



**MINUTES**  
**City Council Meeting**  
**Monday, March 7, 2022 6:00 PM**

**COUNCIL PRESENT:** Stan Pulliam, Mayor; Jeremy Pietzold, Council President; Laurie Smallwood, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; and Don Hokanson, Councilor

**COUNCIL ABSENT:** Richard Sheldon, Councilor

**PLANNING COMMISSIONERS PRESENT:** Jerry Crosby; Breezy Poulin; Steven Hook; Darren Wegener; Chris Mayton; Jan Lee; Hollis MacLean-Wenzel

**STAFF PRESENT:** Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager / Finance Director; Ernie Roberts, Police Chief; Emily Meharg, Senior Planner; Kelly O'Neill Jr., Development Services Director; Chris Crean, City Attorney; and Jenny Coker, Public Works Director

**MEDIA PRESENT:**

**1. CITY COUNCIL / PLANNING COMMISSION WORK SESSION - 6:00 PM**

**1.1. Development Code Amendments: Senate Bill 458**

Staff Report - 0543

Sean Edging (Department of Land Conservation and Development), and the City's **Senior Planner** presented slides on Senate Bill 458, and its impact on the Sandy Municipal Code, respectively. Both slide presentations were included in the agenda packet.

Discussion ensued on the following issues:

**Senate Bill 458**

- Whether small condominium complexes would be more likely to be developed under this legislation
- Superseding of the normal land use appeal process and imposition of a truncated clock
- Concern about the City's lack of ability to maintain SFR zoning
- Requirements for applications to comply with all other provisions of the development code

- Implications of the City's recent decision to allow 'detached duplexes'
- Whether economic factors would result in many new duplexes
- Concern regarding the appearance of the community, the loss of single-family neighborhoods, and motivations of developers
- Whether expedited land use processes have occurred in the city previously
- Procedural details on how relevant land division applications to would be processed and reviewed, and resulting effects on numbers of dwelling units
- Concern regarding the erosion of local control over land use and development
- Whether measures could be taken to dissuade developers from pursuing these methods, and potential implications regarding property rights

#### Proposed Changes to the Sandy Development Code

Feedback was provided on seven discussion questions posed by staff (included in the slide presentation) related to proposed changes to bring the code into compliance with Senate Bill 458. The Council's feedback was as follows:

- Issue #1: agreement with staff recommendations
- Issue #2: agreement that it is important to recover all costs. Recommendation to attach to deeds, not just plats.
- Issue #3: note that consideration should be given to access for stormwater retention ponds.
- Issue #4: discussion of the need to advertise on social media, and to support local community newspapers. Suggestion that newspaper advertising fees could be incorporated into revised permit fees to recover costs
- Issue #5: after consideration, agreement with staff recommendations.
- Issue #6: agreement with staff recommendations.
- Issue #7: agreement to consider other potential changes at a later date, but to move forward with the proposed changes in the interim

## **2. CITY COUNCIL REGULAR MEETING - 7:00 PM**

### **3. Pledge of Allegiance**

### **4. Roll Call**

### **5. Changes to the Agenda (none)**

**6. Public Comment**  
(none)

**7. Response to Previous Public Comments**  
(none)

**8. Consent Agenda**

8.1. **City Council Minutes**  
February 22, 2022

**Moved by Carl Exner, seconded by Don Hokanson**

***Adopt the Consent Agenda.***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,  
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

**9. Presentation**

9.1. **Police Officer Oath of Office**

**Mayor Pulliam** administered the oath to Officer Anderson. After the oath, photos were taken.

9.2. **Kickoff Presentation: Comprehensive Plan Update**  
*Envision Sandy 2050*

Anaïs Mathez of 3J Consulting presented an overview of the Comprehensive Plan update process. Presentation slides were included in the agenda packet.

Council discussion ensued on the following topics:

- Composition of the Community Advisory Committee
- Methods for incorporating feedback virtually
- The 'community conversation kit' process
- Leveraging knowledgeable experts and stakeholders to help educate the community on the process
- Considerations regarding feedback from constituents versus non-constituents
- The leadership role Council can play in championing engagement efforts
- The need to engage stakeholders from across the community

**10. New Business**

**10.1. Guaranteed Maximum Price (GMP) Package #3 - Existing Wastewater Treatment Plant Improvements**

Staff Report - 0544

The **Public Works Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Context for the needed scope increase given the high inflationary environment
- Outlook for the overall project cost and potential impacts on rates
- Importance of speed given rising inflation
- Recent data regarding permit compliance
- Need for condition assessments and asset management planning going forward

**Moved by Jeremy Pietzold, seconded by Laurie Smallwood**

***Accept the Guaranteed Maximum Price Proposal from Slayden Construction for GMP#3 improvements at the existing Wastewater Treatment Plant in the amount of \$3,554,037 and authorize the City Manager to sign an agreement for GMP 3 improvements.***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,  
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

**11. Report from the City Manager**

- Thanks and appreciation for the recent goal setting session
- Possible cancellation of the March 21st meeting
- Reminder on 2022 Statements of Economic Interest
- Police negotiations are upcoming
- Transit operations contractor negotiations are upcoming

**12. Committee /Council Reports**

**Councilor Hokanson**

- Request for the **Mayor** to rename the Aquatics Subcommittee to the Community Campus Subcommittee (request granted by the **Mayor**)
- Work on consolidating suggestions for vision / taglines is ongoing
- Request to be involved with discussions regarding the contract for the school resource officer program

**Councilor Exner**

- Question regarding camping in Meinig Park; concern regarding vehicle skid marks
- Concern regarding maintenance needs in Meinig Park

**Councilor Walker**

- Desire to be involved in the Comprehensive Plan update process
- Pleased with new staff hires

**Councilor Smallwood**

- Question regarding repealing of mask requirements and returning to normal programming
- Question regarding remote working protocols

**Council President Pietzold**

- Concern regarding the condition of paint on the Police Department building
- Suggestion to try again to secure funding for a camera at Jonsrud Viewpoint

**Mayor Pulliam**

- Thanks and appreciation for the recent goal setting session
- Importance of focusing on community concerns such as homelessness and crime; possibility of more updates from the Police Department
- Acknowledgement of the recent passing of the founder of Country Coffee

**13. Staff updates**

13.1. [Monthly Reports](#)

**14. Adjourn**



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Mayor, Stan Pulliam

A handwritten signature in black ink, appearing to read "Jeff Aprati". The signature is written in a cursive, flowing style.

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City Recorder, Jeff Aprati