



# 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 16, 2024

5:15 PM

City Hall & Online

---

### 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  
Christine Edwards, Council Clerk  
Liz Theriault, Policy & Comms Analyst

Administration in Attendance:  
Mayor Monica Zoltanski  
Shane Pace, CAO  
Joelle Kesler, Legal  
Ryan McConaghie, Fire  
Mark Soper, Police  
Tom Ward, Public Utilities  
Dan Medina, Parks & Recreation  
Mike Gladbach, Public Works  
James Sorensen, Community Development  
Brian Kelley, Administrative Services  
Kasey Dunlavy, Economic Development  
Kim Bell, Deputy Mayor

## Prayer, Pledge of Allegiance, and Introductions

Council Vice Chair Cyndi Sharkey welcomed those in attendance. We have two Council Members joining us virtually: Council Member Ryan Mecham and Council Member Marci Houseman.

Council Member Alison Stroud led the Pledge.

Council moved to Item 11 on the Agenda.

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

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

Public comment opened.

Mr. Tanner Gillman expressed concerns about an Airbnb that is located near his residence. There are many code infractions occurring at the house. He asked what a resident is suppose to do when there are code violations and he invited the Council to reach out to him if they needed additional information.

Public comment closed.

Council moved to Item 2 on the Agenda.

## Council Business

### Informational Items

1. [24-148](#) Recess City Council and convene a meeting of the Sandy City Redevelopment Agency

**Attachments:** [04-16-24 RDA Agenda](#)  
[RedSky Participation Agreement Memo](#)  
[Resolution Approving Redsky Participation Agreement](#)  
[TIF Participation Agreement RedSky\[59\]](#)

Council convened a meeting of the Redevelopment Agency of Sandy. A motion was made at 5:49 pm.

**A motion was made by Cyndi Sharkey, seconded by Alison Stroud, to convene a meeting of the Redevelopment Agency Board...The motion carried by a unanimous voice vote.**

Kasey Dunlavy, Redevelopment Agency Director presented to the RDA Board.

The Council meeting reconvened at 6:16 pm and Council moved to General Citizen Comment.

### Public Hearing

2. [ANX0102202](#) 886 E. 7800 S. Trust Annexation (R-1-10)  
[4-006689\(CC](#) 886 E. 7800 S.  
[\)](#) [Community #6, High Point]

**Attachments:** [Vicinity Map](#)  
[Staff Report](#)  
[Annexation Plat](#)  
[Ordinance 24-08](#)  
[Resolution 24-09C](#)  
[Notice of Intent to Annex](#)  
[Public Notice Signs](#)  
[04.04.2024 Minutes \(DRAFT\)](#)

Public Hearing: Brian McCuiston, Community Development, presented a proposed annexation of a parcel located at 886 E 7800S and 886E and 7800S. The applicant, Andrew Gutierrez requested the annexation. The Planning Commission forwarded a positive recommendation.

Public Hearing comments opened.

Public Hearing comments closed.

**A motion was made by Zach Robinson, seconded by Brooke D'Sousa, to adopt Ordinance #24-08, an ordinance annexing territory located at approximately 886 East and 7800 South in Salt Lake County, comprising approximately 0.93 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Marci Houseman

3. [ANX0307202](#) FBAC Development Annexation (ID) Zone  
[4-006727\(CC](#) 8700 S. 700 W.  
) [Community #1, Northwest Exposure]

**Attachments:** [Vicinity Map](#)  
[Staff Report](#)  
[Annexation Plat](#)  
[Ordinance 24-09](#)  
[Resolution 24-10C](#)  
[Intent to Annex Notice](#)  
[Public Notice signs](#)  
[04.04.2024 Minutes \(DRAFT\)](#)  
[Powerpoint presentation](#)

Public Hearing: Brian McCuiston, Community Development, presented Ordinance 24-09 on behalf of the applicant, Josh Vance with Fur Breeders Agricultural Cooperative (FBAC). The parcel of 27.68 acres is located at approximately 8700 South 700 West. The Planning Commission forwarded a positive recommendation.

Public Hearing comment opened.  
Public Hearing comment closed.

**A motion was made by Zach Robinson, seconded by Alison Stroud to adopt Ordinance 24-09, an ordinance annexing territory located at approximately 8700 South 700 West in Salt Lake County, comprising approximately 27.68 acres into the municipality of Sandy City; establishing zoning for the annexed property; also providing a severance and effective date for the annexation...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Marci Houseman

#### Consent Calendar

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

4. [24-143](#) Approval of the March 26, 2024 Draft Minutes

**Attachments:** [March 26, 2024 Draft Minutes](#)

Item Approved

5. [24-150](#) Approval of the April 2, 2024 Draft Minutes

**Attachments:** [April 2, 2024 Draft Minutes](#)

Item Approved

6. [24-152](#) Approval of the April 9, 2024 Draft Minutes

**Attachments:** [April 9, 2024 Draft Minutes](#)

Item Approved

7. [24-153](#) The Police Department requesting Council approval of an interdepartmental transfer of property from the evidence room to the Sandy Police SWAT Team.

**Attachments:** [Resolution 24-13C](#)

[Exhibit A](#)

Item Approved

Council Voting Items

8. [24-144](#) Sandy City considering approval of a resolution authorizing the Metropolitan Water District of Salt Lake and Sandy to increase its property tax for Fiscal Year 2025

**Attachments:** [April 16, 2024 Presentation.pdf](#)  
[24-14C Resolution- MWDSLS Tax Increase.pdf](#)  
[PUAB Recommendation 2024 - Metro Water Tax increase vs Sandy water rate](#)  
[March 26, 2024 Presentation](#)  
[MWDSLS flyer 2024.03.18](#)

John Kirkham and Don Milne serve as the Sandy City Council appointed members to the Metropolitan Water District of Salt Lake and Sandy City. John Kirkham and Don Milne, presented the FY25 tentative budget to the Sandy City Council. The tentative budget includes a proposed property tax rate of .00035 which exceeds the certified rate that would normally apply for FY 2025. Revenue generated from the proposed rate increase is approximately \$8.6 million. The revenue will be used to meet the increased costs of replacing aging infrastructure and costs from other agencies.

Council questions followed. John Kirkham and Tom Ward responded to Council questions. Discussion included comparisons of the impact of a water rate increase versus a property tax increase and the annual financial impact of these rate increases on Sandy residents. On an average priced home of approximately \$628 thousand, the annual financial impact would be an increase of approximately \$48.62. Council also discussed tabling this item and bringing it back for Council consideration at the May 7th meeting to allow more time for review by all seven council members.

Public comment opened.

Mr. Edward Allan worked in the water department and expressed concerns about the rate increase and felt more discussion was needed.

Steve Van Maren expressed support for the property tax increase over the water rate increase because it provided more of a savings for Sandy residents overall.

Mr. Craig Ulrich expressed appreciation to Metropolitan Water. He had some questions regarding the rate at which excess water is sold to other entities and expressed concerns about possible disparity in charges to residents versus nonresidents.

Public comment closed.

Council Members made a motion to Table this item and consider it at the May 7, 2024 meeting.

**A motion was made by Ryan Mecham, seconded by Alison Stroud, to table this item and move the item to the May 7, 2024 meeting for Council consideration and deliberation...The motion carried by the following roll call vote:**

**Yes:** 4 - Alison Stroud  
Zach Robinson  
Ryan Mecham  
Aaron Dekeyzer

**No:** 2 - Cyndi Sharkey  
Brooke D'Sousa

**Excused:** 1 - Marci Houseman

9. [24-149](#) Community Development Department requesting City Council action regarding the 2024 Annual Action Plan for the use of CDBG funds as recommended by the Citizen Advisory Committee.

**Attachments:** [Resolution 24-12c \(4.11.24\).pdf](#)  
[2024 Annual Action Plan \(Exhibit A\)](#)  
[CC Presentation-CDBG \(4/16/2024\)](#)  
[Written Comments-South Valley Services](#)

Jake Warner, Community Development, presented Resolution 24-12C with Exhibit A (2024 Annual Action Plan) to the Council for consideration and action. The Action Plan represents the recommendations by the Citizen Advisory Committee for the Community Development Block Grant (CDBG) funds which was presented to the Council at the April 2, 2024 Council meeting. The projected CDBG grant amount for the 2024-25 program year is \$325,000. Council questions followed. The discussion included the reallocation of funds to Good Shepherd Lutheran Church in support of their transitional housing program for young adults. Staff recommended that grant funds allocated to the Good Shepherd program be managed by Assist and suggested the funds be redirected from the city projects fund. Council expressed support for allocating funds to the Good Shepherd transitional housing program.

Public comment opened.  
Public comment closed.

A motion was made to adopt Resolution 24-12C with two amendments.  
Mayor Zoltanski was excused from the meeting at 7:05 pm.

**A motion was made by Alison Stroud, seconded by Brooke D'Sousa to adopt Resolution 24-12C, as amended this evening to allocate \$20,000 to Good Shepherd Milestone Transitional Housing Program and reduce the fund allocation designated to city projects (Main Street Park) by \$20,000 and authorizing the Mayor to submit the 2024 Annual Action Plan to HUD and execute associated documents, subject to the expressed revisions and amendments...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Marci Houseman

10. [CA02292024](#) Amendments to Title 21 of the Land Development Code related to  
[-0006725](#) Subdivision Review Standards and Public Notice Requirements  
[\(CC\)](#)

**Attachments:** [Staff Report and Exhibits](#)  
[Planning Commission Minutes \(DRAFT\) 04.04.2024](#)  
[Presentation Subdivision Code Amend 4-16-2024](#)  
[24-06 Ordinance with Exhibit A](#)

Melissa Anderson, Community Development, presented Ordinance 24-06 with Exhibit A to the Council for consideration and action. The Planning Commission has forwarded a positive recommendation. She provided a summarized review of the proposed amendments to Title 21 of the Land Development Code related to Subdivision Review Standards and Public Notice Requirements.

Public comment opened.  
Public comment closed.

**A motion was made by Alison Stroud, seconded by Ryan Mecham, to adopt Ordinance 24-06, an ordinance revising Title 21 of the Sandy City Municipal Code, Chapter 30, "Subdivision Review", and Chapter 36, "Notice Requirements", also providing a saving clause and effective date for the ordinance...The motion carried by the following roll call vote:**

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

**Excused:** 1 - Marci Houseman



11. [24-151](#) Council considering funding options for Phase Two of the Public Works Facility

**Attachments:** [Phase 2 Revised Plans Presentation](#)

[Resolution 24-15C.pdf](#)

[Resolution 24-11C.pdf](#)

Brian Kelley, Administrative Services Director, presented Resolutions 24-15C and 24-11C. Both resolutions offer options for funding the \$1.7 million shortfall for the Public Works Phase 2 capital project. Dustin Fratto, Council Director, provided details regarding Resolution 24-15C which includes the sale of property to help fund the shortfall for Phase 2 capital project.

Public comment opened.

Public comment closed.

Council discussion followed. Administration responded to Council questions and provided additional insight regarding the city's preference to retain ownership of the triangle parcel rather than selling it. Shane Pace, CAO, provided some additional details regarding a proposed property exchange with Real Salt Lake organization. The triangle parcel did not produce enough parking stalls to benefit RSL. Mr. Pace also indicated the City may wish to hold onto the property until the Monroe Street improvements are completed.

Council made a motion to adopt Resolution 24-15C. Council discussion on the motion followed. Discussion included the process and timing for the sale of the triangle property parcel. Council expressed support for the Public Works Phase 2 capital project. They expressed support for the sale of the property to help fund the current need of the budget shortfall related to the public works construction project.

Following the discussion and vote on the motion for Agenda Item 11, Council Member Houseman was excused from the meeting.

Council convened a recess at 5:42 pm to address technical issues with the Chambers A/V.

Council reconvened at 5:47 pm and moved to Item 1 on the Agenda.

**A motion was made by Marci Houseman, seconded by Brooke D'Sousa, to adopt Resolution 24-15C, a resolution recommending the sale of certain property and transferring appropriations within the capital projects fund for the fiscal year commencing July 1, 2023, and ending June 30, 2024...The motion carried by the following vote:**

**Yes:** 7 - Alison Stroud  
Zach Robinson  
Marci Houseman  
Cyndi Sharkey  
Ryan Mecham  
Brooke D'Sousa  
Aaron Dekeyzer

## 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 take a tour. The April 30th Council meeting is cancelled because it is the fifth Tuesday of the month. May 14th is the annual police banquet. The Sandy Youth Council applications opened yesterday and will remain open until May 15th.

## Council Member Business

Council Member Sharkey expressed appreciation to the Public Works Department for their responsiveness and work on the bridge construction project taking place in Willow Creek. She spoke about how they avoided a lengthy power outage to ensure the residents were not inconvenienced. She thanked Dave Marble and Ryan Kump for their responsiveness. Her committee appointment to the Salt Lake Convention Advisory Board was recently approved. She recently attended the South Valley Chamber luncheon event and appreciates all the events the South Valley Chamber organizes - wonderful event. The Sandy Council hosted the Mayors and Councils from South Jordan and Midvale at the Utah Royals game. It was a productive and enjoyable evening. She thanked the Mayor and Administration for their recent meeting and preview of the budget.

Council Member Stroud thanked the Mayor and Administration for meeting to provide an overview of the FY 25 budget. She provided an update from the Historic Committee meeting and shared a historic fact about a Sandy intersection. She acknowledged the Historic Committee members for their efforts and service.

Council Member Brooke DSousa spoke about the upcoming tour on April 23rd to look at all different types of housing. She provided an update from the Sandy Arts Guild meeting. The production of Mean Girls has wrapped up and auditions for Mama Mia are coming up in May. The Sandy Arts Guild won Best of State Award. The Sandy Amphitheater also won two awards and she acknowledged the staff for all their hard work and congratulated the city on the awards.

Council Member Mecham thanked Administration for the holding the budget preview meetings. The meetings were very helpful and insightful. He thanked staff and Council for accommodating his attendance at this evening's meeting via Zoom.

## Mayor's Report

Kim Bell, Deputy Mayor, provided Mayor Zoltanski's report. She congratulated the Sandy Arts Guild and Sandy Amphitheater staff on their recent awards. The Mayor recently hosted the volunteers who helped with the Point in Time Count event at a Real Salt Lake game. Macey's grocery store recently opened at the corner of 9400 South and Highland. The ground breaking for the new Fire Station 31 is next Tuesday at 10:00 am. On Thursday, the City will be testing the emergency communication outreach.

## CAO Report

No report.

## Adjournment

Council unanimously agreed to adjourn the meeting at 7:36 pm.