



Sandy City, Utah

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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 22, 2025

5:15 PM

City Hall and Online

Meeting in the Third Floor Multipurpose Room (Suite 341)

This Council Meeting will be conducted both in-person, in the Sandy City third floor multipurpose room at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Virtual participation is offered as a courtesy. If for any reason the virtual meeting is inoperable, virtual attendees are encouraged to instead attend in-person. The meeting will be held regardless of the availability of a virtual option.

5:15 Council Meeting - Held in the Third Floor Multipurpose Room

Work Session - Community Housing Workshop Series

Present: 6 - Council Member Alison Stroud
Council Member Zach Robinson
Council Member Cyndi Sharkey
Council Member Ryan Mecham
Council Member Brooke D'Sousa
Council Member Aaron Dekeyzer

Excused: 1 - Council Member Marci Houseman

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
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Jake Warner, Community Development
Kim Bell, Deputy Mayor
Susan Wood, Public Affairs/PIO

General Citizen Comment Period (Will take place once the Work Session is complete)

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

Ms. Pat Jones thanked the Council for holding these housing workshops. No other city is taking this approach. She recommended the Council hear a presentation from Mike Carey. She expressed concerns with the costs associated with the Alta Canyon Sports Center rebuild and thought the attendance at the center was much lower than recreation facilities.

Mr. Mike Carey would like an opportunity to present to the Council during one of the upcoming housing workshops. The high growth that was predicted hasn't happened. Cities need to be nimble. Median home prices are still too high but suggested the need to look at demographics and the realignment of school boundaries.

Cathy Spuck spoke about the impact of storm water detention areas requirements. She spoke about the impact of capital gains tax when selling a home and suggested the federal government needs to provide assistance too.

Ms. Deb Sussman spoke about lot restrictions and affordable housing opportunities on existing lots. She would like the Council to look at options outside of apartments and condos and applauded the Council for taking on this issue.

Public comment closed.

Council moved to Standing Reports.

1. 25-232 Building our Future: A Community Housing Workshop Series, Workshop Two - Where are we now?

Attachments: July 22 2025 Memo_Housing Workshop Series

Wasatch Front Regional Council Slides

Cowboy Partners Presentation

Kem C. Gardner Presentation

Council Chair Brooke D'Sousa welcomed those in attendance. The Council held a workshop focused on affordable housing. This is the second workshop of four that will be held by the Council.

Lynn Pace, City Attorney, acted as the workshop moderator and provided an overview of the evening's workshop.

The first presentation was provided by Lee Dial at Cowboy Partners and Cowboy Properties. Mr. Dial provided an overview from a developer's perspective on the current barriers and opportunities in addressing housing needs in Sandy. He reviewed the impact of the following cost factors on housing construction and development: interest rates, construction costs, land and holding costs, connection and impact fees, and investor returns. He also reviewed how cities can help their communities. He provided the following strategies that cities can employ to assist their communities in housing: utilize RDA's or housing authorities, purposeful planning, streamline the plan review and permitting process, and offer impact and connection fee waivers. Council questions followed.

The second presentation was provided by Megan Padjen, Community and Economic Development Director at Wasatch Front Regional Council. Ms. Padjen reviewed the Wasatch Choice Vision - 2050 Vision for the Wasatch Front overlaying transportation and land use. Wasatch Choice Vision is our communities' shared vision for coordinated transportation investments, development patterns, and economic opportunities. She reviewed key strategies for a thriving region and communities: transportation choices, housing options, parks and public spaces, and cities and town centers. Ms. Padjen addressed housing affordability, options, and how this is impacting transportation. Council questions occurred throughout the presentation.

Council convened a recess at 6:37 pm.

Council reconvened at 6:45 pm.

Djan Eskic, Senior Research Fellow with the Kem C. Gardner Policy Institute presented on the housing market in Sandy City. Mr. Eskic reviewed the population growth, demographics, housing demands, median sales price in Sandy, median household income, and the impact of interest rates on the housing market. Council questions and comments followed.

Lynn Pace thanked all the presenters for joining the Council this evening. He also provided an overview of the next two housing workshops. The next workshop will convene on Tuesday, September 2nd. Staff will assemble a list of issues for the Council to review and prioritize. The next two housing workshops will be interactive.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director, reviewed upcoming agenda items. The Council will need to amend the meeting schedule to reinstate the September 2nd Council meeting. There will also be an RDA meeting next week.

Council Member Business

Council Member Alison Stroud attended the ribbon cutting for the Public Works Fleet building. Many staff acknowledged the support of the Council. She also mentioned that she and Council Member Sharkey were attending the Alta Canyon design and construction meetings. The Sandy Youth Council helped Parks crews with weeding and landscaping the area around the Sandy Senior Center. The Farmer's Market and Food Truck night were great events.

Council Member Cyndi Sharkey attended the ribbon cutting of the Public Works Fleet building. It is a beautiful building and she acknowledged the Council for their support and work on this project. This is a big accomplishment for the Council. She was participating in the design meeting for the Alta Canyon Sports Center. The center will serve the community and is a significant improvement to the current center. At the last RSL game, we were joined by state legislators and council members from Heriman and Midvale. The Sandy Youth Council also utilized the stands tickets as an acknowledgement for their service to the community.

Mayor's Report

The Mayor's report was given by the CAO.

CAO Report

Shane Pace thanked the Council for attending the Public Works ribbon cutting. The construction of Fire Station 31 is on schedule with a projected opening in October. Dave Poulsen's retirement farewell is later this week.

Adjournment

Council adjourned the meeting at 7:36 pm.