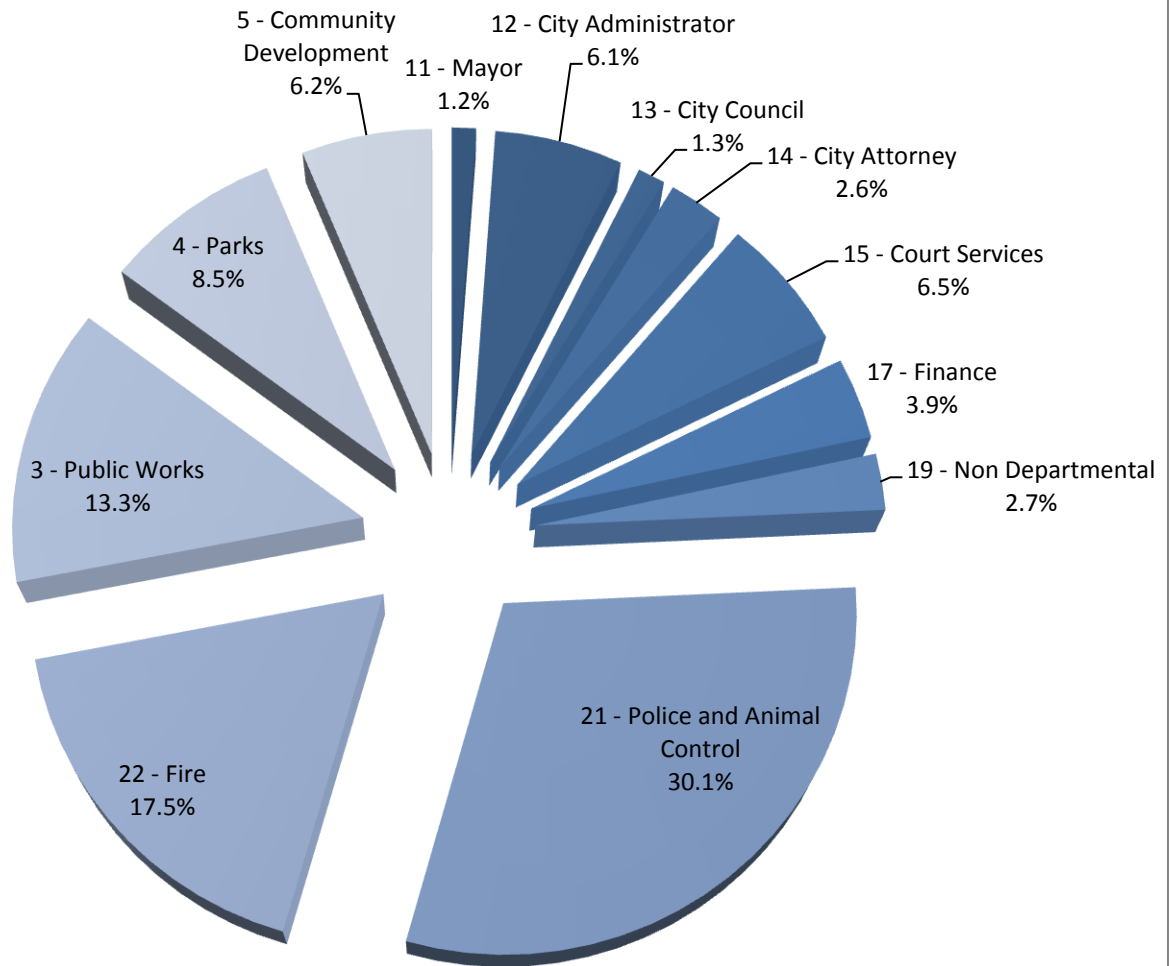
## Actual Expenses and Budgeted Dollars by Division 2010-2017



**2010 (Actual)**

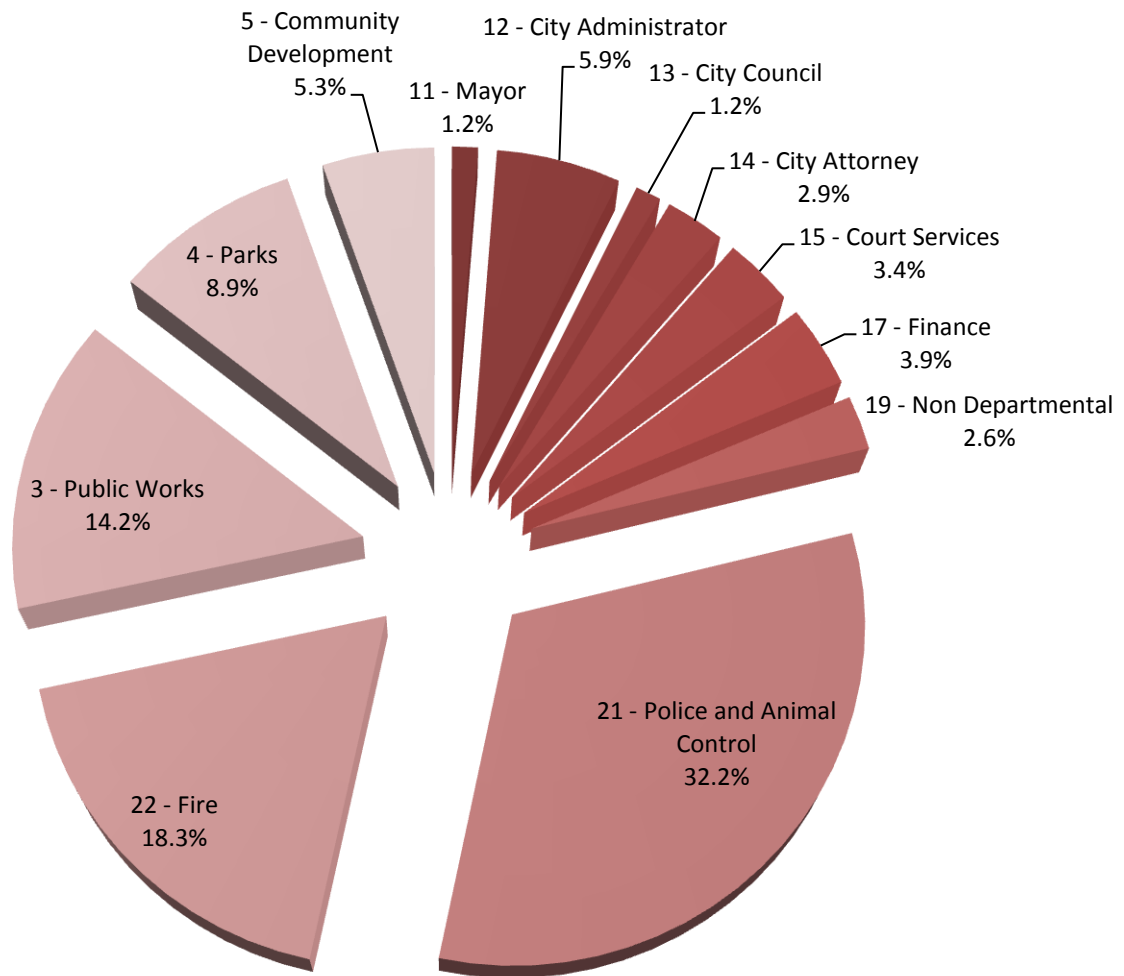


## Actual Expenses and Budgeted Dollars by Division 2010-2017



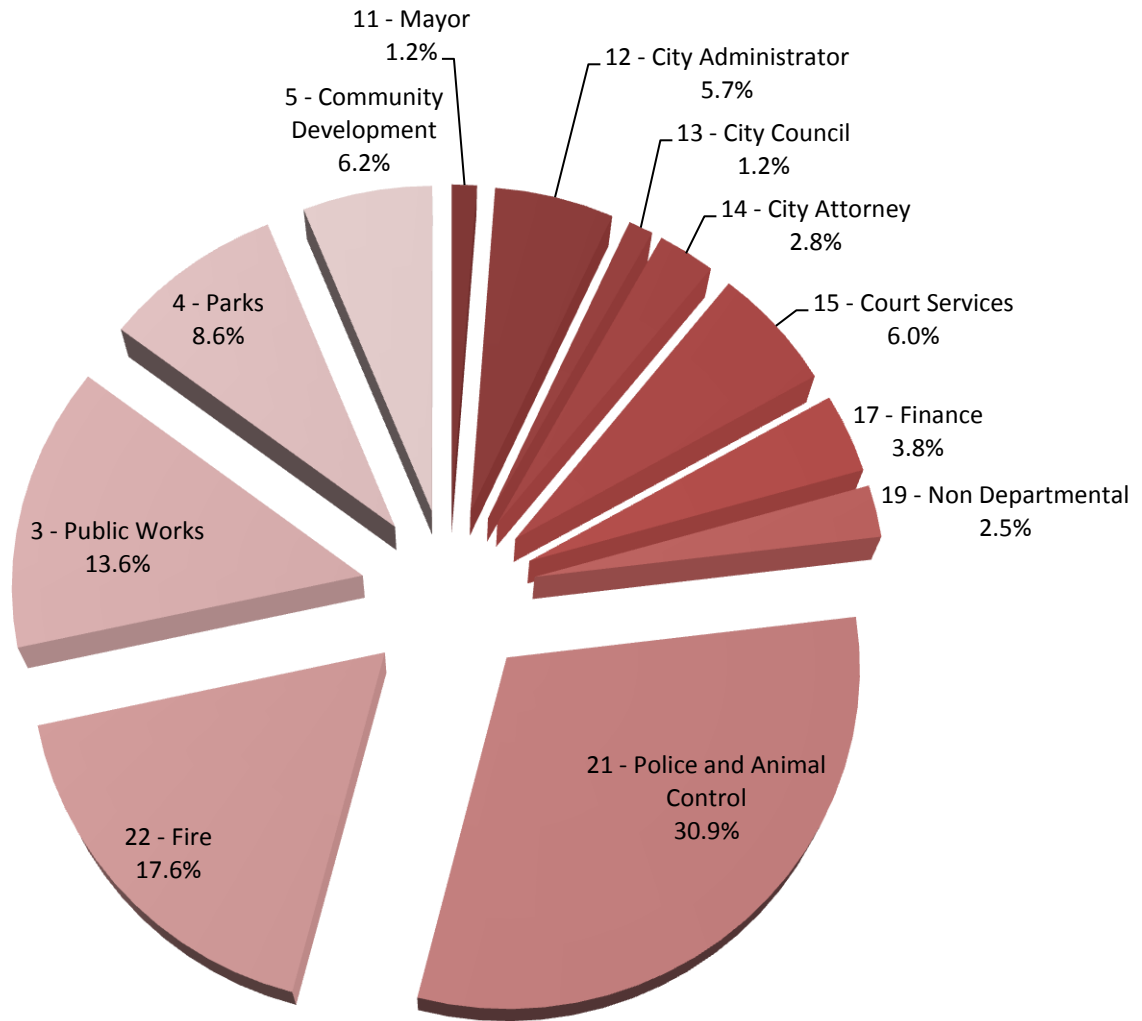
**2010 (Budgeted)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



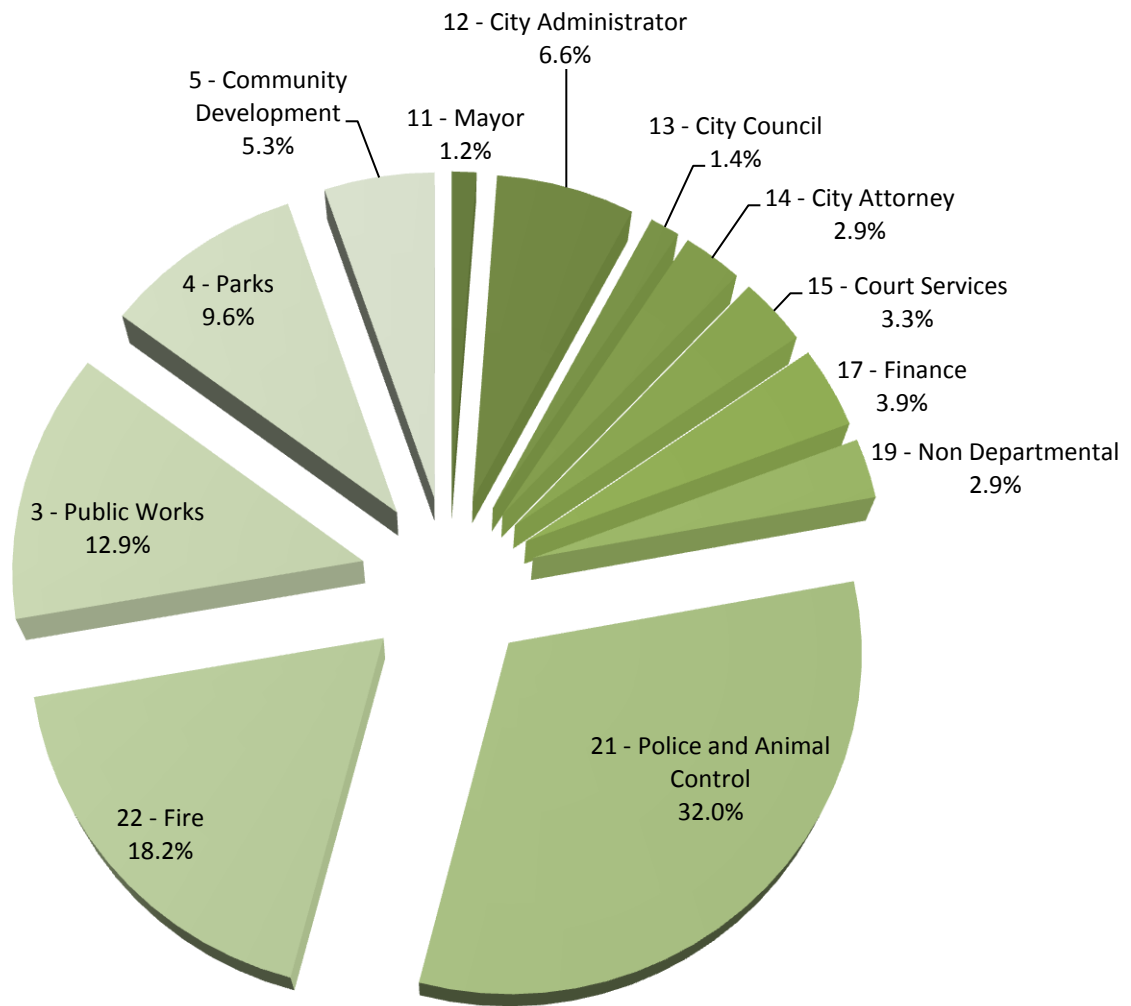
**2011 (Actual)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



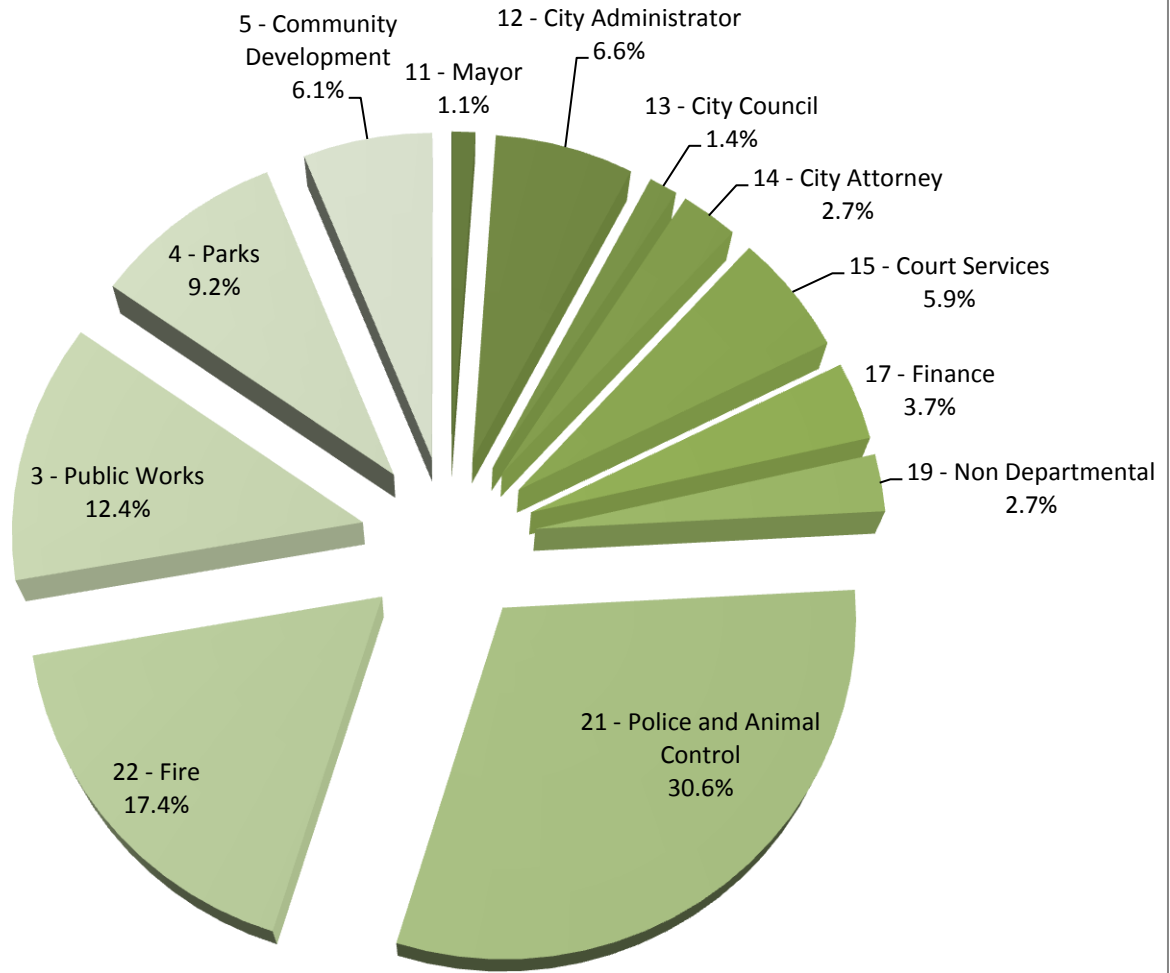
**2011 (Budgeted)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



**2012 (Actual)**

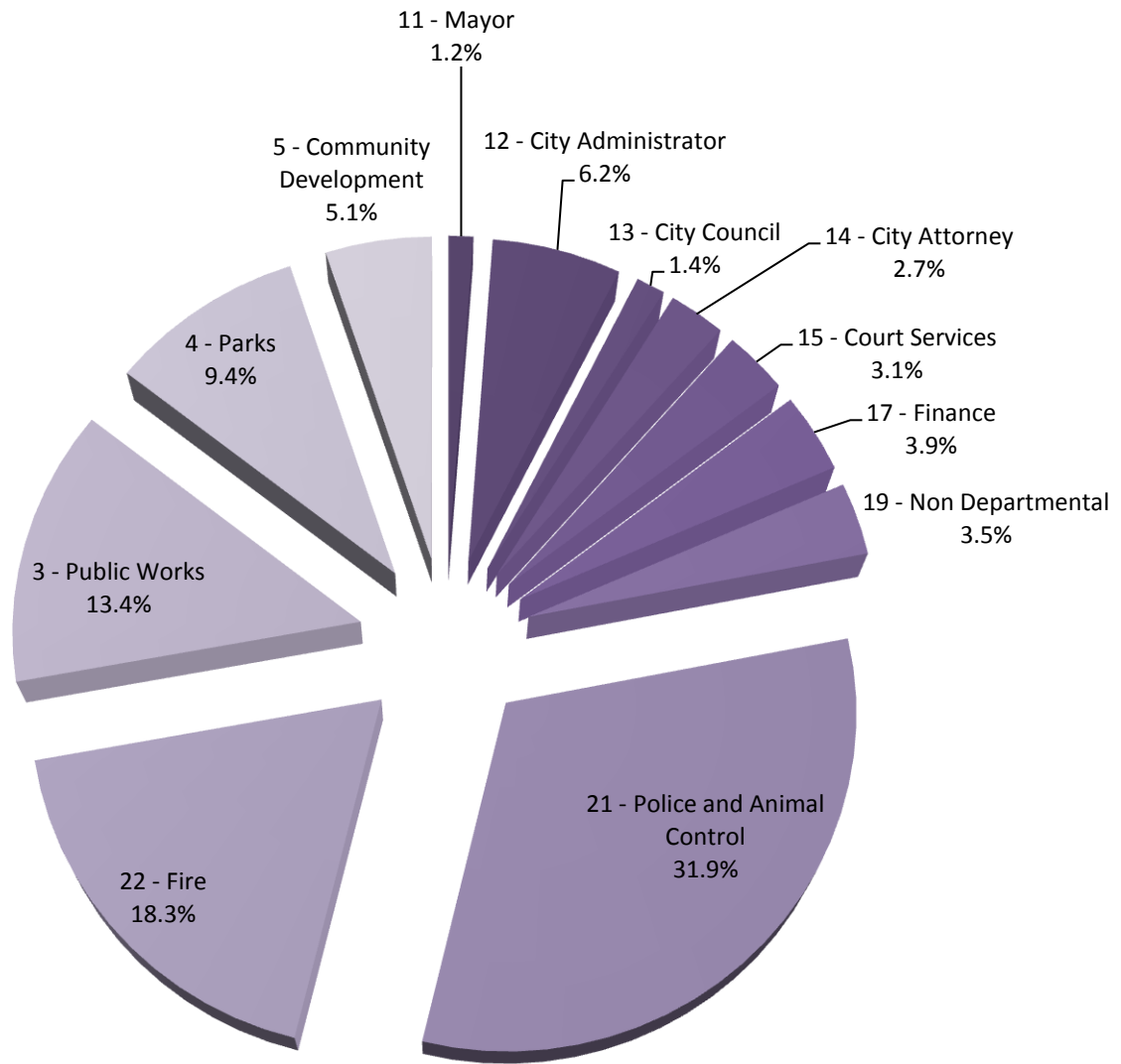
## Actual Expenses and Budgeted Dollars by Division 2010-2017



**2012 (Budgeted)**

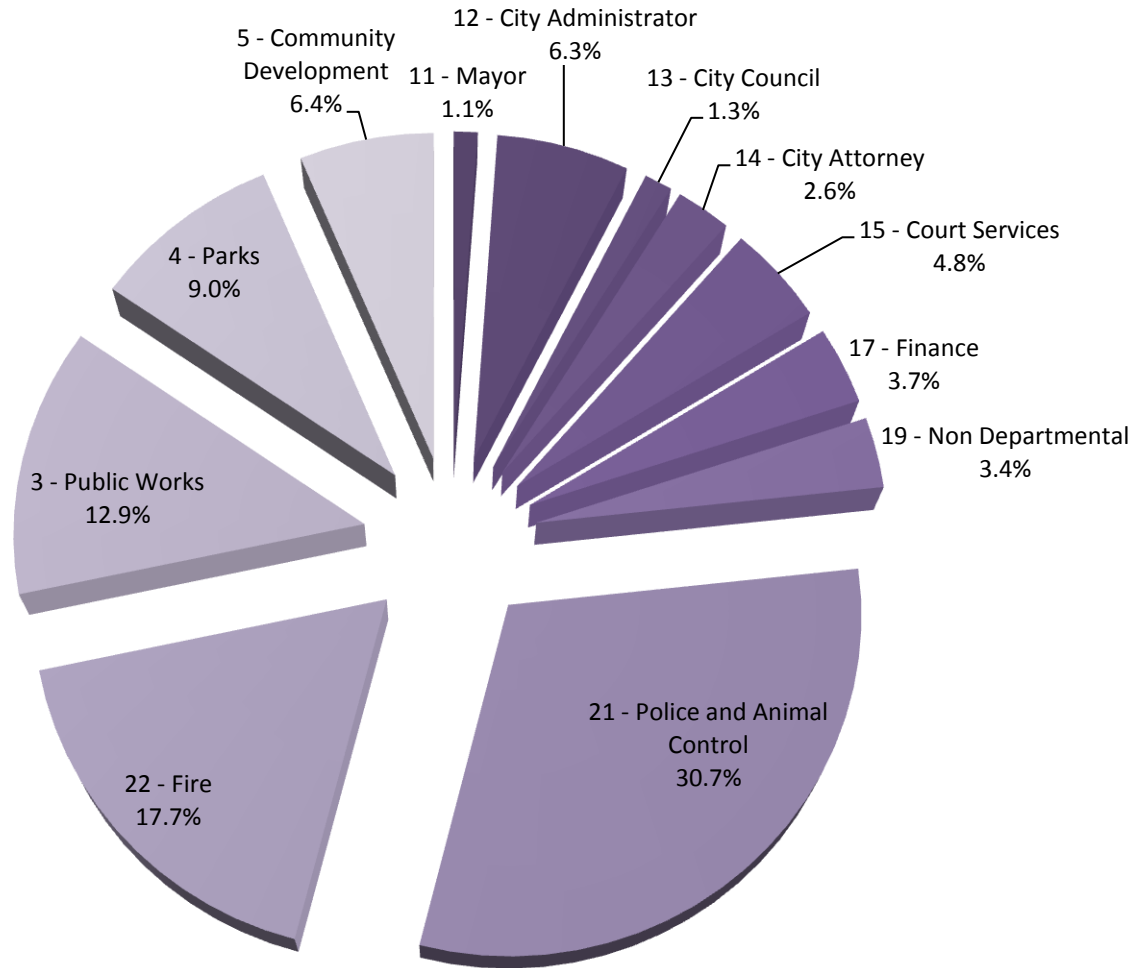


## Actual Expenses and Budgeted Dollars by Division 2010-2017



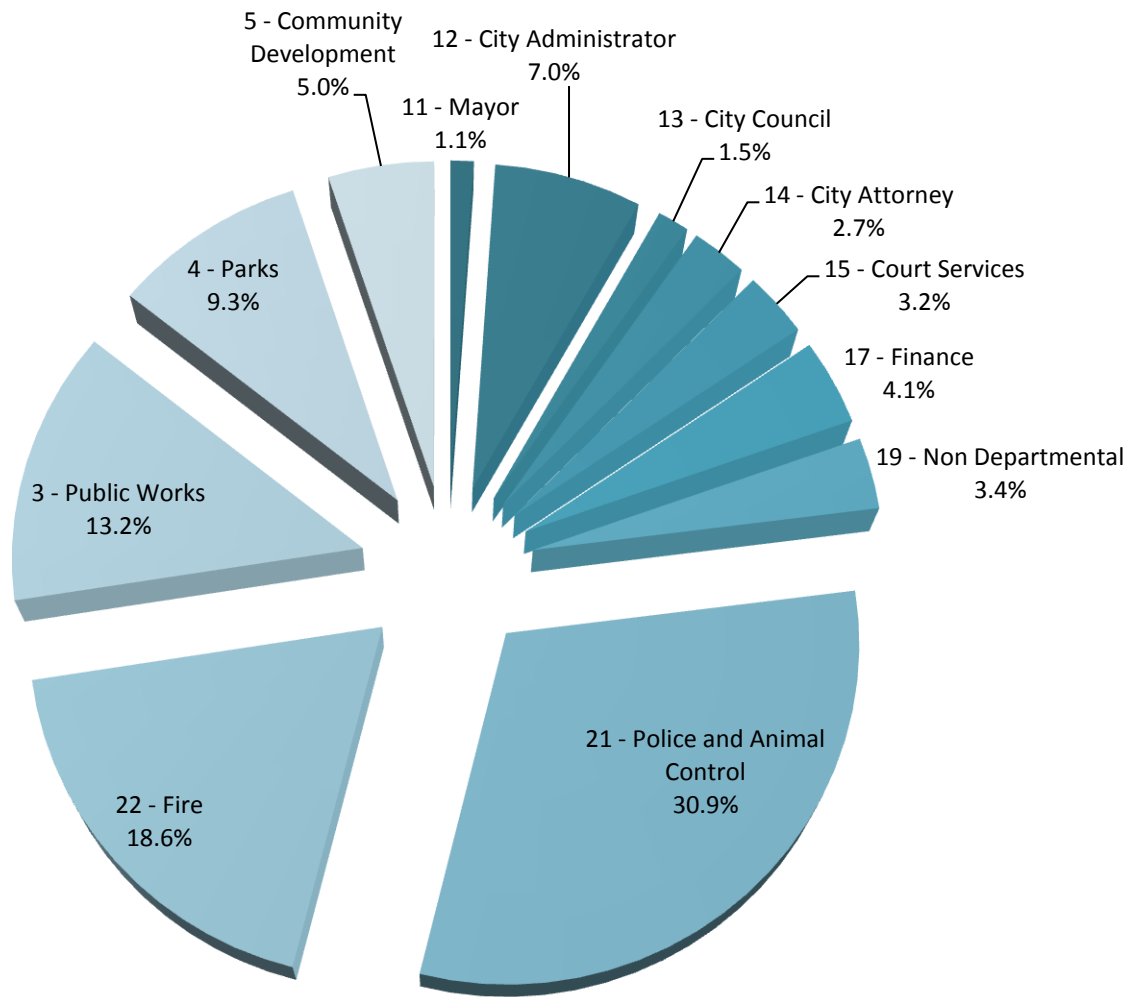
**2013 (Actual)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



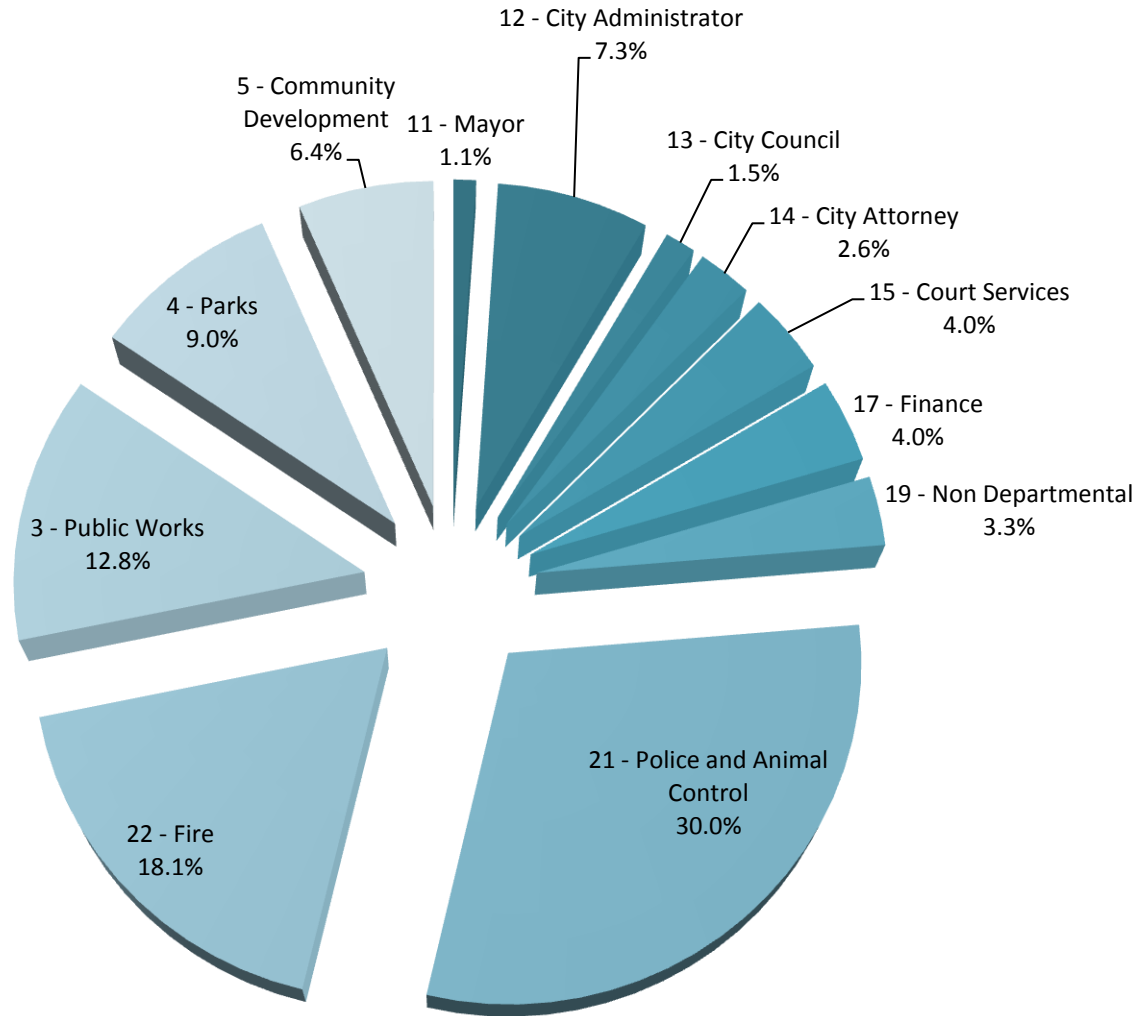
**2013 (Budgeted)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



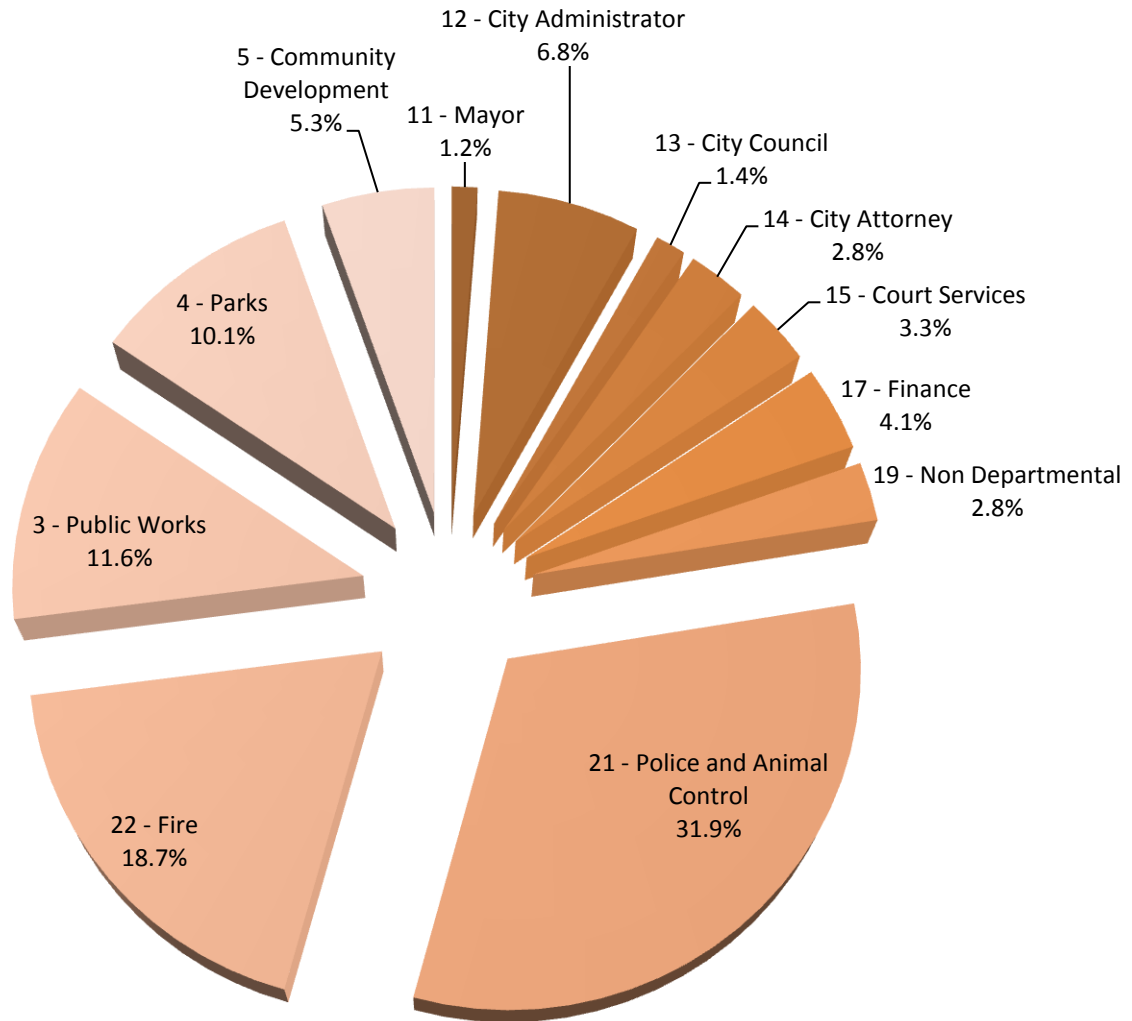
**2014 (Actual)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



**2014 (Budgeted)**

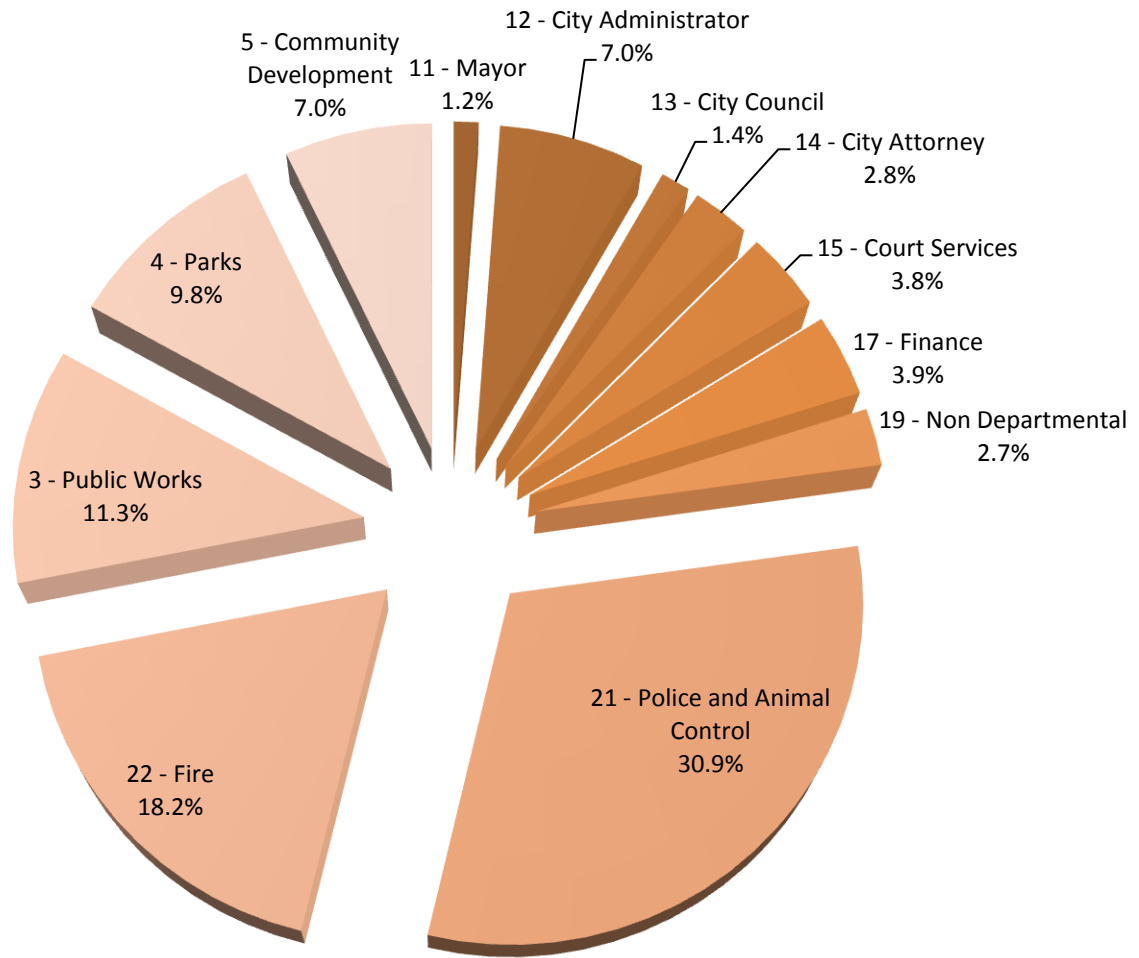
## Actual Expenses and Budgeted Dollars by Division 2010-2017



**2015 (Actual)**

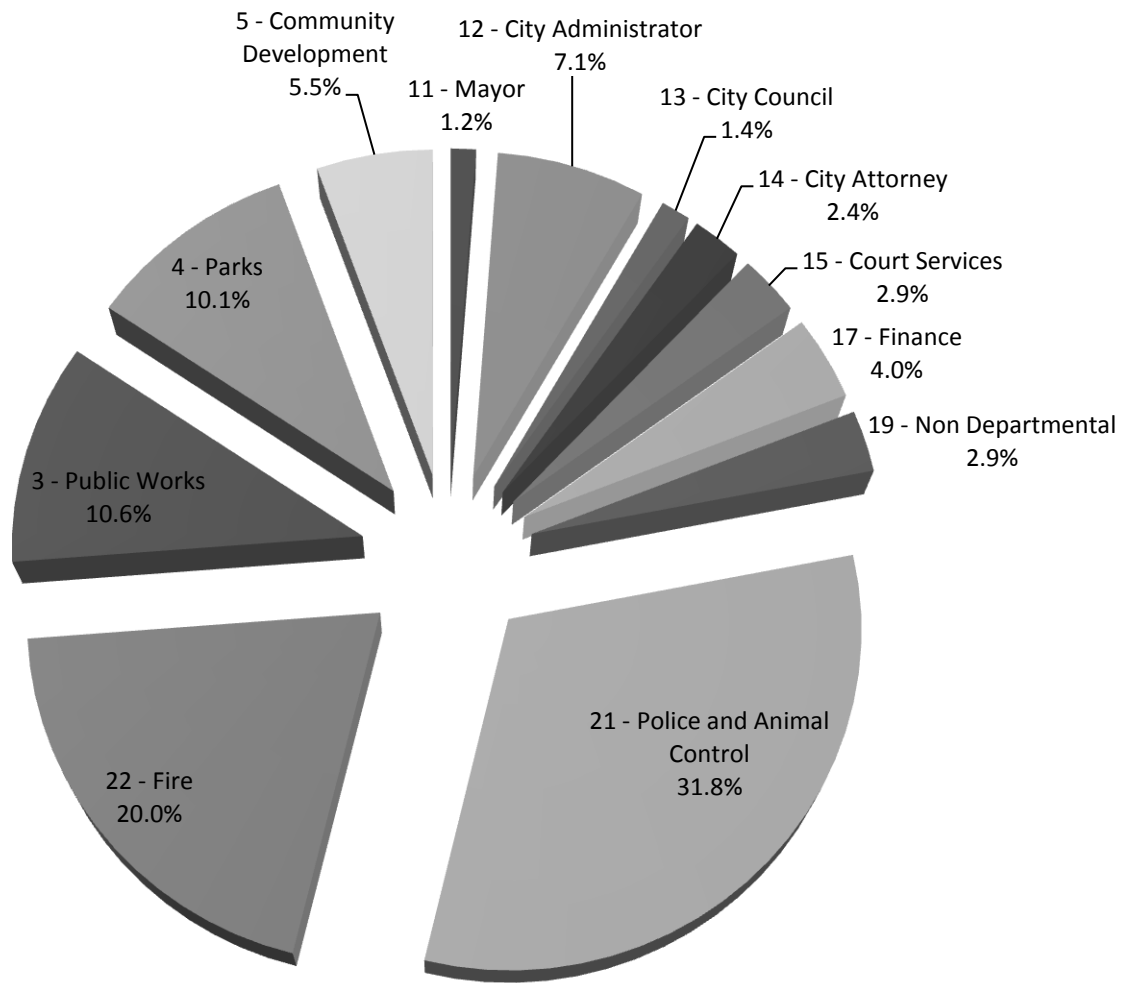


## Actual Expenses and Budgeted Dollars by Division 2010-2017



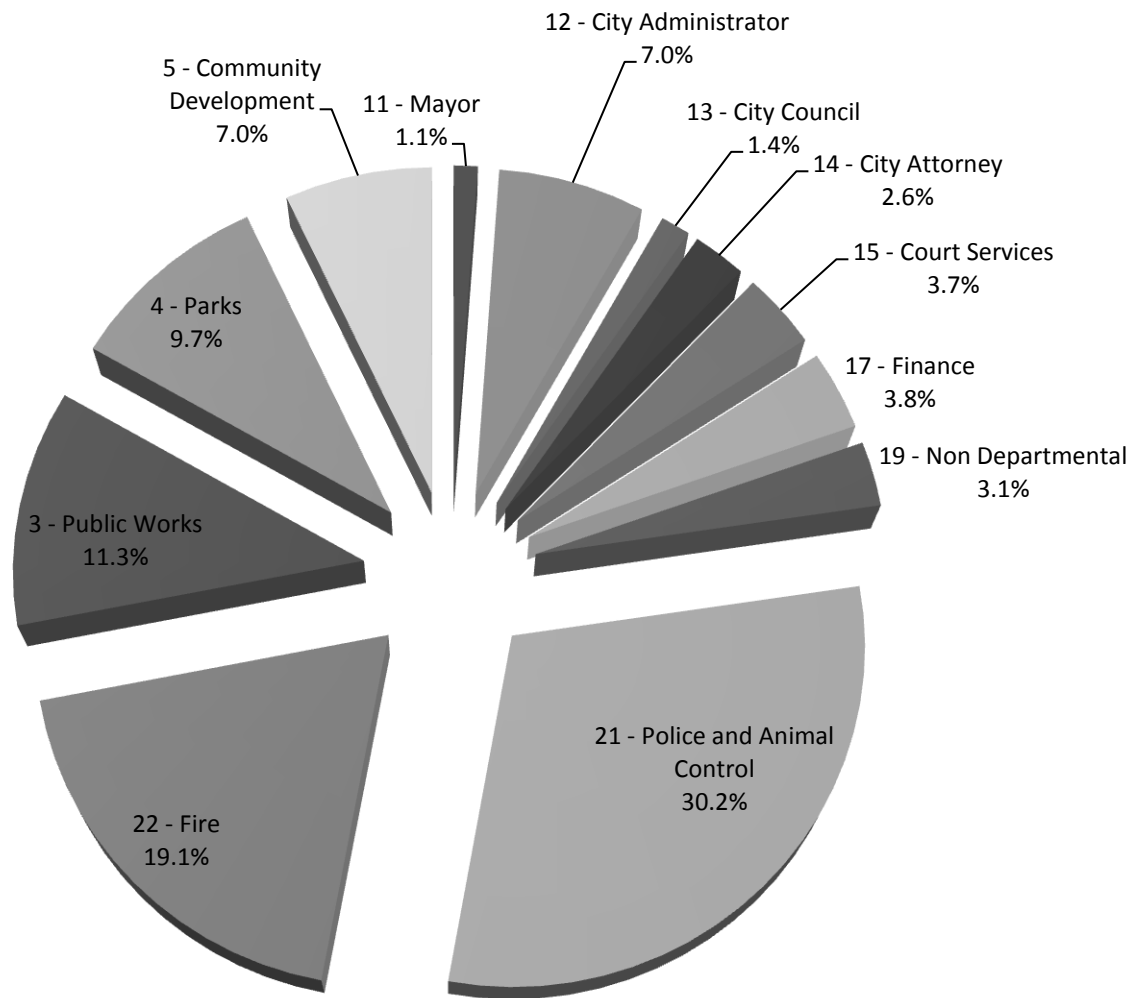
**2015 (Budgeted)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



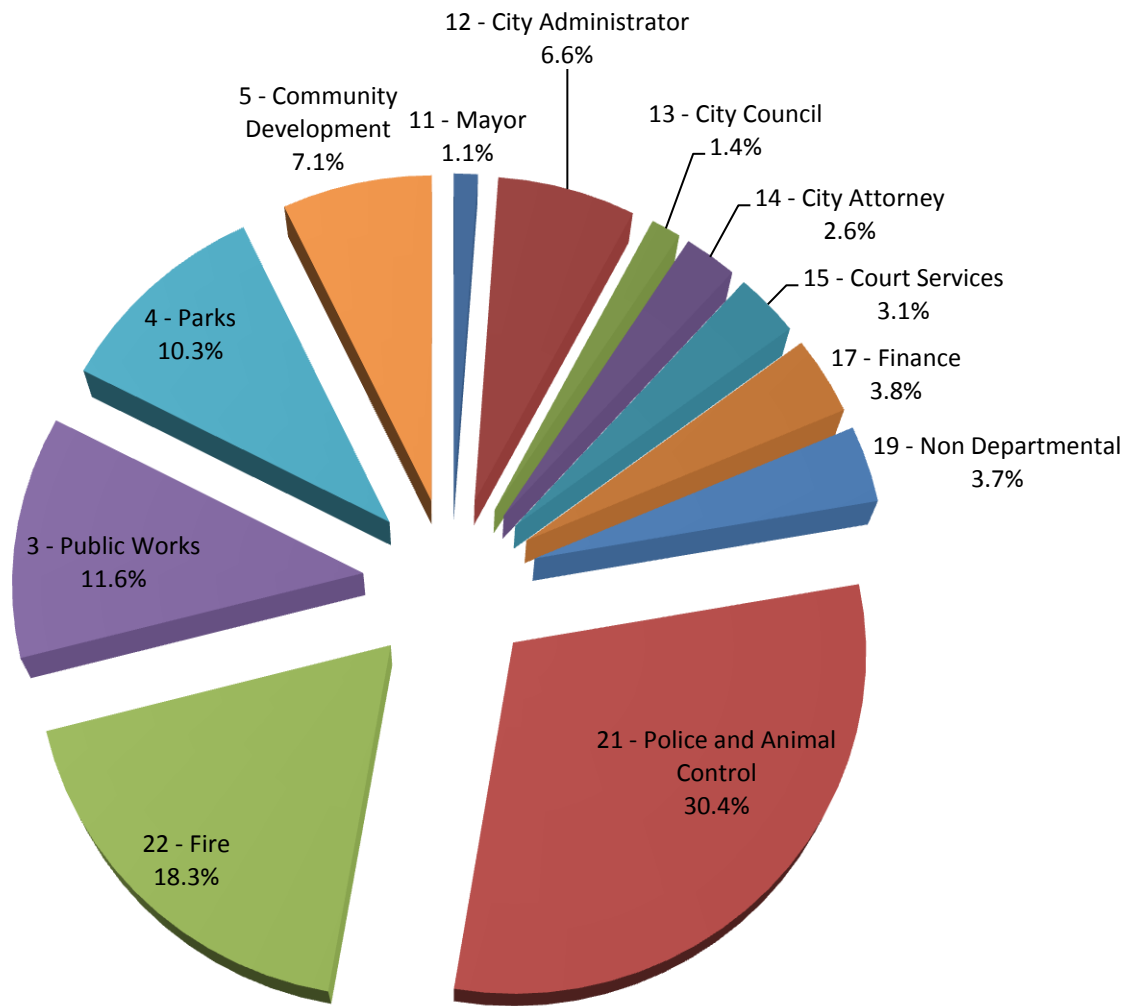
**2016 (Actual)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



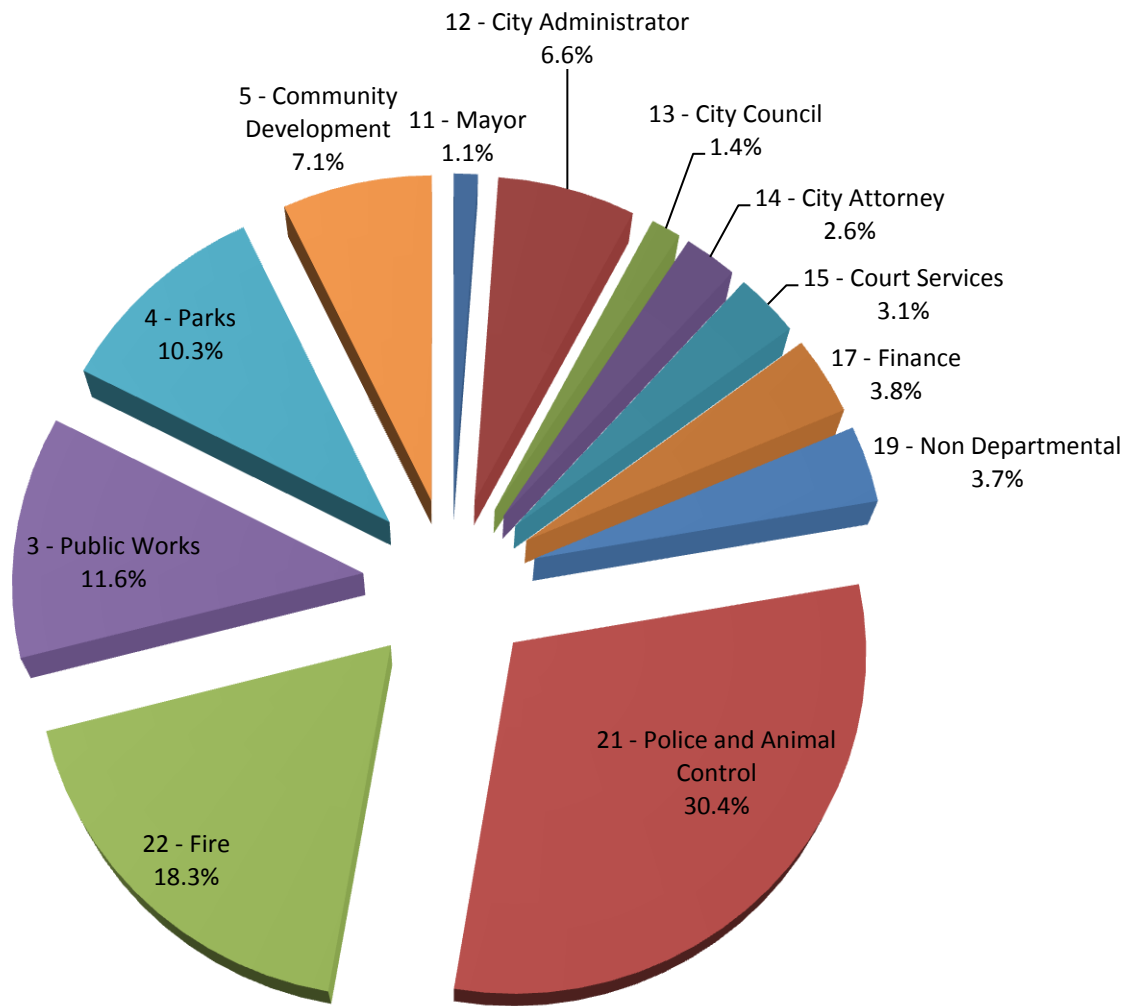
**2016 (Budgeted)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017



**2017 (Actual - Approved)**

## Actual Expenses and Budgeted Dollars by Division 2010-2017

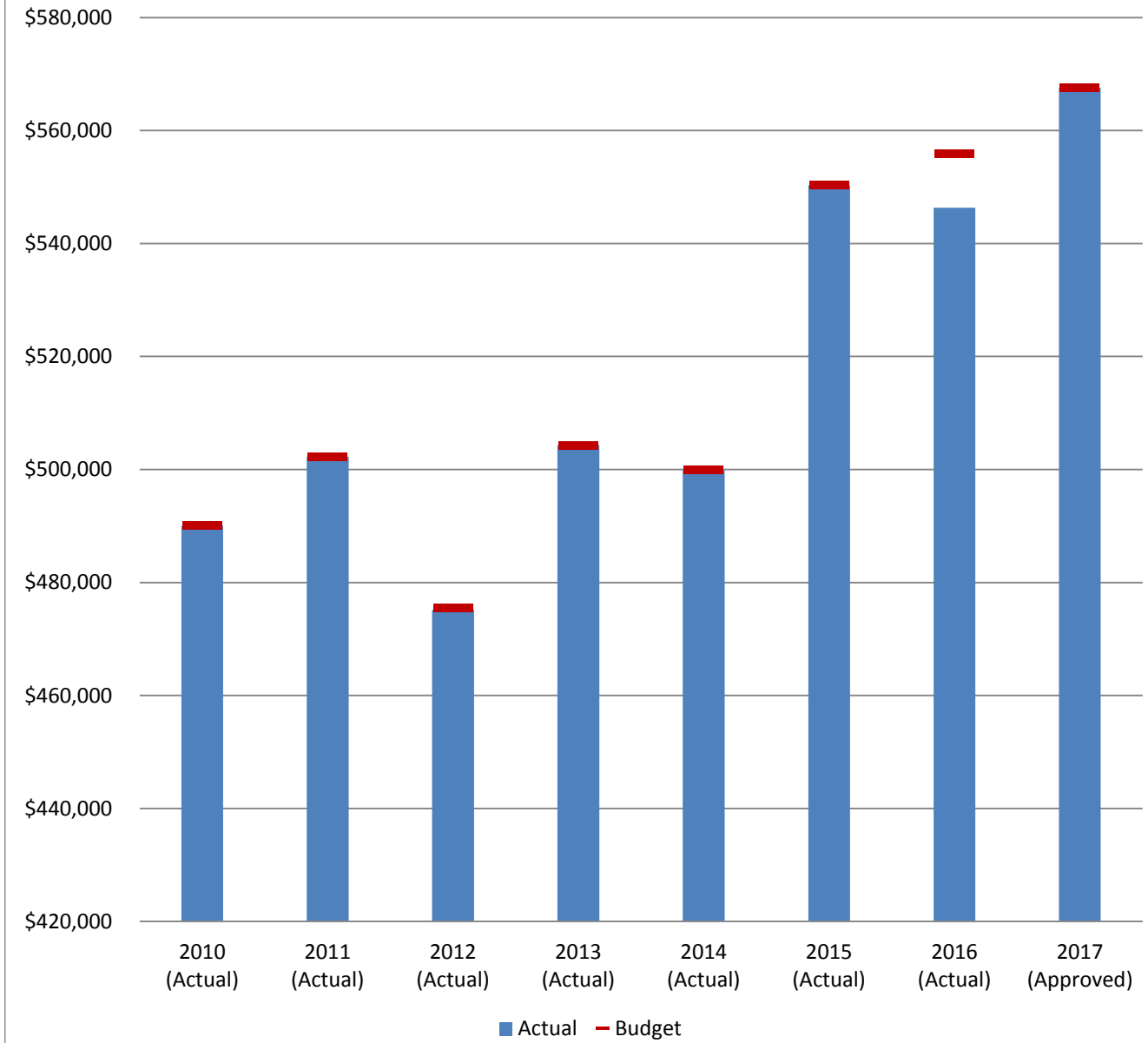


**2017 (Budgeted)**



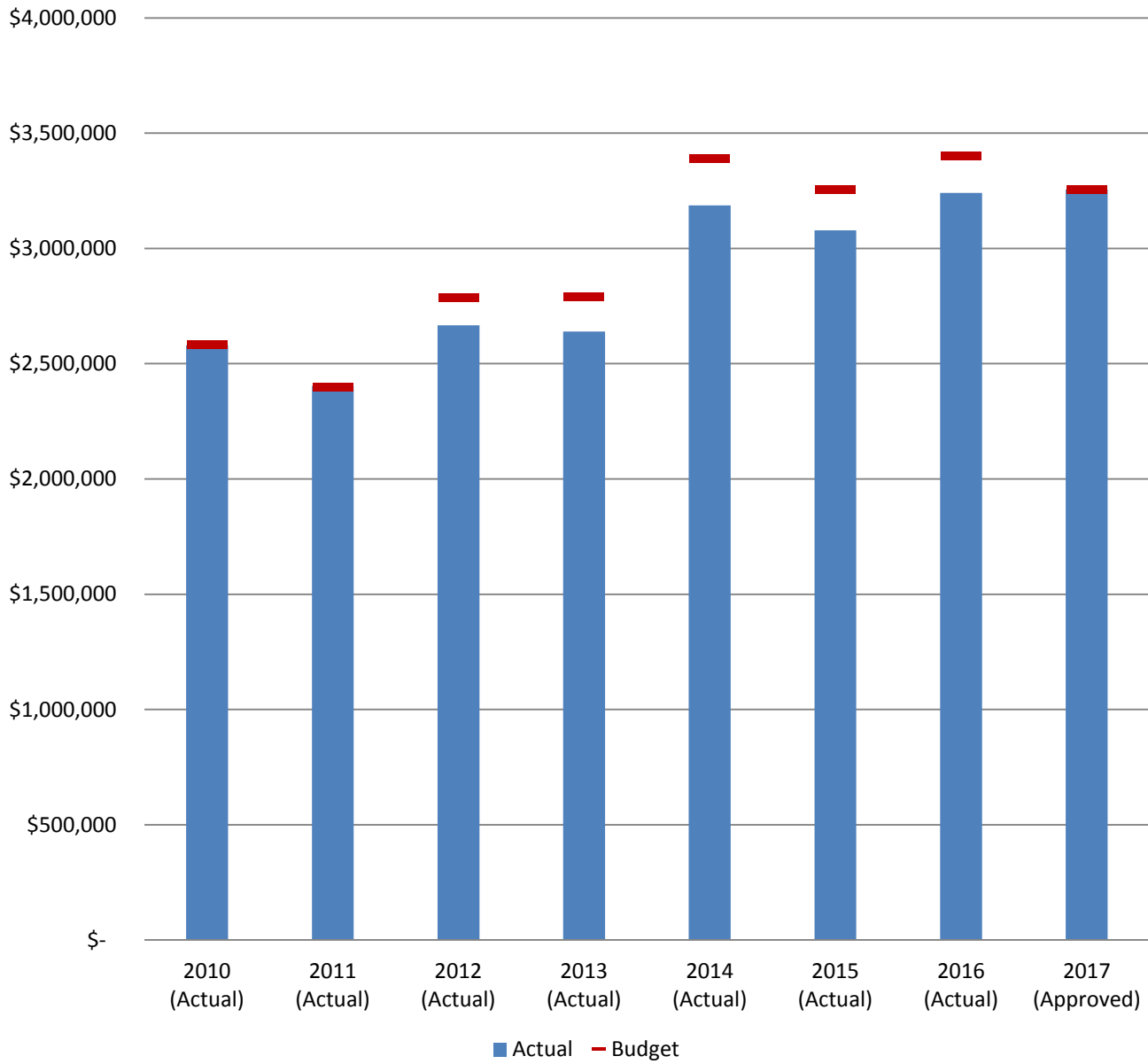
## Actual Expenses vs. Budgeted Dollars 2010-2017

### 11 - Mayor

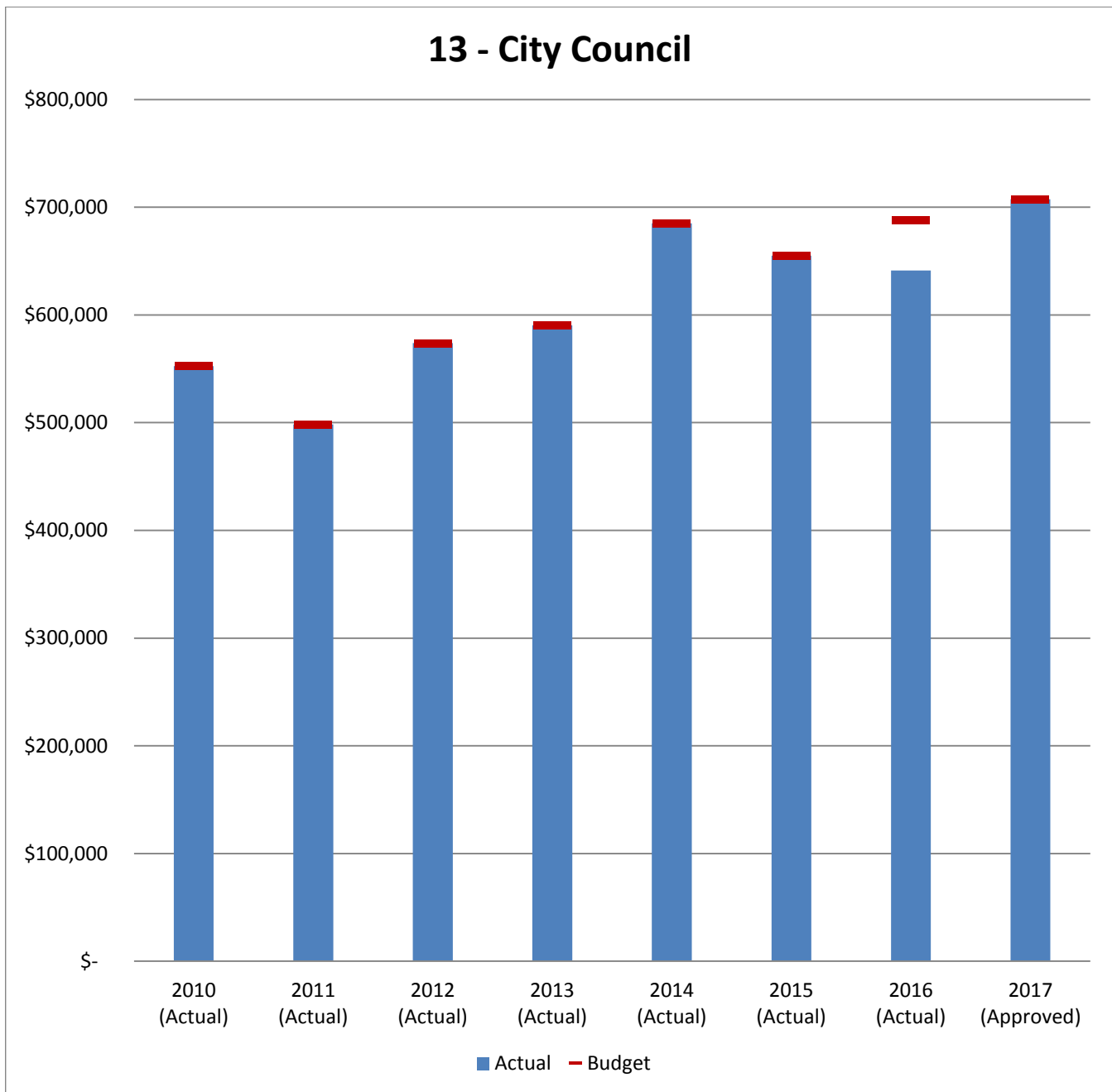


## Actual Expenses vs. Budgeted Dollars 2010-2017

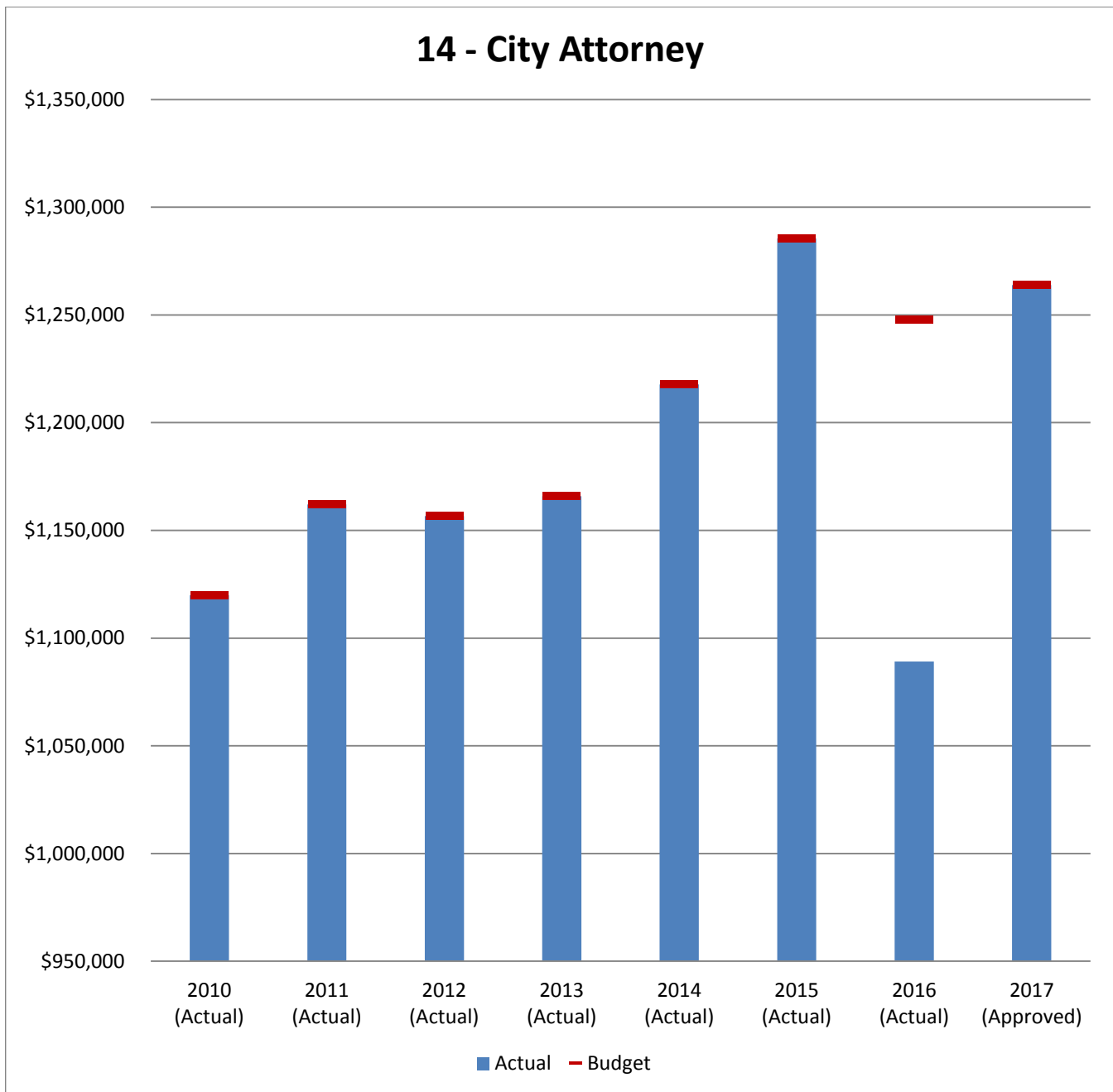
### 12 - City Administrator



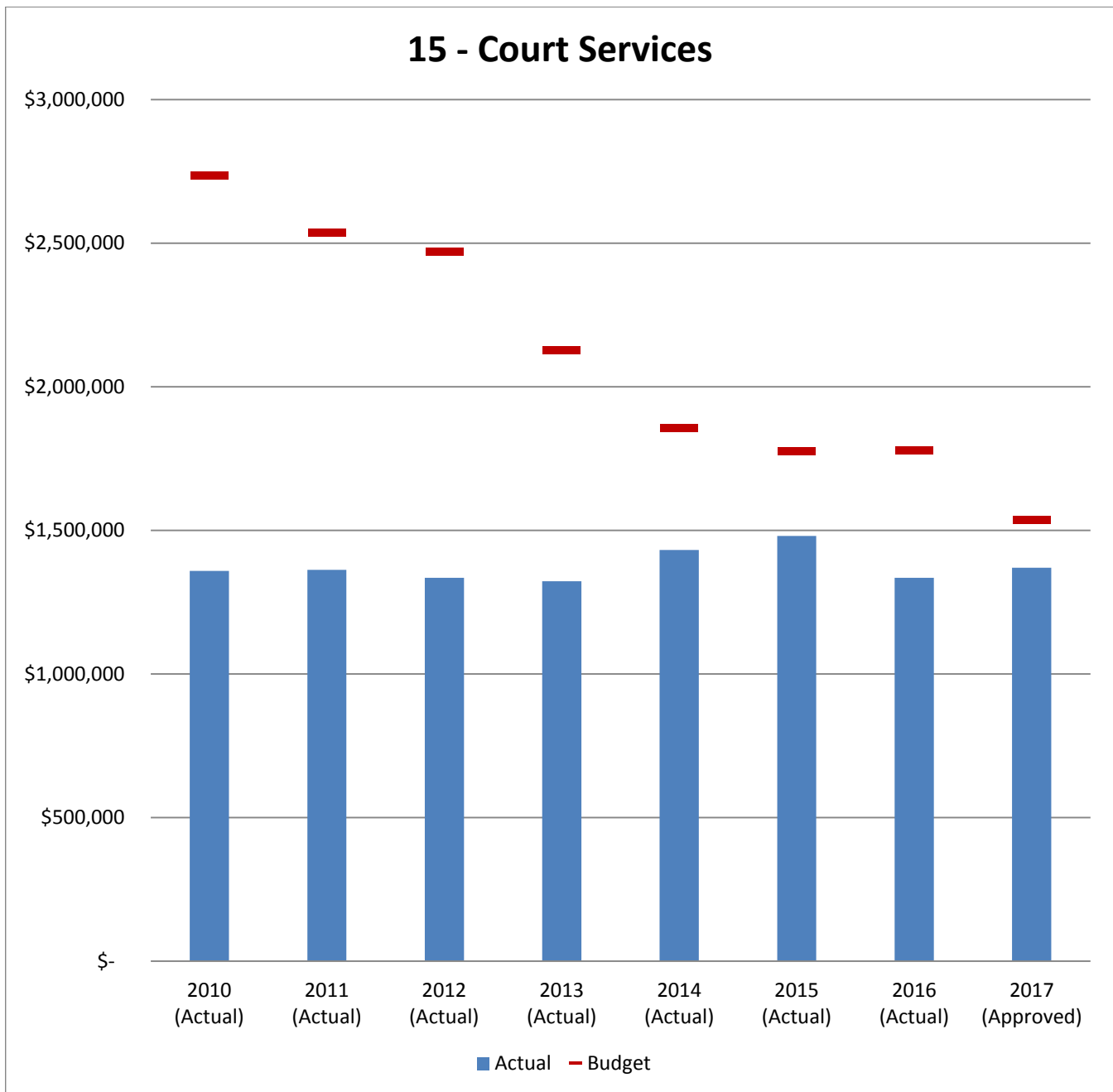
## Actual Expenses vs. Budgeted Dollars 2010-2017



## Actual Expenses vs. Budgeted Dollars 2010-2017

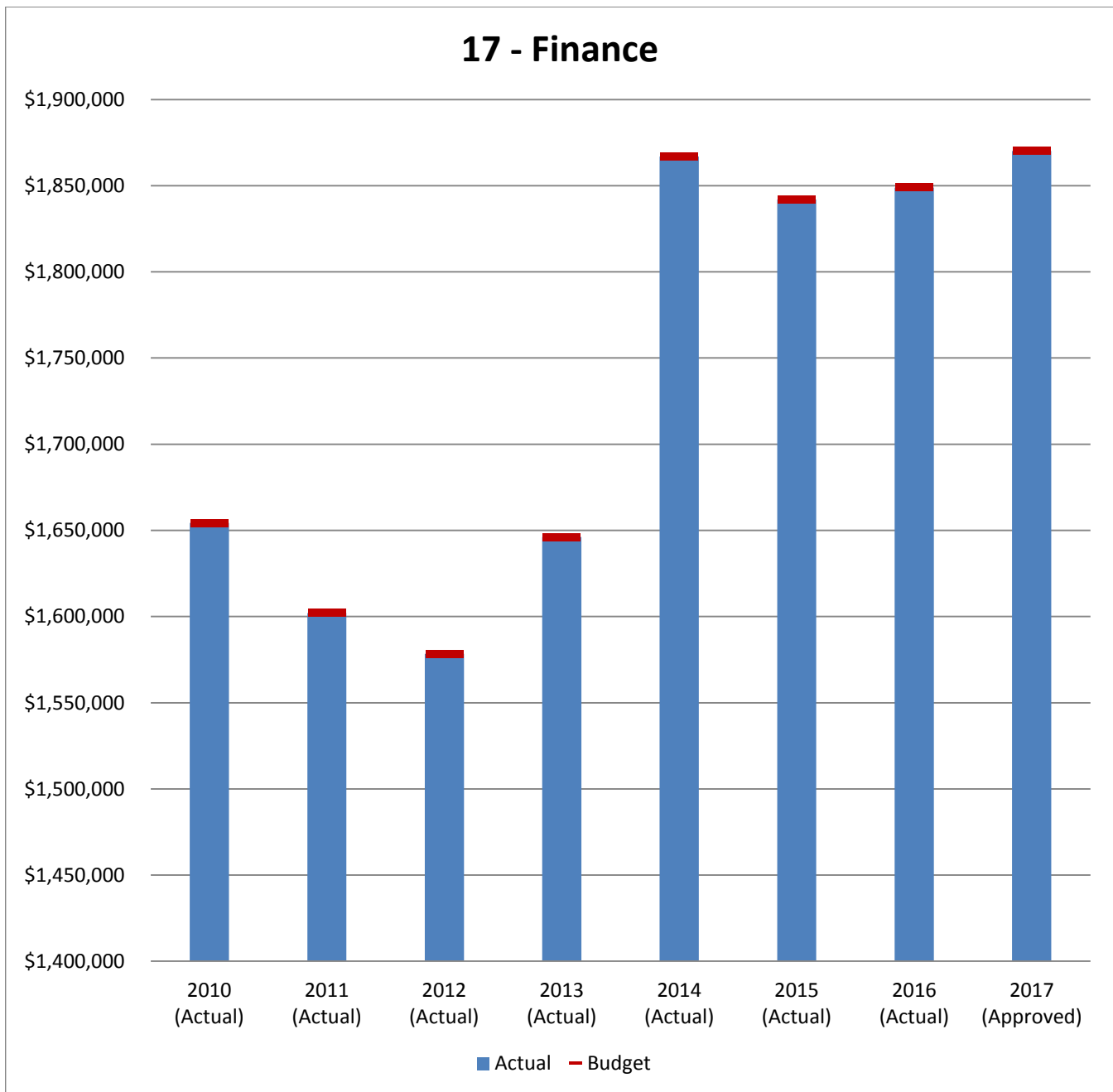


## Actual Expenses vs. Budgeted Dollars 2010-2017



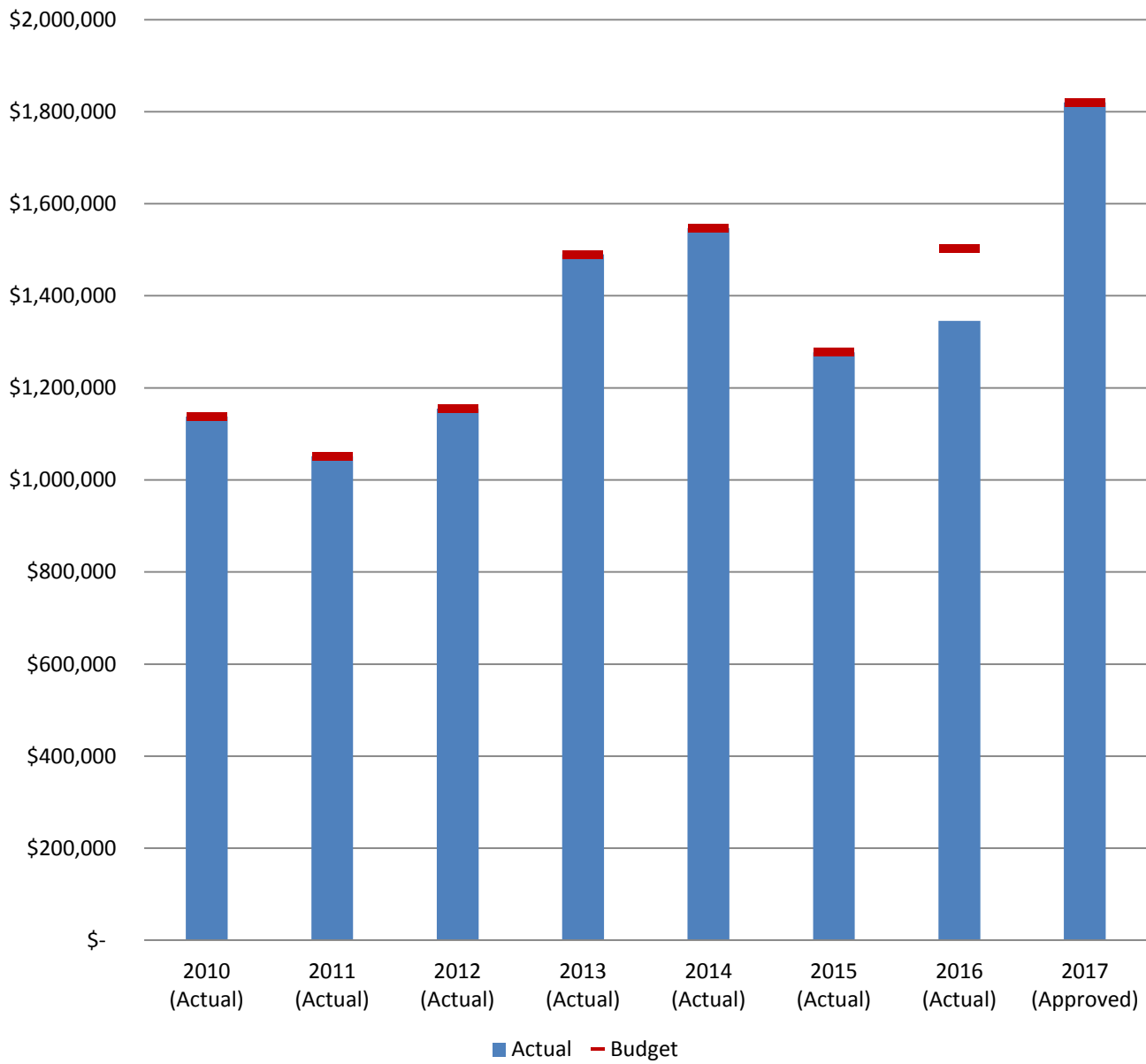


## Actual Expenses vs. Budgeted Dollars 2010-2017



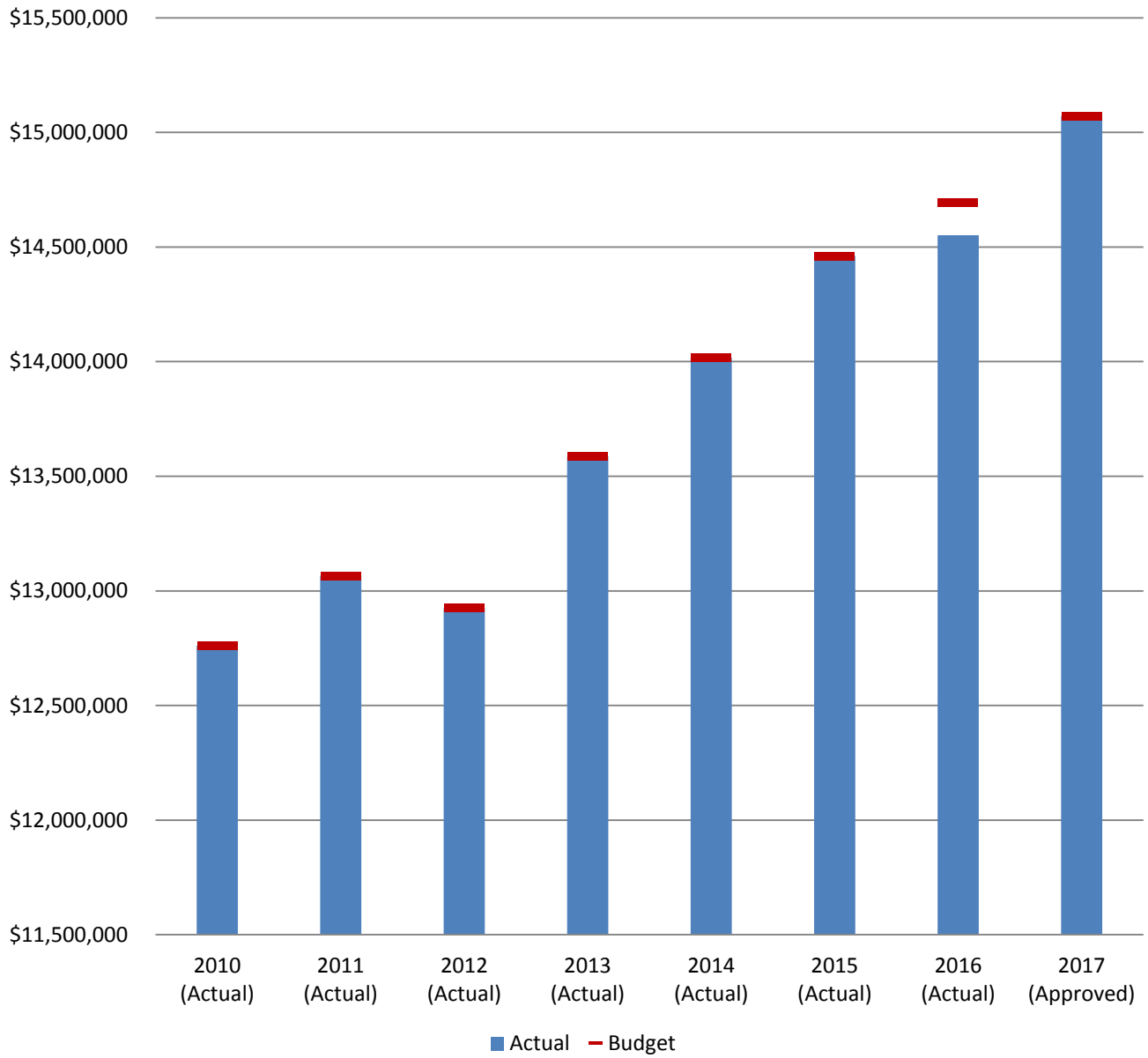
## Actual Expenses vs. Budgeted Dollars 2010-2017

### 19 - Non Departmental

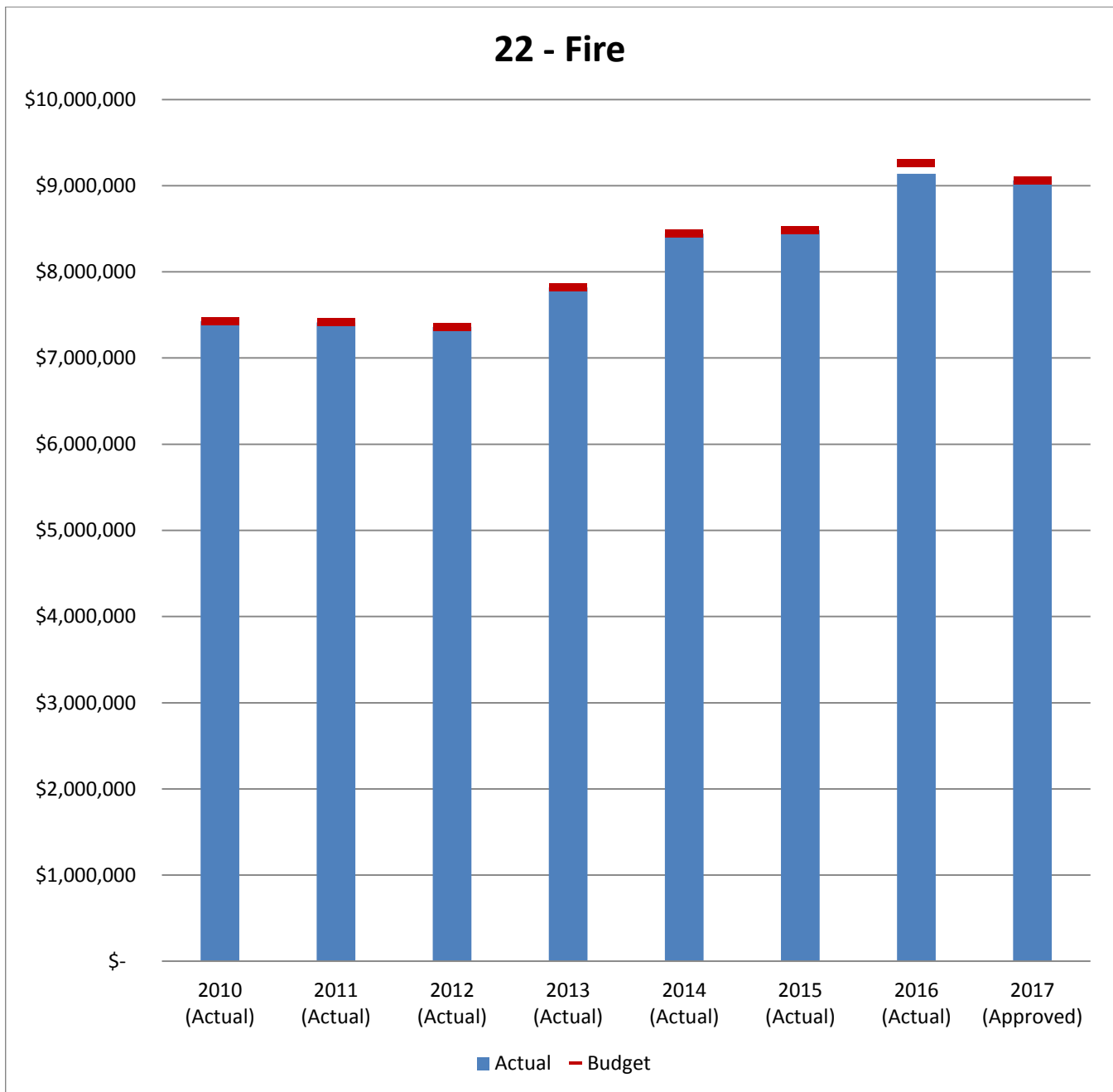


## Actual Expenses vs. Budgeted Dollars 2010-2017

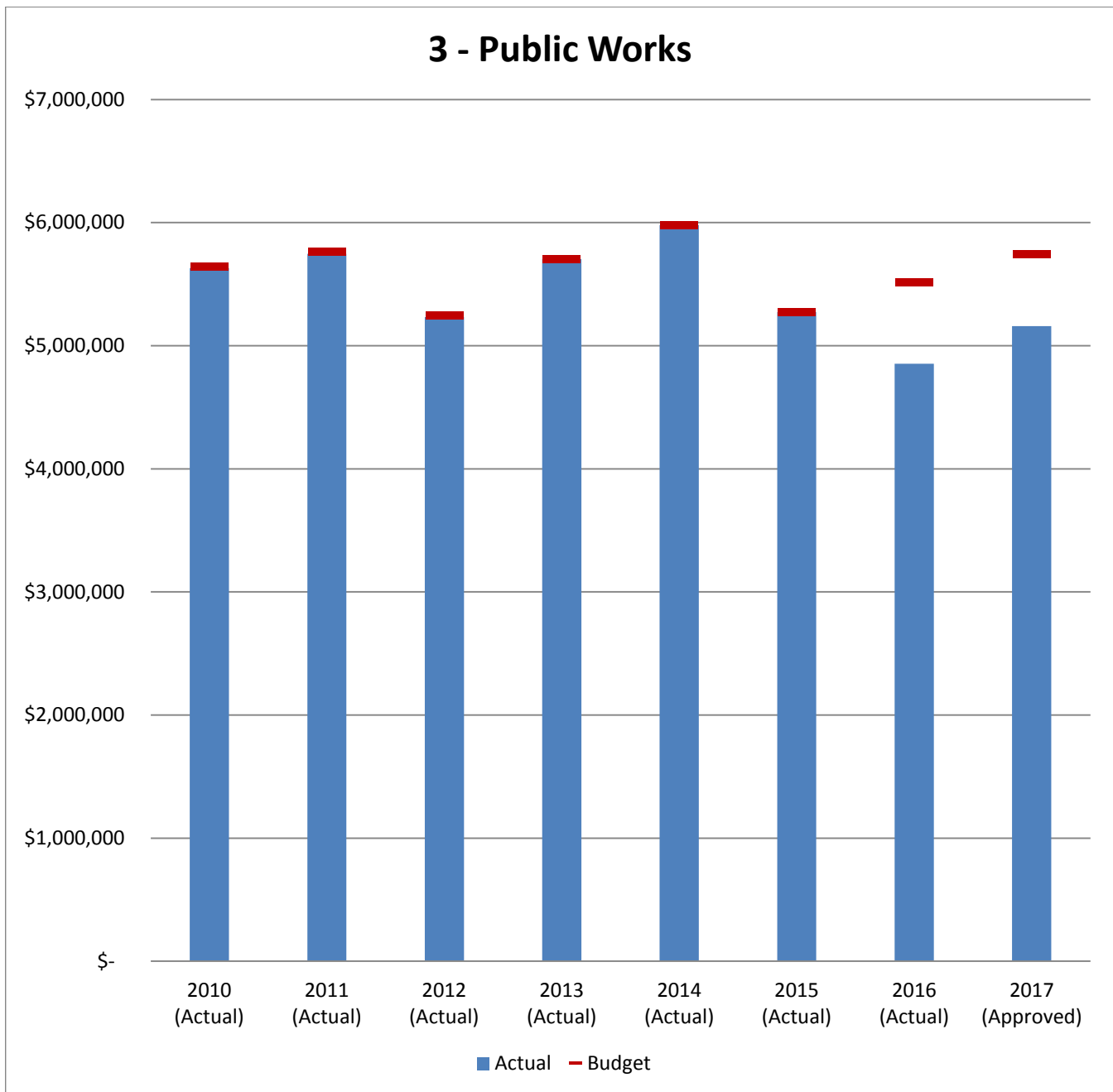
### 21 - Police/Animal Control



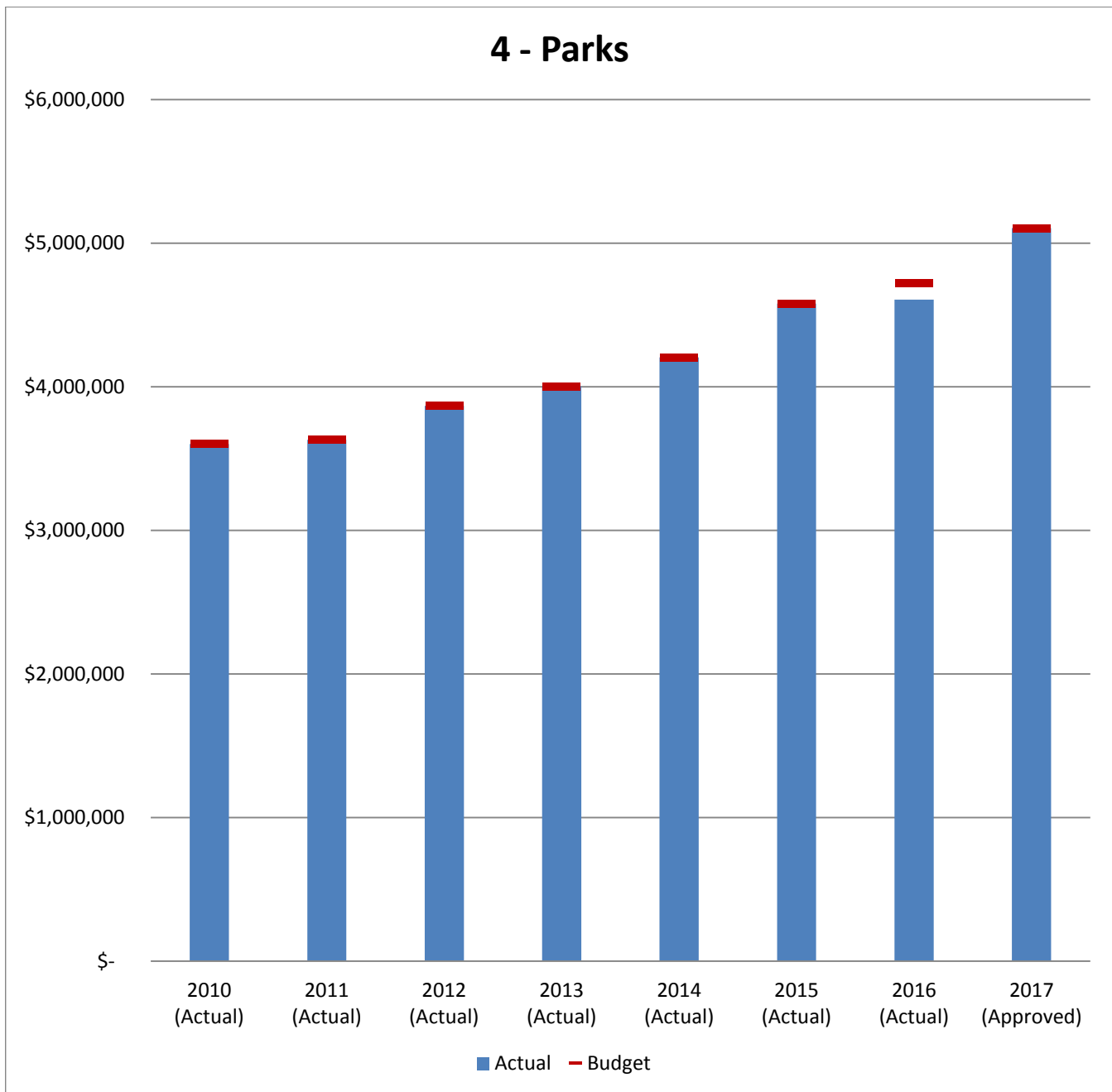
## Actual Expenses vs. Budgeted Dollars 2010-2017



## Actual Expenses vs. Budgeted Dollars 2010-2017



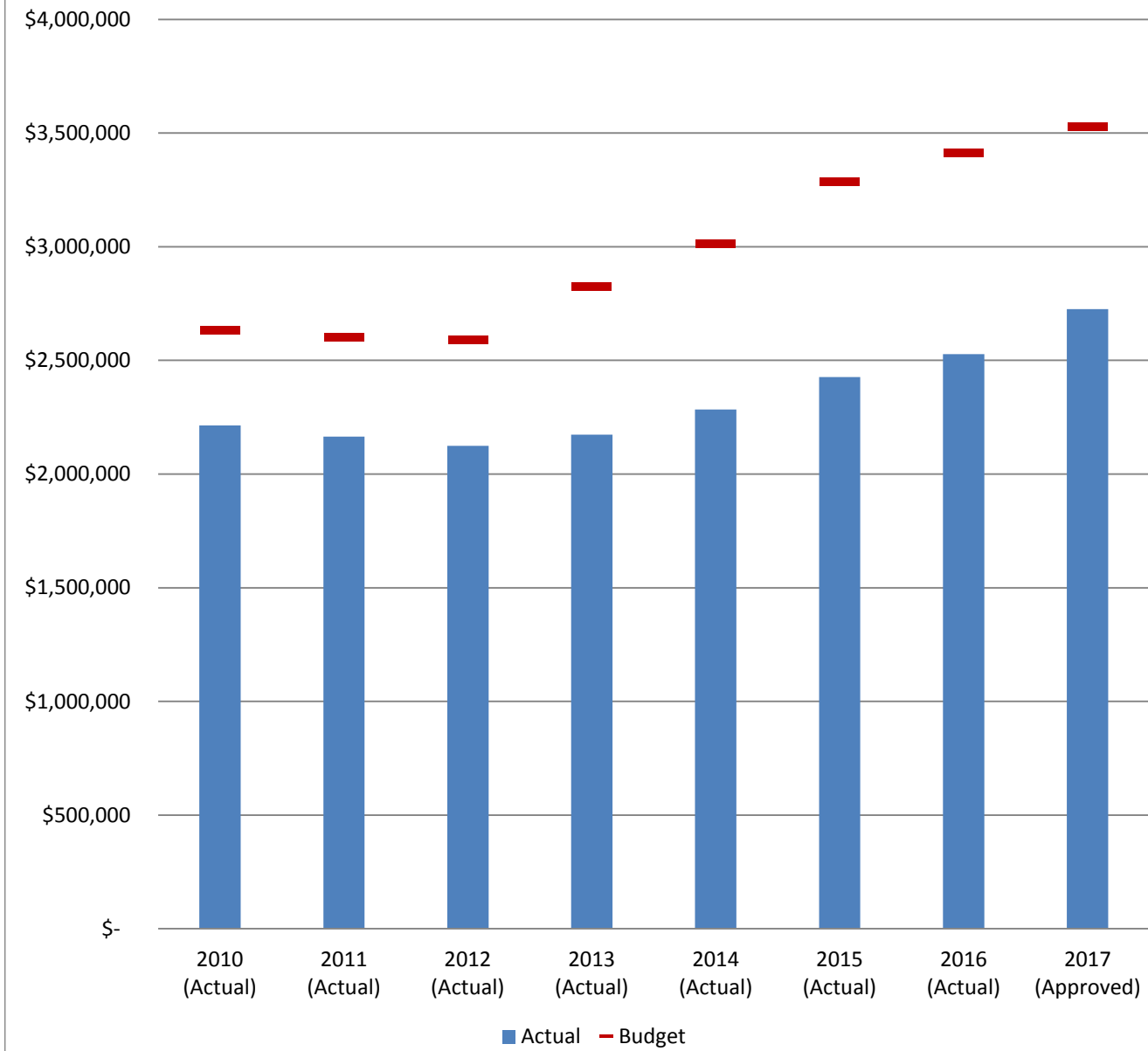
## Actual Expenses vs. Budgeted Dollars 2010-2017



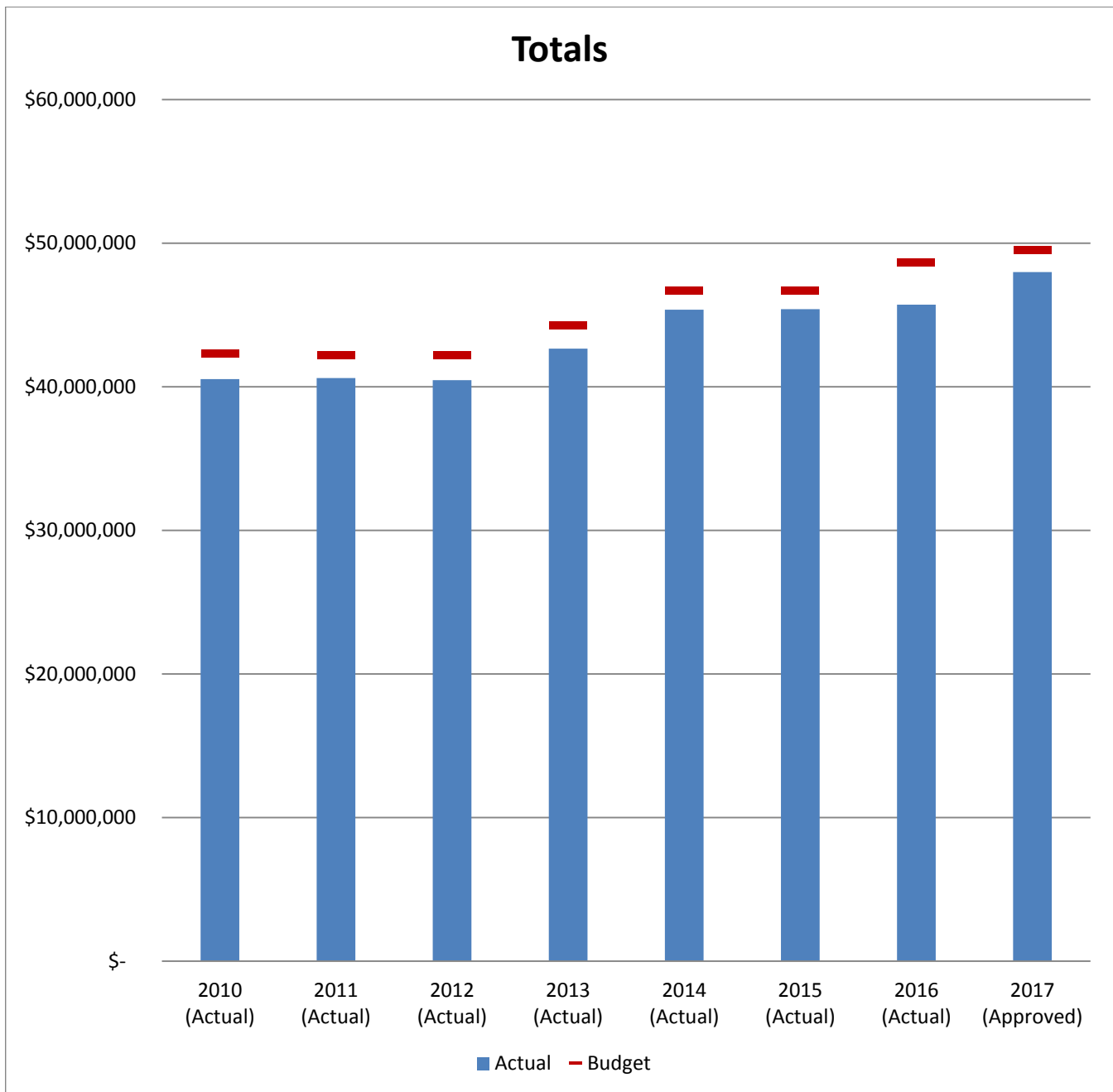


## Actual Expenses vs. Budgeted Dollars 2010-2017

### 5 - Community Dev.



## Actual Expenses vs. Budgeted Dollars 2010-2017





# Sandy City, Utah

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

## Staff Report

---

File #: 17-155, Version: 1

Date: 6/13/2017

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### Agenda Item Title

Finance Department recommending the City Council adopt Resolution #17-30C adopting the Sandy Boys & Girls Club budget appropriation within the General Fund Budget for FY 2018

### Presenter

Brian Kelley

### Recommended Action and/or Suggested Motion:

Motion to adopt Resolution #17-30C

## *RESOLUTION #17-30 C*

A RESOLUTION OF SANDY CITY ADOPTING THE SANDY BOYS & GIRLS CLUB BUDGET APPROPRIATION (\$113,254) WITHIN THE GENERAL FUND BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018.

WHEREAS, on April 25, 2017, the City Council of Sandy City received the Mayor's tentative budget for each fund of the City, as provided in Utah Code Section 10-6-111; and

WHEREAS, on April 25, 2017, the City Council adopted by Resolution #17-18 C, the tentative budget for the coming fiscal year, for purposes of further review, and set public hearing for June 6, 2017 and to consider a final adoption of the budget; and

WHEREAS, at least seven days notice of said public hearing was published in a newspaper of general circulation within Sandy City in compliance with Utah Code Section 10-6-113; and

WHEREAS, each tentative budget and all supporting schedules and data have been held as a public record in the office of the City Recorder and City Finance Director, available for public inspection for a period of at least 10 days prior to the date of this resolution; and

WHEREAS, on June 6, 2017, a public hearing was held on adoption of said budget, at which time all interested persons in attendance were given the opportunity to be heard, for or against, the estimates of revenue and expenditures of any item in the tentative budget of any fund; and

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

### BUDGET ADOPTED

1. The Sandy Boys & Girls Club budget appropriation is hereby adopted for use by Sandy City during the fiscal year 2017-2018.

### CERTIFYING AND FILING

2. The Budget Officer of the City is directed to certify a copy of the final budget for each fund and file the same:

- a. In the office of the City Recorder or City Finance Director to be available to the public during regular business hours; and
- b. With the State Auditor within 30 days after adoption.

*RESOLUTION #17-30 C*

PASSED by the City Council of Sandy City, Utah, this \_\_\_\_\_ day of June, 2017.

\_\_\_\_\_  
Stephen P. Smith, Chair  
Sandy City Council

ATTEST:

\_\_\_\_\_  
CITY RECORDER

RECORDED this \_\_\_\_\_ day of June, 2017.



# Sandy City, Utah

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

## Staff Report

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File #: 17-161, Version: 1

Date: 6/13/2017

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Agenda Item Title

Finance Department recommending the City Council adopt Resolution #17-35C adopting the Water Fund Subsidy Transfer within the Water Fund Budget for FY 2018

Presenter

Brian Kelley

Recommended Action and/or Suggested Motion:

Motion to adopt Resolution #17-35C



## *RESOLUTION #17-35 C*

A RESOLUTION OF SANDY CITY ADOPTING THE WATER FUND  
SUBSIDY TRANSFER (\$1,284,000) WITHIN THE WATER FUND BUDGET  
FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE  
30, 2018.

WHEREAS, on April 25, 2017, the City Council of Sandy City received the Mayor's tentative budget for each fund of the City, as provided in Utah Code Section 10-6-111; and

WHEREAS, on April 25, 2017, the City Council adopted by Resolution #17-18 C, the tentative budget for the coming fiscal year, for purposes of further review, and set public hearing for June 6, 2017 and to consider a final adoption of the budget; and

WHEREAS, at least seven days notice of said public hearing was published in a newspaper of general circulation within Sandy City in compliance with Utah Code Section 10-6-113; and

WHEREAS, each tentative budget and all supporting schedules and data have been held as a public record in the office of the City Recorder and City Finance Director, available for public inspection for a period of at least 10 days prior to the date of this resolution; and

WHEREAS, on June 6, 2017, a public hearing was held on adoption of said budget, at which time all interested persons in attendance were given the opportunity to be heard, for or against, the estimates of revenue and expenditures of any item in the tentative budget of any fund; and

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

### BUDGET ADOPTED

1. The Water Fund subsidy transfer is hereby adopted for use by Sandy City during the fiscal year 2017-2018.

### CERTIFYING AND FILING

2. The Budget Officer of the City is directed to certify a copy of the final budget for each fund and file the same:

- a. In the office of the City Recorder or City Finance Director to be available to the public during regular business hours; and
- b. With the State Auditor within 30 days after adoption.

*RESOLUTION #17-35 C*

PASSED by the City Council of Sandy City, Utah, this \_\_\_\_\_ day of June, 2017.

\_\_\_\_\_  
Stephen P. Smith, Chair  
Sandy City Council

ATTEST:

\_\_\_\_\_  
CITY RECORDER

RECORDED this \_\_\_\_\_ day of June, 2017.



# Sandy City, Utah

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

## Staff Report

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File #: 17-156, Version: 1

Date: 6/13/2017

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### Agenda Item Title

Finance Department recommending the City Council adopt Resolution #17-31C adopting its annual budget for FY 2018; also establishing certain fees and charges, and adopting a tax rate on all real and personal property in Sandy City

### Presenter

Brian Kelley

### Recommended Action and/or Suggested Motion:

Motion to adopt Resolution #17-31C

## *RESOLUTION #17-31 C*

A RESOLUTION OF SANDY CITY ADOPTING ITS ANNUAL BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018; ALSO ESTABLISHING CERTAIN FEES AND CHARGES IN SANDY CITY FOR SAID FISCAL YEAR AND ADOPTING A TAX RATE ON ALL REAL AND PERSONAL PROPERTY IN SANDY CITY.

WHEREAS, on April 25, 2017, the City Council of Sandy City received the Mayor's tentative budget for each fund of the City, as provided in Utah Code Section 10-6-111; and

WHEREAS, on April 25, 2017, the City Council adopted by Resolution #17-18 C, the tentative budget for the coming fiscal year, for purposes of further review, and set public hearing for June 6, 2017 and to consider a final adoption of the budget; and

WHEREAS, at least seven days notice of said public hearing was published in a newspaper of general circulation within Sandy City in compliance with Utah Code Section 10-6-113; and

WHEREAS, each tentative budget and all supporting schedules and data have been held as a public record in the office of the City Recorder and City Finance Director, available for public inspection for a period of at least 10 days prior to the date of this resolution; and

WHEREAS, on June 6, 2017, a public hearing was held on adoption of said budget, at which time all interested persons in attendance were given the opportunity to be heard, for or against, the estimates of revenue and expenditures of any item in the tentative budget of any fund; and

WHEREAS, Sections 10-6-118 and 10-6-133(1), Utah Code Annotated 1953, require that, at a regularly scheduled meeting, the City Council adopt and set a proposed property tax rate before the 22<sup>nd</sup> day of June of each year; or, in the case of a property tax increase before August 17 of that year.

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

### BUDGET ADOPTED

1. The following budgets, except for the particular items outlined in Resolutions 17-30C and 17-35C, are hereby adopted for use by Sandy City during the fiscal year 2017-2018:

- a. General Fund;
- b. Debt Service Fund;
- c. Special Revenue Funds;

*RESOLUTION #17-31 C*

- d. Trust and Agency Funds; and
- e. Proprietary Funds, including Enterprise and Internal Service Funds,

2. The particular budgets, amounts thereof, supporting schedules, and changes as presented to the City Council are specifically incorporated herein and made a part hereof.

FEE SCHEDULE ADOPTED

3. The fee schedule set forth in the budget document shall be, and is hereby adopted and shall be in effect during the fiscal year 2017-2018. These fees shall not be waived or deferred except as provided by law or by resolution of the City Council.

PROPERTY TAX RATE ADOPTED

4. For purposes of defraying the necessary and proper expenses of Sandy City, for maintaining the government thereof, it is hereby determined that the rate of the general Sandy City property tax upon all real and personal property within Sandy City is made taxable by law in the year 2017 for the fiscal year ending June 30, 2018, is hereby set at a rate not to exceed the certified rate to be determined by Salt Lake County. In addition, this budget and proposed property tax rate includes redemptions as outlined in section 59-2-924, Utah Code Annotated.

5. Sandy City, by and through the City Council of Sandy City, hereby expressly reserves the power and right to amend the foregoing tax rate as it may deem just, proper, and appropriate under law.

CERTIFYING AND FILING

6. The Budget Officer of the City is directed to certify a copy of the final budget for each fund and file the same:

- a. In the office of the City Recorder or City Finance Director to be available to the public during regular business hours; and
- b. With the State Auditor within 30 days after adoption.

7. The tax rate and levy hereinabove determined and levied shall be certified by the Finance Director to the Auditor of Salt Lake County, State of Utah, not later than before the 22<sup>nd</sup> day of June, 2017, or, in the case of a property tax increase before August 17 of that year pursuant to the provisions of Section 10-6-118, Utah Code Annotated, as amended.

*RESOLUTION #17-31 C*

PASSED by the City Council of Sandy City, Utah, this \_\_\_\_\_ day of June, 2017.

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Stephen P. Smith, Chair  
Sandy City Council

ATTEST:

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CITY RECORDER

RECORDED this \_\_\_\_\_ day of June, 2017.





# Sandy City, Utah

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

## Staff Report

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File #: 17-157, Version: 1

Date: 6/13/2017

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Agenda Item Title

Finance Department recommending the City Council adopt Resolution #17-32C adopting its annual Capital Projects Funds budget for FY 2018

Presenter

Brian Kelley

Recommended Action and/or Suggested Motion:

Motion to adopt Resolution #17-32C

## *RESOLUTION #17-32 C*

A RESOLUTION OF SANDY CITY ADOPTING ITS ANNUAL CAPITAL PROJECTS FUNDS BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018.

WHEREAS, on April 25, 2017, the City Council of Sandy City received the Mayor's tentative budget for each fund of the City, as provided in Utah Code Section 10-6-111; and

WHEREAS, on April 25, 2017, the City Council adopted by Resolution #17-18 C, the tentative budget for the coming fiscal year, for purposes of further review, and set a public hearing for June 6, 2017 to consider final adoption of the budget; and

WHEREAS, at least seven days notice of said public hearing was published in a newspaper of general circulation within Sandy City in compliance with Utah Code Section 10-6-113; and

WHEREAS, each tentative budget and all supporting schedules and data have been held as a public record in the office of the City Recorder and City Finance Director, available for public inspection for a period of at least 10 days prior to the date of this resolution; and

WHEREAS, on June 6, 2017, a public hearing was held on adoption of said budget, at which time all interested persons in attendance were given the opportunity to be heard, for or against, the estimates of revenue and expenditures of any item in the tentative budget of any fund.

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

### BUDGET ADOPTED

1. The Capital Projects Funds Budget is hereby adopted for use by Sandy City during the fiscal year 2017-2018.
2. The particular budgets, amounts thereof, supporting schedules, and changes as presented to the City Council are specifically incorporated herein and made a part hereof.
3. Each separate capital project account within the Capital Projects Funds including a description and an appropriation amount, shall be deemed a separate capital project line item. No monies allocated to a capital project within the Capital Projects Funds shall be expended for any other project or purpose, or otherwise transferred, without prior approval of the City Council.

*RESOLUTION #17-27 C*

FEE SCHEDULE ADOPTED

4. The fee schedule set forth in the budget document shall be, and is hereby adopted and shall be in effect during the fiscal year 2017-2018. These fees shall not be waived or deferred except as provided by law or by resolution of the City Council.

CERTIFYING AND FILING

5. The Budget Officer of the City is directed to certify a copy of the final budget for each fund and file the same:

- a. In the office of the City Recorder or City Finance Director to be available to the public during regular business hours; and
- b. With the State Auditor within 30 days after adoption.

PASSED by the City Council of Sandy City, Utah, this \_\_\_\_ day of June, 2017.

\_\_\_\_\_  
Stephen P. Smith, Chair  
Sandy City Council

ATTEST:

\_\_\_\_\_  
CITY RECORDER

RECORDED this \_\_\_\_ day of June, 2017.



# Sandy City, Utah

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

## Staff Report

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File #: 17-158, Version: 1

Date: 6/13/2017

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### Agenda Item Title

Finance Department recommending the City Council adopt Resolution #17-33C adopting the annual budget for the Alta Canyon Recreation Special Service District for FY 2018; also establishing certain fees and charges, and adopting a tax rate on all real and personal property within the Alta Canyon Recreation Special Service District

### Presenter

Brian Kelley

### Recommended Action and/or Suggested Motion:

Motion to adopt Resolution #17-33C

## *RESOLUTION #17-33 C*

A RESOLUTION OF THE ALTA CANYON RECREATION SPECIAL SERVICE DISTRICT ADOPTING ITS ANNUAL BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018; ALSO ESTABLISHING CERTAIN FEES AND CHARGES FOR SAID FISCAL YEAR, AND ADOPTING A TAX RATE ON ALL REAL AND PERSONAL PROPERTY WITHIN THE ALTA CANYON RECREATION SPECIAL SERVICE DISTRICT

WHEREAS, on April 25, 2017, the City Council of Sandy City received the Mayor's tentative budget for each fund of the City, as provided in Utah Code Section 10-6-111; and

WHEREAS, on April 25, 2017, the City Council adopted by Resolution #17-18 C, the tentative budget for the coming fiscal year, for purposes of further review, and set a public hearing for June 6, 2017 to consider final adoption of the budget; and

WHEREAS, at least seven days notice of said public hearing was published in a newspaper of general circulation within Sandy City in compliance with Utah Code Section 10-6-113; and

WHEREAS, each tentative budget and all supporting schedules and data have been held as a public record in the office of the City Recorder and City Finance Director, available for public inspection for a period of at least 10 days prior to the date of this resolution; and

WHEREAS, on June 6, 2017, a public hearing was held on adoption of said budget, at which time all interested persons in attendance were given the opportunity to be heard, for or against, the estimates of revenue and expenditures of any item in the tentative budget of any fund; and

WHEREAS, Sections 10-6-118 and 10-6-133(1), Utah Code Annotated, require that, at a regularly scheduled meeting, the City Council adopt and set a proposed property tax rate before the 22<sup>nd</sup> day of June of each year; or, in the case of a property tax increase before August 17 of that year.

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

### BUDGET ADOPTED

1. The following Alta Canyon Recreation Special Service District budget is hereby adopted for use by Sandy City during the fiscal year 2017-2018.
2. The particular budgets, amounts thereof, supporting schedules, and changes as presented to the City Council are specifically incorporated herein and made a part hereof.

### PROPERTY TAX RATE ADOPTED

3. For purposes of defraying the necessary and proper expenses of the District, for maintaining the government thereof, it is hereby determined that the rate of the general District property

*RESOLUTION #17-33 C*

tax upon all real and personal property within the District is made taxable by law in the year 2017 for the fiscal year ending June 30, 2018, is hereby set at a rate not to exceed the certified rate to be determined by Salt Lake County.

4. The District, by and through the City Council of Sandy City, hereby expressly reserves the power and right to amend the foregoing tax rate as it may deem just, proper, and appropriate under law.

FEE SCHEDULE ADOPTED

5. The fee schedule set forth in the budget document shall be, and is hereby adopted and shall be in effect during the fiscal year 2017-2018. These fees shall not be waived or deferred except as provided by law or by resolution of the City Council.

CERTIFYING AND FILING

6. The Budget Officer of the City is directed to certify a copy of the final budget for each fund and file the same:

- a. In the office of the City Recorder or City Finance Director to be available to the public during regular business hours; and
- b. With the State Auditor within 30 days after adoption.

7. The tax rate and levy herein above determined and levied shall be certified by the District Recorder to the Auditor of Salt Lake County, State of Utah, not later than before the 22<sup>nd</sup> day of June, 2017, or, in the case of a property tax increase before August 17 of that year pursuant to the provisions of Section 10-6-118, Utah Code Annotated, as amended.

PASSED by the City Council of Sandy City, Utah, this \_\_\_\_ day of June, 2017.

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Stephen P. Smith, Chair  
Sandy City Council

ATTEST:

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CITY RECORDER

RECORDED this \_\_\_\_ day of June, 2017.



## Staff Report

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File #: 17-160, Version: 1

Date: 6/13/2017

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**Agenda Item Title:**

Recess of the City Council and convene a meeting of the Sandy City Redevelopment Agency

**Presenter:**

Brian Kelley and/or Nick Duerksen

**Description/Background:**

Resolution RD 17-04. A Resolution of the Redevelopment Agency Board of Directors adopting the annual budget of the Redevelopment Agency of Sandy City, Utah, for the fiscal year beginning July 1, 2017 and ending June 30th, 2018.

**Fiscal Impact:**

**Further action to be taken:**

**Recommended Action and/or Suggested Motion:**

Motion to Adopt Resolution RD 17-04. A Resolution of the Redevelopment Agency Board of Directors adopting the annual budget of the Redevelopment Agency of Sandy City, Utah, for the fiscal year beginning July 1, 2017 and ending June 30th, 2018.



# Redevelopment Agency of Sandy City



<b>Stephen P. Smith</b>	<b>Chair</b>
<b>Maren Barker</b>	<b>Vice-Chair</b>
<b>Scott Cowdell</b>	<b>Board Member</b>
<b>Chris McCandless</b>	<b>Board Member</b>
<b>Steve Fairbanks</b>	<b>Board Member</b>
<b>Linda Martinez- Saville</b>	<b>Board Member</b>
<b>Kristin Coleman-Nicholl</b>	<b>Board Member</b>

Tuesday, June 13, 2017

Sandy City Hall  
10000 Centennial Parkway, Sandy, Utah

## Agenda

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**Meeting time: Approximately 7:00 p.m.**

1. Motion to convene Redevelopment Agency meeting
2. Resolution RD 17-04. A Resolution of the Redevelopment Agency Board of Directors adopting the annual budget of the Redevelopment Agency of Sandy City, Utah, for the fiscal year beginning July 1, 2017 and ending June 30, 2018.
3. Motion to adjourn Redevelopment Agency meeting.

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](tel:8015687141).

## *RESOLUTION #RD 17-04*

### A RESOLUTION OF THE REDEVELOPMENT AGENCY BOARD OF DIRECTORS ADOPTING THE ANNUAL BUDGET OF THE REDEVELOPMENT AGENCY OF SANDY CITY, UTAH, FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018.

WHEREAS, the Executive Director of the Redevelopment Agency has prepared and filed a proposed budget with the Board of Directors of the Redevelopment agency for fiscal year beginning July 1, 2017 and ending June 30, 2018 in accordance with the requirements of section 17C-1-601 of the Utah Code Annotated, as amended; and

WHEREAS, the Agency fixed a time and place of a public hearing to be held June 6, 2017, to consider the proposed budget and ordered notice thereof be published as required by law; and

WHEREAS, the Agency provided notice of the public hearing by (i) publishing notice in at least one newspaper of general circulation within the Agency boundaries, one week before the date of the public hearing, and (ii) publishing the same notice on the Utah Public Notice Website created in Section 63F-1-701 of the Utah Code Annotated, as amended, at least one week before the date of the public hearing; and

WHEREAS, the Agency made a copy of the proposed budget available for public inspection at least three days before the date of the public hearing; and

WHEREAS, the public hearing to consider adoption of the budget was held on June 6, 2017, in accordance with the notice, at which hearing all interested parties were heard for and against the proposed budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Sandy City, as follows:

1. The budget presented as the “Redevelopment Agency of Sandy City Annual Implementation Budget 2017-2018”, is hereby adopted and incorporated as the annual budget of the Redevelopment Agency of Sandy City, for the fiscal year beginning July 1, 2017 and ending June 30, 2018, in accordance with requirements of Section 17C-1-601 of the Utah Code Annotated, as amended.

2. The Executive Director of the Agency is hereby authorized and directed to certify and file a copy of said budget with the State Tax Commission, the state auditor, the State Board of Education, and each taxing entity that levies a tax on property from which the Agency collects tax increment pursuant to Section 17C-1-601(6)(a) of Utah Code, within 90 days of adoption.

*RESOLUTION #RD 17-04*

3. The Executive Director is hereby authorized and directed to certify and file a copy of said budget in the office of the Agency and in the office of the City Recorder, which budget shall be available for public inspection.

**APPROVED AND ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2017.

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*Chair*

---

*Executive Director*

**Attest:**

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*Secretary*



# Sandy City, Utah

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

## Staff Report

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File #: 17-174, Version: 1

Date: 6/13/2017

---

Agenda Item Title:

Council Member Nicholl recommending amendments to the Election of Council Officers policy.

Presenter:

Council Member Nicholl

**Sandy City Council**  
Legislative Policies and Procedures

Original Approval Date: New

Policy Revision: 1

Chapter: Section:

Date Council Approved: November 17,  
2015

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**SUBJECT: Election of Council Chair**

**BACKGROUND:**

State law requires the City Council to elect one of its members as Council Chair. Specifically, Utah Code Annotated Section 10-3b-203(1)(a)(iv) says:

“The council in a municipality operating under a council-mayor form of government shall elect one of its members to be chair of the council.”

**POLICY:**

1. The Election of Council Officers policy adopted on January 13, 2009, as amended on March 31, 2015 and August 18, 2015 is hereby repealed.
2. The City Council will elect a Chair by ballot vote no later than the last regularly scheduled meeting in June to commence a six month term beginning July 1 and ending December 31 the same year. The City Council will also elect a Chair by ballot vote no later than the last regularly scheduled meeting in December to commence a six month term beginning January 1 and ending June 30 the same year.
3. A majority vote of the entire membership of the Council (four affirmative votes) is required for election of the Chair regardless of absences or abstentions.
4. If, after three ballots at the regularly scheduled semi-annual election for the Chair, no Council Member receives a majority vote, the incumbent will continue to serve as Chair until a subsequent, regularly scheduled meeting of the City Council. No more than three ballots for Chair will be taken at any one Council meeting. A Council Member who receives a majority vote for the office of Chair after July 1 or January 1 shall assume the role and responsibility of Chair immediately at the meeting in which the election occurred and shall serve the term described in Section 2.
5. The Chair may be reelected for one consecutive term upon a majority vote of the Council. A council member may not serve more than two consecutive terms.
6. The Council shall elect a Vice-Chair by ballot vote. The Vice-Chair will chair the Council meetings in the absence of the Chair. There is no presumption that the Vice-Chair will serve as the next Chair. The same voting procedures and requirements outlined in sections 2 through 6 ~~7~~ also apply to the office of Vice-Chair.

**Sandy City Council**  
Legislative Policies and Procedures

Original Approval Date: New Policy

Revision: ~~14~~

Chapter: Section:

Date Council Approved: November 17, 2015

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**BACKGROUND:**

State law requires the City Council to elect one of its members as Council Chair. Specifically, Utah Code Annotated Section 10-3b-203(1)(a)(iv) says:

“The council in a municipality operating under a council-mayor form of government shall elect one of its members to be chair of the council.”

~~In 2009 the Sandy City Council adopted a policy whereby the chairmanship rotates every six months on a seniority basis. This practice of “election by policy” has come into question for the following reasons:~~

- ~~■ It denies a newly elected member of the City Council the right to vote in the election of the Chair and Vice Chair because he or she could not have voted in the adoption of the current policy which occurred in 2009.~~
- ~~■ A majority of Council Members could “vote” against the Member next in line as Chair with no effect as the 2009 Policy mandates the rotation.~~
- ~~■ It is inconsistent with what seems to be the plain language of state statute and could be subject to challenge.~~
- ~~■ If a majority of the City Council desires the continued leadership of a sitting chair, re-election of such chair is not possible.~~
- ~~■ A survey of other cities operating under the council-mayor form of government indicates that Sandy City is the only city where the chairmanship of the Council rotates on a seniority basis.~~

**POLICY:**

1. The Election of Council Officers policy adopted on January 13, 2009, as amended on March 31, 2015 and August 18, 2015 is hereby repealed.
- ~~2.~~ The City Council will elect a Chair by ballot vote no later than the last regularly scheduled meeting in June to commence a six month one year term beginning July 1 and ending December 31 the same year. The City Council will also elect a Chair by ballot vote no later than the last regularly scheduled meeting in December to commence a six month term beginning January 1 and ending June 30 the same year. ~~June 30 the following year.~~

Sandy City Council  
Legislative Policies and Procedures

~~3. The least senior Council Member who has not served as Chair at the time of this policy adoption will serve as Chair in the interim six months before the beginning of fiscal year 2016-17.~~

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2. A majority vote of the entire membership of the Council (four affirmative votes) is required for election of the Chair regardless of absences or abstentions.

~~4.3. Council member must be present to vote.~~

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~~5.4. If, after three ballots at the regularly scheduled bisemi-annual election for the Chair, no Council Member receives a majority vote, the incumbent will continue to serve as Chair until. Any Council Member may compel additional balloting for the election of the Chair at a subsequent, regularly scheduled meeting of the City Council. No more than three ballots for Chair will be taken at any one Council meeting. A Council Member who receives a majority vote for the office of Chair ~~at an election~~ after July 1 or January 1 shall assume the role and responsibility of Chair immediately at the meeting in which the election occurred and shall serve ~~until December 31 of the same year June 30 of the fiscal year in which the election occurred~~ the term described in Section 2.~~

~~6.5. The Chair may be reelected for one consecutive terms upon a majority vote of the entire membership of the Council. A council member may not ~~sever~~serve more than two consecutive terms.~~

~~7.6. The Council shall elect a Vice-Chair by ballot vote. The Vice-Chair will also serve as the liaison to the Planning Commission, and chair the Council meetings in the absence of the Chair. There is no presumption that the Vice-Chair will serve as the next Chair. The same voting procedures and requirements outlined in sections 2 through 6.7 also apply to the office of Vice-Chair.~~

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# Sandy City, Utah

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

## Staff Report

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File #: 17-177, Version: 1

Date: 6/13/2017

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Agenda Item Title:

Council Member Smith proposing a presiding officer policy.

Presenter:

Council Member Smith



# Sandy City, Utah

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

## Staff Report

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File #: 16-319, Version: 1

Date: 6/13/2017

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Agenda Item Title

City Council Office recommending that the City Council elect a Chair and Vice Chair.

Presenter

Michael Applegarth



# Sandy City, Utah

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

## Staff Report

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File #: 17-168, Version: 1

Date: 6/13/2017

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### Agenda Item Title:

City Council Office recommending the adoption of Resolution 17-36 C, canceling the June 20, 2017 City Council Meeting.

Adopt

RESOLUTION #17-36 C

A RESOLUTION CANCELING THE JUNE 20, 2017 CITY COUNCIL MEETING.

WHEREAS, the City Council having established a 2017 annual meeting schedule for the City Council according to the provisions of Section 52-4-101, Utah Code Annotated, the Utah Open and Public Meetings Act; and

WHEREAS, the City Council desires to adjust its annual meeting schedule for 2017;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah, that it does hereby amend its regular meeting schedule by canceling the June 20, 2017 City Council Meeting.

PASSED AND APPROVED this 13<sup>th</sup> day of June, 2017.

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Stephen P. Smith, Chairman  
Sandy City Council

ATTEST:

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City Recorder

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.