



# 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, December 7, 2021

5:15 PM

City Hall & Online

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### Business Session

#### 5:15 Council Meeting

##### Roll Call

**Present: 7**

Council Member Alison Stroud  
Council Member Kris Nicholl  
Council Member Zach Robinson  
Council Member Monica Zoltanski  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Brooke Christensen

Council Staff in Attendance:

Mike Applegarth, Director  
Dustin Fratto, Assistant Director  
Elizabeth Theriault, Policy and Communications Analyst  
Christine Edwards, Council Clerk  
Tracy Cowdell, Council Attorney

Administration in Attendance:

Matt Huish, Deputy CAO  
Lynn Pace, City Attorney  
Bruce Cline, Fire Chief  
Greg Severson, Police Chief  
Mike Gladbach, Public Works Director  
Tom Ward, Public Utilities Director  
Brian Kelley, Finance Director  
Kim Bell, Deputy CAO  
Craig Evans, Planner  
Britney Ward, Traffic Engineer  
Tyler Shelley, Public Utilities, Chief Engineer  
Mike Wilcox, Zoning Administrator

## Prayer / Pledge of Allegiance

Council Chair Alison Stroud welcomed those in attendance.

Deputy Fire Chief Ryan McConaghie offered the Prayer.

Fire Fighter Riley Stewart led the Pledge.

**Business Session Items**

## Informational Items

1. [21-460](#) Sandy City Fire Department's swearing in and badge pinning ceremony for new hire and promotions. Also, recognition of Officer Designees.  
  
Chief Bruce Cline led the Fire Department's swearing in and badge pinning ceremony for new hires and promotions. Officer Designees were also recognized.

## Consent Calendar

Prior to the motion, an amendment was made to Item 2, October 26, 2021 Minutes. Agenda Items 9 and 10 were moved to the Consent Calendar for approval.

**A motion was made by Brooke Christensen, seconded by Zach Robinson to approve the Consent Calendar, Item 2 as amended, Items 3 - 6, and the additional Items 9 and 10...The motion carried by a unanimous voice vote.**

2. [21-458](#) Approval of the October 26, 2021 Minutes  
  
**Attachments:** [October 26, 2021](#)  
  
Item Approved as amended.
3. [21-459](#) Approval of the November 9, 2021 Minutes  
  
**Attachments:** [November 9, 2021](#)  
  
Item Approved.
4. [21-464](#) Council reappointment of members to the Public Utilities Advisory Board  
  
**Attachments:** [Memorandum](#)  
[21-45C Jeff Budge](#)  
[21-46C John Kirkham](#)  
[21-47C Don Milne](#)  
[21-45C Jeff Budge Signed.pdf](#)  
[21-46C John Kirkham Signed.pdf](#)  
[21-47C Don Milne Signed.pdf](#)  
  
Item Approved.

5. [21-465](#) Council reappointment of members to the Historic Committee
- Attachments:** [21-48C\\_Sandra\\_Haak](#)  
[21-49C\\_Sheldon\\_Wayne](#)  
[21-48C\\_Sandra\\_Haak\\_Signed.pdf](#)  
[21-49C\\_Sheldon\\_Wayne\\_Signed.pdf](#)
- Item Approved.
6. [21-467](#) Adoption of the 2022 City Council Annual Meeting Schedule
- Attachments:** [Resolution 21-50C\\_2022 Annual Meeting Schedule.pdf](#)  
[21-50C\\_2022 Annual Meeting Schedule Signed.pdf](#)
- Item Approved.
9. [21-440](#) Parks and Recreation Department recommending the Council amend the prohibited activities section of Chapter 13-11 of the Sandy City Municipal Code
- Attachments:** [Click here to eComment on this item](#)  
[Ordinance 21-31.pdf](#)  
[Ordinance 21-31 Signed.pdf](#)
- Item Approved.
10. [21-477](#) Second Reading: Council Member Robinson proposing that the Council and Mayor jointly create a new special committee called the "Alta Canyon Advisory Committee"
- Sponsors:** Robinson
- Attachments:** [Click here to eComment on this item](#)  
[Resolution 21-51C\\_Creating Alta Canyon Advisory Committee.docx](#)  
[21-51C\\_Creating Alta Canyon Advisory Committee Signed.pdf](#)
- Item Approved.

### Voting Items

7. [CA11122021](#) Floodplain Code Updates  
[-0006207 C](#) Amend Title 21, Chapter 16, Floodplain Overlay Zone of the Sandy  
[C](#) Municipal Code

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

[Staff Report](#)

[Memo - City Council Floodplain Updates.pdf](#)

[21-33 Ordinance- LDC-Title 21, Chapter 16- Floodplain Overlay Zone](#)

[Exhibit A](#)

[Ordinance 21-33 Signed.pdf](#)

Tyler Shelley, Chief Engineer for the Public Utilities Department, reviewed the recommended amendments to Title 21, Chapter 16: Floodplain Overlay Zone. The Planning Commission forwarded a positive recommendation, per Mike Wilcox, Zoning Administrator.

Public Comment opened.

Public Comment closed.

**A motion was made by Marci Houseman, seconded by Zach Robinson, to adopt Ordinance #21-33, an ordinance revising Title 21 of the Sandy City Municipal Code Chapter 16, "Floodplain Overlay Zone" (as shown in Exhibit "A") to amend certain requirements related to Flood Plains; also providing a saving clause and effective date for the ordinance...The motion carried by the following vote:**

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

8. [CA10122021](#) Shops at South Town - Amend Setbacks in CBD Zone  
[0006181 C](#) Amend Title 21, Chapter 23, General Commercial, Office, Industrial, and  
[C](#) Transit Development Standards of the Sandy Municipal Code

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

[Staff Report](#)

[Exhibit A](#)

[Applicant Request Letter](#)

[21-36 Ordinance- LDC-Title 21, Chapters 23 --flexibility with setback in](#)

[CBD](#)

[Ordinance\\_21-36\\_Signed.pdf](#)

Mike Wilcox, Zoning Administrator, presented the requested amendment to the Central Business District (CBD) Zone, Title 21, Chapter 23, General Commercial, Office, Industrial, and Transit Development Standards of the Sandy Municipal Code. Eliza Evensen, with Snell and Wilmer, provided an overview of the amendments requested by the applicant. Council questions and comments followed.

Public comment opened.

Mr. Steve Van Maren had questions about the scope and the applicability of the applicant's needs. Ms. Evensen responded to the inquiry.

Public comment closed.

Following the motion, Council moved to Item 14 on the Agenda.

**A motion was made by Brooke Christensen, seconded by Monica Zoltanski, to adopt the Ordinance #21-36, an ordinance revising Title 21 of the Sandy City Municipal Code chapter 23, "General Commercial, Office, Industrial, and Transit Development Standards" to permit more flexibility with setback requirements in the Central Business District (CBD) Zone if certain criteria is met; also providing a saving clause and effective date for the ordinance...The motion carried by the following vote:**

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

11. [21-476](#) Possible Closed Session to discuss the purchase, exchange or lease of real property.

Council did not convene a Closed Session to discuss this agenda item.

12. [21-475](#) Possible Closed Session to discuss the character, professional competence, or physical or mental health of an individual.

Council convened a closed session at approximately 6:48 pm in the Council Conference Room to discuss the character, professional competence, or physical or mental health of an individual. The Council meeting adjourned following the closed session.

**A motion was made by Cyndi Sharkey, seconded by Brooke Christensen to convene a closed session and adjourn the City Council meeting following the closed session...The motion carried by the following vote:**

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

## **Standing Reports**

Agenda Planning Calendar Review & Council Office Director's Report

No Report

## Council Member Business

Council Member Marci Houseman mentioned that today marks the 80th anniversary of the bombing of Pearl Harbor and she expressed gratitude to our veterans and those in service to our nation. She spoke about those veterans honored at the event at Rice-Eccles Stadium. She congratulated the Canyons School District - three of the district's schools were identified as Top Schools by the U.S. News and World Reports. She thanked all those who came out to the Sandy Club event a few weeks ago and appreciated the Shops at South Town for their support of the Sandy Club through the Giving Wall.

Council Member Brooke Christensen thanked Council Member Kris Nicholl for her eleven years of service to Sandy City and wished her well in her future endeavors.

Council Member Zach Robinson thanked Council Member Nicholl for her service and work for the city. He expressed appreciation for her comments and mentoring and enjoyed serving with her and knows how much she cares about the City. He thanked the Public Works department staff for the leaf clean-up program. Mr. Robinson thinks it is a great service to the residents and loves the program. He also acknowledged Matt Huish and Administration for their recent efforts to help a resident.

Council Member Monica Zoltanski recognized Council Member Nicholl and thanked her for her leadership and service to the City and for her sensible compromises. Ms. Zoltanski thanked the Parks department for coordinating the Light up the Cairns event and offered a suggestion to the Administration to add favorite light displays to the city social posts.

Council Member Cyndi Sharkey thanked Council Member Nicholl for her eleven years of service to Sandy City, serving on the Planning Commission and the City Council. She respects Ms. Nicholl and will miss her advice and perspective. She thanked Ms. Nicholl for all she has done and for her mentorship. We will miss you.

Council Member Alison Stroud thanked the Fire Department for inviting her to the Awards luncheon. The Light Up the Cairns event was a great event. Ms. Stroud thanked Ms. Nicholl for her service and help - she always took the time to offer explanations and perspective on issues and was always willing to listen.

Council Member Houseman thanked Council Member Nicholl for her quiet confidence, which comes from a desire to enrich the people around you.

## Mayor's Report

Evelyn Everton, Deputy Mayor, thanked Council Member Nicholl on behalf of the Mayor and Administration, for her service .

## CAO Report

Matt Huish, CAO, mentioned the Covid response calls have doubled in the last month. Dan Medina, Parks Director, read a thank you note received by River Oaks commending the staff there.

**After 6:00 Time Certain Items**

13. [21-481](#) General Citizen Comments

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

Council Chair Alison Stroud invited the public to participate in General Citizen Comments.

Public Comment opened.  
Public Comment closed.

Council moved to Item #15.

## Special Recognition

14. [21-480](#) Special recognition from Wasatch Front Waste and Recycling District.

Pam Roberts with Wasatch Front Waste and Recycling, honored Council Member Kris Nicholl for her service to their organization. She spoke about the great partnership with Sandy City and thanked Ms. Nicholl for her support and professionalism. Ms. Roberts presented Ms. Nicholl with an award on behalf of WFWR.

Following the presentation, Council moved to General Citizen Comments.

## Public Hearing(s)

15. [MSC110320](#) Aspen Ridge Road Partial Street Vacation  
[21-006199\(C](#) 1286 E. Spring Ridge Dr.  
[C\)](#) [Community #14]

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

[Staff report.pdf](#)

[Map, public hearing notice and materials.pdf](#)

[CC notice picture](#)

[Ordinance 21-35](#)

Craig Evans, Planner, presented on the request for the Aspen Ridge Road partial street vacation. The applicant was available for questions. Council questions and comments followed.

Public comment opened.  
Public comment closed.

**A motion was made by Zach Robinson, seconded by Marci Houseman to adopt Ordinance 21-35, an ordinance modifying the official street map of Sandy by vacating 4,977 square feet of street right-of-way for the dead-end portion of Aspen Ridge Road at approximately 12180 South; also establishing an effective date...The motion carried by the following vote:**



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

16. [MSC101420](#) Centennial Parkway Partial Street Vacation  
[21-006183\(C](#) 10280 S. Centennial Parkway  
[C\)](#) [Community #9 - South Towne Commercial Area]

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

[Staff report.pdf](#)

[Maps, public hearing notice and materials.pdf](#)

[CC notice picture](#)

[Ordinance 21-34](#)

Craig Evans, Planner, presented on the requested Centennial Parkway Partial Street Vacation located at Parkway. He provided details related to the request. A traffic impact study had been done. Staff recommends approval. Council questions and comments followed. Britney Ward, City Traffic Engineer, spoke about the traffic study and the impact on traffic when the development is built.

Public Comment opened.

Mr. Steve Van Maren expressed disappointment that the Parade Route may need to change to accommodate the partial street vacation at Centennial Parkway.

Public Comment closed.

**A motion was made by Kris Nicholl, seconded by Brooke Christensen to adopt Ordinance 21-34, an ordinance modifying the official street map of Sandy by vacating 29,276 square feet of street right-of-way for a portion of Centennial Parkway between 10200 South and Mall Ring Road; also establishing an effective date...The motion carried by the following vote:**

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

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

## Adjournment

The City Council Meeting adjourned following the closed session.