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, October 20, 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 Aaron Dekeyzer
Council Member Brooke D'Sousa

Council Staff in Attendance
Justin Sorenson, Assistant Director
Matt Perry, Council Communications
Chris Edwards, Council Clerk
Tracy Cowdell, Council Attorney

Administration in Attendance
Mayor Zoltanski
Martin Jensen, CAO
Ryan Mecham, Deputy CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Jeff Nigbur, Police
Ryan Kump, Public Works
Ben Hill, Parks & Recreation
James Sorensen, Community Development
Brian Kelley, Administrative Services
Carlton Christensen, Economic Development
Susan Wood, Public Affairs/PIO
Kyler Brower, Assistant CAO
Jake Warner, Community Development
Dan Nelson, Real Estate Manager
Lois Stillion, Parks & Recreation

Prayer, Pledge of Allegiance, and Introductions

Council Vice Chair Booke Christensen welcomed those in attendance.

Martin Jensen 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 Vice Chair Christensen invited the public to participate in General Citizen Comment.

Public comment opened.
Henry Butters spoke about responses from council.
Public comment closed.

Council moved to Item 2 on the Agenda.

Council Business

Informational Items

1. 26-468 Justice Court Building Discussion

Attachments: Justice Building Lease Presentation 10-20-26 (1)

Martin Jensen, CAO, introduced Dan Nelson, Sandy Real Estate Manager, who provided an overview of the item. In May, the City was approached by the Utah State Judiciary with a proposal to lease all or part of the Sandy Justice Court building which would be utilized by the state for a District Court starting in July of 2027. He provided a summary of the court facility and the current utilization of the building by Sandy staff. Mr. Nelson reviewed the proposed lease terms with the Council; $25 per square foot full service with a 2.5% annual escalation on the base rent. If approved, the lease would begin on July 1, 2027. Mr. Nelson spoke about the need to relocate city staff currently housed in the Justice Court to other office space. He also spoke about the possibility of the City's continued utilization of the courtroom to handle Justice Court matters. The state would handle the build-out and improvements needed for their use. The positive impact to the city of leasing the state the Justice Court building include the following: steady income from lease revenue, better use for a building that is currently underutilized, and savings from potential closure of the Justice Court. Brian Kelley, Administrative Services Director, reviewed the lease pro forma with the Council estimating the gross lease revenue over a 20 year period to be approximately $20 million. Mr. Kelley also reviewed the assumptions the pro forma was based on. Mr. Nelson reviewed the timeline for Council approval and next steps. The lease would come to the Council for a vote in mid-November. If approved, the City would execute the lease agreement with the State in December, with a lease term to begin on July 1, 2027. Council questions occurred throughout the presentation. The Council provided feedback to the staff regarding the additional information they will need in order to make an informed decision. Questions included the ability to utilize the court building for the Sandy Justice Court hearings, the plan for the relocation of the current employees, and the associated upfront costs. Administration will continue to update and provide as much information to the Council as possible. The Council will consider action on the lease agreement in mid-November or early December. Administration discussed with the Council the timeline and important considerations related to a possible closure of the Sandy Justice Court. Council discussion and questions followed.

2. 26-471 Parks and Recreation Department providing the Council with an update on preparations for the opening of the Sandy Recreation Center

Attachments: Presentation

Ben HIll, Lois Stillion, and Heidi Summers with Parks & Recreation provided an overview of the grand opening of the Sandy Recreation Center. The opening is planned for Monday, December 14th. The full launch date of the recreation center is planned for Monday, January 4, 2027. Ms. Stillion reviewed a proposed tiered membership pricing with the Council. Annual memberships will go on sale November 2nd. They reviewed the plan for the December 14th ribbon cutting event. Staff are actively in the process of hiring center staff and testing systems. All activities and programming will begin on January 4th. Following the presentation, Mr. Hill provided an update on the center construction. Council thanked the Parks & Recreation staff for all their work. Council questions and comments followed. The Council took a great deal of pride that the Sandy Recreation Center was built without any tax increase to our Sandy residents. The Sandy Recreation Center was a collaborative effort with the City, County and community. The City received $3 million in TRCC funding and $2 million donation from the Miller Family Foundation which supported this project.

Consent Calendar

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

3. 26-470 Public Works Department recommending that the Council adopt the 2026 Sandy Water Conservation Plan

Attachments: Resolution 26-98C Water Conservation Plan

Exhibit A: Sandy City Conservation Plan 2026

Item adopted.

4. 26-469 Proclamation of the City Council and Mayor of Sandy City recognizing November 1, 2026 as Extra Mile Day

Attachments: Proclamation Extra Mile Day 2026

Item adopted.

5. 26-472 Proclamation of the City Council of Sandy City recognizing January 16, 2027 as Religious Freedom Day

Attachments: 2027 Religious Freedom Day Proclamation

Item adopted.

6. 26-473 Approval of the October 13, 2026 Draft Minutes

Attachments: October 13, 2026 Draft Minutes

Item approved.

Council Voting Items

7. GPA04222026-007196 (CC4th) Council Members Christensen and Stroud requesting a "Renewal of Motion" and reconsideration of the Council action taken on September 15, 2026.
Public Meeting: (Item for Council Reconsideration) 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).

Sponsors: Christensen and Stroud

Attachments: Ordinance #26-51 Canyon Gate General Plan Amendment
City Council Minutes September 15, 2026
City Council Minutes July 14, 2026
City Council Minutes July 7, 2026
Planning Commission Minutes-June 4, 2026
Staff Report-Canyon Gate GPA
Staff Presentation-Canyon Gate

Council considered and discussed Agenda Items 7 and 8, as these items are related to the Canyon Gate Development. Each item will be voted on in separate motions.

Council Members Brooke Christensen and Alison Stroud requested a Renewal of Motion for the reconsideration of the Council Action taken on September 15, 2026 regarding the Canyon Gate project application. The development agreement has changed and included rental restrictions. Lynn Pace, City Attorney, summarized the changes to the agreement. The developer has agreed to place rental restrictions within the CCR's for the homeowners association for the development. The new agreement would impose rental restrictions allowing for no more than 20% of the total number of units to be rented for a period of five years after the sale of the property. Tracy Cowdell, Council Attorney, weighed in with further insight regarding the revised development agreement. Council thanked the applicant for their responsiveness. Spencer Moffat with Boyer Company and Jim Wright with Parr Brown thanked the Council for their reconsideration of this application. They spoke about the collaborative approach taken and also expressed their support of the Council's goals in support of home ownership. Council Member Kris Nicholl reviewed proposed amendments to the development agreement with the applicant who responded and addressed the questions. Council was not supportive of making any amendments to the development agreement that was presented to the Council this evening for consideration and action.

Public comment opened.
Public comment closed.

A motion was made by Alison Stroud, seconded by Brooke D'Sousa to amend the action taken by the Council on September 15, 2026 and to adopt Ordinance #26-52, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 7.2 acres, as proposed by the applicant, generally located at 825 E. 9085 S., and subject to a development agreement, from the R-1-8 Zone ("Single-Family Residential District") to the

PUD(12) Zone ("Planned Unit Development District")...The motion carried by the following roll call vote:

Yes: 5 Alison Stroud
Marci Houseman
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

No: 2 Cyndi Sharkey
Kris Nicholl

Discussion on the motion included questions from Council Member Cyndi Sharkey regarding the language in the ordinance regarding the number of units per acre that would be permitted. Jake Warner and James Sorensen responded to those questions.

A motion was made by Alison Stroud, seconded by Brooke D'Sousa to amend the action taken by the Council on September 15, 2026 and to adopt Resolution #26-84C, a resolution approving and authorizing execution of a development agreement associated with the rezoning of approximately 7.2 acres generally located at 825 E. 9085 S. to the PUD(12) Zone...The motion carried by the following roll call vote:

Yes: 5 Alison Stroud
Marci Houseman
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

No: 2 Cyndi Sharkey
Kris Nicholl

A motion was made by Alison Stroud, seconded by Brooke D'Sousa to amend the action taken by the Council on September 15, 2026 and to adopt Ordinance #26-51, an ordinance amending the future land use map of the Sandy City General Plan; revising the future land use designation of approximately 7.2 acres, as proposed by the applicant, generally located at 825 E. 9085 S. from the IN ("Institutional") designation to the MN ("Medium Density Neighborhood") designation...The motion carried by the following roll call vote:

Yes: 6 Alison Stroud
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

No: 1 Kris Nicholl

Following the votes on the motions, Council moved to Standing Reports.

8. REZ04222026-007195 (CC4th) Council Members Christensen and Stroud requesting a "Renewal of Motion" and reconsideration of the Council action taken on September 15, 2026.
Council action regarding the Canyon Gate Rezone application (File #REZ04222026-007195), requesting that 7.2 acres be rezoned from R-1-8 to PUD(12), and consideration of an associated development agreement.

Sponsors: Christensen and Stroud

Attachments: Ordinance #26-52 Canyon Gate Rezone (includes development agreement)
Resolution #26-84C Canyon Gate Development Agreement
City Council Minutes-September 15, 2026
City Council Minutes-July 14, 2026
City Council Minutes-July 7, 2026
Planning Commission Minutes-June 4, 2026
Staff Report-Canyon Gate Rezone
Staff Presentation-Canyon Gate

This item was considered during Agenda Item 7.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Justin Sorenson, Assistant Director, let the Council and Administration know that Agenda Planning for tomorrow was cancelled. The next two council meetings were cancelled.

Council Member Business

Council Member Cyndi Sharkey provided an update from the Legislative Policy Committee.

Council Member Brooke D'Sousa objected to the Mayor's interruption during the council meeting, noting that she commented on the motion currently under consideration. This portion of the meeting was reserved specifically for Council discussion on the motion. She requested the Mayor, in the future, give those remarks during the time in the meeting reserved for her report to the Council.

Mayor's Report

Mayor Zoltanski noted that our Sister City, Bucha, Ukraine just celebrated 125 years. The community was welcome to attend the Public Safety Open House tomorrow evening. She encouraged all to vote.

CAO Report

No report.

Adjournment

The Council unanimously agreed to adjourn the meeting at 7:25 PM.