



# 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, September 28, 2021

5:15 PM

City Hall & Online

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### Business Session \*Amended Agenda\*

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

Administration in Attendance:  
Mayor Kurt Bradburn  
Lynn Pace, City Attorney  
Kim Bell, Deputy CAO  
Bruce Cline, Fire Chief  
Greg Severson, Police Chief  
Mike Gladbach, Public Works Director  
James Sorenson, Community Development Director  
Brian Kelley, Finance Director  
Nick Duerksen, Economic Development Director

## Prayer / Pledge of Allegiance

Council Chair Alison Stroud welcomed those in attendance.

Annika Phelp with Boy Scout Troop 8020 offered the Prayer.

Ben Holder with Boy Scout Troop 20 led the Pledge.

Members of Boy Scout Troop 20 participated in the Color Guard Ceremony.

## Business Session Items

### Informational Items

1. [21-367](#) City Council receiving an update on the Alta Canyon Sports Center Feasibility Analysis

**Attachments:** [Alta Canyon Feasibility Analysis\\_Prelim Draft.pdf](#)

Brian Kelley, Finance Directory, introduced Brian Parker, Brandon Liebst and staff with AECOM Economics who provided an overview of a feasibility analysis their firm conducted on the Alta Canyon Recreation Center. He reviewed the five phase approach to their analysis and the key points from the survey results. Mr. Parker also summarized the recommended improvements to the center. Council questions and comments followed. Mr. Parker thanked the Council.

Council moved to Time Certain Items and heard General Citizen Comments.

3. [SPR0628202](#)  
[1-006089](#)  
[\(CC\)](#) The Orchard at Farnsworth Farms (Site Plan Review of Changes)  
11237 S. 700 East  
[Community #11 - Crescent]

**Attachments:** [CC Staff Report - Site Plan - Farnsworth Farms.pdf](#)  
[Site Plan Changes - Provided by Applicant](#)  
[Site Plan Changes - Provided by Sandy Resident Mark Ciullo](#)  
[PC Maps and Materials.pdf](#)  
[PC Staff Report - Site Plan - Farnsworth Farms.pdf](#)  
[PC Staff Report - Sub - Farnsworth Farms.pdf](#)

Craig Evans with the Community Development Department presented on the site plan review and changes for the Orchard at Farnsworth Farms project. He reviewed the application, site plan review, and the decisions approved by the Planning Commission. Mr. Evans presented the revised concept project plan and spreadsheet detailing the changes from the original submittal. Council questions and comments occurred throughout the presentation. James Sorenson responded to Council questions.

This is an informational item. No action was taken. This item is scheduled for a public hearing at a future City Council meeting.

2. [21-363](#) Public Works and Waste Management providing the Council with an update on cardboard recycling

Mr. Mike Gladbach, Public Works Director, provided an update on the cardboard recycling program of Sandy City. This is a cost neutral service. Council questions and comments followed.

Council convened a short recess at 7:22 pm  
Council reconvened at 7:32 pm.

4. [21-364](#) Police Department providing the Council with an update on the Neighborhood Traffic Safety Program

Attachments: [NTSP Presentation.pptx](#)

Police Chief Severson and staff presented on the Neighborhood Traffic Safety Program. The program focuses on daily traffic enforcement, over 2 to 4 hours shifts. The program focuses on residential streets and secondary arterial roadways with an emphasis on school zones, red light violations, speeding and DUI's. The locations patrolled are chosen based in part by residents' complaints. He provided traffic statistics. Council questions and comments followed.

#### Voting Items

5. [CA08052021](#) \*Continued from 9/21/21 public hearing\* Amendments Related to  
[-0006126 C](#) Accessory Apartments (Internal Accessory Dwelling Units, I-ADUs)  
[C 2](#) Amend Title 21, Chapter 7, Permitted Land Uses in Residential Districts;  
Title 21, Chapter 8, Permitted Land Uses in Commercial, Office, Industrial,  
Mixed Use, Transit Corridor, and Research and Development Districts;  
Title 21, Chapter 11, Special Use Standards; and Title 21, Chapter 37,  
Definitions, of the Sandy Municipal Code

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

[Staff Report](#)

[Ord #21-28](#)

[Exhibit A](#)

[Exhibit B](#)

[Existing Definitions](#)

[Existing Accessory Apt Map](#)

[Existing STRs Map](#)

[Existing Accessory Apts & STRs Map](#)

[Maps of Lots Under 6k Sq Ft](#)

[082421 - Discussion on HB 82](#)

The Public Hearing was continued from the 9/21/21 City Council Meeting. Mike Wilcox, with Community Development, presented on this item. He provided an overview on the amendments related to Accessory Apartments (Internal Accessory Dwelling Units, I-ADUs). The Amendments to Title 21, Chapter 7, Permitted Land Uses in Residential Districts; Mixed Use, Transit Corridor, and Research and Development Districts; Title 21, Chapter 11, Special Use Standards; and Title 21, Chapter 37, Definitions, of the Sandy Municipal Code. He provided an overview of the amendments and the recommended changes. The Planning Commission forwarded a positive recommendation. Council questions and comments followed.

Public Comment opened:

Mr. Steve VanMaren spoke about the people who recently drowned in New York basement apartments, and suggested the I-ADUs have a secondary egress.

Public Comment closed.

Council moved to Standing Reports following the vote on the motion.

**A motion was made by Zach Robinson, seconded by Marci Houseman to adopt Ordinance 21-28, an ordinance revising Title 21 of the Sandy City Municipal Code Chapter 7, "Permitted Land uses in Residential Districts", Chapter 8, "Permitted Land Uses in Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts", Chapter 11, "Special Use Standards", and Chapter 37, "Definitions" to implement new state legislation in regard to Internal Dwelling Units (I-ADUs), known in Sandy as Accessory Apartments; 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

6. [21-374](#) Possible Closed Session: character, professional competence, or physical or mental health of an individual or individuals.

The Council convened a closed session.

**A motion was made by Monica Zoltanski, seconded by Marci Houseman 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  
Kristin Coleman-Nicholl  
Zach Robinson  
Monica Zoltanski  
Marci Houseman  
Cyndi Sharkey  
Brooke Christensen**

## Standing Reports

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

Dustin Fratto updated the Council on upcoming Agenda items.

### Council Member Business

Council Member Houseman spoke about the upcoming Utah League of Cities and Towns conference. She is participating as a panelist with Dr. Flint at a workshop on Thursday: "Using USU's Utah Wellbeing Survey Project for Planning". She thanked Administration for their help with the survey conducted in Sandy City.

Council Member Stroud mentioned the upcoming production by the Sandy Arts Guild - "Big Fish" runs from October 1st through the 16th.

### Mayor's Report

Mayor Kurt Bradburn provided an update on the Covid vaccine and the availability of booster shots.

## CAO Report

Matt Huish, CAO, mentioned the city has received cyber threats and he encouraged the Council and community to be aware. The upcoming City training this month is on cybersecurity.

Chief Severson gave an update on the staffing in the police department. He spoke about partnering with the metro gang unit and the positive progress his department has made.

Chief Cline acknowledged Joe Spicer with the Fire Department. Joe has brought approximately \$1 million dollars to the City through grants. He will be honored tomorrow evening at the RSL game receiving the Community Hero Award. October is Fire Prevention month - "Learn the sound of fire Safety" is the education program sponsored by the Fire Department.

Council moved to Item 6 on the Agenda.

## After 6:00 Time Certain Items

### 7. [21-365](#) General Citizen Comments

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

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

Ms. Brie Debry, speaking on behalf of Amelia Holt, read a statement from Ms. Holt who expressed the need for indoor tennis facilities in the area. There are indoor pools and gyms in the area, but no indoor tennis facilities.

Ms. Debry added her own comments - as a high school tennis coach, our community does need indoor tennis courts. She spoke about the need for the facility to have tournament courts for both pickleball and tennis. These tournaments would bring in revenue.

Mr. Mark Ciullo spoke about the information before the Council and expressed concern about the accuracy of the information given to the Council.

Public Comment closed.

Council moved to Item 2 on the Agenda.

## Adjournment

Council adjourned following the closed session at approximately 10:00 pm.