



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Minutes

City Council

Tuesday, December 16, 2025

5:15 PM

City Hall and Online

5:15 Work Session - Held in 3rd Floor Multipurpose Room

Council in Attendance:

Council Member Alison Stroud
Council Member Zach Robinson
Council Member Marci Houseman
Council Member Cyndi Sharkey
Council Member Ryan Mecham
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
Tracy Cowdell, Council Attorney

Administration in Attendance

Mayor Zoltanski
Martin Jensen, Deputy CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Jon Arnold, Police
Tom Ward, Public Utilities
James Sorensen, Community Development
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Susan Wood, Public Affairs/PIO
Jake Warner, Community Development

1. [25-376](#) Building our Future: A Community Housing Workshop Series, Workshop Five - Prioritizing tools and tactics

Attachments: [November 18, 2025 Memo Housing Workshop Series](#)

[Best practices when developing incentives](#)

[Tools, tactics, and incentives](#)

[Housing Workshop 5 presentation](#)

Dustin Fratto, Council Director and Lynn Pace, City Attorney, led the workshop. This is the fifth housing workshop in a series of workshops the Council and Administration have participated in.

Council reviewed the draft vision mission statement they proposed during the prior housing workshops: To ensure continued sustainability and to maintain the character of our city: Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivise a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.

Council discussed "Where" or locations for affordable housing. They reviewed the Future Land Use Map preferred housing types, and comparative housing types offered in neighboring cities. They reviewed factors, conditions, regulations, and incentives to promote missing middle and affordable housing. Housing types reviewed included detached ADU's, Small lot single family homes, twin homes, duplexes, and mansion-style homes. Council discuss the "Who" related to people who need more affordable housing including first-time home buyers and seniors. Council discussed the "How" - what tools need to be in place to allow for more affordable housing. Council discussed permitted conditions and incentives. Council participated in an exercise to identify their priorities.

The moderators then discussed next steps with the Council. Staff will draft a succinct final report outlining the results of the Housing Workshop Series, next steps, and a timeline. The final report will be provided to the Council, Mayor and Administration.

Council convened a recess at 7:24 pm.

Council reconvened at 7:32 in the Council Chambers and moved to General Citizen Comment.

Council Meeting - Held in City Council Chambers

Prayer, Pledge of Allegiance, and Introductions

General Citizen Comment Period (No earlier than 6:00 PM. will not be held until the work session is complete)

Council Vice Chair Ryan Mecham invited the public to participate in General Citizen Comment.

Scott Earl expressed gratitude to the City Council, Mayor and staff and thanked them for everything they have done for the City and residents. The new fire station will serve the community well. The Public Works Fleet building will continue to allow our employees to streamline their work and be more efficient. He expressed pride that the new city community center is under construction and the center comes without a tax increase on residents. As the former Parks & Recreation Director, this center is near and dear to his heart.

Henry Butters thanked Cyndi Sharkey and Ryan Mecham for responding to his concerns. He expressed frustration that he did not get a response from the Mayor and felt that general citizen comments was a time when he could express his feelings and concerns about things in the city.

Public comment closed.

Council Business

Consent Calendar

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

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

2. [ANX1118202](#) [5-007083 \(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #25-52C indicating the intent to annex a contiguous area for property located at 2935 E. Dimple Dell Road (approximately six acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Resolution#25-52C](#)

[Vicinity Map](#)

Item adopted.

3. [25-380](#) Council consideration of a resolution vacating the public dedication of the Plaza adjacent to the Hale Centre Theatre

Attachments: [Resolution 25-62C - Plaza Vacation](#)

Item adopted.

4. [25-379](#) Interlocal Agreement between GOEO and Sandy City and MoU between USSO and Sandy City

Attachments: [City Resolution Approving ILA with GOEO](#)

[GOEO Sandy Interlocal Agreement](#)

[City Resolution Approving MOU with USSO](#)

[Memorandum of Understanding Sandy and LHM-4921-0248-0766-v2](#)

Item adopted.

5. [25-378](#) City Council Office recommending that the Council provide staff with the direction to issue an award and to finalize a contract for the forthcoming General Management Study of the Public Utilities Department

Item approved.

6. [25-375](#) Approval of the November 18, 2025 Draft Minutes

Attachments: [November 18, 2025 Draft Minutes](#)

Item approved.

Special Recognition

7. [25-377](#) Parting remarks from retiring Council Members Zach Robinson and Ryan Mecham

The Council and Mayor Zoltanski reflected on the dedicated service of Council Members Zach Robinson, District 3 and Ryan Mecham, District 1 and thanked them for their service.

Council Member Zach Robinson was joined this evening by his family, mother and aunt. He reflected on his many years as a Council Member stating that he loved every minute of it. He thanked the residents for their trust and support. He thinks the world of the employees and expressed his appreciation of all city employees. He thanked the Mayor and Council for their work and support. He wished the Council well moving forward!

Council Member Ryan Mecham was joined this evening by his wife, Heather. He expressed a deep sense of gratitude to the residents that voted for him and for their support. He thanked the Mayor and Council. He expressed gratitude and said while they all had different approaches, there is no doubt that everyone works for a better Sandy!

Dustin Fratto, Council Director presented Sandy City street signs to Council Members Robinson and Mecham.

We wished our outgoing Council Members our best and thanked them for their service!

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: This is the last council meeting of 2025. The Official Oath of Office Ceremony for newly elected City Council Members will take place at Noon on January 5th. January 6, 2026 will be our first Council meeting in the new year. He wished everyone a happy and safe holiday and he expressed gratitude to outgoing Council Members Zach Robinson and Ryan Mecham.

Council Member Business

Council Member Robinson provided feedback from the Sandy Ambassadors. The Ambassadors would like more dialogue with the Council. He spoke about the Soap to Hope Charity organization. It is a wonderful organization to support.

Council Member Alison Stroud provided an update on the Sandy Youth Council, Historic Committee and the legislative breakfast.

Council Member Aaron Dekeyzer thanked the Mayor for organizing the legislative breakfast. He thanked all involved in coordinating the housing workshops. He acknowledged the Police Department for their community outreach. He wished everyone a happy holiday.

Council Member Cyndi Sharkey provided an update from the legislative breakfast. She acknowledged all the work the public works staff is getting done when there is little to no snow removal to do.

Mayor's Report

Mayor Zoltanski wished everyone a Happy Hanukkah. She mentioned the Hale Centre Theatre event tomorrow and spoke about the impact the HCT has had on our community. She provided an update from the legislative breakfast and let the public know that the Community Legislative breakfast was cancelled this year due to scheduling conflicts. She announced staff changes.

CAO Report

Martin Jensen, Deputy CAO invited the Council to attend the retirement farewell for Dan Medina.-

Recreation Center Construction Report

Jetta Marrott provided an update on the construction progress of the new recreation building.

Adjournment

Council Member Ryan Mecham made a motion, seconded by Council Member Zach Robinson to adjourn the final Council meeting of 2025 at 8:38 pm...The motion carried by a unanimous voice vote.

We wish a fond farewell to outgoing Council Members Zach Robinson, District 3 and Ryan Mecham, District 1. We thank you for your dedication and service to the Council and City. Best Wishes!