

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION
HELD TUESDAY, JULY 1, 2025, AT 4:00 PM IN THE COTTONWOOD HEIGHTS CITY
COUNCIL WORK ROOM, LOCATED AT 2277 EAST BENGAL BOULEVARD,
COTTONWOOD HEIGHTS, UTAH**

Members Present: Mayor Mike Weichers, Council Member Shawn Newell, Council Member Matt Holton, Council Member Ellen Birrell, Council Member Suzanne Hyland

Staff Present: City Manager, Jared Gerber; City Attorney, Shane Topham; Police Chief, Robby Russo; Finance Director, Scott Jurgens; Records, Culture, and Human Resources Director, Barbara Higgins; City Recorder, Tiffany Janzen; Community and Economic Development Director, Michael Johnson; IT Manager, Matt Ervin; Public Works Director, Matt Shipp; Unified Fire Authority, Riley Pilgrim; Assistant City Engineer, Ben Nelsen

1.0 WELCOME

Mayor Mike Weichers called the City Council Work Session to order at 4:00 p.m.

2.0 REVIEW OF BUSINESS MEETING AGENDA – Mayor Weichers.

The Business Meeting agenda items were reviewed and discussed. Mayor Weichers will ask Council Member Ellen Birrell to lead the Pledge of Allegiance. There will be a Citizen Comment period, and eight Action Items will be considered by the City Council. The first Action Item is Consideration of Ordinance 445 – Amending Code Section 2.20.120 Concerning Campaign Finance Disclosure Requirements. City Manager, Jared Gerber, explained that there will be a reference to State Code to avoid an amendment each time the State Code is changed. This item will ensure that the City remains in compliance with the State Code moving forward. City Attorney, Shane Topham, clarified that this amendment will incorporate State Code by reference.

The next Action Item on the Business Meeting agenda is Consideration of Ordinance 446 – Approving the “Water Vista Way” Annexation. Mr. Gerber reported that this will not be immediate because the County Assessor still needs to do their review of the plat. Mr. Topham added that approval of this ordinance will annex the Water Vista Way area. In order to make all of the filings with the Lieutenant Governor’s Office, a map from the County Surveyor is needed. The action taken during the Business Meeting will put the City in a position where it is possible to move towards finalization. Mayor Weichers noted that he does not recall closing the previous public hearing. Mr. Topham stated that if the public hearing is still open, then it will need to be closed ahead of the vote. There was discussion about the timeline for the annexation process. Mr. Topham reported that after the Lieutenant Governor issues a certificate, there are a few things that need to be filed with the County Recorder. He believes the process will take approximately two months. Council Member Suzanne Hyland stressed the importance of expediency because there is a homeowner who owns two parcels, one in Cottonwood Heights and one in the annexation area.

Next on the Business Meeting agenda is Consideration of Resolution 2025-48 – Approving Performance Contracts for the 2025 Butlerville Days. Mr. Gerber reported that these contracts will be for the music groups, Imagine and Cole Hartley. The next item is Resolution 2025-49 – Awarding a Retiring Police Officer His Badge and Approving His Purchase of a Police Firearm. Police Chief, Robby Russo reported that this is a common practice for retiring officers in Cottonwood Heights. Assistant Chief Paul Brenneman will be retiring after 39 years of public service, including almost 17 years of service with the Cottonwood Heights Police Department. Assistant Chief Brenneman will not be present at the City Council Meeting, but once the City Council approves the Resolution, it will be possible to award the items during his farewell.

The next Action Item on the Business Meeting agenda is Consideration of Resolution 2025-50 – Approving an Interlocal Agreement With Salt Lake County for Corridor Preservation Funding. Community and Economic Development Director, Michael Johnson, reported that two rounds of funding were received to help acquire the land that was needed to construct the wider sidewalk and bicycle lane across from Mountview Park on Fort Union Boulevard. The Interlocal Agreement needs to be signed, and then Salt Lake County will distribute the determined funds.

Consideration of Resolution 2025-51 – Approving an Updated Affordable Housing Plan was referenced. Mayor Weichers reported that this item will be discussed during the Staff Report section of the Work Session agenda. The next item on the Business Meeting agenda is Consideration of Resolution 2025-52 – Admitting the City of Holladay as a Member of the Central Wasatch Commission (“CWC”). Mr. Gerber reported that the City of Holladay petitioned to become a member of the CWC. The CWC Board approved the request, but each member jurisdiction also needs to approve the City of Holladay as a member of the CWC. Council Member Birrell reported that Council Member Emily Gray will represent the City of Holladay on the CWC.

The last Action Item on the Business Meeting agenda is Consideration of Resolution 2025-53 – Approving an Appointment to the Arts Council. Mr. Gerber reported that the Resolution will approve the appointment of Abigail Eyre to the Arts Council. Ms. Eyre recently graduated from Utah Valley University. She has already done some internships and was looking for a way to be more involved in the community. The Arts Council seems to be a good fit, and she is excited about the opportunity to serve. Mayor Weichers stated that the last item on the Business Meeting agenda is the approval of the Consent Calendar, which includes Meeting Minutes from June 17, 2025.

3.0 REPORTS

3.1 Moderate Income Housing Discussion – Community and Economic Development Director, Mike Johnson.

Mr. Johnson presented the 2025 Moderate Income Housing Compliance Plan presentation slides. He reminded Council Members that some preliminary housing data was shared last month. What is before the City Council now is the actual plan based on the data and State Code requirements. This is technically considered an element of the General Plan, but this particular element is dictated by the State of Utah. The State requires every city, on an annual basis, to submit a report or an updated plan for moderate-income housing. What is in that plan, how it is written, and what

benchmarks it must include are strictly prescribed by State Code. Failure to submit a plan would result in ineligibility for certain transportation funding and potential penalties for non-compliance.

There was one year that Cottonwood Heights received a Notice of Non-Compliance because one word was missing from a sentence, so it was not an exact copy of what was written in the State Code. Almost every city was in non-compliance that year due to the strict requirements. Mr. Johnson explained that this was year five of the previous Moderate Income Housing Plan, so a new one needed to be created. It must be submitted to the State by August 1, 2025. The City Council has this meeting and the next meeting to discuss what is proposed. The subconsultant who worked on this is LRB, who will submit this on behalf of Cottonwood Heights once approved.

The State Code has a menu of strategies to choose from, with 26 options in total. The goal is to see affordable housing strategies implemented in each community. A minimum of three menu items must be adopted, but if five are adopted, a city may be eligible for priority road funding from the Transportation Investment Fund. Mr. Johnson reported that the definition of moderate income or affordable housing is when the total household costs are no more than 30% of the household's gross income. As for affordable from a community standpoint, it is 80% of the area median income ("AMI"). If someone earns 80% or less of the AMI, then there is eligibility for moderate-income housing. The last time the numbers were run in Cottonwood Heights, the AMI was \$116,583. That equates to \$2,915 in monthly housing costs to not be considered cost-constrained. 80% AMI would be \$93,266.40 or \$2,332 per month. Cities can implement more aggressive policies to achieve affordability for some other affordability bands, such as 50% AMI and 30% AMI for low and very-low-income households. The percentage that is selected can vary from city to city.

Mr. Johnson reviewed some community data with the City Council. The population of Cottonwood Heights is 33,594, which is a slight decrease from the last census report. The projected population in 2050 is 41,878. Part of the long-range planning involves thinking about where that theoretical growth could be located. Mayor Weichers pointed out that the City received notice recently that the numbers increased for the first time in three or four years. Mr. Johnson clarified that this was challenged, and the population number shared is the result of that challenge. It is still down from where it was at the last census, but is not down considerably, at 0.5%. He reiterated that the median income in Cottonwood Heights is \$116,583 but noted that the Salt Lake County median income is \$94,658. The median home cost in the City is \$770,100 as of Fall 2024.

There is a report in the Meeting Materials Packet with housing statistics. During the last discussion, there was a question about when the housing stock in the City was built. Approximately 9% of the housing stock was built before 1960. The majority of the City was constructed between 1960 and 1979 at about half. Between 1980 to 1999, there was about a quarter constructed and there was approximately 16% of the housing stock constructed after the year 2000. This information can inform when properties might be ready for renovation or redevelopment. As for the housing type, it is predominantly single-family, but there is still a mixture available.

Mr. Johnson explained that the chart shown in the presentation slides relates to renter households available by AMI. Cottonwood Heights has a slight surplus of rental housing available to 80% AMI earners. However, the lower the household income, the harder it is to find affordable housing. That is a challenge that all cities face, because it is hard to construct and develop households that

are affordable to 30% AMI, especially within Salt Lake County. Mr. Johnson noted that the report in the Meeting Materials Packet has more detailed data, but he wanted to provide an overview.

The current strategies were reviewed. Mr. Johnson reported that there are currently four strategies in place. The same four strategies are proposed to carry forward, as well as one additional strategy, so the City can be eligible for the priority funding mentioned earlier. Some recent progress and statistical information were shared. Mr. Johnson informed the Council that there are two projects developed under the Planned Development District (“PDD”) tool, which has created or entitled deed-restricted affordable housing units: ICO (21 units at 50% AMI) and the Northern Gravel Pit (15% of the total units at 80% AMI). Mr. Johnson noted that there were some parameters to state that the units could not be in one building, but needed to be mixed in. Additionally, the units had to have the same square footage and similar finishes. In order for someone to be eligible to live in one of these units, there needs to be proof provided that they meet the AMI requirement.

Council Member Birrell asked for additional information about the Northern Gravel Pit project. Mr. Johnson reported that there are certain items established in the ordinance. At the Building Permit phase, there needs to be a marketing plan provided to outline how the advertising will be done. The City wants to see that every reasonable effort will be made to advertise those affordable units to qualifying households. The marketing is not a State requirement, but it is a City policy that has been implemented. Council Member Birrell wanted to know if there is a City policy that establishes the level of marketing that must take place. Mr. Johnson clarified that the City does not tell them what must be done, but there must be proof of a coherent marketing plan. He does not believe there will be an issue finding qualifying households to rent the affordable units.

Other progress items were reviewed. Mr. Johnson reported that there are some market-rate examples, such as the Santa Fe Apartments, where a quarter or more of the total units are deemed affordable units, at 65% AMI and 50% AMI. Mr. Johnson reminded the Council that accessory dwelling units (“ADU”) are allowed. Internal accessory dwelling units (“I-ADU”) are permitted but require a license and inspection. Detached accessory dwelling units (“D-ADU”) are conditional and require Planning Commission approval. One of the recommendations is to look at the D-ADU Ordinance to determine whether it is adequate. There have been very few licensed, because of the restrictions. Mayor Weichers asked about the associated fees. Mr. Johnson reported that there needs to be a walkthrough inspection, which costs around \$50. The license itself is approximately \$100 per year. The intention is to make the barrier fairly low while making sure the units are up to code and are safe for people to occupy. Mayor Weichers suggested that this information be shared on the social media accounts and in the newsletter to increase education.

Council Member Hyland pointed out that there are reasons some residents will be unlikely to come into ADU compliance. Some of the older homes do not have egress windows, and it would be expensive to come into compliance with that requirement. Once a license is obtained, there is also a requirement to report that income on an income tax statements. She is not certain that many residents will be willing to come into compliance with an ADU. There are 15 licenses issued or in progress, but that does not mean there are only 15 in Cottonwood Heights. Mr. Johnson reported that non-compliance is usually found when a property sells. Real estate agents will phone the City and ask whether it is possible to advertise the property as having a legal ADU. From there, a determination is made based on whether something has been properly registered with the City.

Multiple commercial zones allow for mixed residential housing. There are a few exceptions, but most of these zones have some ability to allow for residential. Mr. Johnson explained that this was one of the previous strategies. He also noted that there is one Community Reinvestment Area (“CRA”) at the Town Center. Additionally, there is the Wasatch Choice Vision Plan, which was discussed a few meetings back. It proposes a mix of uses, even within the commercial corridors. All of these items reflect the progress made on the previous four goals for moderate-income housing. Mr. Johnson reviewed the proposed strategies for 2025, which include the following:

- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Strategy E);
- Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Strategy F);
- Implement zoning incentives for moderate-income units in new developments (Strategy H);
- Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize a moderate-income housing strategy (Strategy P); and
- Reduce, waive, or eliminate impact fees related to moderate-income housing (Strategy L).

Mr. Johnson further discussed Strategy L, which is proposed to be added this year. The City does not currently charge impact fees for development, but cities have the ability to do so. If that happens, the recommendation is that if there is an affordable housing element to a project that the impact fee be waived for that element. Council Member Birrell noted that impact fees have not historically been imposed on housing construction and wanted to know how it is possible to claim this as a strategy. Mr. Johnson clarified that for his first 10 years with the City, there were transportation and stormwater impact fees charged on new development. However, that changed over time. It is possible to charge those again, as there might be projects where it makes sense.

There was discussions about how impact fees can be used, as well as some of the limitations. Council Member Birrell would be interested in exploring different ways the City can cost-effectively improve the streets and increase overall safety. She feels it makes sense to consider ways to impose impact fees. Mr. Johnson clarified that there is not a lot of new growth happening. It was noted that it is not possible to impose an impact fee to cure deficiencies in public facilities serving existing development. Council Member Birrell referenced Fort Union Boulevard and expressed appreciation that the developer has already improved the sidewalk in front of that development. However, the whole area needs sidewalk on the south side of Fort Union Boulevard. She is looking for ways that a continuous sidewalk can be installed as redevelopment occurs.

Mr. Johnson shared additional information about the five strategies that were selected. The City needs to come up with different ways the strategies will be implemented, which include:

- Strategy E – ADU Ordinance:
 - Continue to monitor the number of ADU licenses issued each year/promote the City's ADU licensing process (June and December reports each year);
 - Research other cities' ADU standards and consider Ordinance amendments that streamline pathways/regulations for D-ADUs (Spring 2026); and
 - Develop a City "card file" system for ADUs (and new homes) to provide pre-engineered Building Plans to expedite permit review times and reduce financial barriers (Spring 2026).
- Strategy F – Allow Residential Density in Commercial Areas:
 - Multiple commercial zones allow residential use (Residential Office, Neighborhood Commercial, Mixed Use PDD, future Form-Based Code);
 - Two PDD projects implementing this goal:
 - IOC Fort Union - 200 residential units (21 are affordable at 50% AMI);
 - Wasatch Rock - 400 units entitled (60 will be affordable units at 80% AMI).
 - Track the number of moderate-income housing units in developments along commercial corridors (annual report in June each year);
 - Ensure that mixed-use housing options are properly codified, defined, and regulated in various non-residential zoning districts (beginning Fall 2025); and
 - Identify development strategies to utilize private resources, public-private partnerships, and other regional programs to implement housing-friendly goals, such as improving pedestrian, transit, and active-transportation infrastructure along Fort Union Boulevard (Winter 2027).
- Strategy H – Zoning Incentives for Affordable Units:
 - Planned Development District achieves this - high development flexibility, provisions of affordable units required:
 - 600 units constructed or entitled. 80 affordable units will be deed-restricted;
 - The same tool is anticipated in future large gravel pit development.
 - Continue to track development projects using incentive tools (June each year, plus quarterly reports from specific projects); and
 - Identify local financial incentives for development of targeted housing types (FHIZ/HOPZ/TIF/CRA, consider fee waivers for compatible development projects, etc.) (Fall 2025).
- Strategy P – Moderate Income Housing Set-Aside from CRAs:
 - All new CRAs require set-asides for investment in moderate-income housing, either within the area or within the region;
 - Town Center CRA anticipated;
 - Begin the process of establishing TIF collection with the Town Center Project Area (2026); and
 - Consider the creation of the Gravel Pit CRA by developing plan documents (2026/2027);
 - Formalize plan to utilize leftover EDA funds, including a portion of investment in regional affordable housing funds (2025).
- Strategy L – Waive/Reduce Impact Fees for Moderate Income Housing:
 - City can charge impact fees for new development projects (transportation impact fee, stormwater impact fee, others could be applicable in the future);

- Review impact fees with the development community to identify criteria in which fees can be reduced/waived to promote incentives for moderate-income housing (2026): and
 - Any new impact fee studies should include how this waiver would factor into the fee rate/application method.
- Establish attainable goals and objectives based on the impact fee review that can be integrated and further reported on in the City's 2026 Housing Report.

The City Council discussed the strategies and the implementation ideas. Council Member Birrell asked if there are ways to incentivize residents who own older homes to obtain an ADU license. Mr. Johnson noted that the current policies are good at making sure new development meets the various standards, but there is a lot of older housing stock. One idea is to look into a neighborhood improvement fund. There would need to be a policy developed for that. Mayor Weichers asked if any commercial zones do not allow residential. Mr. Johnson reported that Regional Commercial (“CR”) does not allow for residential, but there is very little CR in the General Plan.

Mayor Weichers discussed Strategy P and noted that his recollection of the last law passed was that to create a Tax Increment Financing (“TIF”) zone, there needed to be a housing component. However, he does not recall it being tied to affordable housing. Mr. Johnson noted that Salt Lake County, as a taxing entity, does not look as favorably on market-rate housing being financed by TIF. The County tends to look for affordable housing. That does not necessarily need to be built within the CRA as long as part of the project budget includes a set-aside for affordable housing.

Council Member Birrell asked about the Economic Development Administration (“EDA”) funds mentioned in Strategy P. She wanted to understand the amounts and where this could be applied. Mr. Johnson explained that this would need to be a future discussion, but the recommendation is that some of those funds be used to cover a portion of the road improvement projects that help access the site. Some pedestrian improvements could be considered. Council Member Birrell would like to see this as an agenda item so there can be a full review of the possibilities. Mayor Weichers believes there will be some recommendations made fairly soon. Mr. Johnson reported that the County reached out to him and stated that built-out cities can work with the County to find existing housing investment funds. When there is a project that wants to use that funding somewhere in the general area, it is possible to pull from those funds to build. The product might not end up in Cottonwood Heights, but there would be a contribution to affordable housing. Mr. Johnson shared additional recommendations, which include:

- Establish neighborhood improvement fund (budget permitting) to provide financial assistance to qualifying households for maintenance, repairs, and property improvement;
- Consider expansion of 50/50 program (budget permitting) to assist with curb/gutter/sidewalk repairs; and
- Engage with State, Federal, private, and non-private partners to share in an effort to provide affordable housing options within the area.

Mr. Johnson reported that this plan has gone through the Planning Commission, and there was a unanimous recommendation of approval. The plan needs to be reported to the State by August 1,

2025. There was discussion about the responsibilities for curb and gutter. Mr. Johnson explained that the 50/50 program is for voluntary improvements where the City will subsidize the cost. Council Member Birrell noted that there are currently areas without sidewalks, and there are associated safety concerns. She asked if there is a similar program for the installation of sidewalk where it does not currently exist. Mr. Johnson explained that the Council could create something like that if there is interest. Mayor Weichers thanked Mr. Johnson for the presentation and the work that has gone into the Moderate-Income Housing Plan to ensure there is compliance.

3.2 Form-Based Code Discussion – Community and Economic Development **Director Mike Johnson.**

Mr. Johnson shared information about Form-Based Code. The consultant for the Form-Based Code, VODA, has reviewed the previous notes and listened to the City Council discussions. A revised draft has been created, which includes a lot of the feedback that was heard. There was a bit of additional funding left over in the Town Center Master Plan fund. Rather than close the project out and return that funding, there was a request made to do a conceptual rendering that looked at what would happen if most of the Town Center area were redeveloped over many years under Form-Based Code. He explained that he will review all of those materials during this presentation.

The revisions were shared. Mr. Johnson explained that cross-references to the Union Park area and Union Park Center form district were entirely removed from the draft ordinance. All of the maps have been updated to reflect this. The only Form Districts that remain are Town Center, Fort Union Boulevard, and Residential Transition. The Form Districts map was discussed.

Mr. Johnson reported that there was some feedback received on maximum building heights. For certain building types, it is recommended that the number of floors be left in. He noted that part of the user experience is how many floors a building has, rather than how tall the building is. There was some previous discussion about the build-to-zone, and concern was expressed that a 0-foot setback would not allow for buffering and landscaping. As a result, a 5-foot minimum setback has been added. There were some comments made about conflicts between the Transportation Master Plan and the Form-Based Code. The language has been updated to provide additional clarity. Some provisions have been added to address the overhead transmission lines and building height. If a required setback from a utility line is beyond the minimum or maximum setbacks in the Form-Based Code, then the building can be set at whatever setback is required by the power company.

In the Street Types section, the highlighted portion has been enhanced. Mr. Johnson explained that all changes have been highlighted in yellow, and there are also some notes shown in red. The materials were further reviewed, and it was noted that there is a different chart included for each building type. For example, general, limited bay, row, yard, and civic. Each has different massing standards and requirements. Some are allowed in certain districts while others are not allowed. Certain buildings are required to be two stories, while others are not. The developer would have the opportunity to choose the building type as long as it was allowed in the district where they are developing. The table with the General Building Requirements was shared with the Council.

The limited bay building type is allowed to be built at one story in the Residential Transition. There is a maximum of three stories and a minimum of one story. Mr. Johnson clarified that the limited bay building type applies in Fort Union Boulevard and Residential Transition, but it is only in Residential Transition that there can be one story. Ground floor height in the Fort Union Boulevard area is 12 feet minimum, and the maximum height for the first floor would be 20 feet. In the Residential Transition, that drops to 10 feet minimum and 16 feet maximum for the first floor.

Council Member Hyland recalled that her concern was that it was not possible to build a one-story residence. Mr. Johnson explained that the City cannot impose design standards on single-family residential development, so if single-family residential is added to these areas, the ability to regulate the design and massing is lost. If there are locations where the Council wants to allow single-family residential in the Form-Based Code area, it would be best to remove those areas from what is envisioned. Mr. Johnson reviewed the Form-Based Code study and reported that it was only done in the Town Center area. It does not apply to Fort Union Boulevard or Residential Transition. He clarified that this was not done by VODA, but was created by MGB+A. Various buildings and massing were modeled for the Town Center area to show what the area could look like if most properties took advantage of Form-Based Code. The drawings were reviewed.

There was discussion about the rendering for the Town Center area. Mr. Johnson clarified that nothing is changing and nothing is going away. The rendering shows what the area could look like if every property chose to use Form-Based Code. There is no requirement for anyone to redevelop a building. If a property owner wants to make small modifications, then they need to get closer to Form-Based Code compliance. If a property owner wants to level the site or consolidate properties and completely redevelop, then the full Form-Based Code would apply to that property.

Mayor Weichers asked where the single story would apply. Mr. Johnson pointed out the Residential Transition area, which is shown in green on the Area Maps section of the draft. Council Member Hyland asked if the Planning Commission would review this again. Mr. Johnson explained that the edits made at this point have been based on City Council feedback. This can be sent back to the Planning Commission for additional review, if that is desired by the Council.

Mayor Weichers mentioned the commercial buildings on Highland Drive going south. Everything is similar, with the exception of the one-story building on the corner. It almost looks like it is out of place. Mr. Johnson clarified that it is located in Residential Office. In the Residential Office, there is an established maximum building size. The maximum is 10,000 square feet, but there can only be 5,000 square feet on each level. The owner of that property wanted to do 10,000 square feet on one level. Back when there was a Board of Adjustment, the property owner applied for a variance. Staff did not feel it met the variance criteria, but the Board of Adjustment did, and the variance was granted. That meant the two levels of 5,000 square feet were spread out onto one level.

Mr. Johnson offered to send out the Form-Based Code materials to the City Council for review. Council Member Matt Holton stated that he would like to see this return to the Planning Commission for additional review since several changes have been made. The Planning

Commission spent a lot of time on this, so he feels it makes sense for Commissioners to look at the additional proposals. Council Member Birrell wondered whether a Joint Meeting between the City Council and Planning Commission would make sense for the Form-Based Code discussions. Mr. Gerber asked if there is a desire to have an additional Council discussion before a Joint Meeting is scheduled. There was support for a discussion at the next City Council Meeting. There can be a Joint Meeting scheduled with the Planning Commission as well to discuss the language.

Council Member Holton believes it makes sense to figure out if Form-Based Code is needed. He can see how it could be used for good, but he can also see how it could be used to push certain outcomes. Mayor Weichers pointed out that if the City wants a say in the overall look and feel, then there needs to be some give and take. There is more leeway given for use, but then there is more thought put into the overall look and feel. Council Member Birrell sees this as a useful tool. Form-Based Code could streamline things for everyone involved, which would be a benefit. She wants to see the City do everything possible to streamline things in a way that still preserves the character. Council Member Holton stated that he supports streamlining the overall process.

3.3 General Plan Update - Community and Economic Development Director, Mike Johnson.

Mr. Johnson shared a General Plan update with the City Council. He reported that the Meeting Materials Packet includes a Staff Report Memo related to the General Plan. The Moderate-Income Housing element is technically part of the General Plan, but that was discussed earlier in the Work Session. In 2021, grant funds were received to conduct a General Plan update as well as draft Form-Based Code. Preliminary efforts led to an online survey, a community open house, and a Joint Work Session discussion between the Planning Commission and the City Council.

While the Form-Based Code continued to advance, the General Plan update was paused due to the Town Center purchase, the Master Plan process, and a lack of adequate remaining grant funds to substantially revise the General Plan. This last year, the Wasatch Front Regional Council (“WFRC”) was approached about possible supplemental funding. WFRC agreed that the initial funding for the General Plan and Form-Based Code was fairly low and found additional funding. The City is under contract with Landmark Design as the primary consultant for the General Plan.

Mr. Johnson explained that everything learned during the previous process and the Joint Work Session was taken into account. There is a clear community desire to preserve the quality of life in established single-family areas. That does not mean there will not be any changes, but it means there is no interest in drastic change. The focus has been on the idea of smart growth. While it is known that there is demand for growth and development, it is important to think about what that means in Cottonwood Heights. Mr. Johnson noted that the State Code was updated to require every city to adopt a Water Element as part of the General Plan no later than December 2025. That has been added to the scope, and some supplemental grant funds were received from the State.

Mr. Johnson reported that the City is in the preliminary redrafting phase of the General Plan update process. The Land Use Element has been preliminarily formatted. The content and overarching recommendations are what Staff would suggest taking forward for public input. The Moderate Income Housing Plan is drafted and is ready for City Council vote due to the submission deadline.

The Transportation Element is still in the outline phase and is being worked on. The Water Element draft is underway, as well as other elements, such as the Parks, Trails, and Open Space Element. Mr. Johnson explained that a General Plan is a high-level policy vision for the next 20 to 50 years. It looks like it has a long-range vision, but does not prescribe how to reach that vision.

Council Member Hyland asked if the consultant will review the different plans to make sure there is consistency. Mr. Johnson explained that a lot of the General Plan is informed by the Master Plans. In the time since the last General Plan was adopted, there have been numerous Master Plans created. This includes the Wasatch Boulevard Master Plan, Fort Union Boulevard Master Plan, Parks, Trails, and Open Space Master Plan, Mid-Valley Active Transportation Plan, Transportation Master Plan, Town Center Master Plan, East Jordan Canal Feasibility Study, and the ongoing Form-Based Code project. These Master Plans will inform the direction of the General Plan.

The Land Use Element is a section where the most progress has been made. Mr. Johnson shared some of the highlights from the Land Use Element with the City Council. It includes an Existing Land Use Map and Existing Conditions information. Mayor Weichers noted that cities are not bound to follow the General Plan. Mr. Johnson explained that it is a policy document. While it is good practice to follow the General Plan, there is no requirement to do so. That is the reason that a lot of the suggestions and recommendations are broad. The Land Use Element was further reviewed, which included information about achieving the Future Vision. It references smart, balanced growth, which the plan explains. The current language for that section is as follows:

- Accommodates smart, balanced growth: Growth should align with the City's size and maintain a balance between higher-density areas and neighborhoods, prioritizing smart growth that is sustainable and respects the community's character.

Mr. Johnson referenced one of the recommendations that mentions working towards establishing Neighborhood Master Plans. These would allow the City planning processes to take place at a smaller scale and then work outward. While this is a recommendation in the plan, the plan does not create Neighborhood Master Plans. Council Member Birrell reported that in District 4, there are several distinct neighborhood areas. Through Form-Based Code, over time, it is possible to meet the needs of the different neighborhood areas within each District. Mr. Johnson noted that the General Plan acknowledges that every area is different. He explained that in the future, it is possible to focus on specific Neighborhood Master Plans that address those different needs.

The section related to Achieving Smart Growth was reviewed. The following is mentioned:

- Embracing local history and context;
- Providing attainable housing;
- Enhancing development standards;
- Completing the park, trail, and open space system;
- Prioritizing multi-modal transportation;
- Maximizing infrastructure; and
- Maintaining relevant and actionable Master Plans.

Mr. Johnson next reviewed some of the Land Use Goals included in the General Plan materials:

- Goal 1: Preserve and Enhance Existing Neighborhoods:
 - Prioritize neighborhood-level planning by establishing Neighborhood Planning Districts and Master Plans to ensure each neighborhood's needs are met within a broader City-wide vision;
 - Protect and maintain established neighborhoods by ensuring new development is compatible, with appropriate buffering and transitions. Preserve historic buildings, districts, and landscapes to maintain the local history and “sense of place.” Review existing plans and ordinances to continually ensure that this goal is met;
 - Focus commercial development along major transportation corridors and within regional and neighborhood centers to provide new economic opportunities while minimizing impacts on existing neighborhoods;
 - Implement the vision outlined in adopted Master Plans, including the Fort Union Master Plan, Wasatch Boulevard Master Plan, Parks, Trails, and Open Space Master Plan, Bonneville Shoreline Trail Access Plan, and other relevant studies, and regularly assess and update plans if necessary; and
 - Promote sustainability in existing neighborhoods through green building practices, low-impact development, energy-efficient retrofits, and waterwise landscaping for both new and existing structures.

Some of the other goals included in this section of the General Plan draft include:

- Goal 2: Ensure Community and Lifestyle Choice;
- Goal 3: Create Vibrant Activity Centers, Including a New Town Center; and
- Goal 4: Enhance Cottonwood Heights Place In the Larger Region.

Mayor Weichers reported that there were open houses held in the past where residents were invited to look at what was being done at the time. He asked what the role of the public is moving forward. Mr. Johnson believes it is helpful to have something to react to. The last time public input was received, there was an analytical analysis of the growth projected and the number of housing units that need to be handled in the City. That was not necessarily the best start for the process. During this process, the idea is to present a document or some sort of content to the public for feedback. That can be done in a few different ways. In the past, there were district-specific meetings considered once there were draft materials ready to be presented. It is also possible to hold a Town Hall Meeting or focus on online engagement. The type of public process can be determined by the City Council, but the overall goal is to reach as many residents as possible.

The State requires the City to have a General Plan. Mr. Johnson explained that certain elements are mandated, such as Land Use, Transportation, Moderate Income Housing, and Water. He noted that growth is mentioned under the Land Use Element. Mayor Weichers believes the public engagement piece could be improved if it is clearly communicated that there is a requirement to have certain elements within the General Plan. Council Member Birrell pointed out that the City does not provide the water. She wanted to know what the Water Element involves. Mr. Johnson

reported that Cottonwood Heights is not a water provider, so there is coordination with Jordan Valley Water and Salt Lake City Public Utilities. The Water Element can include general numbers related to their ability to serve the City. The element will ensure that Cottonwood Heights has plans and policies in place to be good stewards of water use. It is important to consider whether the utility capacity can accommodate the land use plans as well as the visions for growth.

Mr. Johnson reported that most of the General Plan is still in the outline phase, but is in the process of being reformatted. It will then be available for whatever public input process is determined to be appropriate. The plan can be formally reviewed by the Planning Commission and will eventually come to the City Council for consideration. He reiterated that the Moderate-Income Housing Plan needs to be submitted in a few weeks, and the Water Element needs to be submitted by December. Mayor Weichers asked if the draft version of the General Plan is ready to move to the Planning Commission, which was denied. Mr. Johnson clarified that the Transportation Element is not outlined at this time. He added that the consultant budget is focused on technical support rather than items such as hosting Town Hall Meetings. Some examples of technical support in this case include drafting content, making revisions, formatting, and finalizing.

There was discussion about the next steps. Council Member Birrell asked what will be different in the Transportation Element than what appears in the Transportation Master Plan that was passed last year. Mr. Johnson explained that the Master Plan focuses a lot on roadway capacities and roadway classification types. The draft plan will reference this, but will highlight that every element of the transportation system is important in some way. Council Member Birrell noted that the City has tried to utilize the Safe Streets and Roads For All (“SS4A”) grant for a Comprehensive System Action Plan. That is somewhat on hold, but she wondered whether the Comprehensive System Action Plan is the kind of visionary planning that takes safety for all users into consideration, as has been mentioned. Mr. Johnson clarified that it is strictly focused on safety and identifying where dangerous conditions exist. The General Plan will broadly look at what there is a desire for the transportation system to be, what should be prioritized, and how to achieve balance. This includes how to create a positive transportation experience regardless of the transportation type. It will be broader than any of the Master Plans or Safety Action Plans.

Mayor Weichers noted that this will be the last meeting that Mr. Johnson attends as a member of City Staff. As a result, he was asked to lead the Pledge of Allegiance during the Business Meeting.

3.4 FlashVote Survey Question Discussion – City Manager Jared Gerber.

Mr. Gerber explained that the next item on the Work Session agenda relates to the FlashVote survey questions. Council Member Shawn Newell noted that he has received some comments about survey fatigue. Some residents wanted to understand the rationale for more surveys. He has tried to inform them that this is a way the City can remain engaged and receive clear feedback.

The survey questions were reviewed. Council Member Hyland would like to see ease of getting around included somewhere as an option. Mr. Gerber noted that under Question 1 and Question 2, the option for “Trash and recycling services” could be replaced with “Ease of getting around town.” Council Member Holton believed the “Trash and recycling services” option should remain.

There was discussion about what should be included. It was determined that “Sense of community” would be placed with “Community events,” to add “Ease of getting around town.”

The drafted version of Question 3 was reviewed. Mr. Gerber asked if there was anything the Council would like to add or change. Council Member Newell believed the last items could be consolidated to state: “I’ve attended a City event.” That would leave space to add: “I’ve interacted with an elected City Official.” The Council discussed Question 4 and Question 5. Council Member Hyland was not sure it makes sense to have two open-ended questions, as that could add to the time it takes to complete the survey. Mr. Gerber clarified that there can be up to five questions included in the survey, and there are no required responses. Council Member Holton wanted to know if it is possible to ask FlashVote whether they have done a survey related to tax policy, affordability, and quality of life. Council Members discussed outreach and communication.

3.5 Resident Regulation Review – Council Member Matt Holton.

Council Member Holton explained that most residents do not engage with the City unless something has happened. For example, if there is a Code Enforcement matter or there is a question about permits. There was an incident more recently related to a home on Siesta Drive with an ADU. It looks like that area is Rural Residential and has lengthier setbacks when compared to the rest of the City. There is a different set of rules for a guest house. He feels there should likely be some action taken to ensure that the property is more in alignment and there is consistency.

Council Member Holton expressed a desire to look back at regulations and what has been put in place to make sure everything still works for the residents. It will include the perspective of property owners as well as neighboring residents. He clarified that there is no desire to formalize a Committee or formalize a process, but he wanted to let Council Members know that he is interested in looking at the regulations further to identify areas the City Council might need to look into. He wants to be proactive and find items that may need to be discussed and addressed.

There was a discussion earlier about ADUs. Council Member Holton would not mind Staff working on the ADU issue in the Siesta Drive area. That is a more immediate action item and is not related to the review process he is discussing, where he will review regulations and bring items to the City Council when appropriate. He asked whether there is support from the City Council.

Council Member Birrell expressed appreciation that this matter has been brought to the City Council. She is familiar with the Siesta Drive situation and explained that a resident reached out to her approximately one year ago about this issue. The owner wanted to keep the ADU and activate the external ADU as a rental. Per the existing ordinance, she would have to demolish it and build in the center of the backyard. Council Member Birrell is interested in looking at the ordinances through the lens of the plans that have been adopted. It is important to think about what has been determined to be important to the City, such as sustainability and affordability. She supports looking at different ways to make the ordinances more streamlined for Staff and residents.

Mayor Weichers would like to take a comprehensive look at all the zones in the City. He pointed out that the zones from the County were adopted. There have been discussions about some that

are not accomplishing what there is a desire to see. It might make sense to look further into zoning. Council Member Holton agreed that inconsistencies in zoning would be beneficial to discuss. Mr. Gerber explained that he would like to see all of those items move forward, but it will be difficult to move ahead on comprehensive reviews while the General Plan and Form-Based Code process is taking place. There are limited Staff resources available for all of the different projects. Council Member Holton explained that he intends to start the review process on his own and then bring some items forward for discussion and consideration. He wants to dedicate some time to this himself, but asked that some Staff time be dedicated to the ADU issue that was mentioned earlier.

4.0 REVIEW OF CALENDAR AND UPCOMING EVENTS.

- 4.1 **Saturday, July 5 at 6:00 PM – Korean Delegation Dinner and Friendship Agreement at City Hall.**
- 4.2 **July 11, 12, 14, 17-19 at 7:30 PM – Saturday Matinees at 2:00 PM. *The Lightning Thief: The Percy Jackson Musical* at Butler Middle School.**
- 4.3 **Thursday, July 24 to Saturday, July 26 – Butlerville Days.**
- 4.4 **Saturday, August 16, from 11:00 AM to 1:00 PM – 4th Annual Autism BBQ at City Hall.**

The calendar items were reviewed. Mayor Weichers noted that many are excited about the Korean Delegation Dinner and Friendship Agreement at City Hall. Council Member Holton reported that there will be six Korean War veterans and their families from this area at the scheduled dinner. Mr. Gerber added that on July 8, 2025, at 6:00 p.m., there will be a Meet the Candidates Night.

5.0 POSSIBLE CLOSED MEETING TO DISCUSS LITIGATION; REAL PROPERTY PURCHASE OR LEASE; THE CHARACTER AND PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; AND/OR ANOTHER PERMITTED PURPOSE UNDER UCA 52-2-205.

There was no Closed Meeting.

6.0 ADJOURN CITY COUNCIL WORK SESSION.

MOTION: Council Member Holton moved to ADJOURN. The motion was seconded by Council Member Newell. The motion passed with the unanimous consent of the Council.

The Work Session adjourned at 6:16 p.m.

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL BUSINESS MEETING
HELD TUESDAY, JULY 1, 2025, AT 7:00 PM IN THE COTTONWOOD HEIGHTS CITY
COUNCIL CHAMBERS, LOCATED AT 2277 EAST BENGAL BOULEVARD,
COTTONWOOD HEIGHTS, UTAH**

Members Present: Mayor Mike Weichers, Council Member Shawn Newell, Council Member Matt Holton, Council Member Ellen Birrell, Council Member Suzanne Hyland

Staff Present: City Manager, Jared Gerber; Police Chief, Robby Russo; Finance Director, Scott Jorges; Records, Culture, and Human Resources Director, Barbara Higgins; City Recorder, Tiffany Janzen; Community and Economic Development Director, Michael Johnson; IT Manager, Matt Ervin; Public Works Director, Matt Shipp; Unified Fire Authority, Riley Pilgrim; Assistant City Engineer, Ben Nelsen

1.0 WELCOME

Mayor Mike Weichers called the City Council Business Meeting to order at 7:00 p.m.

2.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Community and Economic Development Director, Michael Johnson. Mayor Weichers reported that this will be the last meeting Mr. Johnson will be attending in his official capacity with the City. Mr. Johnson has been with Cottonwood Heights for 14 years and has done wonderful work. It was stated that Mr. Johnson will be missed by the City Council.

3.0 CITIZEN COMMENTS

Mayor Weichers opened the Citizen Comment period.

Maggie Mills shared information about the Whitmore Library. She reported that Summer Reading is halfway through, but it is not too late to register and participate. This month, a lot is happening at the library, including a Puppet Show next Friday at 11:00 a.m. and a Blood Drive next Monday from 1:00 p.m. to 7:00 p.m. In addition, there is a five-week program that starts on July 12, 2025, which is called Staying Connected With Your Teen. It is designed to help caregivers understand their teen and learn about development, communication, involvement, and anger management. Those interested in participating in that program can register online. There is also a Localscapes called Creating Your Ideal Utah Yard scheduled on July 15, 2025, at 7:00 p.m.

Chris Harding was present to share a comment about property taxes. He passed out materials to the City Council. The intention is to spread the word that it is possible to sign up for electronic notifications for the Notice of Valuation, which is the annual statement that the County puts out outlining what is happening with property taxes. This includes what the different entities are doing with taxes. There is only so much that can be included on the mailed sheet, so the idea is to include additional resources and information on the online version of the document. Mr. Harding reported

that there is also a desire to communicate what the appeals process looks like. If the valuation of a property is not correct, then an appeal needs to be filed. Previously, an appeal was submitted, and there was a waiting period. The new process will include status updates and a point of contact. Mr. Harding added that there is also a QR code for a tip hotline that can be used.

Randall Prazen reported that he is running for District 3 in the upcoming election. He thanked the City Council for all of their hard work. He is excited about the opportunity to potentially serve the community. Mr. Prazen has spent a long time working with individuals who have disabilities, and being of service is something that he likes to do. He has had the opportunity to meet with members of City Staff, who have been welcoming and kind. Mr. Prazen is available if there are any questions or if there are any Committees that he might be able to serve on in some manner.

City Manager, Jared Gerber, reported that one comment was submitted to the City Recorder email rather than through the normal process. It was about Form-Based Code and will be shared.

There were no further comments. The Citizen Comment period was closed.

4.0 ACTION ITEMS

4.1 Consideration of Ordinance 445 - Amending Code Section 2.20.120 Concerning Campaign Finance Disclosure Requirements. (This Ordinance will Amend the City Code to Conform its Campaign Finance Disclosure Requirements to Current UTAH CODE ANN. 10-3-208).

Mayor Weichers noted that Ordinance 445 was discussed during the Work Session.

MOTION: Council Member Newell moved to APPROVE Ordinance 445 – Amending Code Section 2.20.120 Concerning Campaign Finance Disclosure Requirements. The motion was seconded by Council Member Holton. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye. The motion passed unanimously.

4.2 Consideration of Ordinance 446 - Approving the “Water Vista Way” Annexation. (By this Ordinance the Council will Approve the Annexation of Approximately 16.41 Acres Located Near 2703-2903 East Water Vista Way and 2704 East Creek Road.)

Mayor Weichers noted that Ordinance 446 was discussed during the Work Session. He reported that a public hearing was opened on May 20, 2025, and the hearing has remained open since then.

Mayor Weichers opened the public hearing. There were no comments. The hearing was closed.

MOTION: Council Member Hyland moved to APPROVE Ordinance 446 – Approving the “Water Vista Way” Annexation. The motion was seconded by Council Member Birrell. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye. The motion passed unanimously.

4.3 Consideration of Resolution 2025-48 - Approving Performance Contracts for 2025 Butlerville Days. (By this Resolution, the Council will Approve the City's Entry into Performance Contracts with the Music Groups Imagine and Cole Hartley for Entertainment at 2025 Butlerville Days).

Mayor Weichers noted that Resolution 2025-48 was discussed during the Work Session.

MOTION: Council Member Birrell moved to APPROVE Resolution 2025-48 – Approving Performance Contracts for 2025 Butlerville Days. The motion was seconded by Council Member Hyland. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye. The motion passed unanimously.

4.4 Consideration of Resolution 2025-49 - Awarding a Retiring Police Officer His Badge and Approving His Purchase of a Police Firearm. (Assistant Chief Paul Brenneman is Retiring from CHPD After 39 Years of Public Service, Including Nearly 17 with CHPD. As is Customary and as Authorized by City Code, by this Resolution the Council will Award Assistant Chief Brenneman His Badge and Approve His Purchase of His Sidearm).

Mayor Weichers noted that Resolution 2025-49 was discussed during the Work Session. Council Member Ellen Birrell stated that Assistant Chief Paul Brenneman has added a lot of value to the City. She has interacted with him many times on various initiatives, and she is thankful for his service. Council Member Birrell wished Assistant Chief Brenneman well in his retirement.

MOTION: Council Member Birrell moved to APPROVE Resolution 2025-49 – Awarding a Retiring Police Officer His Badge and Approving His Purchase of a Police Firearm. The motion was seconded by Council Member Newell. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye. The motion passed unanimously.

4.5 Consideration of Resolution 2025-50 - Approving an Interlocal Agreement with Salt Lake County for Corridor Preservation Funding. (This Resolution will Approve the City's Entry into an Interlocal Agreement Whereunder Salt Lake County will Distribute \$216,000 in Corridor Preservation Funding for Use at or Near 1720-1770 East Fort Union in Connection with the City's Fort Union Bike Lane Project).

Mayor Weichers noted that Resolution 2025-50 was discussed during the Work Session.

MOTION: Council Member Holton moved to APPROVE Resolution 2025-50 – Approving an Interlocal Agreement with Salt Lake County for Corridor Preservation Funding. The motion was seconded by Council Member Hyland. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye. The motion passed unanimously.

4.6 Consideration of Resolution 2025-51 - Approving an Updated Affordable Housing Plan. (State Law Requires the City to Regularly Update its State-Required Plan for the Provision of Moderate-Income/Affordable Housing in the City. This Resolution will Approve that Update, which was Prepared for the City by LRB Public Finance Advisors).

Mayor Weichers noted that Resolution 2025-51 was discussed during the Work Session. Council Member Suzanne Hyland thanked Mr. Johnson for all of the work that he put into the plan to ensure that the City is in compliance. Council Member Shawn Newell echoed that comment.

MOTION: Council Member Newell moved to APPROVE Resolution 2025-51 – Approving an Updated Affordable Housing Plan. The motion was seconded by Council Member Birrell. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye. The motion passed unanimously.

4.7 Consideration of Resolution 2025-52 - Admitting the City of Holladay as a Member of the Central Wasatch Commission. (The City is a Member of the Central Wasatch Commission, an Interlocal Entity Charged with Adopting a Suite of Actions to Protect and Enhance the Central Wasatch Mountains. The City of Holladay has Requested to be Included as a Member of the CWC, which Admission Requires Approval by all the CWC’s Current Members. This Resolution will Grant Such Approval by the City of Cottonwood Heights).

Mayor Weichers noted that Resolution 2025-52 was discussed during the Work Session. Council Member Birrell is thankful that Cottonwood Heights is remaining with the Central Wasatch Commission (“CWC”) for another year and that the City of Holladay will become a member.

MOTION: Council Member Birrell moved to APPROVE Resolution 2025-52 – Admitting the City of Holladay as a Member of the Central Wasatch Commission. The motion was seconded by Council Member Hyland. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye. The motion passed unanimously.

4.8 Consideration of Resolution 2025-53 - Approving an Appointment to the Arts Council. (This Resolution will Approve the Manager’s Appointment of Abigail Eyre to the City’s Arts Council Advisory Committee to Fill a Vacancy).

Mayor Weichers noted that Resolution 2025-53 was discussed during the Work Session. Council Member Newell asked about remaining vacancies on the Arts Council. Mr. Gerber offered to find out and share that information with the City Council. He believes there are one or two vacancies. Council Member Newell encouraged interested residents to reach out about participation.

MOTION: Council Member Newell moved to APPROVE Resolution 2025-53 – Approving an Appointment to the Arts Council. The motion was seconded by Council Member Holton. Vote on Motion: Council Member Hyland-Aye; Council Member Newell-Aye; Council Member

Birrell-Aye; Council Member Holton-Aye; Mayor Weichers-Aye The motion passed unanimously.

5.0 CONSENT CALENDAR

5.1 Approval of the Minutes for the City Council Work Session and Business Meeting of June 17, 2025

MOTION: Council Member Hyland moved to APPROVE the Consent Calendar. The motion was seconded by Council Member Newell. The motion passed with the unanimous consent of the Council.

6.0 ADJOURN

MOTION: Council Member Hyland moved to ADJOURN. The motion was seconded by Council Member Holton. The motion passed with the unanimous consent of the Council.

The City Council Business Meeting adjourned at 7:20 p.m.

DRAFT

I hereby certify that the foregoing represents a true, accurate, and complete record of the Cottonwood Heights City Council Work Session and City Council Business Meeting held on Tuesday, July 1, 2025.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

DRAFT