



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
Marci Houseman, District 4
Aaron Dekeyzer, At-large
Brooke D'Sousa, At-large
Cyndi Sharkey, At-large

Tuesday, November 11, 2025

5:15 PM

City Hall and Online

5:15 Council Meeting

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 Aaron Dekeyzer

Council Staff in Attendance
Dustin Fratto, Council Director
Justin Sorenson, Assistant Director
Chris Edwards, Council Clerk
Liz Theriault, Sr. Policy and Comms Analyst
Ryan Richards, Council Attorney

Administration in Attendance
Mayor Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Jon Arnold, Police
Tom Ward, Public Utilities
Dan Medina, Parks and Recreation
Ryan Kump, Public Works
James Sorensen, Community Development
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Martin Jensen, Deputy CAO
Kim Bell, Deputy Mayor
Susan Wood, Public Affairs/PIO
Jake Warner, Community Development
Melissa Anderson, Community Development
Jetta Marrott, Parks and Recreation
Lois Stillion, Parks and Recreation

Prayer, Pledge of Allegiance, and Introductions

Council Chair Brooke D'Sousa welcomed those in attendance. On behalf of the Council she warmly acknowledged and thanked all Veterans for their dedication, commitment and service to our nation.

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

Council moved to Item 1 on the Agenda.

General Citizen Comment Period (No earlier than 6:00 PM)

Council Chair Brooke D'Sousa invited the public to participate in General Citizen Comment.

Sandra Haak thanked the Mayor and City Council for running clean campaigns. She would like to see changes to the requirements for financial disclosures. She also suggested changes to the city's sign ordinance to allow for signage to go on fences.

Carl Luhjan acknowledged the military for their service. He spoke about the need to trust city officials and felt Council Member Sharkey violated this trust

Drew Howells thanked the Council and Mayor for service to community. As a veteran, he understood and appreciated their service. He provided comments on the recent municipal election which he thought was corrosive and hoped it does not happen again

Dawn Sidwel echoed the prior comments. She expressed disappointment in one of the candidates running for Mayor. She commented on negative campaign related facebook posts run by an organization. She thanked the candidates who ran a clean campaign.

Donna Bryant complimented Sandy on the posts related to the recreation center groundbreaking event. She expressed the need for the Council and Mayor to work together.

Wendy Davis wished everyone a Happy Veterans' Day. She provided comments on the recent municipal election. She thought the tactics were divisive. She called for transparency, a review of the code of conduct, and sanctions for those who violate the code of conduct. She spoke about a political campaign sign that was removed from her backyard.

Cathy Spuck spoke about HOA's. She would like to see legislation enacted that sets time limits on the length of time political signs can be up.

Paul Godot spoke about political speech. It is the candidates responsibility to educate the voter not deceive them. Campaigns reflect on the entire council and he called for the resignation of a council member.

Holly DuVries thanked the Council, Mayor and Veterans for their service. She thanked Mayor Z for running a clean and transparent campaign. She commented on statements made by Council Member Cyndi Sharkey during the campaign and called for her resignation.

Jude Engracia spoke about negative campaigning over the last six months and the illegally placed political signs set up all over Sandy.

Laurie Wilson spoke about the Council's responsibility regarding negative campaign tactics.

Taylor Berhow expressed frustration and disappointment at the negative campaigning during the recent election cycle.

Public comment closed.
Council moved to Item 3 on the Agenda.

Council Business

Special Recognition

1. [25-328](#) Special Recognition by the Sandy City Council of Pam Roberts honoring her service to our community as the long-time director of the Wasatch Front Waste and Recycling District.

The Council recognized Pam Roberts for her 28 years of service with Wasatch Front Waste and Recycling District. Council Member Marci Houseman thanked her for her service to our community and spoke about her extraordinary leadership. Council remarks followed.

Informational Items

2. [25-330](#) City Council receiving a presentation from the Utah Office of the Homeowners' Association Ombudsman

Attachments: [HOA Sandy City Presentation](#)

Erin Rider with Utah Homeowners' Association Ombudsman presented to the Council. The office was newly created in September of 2025 as part of the Utah Department of Commerce. The main responsibilities include: HOA Registry, the issuance of advisory opinions, and to promote education and resources. All HOA's are required to register annually. Total registrations to date were 3,490 with 104 of the HOA's located in Sandy City. Ms. Rider reviewed the process to request and issue an advisory opinion, the most common issues, education and training resources available, and contact information. Council questions and comments followed.

Following the presentation, Council moved to General Citizen Comment.

3. [REZ08072025-007015 \(CC1st\)](#) Community Development Department presenting the Creek Road Rezone application (File #REZ08072025-007015), requesting that 1.5 acres be rezoned from the R-1-40 Zone to the R-1-15A Zone.

Attachments: [Staff Report](#)
[Planning Commission Minutes-draft \(10/16/2025\)](#)
[Chamberlain Email \(10.16.25\)](#)

Jake Warner, Community Development, presented a rezone application on behalf of the applicant, Joe Goott, for a parcel located at 2140 E Creek Road. The request is to rezone the property from R-1-40 (Single-Family Residential District) Zone to the R-1-15A (Single-Family Residential District with a farm animal designation) Zone. The property was split zoned by the county prior to annexation to Sandy. The applicant was unaware that the zone of their property changed when the parcel was annexed into Sandy. The applicant was working with Sandy City to bring their property into compliance. Council questions, comments and a lengthy discussion followed. The Planning Commission did forward a positive recommendation. This is an information item and will come back to the Council next week for consideration and action.

Council moved to Item 7 on the Agenda.

4. [25-332](#) Administrative Services Department presenting on the annual budget carryover process

Attachments: [FY 2026 Carryover Presentation](#)
[25-50C Governmental Funds Carryover](#)
[25-49 C Proprietary Funds Carryover](#)
[25-51C Fee Amendments](#)
[RD 25-04 RDA Carryover](#)

Brian Kelley, Administrative Services Director, presented the Annual Budget Carryover from Fiscal Year End 6/30/2025. He explained the history, purpose and process for carryover. General Fund savings may be transferred to appropriate internal service funds or other funds, such as Capital Projects fund. He reviewed the following carryover appropriations: Resolution 25-49C General Fund Savings and Proprietary Funds, Resolution 25-50C Capital Projects and Special Revenue Funds, and Resolution 25-51C Fee Schedule Amendments. Council questions and comments followed. This is an information item and will come back to the Council next week for consideration and action.

Consent Calendar

Approval of the Consent Calendar

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

5. [25-325](#) Approval of the October 28, 2025 Draft Minutes

Attachments: [October 28, 2025 Draft Minutes](#)

Item approved.

6. [25-327](#) Approval of the October 21, 2025 Draft Minutes

Attachments: [October 21, 2025 Draft Minutes](#)

Item approved.

Public Hearing(s)

7. [25-331](#) South Salt Lake Valley Mosquito Abatement District reporting its intent to increase its property tax rate

Attachments: [SSLVMAD_Truth in Taxation Report](#)
[SSLVMAD Tax Increase Info](#)
[Utah 17B-1-1003](#)

Public Hearing:

Florence Reynolds and Dan McBride with the South Salt Lake Valley Mosquito Abatement District, in accordance with Utah Code §17B-1-1003(2), presented a report to the Council regarding the District's intent to increase its property tax rate. The District will hold a public hearing at the District Office on December 8, 2025 at 6:00 pm. The proposed increase amounts to \$320,000. The additional increase would fulfill the purpose of cost stabilizations for essential services, operational enhancements, and capital budget increases.

Public hearing comment period opened:

Mayor Monica Zoltanski spoke about the importance of the work done by the South Salt Lake Valley Mosquito Abatement District in protecting both people and animals from mosquito born viruses.

Public hearing comment period closed.

Council expressed their sentiment to the District board representatives as required by Utah State Code. The Council does not set nor approve the proposed tax increase by the District board. The District board is required to notify the Council.

Council moved to Item 4 on the Agenda.

Council Voting Items

8. [CA09302025](#) Amendments to Title 21 of the Land Development Code related to
[-0007048](#) Boundary Adjustments
[\(CC\)](#)

Attachments: [Ordinance 25-25 with Exhibit A](#)
[Staff Report and Exhibits A and B](#)
[PC Minutes \(DRAFT\) 10.16.2025](#)
[Presentation on Code Amendments for Boundary Adjustments](#)

Melissa Anderson, Community Development, presented Ordinance 25-25 for Council consideration and action. This item was presented as an information item two weeks ago. The proposed code amendments will bring the Sandy land Development Code in compliance with new changes to the Utah State Code.

Public comment opened.
Public comment closed.

A motion was made by Ryan Mecham, seconded by Marci Houseman to adopt Ordinance 25-25, an ordinance amending the Sandy City Municipal Code Title 21, "Land Development Code", Chapter 3 "Officers, Board and Commissions", Chapter 30 "Subdivision Review", and Chapter 37 "Definitions"...The motion carried by the following roll call vote:

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

Nonvoting: 0

9. [25-333](#) Recess of the City Council meeting to convene a meeting of the Administrative Control Board (Board of Trustees) for the Alta Canyon Recreation Special Service District

Attachments: [AGENDA Alta Canyon Board Meeting 11-11-25](#)
[ACSC SSD Presentation](#)
[Lot Line Notice of Approval](#)

Council recessed the Council meeting and convened a meeting of the Alta Canyon Recreation Special Service District Board at approximately 8:10 pm.

A motion was made by Brooke D'Sousa, seconded by Marci Houseman to recess the Council meeting and convene a meeting of the Alta Canyon Recreation Special Service District Board...The motion carried by a unanimous voice vote.

The Council meeting reconvened at 8:45 pm and the Council moved to Standing Reports.

10. [25-329](#) Possible Closed Session to discuss the purchase, exchange or lease of real property.
- Council convened a closed session in the Council Conference Room at 9:23 pm to discuss the purchase, exchange or lease of real property. The Council meeting adjourned immediately following the closed session.

A motion was made to convene a closed session. Council Member Dekeyzer offered a friendly amendment which was denied. Following the vote on the motion, Council convened a closed session.

A motion was made by Brooke D'Sousa, seconded by Ryan Mecham to convene a closed session in the Council Conference Room to discuss the purchase, exchange or lease of real property, and adjourn the Council meeting immediately following the closed session...The motion carried by the following roll call vote:

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

Nonvoting: 0

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: The 5th housing workshop will be held next week. There will also be additional agenda items to review next week. The meetings on November 25th and December 2nd are cancelled. We have received two proposals in response to our RFP for management studies and will be sending the information out to you.

Council Member Business

Council Member Zach Robinson expressed gratitude and reflected on the wonderful groundbreaking event held for the new recreation and community center. He thanked Chair D'Sousa for asking him to give remarks at the event and thanked the Administration for all their efforts. He thanked the Miller Foundation for their donation and support of the city's new center. He also thanked Dan Medina and Martin Jensen for their leadership and hard work. And he acknowledged the Council for the support, guidance and leadership role they played in the rebuild of Alta Canyon Recreation Center. He thanked the Fire Department. He enjoyed attending their annual banquet and he appreciated being there. He spoke about the incredibly moving, new life saving award that was given out by the fire department at the banquet. The video can be found on the city youtube channel.

Council Member Ryan Mecham thanked the fire department. He enjoyed attending their annual banquet. He also spoke about the importance of full disclosure regarding the sources for campaign funds and donations and was supportive of city oversight through ordinances to address and ensure full disclosure of where campaign money was coming from.

Council Member Marci Houseman thanked the departments for their department briefs which she always finds very informative. She highlighted a few items from the briefs: Ready, Set, Go Wildfire Preparedness Training, the updates on the Monroe Street and 1300 East projects and Parks & Recreation event updates. She also acknowledged the many citizen comments heard this evening and thanked those for sharing their thoughts and for caring. She did stress that there is more than one point of view. Many have strong opinions and have expressed similar concerns regarding opposing candidates. Transparency and accountability must run both ways and we must hold all candidates to the same standard of honesty, fairness and respect. That's how we rebuild confidence in local government, not by amplifying accusations from a single point of view.

Council Member Alison Stroud participated in the City's Turkey Trot 5K race. We had 241 runners. The groundbreaking for the city's new recreation center was great and the planned opening is in 14 months. She attended the fire department annual banquet. It was a wonderful event and spoke about the life saving award given out. She congratulated the city on receiving a \$32,000 grant to purchase equipment for the fire department. She attended a Healthy Sandy committee meeting and spoke about the presentation given on the Care Communities initiative supporting foster children. She also spoke about the community connect program and requested a presentation from the Fire Department on this program. Ms. Stroud expressed concern that five students in the Canyons School District were recently charged in a homicide, and she spoke about the need for our community to come together. We had many residents commenting this evening about the need for more oversight related to candidates financial disclosures. If there is something the Council needs to look at and address, as a Council body, related to the process of disclosure statements, then let's address it and revise it. Let's make sure we hold ourselves to a high ethical standard so that our residents have full faith in their elected officials.

Council Member Aaron Dekeyzer congratulated Mayor Zoltanski and Council Member Brooke D'Sousa on their re-election and acknowledged Chief Severson for his thirty years of service to the City. Regarding the public comment tonight, he believed there are some actions the Council could take and will be looking into those options.

Council Member Cyndi Sharkey spoke about how meaningful the recreation center groundbreaking event of the new city recreation and community center. She thanked

Council Member Robinson and the Miller Foundation executives for acknowledging her involvement that led to their contribution of financial support of the new center. She expressed great pride in what the Council has accomplished related to capital projects. She thanked the Fire Department for their support of residents' concerns. Regarding the public comments received this evening, she mentioned that not one person who expressed a comment this evening ever reached out to her to get clarifications or have a discussion. She stated that she has never lied about anything during the recent campaign, never has committed a crime and does not appreciate being accused of this. She spoke about receiving mailers related to the Mayoral race that contained lies about her. She also has concerns about the involvement of other players in this past election campaign cycle. I authored the Pledge of Fair Campaign Practices. I signed it and adhered to it. Not all candidates abided by it. It is a voluntary pledge. She would have liked people to have reached out to discuss their concerns instead of using social media to voice their concerns. It would be nice if people made the attempt to understand instead of making accusations. I appreciated the comments that were made this evening and am happy to have further discussion about anything. Regarding financial disclosures, not only is the city compliant with state law, but we are overly so. Outside organizations have their own set of requirements that are not affiliated with our municipal code, so I don't know if whether we have a legal authority to intervene.

Mayor's Report

Mayor Zoltanski invited everyone to the Coffee with Cops event at Oh La La Bistro this Saturday. She announced the retirement of Police Chief Greg Severson and thanked him for his thirty years of service. The groundbreaking for the new city recreation center was a milestone event and she thanked all involved with the center. It was a team effort. She spoke about the grant the fire department received and she thanked all veterans for their service. She spoke about attending the Veterans Day celebrations at two local elementary schools. She congratulated the incoming council members elect: Brooke D'Sousa, Brooke Christensen, and Kris Nicholl. She thanked the community on her re-election and spoke about how honored she was to serve another term in office.

CAO Report

Shane Pace, CAO spoke about upcoming events.

Following the CAO's report, Council moved to Item 9 on the Agenda.

Adjournment

The Council meeting adjourned immediately following the closed session which was convened at 9:23 pm.