



# 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\***

Web address to view complete packet: <http://sandyutah.legistar.com>

The April 6, 2021 Sandy City Council Meeting will be conducted via Zoom Webinar.

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_doBiFT\\_8TTugO-IXQ6qKjw](https://us02web.zoom.us/webinar/register/WN_doBiFT_8TTugO-IXQ6qKjw)

After registering, you will receive a confirmation email containing information about joining the webinar.

Or listen by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 897 7936 6832

Passcode: 270841

**In addition to participating in the meeting through Zoom, citizen's may also use eComment to send their comment directly to the City Council Members. EComment will close one hour prior to the beginning of the meeting. Please click on the appropriate eComment link below to submit your comment.**

## 5:15 Council 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

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

**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](#) Kuwahara Wholesale - Proposed SD(FM-HSN) Zone  
[-5947 CC](#) 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](#)

[Ordinance 21-13 Signed](#)

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, that this That the City Council 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**

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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](#)

[Ordinance 21-12 Signed](#)

The Community Development Department recommends that the City Council take one of the following actions:

1. Approve the Application as recommended by the Planning Commission (see Ord #21-12).
2. Approve the Application as recommended by the Planning Commission with revisions.
3. Deny the Application.
4. Table the Application for a future decision.

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](#)

[Ordinance 21-14 Signed](#)

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.

**A motion was made by Brooke Christensen, seconded by Monica Zoltanski, that this Motion 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

Council Member Nicholl introduced the item noting concern with development in the foothills 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.

**A motion was made by Kristin Coleman-Nicholl, seconded by Zach Robinson, that this Motion 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](#)  
[Signed Child Abuse Prevention Month](#)

**Item adopted.**

### Standing Reports

#### Agenda Planning Calendar Review & 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

No report.

## CAO Report

Kim Bell reported on an event recently attended.

## After 6:00 Time Certain Items

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.

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

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

This is the time set aside for the public to comment on any City business that is NOT already listed on the agenda. If you wish to comment on business that IS listed on the agenda please follow the eComment link to that agenda item or participate live and comment during that agenda item. Public comment will occur no sooner than 6:00 PM. Each speaker is allowed three minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link above. The call-in number is for listening only.

## Adjournment

Adjournment occurred unanimously at 6:32 PM