



Sandy City, Utah

10000 Centennial Parkway
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Meeting Minutes

City Council

Brooke Christensen, District 1
Alison Stroud, District 2
Kristin Coleman-Nicholl, District 3
Monica Zoltanski, District 4
Marci Houseman, At-large
Zach Robinson, At-large
Cyndi Sharkey, At-large

Tuesday, September 7, 2021

5:15 PM

City Hall & Online

Business Session

5:15 Council Meeting

Present: 7 - Council Member Alison Stroud
Council Member Kris Nicholl
Council Member Zach Robinson
Council Member Monica Zoltanski
Council Member Marci Houseman
Council Member Cyndi Sharkey
Council Member Brooke Christensen

Council Staff in Attendance:
Mike Applegarth, Executive Director
Liz Theriault, Policy & Communications Analyst
Tracy Cowdell, Council Attorney
Christine Edwards, Council Clerk

Administration in Attendance:
Mayor Kurt Bradburn
Lynn Pace, City Attorney
Kim Bell, Deputy CAO
Bruce Cline, Fire Chief
Greg Severson, Police Chief
Mike Gladbach, Public Works Director
James Sorenson, Community Development Director
Brian Kelley, Finance Director
Nick Duerksen, Economic Development Director

Prayer / Pledge of Allegiance

Council Chair Alison Stroud welcomed those in attendance.

Council Member Brooke Christensen offered the Prayer.

Council Member Monica Zoltanski led the Pledge.

Business Session Items

Informational Items

1. 21-336 Gondola Works presentation.

Attachments: Gondola Works Deck Comparison August 25 2021 (1)

Chris McCandless, with Gondola Works, presented on a proposed gondola transportation alternative in Little Cottonwood Canyon. The gondola is one of the transportation options currently under consideration by UDOT. He provided an overview of the current problems and issues associated with transporting visitors up Little Cottonwood Canyon. Mr. McCandless provided a comparison of the two proposed transportation options, which included a comparison of costs, life cycle, carbon emissions, environment and watershed impact, travel time, traffic impact and emergency egress. He shared a video showing what a proposed gondola alternative would look like and gave an overview of the next steps for UDOT as the state moves forward with a transportation option selection. Council thanked Mr. McCandless for the information.

2. 21-335 Kem C. Gardner Policy Institute providing the Council with a presentation on "The Impact of High-Density Apartments on Surrounding Single-Family Home Values in Suburban Salt Lake County"

Attachments: Report.pdf

Dejan Eskic, Senior Research Fellow with the Kem Gardner Policy Institute presented on the impact of high-density apartment on surrounding areas. Mr. Eskic spoke about the methodology used for this study, the area studied, median market value and driving factors. He noted the following positive factors resulting from high-density developments including the revitalization of older properties which increases the attractiveness of nearby areas and can bring new demand and new dollars to an area, serving as a catalyst for positive economic growth. Their study did not find that high-density housing had negative impacts on a given area. Council questions and comments followed.

Council moved to Time Certain Items and heard General Citizen Comments.

Consent Calendar

Kris Nichol made a motion, seconded by Brooke Christensen to approve the Consent Calendar. The motion carried by a unanimous voice vote.

Council moved to Item 5 on the Agenda.

3. 21-315 Approval of the August 10, 2021 Minutes

Attachments: August 10, 2021

Item approved.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Mike Applegarth, Executive Director, updated the Council on upcoming agenda items.

Council Member Business

Council Member Houseman shared a resident comment complimenting the public works department for their hard work. She also thanked Ian Williams for his help addressing a resident's concerns.

Council Member Cyndi Sharkey thanked Administration for holding the recent employee luncheon.

Council Member Monica Zoltanski thanked the Human Resource Department for their efforts in coordinating the employee luncheon. She spoke about the Healing Fields event - volunteers are needed.

Mayor's Report

Mayor Bradburn spoke about the National Day of Service on September 11th and 18th.

CAO Report

Kim Bell, Deputy CAO, mentioned that an informational insert will be going out with the utility bill to residents regarding Ranked Choice Voting. Council Member Christensen thanked Administration for their commitment and support of the Heritage Festival.

Council adjourned the meeting following the Standing Reports.

After 6:00 Time Certain Items

4. 21-338 General Citizen Comments

Attachments: [Click here to eComment on this item](#)

Mr. Beckett Harris with Save not Pave, believes the gondola should be privately funded not taxpayer funded. Many public funded projects become money drains. We should start with small, lower cost solutions first.

Ms. Emily Pitsch expressed concerns with the gondola. She compared CO2 emissions with the two alternatives and spoke about the costs associated with the options. She also spoke about the need for handicap accessible transportation options.

Mr. Robert Douglass is not in support of the gondola option. He spoke about the traffic impact on Sandy residents and the loss of control of the area if UDOT owns the property. This is a bad deal for Sandy and we should lead the way opposing it.

Mr. David Hart spoke about the visual impact of 185 foot high pylons built in the Canyon. He spoke about the environmental impact of the structures, the need for access roads, concrete trucks, laydown area and problems associated with the water shed associated with the water shed. He is opposed to the gondola option.

Mr. Roger Renstrom is opposed to the gondola option. He loves skiing Alta and Snowbird and travels the road 5 times a week. The gondola does not meet the needs of the community and the values of the Wasatch community. He feels the gondola benefits the developers and resorts. LCC has an excellent safety record with less than ten percent of the year impacted by avalanches. UDOT's decision making is flawed and ill conceived. The gondola causes unnecessary changes in the canyons.

Ms. Kathryn Paulsen does not think the Gondola represents family values. She could not afford the gondola. It does not add to their family values. She spends hours hiking in the canyons. The gondola does not help her family with their time spent in the canyon. Please do not spend our money on a gondola.

Mr. Brandon Sheraniam cares and loves Little Cottonwood Canyon and does not want to scar this canyon. The towers would destroy the canyon. Toll first. Keep the Canyon beautiful. He is opposed to the gondola.

Mr. Scott Sabey supports the gondola option. He has spent time in the Alps and the gondolas there work well and have the support of the people. He believes it is a better alternative. He spoke about the impact of the road widening in Provo Canyon. He thinks we need to take leadership and look beyond today and meet the needs of the future.

Mr. Evan Tobin thinks the gondola option is ludicrous and is opposed. He spoke about requiring snow tires, transit centers, the scalability of buses and the costs to ride the gondola.

Ms. Katie Johnson echoed many of the sentiments expressed earlier. She spoke about preserving our canyons and that the two transportation options benefit private business at taxpayer expense. These proposals would not fly in the private sector. She spoke about efficient and cost effective solutions such as more buses and toll booth. She is opposed to the gondola.

Mr. Robert Sepulveda spoke about limiting the number of skiers allowed to go up the gondola. He wanted to address the issue of panhandling in Sandy and he wanted

information on what the city was doing about this issue. He spoke about the increase in crime in the area and inquired if it was possible to pass legislation to deal with the issues.

Ms. April Barton addressed high density housing and the impact on home values. She is opposed to the gondola option and spoke about the costs to the public, the affordability, the benefit to private businesses and the eyesore of the towers. The roads are only bad on powder days.

Mr. Jim Edwards is opposed to the gondola. The canyon is for all Utahns not just skiers. He expressed concerns with the structure becoming outdated and suggested implementing smaller steps that can adjust as technology changes. He provided an analogy to costume jewelry, the gondola is new and pretty. He expressed concerns about the gondola.

Mr. David Tillotson is opposed to the gondola and does not feel it is not a solution. He spoke about the traffic, lines, time, costs of the gondola and parking garages. He mentioned that technology is always changing and electric buses may become available for use in the canyons.

Mr. Mike Robinson is opposed to the gondola. He spoke about creating incentives for people to carpool and use busses and limiting the number of people allowed at Snowbird and Alta. He does not think we need wider roads and thinks electric buses may be a good option.

Mr. Dee Young is a resident for 45 years and lives in the canyon. He is opposed to the gondola and thinks it is a ludicrous idea. He supports many of the comments made earlier. He spoke about traffic congestion and having the resorts pay for the improvements.

Ms. Kelly Butters lives at the base of Little Cottonwood Canyon, She is opposed to the gondola and the road widening. Things are constantly changing and the gondola is too permanent and expressed concerns that the gondola could bring a flood of interest to LCC and did not think we were prepared for that.

Mr. Fred Burton is opposed to the gondola and thinks it would take away the privacy of the homeowners who live in the area and that the values of their homes would plummet. He thinks we should leave LCC as it is and he spoke about the crowds and infrastructure at Zions.

Ms. Sandra Hawk thinks the current focus is too limited and that a plan should consider all 6 resorts which would yield a better solution. She suggested a more broad approach serving all ski resorts.

Mr. Derek Tillotson spoke about the need to provide stewardship of the canyon. He is opposed to the gondola. People will always choose the cheapest option which is driving. The gondola adds more people up the canyon but does not address canyon. This will fail. The ski season is getting shorter with climate change.

Mr. Mike Marker is opposed to the gondola. He spoke about a sales pitch, and private businesses benefiting, the public funding of the gondola and the visible desecration of the canyon. He thought the video shown misrepresented the gondola's impact.

Mike Applegarth - read the following comments into the record:

Craig Osterlow, is opposed to the gondola option. He has served on the Granite Community Council for four years. He expressed concerns with the costs associated with the gondola, the environmental impact to the canyons and the 22 skyscraper sized towers built up and down the canyons for the gondola. The gondola is a shiny new toy that will financially benefit two commercial businesses and make two developers a lot of money.

Mr. Sam Bloom is opposed to the gondola option. He is extremely concerned about UDOT's proposal and its impact on the surrounding areas, especially Sandy City. His concerns included the increased traffic, the numerous mobility hubs, and the impact of storms, avalanches and fires that may occur in LCC and its effect on the gondola infrastructure. He thinks other measures should be implemented first such as tolling, enforcement of traction laws and increased bus service.

Mr. Steve Pruitt is opposed to the gondola option. UDOT's position should be to do no harm

Public Comment closed.

Council convened a short recess at 7:38 pm.

Council reconvened at 7:45 pm and moved to the Consent Calendar.

Public Hearing(s)

5. 21-334 City Council to hold a public hearing opening the Fiscal Year 2021-22 budget to consider increasing appropriations for police compensation

Attachments: [Click here to eComment on this item](#)

[21-33C General Fund Opening \(Police Pay\).pdf](#)

[Police Pay Plan Proposal](#)

Brian Kelly, Finance Director, presented Resolution #21-33C to the Council. The City Council opened a Public Hearing to consider increasing appropriations for police compensation. Mr. Kelley provided an overview of the funding sources as detailed in Exhibit A. Council questions and comments followed.

Public comments opened:

Ms. Bey May is in favor of increasing police officer compensation. She expressed support for the many loyal officers in Sandy City. These officers run towards danger, protect our families and sacrifice everything. This is a step in the right direction.

Mr. Marvin Kunz is in favor of increasing police officer compensation. He would like to see something put in place to prevent this officer pay increase from being cancelled in the future - to avoid what happened in 2020.

The following comment was received by email and read into the record by Mike Applegarth, Council Executive Director.

Mr. Ryan Bird: The Sandy Fraternal Order of Police would like to take a moment to thank every member of the Council for their support in addressing police compensation this year. The FOP expressed their appreciation to the Council for their decisive action.

Mr. Graham Tinnius is in support of increasing police officer compensation and hopes Council passes this 7-0 tonight. So many in the community support the police and first responders. It is what makes Sandy such a wonderful place to live.

Public Comment closed.

Council expressed their support for the Police Department and appreciate the leadership of the Police Department. Chief Severson thanked the Council for their support.

A motion was made by Kris Nicholl, seconded by Brooke Christensen, to adopt Resolution #21-33C, a resolution increasing total appropriations within the general fund for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022... The motion carried by the following vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Zach Robinson
Monica Zoltanski
Marci Houseman
Cyndi Sharkey
Brooke Christensen

6. 21-337 2021 Justice Assistance Grant (JAG) Public Hearing

Attachments: [Click here to eComment on this item](#)

[2021 Public Hearing Notice JAG Grant](#)

[2021 Budget Narrative](#)

The City Council held a Public Hearing on this agenda item. Police Chief Severson provided an overview of the budget narrative for the Fiscal Year 2021 BJA Justice Assistance Grant. Council questions and comments followed.

Public comments opened.

Mr. Steve Van Maren had no objection to the proposed expenditures. He inquired whether the items listed were the highest priority equipment items. Chief Severson will reach out to Mr. Van Maren.

Public comments closed.

A motion was made by Kris Nicholl, seconded by Marci Houseman, to approve the FY 2021 BJA Justice Assistance Grant expenditures as presented to the Council.... The motion carried by the following vote:

Yes: 7 - Alison Stroud
 Kris Nicholl
 Zach Robinson
 Monica Zoltanski
 Marci Houseman
 Cyndi Sharkey
 Brooke Christensen

7. [ANX0608202](#) Creek Road West Annexation
[1-006067\(CC](#) Approximately 1834 East Creek Road going west to Union Park Avenue
[2\)](#) [High Point - Community #6 and Community #15]

Attachments: [Click here to eComment on this item](#)

[Vicinity map](#)

[Creek Road West Staff Report](#)

[CREEK ROAD WEST-1 of 2](#)

[CREEK ROAD WEST-2 of 2](#)

[Creek Road Annexation letter from County](#)

[Signed Resolution 21-29C](#)

[Ordinance 21-27](#)

A Public Hearing was held on this item. Brian McCuiston, Planning Director presented on the annexation territory located at approximately 1834 East Creek Road going west to Union Park Avenue, an area of approximately 5.6 acres. The Planning Commission forwarded a positive recommendation to the City Council.

Public comments opened.

Public comments closed.

A motion was made by Kris Nicholl, seconded by Monica Zoltanski to adopt Ordinance 21-27 an ordinance annexing territory located at approximately 1834 East Creek Road going west to Union Park Avenue, in Salt Lake County, comprising approximately 5.6 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Zach Robinson
Monica Zoltanski
Marci Houseman
Cyndi Sharkey
Brooke Christensen

8. [ANX0608202](#) Creek Road East Annexation
[1-006069\(CC](#) Approximately 8170 East Highland Drive going east through 8215 South
[2\)](#) Rossett Green Lane
[Community #18]

Attachments: [Click here to eComment on this item](#)

[Vicinity Map](#)

[Creek Road East Staff Report](#)

[Creek Road East 2021-06-02](#)

[Creek road annexation letter from County](#)

[Signed Resolution 21-28C](#)

[Ordinance 21-26](#)

A Public Hearing was held on this item. Brian McCuiston, Planning Director presented on the annexation of territory located at approximately 8170 South Highland Drive going east through 8215 South Rossett Green Lane, an area of approximately 1.5 acres. The Planning Commission forwarded a positive recommendation.

Public comments opened.

Public comments closed.

A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt Ordinance 21-26, an ordinance annexing territory located at approximately 8170 South Highland Drive going east through 8215 South Rossett Green Lane, in Salt Lake County, comprising approximately 1.5 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Zach Robinson
Monica Zoltanski
Marci Houseman
Cyndi Sharkey
Brooke Christensen

9. [MSC051120](#) Partial Street Vacation of Benson Way
[21-006047\(C](#) Approximately 9270 South and Benson Way
[C\)](#) [Historic Sandy, Community #4]

Attachments: [Click here to eComment on this item](#)

[Staff Report](#)

[Map, notice, PC minutes and ordinance](#)

A Public Hearing was held on this item. Craig Evans, Planner, presented on the partial street vacation of Benson Way located at approximately 9270 South and as presented. The Public Works Department is the applicant. Council questions followed. The Planning Commission forwarded a positive recommendation.

Public comments opened.

Public comments closed.

Following the roll call vote on this item, Council heard Standing Reports.

A motion was made by Monica Zoltanski, seconded by Cyndi Sharkey to adopt Ordinance 21-25, an ordinance modifying the official street map of Sandy by vacating 6,229 square feet of street right -of-way for a portion of Benson Way near 9270 South; also establishing an effective date...The motion carried by the following vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Zach Robinson
Monica Zoltanski
Marci Houseman
Cyndi Sharkey
Brooke Christensen

Adjournment

Council unanimously agreed to adjourn the meeting at 8:38 pm.