



Sandy City, Utah

10000 Centennial Parkway
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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, October 14, 2025

5:15 PM

City Hall and Online

Meeting in the Third Floor Multipurpose Room (Suite 341)

5:15 Council Meeting - Will take place in the third floor multipurpose room

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
Chris Edwards, Council Clerk
Liz Theriault, Sr. Policy and Comms Analyst

Administration in Attendance
Shane Pace, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Greg Severson, Police
Ryan Kump, Public Works
James Sorensen, Community Development
Kasey Dunlavy, Economic Development
Kim Bell, Deputy Mayor
Jake Warner, Community Development
Melisa Anderson, Community Development

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 and staff for dedicating so much time focusing on the impact of future growth in Sandy. She spoke about the pride of home ownership. She also spoke about Public Improvement Districts (PID) which allowed developers to fund certain property and community improvements and pass along costs to those purchasing in the development. She expressed concerns that this practice was allowed and thought it might be a good topic for the Council to discuss.

Ms. Jayne Arigot thanked the Council for looking towards the future. She also spoke about issues associated with Accessory Dwelling Units that may be used as Air B&B's.

Public comment closed.

Council moved to the Consent Calendar.

Work Session - Community Housing Workshop Series

1. 25-314 Building our Future: A Community Housing Workshop Series, Workshop Four - Prioritizing tools and tactics

Attachments: October 14, 2025 Memo Housing Workshop Series

Workshop 4 presentation

UMH MMH-Toolkit BuildingTypes

UMH MMH-Toolkit SiteDesign Guidelines

Utah MMH Toolkit Ownership descriptions

Council Chair Brooke D'Sousa welcomed those in attendance. The Sandy City Council held the fourth Housing Workshop during a regular Council Meeting. The workshop was moderated by Sandy City Attorney Lynn Pace.

Lynn Pace opened the meeting by reviewing the draft vision statement created at the previous housing workshop:

To ensure continued sustainability and to maintain the character of our city: Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing and workforce housing, more housing (in the right locations) and we want the housing to be owner occupied.

The draft vision statement was compared to elements of the Sandy City General Master Plan.

Jake Warner, Community Development, provided the background and purpose of Workshop #4. Workshops 1 and 2 focused on the "why" behind the city's housing needs and were educational. Workshop 3 focused on goal prioritization and the development of a vision. Workshop 4 shifts the focus to the "what" (types of housing) and "where" (locations for housing). A fifth workshop has now been added to focus on the "who" and "how" implementation will occur.

A framework was introduced to guide the discussion this evening on the types of housing (the "what"). Sandy lacks "missing middle housing" when compared to Salt Lake County and the broader tri-county area. Six broad categories of housing were presented ("what"): detached accessory structures, small-lot single-family, twin homes (duplex), mansion style home, townhome, small mid-rise buildings. Mr. Warner then reviewed details associated with each type of housing.

Mr. Warner then reviewed the "Where" and explained the four categories on the Future Land Use Map: neighborhoods, corridors, centers, and Cairns. Neighborhoods consist of low and medium density homes. Corridors are seen as opportunity areas for housing growth and higher density housing. Centers include Neighborhood Activity Centers (NAC) and Station Area Plans (SAP). The Quarry Bend development was used as an example. The Cairns is an area of higher density, urban core with mixed use development designed to support vibrant, walkable communities.

Council Members participated in a prioritization exercise facilitated by the Council Director, Dustin Fratto. After a brief recess convened by the Council at 6:29 pm, the Council reconvened at 6:36 pm. The results of the prioritization exercise were shared with the Council. A lengthy Council discussion followed. Questions from the Council occurred throughout the evening's presentation. Discussion included the impact of transitioning to

higher-density housing areas and balancing growth with private property rights and owner-occupancy concerns.

Next steps include a fifth housing workshop which will be held on November 18th. The Council Chair thanked all involved in this evening's workshop.

Following the workshop, the Council moved to General Citizen Comments.

Council Business

Consent Calendar

A motion was made by Ryan Mecham, seconded by Zach Robinson to approve the Consent Calendar...The motion passed by an unanimous voice vote.

2. 25-301 Approval of the September 30, 2025 Draft Minutes

Attachments: September 30, 2025 Draft Minutes

Item approved.

3. 25-303 Approval of the September 16, 2025 Draft Minutes

Attachments: September 16, 2025 Draft Minutes

Item approved.

Council Voting Items

4. 25-313 Possible Closed Session to discuss: (1) Character, professional competence, or physical or mental health of an individual; (2) Pending or reasonably imminent litigation; and (3) The purchase, exchange, or lease of real property

A motion was made at 7:49 pm to convene a closed session in the Council Conference Room. The Council meeting adjourned immediately following the closed session.

Following the roll call vote on the motion, Council convened a recess at 7:49 pm and reconvened at approximately 8:00 pm in the Council Conference Room for the Closed Session.

A motion was made by Brooke D'Sousa, seconded by Ryan Mecham to convene a closed session in the Council conference room to discuss the character, professional competence, or physical or mental health of an individual; pending or reasonable imminent litigation; and the purchase, exchange, or lease of real property and adjourn the meeting immediately following the closed session..The motion carried by the following roll call vote:

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

Nonvoting: 0

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: At next week's Council meeting, we will meet for a tour of the Metropolitan Water District of Salt Lake and Sandy facility for a presentation and tour. Prior to the meeting, Council will meet for a holiday photo.

Council Member Business

Council Member Ryan Mecham thanked Police for their response to an incident that occurred at Main Street Park in Historic Sandy.

Council Member Alison Stroud thanked our city event coordinator, Katie Atkinson and the Parks staff for their work on the Heritage Festival. She attended Mike Gladbach's memorial. It was so moving to see how much of an impact Mike had on Sandy City - he was dedicated in his service to the City. She attended the community pancake breakfast and opening of Fire Station 31. It was a great event.

Council Member Brooke D'Sousa thought the opening for Fire Station 31 was an amazing event. She spoke about the Council's dedication and the many hours spent by the Council working on the city's capital projects: the Public Works Phase 2 project, the new Fire Station 31, and the Sandy Community and Recreation Center. We have accomplished a great many things as a Council and City. She thought the housing workshops were very important for the Council to participate in.

Council Member Cyndi Sharkey spoke about the many accomplishments of the Council and City: Public Works building, the new Fire Station 31, and the future Sandy Community and Recreation Center. She was very proud of these achievements. She attended Mike Gladbach's visitation - there were so many generations of Sandy City employees there who shared many memories of Mike. She attended the opening of Fire Station 31 and participated in the "Hose Cutting" event. It was a great celebration. Thank you to all the fire fighters and chiefs for this great occasion.

Council Member Marci Houseman attended the Grand Opening of the Walmart Fuel Station. In her remarks at the event, she noted the impact of Walmart as a community partner and acknowledged Walmart for their donation of \$1,500 to the Sandy city fire department and Sandy Elementary School. She thanked the Council and staff for their efforts and coordination of the housing workshops and acknowledged all the time that has gone into organizing the workshops. She could not attend the opening of the new fire station because she was in her MBA class, but was celebrating with the community in spirit.

Council Member Aaron Dekeyzer attended the Utah League of Cities and Towns annual conference. He thanked Jake Warner for presenting at the conference. He also mentioned the upcoming America 250 Utah celebration and how the Council can be involved.

Mayor's Report

Kim Bell, Deputy Mayor, spoke about the event for Fire Station 31. It was a great community event. The hose cutting - ribbon cutting was great. The pancakes were delicious. The Sandy Service Ambassadors met with the Sandy Youth Council, bringing together seasoned city volunteers with our younger and new volunteers to the city. It was a great exchange of ideas and everyone really enjoyed the meeting. She congratulated Community Development, on behalf of the Mayor and Administration, on receiving an award from the Utah Chapter of the American Planning Association for their work on the Sandy City General Master Plan. It was a very well deserved award.

CAO Report

Shane Pace, CAO: Dan Nelson was introduced to the Council. He is the city's new real property manager. Lynn Pace thanked the Council for funding the position.

Council moved to Item 4 on the Agenda and convened a closed session.

Adjournment

The meeting adjourned immediately following the closed session which was convened at 7:49 pm.