



Sandy City, Utah

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

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, November 17, 2020

5:15 PM

Online Meeting

5:15 Council Meeting

Council Chair Zach Robinson welcomed those in attendance.

Chair Robinson read a statement regarding the continuation of virtual City Council meetings without an anchor location.

Roll Call

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

Council Staff:

Mike Applegarth, Executive Director
Dustin Fratto, Assistant Director
Liz Theriault, Policy and Communications Analyst
Tracy Cowdell, Council Attorney
Christine Edwards, Council Clerk

Administration:

Mayor Kurt Bradburn
Matt Huish, CAO
Evelyn Everton, Deputy Mayor
Kim Bell, Deputy CAO
Eric Richards, Communications Director
Bruce Cline, Fire Chief
Greg Severson, Police Chief
James Sorenson, Community Development Director
Mike Gladbach, Public Works Director
Tom Ward, Public Utilities Director
Scott Earl, Parks & Recreation Director
Nick Duerksen, Economic Development Director
Darien Alcorn, Senior Civil Attorney
Jake Warner, Long Range Planning Manager

Prayer / Pledge of Allegiance

Chief Bruce Cline offered the prayer.

Council Member Houseman led the Pledge.

Non-voting Items

Agenda Planning Calendar Review & Council Office Director's Report

Mike Applegarth, Executive Director, updated the Council. There are no council meetings on November 24th and December 1st and agenda planning will not meet tomorrow. He also suggested a new and creative way to capture the Council's group photo for this year.

Council Member Business

Council Member Sharkey wanted to let the public know that masks are not recyclable and she made the announcement on behalf of Waste Management.

Council Member Christensen mentioned there is a CDBG meeting at 5:00 pm tomorrow. They will be discussing the allocation of the additional Cares Act funding.

Council Member Houseman thanked the community and fellow Council members for attending the CWC Mountain Transportation Summit last week. She also acknowledged Sandy employees who donate their turkey gift certificates to the Sandy Club and let the public know that the Sandy Club is accepting donations.

Council Member Robinson thanked James Sorenson and city staff for looking into the pop-up COVID testing station. He reminded the community to continue to wear masks to help slow the spread.

Council Member Zoltanski asked the Chair to try to hear the Farnsworth Farm hearing as close to 6:00 pm as possible. She also thanked Chief Severson and the police department staff for providing information that was used to apply for county funding

Mayor's Report

Mayor Bradburn invited Council Members to reach out to Mr. Lynn Pace who has been extended an offer for the Sandy City Attorney position. Mr. Pace is looking forward to meeting the Council at an upcoming meeting for advice and consent.

Mayor Bradburn gave an update regarding COVID vaccinations and distribution which will be run by the federal government. However, Sandy City staff will be available to help with the distribution if requested.

CAO Report

Matt Huish, CAO, thanked Council Member Houseman for reaching out to Chief Severson to get data and information. He acknowledged the police and fire staff for their efforts and response to a recent emergency call. He asked Chief Severson to speak about this year's Click it or Ticket campaign.

Information Items

1. [20-408](#) Canyons School District introducing Superintendent Rick Robins, and providing the Council with a District update

Council Member Stroud introduced Dr. Rick Robins, the Canyons School District new superintendent and Susan Edwards and Amanda Oaks with the Canyons School District. Dr. Robins expressed his gratitude to first responders and those serving in Sandy City and looks forward to serving the school district. He congratulated Susan Edwards on receiving the Apex Award. Mr. Robins briefed the Council on how the school district has been impacted by the COVID pandemic and how the district has used creative and innovative programs to respond to those issues.

Council comments and questions followed.

Council moved to Time Certain Items on the Agenda.

2. [20-389](#) Administration providing update on Emergency Communications.

Attachments: [Emergency Comms Presentation 2020](#)
[Council Memo for November 20 PP](#)

Kim Bell, Deputy CAO, and Eric Richards, Communications Director, presented information on the city's Emergency communications plan. They provided the history of the city's communications and an overview of the city's current emergency communications plan. Currently, the city has over 34,000 subscribers to our Emergency Alert list, and over 60,000 subscribers to all notification lists. Sandy Notify System, Emergency Alert list, CityServe App and social media channels are some of the platforms used to in the city's emergency communications,

Council comments and questions followed.

3. [20-413](#) Council Member Stroud presenting concern and inviting discussion on speeding in residential areas.

Council Member Stroud presented concerns regarding speeding in Sandy City and asked for member feedback and suggestions on ways to slow down the speeders in Sandy. She asked for Council input and feedback.

Council members provided some guidance and feedback which included the use of speed monitors and signage and traffic cones. They also suggested contacting organizations to help with a communication outreach.

Voting Items

Consent Calendar

A motion was made by Marci Houseman, seconded by Kris Nicholl to approve the Consent Calendar. The motion carried by a unanimous voice vote.

4. [20-401](#) Approval of the November 3, 2020 Minutes

Attachments: [November 3, 2020 Minutes](#)

Item Approved

Council Items

5. [ZONE-03-20-5825\(CC2\)](#) Community Development Department presenting a rezone application (File #ZONE-03-20-5825, Orchards at Farnsworth Farms Rezone) on behalf of DAI, requesting that 10.07 acres located at 11228 S. 700 E. be rezoned from the R-1-40A Zone to the PUD(10) Zone.

Attachments: [PC Report-Farnsworth-signed \(10.23.20\)](#)
[Applicant's Planning Commission Presentation](#)
[Planning Commission Minutes-draft \(11.5.20\)](#)
[Emails Received For 11.5.20 PC Meeting](#)
[Emails Received 11.6.20 to 11.10.20](#)
[City Council Minutes \(10.13.20\)](#)
[Ordinance #20-04-Orchards at Farnsworth Farms Rezone](#)
[Public comment email received prior to agenda publication](#)
[Emails Received 11.11 to 11.17](#)

Jake Warner, Long Range Planning Manager, presented on the rezone application on behalf of DAI for a parcel located at 700 East 11228 South. He provided the background and the history of the application process for this application. The Planning Commission reviewed the revised concept plan and zoning request for a PUD 10 and forwarded a unanimous positive recommendation to the City Council.

Nate Shipp, Joe Salisbury and Ryan Hales with DAI provided additional details on their proposed development, The Orchard at Farnsworth Farms. They also provided information from a traffic impact study and detailed renderings of their concept plan.

Council comment and questions followed. City staff and the Council attorney responded to questions.

Public Comment:
Dustin Fratto invited the public to comment.

Mr. Shane Duffin expressed support for the development and encouraged the Council to vote yes for this rezone.

Mr. David Baird had technical difficulties and was not able to comment.

Mr. Chad Jones is not in support of this project because of the density and the negative impact on traffic and water pressure.

Mr. Jason Bangerter expressed support for the project and thinks it looks like a great project.

Mr. Don Cann would like to see single family homes built on this site and is not in support of this project.

Mr. Mark Cullo is not opposed to the project. He inquired about the height, appearance and other details about the development and feels he does not have enough information to make a decision or to weigh in of the project.

Ms. Stefanie Jessop praised the sense of community presented in the development plan.

She does not think the development will negatively impact traffic on 700 East. She urged the Council to approve the project.

Ms. Sandra Haak likes the project. She would like to see more information about the height of the project.

Mr. John Crofts expressed support of the development which offered some affordable housing and wanted the Council to vote in support of the project.

Mr. Jeff Davis expressed concern on the lack of specifics and details. He is opposed to the PUD 10 zone and asked the Council to vote against the rezone. He would be in favor of replacing the condos with the twin homes.

Mr. John Annuziata has been part of the process for the last eighteen months and thinks the development is good for the community and offers a wide variety of housing options.

Mr. David Baird opposed the project because he thinks it is too dense. He also thought the development would impact traffic.

Mr. Tyler Herd spoke for his neighbor, Jodi, and had several questions about the development and thought a PUD 8 would be a better fit for the area.

Mr. Herd's wanted some guarantees about the project details. He did not think the development was affordable. He expressed concern about the impact on traffic and the lack of communication between the developers and the neighbors to the east. He would like to see single family housing at this site.

Mr. David Hall is supportive of the project. He did not feel there would be any impact on traffic and thought the developers did a great job.

Ms. Laura Lunsberg thinks the project is too dense and thinks we are going in the wrong direction for density. Mr. Diels expressed concern about the length of time for the entrance gate to open, and thought it may impact traffic.

Ms. Katie Atkinson appreciates the time spent on this project. She reminded the council that they represent the residents and is asking for single family homes to be developed on this site. Please vote no.

Mr. Adam Welch expressed support for this project and respects the process. He spoke positively about other quality projects DAI had done.

Mr. Adam Flam did not think the development would impact the traffic on 700 East. He is in favor of the project and likes the variety the housing options the development offers.

Ms. Katie Johnson appreciated the developer working with the city and neighbors. She feels the project is attractive and likes the variety of the housing offered. She does think the PUD 8 zone would be better. She spoke about an article in the Salt Lake Tribune about the need for more single family homes. She does not think this development is affordable.

Chair Robinson acknowledged the receipt of ecomments.

Mike Applegarth, Council Executive Director, read the following written comments into the record:

Mr. Patch Henderson is not happy with the density and thought half the homes would be better. The city did not need more high density developments and thought traffic would be impacted. Do not ruin Sandy.

Ms. Debbie Mudge is not in support of the development and thinks 96 homes is too dense. She feels the schools, sewer would be negatively effected. She thinks the Council needs to slow down.

Ms. Cindy Binks expressed concerns with the project. She would like the project zoned for single family homes. Her concerns include increased traffic, parking issues, overflow street parking and an increase in u-turns. She is not opposed to development but would welcome to see a park developed at the site.

Morgan Bush was concerned with the original proposal, but feels the developers have responded to the concerns and is in support of the project.

Public Comment Closed

A motion was made by Brooke Christensen to approve Ordinance #20-04 with the following amendment to the final paragraph that this Ordinance shall not become effective until it is published. The City Recorder is instructed to NOT publish this Ordinance until the Director of Community Development and the City Attorney certifies by letter that a building permit or permits have been applied for and approved to develop the property subject to this Ordinance in compliance with Planning Commission approvals and the plans reviewed by the City Council as a part of the adoption of and attached as Exhibit A to this Ordinance on November 17, 2020 or, after receiving a recommendation from the Planning Commission, the City Council has been advised of and accepted revisions to Exhibit A made during the site plan and building permit approval process. If the certification by letters or City Council acceptance of revisions as specified above has not been obtained on or before November 1, 2021, then the City recorder is instructed to NOT publish this Ordinance which shall then become null, void and of no legal or binding effect. There was no second. The motion failed.

A motion was made by Monica Zoltanski, seconded by Alison

Stroud to deny the PUD 10 application as presented. The motion failed by a roll call vote of 5-2 with Kris Nicholl, Zach Robinson, Marci Houseman, Cyndi Sharkey, Brooke Christensen opposed. There was a lengthy discussion on the motion.

A motion was made by Alison Stroud, seconded by Kris Nicholl to approve the earlier motion {Option 5} made by Brooke Christensen. For the record, Mike Applegarth, Council Executive Director, read the complete motion into the record prior to the Council roll call vote.

Motion to approve Ordinance #20-04 with the following amendment to the final paragraph that this Ordinance shall not become effective until it is published. The City Recorder is instructed to NOT publish this Ordinance until the Director of Community Development and the City Attorney certifies by letter that a building permit or permits have been applied for and approved to develop the property subject to this Ordinance in compliance with Planning Commission approvals and the plans reviewed by the City Council as a part of the adoption of and attached as Exhibit A to this Ordinance on November 17, 2020 or, after receiving a recommendation from the Planning Commission, the City Council has been advised of and accepted revisions to Exhibit A made during the site plan and building permit approval process. If the certification by letters or City Council acceptance of revisions as specified above has not been obtained on or before November 1, 2021, then the City recorder is instructed to NOT publish this Ordinance which shall then become null, void and of no legal or binding effect.

The motion carried by a roll call vote of 6-1 with Monica Zoltanski opposed.

6. [20-412](#) Council Member Sharkey recommending the Council authorize legislative staff and counsel to evaluate, compile, recommend and provide a draft policy concerning the Bulk Waste Program and its compliance with the law, and to procure resources as needed to complete the analysis and recommendations.

Sponsors: Sharkey

Council Member Sharkey presented the item and recommended the Council authorize legislative staff and counsel to evaluate, compile, recommend and provide a draft policy concerning the Bulk Waste Program and its compliance with the law. She proposed the formation of a work group to study and analyze the information with Mike Applegarth and Tracy Cowdell as permanent members of the group and include special area experts as additional members of the group as needed. The group would not include elected officials. She referenced the timeline included in the packet to serve as a guide to track the process of making a decision by July 1, 2021. She asked Council for feedback and discussion.

A motion was made by Cyndi Sharkey, seconded by Marci Houseman to authorize us to move forward with this process of forming the work group {for the purpose as outlined above}.

A lengthy Council discussion followed.

Public Comment:

Dustin Fratto invited the public to speak.

Ms. Bethann Martin feels the bulk waste program is important to her. She has always had questions as to how the schedule is implemented and suggested that agriculture properties be scheduled towards the end of the pickup schedule. Chair Robinson said the city would contact her regarding her inquiry.

Mr. Jim Edwards is concerned about the cost of the study and thinks it is important to consider the needs of the residents who may not be able to utilize the large trash bins. He expressed concern about hiring outside council for this work group, and thinks the city legal department staff could be utilized.

Mr. Gary McKeller feels there are a lot of good options and that it is not necessary to form a work group.

Ms. Jodi Monaco does not feel that being part of this work group is within the scope of the Council Attorney's services. She would vote no on this proposal.

Public Comment closed.

Following public comment, council discussion continued.

Ms. Zoltanski offered a friendly amendment to launch this {work group process} by the end of the year, authorizing a set amount to engage the services of third parties.

A roll call vote on the motion as originally stated was taken:

A motion was made by Cyndi Sharkey, seconded by Marci Houseman to authorize us to move forward with this process of forming the work group {for the

purpose as outlined above}. The motion carried by a roll call vote of 6-1. Monica Zoltanski opposed.

Council moved to Item 2 on the Agenda.

After 6:00 Time Certain Items and Public Hearings

Citizen Comments

Dustin Fratto provided instruction on how to participate in public comments.

Mr. Jason Bangerter wanted to comment on the Farnsworth Farm development. He was directed to make his comments during the time the item is presented.

Mr. Steve Van Maren spoke about missing the community aspect of the in-person council meetings and wondered if some time could be built into the virtual meetings to speak to council member during breaks.

Public comment closed.

Adjournment

Council Chair Robinson wished all a Happy Thanksgiving.

Council adjourned by a unanimous voice vote at approximately 10:57 pm.