



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, July 1, 2025

5:15 PM

City Hall and Online

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

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
Tracy Cowdell, 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
Britney Ward, Public Works
James Sorensen, Community Development
Kasey Dunlavy, Economic Development
Kim Bell, Deputy Mayor
Susan Wood, Public Affairs/PIO

1. 25-208 Building our Future: A Community Housing Workshop Series, Workshop 1
- Where are we now?

Attachments: July 1 2025 Memo_Housing Workshop Series

Shawn Teigen Utah Foundation Presentation

Steve Waldrup - Governor's Office Presentation

Community Development and Economic Development Dept
Presentation

Council Chair Aaron Dekeyzer welcomed those in attendance at the workshop. The City Council held the first workshop in a planned series of workshops focused on Housing.

Workshop #1: Building our Future: A Community Housing Workshop Series - Where are We Now.

The moderator for this evening's housing workshop is Lynn Pace, City Attorney. The objective of tonight's workshop was to establish a common baseline understanding of our community's housing landscape, including current needs, projected demands, and the range of affordability challenges.

Shane Pace, CAO, spoke on the history of the growth period of Sandy City. Sandy had many years of aggressive housing growth. He spoke about the high property tax rates levied on Sandy City residents in the past. In the 90's, the city focused on commercial development. The commercial development eased the property tax burden on Sandy residents. As the city grew, Sandy City became a Class 1 city. Currently, land costs in Sandy are very high. There is shortage of affordable housing. The population in our city has declined because families are locating to other cities with more affordable housing.

Lynn Pace, City Attorney reviewed the format for the workshop and introduced the presenters. Tonight's workshop is part 1 of a multi-part workshop series. The focus of this evening's workshop is informational and educational.

Shawn Teigen, President of the Utah Foundation, provided an overview and history of Utah's housing deficit. He spoke about the need for more affordable housing. In 2018-2020, more homes were built but the housing shortage remained. In a recent survey, 34% expressed a need for more affordable housing and the impact on the quality of life. Housing affordability in Utah has been declining for those earning the average median income and is a top concern for residents. Wasatch Front is expected to require 200,000 housing units each decade. Council discussion and comments followed the presentation.

Steve Waldrup, Senior Advisor to the Governor for Housing Strategy and Innovation presented on the housing crisis. Housing construction has decreased across the country in 2022. He provided an overview of the Governor's initiative for new home and starter home construction. Home prices are outpacing income in Utah. High demand for housing is driving these issues. He reviewed the impact of unstable housing. Council questions and comments occurred throughout the presentation. He spoke about the Legacy Cities project in Salt Lake and Ogden and the impact of expanding this model around the state.

Following the guest speakers, City staff presented to the Council about the housing challenges our community is facing.
city staff presenters:

Jake Warner, Community Development, presented on the Sandy City General Plan 2050

which was just recently adopted by the City Council. He provided a brief summary of the plan. Housing in one of the top concerns for our residents. He reviewed these concerns, density, community values, moderate growth plan, targeted growth, moderate income housing goals and objectives. Kasey Dunlavy, Economic Development, spoke about the redevelopment agency and properties purchased with affordable housing funds.

Lynn Pace reviewed the upcoming workshops. The next workshop is scheduled for July 22nd and will also be an educational and informational workshop. The third and fourth workshops are tentatively scheduled for September and October and will be participatory and collaborative. Mr. Pace thanked the presenters and the Council.

Council convened a recess at 7:32 pm.

Council reconvened the Council meeting at 7:45 pm in the Council Chambers.

Council Meeting - Held in City Council Chambers

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

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James Sorensen, Community Development
Kasey Dunlavy, Economic Development
Kim Bell, Deputy Mayor
Susan Wood, Public Affairs/PIO
Jake Warner, Community Development
Melissa Anderson, Community Development
Ian Williams, Animal Services

Prayer, Pledge of Allegiance, and Introductions

Council Chair Aaron Dekeyzer welcomed those in attendance in the Council Chambers.

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, will not be held until the work session is complete)

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

Mr. Mark Mason Taylor with the American Rose Society offered to gift Sandy City a variety of rose bushes to finish a landscaping planned for the Sandy Cemetery. He will handle the transport and shipping costs of the rose bushes but requested confirmation from the City that the bushes would be accepted and planted. The City Council said that staff from the city would reach out to him and thanked him for his efforts.

County Council Member Dea Theodore spoke to the Council, Administration, and community about fireworks safety and fire prevention. She thanked the first fighters who responded to a house fire that was near her home. Their quick response made a difference.

Public comment closed.

Council moved to Item 3 on the Agenda.

Council Business

Election

2. 25-209 Election of City Council Chair and Vice Chair

Attachments: Policy - Election of Council Officers

Council voted on the election of the Chair and Vice Chair. Per policy, the Council voted in officers for a six month term.

Chair: Brooke D'Sousa

Vice Chair: Ryan Mecham

A motion was made by Zach Robinson, seconded by Ryan Mecham to accept the results of the election of Brooke D'Sousa as Chair and Ryan Mecham as Vice Chair...The motion carried by a unanimous voice vote.

Council Chair Brooke D'Sousa led the Council meeting and moved to General Citizen Comment period at 7:53 pm.

Informational Items

3. REZ04182025 Community Development Department presenting the Altus Rezone
5 (Altus1st) application (File #REZ04182025-006956), requesting that two parcels be
rezoned from the R-1-20A Zone to the R-1-8 Zone.

Attachments: Planning Commission Report
Planning Commission Minutes (draft)
City Council Presentation

Jake Warner, Community Development, presented a rezone application on behalf of Altus Development Group for a parcel located at 951 East 8800 South. The request was to rezone approximately 2.7 acres from R-1-20A (Single family residential) to R-1-8 (Single-family residential). The Planning Commission forwarded a positive recommendation. The applicant spoke to the Council and provided additional details. The applicant has met with all the neighbors and have received a positive response. Council questions followed. This is an information item and will come back to the Council for consideration and action at a future Council meeting.

4. CA06062025 Amendments to Title 21 of the Land Development Code related to Appeals
-0006980 and Variances
(CC WS)

Attachments: Staff Report and Exhibits
Planning Commission Minutes (DRAFT)
Presentation Code Amendment 7-1-2025

Melissa Anderson, Community Development, proposed amendments to the Title 21, Land Development Code, related to Appeals and Variances. The proposed amendments will bring the Sandy City Code up to date with the Utah Code. Ms. Anderson reviewed the proposed changes with the Council. Council questions followed. This is an information item and will come back to the Council for consideration and action at a future Council meeting.

5. CA06062025 Amendments to Title 21 of the Land Development Code related to
-0006979 Residential Parking Standards
(CC WS)

Attachments: Staff Report with Exhibits
Planning Commission Minutes (DRAFT)
Presentation Code Amendments 7-1-2025

Melissa Anderson, Community Development, proposed amendments to the Title 21, Land Development Code, Chapter 20, Residential Development Standards, and Chapter 24, Parking, Access and Circulation Requirements. The proposed amendments will bring the Sandy City Code up to date with the Utah Code. Ms. Anderson reviewed the proposed changes with the Council. Council questions followed. This is an information item and will come back to the Council for consideration and action at a future Council meeting.

6. 25-210 Animal Services Division recommending that the Council consider amendments to Title 12-1-11, Animals Running At-large.

Attachments: City Code Sec. 12_1_11 Redline

Ian Williams, Animal Services, proposed amendments to Title 12-1-11, Animals Running At-Large. The proposed amendment clarifies the language and allows for better enforcement of the city code by the Animal Services staff. Council questions and comments followed. This is an information item and will come back to the Council for consideration and action at a later Council meeting.

7. 25-211 Brew Pubs Calls for Service Update

Attachments: Police Call Data - Brew Pubs Final

Justin Sorenson, Council Office, provided requested information regarding an analysis of police calls near establishments that serve alcohol. This information was in follow-up to a proposal by Council Member Zach Robinson in April 2025 to streamline the process and expand the permitted locations for brew pubs within Sandy City. During this discussion Council requested the additional information. The analysis examined a 12 month period of time and collected data from various alcohol service establishments in Sandy and in neighboring cities. Across all nine establishments, only three alcohol-related calls for service were reported. There was no clear evidence of increased calls for service and the data did not show a higher incidence of police activity at establishments that serve alcohol. Council Member Robinson wanted to address the concerns brought up by the Council. James Sorensen, Community Development provided additional information. Council questions and comments followed. This is an information item presented to the Council.

Consent Calendar

Approval of the Consent Calendar

A motion was made by Ryan Mecham, seconded by Aaron Dekeyzer to approve the Consent Calendar... The motion carried by a unanimous voice vote.

8. 25-203 Public Works Department requesting that the Council provide its consent to the appointment of Martin Jensen as the Sandy City Alternate Member to the Trans Jordan Landfill Board.

Attachments: Signed Resolution 25-32C Martin Jensen Trans Jordan Alt
Resolution 25-32C

Item adopted.

9. ANX1002202
4-006863(R) The Community Development Department is recommending the City Council adopt Resolution #25-33C indicating the intent to annex a contiguous area for homes located along 1350, 1400/1380 East south of 9400 South (total of 24 properties) (approximately 8.85 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: Signed Resolution 25-33C Kershaw Annexation Resolution 25-33
Kershaw Annexation Resolution #25-33C

Item Adopted.

10. ANX0625202
5-006986(R) The Community Development Department is recommending the City Council adopt Resolution #25-34C indicating the intent to annex a contiguous area located at 9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels), approximately 6.5 acres, setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: Signed Resolution 25-34C Jameson Point Annexation Resolution
Jameson Point Annexation Resolution

Item Adopted.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: There is no council meeting on July 8th. Please provide feedback to the office regarding this evening's workshop process. Justin Sorensen and Liz Theriault will be staffing the July 4th parade and event.

Council Member Business

Council Member Ryan Mecham attended the Sandy Club Carnival. It was a great event. He was looking forward to participating in the July 4th parade. He thanked his fellow Council Members for voting him in as the Council Vice-Chair.

Council Member Marci Houseman thanked Chris Edwards for coordinating all of the July 4th Parade details. She will be driving her vintage car, *Mabel* in the parade this year.

Council Member Alison Stroud provided an update for the Historic Sandy Committee. She attended the Fire Department badge pinning ceremony and event. It was a wonderful event. The Sandy Youth Council volunteered at the Sandy Club Carnival. She also attended the Ham Radio Club event at the Sandy Senior Center. It was a well-attended event.

Council Member Brooke D'Sousa enjoyed the housing workshop and thanked Council Member Dekeyzer and staff for coordinating the workshop series. She recently attended an event at the Sandy Amphitheater to conduct legislative oversight of the city venue. She found it very helpful and informative and is looking forward to attending more events at the amphitheater. She thanked the Council for voting her in as Chair. Please let me know your ideas and feedback.

Council Member Cyndi Sharkey mentioned that auditions for the next Sandy Arts Guild performance have started. She provided an update from the Salt Lake Conventions Facilities Board. She shared details of the upcoming renovation and rebuild of the Salt Palace and the impact this may have on the Mountain America Expo Center.

Mayor's Report

The Mayor's report was given by the CAO.

CAO Report

Shane Pace, CAO, invited the Council to attend a retirement farewell for one of our police officers.

Adjournment

Council unanimously agreed to adjourn the meeting at 9:06 pm