



# 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, April 14, 2026

5:15 PM

Council Chambers

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### 5:15 Council Meeting

**Present:** 6 - Council Member Alison Stroud  
Council Member Kris Nicholl  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Brooke Christensen  
Council Member Aaron Dekeyzer

**Excused:** 1 - Council Member Brooke D'Sousa

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  
Jeff Nigbur, Police  
Tom Ward, Public Utilities  
Ben Hill, Parks & Recreation  
Ryan Kump, Public Works  
James Sorensen, Community Development  
Kasey Dunlavy, Economic Development  
Martin Jensen, Deputy CAO  
Susan Wood, Public Affairs/PIO  
Ryan Mecham, Senior Policy Advisor  
Dan Nelson, Real Property Manager  
Brian McCuiston, Community Development

## Prayer, Pledge of Allegiance, and Introductions

Council Member 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 Cyndi Sharkey invited the public to participate in general citizen comment.

Henry Butters commented on a negative experience he had with a dog catcher. He also expressed concerns with parking by the fire station in his area.

Public comment closed. Council moved to the Public Hearing.

## Council Business

### Informational Items

1. [26-223](#) City Council interviewing Chad Littlewood to serve as a regular member of the Sandy City Architectural Review Committee

**Sponsors:** Nicholl

Council Member Kris Nicholl introduced Chad Littlewood who she was recommending for a Council appointment to the Architectural Review Committee. Mr. Littlewood spoke to the Council regarding his experience and interest in the position on the Architectural Review Committee. James Sorensen met with Mr. Littlewood and expressed his support for the nomination to the ARC. Council questions and comments followed. Council expressed support for the appointment. This is an information item. The item will come back to the Council at a future meeting for consideration and action.

2. [26-226](#) Central Wasatch Commission providing the Council an Annual Review

**Attachments:** [Sandy City CWC Presentation 2026](#)

Lindsey Nielsen, Director of the Central Wasatch Commission, provided an overview of the Central Wasatch Commission. Council questions followed.

3. [26-224](#) Sandy City Council discussing the intersection of development agreements, by-right development approvals, and housing development incentives as related to owner occupancy requirements.

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

Lynn Pace, City Attorney, facilitated the discussion with the Council. The focus for this evening's presentation was to gather feedback and direction from the Council regarding the development of tools the City can utilize to enforce owner occupancy requirements. He walked the Council through a series of six questions and requested feedback regarding the Council's top priorities with respect to owner occupied housing. He also asked the Council for feedback regarding incentives the Council would be willing to offer to develop and maintain owner occupied housing products. He also discussed with the Council their willingness to identify and codify owner occupied incentives. A lengthy Council discussion followed. Council provided feedback to the Administration. The feedback received from the Council this evening will help City administrative staff to identify the next steps to be taken in drafting changes to our land use code and for use in the upcoming discussions and development of potential of City housing projects. James Sorensen and Dustin Fratto provided additional insight.

Following the presentation, Council moved to General Citizen Comment.

## Public Hearing

Public Hearing for Agenda Items 4 - 7 was held by the Council.

Brian McCuiston, Community Development provided an overview of Agenda Items 4 - 7. He showed the vicinity maps for each of the parcels. The Planning Commission forwarded a positive recommendation. Council Chair Sharkey reviewed the process for this evening's public hearing and comment period. Property owners were invited to speak first and then the general public was invited to provide comment.

There were no comments offered by the public.

Public Hearing comment period closed.

**A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt Ordinances 26-36, 26-37, 26-38, and 26-39...The motion carried by the following roll call vote:**

**Yes:** 6 - Alison Stroud  
Kris Nicholl  
Marci Houseman  
Cyndi Sharkey  
Brooke Christensen  
Aaron Dekeyzer

**Excused:** 1 - Brooke D'Sousa

**Nonvoting:** 0

4. [ANX0226202](#) Altavilla 3 Annexation (R-1-40A Zone)  
[6-007164](#) 10184 S Altavilla Dr.  
[\(CC\)](#) [Community #21]

**Attachments:** [Vicinity Map](#)  
[Altavilla 3 Staff Report](#)  
[Public Notice Sign](#)  
[Resolution 26-38C Altavilla 3 Annexation](#)  
[26-36 Ordinance - Altavilla 3 Annexation](#)

**Item adopted.**

5. [ANX0226202](#) Altavilla 4 Annexation (R-1-40A Zone)  
[6-007165](#) 10274 and 10302 S Altavilla Dr.  
[\(CC\)](#) [Community #21]

**Attachments:** [Vicinity Map](#)  
[Altavilla 4 Staff Report](#)  
[Public Notice Sign](#)  
[Resolution 26-39C Altavilla 4 Annexation](#)  
[26-37 Ordinance - Altavilla 4 Annexation](#)

**Item adopted.**

6. [ANX0226202](#) Smith Annexation (R-1-15 Zone)  
[6-007166](#) 9519 S Hidden Pine Lane  
[\(CC\)](#) [Community #30]

**Attachments:** [Vicinity Map](#)  
[Smith Staff Report](#)  
[Public Notice Sign](#)  
[Resolution 26-40C Smith Annexation](#)  
[26-38 Ordinance - Smith Annexation](#)

**Item adopted.**

7. [ANX0226202](#) G Miller Annexation (R-1-20A Zone)  
[6-007167](#) 10324 S Dimple Dell Road  
[\(CC\)](#) [Community #29]

**Attachments:** [Vicinity Map](#)  
[G Miller Staff Report](#)  
[Public Notice sign](#)  
[Resolution 26-41C G Miller Annexation](#)  
[26-39 Ordinance - G Miller Annexation](#)

**Item adopted.**

#### Consent Calendar

**A motion was made by Aaron Dekeyzer, seconded by Marci Houseman to approve the Consent Calendar...The motion carried by a unanimous voice vote.**

8. [26-222](#) Parks and Recreation Department requesting Council approval of a Resolution authorizing the execution of an interlocal cooperation agreement between Sandy City and Salt Lake County for TRCC funding for the Sandy Recreation Center

**Attachments:** [Memo](#)  
[Resolution 26-50C](#)  
[TRCC City Reimbursement Agreement](#)

**Item adopted.**

9. [ANX0409202](#) [6-007193 \(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-52C indicating the intent to annex a parcel of contiguous unincorporated area located at 9521 S KSEL Dr. (approximately .35 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

**Attachments:** [Vicinity Map](#)  
[26-52C Rudelich Annexation Resolution](#)

**Item adopted.**

#### Council Voting Items

10. [26-221](#) Recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency

**Attachments:** [4-14-26 RDA Agenda](#)  
[Exhibit to RDA Discussion](#)  
[2.10.26 Minutes](#)  
[2.17.26 Minutes](#)

Council convened a meeting of the Redevelopment Agency of Sandy City at 7:15 pm.

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

Council reconvened the Council meeting at 7:26 pm.

11. [26-225](#) Possible Closed Session: character, professional competence, or physical or mental health of an individual.

Council did not convene a closed session.

#### Standing Reports

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

Dustin Fratto, Executive Director: Sandy Beautification Day is on April 25th. He provided an update on the management study that is currently being conducted by Matrix. Next week we have a full agenda and the SYC special recognition. Upcoming items includes the annual report from the Fire Department, presentation of the CDBG Annual Action Plan and we have tentatively scheduled an RDA meeting. We will have a budget workshop training on April 28th.

## Council Member Business

Council Member Brooke Christensen attended the South Valley Chamber luncheon at Fire Station 31. It was a great event. She provided an update from the Sandy Historic Preservation Committee. She invited the public to attend a school fundraiser at Copperview Elementary School.

Council Member Alison Stroud attended the America|Sandy 250 Art event. It was a well-attended event. The Sandy Youth Council volunteered at the event. The SYC will be touring the construction site of the Sandy Recreation Center. The applications for the SYC 2026-27 program year are open until May 15th. She provided an update from the Sandy Historic Committee. We had the annual third grade field trip for Brookwood and East Sandy Elementary schools. She thanked Police, Public Utilities and the Mayor for their involvement in the field trip.

Council Member Aaron Dekeyzer mentioned that it is national dark sky week and he spoke about working on a dark sky ordinance. He encouraged the community to turn off their porch lights. He spoke about the request from the Granite area residents who do not want street lights in their area and he hoped to work with the Administration on an overlay zone for this area. He provided an update from the Jordan River Commission. He learned from the commission that Sandy does not currently have a riparian ordinance and he mentioned that he will also be working on this. He thanked Tom Ward and the City in recognition of donating 2800 acre feed of water to the Great Salt Lake. He was excited to see the City participating in this initiative.

## Mayor's Report

Mayor Zoltanski acknowledged the approval of Item 8 on the Agenda. The TRCC funding of \$3 million dollars, along with the donation from the Miller Foundation, will go towards meeting the budget shortfall for the construction of the new Sandy Recreation Center. She spoke about federal legislation that will help protect our Canyons and our watershed. The CWC represents a coordinated effort to protect our wilderness areas. She encouraged the community to go to the Central Wasatch Commission website to learn more about the important work they are doing. She thanked the community for attending the Sandy 250 art event. Over 100 people participated. The South Valley Chamber held their Let's Connect luncheon at Sandy Fire Station 31. It was a great event. We hosted Brookwood and East Sandy Elementary schools for their annual third grade field trip. We had police K9's, horses and baby goats here at City Hall for the kids. It was a great field trip and we are happy to participate in this annual event. The City worked with Dennis Tenney to provide decommissioned equipment from our first responders and donated the items to a city in Mexico. Sandy City was just named a certified kindness city and we are very proud of that designation.

## CAO Report

Shane Pace, CAO: This Thursday the City will participate in an emergency communications drill. Also, Segó Lily Gardens opens to the public tomorrow.

Mayor Zoltanski also mentioned that she enjoyed her visit with the students from the Canyons School District Life Skills Academy for their annual field trip to City Hall. They spent time meeting with the Police Department and the Mayor and we all enjoyed the visit.

## Recreation Center Construction Report

Ben Hill, Parks & Recreation Director, provided an update on the construction of the Sandy Recreation Center. We are on track to finish the facility on time and on budget. We will be taking the Sandy Youth Council on a tour of the construction site. He provided updates related to the electrical, concrete and plumbing installation.

## Adjournment

Council unanimously agreed to adjourn the meeting at 7:51 pm.