



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

Tuesday, March 10, 2026

5:15 PM

Council Chambers

Amended Agenda

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

Sandy City Planning Commissioners in Attendance

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
La Niece Davenport

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
Jon Arnold, Police
Tom Ward, Public Utilities
Ryan Kump, Public Works
James Sorensen, Community Development
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Susan Wood, Public Affairs/PIO
Ryan Mecham, Senior Policy Advisor
Brian McCuiston, Community Development
Britney Ward, Public Works

Prayer, Pledge of Allegiance, and Introductions

Council Chair Cyndi Sharkey welcomed those in attendance. Tonight we are holding a joint work session with the Planning Commissioners.

Council Member Brooke Christensen offered the Prayer.
Council led the Pledge.

Council move 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.

Dennis Tenney asked the Council and Administration to consider formally creating a new Sister City relationship with Zacatecas, Mexico. He spoke about the cultural and educational opportunities of forming a sister city relationship would bring to Sandy City.

Representative Clint Okerlund, Utah House District 42, provided a legislative review of the session. 540 bills passed this session. The Utah State Supreme Court expansion passed. Mail in ballots will remain in place for Utah. The Legislature found creative ways to get more water to the Great Salt Lake. He spoke about the importance of his outreach and responsiveness to his constituents. He thanked the Council for their time and support. Council thanked Representative Okerlund for his outreach and his responsiveness.

Maclain Drake spoke about the importance of providing hearing accessibility to those in need. He appreciated the accommodations provided by the Sandy City Council and staff. He has worked with many cities and businesses to ensure accessibility for the hearing impaired.

Council moved to Item 2 on the Agenda.

Work Session - Joint Meeting with City Council and Planning Commission

1. 26-102 Work Session Item: Joint meeting of the City Council and Planning Commission regarding the Sandy Land Development Code Update

Attachments: Memo on LDC Update
Presentation for LDC Update

The Council held a joint work session with the Sandy City Planning Commissioners regarding the process to update the Sandy Land Development Code. Sandy City is beginning a comprehensive update to the Land Development Code (Title 21). The City has received grant funding from the Wasatch Front Regional Council to hire an experienced consultant team from Psomas to assist with this project. Tonight was the kick-off meeting to provide an overview of the project for the City Council and Planning Commissioners. The project was anticipated to take two years to complete.

Melissa Anderson, Community Development, introduced the team from Psomas. Chris Hupp and Greg Haws. They provided an overview of the project to the Council Members and Planning Commissioners. They also provided information about their firm's background and experience. They reviewed the project's scope and schedule. James Sorensen and Melissa Anderson provided additional details. Next steps include the creation of a website to keep the public informed, establishment of a Steering Committee, selection of a Council liaison for this committee, identification of topics for technical advisory committees, completion of chapter-by-chapter code audit and assessment, drafting priority code sections, and providing regular updates to the City Council and Planning Commission. Questions and comments from the Council and Planning Commissioners followed.

Council convened a recessed at 5:56 pm
Council reconvened at 5:59 pm

Council moved to General Citizen Comment.

Informational Items

2. 26-104 Presentation of the "Building our Future" Community Housing Workshop Series Draft Final Report

Attachments: DRAFT Final Report_Optimized for Web Viewing

Dustin Fratto, Council Executive Director, presented the draft report of the Building Our Future, A Community Housing Workshop Series. He acknowledged staff and community experts who played an integral role in the planning, coordination and presentation of the housing workshop series. He acknowledged Council staff, Liz Theriault, for her work compiling and presenting the workshop information into a final draft report. This report details the strategic journey from identifying 48 specific housing "problems" to establishing a unified vision and implementation roadmap for 2026 and beyond. Mr. Fratto reviewed three key strategies developed during the workshops for turning this unified vision into action: permit a variety of housing options for a broad range of residents, work towards more housing in the right locations and maintaining the neighborhood character. Owner occupancy was a clear goal for the Council for all types of housing options, as was increasing the availability of affordable housing. Mr. Fratto reviewed each of the key strategies in greater detail. Mr. Fratto then reviewed optional tools that might be used to help the City achieve its housing affordability vision. Section Five of the report details implementation and next steps which included diversifying housing types via "gentle infill" measures, the implementation of location specific density, and incentivizing measures that achieve a public benefit. The items listed in green are items staff would like to move forward with as soon as the Council gives their approval. Staff would like to review external ADU's with the Council tentatively on March 31st meeting. Mr. Fratto requested Council feedback and any suggested changes by the Council. The Council discussion, comments and questions followed. Lynn Pace, City Attorney provided additional insight. Council feedback will be incorporated into the draft report and the final report will come back to the Council for consideration and action at a future Council meeting.

3. 26-105 Council discussing how to select Council Liaison(s) for the Land Development Code Re-draft process

Dustin Fratto, Council Executive Director, requested the Council choose a liaison to serve on the committee for the Land Development Code Re-draft. The first meeting is scheduled for April 29th. These meetings are planned to meet quarterly. Council discussion followed.

A motion was made by Marci Houseman, seconded by Kris Nicholl recommending Kris Nicholl and Brooke D'Sousa to serve on the Title 21 Steering Committee for the Land Development Code Re-draft, for one year from the first committee meeting and to discuss this item again after one year of service

Brooke Christensen offered a friendly amendment that was declined.

The motion was restated to include the term of service of the liaisons to include three committee meetings. After three meetings of the steering committee, Council would review the item again and appoint two liaisons to serve on this committee for the next three meetings.

A motion was made by Marci Houseman, seconded by Kris Nicholl recommending Kris Nicholl and Brooke D'Sousa to serve on the Title 21 Steering Committee for the Land Development Code Re-draft, for a term to include three steering committee meetings at which point the item would be reviewed and appointments for the next three steering committee meetings would be discussed by the Council...The motion carried by a unanimous voice vote.

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.

Council Business

4. 26-106 City Council considering the reappointment of Ron Mortimer to the Sandy City Planning Commission

Attachments: [LOR Mortimer](#)
[Resolution 26-02M Mortimer](#)

Item approved.

5. 26-108 City Council considering the reappointment of Dave Bromley to the Sandy City Planning Commission

Attachments: [Council Powers.docx](#)
[Duties of Planning Commission](#)
[LOR Bromley](#)
[Resolution 26-01M Bromley](#)

Item approved.

6. [ANX0309202](#) [6-007164\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-38C indicating the intent to annex a parcel of contiguous unincorporated area located at 10184 S Altavilla Dr. (approximately 1.00 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Altavilla 3 Resolution](#)

Item adopted.

7. [ANX0309202](#) [6-007165\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-39C indicating the intent to annex a parcel of contiguous unincorporated area located at 10274 and 10302 S Altavilla Dr. (approximately 2.01 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Altavilla 4 Resolution](#)

Item Adopted.

8. [ANX0309202](#) [6-007166](#) The Community Development Department is recommending the City Council adopt Resolution #26-40C indicating the intent to annex a parcel of contiguous unincorporated area located at 9519 S Hidden Pine Lane (approximately .50 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Smith Annexation Resolution](#)

Item Adopted.

9. [ANX0309202](#) [6-007167\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-41C indicating the intent to annex a parcel of contiguous unincorporated area located at 10324 S Dimple Dell Road (approximately 1.96 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [26-41C Miller Annexation Resolution](#)

[Miller](#)

Item Adopted.

Council Voting Items

10. [REZ0113202](#) Community Development Department requesting City Council action regarding the 106 Church Rezone application (File [6-007102](#) [\(CCOrd\)](#) #REZ01132026-007102), requesting that 1.94 acres be rezoned from the R-1-40A Zone to the R-1-10 Zone.

Attachments: [26-05 Ordinance - 106 Church Rezone \(3.5.26\).pdf](#)

[City Council Presentation-106 Church Rezone](#)

[Planning Commission Staff Report-106 Church Rezone](#)

[Planning Commission Minutes 2/19/2026 \(draft\)](#)

Jake Warner, Community Development, requested action on Ordinance 26-05 regarding the Church rezone application for a parcel located at approximately 166 E 10600 S. This item was presented an information item at the March 3rd meeting. The Planning Commission forwarded a positive recommendation. The applicant is available for questions.

Public comment opened.

Public comment closed.

A motion was made by Kris Nicholl, seconded by Brooke Christensen to adopt Ordinance 26-05, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning one parcel, approximately 1.94 total acres, from R-1-40A "Single Family Residential District" with "Farm Animal" rights to R-1-10 "Single Family Residential District", located at approximately 166 E 10600 S; also providing a saving clause and an effective date for the ordinance...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

11. [REZ1120202](#) Community Development Department requesting City Council action
[5-007084](#) regarding the Fortner Rezone application (File #REZ11202025-007084),
[\(CCOrd\)](#) proposing that .65 acres be rezoned from the R-1-10 Zone to the RM(12)
Zone.

Attachments: [26-04 Ordinance - Fortner Rezone \(3.5.26\).pdf](#)
[City Council Presentation-Fortner Rezone](#)
[Planning Commission Staff Report-Fortner Rezone](#)
[Planning Commission Minutes 2/19/2026 \(draft\)](#)

Jake Warner, Community Development, requested action on Ordinance 26-04 regarding the Fortner rezone application for a parcel located at approximately 8564 S 1000 E. This item was presented as an information item at the March 3rd meeting. Council discussion, comments and questions followed. Council discussed the number of total units proposed, owner occupancy, and whether these units would be sold or rentals. Lynn Pace and Tracy Cowdell, City and Council Attorneys, responded to Council questions and provided additional insight and clarifications.

Public comment opened:

Ron Larson lives in the area of this property and was opposed to this rezone request. He spoke about a single-family home that was adjacent to his property that is now a triplex. He was opposed to having more multi-family dwellings in this neighborhood.

Shannon Maynard was opposed to the rezone application. Many neighbors are against this and want to preserve the single-family character of the neighborhood. She expressed concerns with safety, rental properties and density. This development will change the character of the neighborhood.

Miriam Tucker was opposed to the rezone. The proposed development does not fit with the neighborhood and expressed concerns that this rezone may set a precedent for the rezone of other parcels in the area.

Ken Gould wanted to comment on Item 10. Staff will reach out to him regarding his comment.

Dustin Fratto read a citizen comment into the record as requested:

Mike Dearcott strongly opposed the rezone. This neighborhood is mainly comprised of single family homes and he did not support higher density developments.

Public comment closed.

Council discussion and questions to staff continued. Discussion regarding the proposed development, the higher density, and the need for more middle housing in Sandy City. Staff responded to Council questions.

Ben Childs, representing the developer, spoke about the proposed development. The plan was to subdivide the lots so that each townhome had their own lot and yard to manage. He also mentioned that he thought this concept plan fit into Sandy City's General Master Plan. The developer agreed to entering into a development agreement with the City that included the items discussed and agreed to at this evening's meeting. The zoning would be conditioned upon the execution and delivery to the City of a development agreement

and a fully executed subdivision plat that would ensure the subdivision of the property into no more than six lots and ensuring that each unit will be sold on the open market to a separate buyer (if the owner of the property wishes to retain one unit, then five units will need to be sold).

Following the vote on the motion, Council convened a recess at 9:14 pm.
Council reconvened at 9:18 pm and moved to Item 12 on the Agenda.

A motion was made by Kris Nicholl, seconded by Brooke D'Sousa to adopt Ordinance 26-04, subject to the execution of a development agreement and a subdivision plat delivered to the City that ensures subdivision of the property to no more than 6 lots and ensuring that each unit will be sold on the open market; Setting the effective date as the day the development agreement and subdivision plat have been delivered to the City...The motion carried by the following roll call vote:

Yes: 4 - Kris Nicholl
Marci Houseman
Brooke D'Sousa
Aaron Dekeyzer

No: 3 - Alison Stroud
Cyndi Sharkey
Brooke Christensen

Nonvoting: 0

12. 26-103 Recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency

Attachments: 3-10-26 RDA Agenda
Houseman Proposal

Council recessed and convened a meeting of the Redevelopment Agency of Sandy City at 9:19 pm.

A motion was made Cyndi Sharkey, seconded by Brooke Christensen to convene a meeting at the Redevelopment Agency...The motion carried by a unanimous voice vote.

Council reconvened the meeting at 9:54 pm.
Council moved to Standing reports.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Executive Director: Next week's meeting is cancelled due to caucus meetings. Brian Kelley will be setting up small group budget preview meetings. Please let us know if you are planning on attending the Canyons School District Gala. He provided an update to the process for the chambers remodel. We have set up tours of the Murray and West Jordan City Hall Chambers. Please let us know if you can join us.

Council Member Business

Council Member Marci Houseman thanked the Public Utilities staff for responding to a resident's concerns. The Sandy Arts Guild upcoming production is High School Musical Jr and will run from March 25 - 28. She spoke about a project related to child care and the grant funding that might be accesses for this project.

Council Member Cyndi Sharkey provided an update from the Convention and Facilities Advisory Board. She spoke about some issues at the convention centers related to petition gatherers located at the centers. Both convention centers are currently operating in the black. \$50 million has been set aside to cover budget shortfalls during the construction process at the Salt Palace. The Salt Palace had over 1 million attendees and the Expo Center had over 800 thousand attendees. The Expo Center was recently awarded the best convention center in the southwest.

Council Member Alison Stroud provided an update from the Healthy Sandy steering committee. She spoke about a new behavioral health center opening in June at Alta View Hospital. She was very excited to see this resource facility come to the south valley.

Council Member Aaron Dekeyzer provided an update from the Jordan River Commission. He also mentioned the clean up effort underway at the Jordan River. He also mentioned that our annual snowpack this year is 59% on our normal.

Mayor's Report

Ryan Mecham, Senior Policy Advisor, gave the Mayor's report. The Mayor attended the annaul Ramadan dinner at the Utah Islamic Center. They expressed their gratitude to Sandy City for their joint statement of support of Imam Shuaib.

CAO Report

Shane Pace, CAO, provided staff updates.

Legislative Report

Ryan Mecham, Senior Policy Advisor provided an overview of the 2026 legislative session. He gave updates on SB284, HB596 and HB308. Issues impacted by legislation include Accessory Dwelling Units, Homelessness funding, and property taxes.

Adjournment

Council unanimously agreed to adjourn the meeting at 10:18 pm.