



# 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*

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Tuesday, April 6, 2021

5:15 PM

Online Meeting

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### Business Session \*Amended Agenda\*

#### 5:15 Council Meeting

The Chair opened the meeting and read a statement about the need to conduct a virtual meeting.

Council Staff in Attendance:

Mike Applegarth, Executive Director  
Dustin Fratto, Assistant Director  
Liz Theriault, Communication & Policy Analyst  
Tracy Cowdell, Council Attorney

Administration in Attendance:

Kim Bell, Deputy Chief Administrative Officer  
Lynn Pace, City Attorney  
Brian McCuiston, Planning Director  
James Sorensen, Community Development Director

**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

#### Prayer / Pledge of Allegiance

Council Member Houseman opened with a prayer. Council Member Stroud led the Pledge of Allegiance to the Flag.

#### Council Items

1. [CODE-11-20-5947 CC](#) Kuwahara Wholesale - Proposed SD(FM-HSN) Zone Amend Title 21, Chapter 19, Special Development (SD) Districts, of the Sandy Municipal Code

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

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Council Memo](#)

[Public Hearing Notice](#)

[Ord 21-13 LDC-Title 21, Chapter-19](#)

Brian McCuiston, Planning Director gave a presentation on the creation of the Kuwahara Wholesale Proposed Special Development Zone.

Council questions followed.

The Chair opened Public Comment for this item. Dustin Fratto provided instruction to attendees on how to comment.

Alex and Sara Kuwahara expressed their thanks to the City staff and Council for the new zone.

Steve Van Maren expressed a concern about dropping the SD designation from two acres to one acre, and recommended an alternative if certain conditions are met. He also noted a concern with the surface materials of the parking area, and the requirement to retain storm water on the property.

Sharon Jensen spoke in favor of Kuwahara Wholesale as a positive amenity to the neighborhood.

Public Comment closed. City Attorney Lynn Pace brought the Council's attention to the narrow uses of the property. Also, the Planning Commission created two different temporary use windows for Farmers Markets.

Council questions and comments followed.

**A motion was made by Brooke Christensen, seconded by Monica Zoltanski, to adopt the proposed ordinance #21-13, which are amendments to the Land Development Code and shown in Exhibit "A", for the following reasons:**

1. **The proposal complies with the Purpose of the Land Development Code as stated in section 21-01-03.**
2. **Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City... The motion carried by the following vote:**

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

2. [ZONE-02-21-5995 CC](#) Kuwahara Wholesale Rezone, CN(HSN) to SD(FM-HSN)  
8565 & 8575 South State Street  
Historic Sandy, Community #4

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

[Staff Report](#)

[Vicinity Map](#)

[Sign Photo Mar 11th 2021](#)

[Downed Sign Photo Mar 11th 2021](#)

[Sign Photo Close Up Mar 5 2021](#)

[Sign Photo Mar 5 2021](#)

[sign photo 2021.3.31](#)

[CC Notice](#)

[Public Hearing Notice](#)

[Ordinance 21-12 Kuwahara Rezone](#)

[Kuwahara email comments received prior to April 2 2021](#)

Brian McCuiston, Planning Director explained that applying the newly created zone to the Kuwahara property is the next step.

The Chair opened the item to Public Comment and Dustin Fratto provided instruction on how to do so.

There was no public comment.

James Sorensen noted for the record that there are still basic life-safety issues required for the Kuwahara's to address.

**There was a motion by Brooke Christensen, seconded by Monica Zoltanski to adopt Ordinance #21-12. The motion carried by the following vote:**

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

3. [21-133](#) City Council considering the adoption of Ordinance #21-14 enacting a temporary land use regulation prohibiting development on properties east of Wasatch Boulevard.

**Attachments:** [Click here to eComment on this item](#)  
[Ordinance 21-14 Temporary Land Use Regulation-Properties on Wasatch Blvd Exhibit A](#)

Council Member Nicholl introduced the item noting concern with development in certain foothill areas of the City.

The Chair opened the item to public comment. Dustin Fratto provided instruction.

Ellen Birrell expressed support for the ordinance if it were to be amended to all of the property on the east side of Wasatch Blvd to the northern-most edge of Sandy.

Megan Sieverts also expressed support if the ordinance was amended to include all of the land to the northern edge of the City.

Leslie Kovach also recommended extending the ordinance to the northern-most edge of Sandy City.

Public comment closed. Council Member Nicholl spoke to the limitation of the ordinance to areas of steep slopes. Council discussion followed regarding the mechanics of expanding the area included in the ordinance. Lynn Pace and Tracy Cowdell addressed the question of expanding the area included in the ordinance.

**A motion was made by Kristin Coleman-Nicholl, seconded by Zach Robinson, to adopt Ordinance #21-14... The motion carried by the following vote:**

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

Approval of the Consent Calendar

Approval of the Consent Calendar

**A motion was made by Zach Robinson, seconded by Monica Zoltanski, to approve the Consent Calendar. The motion carried by the following vote:**

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

## Consent Calendar

4. [21-121](#) Approval of the March 16, 2021 Minutes  
**Attachments:** [March 16, 2021](#)  
**Item approved.**
5. [21-127](#) Approval of the March 23, 2021 Minutes  
**Attachments:** [March 23, 2021](#)  
**Item adopted.**
6. [21-128](#) Mayor Bradburn requesting joint adoption of a proclamation declaring April 2021 as Child Abuse Prevention Month in Sandy City.  
**Attachments:** [Child Abuse Prevention Month](#)  
**Item adopted.**

**Standing Reports**

## Agenda Planning Calendar Review &amp; Council Office Director's Report

There was no report.

## Council Member Business

Council Member Robinson thanked the Parks and Recreation staff for spring sports. He noted mental health resources discussed at the Healthy Sandy meeting recently.

Council Member Houseman echoed the importance of the mental wellness presentation at Healthy Sandy. She also provided an update on the latest Central Wasatch Commission meeting.

Council Member Nicholl raised an issue about signs attached to private property.

Council Member Zoltanski reported on recent a ride-along with the bulk waste crew, as well as a tour with Economic Development of RDA project areas.

## Mayor's Report

There was no report. Mayor Bradburn was out of town with family.

## CAO Report

Kim Bell reported that there was great representation from the Council and Administration at the groundbreaking ceremony for the new Glacier Hills Elementary. It is representative of Sandy's support for the Canyons School District.

## After 6:00 Time Certain Items

7. [21-131](#) General Citizen Comments

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

Dustin Fratto provided information about participating in Public Comment.

Steve Van Maren hasn't seen a resolution to contract with the County Clerk for election administration. He proposed Ranked Choice Voting as a consideration.

## Adjournment

Adjournment occurred unanimously at 6:32 PM