



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

Tuesday, March 9, 2021

5:15 PM

Online Meeting

Rollcall

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

Council Staff:

Mike Applegarth, Executive Director
Dustin Fratto, Assistant Director
Liz Theriault, Policy & Communications Analyst
Tracy Cowdell, Council Attorney
Christine Edwards, Council Clerk

Administration:

Mayor Kurt Bradburn
Matt Huish, CAO
Lynn Pace, City Attorney
Evelyn Everton, Deputy Mayor
Kim Bell, Deputy CAO
Bruce Cline, Fire Chief
Greg Severson, Police Chief
Dan Medina, Parks & Recreation Director
Tom Ward, Public Utilities Director
Mike Gladbach, Public Works Director
James Sorenson, Community Development Director
Brian Kelley, Finance Director
Nick Duerksen, Economic Development Director
Tyler Shelly, Chief Engineer
Ryan Kump, City Engineer
Jake Warner, Long Range Planner

5:15 Council Meeting

Council Chair Cyndi Sharkey welcomed those in attendance.

Chair Sharkey read a statement regarding the continuation of virtual meetings without an anchor location.

Prayer / Pledge of Allegiance

Council Member Brooke Christensen offered the prayer.

Council Member Marci Houseman led the Pledge.

Non-voting Items

Agenda Planning Calendar Review & Council Office Director's Report

Mike Applegarth, Council Executive Director, briefed the Council on upcoming agenda items.

Council Member Business

Council Member Robinson thanked the Police Department staff for their help with a recent community meeting.

Council Member Houseman acknowledged the Police Officers and residents who helped a young boy find his way home. She also spoke about the mental health and wellness resources sponsored by Canyons School District.

Council Member Zoltanski recognized the Sandy legislators and staff for their commitment and service to Sandy City. She asked Administration to conduct a survey to gather resident feedback regarding the Mountain Transportation Plan options.

Council Member Stroud thanked the Police, Fire and Community Development staff for their help recently. She also thanked Dustin Fratto for his help with a recent community meeting.

Mayor's Report

Mayor Bradburn spoke about HB 284. He updated the Council on current state-wide Covid restrictions and he provided information on the metrics used by the state as a guide in their decision-making to ease restrictions.

CAO Report

Matt Huish, CAO, spoke about the Emergency Communication test this Friday. Parks and Recreation department staff is preparing for spring and summer season. He updated the Council on the Kuwahara rezone and the Farnsworth Farms and Thackeray developments.

Legislative Report

Evelyn Everton, Deputy Mayor, provided a summary of the legislation passed this year. She thanked the Council Members for their help during the Legislative session. Nick Duerksen provided additional information and updates. Lynn Pace acknowledged Ms. Everton for her work this legislative session.

Voting Items

Council Items

1. [ZONE-01-21-5975\(CC\)](#) Community Development Department presenting a rezone application (File #ZONE-01-21-5975, Coppercreek Rezone) submitted by Utah Development Group, requesting that 0.62 acres of a 1.02 acre parcel located at 1368 E. Coppercreek Road be rezoned to the RM(10) Zone.

Attachments: [Click here to eComment on this item](#)
[Neighborhood Meeting Summary](#)
[Planning Commission Staff Report](#)
[Planning Commission Minutes-draft \(2/18/21\)](#)
[Concept Plan \(ver 2, 2/3/21\)](#)
[Ordinance #21-07](#)

Jake Warner, Long Range Planning Manager, presented a rezone application submitted by Utah Development Group for a parcel located at approximately 1368 Coppercreek Road. The Planning Commission forwarded a positive recommendation, by a vote of 4 - 2, to the Council, for review and approval. Ben Smith, with Utah Development Group spoke to Council about the proposed development.

Council questions and comments occurred throughout the presentation.

Public Comment:

Chair Sharkey invited the public to comment. Dustin Fratto provided instruction.

Ms. Julie Hepworth addressed her concerns with the proposed density of the development and the increased traffic associated with the project. She does not support the rezone.

Mr. Tom Lewis expressed concerns with the removal of no parking signs in the area and the increase in traffic cutting through the neighborhood. He would like to see floor plans and more development details. He requested the Council to deny the rezone application.

Ms. Karen Conder asked the Council to oppose the rezone application. She expressed concerns with traffic, guest parking and waste removal.

Ms. Heather Meier and Mr. Dennis Haitt think the parcel is too small for the proposed development. They are concerned with the increased traffic and the density of the proposed development. They are opposed to the rezone and proposed development and asked the Council to vote against the rezone.

Mr. Cody Kofoed is opposed to the project and would like to see single family homes on this parcel which is consistent with the rest of the neighborhood.

Ms. Debra Stoker is opposed to the development because of the high density and concerns with increased traffic. She would like single family homes developed on this parcel.

Public Comment Closed.

Council discussion and questions followed.

Following the vote on the motion, the Council moved to Item 5 on the Agenda: Time

Certain Items and heard General Citizen Comments.

A motion was made by Alison Stroud, seconded by Brooke Christensen, to Deny - Not adopt Ordinance #21-07, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 0.62 acres of a 1.02 acre parcel located at 1368 E. Coppercreek Road from the CN Zone "Planned Center-Neighborhood District" and the R-1-8 Zone "Single Family Residential District" to the RM(10) Zone "Residential Multi-Family District". 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. [CODE-02-21](#) Amendments Related to Storm Water and Floodplains:
[-5989 CC](#)

Amend portions of Title 1, THE CODE; ORDINANCES; ETHICS; Title 9 - STORMWATER; and Title 10 - STREETS AND PUBLIC IMPROVEMENTS of the Sandy Municipal Code.

Amend portions of Title 21, Chapter 15 - Sensitive Area Overlay Zone; Chapter 16 - Floodplain Overlay Zone; Chapter 20 - Residential Development Standards; Chapter 22 - Manufactured Home Parks; Chapter 23 - Commercial, Office, Industrial, and Transit Corridor Development Standards; Chapter 24 - Parking, Access, and Circulation; Chapter 25 - Landscaping Standards; Chapter 27 - Grading and Excavation; Chapter 30 - Subdivision Review; Chapter 32 - Site Plan Review; and Chapter 37 - Definitions of the Sandy Municipal Code.

Review and Adoption of Amendments to the Standard Specifications and Details for Municipal Construction.

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

[Staff Report](#)

[City Engineer Memo](#)

[Public Utilities Memo - City Council Storm Water and Floodplain Updates](#)

[PU Presentation - SW & Floodplain Updates 2021](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Ord 21-08 LDC-Title 21, Chapters-15,16,20,22,23,24,25,27,30,32,37](#)

[Ord 21-11 - amending Titles 1, 9, 10](#)

[Ord 21-09 Standard Specifications -2021](#)

Mike Wilcox, Zoning Administrator, introduced the presentation on the proposed code amendments related to storm water and floodplains. The adoption and implementation of these changes are necessary to meet the standard specifications and details for municipal construction.

Tyler Shelley, Chief Engineer, provided information on the new storm water permit changes and floodplain requirements. He introduced outside experts who were part of the team that worked with city staff on the proposed updates and code amendments: Greg Poole, Amir Ehsaei, Ben Rood. Mr. Shelley provided an overview of the proposed amendments and explained how these amendments will affect future development in Sandy City.

Council questions and comments occurred throughout the presentation.

Ryan Kump, City Engineer, presented on the Review and Adoption of Standard Specifications and Details for Municipal Construction. He reviewed the proposed changes to the code with the Council for their review and approval.

Public Comment:

Chair Sharkey invited the public to comment.

Ms. Sandra Haak expressed support for the proposed amendment changes.

Mr. Steve Van Maren spoke about a specific proposed amendment that he was opposed to.

Public comment closed.

A lengthy Council discussion followed.

A motion was made by Marci Houseman, seconded by Cyndi Sharkey, to table this item to allow for additional review by Council. The motion carried by the following vote:

- Yes:** 4 - Alison Stroud
Kristin Coleman-Nicholl
Marci Houseman
Cyndi Sharkey
- No:** 3 - Zach Robinson
Monica Zoltanski
Brooke Christensen

3. [21-092](#) Council Member Robinson proposing that the City pursue an energy benchmarking program for all municipal buildings

Sponsors: Robinson

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

[Memo_Robinson](#)

[Memo_Staff](#)

[SLC Elevate Buildings Website](#)

[SLC Benchmarking Ordinance](#)

[An Overview of Energy Star Portfolio Manager](#)

Council Member Robinson proposed to Council the creation of a process for the City to measure the energy efficiency of municipal buildings and utilize this data as a tool for future decision-making and the establishment of benchmarks, with the goal of minimizing the City's environmental impact. Council discussion and feedback followed.

Public Comment:

Ms. Sandra Haak supports this approach.

Public Comment closed.

A motion was made Zach Robinson, seconded by Monica Zoltanski to direct Council Member Robinson to continue working with staff, including Administration, on the energy benchmarking of municipal buildings and to approach Council with an ordinance for review at a later date... The motion carried by the following vote:

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

4. [21-094](#) Council Member Robinson requesting final adoption of amendments to the Rules of Procedure and Legislative Policy.

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

[Draft Rules for Work Session and Annual Adoption \(Clean\)](#)

[Draft Rules for Work Session and Annual Adoption \(Redline\)](#)

[Draft Legislative Policy](#)

Council Member Robinson introduced the item and requested final adoption of amendments to the Rules of Procedure and Legislative Policy.

Public Comment Opened.

Public Comment Closed.

Council discussion on the motion followed public comment.

A motion was made by Marci Houseman, seconded by Zach Robinson, to approve the amended Rules of Procedure and the new Legislative Policy as presented with an effective date of April 1, 2021... The motion carried by the following vote:

Yes: 5 - Alison Stroud
Kristin Coleman-Nicholl
Zach Robinson
Monica Zoltanski
Marci Houseman

No: 2 - Cyndi Sharkey
Brooke Christensen

After 6:00 Time Certain Items and Public Hearings

Time Certain Items

5. [21-096](#) General Citizen Comments

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

Chair Sharkey invited the public to comment.

Mr. Gary McKellar spoke on the policy and contract for legal services provided by the Council Attorney. He expressed concern about transparency and the lack of billing detail provided.

Council moved to Item 2 on the Agenda.

Adjournment

Council unanimously agreed to adjourn the meeting at approximately 8:25 pm.