



# 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, July 15, 2025

5:15 PM

City Hall and Online

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### 5:15 Council Meeting

**Present:** 6 - 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

**Excused:** 1 - Council Member Aaron Dekeyzer

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  
Dan Medina, Parks and Recreation  
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  
Melissa Anderson, Community Development  
Jake Warner, Community Development

## Prayer, Pledge of Allegiance, and Introductions

Council Chair Brooke D'Sousa welcomed those in attendance.

Shane Pace, CAO, 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.

Ms. Cathy Spuck had questions regarding the Alta Canyon Special Services District tax assessments during the construction of the new center.

Mr. Mike Applegarth formally submitted a Grama request to the City requesting expense records related to the Mayor's salary, fringe benefits, and expenses related to the Utah State Bar registration and continuing legal education. He was looking forward to the City's response.

Ms. Dawn Sidwell was opposed to the Alta Canyon Sports Center rebuild. She does not think the center does not service residents who live west of 700E.

Ms. Pat Jones believed that the Council should be involved in all meetings and discussions related to the rebuild of Alta Canyon Sports Center. She requested the financial information that was presented this evening.

Council moved to Item 2 on the Agenda.

## Council Business

### Informational Items

1. [25-227](#) City Administration providing the Council with an update on the Alta Canyon Sports Center

**Attachments:** [Presentation](#)

Martin Jensen, Deputy CAO, provided an update to the Council on the Alta Canyon Sports Center (ACSC) rebuild. VCBO Architecture and Layton Construction have been hired for the design and construction of the ACSC. Our goal is to provide updates throughout the design and construction process. Mr. Martin introduced Nathan Leavitt with VCBO Architecture who provided an overview of the ACSC design renderings and site plan. The ground breaking for the construction is planned for August 25th and the planned opening of the new center is January 2027. Council questions and comments followed.

Jared Adamson and Jacob Zufelt with Layton Construction spoke to the Council regarding the rising costs and the impact this will have on the construction costs of the ACSC. They estimated the rising construction costs may impact the total project costs by approximately \$4 million. Council comments and questions followed.

Brian Kelley, Administrative Services Director, outlined a strategy to fund the gap in the projected construction costs. Council questions and comments followed.

Council moved to General Citizen Comments.

2. [25-229](#) Brewpub Analysis to Consider Streamlining Processes, Lowering Costs, and Expanding Locations for Brewpubs in Sandy City

**Attachments:** [Brewpub Memo 7-15-2025](#)  
[Business License Fee Comparison](#)  
[Map of Buffer Areas](#)  
[Map of Brewpub Areas](#)  
[Brewpub Presentation Slides](#)

Melissa Anderson, Community Development, reviewed the City Council objectives regarding the streamlining of the permitting process for brewpub establishments beyond the Cairns area. She reviewed her findings with the Council and outlined the licensing process. Her recommendations included locating these establishments near ski hubs and neighborhood activity centers, allowing brewpubs in areas that currently allow restaurants that serve alcohol such as commercial, mixed use, office, industrial and special development commercial districts. Council questions and comments followed. Lesley Casaril spoke about the licensing fees process and the impact to the city and employees' workload. Council thanked Ms. Anderson and the staff for their presentation and research.

Council made a motion to direct staff to move the process forward.

**A motion was made by Zach Robinson, seconded by Brooke D'Sousa to direct staff to move the recommendations presented this evening through the land use process and forward to the Planning Commission for feedback, and then bring the results back to the Council for consideration and action...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Aaron Dekeyzer

**Nonvoting:** 0

## Consent Calendar

### Approval of the Consent Calendar

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

3. [25-214](#) Approval of the June 3, 2025 Draft Minutes

**Attachments:** [June 3, 2025 Draft Minutes](#)

**Item approved.**

4. [25-215](#) Approval of the June 10, 2025 Draft Minutes

**Attachments:** [June 10, 2025 Draft Minutes](#)

**Item approved.**

5. [25-216](#) Approval of the June 17, 2025 Draft Minutes

**Attachments:** [June 17, 2025 Draft Minutes](#)

**Item approved.**

## Council Voting Items

6. [25-230](#) Animal Services Division recommending amendments to Title 12-1-11, Animals Running At-large.

**Attachments:** [Ordinance 25-18](#)

Ian Williams, Animal Services, presented this item to the Council at a prior meeting. He is requesting Council action on the amendment.

Public comment opened.  
Public comment closed.

**A motion was made by Cyndi Sharkey, seconded by Ryan Mecham, to adopt Ordinance 25-18, an ordinance amending the language of Title 12-1-11... The motion carried by the following vote:**

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

**Excused:** 1 - Aaron Dekeyzer

**Nonvoting:** 0

7. [REZ0418202](#) Community Development Department requesting City Council action  
[5-006956](#) regarding the Altus Rezone application (File #REZ04182025-006956),  
[\(CC Ord\)](#) proposing that approximately 2.7 acres be rezoned from the R-1-20A Zone  
to the R-1-8 Zone.

**Attachments:** [Ordinance #25-15](#)  
[Planning Commission Report](#)  
[Planning Commission Minutes](#)  
[City Council Presentation](#)

Jake Warner, Community Development, presented a rezone application at a prior Council meeting. The Planning Commission forwarded a positive recommendation. Council questions followed.

Public comment opened.  
Public comment closed.

**A motion was made by Alison Stroud, seconded by Ryan Mecham, to adopt Ordinance #25-15, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning three parcels and a portion of a fourth parcel, approximately 2.7 acres, as proposed by the Applicant, generally located at 951 E. 8800 S. from the R-1-20A Zone ("Single-Family Residential District") to the R-1-8 Zone ("Single-Family Residential District")...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Aaron Dekeyzer

**Nonvoting:** 0

8. [CA06062025](#) Amendments to Title 21 of the Land Development Code related to Appeals  
[-0006980](#) and Variances  
[\(CC\)](#)

**Attachments:** [Ordinance 25-17](#)  
[Presentation Slides](#)  
[Planning Commission Minutes \(DRAFT\) 06.19.2025](#)  
[Staff Report with Exhibits](#)

Melissa Anderson, Community Development, presented amendments to Title 21, Land Development Code, Chapter 35, Appeals and Variances. The proposed amendments will bring the city code up to date with the Utah State Code by revising any requirement for a public hearing related to appeals and variances. The Planning Commission forwarded a positive recommendation. This was presented as an information item at a prior City Council meeting as an information item and is before the Council for consideration and action.

Public Comment opened.  
Public Comment closed.

**A motion was made by Ryan Mecham, seconded by Alison Stroud, to adopt Ordinance 25-17, an ordinance to amend Title 21, of the Sandy Municipal Code, relating to appeals and variances, as shown in Exhibit "A"...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Aaron Dekeyzer

**Nonvoting:** 0

9. [CA06062025](#) Amendments to Title 21 of the Land Development Code related to  
[-0006979](#) Residential Parking Standards and Minimum Dwelling Size  
[\(CC\)](#)

**Attachments:** [Ordinance 25-16](#)  
[Presentation Slides](#)  
[Planning Commission Minutes \(DRAFT\) 06.19.2025](#)  
[Staff Report with Exhibits](#)

Melissa Anderson, Community Development, presented amendments to Title 21, Land Development Code, Chapter 20, Residential Development Standards, Chapter 24, Parking, Access and Circulation Requirements. The proposed amendments will bring the city code up to date with the Utah State Code by revising parking standards for single- and two-family residential dwellings, removing garage requirements for owner-occupied affordable housing, and by adjusting the requirements for the minimum dwelling size to no more than 1,000 square feet. The Planning Commission forwarded a positive recommendation. This was presented as an information item at a prior City Council meeting is before the Council for consideration and action.

Public Comment opened.  
Public Comment closed.

**A motion was made by Ryan Mecham, seconded by Alison Stroud, to adopt Ordinance 25-16, an ordinance amending the Sandy City Municipal Code title 21, "Land Development Code", Chapter 20, "Residential Development Standards", and Chapter 24 "Parking, Access and Circulation Requirements"...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Aaron Dekeyzer

**Nonvoting:** 0

## Standing Reports

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

Dustin Fratto, Council Director, updated the Council on upcoming agenda items. Next week, the Council will hold the second housing workshop in the Multi Purpose Room.

### Council Member Business

Council Member Ryan Mecham thanked the city for coordinating the July 4th Parade and event. It was a great event.

Council Member Alison Stroud thanked the staff for all their work on the July 4th event. She provided an update from the Historic Committee. In their service to the community, the Sandy Youth Council, along with the Draper Youth Council worked together to compile 2,500 swag bags for the recent educators wellness conference sponsored by Utah's First Lady, Abby Cox.

Council Member Cyndi Sharkey was looking forward to the upcoming ribbon cutting for the Public Works Fleet building. She appreciated all the work the staff has done. She was also looking forward to the upcoming opening of Fire Station 31.

Council Member Brooke D'Sousa will not be at the ribbon cutting tomorrow but she acknowledged the Council for all their work and support of the Public Works fleet building and project.

### Mayor's Report

Mayor Zoltanski was looking forward to the Public Works ribbon cutting. She thanked the Sandy Youth Council and Sandy Explorers for their volunteer service at the July 4th Parade.

### CAO Report

Shane Pace, CAO, invited the Council to attend Dave Poulsen's retirement farewell. We appreciate his service to the city and community.

### Adjournment

Council unanimously agreed to adjourn the meeting at 7:15 pm.