



# Sandy City, Utah

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

## Meeting Minutes

### City Council

*Ryan Mecham, District 1*  
*Alison Stroud, District 2*  
*Zach Robinson, District 3*  
*Scott Earl, District 4*  
*Brooke D'Sousa, At-large*  
*Marci Houseman, At-large*  
*Cyndi Sharkey, At-large*

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Tuesday, September 26, 2023

5:15 PM

City Hall & Online

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### Business Session

#### 5:15 Council Meeting

**Present:** 7 - Council Member Alison Stroud  
Council Member Zach Robinson  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Ryan Mecham  
Council Member Brooke D'Sousa  
Council Member Scott Earl

Council Staff in Attendance:  
Council Staff in Attendance:  
Dustin Fratto, Council Director  
Justin Sorenson, Assistant Director  
Christine Edwards, Council Clerk  
Liz Theriault, Policy & Comms Analyst  
Tracy Cowdell, Council Attorney

Administration in Attendance:  
Mayor Monica Zoltanski  
Shane Pace, CAO  
Lynn Pace, City Attorney  
Jeff Bassett, Fire Chief  
Greg Severson, Police Chief  
Tom Ward, Public Utilities  
Dan Medina, Parks & Recreation  
Mike Gladbach, Public Works  
James Sorenson, Community Development  
Kasey Dunlavy, Economic Development  
Jared Gerber, Deputy CAO  
Kim Bell, Deputy Mayor  
Melissa Anderson, Community Development  
Ryan Kump, Public Works

### Prayer / Pledge of Allegiance

Council Chair Brooke D'Sousa welcomed those in attendance.

Shane Pace, CAO, offered the Prayer.  
Mr. Steve Van Maren led the Pledge.

Council moved to Item 2 on the Agenda.

### Citizen Comment Procedure

1. [23-392](#) General Citizen Comment Period (No earlier than 6:00 PM)

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

Council Chair D'Sousa invited the public to participate in General Citizen Comment.

Mr. Jason Richman, in reference to Item 10, is sympathetic to the needs of the homeless. He expressed concerns with the zero visitor policy and feels it is important for the shelter to allow visits from friends, family and loved ones. He asked for good local oversight of the shelter.

Public comment closed.

## Business Session Items

### Informational Items

2. [23-384](#) The Central Wasatch Commission providing the Council with an update

**Attachments:** [Presentation.pdf](#)

Christopher Robinson and Lindsey Nielsen from the Central Wasatch Commission provided a presentation to the Council. The CWC is a unique effort by local governments and elected officials to address longstanding issues of the Central Wasatch Mountains. CWC Member Jurisdictions include area cities, ski resorts, water districts, and UTA. They reviewed CWC current and on-going programs, outreach, and projects. To learn more about CWC and the CWC Environmental Dashboard, please see their website. Council questions followed.

3. [23-385](#) Rocky Mountain Power presenting the Council with an update on their wildfire preparedness and mitigation efforts in Sandy City

**Attachments:** [Rocky Mountain Power Wildfire Mitigation 9-23.pdf](#)

Bran Knowles with Rocky Mountain Power presented to the Council an overview of Rocky Mountain Power's wildfire mitigation efforts. Protecting the community while providing reliable power is the highest priority for Rocky Mountain Power. Mr. Knowles reviewed wildfire trends in the United States over the past several decades, mitigation efforts, and wildfire response. He also reviewed current projects underway in Sandy City. Council questions followed.

Council moved to Item 1 on the Agenda: General Citizen Comment.

4. [23-388](#) Public Works Update on Federal and State funded Transportation Projects in Sandy City.

**Attachments:** [Presentation.pdf](#)

Ryan Kump, City Engineer, reviewed the Public Works Capital Projects currently in process in Sandy City. Recently completed projects include the pedestrian tunnel at 102nd South, the road realignment at 9270 South, and Phase VII of the Monroe Street Intersection. Mr. Kump also reviewed projects currently in the design/acquisition phase: the 9400 S/700 E Intersection, East Sandy Bridges Project, 9400 S/500 W Intersection, and the Monroe Phase VI project. He reviewed future projects that are partially or fully funded, including a pedestrian bridge concept for SR-209 by Quarry Bend. Council questions followed.

Council Member Marci Houseman was excused from the meeting at 6:46 pm.

5. [CA08252023](#) Amendments to Title 21 of the Land Development Code related to  
[-0006593](#) Violations, Enforcement and Penalties in the Sensitive Area Overlay Zone  
[\(CC-WS\)](#)

**Attachments:** [Staff Report and Exhibits](#)  
[09.07.2023 Planning Commission Minutes \(DRAFT\)](#)  
[9-26-2023 CC Presentation](#)

Melissa Anderson, Community Development, presented a proposal to amend Title 21 of the Land Development Code, Chapter 15, Sensitive Area Overlay Zone (SAO). The purpose of the code amendments is to establish an administrative procedure and penalties for enforcement on violations within the SAO zone. The Planning Commission forwarded a positive recommendation to the Council for approval of the proposed amendments. This is an information item tonight. This item will be brought back to the Council on October 3rd for Council consideration and action. Council questions followed. Mike Wilcox and James Sorenson also responded to Council questions.

6. [CA07252023](#) OneTen Apartments (Code Amendment)  
[-0006572](#) Amendments to Title 21 of the Land Development Code, Chapter 8 - Land  
[\(CC-WS\)](#) Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use,  
Transit Corridor, and Research and Development District  
109 W. 11000 S.  
[Commercial Area, #9]

**Attachments:** [Staff Report](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)  
[Planning Commission Minutes](#)

Mike Wilcox, Community Development, presented a code amendment on behalf of the applicant, Think Architecture, requesting to amend Title 21 of the Land Development Code, Chapter 8 - Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code. The purpose of the Code Amendment is to allow for multiple unit dwellings (apartments) as a permitted use within a limited area of the Central Business District (CBD) Zone district. If approved, the applicant would proceed with a proposed apartment development for the property located at 1090 W 11000 South. The Planning Commission forwarded a positive recommendation to the Council. The applicant and staff responded to Council questions.

Council convened a short recess.  
Council reconvened at approximately 7:45 pm and moved to the Consent Calendar.

Consent Calendar

## Approval of the Consent Calendar

A motion was made by Ryan Mecham, seconded by Zach Robinson, to approve the Consent Calendar. The motion carried by a unanimous voice vote.

7. [23-386](#) Approval of the August 29, 2023 Draft Minutes

**Attachments:** [August 29, 2023 Draft Minutes](#)

Item approved.

8. [23-387](#) Approval of the September 12, 2023 Draft Minutes

**Attachments:** [September 12, 2023 Draft Minutes](#)

Item approved.

9. [23-393](#) Approval of the September 19, 2023 Draft Minutes

**Attachments:** [September 19, 2023 Draft Minutes](#)

Item approved.

## Council Voting Items

10. [CA07282023-0006578\(CC 2\)](#) Amendment to Title 21, of the Land Development Code to the definition of a "Transitional Housing Facility"

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

[23-17 Ordinance- LDC-Title 21 Chapter 37-21 Definition of Transitional Housing Facility Staff Report and Exhibits](#)  
[Draft PC Minutes and CUP Letter 9-7-2023](#)

Melissa Anderson, Community Development, presented this item to Council at a prior Work Session. She briefly reviewed the item with the Council. The purpose of the code amendment is to clarify that a "Transitional Housing Facility" provides non-congregate interim housing for no more than 24 months on a referral basis only, with on-site supportive services to persons experiencing homelessness.

Public comment opened:

Ms. Elise Taylor is a longtime Sandy resident. She is not supportive of the homeless shelter and expressed concerns about crimes committed by the homeless in the neighborhood.

Ms. Levy Woodruff expressed her support for the shelter. She lives close to the proposed shelter and as a shelter volunteer, she feels there is a need for this type of shelter.

Mr. Jacob Weidrich expressed concerns with the shelter. He feels there are a lot of red flags with this type of facility and believes that parents and residents who live close to this facility are concerned with the safety of their families if the shelter is approved.

Ms. Kseniya Kniazeva thanked the Council for considering the proposed shelter. She spoke about a veteran who will be released from a care home this Friday and will become homeless without a shelter to go to. She asked the Council to say Yes to the shelter. These people deserve our care and she does not think there will be an increase in crime with the facility.

Ms. Brooke Christensen is not opposed to the shelter as long as requirements are put in place and ensuring that any increased costs related to public safety are reimbursed to the City. She spoke about the increase in homeless in the area around Mt. Jordan Middle School and she expressed concerns about potential issues that may arise from the shelter.

Ms. Rachel Ross expressed concerns but feels the shelter is a good thing.

Dustin Fratto, Council Director, read the following comment into the record from Father Tilley of St. John the Baptist Parish. Father Tilley expressed support and of the importance of taking care of our community. The MVP facility is an appropriate facility for Sandy and meets the needs of the community. He commended the Council on their courage for considering this issue.

Public comment closed.

Council discussion followed. Council questioned city staff regarding the definitions provided as part of the amendment. The applicant and staff of the MVP shelter responded

to Council questions regarding safety, staffing, operations, and security.

Council Member Marci Houseman rejoined the Council Meeting, virtually.

Mr. Lynn Pace, City Attorney, shared additional information to the Council. The State Coordinator for the Homeless, Wayne Niederhauser, has committed state funds to reimburse Sandy City for additional public safety costs associated with the MVP Shelter. Mr. Pace also provided a letter from the MVP Shelter Coordinator clarifying the shelter's definition of "medically vulnerable people".

**A motion was made by Zach Robinson, seconded by Cyndi Sharkey to table Agenda Item 10 until such time that the applicant has negotiated with the City Council Attorney, Mr. Tracy Cowdell, who is acting on behalf of the Council, a memorandum of understanding between the applicant and the City Council that addresses the concerns that have been raised this evening and over the past two weeks by the Council body.**

The concerns discussed this evening and at prior meetings include the following: security, staffing, funding, term definitions.

Discussion on the motion followed. Council expressed the need to allow for additional time to collaborate and address issues and concerns of the Council. Council has the responsibility to conduct their due diligence on this issue before voting on the item.

The Council Attorney, City Attorney, Council Director reviewed the timeline, process, and concerns that should be addressed in the MOU with Shelter the Homeless. Council expressed support for the collaboration with the staff of Shelter the Homeless and a desire to move forward. A roll call vote on the motion was taken.

**A motion was made by Zach Robinson, seconded by Cyndi Sharkey to table Item 10 until such a time that the applicant has negotiated with the City Council Attorney, Mr. Cowdell, who is acting on behalf of the City Council, a memorandum of understanding between the applicant and the City Council that addresses the concerns that have been raised this evening and over the past two weeks, by the Council body...The motion carried by the following vote:**

**Yes:** 7 - Alison Stroud  
Zach Robinson  
Marci Houseman  
Cyndi Sharkey  
Ryan Mecham  
Brooke D'Sousa  
Scott Earl

## Standing Reports

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

Dustin Fratto, Council Director: Next week we will hold a Special Recognition for the one year anniversary of the Gold Star Families Memorial and hold the Public Hearing for the General Obligation Bond. He also reviewed upcoming agenda items with the Council.

## Council Member Business

Council Member Ryan Mecham thanked all those who coordinated the Heritage Festival in Historic Sandy.

Council Member Alison Stroud provided an update from the CDBG Committee and acknowledged Jake Warner for his work with the committee. She also provided an update from the Sandy Senior Center. She enjoyed the Heritage Festival and the Sandy Food Truck night.

## Mayor's Report

Mayor Zoltanski has no report.

## CAO Report

Shane Pace, CAO, congratulated those in the Fire and Police Department who were recently promoted. He spoke about the skill, expertise and awards the Police Department Officers received during a recent state-wide competition.

## Adjournment

Council unanimously agreed to adjourn the meeting at 9:27 pm.