



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, April 22, 2025

5:15 PM

City Hall and Online

5:15 Council Meeting

Present: 5 - Council Member Alison Stroud
Council Member Zach Robinson
Council Member Marci Houseman
Council Member Cyndi Sharkey
Council Member Aaron Dekeyzer

Excused: 2 - Council Member Ryan Mecham
Council Member Brooke D'Sousa

Council Staff in Attendance
Dustin Fratto, Council Director
Chris Edwards, Council Clerk
Liz Theriault, Sr. Policy and Comms Analyst
Tracy Cowdell, Council Attorney

Administration in Attendance
Mayor Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Greg Severson, Police
Tom Ward, Public Utilities
Dan Medina, Parks and Recreation
Ryan Kump, Public Works
James Sorensen, Community Development
Kasey Dunlavy, Economic Development

Prayer, Pledge of Allegiance, and Introductions

Council Chair Aaron Dekeyzer welcomed those in attendance and wished everyone a Happy Earth Day!

Council Member Aaron Dekeyzer offered the Prayer and led the Pledge.

Council moved to Item 1 on the Agenda.

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

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

Mr. Robert Archuleta is against the proposed development at Riverside Park citing traffic and access concerns.

Ms. Jen Archuleta expressed concerns with the Riverside Park rezone and proposed development. She had concerns about safety and the lack of sidewalks in the area. She sent in an email to the Council with photos and additional comments.

Ms. Kathy Stark expressed concerns about a debris from a tree that needed to be removed. She asked for help from the city with cleaning up the area that has been neglected.

Ms. Pat Jones expressed concerns with the proposal to broaden the locations where brew pubs are permitted. Alcohol is a drug and not good for our community. Our city's safety should be a top priority.

Mr. Raju Pusapali lives by the proposed Riverside Park development. He expressed concerns with safety and increased noise and light issues. He is against the rezone.

Mr. Craig Ulrich expressed concerns with the proposal to broaden the locations of where brew pubs are permitted. He spoke about a recent Salt Lake Tribune article about brew pubs in the area that are closing. He encouraged the Council to do more research on the area and to work to create something that is more lasting. He urged them to be careful of the impact of ordinances they create.

Public comment closed.

Council moved to Item 3 on the Agenda.

Council Business

Informational Items

1. [25-108](#) 2024 Annual Report from the South Valley Chamber of Commerce

Attachments: [2024 SOUTH VALLEY CHAMBER STATE OF THE CHAMBER](#)

Jay Francis, CEO of the South Valley Chamber, presented a review of the 2024 annual report. The mission of the South Valley Chamber is to Connect, Educate, Advocate, and Grow. The South Valley Tourism held ten major events, bringing 100,000+ visitors to the area and generated over \$24 million dollars. Programs run by the South Valley Chamber include the Women in Business and Jr. WIB program, Business Institute, Business Accelerator and Boot Camps, Everyday Entrepreneur, Let's Do Lunch, Meet the Member, Chamber 101, Connect After Hours, Executive Forum, In the Know, and Chamber Ambassadors. He spoke about their Government Affairs and advocacy, the small business committee, golf tournaments, Shark Tank, the Titan Awards program, and sponsored ribbon cuttings. The Chamber has 196 new members with 37 of those members in Sandy City. The City Council thanked Mr. Francis for his presentation and for the chamber's work and service to the community.

2. [REZ1127202](#) Community Development Department presenting the Riverside Park
[3-006661](#) Rezone application (File #REZ11272023-006661), requesting that one
[\(CC1st\)](#) parcel be rezoned from the CvC Zone to the PUD(12) Zone.

Attachments: [Planning Commission Staff Report \(1/16/2025\)](#)
[Planning Commission Minutes \(5/16/2024\)](#)
[Planning Commission Minutes \(1/16/2025\)](#)
[Email-Adam Nash \(3/7/25\)](#)
[Trip and Parking Generation Rates for Different Housing Types-
Effects of Compact Development \(18-01484\).pdf](#)
[Access Relocation Comments](#)
[Presentation-Riverside Park Rezone \(City Council 4/22/2025\)](#)
[Presentation \(revised\)-Riverside Park Rezone \(City Council 4/22/2025\)](#)

Jake Warner, Community Development, presented a rezone application for a parcel located at 9016 West Riverside Drive. The applicant, Adam Nash, was requesting a rezone of the property from CvC Zone (commercial) to PUD 12 Zone. He reviewed the concept plan with the Council. This item came before the Planning Commission on May 16, 2024. At that time, the Planning Commission recommended denial. The Applicant revised the concept plan and the item came back to the Planning Commission on January 16, 2025 and the Planning Commission forwarded a positive recommendation by a split vote. Council questions and comments followed. Adam Nash, the applicant, spoke about the project. He has been working on this for over two years. He offered to meet the Council at the location of the parcel to show them the area. The Council will review the notes from the Planning Commission and review the proposal for the rezone. This is an information item this evening.

Council moved to General Citizen Comment.

3. [25-110](#) First Reading: Council Member Robinson proposing that the City Council direct city staff to draft amendments to the municipal code to both streamline the process, lower the financial barrier to entry, and broaden the locations where brew pubs are permitted within the City

Sponsors: Robinson

Attachments: [Brew Pubs Memo Robinson](#)

Council Member Zach Robinson presented his proposal to expand permitted locations for Brew Pubs within Sandy City to extend beyond the Cairns District, which is primarily where these establishments are currently permitted. These businesses are already currently regulated by the state. He would like to direct staff to review our current code, compare it to current state code, and come up with recommendations and draft amendments to the city's current municipal code to both streamline the process, lower the financial barrier to entry, and broaden the locations where brew pubs are permitted within Sandy. He believes this change would result in enhancing economic development and offer additional amenities to our residents. It is a good time for this review in light of our newly passed general plan. Council provided feedback and was supportive of directing staff to review the city's municipal code and prepare recommendations to the Council.

Public Hearing(s)

4. [25-106](#) Community Development Department presenting the 2025-2029 Consolidated Plan and First Year Annual Action Plan (PY2025), including the proposed PY2025 project funding allocation, for the use of Community Development Block Grant funds as recommended by the Citizen Advisory Committee.

Attachments: [Goal and Activity Summary \(proposed\)](#)
[Presentation \(City Council 4/22/2025\)](#)
[2025-2029 Consolidated Plan and 2025 Annual Action Plan \(draft\)](#)

Public Hearing: Jake Warner, Community Development, presented the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. Included in his presentation was the Proposed Project Year 2025 funding allocation recommended by the Community Development Block Grant (CDBG) Program Committee. The purpose of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities. The purpose of the HOME program is to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rent assistance. Mr. Warner reviewed the CDBG National Objectives, the current areas in Sandy that qualify for funding, the eligible and ineligible activities for funding, and other federal regulations. The Annual Action Plan program year runs from July 1 through June 20, 2026. He reviewed the process and timeline for approval with the Council, with the final submission date to HUD due in May of 2025 for the next program year. The available funding for the 2025-26 program year is approximately \$352,069. Mr. Warner reviewed the recommended funding allocation by the CDBG Committee. Council questions and comments occurred throughout the presentation.

Public Hearing comment period opened:

Ms. Baleigh Dellos with the Medically Vulnerable People facility thanked the Council and CDBG Committee for the recommended funding allocation. The MVP facility provides for medically vulnerable people experiencing homelessness. She spoke about the program's success and outreach assistance.

Mr. Jason Wheeler thanked the Council and expressed gratitude for the grant funding recommendation. He spoke about the services his organization provides, which includes emergency home repairs for residents who cannot afford the repairs.

Ms. Kate Nielsen, COO for Habitat for Humanity, thanked the Council and the CDBG Committee for the recommended funding allocation. She shared details about the important work and services provided by her organization and thanked the City for their support.

Mr. Steve Van Maren thought the CDBG Committee did a good job with the recommended funding allocation.

Public Hearing comment period closed.

The Council thanked Jake Warner and the CDBG Committee for the thoughtful work and dedication to our community.

Consent Calendar

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

5. [25-109](#) Approval of the March 25, 2025 Draft Minutes

Attachments: [March 25, 2025 Draft Minutes](#)

Item Approved.

6. [25-111](#) Approval of the April 1, 2025 Draft Minutes

Attachments: [April 1, 2025 Draft Minutes](#)

Item Approved.

Council Voting Items

7. [25-113](#) Parks and Recreation Department requesting council approval of an Interlocal Cooperation Agreement between Sandy City and Salt Lake County for TRCC Funding for Bicentennial Park

Attachments: [Memo Interlocal Agreements for TRCC Funding 2025](#)

[Resolution 25-13C](#)

[TRCC City Reimbursement Agreement - Sandy City-Bicentennial Park](#)

[Bicentennial Tennis-Pickleball Court Pour](#)

[Bicentennial Park Update Video](#)

Dan Medina, Parks & Recreation, presented Resolution 25-13C and the Interlocal Agreement with Salt Lake County for Council consideration and action. This item was presented as an information item at a prior City Council meeting.

Following the roll call vote, Council moved to Standing Reports.

A motion was made by Aaron Dekeyzer seconded by Zach Robinson to adopt Resolution 25-13C, a resolution authorizing the execution of an Interlocal Cooperation Agreement between Sandy City and Salt Lake County for TRCC funding for Bicentennial Park... The motion carried by the following roll call vote:

Yes: 5 - Alison Stroud
Zach Robinson
Marci Houseman
Cyndi Sharkey
Aaron Dekeyzer

Excused: 2 - Ryan Mecham
Brooke D'Sousa

Nonvoting: 0

8. [25-112](#) 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 for ACRSSD 4-22-25](#)

[2 Memo](#)

[2 Resolution ACRSSD 25-01](#)

[2 Exhibit A to ACRSSD 25-01](#)

[3 Draft - ACR Minutes - July 23 2024](#)

Following the adjournment of the City Council meeting at 8:31 pm, the Council convened a meeting of the Alta Canyon Special Service Board at 8:32 pm in the Council Chambers. Please see the ACSSD Board minutes for a summary of the meeting.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director, provided an update on upcoming agenda items. Next week we will have a special recognition of the Sandy Youth Council and End of Year Program Review. On May 6th, the Council will be presented with the Tentative Budget for FY 2026 for their consideration and adoption. The Principal at Sprucewood Elementary School extended her thanks to the Sandy City Council for their recognition and acknowledgement of their school's One Kind Act Program. She thanked the Council for distributing tickets to their students and families to a recent Royal's game. They all enjoyed the game and appreciated the kindness shown to them by the City Council.

Council Member Business

Council Member Marci Houseman mentioned that she was selected to be part of the Hunt Institute Early Learning Policy Fellow inaugural cohort that brings together policy makers specifically from municipal governments. In this role, she has also been able to join the Utah's Early Care and Education Subcommittee with the State Board of Education. She provided an update from the meeting she attended. She spoke about the importance of access to high quality childcare and the impact this has on businesses in our city and thought this was an issue that should be included and addressed in a city's economic development master plan.

Council Member Alison Stroud spoke about the process used for the concrete pour for the structural improvements currently underway at Bicentennial Park. She watched the concrete pour and spoke with public works employees about the tension application and process used. She said it was a very impressive process that helps with the longevity of the surface. She spoke about the improvements at the park and the improved technology available used to make playgrounds safer for kids.

Council Member Sharkey provided an update from the Utah League of Cities and Towns Mid-year conference that she and Council Member D'Sousa attended. It was a record turnout with over 500 participants. It was a productive, informative, and well-run conference. She attended the recent RSL event in Sandy. It was an exciting event with over 300 people in attendance. At the press conference, the Miller Group announced the purchase of the Real Salt Lake and Royals teams.

Mayor's Report

Mayor Zoltanski spoke of the passing of Pope Francis, a champion of justice for the poor who was a leader on the world stage and stands out for his kindness and compassion. He was the first Pope of the Jesuit Order and of Latin America. People around the world are mourning his loss. This Saturday is Earth Day and Sandy Beautification Day. Community volunteers are welcome. She spoke about the Elementary Art Show, National Volunteer Week and thanked all of our city and community volunteers. She spoke about upcoming events in Sandy and is excited for the many things and events coming to Sandy City.

CAO Report

Shane Pace, CAO had no report.

Adjournment

The City Council unanimously agreed to adjourn the City Council meeting at 8:31 pm and convened a meeting of the Alta Canyon Special Services District Board and moved to Item 8 on the Agenda. The ACSSD Board meeting was held in the Council Chambers.

A motion was made by Aaron Dekeyzer, seconded by Marci Houseman to adjourn the City Council meeting and convene a meeting of the Alta Canyon Special Services District Board in the Council Chambers...The motion carried by a unanimous voice vote.