



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 3, 2026

5:15 PM

Council Chambers

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

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
Ben Hill, Parks & Recreation
Ryan Kump, Public Works
James Sorensen, Community Development
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Martin Jensen, Deputy CAO
Susan Wood, Public Affairs/PIO
Ryan Mecham, Senior Policy Advisor
Brian McCuiston, Community Development

Prayer, Pledge of Allegiance, and Introductions

Council Chair Cyndi Sharkey welcomed those in attendance.

Shane Pace, CAO, 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.

Daniel Derricott expressed concerns about the precedent set for rezoning other parcels in the area of the Fortner parcel and the impact on the community in the area which is predominantly single-family residential. He appreciated the Council's comments about home ownership.

Ron Larson lives directly to the west of the Fortner property. He was opposed to the rezone to higher density and asked the Council to deny the rezone application. He spoke about protecting the area which is predominantly single-family homes. He expressed concerns related to increased traffic, street parking and the impact the development would have on home values in the area.

Shannon Maynard spoke about the current zoning in the area by the proposed rezone of the Fortner parcel which is mainly single-family homes. In the last seven years, ten new single-family homes were built. She lives near this property and was opposed to the higher density zoning for this parcel. She expressed concerns about the townhomes becoming rentals and spoke about safety issues in the area.

Mr. Paul O'Brian was opposed to the proposed rezone of the Fortner property. It is a terrible intersection and he thought the proposed development would create more traffic and safety issues. Many residents spoke against this proposed development at the Planning Commission meeting.

General Citizen Comment closed.

Council moved to Item 3 on the Agenda.

Council Business**Informational Items**

1. [REZ0113202](#)
[6-007102](#)
[\(CC1st\)](#) Community Development Department presenting the 106 Church Rezone application (File #REZ01132026-007102), requesting that 1.94 acres be rezoned from the R-1-40A Zone to the R-1-10 Zone.

Attachments: [City Council Presentation-106 Church Rezone](#)
[Planning Commission Staff Report-106 Church Rezone](#)
[Planning Commission Minutes 2/19/2026 \(draft\)](#)

Jake Warner, Community Development, presented a rezone application on behalf of Matt Sneyd with the Muve Group, requesting a change of zone district for a property located at 166 E 10600 S. The request was to rezone the property from R-1-40(A) (Single-Family Residential District with animal rights) to R-1-10 (Single Family Residential District). The parcel is approximately 1.94 acres. According to a concept plan, the applicant proposes to keep the existing church building and subdividing the property to add three residential lots. A virtual neighborhood meeting was held via Zoom on February 19, 2026. The Planning Commission forwarded a positive recommendation. Council questions followed. This is an information item and will come back to the Council for consideration at the March 10th meeting.

2. [REZ1120202](#)
[5-007084](#)
[\(CC1st\)](#) Community Development Department presenting the Fortner Rezone application (File #REZ11202025-007084), requesting that .65 acres be rezoned from the R-1-10 Zone to the RM(12) Zone.

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

Jake Warner, Community Development, presented a rezone application on behalf of Ben Child with Stanson Development requesting a change of zone district on property located at 8564 S 10000 E. The request was to rezone the property from the R-1-10 (Single-Family Residential District) Zone to the RM(12) (Multi-Family Residential District). The subject property is approximately 0.65 acres and was annexed into the City in 2025 and zoned R-1-10. According to the concept plan, the applicant proposes to build six housing units on the property. Staff held a virtual neighborhood meeting via Zoom on January 21, 2026. The Planning Commission forwarded a positive recommendation. Staff mentioned that there was a lot of discussion at the Planning Commission meeting regarding the lack of improvements on the property. Mr. Warner detailed the zoning in the adjacent and surrounding areas of the property. The current owner of the property is planning in residing in one of the townhomes. Josh Becker, representing the applicant, spoke on the planned development of the property and the city's goal of providing more of the missing middle housing options for our residents. James Sorensen, Community Development and Britney Ward, Public Works provided additional details on the development of the property and planned improvements of sidewalk, curb and gutter. The developer is planning on selling the homes and the current property owner would keep one of the homes to reside in. Council questions and comments occurred throughout the presentation. This is an information item this evening and will come back to the Council for consideration at the March 10th meeting.

Following the presentation, Council moved to General Citizen comment at 6:30 pm.

3. [26-096](#) 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](#)

Mayor Zoltanski recommended the reappointment of Dave Bromley and Ron Mortimer to the Sandy Planning Commission. She spoke about their experience and background. Both candidates bring valuable institutional knowledge having served prior terms on the Planning Commission. Council expressed support for the reappointment of Dave Bromley and Ron Mortimer to the Planning Commission. This is an information item and will come back to the Council for consideration at the March 10th meeting.

4. [26-097](#) City Council considering the reappointment of Ron Mortimer to the Sandy City Planning Commission

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

Mayor Zoltanski recommended the reappointment of Ron Mortimer to the Sandy Planning Commission. This is an information item and will come back to the Council at the March 10th meeting for consideration.

5. [26-065](#) First Reading: Council Member Houseman proposing an addition to Title 4 of the Sandy Municipal Code addressing limits on full time benefitted positions.

Sponsors: Houseman

Attachments: [Council Member Houseman Proposal](#)

Council Member Marci Houseman proposed an amendment to Title 4 of the Sandy City Municipal Code. The municipal legislative body is responsible for the adoption and control of the City's annual budget. In order for the City Council to carry out its statutory duties, the adopted budget should include a consolidated staffing schedule identifying all authorized positions and establishing a total count of full-time benefitted positions. Ms. Houseman's proposal included new language to our code that includes the total count of full-time benefitted positions established in the staffing schedule shall be equal to the total number authorized for that fiscal year and also provided for a mechanism to increase the staffing count if necessary. This proposal has been reviewed by the City Attorney, Lynn Pace. Council discussion followed. Brian Kelly, Administrative Services Director, responded to Council questions and provided background information regarding the practice that has been in place for the last eight years. Tracy Cowdell and Dustin Fratto with the Council Office provided additional insight and clarifications. The proposal, if approved would provide an additional layer of transparency in the budget process in relation to FTE's. Mayor Zoltanski mentioned that during her administration no additional employees have been added without the authorization of the Council. This is an information item and will come back to the Council for consideration at a future Council meeting.

Consent Calendar

Approval of the Consent Calendar

A motion was made by Brooke Christensen, seconded by Kris Nicholl, to approve the Consent Calendar. The motion carried by a unanimous voice vote.

6. [26-098](#) City Council considering adoption of City Council Budget Priorities for Fiscal Year 2026-2027

 Attachments: [Council Priorities V2_Redline](#)
 [Resolution 26-08C_FY27 Budget Priorities](#)

 Item adopted.

7. [26-055](#) Approval of the January 27, 2026 Draft Minutes

 Attachments: [January 27, 2026 Draft Minutes](#)

 Item approved.

8. [26-069](#) Approval of the February 10, 2026 Draft Minutes

 Attachments: [February 10, 2026 Draft Minutes](#)

 Item approved.

9. [26-099](#) Approval of the February 17, 2026 Draft Minutes

 Attachments: [February 17, 2026 Draft Minutes](#)

 Item approved.

10. [ANX0226202](#) The Community Development Department is recommending the City
 [6-007119\(R\)](#) Council adopt Resolution #26-09C indicating the intent to annex a parcel of
 contiguous unincorporated area located at 2587 E Little Cottonwood Road
 (approximately .26 acres), setting a public hearing date to consider such
 annexation, and directing publication of a hearing notice.

 Attachments: [Vicinity Map](#)
 [26-09C Walters Annexation Resolution](#)

 Item adopted.

11. [ANX0226202
6-007120\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-10C indicating the intent to annex parcels of contiguous unincorporated area located at 9876 S. 2700 E.(approximately 1.06 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-10C Sieverts Annexation Resolution](#)

Item adopted.

12. [ANX0226202
6-007121\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-11C indicating the intent to annex a parcel of contiguous unincorporated area located at 9635 S 3100 E (approximately .79 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-11C Anderson Annexation Resolution](#)

Item adopted.

13. [ANX0226202
6-007122\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-12C indicating the intent to annex a parcel of contiguous unincorporated area located at 2875 E 9460 S (approximately .54 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-12C Clark Annexation Resolution](#)

Item adopted.

14. [ANX0226202
6-007123\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-13C indicating the intent to annex a parcel of contiguous unincorporated area located at 3017 E Granite Meadow Lane (approximately .97 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-13C Miller Annexation Resolution](#)

Item adopted.

15. [ANX0226202
6-007124\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-14C indicating the intent to annex a parcel of contiguous unincorporated area located at 9620 S 3100 E (approximately .70 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-14C Pingree Annexation Resolution](#)

Item adopted.

16. [ANX0226202
6-007125\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-15C indicating the intent to annex a parcel of contiguous unincorporated area located at 2995 E Mt Jordan Road (approximately 1.59 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-15C Parrish Annexation Resolution](#)

Item adopted.

17. [ANX0226202
6-007126\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-16C indicating the intent to annex a parcel of contiguous unincorporated area located at 9565 S Wasatch Blvd (approximately 10.63 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-16C LaCaille Annexation Resolution](#)

Item adopted.

18. [ANX0226202
6-007127\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-17C indicating the intent to annex a contiguous property located at 10424 S Dimple Dell Road (approximately 2.56 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-17C Hilton Annexation Resolution](#)

Item adopted.

19. [ANX0226202
6-007128\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-18C indicating the intent to annex a parcel of contiguous unincorporated area located at 10524 S Dimple Dell Road (approximately 2.91 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-18C Southwick Annexation Resolution](#)

Item adopted.

20. [ANX0226202
6-007129\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-19C indicating the intent to annex a parcel of contiguous unincorporated area located at 10209 S Dimple Dell Road (approximately 1.63 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-19C TP Real Estate Annexation Resolution](#)

Item adopted.

21. [ANX0226202
6-007132\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-20C indicating the intent to annex a parcel of contiguous unincorporated area located at 3149 E 9800 S (approximately 1.08 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-20C Brown Annexation Resolution](#)

Item adopted.

22. [ANX0226202
6-007133\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-21C indicating the intent to annex parcels of contiguous unincorporated area located at 2998 E Apple Hollow Cove (approximately 3.81 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-21C Scrub Oak Annexation Resolution](#)

Item adopted.

23. [ANX0226202
6-007134\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-22C indicating the intent to annex parcels of contiguous unincorporated area located at 9682 S Oakwood Lane (approximately 1.09 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-22C MSMR Annexation Resolution](#)

Item adopted.

24. [ANX0226202
6-007135\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-23C indicating the intent to annex a parcel contiguous unincorporated area located at 2627 E 10000 S (approximately 2.45 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-23C Jaandkin Annexation Resolution](#)

Item adopted.

25. [ANX0226202
6-007136\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-24C indicating the intent to annex a parcel of contiguous unincorporated area located at 10116 S Altavilla Dr (approximately 1.61 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-24C Knight Annexation Resolution](#)

Item adopted.

26. [ANX0226202
6-007137\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-25C indicating the intent to annex a parcel of contiguous unincorporated area located at 10345 S Altavilla Dr (approximately 1.63 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-25C S Miller Annexation Resolution](#)

Item adopted.

27. [ANX0226202
6-007138\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-26C indicating the intent to annex a parcel of contiguous unincorporated area located at 10364 S Altavilla Dr (approximately 1.01 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-26C Fricks Annexation Resolution](#)

Item adopted.

28. [ANX0226202
6-007139\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-27C indicating the intent to annex parcels of contiguous unincorporated area located at 9538 S Deer Run Place, 2802 E Ksel Dr. and 2798 E Ksel Dr. (approximately 1.51 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-27C KSEL Annexation Resolution](#)

Item adopted.

29. [ANX0226202
6-007140\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-28C indicating the intent to annex parcels of contiguous unincorporated area located at 10093 S Alta Villa Dr., 10088 S Grouse Creek and 10058 S Grouse Creek (approximately 3.65 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-28C Alta Villa 1 Annexation Resolution](#)

Item adopted.

30. [ANX0226202
6-007141\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-29C indicating the intent to annex parcels of contiguous unincorporated area located at 10149 S Altavilla Dr. and 10181 S Altavilla Dr. (approximately 3.2 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-29C Alta Villa 2 Annexation Resolution](#)

Item adopted.

31. [ANX0226202
6-007142\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-30C indicating the intent to annex parcels of contiguous unincorporated area located at 9516 S Hidden Pine Lane and 9525 S Hidden Pine Lane (approximately 1.25 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice

Attachments: [Vicinity Map](#)
[26-30C Hidden Pine Annexation Resolution](#)

Item adopted.

32. [ANX0226202
6-007143\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-31C indicating the intent to annex parcels of contiguous unincorporated area located at 3249, 3251 and 3269 E Little Cottonwood Road (approximately 2.93 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-31C LCR 1 Annexation Resolution](#)

Item adopted.

33. [ANX0226202
6-007144\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-32C indicating the intent to annex parcels of contiguous unincorporated area located at 4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach Rd. and the Alta Approach Condominiums (approximately 13.12 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-32C LCR 2 Annexation Resolution](#)

Item adopted.

34. [ANX0226202
6-007145\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-33C indicating the intent to annex parcels of contiguous unincorporated area located at 3877, 3855 and 3863 E Alta Approach Rd (approximately 2.89 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-33C Alta Approach Annexation Resolution](#)

Item adopted.

35. [ANX0226202
6-007146\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-34C indicating the intent to annex parcels of contiguous unincorporated area located at 3023, 3033, 3020 and 3030 E Janke Flats Lane (approximately 2.34 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-34C Janke Flats Annexation Resolution](#)

Item adopted.

36. [ANX0226202
6-007147\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-35C indicating the intent to annex parcels of contiguous unincorporated area located at 2955, 2945, 2961, 2977 and 3003 E Turning Point Cir. (approximately 5.62 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-35C Turning Point Annexation Resolution](#)

Item adopted.

37. [ANX0226202
6-007148\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-36C indicating the intent to annex parcels of contiguous unincorporated area located at 2030 and 2060 E 10765 S (approximately 1.99 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-36C Finley Mini Annexation Resolution](#)

Item adopted.

38. [ANX0226202
6-007149\(R\)](#) The Community Development Department is recommending the City Council adopt Resolution #26-37C indicating the intent to annex parcels of contiguous unincorporated area located at 10713, 10715, 10745 and 10747 S 2000 E. (approximately 3.34 acres), setting a public hearing date to consider such annexation, and directing publication of a hearing notice.

Attachments: [Vicinity Map](#)
[26-37C Newman Annexation Resolution](#)

Item adopted.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Executive Director: Next week the Planning Commissioners will join the City Council for a joint workshop. The Council will choose a liaison for the land development code rewrite committee. We will have advice and consent for the re-appointment of two members of the Planning Commission. He provided an update on the management study currently being conducted on the Public Utilities Department.

Council Member Business

Council Member Marci Houseman provided an update from the Wasatch Front Waste and Recycling District. She spoke about cost saving measures implemented by WFWRD which resulted in \$820 thousand in savings, while retaining all lines of their service to residents. She reviewed the WFWRD landfill voucher program and fee waivers.

Council Member Brooke Christensen spoke about the Earth Day | Sandy Beautification Day project and the Sandy Cemetery.

Council Member Cyndi Sharkey provided an update from the Legislative Policy Committee and spoke about the responsiveness from our state representatives in the legislature. She thanked the Parks and Recreation team for the tour of the new recreation center.

Council Member Alison Stroud mentioned the Sandy Youth Council will be helping with the rose planting project at the Sandy Cemetery as part of their service during Sandy Beautification Day. She is touring the recreation center construction site on Thursday.

Council Member Brooke D'Sousa also thanked the Parks and Recreation staff for the tour of the recreation site. She also thanked Brian Kelley for updates on the Sandy Senior Center.

Council Member Aaron Dekeyzer provided an update from the Mayor's Intersection Safety Team. It was a great meeting and he was hoping the committee's focus could expand in scope. He commented on the study released from the Granite Community and expressed some thoughts on the study.

Mayor's Report

Mayor Zoltanski spoke about an Interfaith dinner held at the Utah Islamic Center. The Mayor's Intersection Safety Team met to discuss the intersection located near Alta High School. They discussed proposed safety improvements to the intersection. They are planning on meeting with a consultant to review long-term solutions. The community feedback has been great. March 14th will be our next Coffee with Cops community outreach. All are welcome.

CAO Report

Shane Pace, CAO, provided an update regarding the annexation process that has been initiated and will continue to update the Council on this process. He spoke about the study conducted by the Granite community and shared his thoughts with the Council.

Recreation Center Construction Report

Ben Hill, Parks & Recreation Director, provided a weekly update on the construction on the new community and recreation center.

Legislative Report

Ryan Mecham, Senior Policy Advisor, provided a legislative update to the Council on the current session. He reviewed the following bills with the Council and spoke about the impact this legislation would have on the City if passed: HB429, HB596, SB97, SB284, and HB492. Council Member Dekeyzer recognized Mr. Mecham and thanked him for his work at the legislature during the session and expressed appreciation for his steady and thoughtful approach.

Brian Kelley, Administrative Service Director, updated the Council on the acquisition of the Arbor Plaza Building. Webster Bank, offered the most competitive bid and was the commercial bank selected for the bond issuance. Dan Nelson, Real Property Manager, provided information on the building repairs on the Arbor Building that have been completed and were still in process by the seller.

Adjournment

Council unanimously agreed to adjourn the meeting at 7:48 pm