



# CITY COUNCIL MEETING

Monday, November 06, 2023 at 7:00 PM  
Sandy City Hall and via Zoom

## MINUTES

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### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### PRESENT

Mayor Stan Pulliam  
Council President Laurie Smallwood  
Councilor Chris Mayton  
Councilor Rich Sheldon  
Councilor Kathleen Walker  
Councilor Carl Exner

#### ABSENT

Councilor Don Hokanson

### CHANGES TO THE AGENDA

(none)

### PUBLIC COMMENT (3-minute limit)

(none)

### RESPONSE TO PREVIOUS PUBLIC COMMENTS

(none)

### CONSENT AGENDA

1. City Council Minutes: October 16, 2023
2. Temporary Exception to the City Managers Signing Authority for the Community Campus Park Construction Project

In response to a Council question, staff recapped the public engagement process that has taken place with regard to playground and other infrastructure that will be installed at the Community Campus Park.

**MOTION: Adopt the consent agenda.**

Motion made by Councilor Exner, Seconded by Councilor Mayton.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Walker, Councilor Exner

**MOTION CARRIED: 5-0**

**REPORT FROM THE CITY MANAGER**

- Overview of repairs to Tickle Creek Trail Bridge 1
- Reminder that City facilities will be closed on November 10<sup>th</sup>
- Board and commission applications are due by November 10<sup>th</sup>
- Upcoming volunteer opportunity to assist with trail preparation
- Government relations update from Nellie deVries:
  - HB 3414 appears to be coming back for consideration; funding opportunities may present themselves
  - Representative Breese-Iverson will remain on the Capital Cons
  - Update on a bill being developed by Meek and Bynum
  - Representative Blumenauer is retiring

**COMMITTEE / COUNCIL REPORTS**

Councilor Exner

- Suggestion to send the government relations one-pager on wastewater to the Council
- Recap of the recent tour of the Camp Creek Fire area

Councilor Walker

- Upcoming meeting with the County regarding assistance with Hoodland Library rent

Council President Smallwood

- Reminder on the upcoming Turkey Trot event
- Concerns regarding the turn lane markings at the new 362<sup>nd</sup> Ave / Hwy 26 intersection, and congestion experienced during school pickup
- Suggestion to prioritize advertisements for Winterfest events

Councilor Mayton

- Recent tour of the bunker building with staff

Mayor Pulliam

- AntFarm staff will brief the Council soon on coordination efforts related to homelessness

- Suggestions related to communications on the positive progress being made on homelessness
- Recap on Halloween events in the community
- Recent Community Campus Subcommittee work to analyze potential options for bunker building renovation

## **CLEAR AND OBJECTIVE CODE AUDIT WORK SESSION**

### 3. Clear and Objective Audit Work Session

The Development Services Director provided introductory remarks. Kate Rogers and Cathy Corliss with MIG provided a presentation to the Council; slides were included in the agenda packet. After reviewing project logistics, they confirmed the Council's continuing support for the policy direction provided at the June 20, 2023 work session. Other initial discussion points included the fact that the State requires that if a housing type is allowed, it must be allowed through a clear and objective path (not conditional use); clarity on the meaning of 'oriented toward' a transit street; and discussion on usage of the term 'family' in the development code.

Further discussion ensued on the following issues:

- Explanation of the provisions and consequences of HB 3395 and SB 8
- Discussion on how this legislation overrides other zoning regulations if the development meets affordability requirements
- Discussion on the meaning of 'comparable zones' for the purposes of residential zone standards that will apply in commercial zones for affordable housing development under HB 3395
- Concern about affordable housing in village commercial areas far from downtown; discussion of potentially rezoning such areas
- Concern about public funding source award letters, and the potential for costs to increase
- Suggestion to increase the percentage of required performance bonds
- Discussion related to single room occupancy (SRO) requirements; differences between SRO and congregate living
- Discussion on parking requirements and whether requirements might discourage development; concern that overly stringent requirements could make people reluctant to report SRO occupancy; discussion on advantages and disadvantages of 1.5 parking spaces per room versus 1.0 spaces per room; after discussion majority support was expressed for 1.0 per room
- Discussion on how often similar clear and objective audits should be performed, especially given the current active legislative environment
- Discussion on minimum lot sizes and density standards in different zones, and suggestions to potentially amend the code to clarify the density per acre standards for duplexes. Guidance was provided by the City Attorney that the same requirements must be applied to duplexes that are applicable to single family homes

- Suggestion to potentially amend minimum lot size requirements generally, although that is a larger policy discussion

## **STAFF UPDATES**

Monthly Reports: <https://reports.cityofsandy.com/>

## **ADJOURN**

DRAFT