



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, July 14, 2026

5:15 PM

Council Chambers

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 Brooke D'Sousa

Excused: 1 - Council Member Aaron Dekeyzer

Council Staff in Attendance
Dustin Fratto, Council Director
Justin Sorenson, Assistant Director
Chris Edwards, Council Clerk
Tracy Cowdell, Council Attorney

Administration in Attendance
Mayor Zoltanski
Martin Jensen, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Jon Arnold, Police
Ryan Kump, Public Works
Tom Ward, Public Works
Ben Hill, Parks & Recreation
James Sorensen, Community Development
Brian Kelley, Administrative Services
Carlton Christensen, Economic Development
Susan Wood, Public Affairs/PIO
Ryan Mecham, Deputy CAO
Dan Nelson, Real Property Manager
Mearle Marsh, Community Arts

Prayer, Pledge of Allegiance, and Introductions

Council Chair Marci Houseman welcomed those in attendance.

Council Member Brooke Christensen 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 Marci Houseman invited the public to participate in General Citizen Comment.

Christine Leesburg addressed her community's concerns with the Council. Their concerns related to overcrowding in the city, noise complaints and ebike safety and enforcement.

Shelly Gillwall, Field Director with Legacy Soccer, spoke in support of the city's proposed purchase of Crescent View Middle School property. There are over 60,000 soccer players in the state of Utah. Soccer fields are in high demand. Over half of their league's soccer games are played at CVMS. Their organization has been leasing these soccer fields for over 40 years.

Henry Butters commented on his concern with the Mayor's horse. He also spoke about transparency.

General Citizen Comment closed.
Council moved to Item 3 on the Agenda.

Council Business**Informational Items**

1. [26-365](#) Salt Lake County Council Presentation on the County Budget, Services, and Key Priorities

Attachments: [Who is SLCO January 2026](#)

Salt Lake County Council Members Suzanne Harrison and Dea Theodore provided an overview of Salt Lake County Government to inform residents of the county government's purpose, structure, and funding for county programs and services. They reviewed the history of cities in Salt Lake County that have incorporated. With passage of state legislation, all county islands must incorporate or annex into a city by July 2027. They reviewed the role and services provided by Salt Lake County and county elected officials, revenue funds, and property taxes. Salt Lake County is one of only 42 counties nationwide that holds a AAA Bond rating. The county is committed to fiscal responsibility and has regular stress testing on agency budgets to identify financial needs and manage spending. They provided an overview of the county's public safety needs. Council questions and comments followed. Council thanked the County Council Members for their presentation.

2. [26-374](#) Administration providing the council with a presentation on Crescent View Middle School

Attachments: [Crescent View Middle School](#)

Ryan Mecham, Deputy CAO, provided feedback from the City's community meeting held at Crescent View Middle School. A second community meeting will be held on July 15th. Mr. Mecham reviewed the proposed project summary with the Council. The purchase price is \$17 million for 17.24 acres. The deadline to put a proposed G.O. Bond on the ballot was August 20th. Mr. Mecham reviewed the four proposed concept options and reviewed the outreach to the public and community. Council questions followed. Martin Jensen, CAO, spoke about the process of going from concept plan to final project. He spoke about the importance of engaging the community and Council. Council requested that the Administration share with the Council any community feedback collected. Ben Hill, Parks & Recreation, mentioned many in the public expressed the need for more open space.

Following the presentation, Council moved to General Citizen Comment.

3. [26-363](#) First Reading: Council Member Christensen presenting a proposal to codify the city's Advice and Consent process

Attachments: [Christensen Advice & Consent Memo](#)

Council Member Brooke Christensen presented a proposal for developing a process for Advice and Consent. She also reviewed her proposal for appointing Interim Department Heads, which includes setting a time frame limiting the time an Interim Director can serve in this capacity before requiring Council Advice and Consent. Council provided feedback and was supportive for this item moving forward for a second reading.

4. [26-364](#) First Reading: Council Member D'Sousa proposing amendments to Title 7 of the Sandy Municipal Code regarding Surplus Real and Personal Property

Attachments: [Real and Personal Property Amendments - CM D'Sousa](#)
[FirstReading_Sec 7 1 24_SurplusRealAndPersonalProperty](#)

Council Member Brooke D'Sousa reviewed proposed amendments to Title 7 of the Sandy Municipal Code to update the City's procedures governing the acquisition, management, inventory and disposition of municipal property. The amendments address recent changes to state law, improve reporting and inventory practices, distinguish between real property and personal property transactions and provide clarifications. Ms. D'Sousa worked with both the City and Council Attorneys to draft this proposal. These amendments also formally incorporated a role for the City's Real Property Manager into the City's property management process. Council questions, discussion and feedback followed. Council expressed support for this item moving to a second reading.

Martin Jensen, CAO, thanked Dan Nelson, Real Property Manager, for his work and service to the City. He also reminded the Council that at times the decision and process to purchase or secure property requires the City staff to move quickly. He expressed his support for the annual reporting to the Council.

Consent Calendar

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

The Council welcomed the City's newest staff members.

5. [26-369](#) Mayor Zoltanski recommending for Council Advice and Consent the appointment of Mindy Finlinson as the City Treasurer for Sandy City.

Attachments: [Signed Resolution 26-75C City Treasurer Appointment Mindy Finlinson](#)
[Resolution 26-75C City Treasurer Appointment Mindy Finlinson](#)
[City Treasurer Deputy Finance Director Job Description](#)
[Mindy Finlinson Nomination Letter](#)

Item adopted.

6. [26-370](#) Mayor Zoltanski recommending for Council Advice and Consent the appointment of Richard Benham as the City Engineer for Sandy City.

Attachments: [Signed Resolution 26-68C- City Engineer Appointment RBenham 2026](#)
[Asst PW Director City Engineer Job Description](#)
[Richard Benham Nomination Letter](#)
[Resolution 26-68C- City Engineer Appointment RBenham 2026](#)

Item adopted.

7. [26-372](#) Mayor Zoltanski recommending for Council Advice and Consent the appointment of Rachael Van Cleave as the Communications Director for Sandy City.

Attachments: [Signed Resolution 26-74C Communications Director Appointment Rachael Van Cleave 2026](#)
[Communications Director Job Description](#)
[Rachael Van Cleave Nomination Letter](#)
[Resolution 26-74C Communications Director Appointment Rachael Van Cleave 2026](#)

Item adopted.

8. [26-373](#) Mayor Zoltanski recommending for Council Advice and Consent the appointment of Carlton Christensen as the Economic Development Director for Sandy City.

Attachments: [Signed Resolution 26-73C- Appointment Carlton Christensen 2026](#)
[Economic Development RDA Director Job Description](#)
[Carlton Christensen Nomination Letter](#)
[Resolution 26-73C- Appointment Carlton Christensen 2026](#)

Item adopted.

9. [26-375](#) Mayor Zoltanski recommending, for Council Advice and Consent, the appointment of Jeff Nigbur as the Sandy City Police Chief

Attachments: [Signed Resolution 26-77C Jeff Nigbur](#)
[Police Chief Job Description](#)
[Resolution 26-77C Jeff Nigbur](#)

Item adopted.

Council Voting Items

10. [GPA0422202](#) [6-007196](#) [\(CCOrd\)](#) Public Meeting: Community Development Department requesting City Council action regarding 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: [Ordinance #26-51 Canyon Gate GPA](#)
[Staff Report-Canyon Gate GPA](#)
[Planning Commission Minutes-June 4, 2026](#)
[Staff Presentation-Canyon Gate](#)

Public Meeting: Jake Warner, Community Development, presented on Items 10 and 11. The Boyer Company has submitted an application for a parcel of approximately 7.2 acres, located 825 E 9085 S requesting a change of the future land use designation from Institutional (IN) to Medium Density Neighborhood (MN). The applicant has proposed to redevelop the property as a townhome development with 86 units. The rezone application, which is listed in Agenda Item 11, was being processed concurrently with this general plan amendment application. The applicant was requesting a rezone for the parcel from an R-1-8 zone to a PUD(12) Zone. Council questions and comments followed. Council discussed with the applicant a proposed development agreement between the City and the Boyer Company regarding this development. Council discussion continued.

Public comment opened.

Public comment closed.

A motion was made by Marci Houseman, seconded by Cyndi Sharkey to adopt Ordinance 26-51...the motion resulted in a 3-3 tie and therefore failed.

Yes: 3 Marci Houseman
 Cyndi Sharkey
 Brooke D'Sousa

No: 3 Alison Stroud
 Kris Nicholl
 Brooke Christensen

Dustin Fratto, Council Director discussed the Reconsideration process for consideration of Ordinance 26-51 with the Council per the council policy. Jake Warner provided additional information. Council proceeded to Item 11 on the Agenda.

11. [REZ0422202](#) Public Meeting: Community Development Department requesting City Council action regarding the Canyon Gate Rezone application (File [6-007195](#) [#REZ04222026-007195](#)), requesting that 7.2 acres be rezoned from R-1-8 to PUD(12).
[\(CCOrd\)](#)

Attachments: [Ordinance #26-52 Canyon Gate REZ](#)
[Staff Report-Canyon Gate REZ](#)
[Planning Commission Minutes-June 4, 2026](#)
[Staff Presentation-Canyon Gate](#)

Council had a discussion regarding what they would like to see included in a development agreement with the applicant for this proposed development. Jake Warner, Community Development, provided an overview of the requested rezone application for 7.2 acres located at 825 E 90 S. The applicant, Boyer Company, was requesting a rezone from R-1-8 to PUB 12. City staff has met with the developer regarding the proposed development and provided details. The Planning Commission forwarded a positive recommendation to the Council. Neighborhood meetings have been supportive of this proposed development. Council questions followed. Tracy Cowdell provided insight on the process to create a development agreement.

Spencer Moffat with Boyer Company, expressed support for working with the City on a development agreement to provide assurances to the city regarding this proposed development. Council questions, comments and feedback followed.

Public comment opened.
Public comment closed.

Following the vote on the motion, Council moved to Standing Reports.

A motion was made by Brooke Christensen, seconded by Alison Stroud to direct council staff to work with the applicant, the City Attorney's Office, and the Planning department staff to create a draft development agreement for Council consideration based on this evening's discussion and feedback...The motion carried by the following roll call vote:

Yes: 6 - Alison Stroud
Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa

Excused: 1 - Aaron Dekeyzer

Nonvoting: 0

12. [26-371](#) Possible Closed Session to discuss pending or reasonably imminent litigation.

Council convened a closed session in the Council Conference Room at 8:50 PM to discuss pending or reasonably imminent litigation. The Council meeting adjourned immediately following the closed session.

A motion was made by Brooke Christensen, seconded by Brooke D'Sousa to convene a closed session to discuss pending or reasonably imminent litigation and adjourn the council meeting immediately following the closed session...The motion carried by the following roll call vote:

Yes: 6 - Alison Stroud
Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa

Excused: 1 - Aaron Dekeyzer

Nonvoting: 0

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Executive Director: Next week, Galloway Architects will hold a workshop with the Council to discuss the chamber remodel. The staff from the MVP shelter will present an update to the Council.

Council Member Business

Council Member Brooke Christensen thanked Ryan Kump for holding the luncheon for the newly combined Public Works and Public Utilities departments.

Council Member Alison Stroud also attended the Public Works luncheon and thought it was a great event. She provided an update on the Sandy Youth Council and recognized retiring city employees. She provided an update from the Historic Committee and mentioned that the Heritage Festival was coming up in September. The July 4th parade and festivities were fantastic and she recognized the Administration, Event and Parks staff for their efforts.

Council Member Brooke D'Sousa mentioned that she would bring her item back for a second reading at next week's meeting.

Council Member Marci Houseman provided an update from the Sandy Arts Guild meeting and she spoke about the ideas the Guild has for expanded community events.

Council Member Alison Stroud also mentioned that she attended the Pops concert at the Amphitheater and the Youth Showcase. Both events were excellent.

Mayor's Report

No report.

CAO Report

Martin Jensen, CAO, invited the Council to attend the community meeting at Crescent View Middle School tomorrow night. On Thursday there will be a pinning ceremony at Fire Station 31.

Recreation Center Construction Report

Ben Hill provided a short presentation and construction update on the Sandy Recreation Center.

Council moved to Item 12 and convened a closed session.

Adjournment

The Council meeting adjourned immediately following the closed session which convened at 8:50 pm.