



# Sandy City, Utah

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

## Meeting Minutes

### City Council

*Brooke Christensen, District 1*  
*Alison Stroud, District 2*  
*Kris Nicholl, District 3*  
*Marci Houseman, District 4*  
*Aaron Dekeyzer, At-large*  
*Brooke D'Sousa, At -large*  
*Cyndi Sharkey, At-large*

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Tuesday, January 13, 2026

5:15 PM

Council Chambers

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### 5:15 Council Meeting

**Present:** 7 - Council Member Alison Stroud  
Council Member Kris Nicholl  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Brooke Christensen  
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  
Shane Pace, CAO  
Lynn Pace, City Attorney  
Ryan Mecham, Sr. Policy Advisor  
Ryan McConaghie, Fire  
Jon Arnold, Police  
Scott Ellis, Public Utilities  
Ben Hill, Parks & Recreation  
Ryan Kump, Public Works  
James Sorensen, Community Development  
Brian Kelley, Administrative Services  
Kasey Dunlavy, Economic Development  
Martin Jensen, Deputy CAO  
Mike Wilcox, Community Development  
Dan Nelson, Legal  
Lois Stillion, Parks & Recreation

#### Prayer, Pledge of Allegiance, and Introductions

Council Chair Cyndi Sharkey welcomed those in attendance.

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)

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

Aaron Dixon expressed support for high density housing to be built on the vacant lot next to the Sandy public library. We need additional housing in Sandy.

Rebecca Colley spoke about the need for ADA accommodation for a person with a disability who was at city hall collecting petition signatures.

Henry Butters spoke about semi truck parking needs and asked the Council to address this issue.

Charlotte Jordan spoke on behalf of the Sister City cultural arts exchange program and suggested the Pops concert scheduled in June be moved back one day so that our visitors from our Sister City, Reisa, could be involved with the concert.

Douglas Wismer spoke about the gondala. UDOT has extended the comment period. He also advocated for more housing options in Sandy City.

Council moved to Item 3 on the Agenda.

## Council Business

### Informational Items

1. [26-001](#) Wasatch Front Waste and Recycling District providing the Council with an update on the District and its General Manager

**Attachments:** [Sandy City Council Update WFWRD](#)

Council Member Marci Houseman introduced Evan Tyrell with the Wasatch Front Waste and Recycling District who is the new general manager of WFWRD. He shared with the Council his background and experience and provided an overview of the services offered, service area, and rates. 85,200 homes are serviced weekly around Salt Lake County. He provided a cost comparison to other companies in the area. He also shared the newly designed materials for recycling and green waste to help educate the community on what is accepted and updated the Council on the seasonal container reservation program (SCRIP). Council questions and comments followed.

2. [CA09232025-0007044 \(CC WS\)](#) Amendments to Title 21 of the Land Development Code related to Automall Zone Land Use Matrix

**Attachments:** [Staff Report.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[12.04.2025 PC Min \(DRAFT\).pdf](#)  
[Presentation](#)

Mike Wilcox, Community Development, proposed to amend a portion of Title 21 of the Land Development Code, Chapter 8. The purpose of these amendments was to strengthen the Southtowne Automall by clarifying the allowed uses shown in the land use matrix within the Automall Zone and align them with state purpose of the subdistricts. The Planning Commission forwarded a positive recommendation. This is an information item and will come back to the Council at a future meeting for consideration and action.

Council moved to General Citizen Comment.

3. [26-002](#) City Administration providing a report on Sandy City Office Space for Council discussion

**Attachments:** [SCC Facilities Discussion](#)

Dan Nelson, Real Property Manager, provided an overview of existing city office space and projected future office space needs. Currently, there is approximately 90,000 sq feet of usable city office space with a projected future total need of approximately 132,131 sq feet. Departments in need of additional office space include Police, Parks & Recreation and the Arts Guild. Mr. Nelson reviewed options under consideration by the Administration for additional office space which include the Arbor Plaza Office Building, Crescent View Middle School, Post Office Building and the Justice Court building expansion. He reviewed the costs associated with acquiring the various sites and the needed tenant improvements. Administration is recommending the purchase of the Arbor Plaza Office Building. The City is currently under contract to purchase the Arbor Plaza Office Building for \$12 million and he provided an overview of the transaction details, timing of the acquisition, and the proposed utilization of office space.

Brian Kelley, Administrative Services Director reviewed with the Council three purchase scenarios for purchasing the Arbor Plaza Building. He reviewed the advantages and disadvantages of the acquisition. He also reviewed the timeline for the purchase, bonding parameters, process and the costs associated with delaying the contract close date. Administration requested the Council direct staff to move forward with the bond parameters resolution process for Council consideration and action at next week's Council meeting.

Council questions, comments and discussion occurred throughout the presentation.

**A motion was made by Brooke Christensen, seconded by Brooke D'Sousa, to direct staff to place a bond parameters resolution on the agenda for Council consideration at next week's council meeting...The motion carried by a unanimous voice vote.**

**Yes:** 7 - Alison Stroud  
Kris Nicholl  
Marci Houseman  
Cyndi Sharkey  
Brooke Christensen  
Brooke D'Sousa  
Aaron Dekeyzer

**Nonvoting:** 0

4. [26-003](#) The City Council completing the 2025 Utah Privacy Awareness Training to introduce the Utah Government Data Privacy Act

**Attachments:** [Training Video](#)

Brian Kelley, Administrative Services Director provided an overview of the reasoning and background for the required data privacy training. Council completed the training.

### Consent Calendar

Approval of the Consent Calendar

**A motion was made by Brooke D'Sousa, seconded by Marci Houseman to approve the Consent Calendar...The motion carried by a unanimous voice vote.**

5. [26-007](#) Approval of the December 9, 2025 Draft Minutes

**Attachments:** [December 9, 2025 Draft Minutes](#)

**Item approved.**

6. [26-006](#) Approval of the December 16, 2025 Draft Minutes

**Attachments:** [December 16, 2025 Draft Minutes](#)

**Item approved.**

### Council Voting Items

7. [26-004](#) Mayor Zoltanski recommending, for Council Advice and Consent, the appointment of Ben Hill as the Sandy City Parks and Recreation Director

**Attachments:** [Ben Hill Recommendation to Council](#)  
[Parks and Rec Director Job Description](#)  
[Resolution #26-02C](#)

Mayor Zoltanski recommended Ben Hill to the position of Parks and Recreation Director and requested Council Advice and Consent for the appointment.

Public comment opened  
Public comment closed

Council Chair Cyndi Sharkey recognized the importance of the Parks and Recreation Department and spoke about the value a well-run department brings to our city.

**A motion was made by Alison Stroud, seconded by Marci Houseman to adopt Resolution 26-02C, a resolution of the Sandy City Council consenting to the appointment of Benjamin Hill as the Sandy City Parks & Recreation Director...The motion carried by the following roll call vote:**

**Yes:** 7 - Alison Stroud  
Kris Nicholl  
Marci Houseman  
Cyndi Sharkey  
Brooke Christensen  
Brooke D'Sousa  
Aaron Dekeyzer

**Nonvoting:** 0

8. [26-005](#) Recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency

**Attachments:** [01-13-25 RDA Agenda](#)  
[Staff Report - ILA One Acre Property](#)  
[2025.11.24 ILA City and Agency Affordable Housing REAL PSA](#)  
[Staff Report - HTRZ ILA](#)  
[Civic Center North RDA with Cairns HTRZ copy](#)  
[2025.12.08 HTRZ Interlocal Agreement - City and Agency](#)  
[Approved Sandy Cairns HTRZ Application](#)  
[8.5.25 Minutes](#)  
[11.18.25 Minutes](#)

Council recessed the Council meeting and convened a meeting of the Redevelopment Agency of Sandy City at 7:45 pm.

**A motion was made by Cyndi Sharkey, seconded by Marci Houseman to recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency...The motion carried by a unanimous voice vote.**

Council reconvened the Council meeting at 7:59 pm and moved to Standing Reports.

## Standing Reports

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

Dustin Fratto, Council Director: Local Officials Day in January 21st. He provided an update on the upcoming management study. The Budget Priorities Workshop will take place next week.

## Council Member Business

Council Member Kris Nicholl gave a shout out to IT for helping her. She also thanked the public for participating in general citizen comment.

Council Member Marci Houseman mentioned that she will be joining next week's meeting virtually.

Council Member Brooke Christensen thanked the Police Department, Mayor, and the Administration for holding the crime update meeting in Historic Sandy.

Council Member Alison Stroud provided an update from Healthy Sandy and mentioned that the Meals on Wheels organization was looking for volunteers. The Sandy Youth Council will be participating in the Mock Debate at the upcoming state-wide youth council event.

Council Member Kris Nicholl mentioned that she was able to coordinate a tour of the Capitol for the Sandy Youth Council with Representative Clint Okerlund.

Council Member Brooke D'Sousa mentioned that she was working with Mr. Butters on revisions to the commercial truck parking ordinance. Let her know if you are interested in working on this initiative.

Council Member Cyndi Sharkey provided an update from the legislator breakfast and the Legislative Policy Committee. One of the common issues discussed was a tightening on budgets and budget cuts. She stressed the importance of the city and Council to stay involved in the legislative session this year. She and Shane Pace hosted the students from American Prep Academy. It was a great field trip with very engaged students.

## Mayor's Report

Mayor Zoltanski was pleased that Ryan Mecham had joined the Administration as the Senior Policy Advisor and will act as the legislative liaison on behalf of the City. She provided an update from the Central Wasatch Commission symposium. She spoke about transportation and bus schedules for Little and Big Cottonwood Canyons. She congratulated newly sworn in police officers. She thanked Brooke Christensen for attending the neighborhood meeting last night.

Police Chief Jon Arnold invited the Council to attend the upcoming Public Safety Fair at Bicentennial Park in Historic Sandy on January 22nd from 5:00 pm to 7:00 pm.

## CAO Report

Shane Pace, CAO: Please reach out to Martin Jensen if you would like to volunteer for the Point In Time Count event sponsored by Salt Lake County. The Health and Safety Fair will be held on February 24th from 9:00 am to 11:00 am.

## Recreation Center Construction Report

Lois Stillion, Parks & Recreation, provided a construction update for the City's new recreation and community center.

## Adjournment

Council unanimously agreed to adjourn the meeting at 8:26 pm.