



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

Tuesday, May 17, 2022

5:15 PM

City Hall & Online

Business Session *Amended Agenda*

5:15 Council Meeting

Roll Call

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:

Dustin Fratto, Executive Director
Justin Sorenson, Assistant Director
Christine Edwards, Council Clerk
Elizabeth Theriault, Policy and Comms Analyst
Tracy Cowdell, Council Attorney

Administration in Attendance:

Mayor Monica Zoltanski
Cliff Strachan, CAO
Lynn Pace, City Attorney
Bruce Cline, Fire Chief
Jon Arnold, Police
Tom Ward, Public Utilities Director
Dan Medina, Parks & Recreation Director
Mike Gladbach, Public Works Director
James Sorenson, Community Development Director
Brian Kelley, Finance Director
Kasey Dunlavy, Economic Development
Jared Gerber, Deputy CAO
Evelyn Everton, Director of Government Affairs
Kim Bell, Deputy Mayor
Judge Paul Farr, Justice Court
Melisse Stiglich, Justice Court
Megan Sundquist, Risk Management
Jake Warner, Community Development
Mike Wilcox, Community Development

Prayer / Pledge of Allegiance

Council Chair Marci Houseman welcomed those in attendance.

Council Member Marci Houseman offered the Prayer.
Council Member Alison Stroud led the Pledge.

Citizen Comments

1. [22-159](#) General Citizen Comments

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

Council Chair Marci Houseman invited the public to participate in General Citizen Comments.

Mr. Bruce Blanchard spoke about the costs associated with waste pickup and the bulk waste program and the funding of these programs. He thanked the Council for their service.

Mr. Michael Marquardt spoke about speeding and traffic concerns on Pioneer Avenue. He provided details of this issue and suggested the addition of stop signs at 300 East, which would make the intersection a four way stop as a way to slow down the traffic. He requested help from the Council.

Mr. Hal Rueckert thanked the Council and Chris Edwards for their help. He spoke about the traffic and speed of the drivers on Pioneer Avenue. He suggested adding stop signs and speed bumps to slow down traffic.

Ms. Carianne Jones spoke about the Sugar Creek Rezone. She expressed concerns about the biodiversity in the area and the water consumption of the residents in the new proposed community. She asked for the development details to be shared with the surrounding neighbors, including the traffic study be shared, She is in favor of the rezoning.

Mr. Damon Martin spoke about traffic concerns and noise from Harvard Park Rd and Gravel Hills Road. He hopes the proposed development incorporates more open space and trails for the community to use.

Mr. David Parker spoke about the residents who live in the neighborhood near the proposed Pebblebrook development. These residents want this new neighborhood to be inclusive and would like for the developer to involve the neighbors in the process. He spoke about the history of the area.

Ms. Katrina Black spoke about the proposed Sugarcreek development. She expressed concerns regarding the road design accessing the proposed development and the loss of open space. She is in support of more open space.

Mr. John DeJong expressed concerns regarding the proposed road access to the new Sugarcreek development and the impact on safety for the residents in that neighborhood.

Ms. Debbie Pecorelli expressed concerns with the Sugarcreek rezone project. She is in favor of the rezone but expressed that the residents would like to see the details associated with the proposed development and would like to be involved in the planning so their concerns can be addressed.

Representative Judy Weeks Rohner thanked the Alta High School Robotics team for their demonstration this afternoon and acknowledged the team for their achievement.

Mr. Alex Reynoso, a retired engineer, suggested the City evaluate all the possibilities when looking at the proposed Sugarcreek development. He is concerned with the proposed road design leading into the development and would like to see more open space in the proposed development.

Mr. David Zangrilli is concerned about the lack of open space in the proposed development and requested that the city consider purchasing some of the property to provide a park to the residents near the development.

Mr. Bill Brooks expressed concerns regarding the proposed Sugarcreek development. He is supportive of the R1-10 zone but would like to see more open space and trails available to the surrounding neighbors.

Representative Susan Pulsipher thanked the Alta High School Robotics team for their presentation this afternoon and acknowledged their achievement. She now represents a large area in Sandy City with the new redistricting boundaries and is thrilled to represent Sandy residents. She invited the residents to reach out to her.

Ms. Beverly Cutshaw requested more open space and trails in the proposed Suagarcreek development that benefits all residents

Mr. Donald Cutshaw spoke about the good neighbors in their neighborhood. He is supportive of the proposed development and the R1-10 zone. He is concerned that he has not seen any of the details and is not supportive of the access roads leading to the new development.

Mr. Larry Ruckman expressed concerns with flooding in his neighborhood and suggested the installation of some flood control elements in the area. He requested the area be piped to mitigate potential flooding issues.

Ms. Shirley Speirs spoke about the pipe and flood problems in their neighborhood. She suggested the installation of flood control elements and to continue the piping to mitigate the flooding problems in the area. She also requested a sound wall be installed in their neighborhood.

Mr. Tom Speirs also spoke about the flooding in their neighborhood and requested the city install piping in the area to alleviate the flooding problems in the area.

Mr. Chandler Whipple is in favor of the development and the R1-10 zone. He hopes the city could purchase a small piece of the area to make a public park. He thanked the police for their efforts to enforce the speeding laws on 1300 East.

Mr. Benjamin Hurst expressed safety concerns with the road connecting into the new proposed development. He asked the City Council to look into the issues brought up this evening by the residents. He is supportive of the rezone.

Ms. Linda Dean expressed concerns about the road leading into the proposed development.

Mr. Caleb Bentley spoke about access roads to the new development and green space.

Ms. Patricia Jones is thankful to the Sandy residents at the meeting. She asked that the Council share information about the history of the Alta Canyon Recreation Center proposed project since the funding of the project will impact all Sandy residents.

Public Comment closed.

Council moved to Item 3 on the Agenda.

Business Session Items

Informational Items

2. [22-160](#) City Attorney, Justice Court, Public Utilities, Public Works, and Parks and Recreation Departments presenting their FY 2022-23 tentative department budgets.

Attachments: [May 17th Presentations \(Courts, Atty, Parks, Public Utilities, Public Works\).pdf](#)
[Tentative 2023 - CC Alternatives Bulk Waste Fees.pdf](#)

Department Heads presented on their proposed department budgets for the FY 2022-23 Budget:

Melisse Stiglich, Justice Courts, presented the Justice Court proposed FY 2022-23 budget. The Justice Court did not ask for any increases. She spoke about legislative that impacted the Justice Courts. She requested the Council fund the compensation plan so that they can keep high quality employees at the Justice Court. The Council thanked Ms. Stiglich for her presentation.

Lynn Pace, City Attorney, presented the proposed FY 2022-23 budget for the Legal Department which consists of the Civil Division, Prosecutors, Risk Management, and Recorder's Division. He requested approval of the employee compensation plan and for two increases for staffing compensation. The Council thanked Mr. Pace for his presentation.

Megan Sundquist, Deputy Risk Manager, presented on the Risk Management FY 2022-23 budget. Council comments and questions followed.

Dan Medina, Parks & Recreation Director, presented the proposed FY 2022-23 budget. He recognized his assistant directors, Todd Assay and Jetta Marriott. Council questions and comments followed.

Tom Ward, Public Utilities Director, acknowledged Abi Holt and Scott Ellis for their efforts and service to his department. He spoke about the importance of the investment in employees who provide such a high level of service to Sandy City residents. He presented the proposed FY 2022-23 budget to Council.

Mike Gladbach, Public Works Director, acknowledged Paul Browning, Ryan Kump, Britney Ward, and Blaine Botkin on his staff. He acknowledged Bruce Blanchard and thanked him for the contributions he has made to the budget process. He spoke about the service his department provides and the accomplishments of the Public Works department and presented the FY 2022-23 proposed budget for the Public Works Department. Council questions and comments followed.

Brian Kelley, Finance Director, provided information on the three items requested by the Council regarding the Bulk Waste program. Council questions occurred throughout Mr. Kelley's presentation. Council thanked Mr. Kelley for his presentation.

Public Hearing(s)

3. [22-158](#) Community Development Department requesting Council action regarding the 2022 Annual Action Plan, including the allocation of funds as recommended by the Citizen Advisory Committee, for the use of CDBG funds during the 2022 program year.

Attachments: [22-26c Signed](#)

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

[Committee Recommendation Summary](#)

[2022 Annual Action Plan \(Exhibit A\)](#)

[Resolution 22-26c](#)

[Public Notice](#)

Public Hearing: Community Development Block Grant Recommendation:

Jake Warner, Community Development, presented the 2022 Annual Action Plan for Council consideration and action. The grant amount has not been awarded yet. Mr. Warner requested conditional approval of the allocation of funds by the CDBG Committee. The current allocation is based on receiving grant funding of \$400,000. The conditional approval of the Resolution 22-26C would allow the CDBG Committee to make proportional adjustments to the allocation of funds based on the grant funding received, should that amount differ from the \$400,000. Council questions followed.

Public comment opened.

Ms. Keri Gardner, Director of Domestic Violence Victim Assistance Program, is thrilled to accept \$7,500 from the CDBG fund allocation. The funds will go to a very good use. She shared details of the services her organization provides.

Mr. Andre Caulderon with Assist Organization. He provided information about the services his organization provides and thanked the Council for their support and the funds received from the CDBG Committee of \$80,000.

Mr. Rod Roake with Neighbor Works, spoke about his organization and the services provided. He spoke about their assistance provided to a Sandy resident and the timing of the funds that were allocated which spanned two program periods. Their organization did not receive grant funds for the upcoming program year. He urged the Council to take a step back and take a look at this.

Ms. Bailey White with the Road Home thanked the CDBG Committee for their grant. She spoke about the services the Road Home provides and thanked the Council for their support.

Ms. Jocelyn White with South Valley Services spoke about the services her organization provides. She is excited to be under consideration to receive funding from the CDBG Committee and has enjoyed the partnership with the committee.

Public comment closed.

Following the vote on the motion, Council moved to the Consent Calendar.

A motion was made by Ryan Mecham, seconded by Zach Robinson to approve Resolution #22-26c, a resolution approving the 2022 Annual Action Plan for the use of CDBG funds during the 2022 program year and authorizing the Mayor to submit the 2022 Annual Action Plan to HUD and execute associated documents...The motion carried by the following vote:

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

Consent Calendar

Approval of the Consent Calendar

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

4. [22-142](#) Approval of the April 25, 2022 Town Hall Minutes
Attachments: [April 25 2022 Draft Minutes.pdf](#)
Item approved.
5. [22-145](#) Approval of the March 29, 2022 Draft Minutes
Attachments: [March 29, 2022 Draft Minutes](#)
Item approved.
6. [22-152](#) Approval of the April 5, 2022 City Council Draft Minutes
Attachments: [April 5, 2022 Draft Minutes](#)
Item approved.
7. [22-153](#) Approval of the April 12, 2022 City Council Draft Minutes
Attachments: [April 12, 2022 Draft Minutes](#)
Item approved.
8. [22-161](#) Approval of the April 19, 2022 City Council Draft Minutes
Attachments: [April 19, 2022 Draft Minutes](#)
Item approved.

9. [22-162](#) Approval of the April 26, 2022 City Council Draft Minutes

Attachments: [April 26, 2022 Draft Minutes](#)

Item approved.

10. [22-157](#) Approval of the May 3, 2022 City Council Draft Minutes

Attachments: [May 3, 2022 Draft Minutes](#)

Item approved.

Council Voting Items

11. [REZ0119202 2-6257 \(CC Ord\)](#) Community Development Department requesting Council action regarding a zone change application (File #REZ01192022-6257, Sugarcreek) submitted by Plumb Holdings LLC, proposing that 66.5 acres at 8968 S. 1300 E. be rezoned to the R-1-10 Zone.

Attachments: [Click here to eComment on this item](#)
[Planning Commission Staff Report](#)
[Planning Commission Minutes \(draft\)](#)
[Emails/Letters provided to PC](#)
[Emails/Letters received after PC \(5/4/22\)](#)
[Pictures of Notice Sign](#)
[Ordinance #22-03](#)
[Traffic Impact Study](#)
[Municipal Services District Letter](#)

Jake Warner, Community Development, presented on the Sugarcreek rezone application on behalf of Plumb Holdings. Staff has recommended approval of the rezone. Council questions and comments followed. Council Member Alison Stroud requested the Council table this item to give time for the Administration to address the residents' concerns regarding access and open space with the developer. A motion was made by Council Member Alison Stroud to table the item. Kasey Dunlavy, Economic Development spoke about property owned by the RDA near the area of the Sugarcreek development. The decision on that property would be made by the RDA Board.

A motion was made by Alison Stroud, seconded by Zach Robinson to table Ordinance #22-03 (Agenda Item 11) and bring back the item at the next Business Session (June 7, 2022) for discussion.

A lengthy Council discussion on the motion followed.

A motion was made by Brooke D'Sousa, seconded Zach Robinson to call to question, ending the discussion on the motion...The motion carried by the following vote:

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

Immediately following the vote on the motion to call to question, Council moved to the current motion on the floor and a roll call vote was taken.

A motion was made by Alison Stroud, seconded by Zach Robinson to table Ordinance #22-03 (Agenda Item 11) and bring the item back for Council consideration at the next Business Session (June 7, 2022)...The motion carried by the following vote:

Yes: 4 Alison Stroud
Zach Robinson
Ryan Mecham
Scott Earl

No: 3 Marci Houseman
Cyndi Sharkey
Brooke D'Sousa

Council convened a recess at 7:31 pm

Council reconvened at 7:39 pm and moved to Item 2 on the Agenda.

Alternative Motions:

1. Motion to Approve - Adopt Ordinance #22-03, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 66.5 acres, involving five parcels as proposed by the Applicant, generally located at 8968 S. 1300 E. and rezoning approximately 3.0 acres of adjacent City-owned property, involving four parcels, from the A-1 Zone ("Residential/Agricultural District"), R-1-8 Zone ("Single Family Residential District"), and R-1-20A ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District").

2. Motion to Approve with revisions - Adopt Ordinance #22-03, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; subject to the following revisions: (expressed revisions); rezoning approximately 66.5 acres, involving five parcels as proposed by the Applicant, generally located at 8968 S. 1300 E. and rezoning approximately 3.0 acres of adjacent City-owned property, involving four parcels, from the A-1 Zone ("Residential/Agricultural District"), R-1-8 Zone ("Single Family Residential District"), and R-1-20A ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District").

3. Motion to Reject - Not adopt Ordinance #22-03, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rejecting the proposed zone change of approximately 66.5 acres, involving five parcels as proposed by the Applicant, generally addressed as 8968 S. 1300 E. and approximately 3.0 acres of adjacent City-owned property, involving four parcels, from the A-1 Zone ("Residential/Agricultural District"), R-1-8 Zone ("Single Family Residential District"), and R-1-20A ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District").

4. Table the Application - Table the application to a future decision. (If necessary, provide a date for further consideration and/or give direction to Staff for additional information requested.)

12. [CA04182022-0006307 C](#) Amendments Related to Water Efficient Landscaping Standards Amend Title 21, Chapter 25, Landscaping Standards, of the Sandy Municipal Code

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

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[22-05 Ordinance- LDC-Title 21, Chapters 25 -landscaping standards](#)

Item Tabled.

A motion was made by Ryan Mecham, seconded by Zach Robinson to table Ordinance #22-05...The motion carried by a unanimous voice vote.

13. [22-163](#) Council Member Robinson requesting that the council continue discussing the Alta Canyon Recreation Center, specifically the future of the Special Service District and scenarios for funding a rebuild and/or remodel of the Center

Sponsors: Robinson

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

[Robinson Memorandum Alta Canyon 5-17-22.pdf](#)

A motion was made by Zach Robinson seconded by Scott Earl, to convene a City Council Meeting on May 31, 2022 to discuss the Alta Canyon Recreation Center and the Special Service District...The motion carried by a unanimous voice vote.

Agenda item 13 will be moved to the May 31, 2022 City Council Agenda and discussed at that meeting.

14. [22-182](#) Mayor Zoltanski requesting the City Council's consent to the appointment of Kasey Dunlavy as Sandy Economic Development/RDA Director

Attachments: [22-28c Signed](#)

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

[Resolution 22-28C_Dunlavy.pdf](#)

[Economic Development RDA Director JD.pdf](#)

Mayor Zoltanski recommended Kasey Dunlavy for Council Advice and Consent for the position of Economic Development Director. Mr. Dunlavy provided information on his background. He thanked the Mayor for the opportunity to serve Sandy City.

Following the vote on the motion, Council moved to Standing Reports.

A motion was made by Zach Robinson, seconded by Alison Stroud, to adopt Resolution 22-28C, a resolution consenting to the appointment of Kasey Dunlavy as Economic Development/RDA Director of Sandy City effective immediately...The motion carried by the following vote:

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

15. [22-183](#) Possible Closed Session: character, professional competence, or physical or mental health of an individual.

Council did not convene a closed session.

16. [22-156](#) Recess of City Council and convene a meeting of the Sandy City Redevelopment Agency

Attachments: [05-017-22 RDA Agenda](#)
[05.2022 Summit Loan Agmt Staff Memo](#)
[4.13.22 - Summit at Cairns Additional Participation Request Memorandum copy](#)
[2022.05 RDA Resolution Approving SIB Loan Raddon copy\[1\]](#)
[Minutes11-09-21](#)
[Minutes 11-16-21](#)

A motion was made by Ryan Mecham, seconded by Zach Robinson to adjourn the City Council meeting at 10:25 pm and convene a meeting of the Redevelopment Agency... The motion carried by a unanimous voice vote.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Executive Director, introduced Justin Sorenson the new Assistant Director for the Council Office. He provided information on his background and experience. Council welcomed Mr. Sorenson.

Council Member Business

Council Members had no report.

Mayor's Report

Mayor Zoltanski thanked all those who helped with the Sandy Beautification Day. The Wildland Community Outreach Day is this Saturday at Hidden Valley Park. On June 15th there will be a community event in Historic Sandy event from 5 pm to 7 pm. The Heritage Festival will be held on September 10th.

CAO Report

Cliff Strachan, CAO, spoke about the development of the mission and vision statement for Sandy City. Following the CAO report, Council moved to Item 16 on the Agenda.

Adjournment

The City Council meeting adjourned 10:25 pm

The RDA Board meeting adjourned at 10:47 pm