



# 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*

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Tuesday, December 17, 2024

5:15 PM

City Hall & Online

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### 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  
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  
Brett Neumann, Administrative Services  
Kasey Dunlavy, Economic Development  
Martin Jensen, Deputy CAO  
Kim Bell, Deputy Mayor  
Susan Wood, Public Affairs/PIO  
Brian McCuiston, Community Development  
Jake Warner, Community Development  
Mike Wilcox, Community Development  
Barb Smith, Communications

### Prayer, Pledge of Allegiance, and Introductions

Council Chair Zach Robinson welcomed those in attendance.

Shane Pace, CAO, offered the Prayer.  
Council Member Cyndi Sharkey led the Pledge.

Council moved to Item 1 on the Agenda.

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

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

Ms. Dawn Sidwell thanked the Parks and Recreation Department for their work in the Historic Sandy area. She had questions regarding the allocation of funds for the Alta Canyon Sports Center design. She also mentioned that people who live in Historic Sandy do not utilize the Alta Canyon Sports Center (ACSC).

Mr. Jeff Mansell thanked the Parks and Recreation department for their work in Historic Sandy. He asked the Council to look into options adding restrictions for the time period that campaign signs can be posted around the city.

Ms. Patricia Jones thanked the Council for their willingness to serve. She also spoke about the design options for ACSC and expressed support for designing the center to stay within the budget.

Ms. Patricia Jones - reading a statement for Craig Ulrich: Mr. Ulrich does not think levying additional taxes to build a new ACSC was the right option. The City should have the funding in place to support the ACSC construction costs.

Ms. Tracy Miller introduced herself to the Council and Administration. She is the incoming Utah House of Representative for District 45. She is replacing Representative Susan Pulsipher.

Ms. Trish Beck expressed support for Alta Canyon Sports Center rebuild. The center is a great asset to the community and brings people together. We need to do this for Sandy City.

Ms. Charity Greene agreed with Tricia Beck. The ACSC is a value to the Sandy community.

General Citizen comment closed.

Council moved to Item 3 on the Agenda.

**Council Business****Informational Items**

1. [24-447](#) Council Member Stroud recommending that the Council interview Parry Harrison to serve as a regular member of the Sandy City Community Development Block Grant (CDBG) Committee  
  
Council Member Alison Stroud recommended Parry Harrison for Council appointment to the Community Block Grant Committee (CDBG). She introduced Mr. Harrison who provided the Council with information on his background and experience. Council questions followed. This is an information item and will come back to the Council for consideration and action at the next City Council meeting.

2. [24-446](#) City Council interviewing Greg Christiansen to serve as a Sandy City Administrative Hearing Officer

Mayor Zoltanski recommended Greg Christiansen to serve as the Sandy City Administrative Hearing Officer (ALJ). Mayor Zoltanski provided Mr. Christiansen's information and credentials to the Council. He currently serves as an ALJ in several neighboring cities. Council questions and comments followed. This is an information item and will come back to the Council for consent at the next City Council meeting.

Council moved to General Citizen Comment Period.

3. [24-442](#) Metropolitan Water District of Salt Lake and Sandy Board of Trustees Vacancy Interviews

**Attachments:** [Notice of Vacancy MWB 24](#)

Tom Ward, Public Utilities, introduced the two candidates under consideration for the open position on the Metropolitan Water District of Salt Lake and Sandy Board of Trustees.

Ms. Florence Reynolds spoke about her background and experience and her desire to continue to work with the water community. She has recently retired from Salt Lake County. Council questions and comments followed.

Mr. Daniel Schoenfeld spoke about his background and experience and his desire to serve on the Metropolitan Water District Board of Trustees. Council questions followed.

This Council will vote on the appointment to the board of trustees during Agenda Item 5.

Council moved to Item 12 on the Agenda.

4. [24-449](#) Possible Closed Session: character, professional competence, or physical or mental health of an individual.

Council convened a closed session at 7:12 pm in the Council Conference Room. Council reconvened at 8:18 pm and moved to Item 5 on the agenda.

**A motion was made by Ryan Mecham, seconded by Alison Stroud, to convene a closed session to discuss the character, professional competence, or physical or mental health of an individual and to discuss possible or pending litigation...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

Public Hearing(s)

5. [24-445](#) Public Hearing: City Council Appointment to the Metropolitan Water District of Salt Lake and Sandy

**Attachments:** [Notice of Vacancy MWB 24](#)  
[Resolution 24-68C](#)

Public Hearing

City Council considered the candidates for the appointment to the Metropolitan Water District of Salt Lake and Sandy Board of Trustees. Tom Ward, Public Utilities, provided additional insight on the current makeup on the board.

Public Hearing comment period opened.

Mr. Steve Van Maren spoke about his trust of the water district engineers and did not think an engineering background was necessary for the person nominated to the board of trustees position.

Public Hearing comment period closed.

**A motion was made by Cyndi Sharkey, seconded by Ryan Mecham, to adopt Resolution 24-68C, a resolution appointing Florence Reynolds to fill the current vacancy on the Metropolitan Water District of Salt Lake and Sandy Board of Trustees...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

Consent Calendar

Approval of the Consent Calendar

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

6. [24-426](#) Council reappointment of members to the Historic Committee

**Attachments:** [Resolution 24-65C Kylin Cummings](#)  
[Resolution 24-62C Martha Haddock](#)

**Item adopted.**

7. [24-427](#) Council reappointment of members to the Alta Canyon Advisory Committee
- Attachments:** [Resolution 24-59C Corliss Lipzinski](#)  
[Resolution 24-61C Stephanie Juhl](#)  
[Resolution 24-60 Steve Van Maren](#)
- Item adopted.
8. [24-428](#) Council reappointment of members to the Public Utilities Advisory Board (PUAB)
- Attachments:** [Resolution 24-63C, Larry Bowler](#)  
[Resolution 24-64C, Florence Reynolds](#)
- Item adopted.
9. [ANX1211202](#) The Community Development Department is recommending the City  
[4-006899\(R\)](#) Council adopt Resolution #24-67C indicating the intent to annex a  
contiguous unincorporated area located at approximately 8700 S. 700 W.  
(approximately 5 acres), setting a public hearing date to consider such  
annexation, and directing publication of a hearing notice.
- Attachments:** [Vicinity Map](#)  
[24-67c ANNEXATION RESOLUTION](#)
- Item adopted.
10. [24-454](#) Approval of the December 10, 2024 Draft Minutes
- Attachments:** [December 10, 2024 Draft Minutes](#)
- Item approved.

Council Voting Items

11. [24-448](#) Parks and Recreation Department presenting the Council with an update on the Alta Canyon Sports Center design and requesting direction on how to proceed.

**Attachments:** [Alta Canyon Design Update City Council Final 1](#)

Martin Jensen, Deputy CAO, presented the item and introduced Jetta Marrott with Parks and Recreation. Ms. Marrott gave an update on the Alta Canyon Sports Center, highlighting the building's current condition and its significant maintenance requirements. She mentioned ongoing electrical problems, the need to replace the air conditioning system after it failed over the summer, and leaks in the HVAC system.

Council Member Marci Houseman was excused from the meeting at 8:34 pm.

Whitney Ward and Brent Tippetts with VCBO Architects presented design options for the new Alta Canyon Sports Center, which will be built on the same site as the current structure. They sought guidance from the council on which plan to move forward with. The proposed design is based on a \$14 million budget. They also presented a design option concept that included an expanded floor plan of the ACSC which would raise the construction costs to \$19 million and would include additional amenities for the center. To apply for Zap funding and grants, it is crucial to have a well-defined design in place which will significantly enhance the city's chances of securing grant funding. If the funding falls short of the \$19 million design, the plan can be scaled back to match the available funding. Council questions followed.

Public comment period opened.

Ms. Pat Jones supported the approach presented this evening for the design of the ACSC and thanked the Council.

Mr. Scott Drysdale expressed support for ACSC.

Public comment period closed.

Mayor Zoltanski spoke in support of the project and the efforts to keep within the budget allotted for the center. She was proud of the efforts to move this project forward and is committed to the project.

Council expressed support for moving forward with the design option for the expanded floor plan and a proposed construction cost of approximately \$19 million, noting that the plan can be scaled back commensurate with funding.

**A motion was made by Zach Robinson, seconded by Aaron Dekeyzer, directing staff to proceed with the hybrid-design scalable option for the Alta Canyon Sports Center with a proposed construction cost of \$19 million, as presented this evening... The motion carried by the following vote:**

**Yes:** 6 - Alison Stroud  
Zach Robinson  
Cyndi Sharkey  
Ryan Mecham  
Brooke D'Sousa  
Aaron Dekeyzer

**Excused:** 1 - Marci Houseman

Nonvoting: 0

12. [REZ06212024-6789 \(CC Ord\)](#) Community Development Department requesting City Council action regarding the 886 E. 7800 S. Rezone Application (File #REZ06212024-006789), submitted by Andrew Gutierrez, requesting that two parcels (0.91 acres) be rezoned from the R-1-8 Zone to the RM(10) Zone.

**Attachments:** [Ordinance 24-28](#)  
[Planning Commission Staff Report](#)  
[Planning Commission Minutes \(draft\)](#)  
[CC Presentation-886 Rezone \(12.4.24\).pptx](#)

Jake Warner, Community Development, presented the rezone application for Council consideration and action. This item has been presented to the Council as an information item at a prior Council meeting. The applicant is requesting a rezone for two parcels of property located at 886 E 7800 S. The Planning Commission forwarded a positive recommendation. The applicant, Mr. Gutierrez spoke to the council and responded to questions. The applicant was requesting the RM(10) Zone (Residential Multi-Family District). Both Jake Warner and James Sorensen with Community Development, provided additional information and responded to Council questions.

Public comment opened.

Ms. Susan Hardman expressed her concerns with the density of the proposed development and with parking and emergency vehicle access to the area.

Public comment closed.

Council questions concerning the zoning request continued. The proposed development will be subject to the development design standards of the city.

Following the vote on the motion, Council moved to Item 4 on the Agenda.

**A motion was made by Brooke D'Sousa, seconded by Ryan Mecham, to adopt Ordinance 24-28, an ordinance, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 0.91 acres, involving two parcels from R-1-8 "Single-Family Residential District" to RM(10) "Residential Multi-Family District", located at approximately 886 East 7800 South; also providing a saving clause and an effective date for the ordinance...The motion carried by the following roll call vote:**

**Yes:** 4 - Marci Houseman  
Ryan Mecham  
Brooke D'Sousa  
Aaron Dekeyzer

**No:** 3 - Alison Stroud  
Zach Robinson  
Cyndi Sharkey

Nonvoting: 0



13. [24-444](#) Community Development Department presenting potential amendments to the draft Pace of Progress: Sandy General Plan 2050, and addressing any follow up questions on previously reviewed sections of the General Plan.

**Attachments:** [Proposed Edits - Staff](#)  
[Dekeyzer Amendment Section 4 and 8 Final](#)  
[D'Sousa GP Amendment Sections 7-8 Final](#)  
[Sharkey Amendment Section 7 Final](#)  
[Sharkey Amendment Exhibits](#)  
[City Council Presentation 5 \(12.17.24\)](#)

Jake Warner, Community Development, presented a summary of the proposed Council amendments to the draft Pace of Progress: Sandy General Plan 2050. He reviewed the Houseman and Stroud amendments approved by the Council and showed how those amendments were incorporated into the general plan. He reviewed staff proposed changes and update to the Housing Type Table, the proposed change-restructure related to irrigation objective, population table, Future Land Use Map (FLUM) edits, Glacier park annexation, definitions to the mixed use village, Neighborhood Activity Center dashboard corrections, Station Area goals and objectives, as well as some additional miscellaneous changes to language and metrics. Council questions followed.

Council Members Dekeyzer, D'Sousa, and Sharkey presented additional amendments to the draft General Plan 2050. The Dekeyzer proposed amendment related to Section 4: Mobility. The D'Sousa proposed amendment related to Section 7 and 8, recommending a more frequent review of the General Plan. The Sharkey proposed amendment related to Section 7 of the General Plan, and proposed the elimination of the RLN designation and the establishment of a minimum density in all land use designations. Council discussion, comments, and questions followed. The city staff and consultants responded to questions.

Council Member Marci Houseman rejoined the meeting at 9:45 pm.

Public comment opened.  
Public comment closed.

A motion was made by Aaron Dekeyzer seconded by Ryan Mecham to approve the Dekeyzer amendment and the D'Sousa amendment. A friendly amendment was made by Council Member Zach Robinson to add Item 2 of the Sharkey amendment to the motion. The friendly amendment was accepted.

**A motion was made by Aaron Dekeyzer, seconded by Ryan Mecham to approve all amendments proposed by staff this evening, the Dekeyzer amendment, the D'Sousa amendment, and Item 2 of the Sharkey amendment...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

**A motion was made by Cyndi Sharkey, seconded by Brooke D'Sousa to approve the Sharkey amendment, Item 1...The motion failed by the following roll call vote:**

**Yes: 3** Marci Houseman  
Cyndi Sharkey  
Brooke D'Sousa

**No: 4** Alison Stroud  
Zach Robinson  
Ryan Mecham  
Aaron Dekeyzer

Council moved to Standing Reports.

## Standing Reports

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

Dustin Fratto, Council Director, noted the date of the pre-legislative meeting and town hall event had changed. The Sandy Youth Council is attending the January 22nd state-wide youth council event and local officials day luncheon. He wished everyone a happy holiday.

### Council Member Business

Council Member Aaron Dekeyzer provided an update from the Utah Foundation and Wasatch Front Waste and Recycling District meeting.

Council Member Zach Robinson noted the outstanding efforts and progress made by the city regarding capital projects: Fire Station 31, the Public Works Phase 2 project, and the Alta Canyon Sports Center.

Council Member Alison Stroud provided an update from the Sandy Historic Preservation Committee. She spoke about the positive impact of the general plan for the city.

### Mayor's Report

Mayor Zoltanski thanked the Council for their efforts. She welcomed newly elected state legislators and acknowledged Scott Jarvis who recently retired. She showed a video that will be posted on the website.

### CAO Report

No report.

## Adjournment

Council unanimously agreed to adjourn the meeting at 10:34 pm.