



Sandy City, Utah

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

Meeting Minutes

City Council

Brooke Christensen, District 1
Maren Barker, District 2
Kristin Coleman-Nicholl, District 3
Chris McCandless, District 4
Steve Fairbanks, At-large
Linda Martinez Saville, At-large
Zach Robinson, At-large

Tuesday, August 20, 2019

5:15 PM

Council Chambers

5:15 Council Meeting

Roll Call

Council Office Director Michael Applegarth
Council Office Analyst Dustin Fratto

Administration:

Mayor Kurt Bradburn
CAO Matthew Huish
Deputy to the Mayor Evelyn Everton
Deputy Chief Administrative Officer Kim Bell
Economic Development Director Nick Duerksen
City Attorney Bob Thompson
Community Development Director James Sorensen
Long Range Planning Manager Jake Warner
Fire Chief Bruce Cline
Police Chief William O'Neal
Parks & Recreation Director Scott Earl
Assiistant Director Parks & Recreation Dan Medina
Public Works Director Mike Gladbach

Present: 6 - Council Member Brooke Christensen
Council Member Kristin Coleman-Nicholl
Council Member Chris McCandless
Council Member Steve Fairbanks
Council Member Zach Robinson
Council Member Linda Martinez Saville

Absent: 1 - Council Member Maren Barker

Per Utah Code Annotated 52-4-207 and City Council policy, Council Member Nicholl may be participating in the August 20, 2019 City Council meeting via telephone and/or video conference.

Prayer / Pledge of Allegiance

Chairman Chris McCandless welcomed all those in attendance.

Bob Thompson offered the opening prayer.

Zach Robinson led the audience in the pledge.

Non-voting Items

Agenda Planning Calendar Review & Council Office Director's Report

Mike Applegarth reviewed upcoming items on the agenda calendar. Sunday will be his 5th anniversary with the City Council.

Council Member Business

Brooke Christensen presented a water update.

Zach Robinson commented on the newly installed awning at the Senior Center.

Chris McCandless thanked everyone for their efforts with the successful Run Elevated race. The CWC is hopeful to get moving forward with federal legislation by the end of the year. Chris spoke with Steve Van Maren who asked to be excused from tonight's meeting. He is home recovering from surgery.

Chris McCandless publicly apologized to Officer DeNeff regarding comments she made that he mistook on her house fire. It was not intended to be hurtful. He asked Chief O'Neal to please deliver his personal note to Officer DeNeff.

Mayor's Report

Mayor Bradburn expressed appreciation to employees on recent visits with the Animal Services and Building Inspectors. He thanked them for their service, and for the much deeper appreciation he has for what they do for the City.

CAO Report

Matt Huish per assignment bob Thomson on muni code status, bell canyon preservation trail, run elevated, lime scooter update.

Bob Thompson reported that the city is in the final stages of the muni code and ready to go to pc on September 25th. final adoption is scheduled for September 24th.

Scott Earl updated the council on the Richardson property or trail head. This is a difficult site focusing on survey and grades. leave as natural as possible but provide parking to get cars off the road.

Dan Medina updated the council on the bell canyon preservation trailhead along with a timeline. Sept 9th at 7:30 at Alta canyon is a neighborhood meeting.

Scott Earl asked that Jetta Valentine give the presentation on Run Elevated next week.

Evelyn Everton reported on the lime scooter rides and riders along with miles and minutes. she will send the council of the map of where they are going.

Chief Cline reported on two reported scooter accidents. only one lime scooter reported.

zach asked if they are working with the hospitals to get their data and helpful to council to look at an ordinance.

linda asked if the police has received complaints very few.

cheif cline new ambulance was rear ended on sunday. nine month repari trying to find repairs locally.

Citizen Comments

there were no comments.

Citizen Comments

Citizen Comments

ed fox what are you going to do about the stadium village rent went up 50% how long before residents are squeezed out. these people are poor. he would like to know what is going on. rental increases tiny wood village.

Brooke the city has nothing to do with rents and no control in raising rents. it is the property owner that is doing this on their own.

Zach spoke with mr fox and has some ideas when he gets that information he will connect with him. chris will put on a conversation on affordable housing.

comments closed.

Information Items

1. [19-268](#) Utah Transit Authority (UTA) providing the Council with an agency update

Attachments: [UTA Update](#)

Carlton Christensen presented an update from the Utah Transit Authority.

Voting Items

Approval of the Consent Calendar

Approval of the Consent Calendar

A motion was made by Kristin Coleman-Nicholl, seconded by Linda Martinez Saville, to approve the Consent Calendar. The motion carried by the following vote:

Yes: 6 - Brooke Christensen
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Zach Robinson
Linda Martinez Saville

Absent: 1 - Maren Barker

Consent Calendar

2. [19-272](#) Approval of the July 30, 2019 Minutes.

Attachments: [July 30, 2019 Minutes](#)

Item approved.

Council Items

6:00 Time Certain Items and Public Hearings

Time Certain Items

3. [19-267](#) Meeting of the Redevelopment Agency

Attachments: [08-20-19 RDA Agenda.docx](#)
[RD 19-05 Budget Adoption.pdf](#)
[Sandy RDA Budget FY 2020.pdf](#)
[RDA Minutes 01.08.19.doc](#)

Motion to adjourn into RDA at 6:10 p.m. sf- kn

Motion to reconvene into council meeting at 6:12 bc zr

A motion was made by Steve Fairbanks, seconded by Kristin Coleman-Nicholl, that this 3. 19-267 Meeting of the Redevelopment Agency.. The motion carried by the following vote:

Yes: 6 - Brooke Christensen
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Zach Robinson
Linda Martinez Saville

Absent: 1 - Maren Barker

Public Hearing(s)

4. [ZONE-06-19-5664\(CC\)](#) Community Development Department presenting a rezone application (File #ZONE-06-19-5664, White Pine Row) on behalf of Sequoia Development, requesting that 3.3 acres located at 2888 E. Little Cottonwood Road be

rezoned from the R-1-20A Zone to the R-1-10 Zone.

Attachments: [Aerial Map](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)
[Staff Report](#)
[Planning Commission Minutes \(7.18.19\)](#)
[Ordinance #19-20](#)

Jake Warner presented the staff report for White Pine Row Development.

Applicant Kevin Ludlow Sequoia development explained their proposed rezone.

Public Hearing opened.

Greg Shelton- felt city should protect property and animal rights instead of higher density.

Rick Perkins- spoke regarding traffic on Little Cottonwood Road and the difficulty getting in and off since there are only two lanes. Need to cut back on development. don't need more homes.

Diana vanUitert- the two rezones are hand in hand and taking over the rezone of horse property which she feels is in high demand.

Kathy Walker- horse property is disappearing there is such an interest in a quaint beautiful area.

Jennifer Hubbard property owners of the land, who want to develop their land she understands both sides and they are staying to their objective to develop their property.

Shelby Ridgeway- animals can't speak for themselves council taking away rights for their children to have animals. keep the zone agricultural.

Robyn Christiansen, request to see the trees preserved on the property. need a left hand turn lane on 9400 south.

Katie Johnson- spoke on the importance of having larger lots and animal rights.

Neesa - weeping willow drive (NO COMMENT CARD) importance the council has to protect the integrity of the area and property rights.

Council comments followed.

LISTEN TO THE MOTION BY KN

5. [ZONE-06-19-5665\(CC\)](#) Community Development Department presenting a rezone application (File #ZONE-06-19-5665, Bell Canyon Cove) on behalf of Bell Canyon Cove LLC., requesting that two parcels, 4.5 acres, located at 1785 E. and 1815 E. 11400 S. be rezoned from the R-1-40A Zone to the R-1-10 Zone.

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)
[Staff Report \(8.1.19\)](#)
[Planning Commission Minutes-draft](#)
[Ordinance 19-21](#)
[Cynthia Kofford](#)
[Dea Theodore](#)
[Richard Pope](#)
[Laine and Cindi Fluekiger](#)
[Ivan and Celeste Hogan](#)
[Gerrie Shaw](#)
[Luanna Armitage](#)
[Brooke D'Sousa](#)
[Keri Wright](#)
[Landon Pope.pdf](#)
[Landon and Lisa Moyers.pdf](#)
[Keri Wright.pdf](#)
[T.J. McLelland.pdf](#)
[Kim Agnew.pdf](#)

Jake Warner presented the staff report for Bell Canyon Cove.

Public Hearing opened:

Charles Hardy- horse owner concerned that animal properties are being lost.

applicant Cory Shupe blue line designs, difficult situation, due to animal rights, presented his comments on the proposed rezone

Mike - spoke regarding the sell of large lots in the city. do not need more r-1-10 zones. need half acre lots.

sue wagner- likes the rural community. object the rezone from farm to quarter acre lots. worried this will set a precedent to take away farm land. added value when next to farm land. rezone to half acres to maintain the area.

Lisa moyures- people arent knocking on her door to buy her property there are places on the street that have horse property. property owner has a right to sell her property and move onto the next chapter of their life.

Andrew Davies- supports maintaining horse properties in the area.

lane fluckington- spoke in favor of the rezone and the property owners having the right to sell their property.

Beth Ann Martin- felt this is about greed and the property owner could still make money on one acre lots. develop in a way it does not hurt the rest of the community

monica zoltanski- should preserve the horse property this is a land and zoning issue infringing on the rights of the existing neighborhoods.

Jody Monico- disagree with mr shupe and a conflict of interest by being on the planning commission. listen to the residents and vote no and set a legacy leave sandy beautiful

Diana vanUitert- present information on economic impact on horses and an impact on the economy in sandy. concerning to have neighbors next to horse property. do not accept this rezone keep animal rights.

Collette Engle- cherish her animal rights new horse property owner. someone always ask if they are interested in selling and looking for places to take their horses. ask council to cherish what they have.

Kathy Johnson- commented on cory shupe as a conflict of interest people want large lots with animal rights. does not support a development agreement.

Kathy Walker- horse property is in demand. people selling their land do not have a right to change the zoning.

tiffiney Kline- dont take rights away keep half acre lots.

Kim mccarra -

Jameson Barry-did not speak regarding the rezone just about getting a office in sandy to do an internship and support the community.

Jim Edwards- spoke on conflict of interest. this rezone does not reflect the neighborhood.

Sandra Haack hawk- inviting conflicts with a r-1-10 and horse property.

Gerald Anderson- he has preserved his property and large animal rights. Keep large animal rights deny rezone. dont have a right to rezone property been large animal rights for 50 years.

Jeffery Walker- save our animal rights, submitted a letter with attachments what are the conditions is a traffic study, and impact on 114th. redone to look at safety. look at master plan on 114th south expansion.

Lisa - working to preserve a home and preserve the culture and quality of life. when a rezone comes to the council she feels she is here to preserve again. Paulson house. and a quality of life. expect council to listen to them.

Jerry Shaw- what she is asking for is not unreasonable she has been a horse owner and has supported other property owners. she is 78 years old. she has had offers from several people they want her property for a nickle. it is her retirement. she has to sell she does not have a choice. it is her time to sell her property for them to say she is stepping on their toes is not fair. no one will offer what she can get if it is subdivided.

Bretta Burdough she lives in r-1-40 there is desire in her neighborhood for horse property.

rezone is an ongoing threat to their neighborhood. and growth problems. table to next year when a new council come in.

comments closed

Mike Applegarth read comments into the record of those who were unable to attend the meeting in person. dea theodore, hogans ,london pope, tj mclellan, kim agnew, armitage family, brooke d sousa, arraigned in order received kerri wright

Cory Shupe spoke stated that he is not a developer or buying the property he is the designer. the accusations were not true. what he stated was the truth. things change and look around. if not a county island it would be an r-1-10

Council comments and discussion followed.

Mike Applegarth gave a ruling on whether the deadlock vote has an affect on the application. a motion has to have 4 affirmative votes. it did not have an material affect on the application. most likely wont get to a place to determine on a vote. brst to continue the item not table until the full council is present and consider at that point.

Meeting went into Recess

Meeting Reconvened

The Community Development Department recommends that the City Council take one of the following actions after hearing public comments:

- 1. Approve the Application.**
- 2. Approve the Application with revisions.**
- 3. Deny the Application.**
- 4. Table the Application for a future decision.**

Alternative Motions:

- 1. Motion to Approve - Adopt Ordinance #19-21, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 4.5 acres located at 1785 S. and 1815 S. from the R-1-40A "Single Family Residential" Zone District to the R-1-10 "Single Family Residential" Zone District.**
- 2. Motion to Approve with revisions - Adopt Ordinance #19-21, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; subject to the following revisions: (expressed revisions) rezoning approximately 4.5 acres located at 1785 S. and 1815 E. 11400 S. from the R-1-40A "Single Family Residential" Zone District to the (expressed alternative per revisions)".**
- 3. Motion to Deny - Not adopt Ordinance #19-21, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 4.5 acres located at 1785 S. and 1815 E. 11400 S.**
- 4. Table the Application - Table the application to a future decision. (If necessary, provide a date for further consideration and/or give direction to Staff for**

additional information requested.)

Adjournment

sf 9:40 pm