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Sandy City, Utah

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, July 7, 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

Prayer, Pledge of Allegiance, and Introductions

Council Chair 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.

Pat Jones expressed support for redistricting and thought having seven districts would allow for better representation for residents.

Dawn Sidwell provided comments on the order of items on the Agenda. She expressed support for a print version of the Sandy newsletter and the Historic Sandy Barbecue.

Rebecca Colley supported the Council's decision to defund the Central Wasatch Commission. She urged the Council to vote to override the Mayor's veto.

Steve Van Maren expressed support for funding the Central Wasatch Commission. He supported the appointment of Carlton Christensen for the position of Economic Development Director.

Lindsey Nielsen supported funding the Central Wasatch Commission and the Mayor's veto.

Council moved to Item 6 on the Agenda.

Council Business

Election

1. 26-345 Election of City Council Chair and Vice Chair

Attachments: Policy - Election of Council Officers

Council held elections for Council Chair and Vice Chair.

Council elected Marci Houseman as Council Chair.
Council elected Brooke Christensen as Council Vice-Chair.

A motion was made by Brooke D'Sousa, seconded by Cyndi Sharkey to appoint Marci Houseman as the Council Chair and Brooke Christensen as the Council Vice-Chair for a period beginning today and ending in January 2027...The motion carried by a unanimous voice vote.

Informational Items

2. 26-348 Mayor Zoltanski recommending for Council Advice and Consent the appointment of Mindy Finlinson as the City Treasurer for Sandy City.

Attachments: City Treasurer_Deputy Finance Director Job Description

Mindy Finlinson Nomination Letter

Resolution 26-75C_City Treasurer Appointment Mindy Finlinson

Mayor Zoltanski recommended Mindy Finlinson for appointment to the position of City Treasurer. She provided information on her experience and background. Ms. Finlinson spoke to the Council and provided additional information on her professional experience. Council questions followed. This is an information item and will come back to the Council for action at a future meeting.

3. 26-349 Mayor Zoltanski recommending for Council Advice and Consent the appointment of Richard Benham as the City Engineer for Sandy City.

Attachments: Asst PW Director_City Engineer Job Description

Richard Benham Nomination Letter

Resolution 26-68C- City Engineer Appointment_RBenham_2026

Mayor Zoltanski recommended Richard Benham for appointment to the position of City Engineer for Sandy City. She provided information on his background and experience. Mr. Benham provided remarks to the Council and spoke about his experience with Sandy City. Council questions followed. This is an information item and will come back to the Council for action at a future meeting.

4. 26-350 Mayor Zoltanski recommending for Council Advice and Consent the appointment of Rachael Van Cleave as the Communications Director for Sandy City.

Attachments: Communications Director Job Description

Rachael Van Cleave Nomination Letter

Resolution 26-74C_Communications Director_ Appointment Rachael_ Van Cleave _2026

Mayor Zoltanski recommended Rachel Van Cleave for appointment to the position of Sandy City Communications Director. She provided information on her background and experience. Council questions followed. This is an information item and will come back to the Council for action at a future meeting.

5. [26-351] Mayor Zoltanski recommending for Council Advice and Consent the appointment of Carlton Christensen as the Economic Development Director for Sandy City.

Attachments: Economic Development RDA Director Job Description

Carlton Christensen Nomination Letter

Resolution 26-73C- Appointment Carlton Christensen_2026

Mayor Zoltanski recommended Carlton Christensen for appointment to the position of Economic Development Director for Sandy City. She provided information on his background and experience. Mr. Christensen provided additional information on his experience. Council questions followed. This is an information item and will come back to the Council for action at a future meeting.

Council moved to General Citizen Comment.

6. CA02132026-0007114 (CC WS) Amendments to Title 21 of the Land Development Code related to Building Height

Attachments: Staff Presentation for CC 7-7-2026

Staff Report

Exhibit A - Applicant Proposal

Applicant's Presentation for PC

PC Minutes 06.04.2026

Melissa Anderson, Community Development, presented a proposed code amendment to Title 21, Land Development Code on behalf of the applicant Jeff Knighton of Knighton Architecture who was representing the homeowner, Dave Hunt. Ms. Anderson explained the amendment proposal to the Council. She further explained the process under the existing city code related to how the height of a residential dwelling is measured. The maximum building height for the primary dwelling is 35' from the finished grade per our city code. The property owner's home exceeds the city's permitted height of 35'. The property owner entered into an agreement with the City to pursue options to bring the home into compliance; either through a proposed amendment to the City Code or through modifications made to the home. Ms. Anderson invited Dave Hunt, the property owner, to present information relating to his proposal to the Council.

Dave Hunt provided detailed information and presented to the Council regarding the construction of his home, the city's permitting and approval process and the method used by the city, per city code, to measure the height of residential dwellings. Brad Diamond, the home builder, spoke to the Council regarding the construction of Mr. Hunt's home. Council questions followed.

Melissa Anderson and James Sorensen with Community Development provided additional information and insight related to the proposed code amendment. Staff fowarded a negative recommendation of the proposed amendment to the Planning Commission. The Planning Commission also forwarded a negative recommendation by a unanimous vote. Staff responded to Council questions. A lengthy Council discussion followed. Tracy Cowdell, Council Attorney, weighed in on the discussion and offered the Council some options to consider. Council Member Houseman offered to continue to work with the residents on resolving the issue and requested the city consider an extension of time to be given to the homeowner to further explore possible options. This was an information item presented to the Council. No Council action was taken.

7. GPA04222026-007196 (CC1st) Community Development Department presenting the Canyon Gate General Plan Amendment application (File #GPA04072026-007196), requesting a change of future land use designation on 7.2 acres from Institutional (IN) to Medium Density Neighborhood (MN).

Attachments: Staff Report-Canyon Gate GPA
Planning Commission Minutes-June 4, 2026
Staff Presentation-Canyon Gate

Jake Warner, Community Development presented on Agenda Items 7 and 8. Item 7 was a request from an applicant, Nathan Boyer with The Boyer Company, requesting a change of the future land use designation for property located at 825 E 9085 S. The property was currently owned by Canyons School District and was currently designated Institutional (IN). The applicant has requested the property designation changed to Medium Density Neighborhood (MN). The property owner has proposed a housing development for this parcel of approximately 7.2 acres. The feedback from the Neighborhood meeting was positive. The Planning Commission forwarded a positive recommendation. A concept plan of the proposed development was shown to the Council. The property owner will be requesting a zone of PUD 12. Council questions, comments and discussion followed. Council spoke about entering into a Development Agreement with the property owner that would require a portion of the units to be sold which would encourage home ownership.

The applicant, Spencer Moffat with the Boyer Company, spoke about the proposed development and discussed the availability of parking and planned amenities for the project. The developer was open to discussions with the Council and City regarding a possible development agreement with the City. Council questions continued.

This is an information item presented tonight. No Council action was taken.

8. REZ04222026-007195 (CC1st) Community Development Department presenting the Canyon Gate Rezone application (File #REZ04222026-007195), requesting that 7.2 acres be rezoned from R-1-8 to PUD(12).

Attachments: Staff Report-Canyon Gate REZ
Planning Commission Minutes-June 4, 2026
Staff Presentation-Canyon Gate

This item was discussed during Item 7.

9. 26-352 First Reading: Council Member Christensen is recommending that the Council begin the process of redistricting and restructuring City Council Seats

Sponsors: Christensen

Attachments: First Reading Memo_Final
Exhibit A_Draft Timeline

Council Member Brooke Christensen presented a proposal to the City Council, requesting the City begin the process of redistricting and restructuring our current legislative body. She proposed transitioning the body from four districts with three at-large council members to a seven-district model, which she explained would allow for more local representation, increased accessibility for candidates and improved constituent service. Council discussion, comments and questions followed. Council provided feedback to Council Member Christensen. A majority of the Council was in favor of Ms. Christensen continuing to research redefining district boundaries. Council was less favorable of transitioning to a seven-district model. Council also spoke about the need to redistrict in a few years, based on the 2030 census and also spoke about the impact on the district boundaries resulting from the annexations associated with the Granite area. This was an information item. No Council action was taken.

Consent Calendar

A motion was made Brooke D'Sousa, seconded by Marci Houseman to approve the Consent Calendar...The motion carried by a unanimous voice vote.

10. 26-339 Approval of the June 9, 2026 Draft Minutes

Attachments: June 9 2026 Draft Minutes

Item approved.

11. 26-340 Approval of the June 16, 2026 Draft Minutes

Attachments: June 16, 2026 Draft Minutes

Item approved.

12. 26-341 Approval of the June 23, 2026 Draft Minutes

Attachments: June 23, 2026 Draft Minutes

Item approved.

Public Hearing(s)

13. 26-346 2025 Justice Assistance Grant (JAG) Public Hearing

Attachments: JAG Presentation

2025PROGRAM NARRATIVE

2025Budget Narrative

Public Hearing: Jeff Nigbur, Police Chief, provided an overview of the FY 2025 BJA Justice Assistance Grant (JAG). The JAG program was administered by the U.S. Department of Justice and supports state and local public safety initiatives. He reviewed the purpose of the JAG grant and how the funding can be utilized. The 2025 program award funding of $27,773 will be used to purchase computer equipment and body worn cameras. This was and information item. No Council action was taken.

The Council Chair opened the Public Hearing.
Public hearing comment period opened.
Kellie Forbes stated that the JAG allocation sounded good to her.
Public hearing comment period closed.

The Council Chair closed the Public Hearing.
Council moved to Item 14 on the Agenda.

Council Voting Items

14. 26-353

City Council considering adoption of Resolution 26-76C, a resolution overriding the Mayor's June 30, 2026 veto of a portion of Resolution 26-61C, adopting the City's FY26-27 Annual Budget, and reaffirming the City Council's legislative appropriation decisions

Attachments: Signed__Resolution_Docusign_26-76C_-_overriding_May
Resolution 26-76C_Overriding Mayor Veto with Exhibits
Veto
Legal Memo_Veto_Cowdell

Dustin Fratto, Council Executive Director, stated that this agenda item is the Reconsideration of the Line Item Veto issued by the Mayor on June 30, 2026 regarding Resolution 26-61C, a resolution adopting the FY 2027 Sandy City Budget. Specifically, the Mayor's veto targeted the $93,100 appropriation that the Council allocated to water capital outlays. Pursuant to Utah Code Section §10-3b-204(3), this was the Council's first meeting following the veto, the Council was required this evening to formally reconsider this vetoed appropriation. The Council's focus tonight was procedural. The Council had two options under the law: take no action or vote to override the Mayor's veto by adopting Resolution 26-76C. Per State statute, overriding the Mayor's veto requires a two-thirds majority vote of the Council (five members). Council discussion and comments followed. The legislative body, by Utah State law, has the power to appropriate funds and decide how those funds are appropriated.

A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt Resolution 26-76C

Mayor Zoltanski was recognized by the Chair and provided brief remarks explaining why she exercised the line item veto and why she had the authority to do so. The effect of her veto was to restore the funding as contained in the FY27 tentative budget presented to the Council in May 5th. Lynn Pace, City Attorney, weighed in on the effect of a veto when you have a line item appropriation. He provided a legal opinion at the request of the Mayor and shared his opinion with the Council. Council Attorney, Tracy Cowdell, weighed in on the issue and effect of a line item veto and provided his legal opinion. In his legal opinion, the Mayor did not have the authority to issue a line item veto and re-appropriate funding to that item. Only the Legislative body has the authority to appropriate funds. The Council has the authority and the ability to override the Mayor's veto.

Public comment opened.

Pat Jones expressed support for the Council to override the Mayor's veto.

Diane Long supports funding the CWC.

Danny Richman expressed support for funding the CWC.

Kellie Forbes supported funding the CWC.

Dustin Fratto, Council Director read the following comments into the record that had been emailed to the Council Office with the request that the comments be read into the record.

Jude Engracia expressed support for funding the CWC.

Cindy Wright expressed support for funding the CWC.

Leslie Nelson expressed support for funding the CWC.

Public comment closed.

Council discussion on the motion continued. Council Members weighed in on their reasoning both in their support and opposition of the motion under consideration by the Council. Lynn Pace, City Attorney, weighed in the Council's question regarding the consideration and adoption of tentative and final city budgets.

Council Member Houseman made a motion to Call to Question. Council continued discussion on the motion.

At approximately 11:14 pm, Council Member Houseman made a motion to Call to Question which was seconded.

A motion was made by Marci Houseman, seconded by Brooke D'Sousa to Call to Question...The motion carried by the following roll call vote:

Yes: 5 Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa

No: 1 Aaron Dekeyzer

Abstain: 1 Alison Stroud

Following the motion, Council moved to a roll call vote on the motion currently under consideration to adopt Resolution 26-76C.

A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt Resolution 26-76C, a resolution overriding the Mayor's June 30, 2026 veto of a portion of Resolution 26-61C adopting the City's Fiscal Year 2026 through 2027 Annual Budget, and reaffirming the City Council's legislative appropriation decisions...The motion carried by the following roll call vote:

Yes: 5 Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa

No: 1 Aaron Dekeyzer

Abstain: 1 Alison Stroud

Following the vote on the motion and in accordance with Council Policy, a majority of the Council must agree to consider new business after 11:00 pm. Council agreed to consider new business, forgo standing reports, moved to Item 15 on the Agenda and convened a closed session.

15. 26-354 Possible Closed Session: character, professional competence, or physical or mental health of an individual.

Council convened a closed session at 11:18 PM in the Council Conference Room to discuss the character, professional competence, or physical or mental health of an individual and adjourn the council meeting immediately following the closed session.

A motion was made by Cyndi Sharkey, seconded by Marci Houseman to convene a closed session to discuss the character, professional competence, or physical or mental health of an individual and adjourn the council meeting immediately following the closed session...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

Standing Reports

No Standing Reports given.

Agenda Planning Calendar Review & Council Office Director's Report

Council Member Business

Mayor's Report

CAO Report

Recreation Center Construction Report

Adjournment

Council adjourned the meeting immediately following the Closed Session which convened at 11:18 pm.