

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION
HELD TUESDAY, JULY 15, 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 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; Assistant City Engineer, Ben Nelson; Unified Fire Authority, Riley Pilgrim

Excused: Council Member Shawn Newell

1.0 WELCOME

Mayor Weichers called the meeting to order at 4:00 PM.

2.0 REVIEW OF BUSINESS MEETING AGENDA – Mayor Weichers.

Mayor Weichers reviewed the Meeting Agenda and stated that the Pledge of Allegiance would be led by Fire Chief, Riley Pilgrim, followed by City Council Committee Reports and the Citizen Comment Period. Item 5 would be the Wasatch Front Waste and Recycling Report, which would be presented by retiring CEO, Pam Roberts. Item 6, Standing Quarterly Reports, would include Police Department and Finance Reports.

There were eight Action Items. Item 7.1 was Consideration of Ordinance 441-A, Approving a General Plan Amendment for .95 Acre of Realty at 3526 East Fort Union Blvd. from Residential Office to Residential Medium Density. Item 7.2 was Consideration of Ordinance 441-2 to rezone the same property to R-2-8 (Residential Multifamily). City Manager, Jared Gerber, added that the Development Agreement for the project would be considered in Item 7.4.

Mr. Gerber reported that the property owner originally agreed to a shared drive access on Fort Union Boulevard to the six rear-load townhomes and a 25-foot setback on the western side but now requested consideration for a 15-foot setback on that side. However, he indicated that he would move forward with a 25-foot setback if necessary. Council Member Hyland stated that the property owner on that side has an Accessory Dwelling Unit (“ADU”) that is very close to the property line. Council Member Birrell reported that constituents informed her that they were pleased with the concessions the developer was willing to make. She was open to listening to Mr. Nash, but she believed he needed to honor the commitment he made regarding the 25-foot setback.

Council Member Birrell expressed concern about language contained in the Development Agreement. It was her understanding that a Homeowners Association (“HOA”) would be created for the project, but one was not specified in the agreement. City Attorney, Shane Topham, clarified that an HOA is not specifically required. Council Member Birrell stated that her constituents are concerned about preservation of items like high-quality landscaping and she believed that would require an HOA. Mr. Gerber read the subject portion of the Development Agreement, which indicates that the developer agrees to “adopt and perpetually comply with a comprehensive plan to assure all common areas of the project are maintained in good, attractive condition.” In response to a question raised by Mayor Weichers, Mr. Topham confirmed that the property owners would be responsible for common areas like the ingress easement if there is not an HOA.

Council Member Birrell would also like consequences outlined in the agreement should either party default on their commitment as she believed that would incentivize the developer to follow through on the agreement. Mr. Topham explained that default would result in a lawsuit. Mr. Gerber added that if the correct setback, easement agreements, etc., are not in place, the subdivision will not be approved and the developer will not be able to begin construction. Council Member Birrell stated that in her experience with projects like Dover Hills, what was constructed is not what was originally agreed to. Mr. Gerber explained that Dover Hills is being built to the Development Agreement and is not yet fully constructed. Mayor Weichers noted that there are inspection processes the developer would be required to tear down and rebuild if he did not build to the agreement. Council Member Birrell was in favor of adding that language to the agreement.

In response to a question from Council Member Hyland, Mr. Topham confirmed that it would be up to potential property owners to ask questions regarding an HOA. In response to her follow-up question concerning easements, Mr. Gerber stated that those responsibilities could be handled by an HOA or by including a title restriction on each property. Staff will confirm that the conditions outlined in the Development Agreement are met during the subdivision process, and some type of agreement on common area maintenance will be required.

Mayor Weichers needed to hear the applicant’s reasoning for the smaller setback, as he was not inclined to approve it. Council Member Holton believed it was only fair to move forward with the current setbacks because otherwise the whole project could be put in jeopardy.

Item 7.3 was Consideration of Ordinance 447, Confirming and Ratifying the Creek Road West Annexation. Mr. Topham reported that the City has 60 days to make certain filings with the Lieutenant Governor after the Annexation Ordinance is enacted, and there had been delays in getting the map to the surveyor.

Item 7.4 was Consideration of Resolution 2025-54, Approving a Development Agreement with Land Development LLC. Mr. Topham indicated that items 7.1, 7.2, and 7.4 were all contingent on one another, and it would be best to take action on all items at the same time.

Item 7.5 was Consideration of Resolution 2025-55, Approving Agreement with H.W. Lochner for Design Services. Assistant City Engineer, Ben Nelsen reported that the third lane was removed in 2020 when double left turn lanes were added, and the project would add the lane back. The

agreement was for the 30% design and environmental clearance. They would also review crash data to determine if a median was required to address safety concerns.

In response to a question from Mayor Weichers, Mr. Nelsen confirmed that any required property acquisition would be determined in this phase. It will also take the Phase 2 trail into account, so the environmental will not need to be redone if the City moves forward with that phase.

Council Member Hyland asked why it was a foregone conclusion that a third lane is necessary. Mr. Nelsen reported that the 30% design process would consider all options. Council Member Hyland stated that they should consider putting in a median to handle access management to the businesses.

Council Member Holton agreed that a median could be helpful, but he has spoken with business owners who expressed concern about the impact of a median on their businesses. They need to balance traffic concerns with the business owner's right to do business and not be financially impacted. In a previous Council meeting, there was interest in adding the third lane to alleviate traffic concerns. Residents of District 1 would like to see a reduction in the congestion, and it is possible that a median would correct that issue. Council Member Hyland understood the business owners' concerns, but surrounding cities use medians to mitigate the issues caused by vehicles turning in and out of businesses and she did not understand the resistance to the idea. City Ordinance prohibits left turns within 200 feet of an intersection, but everyone does it. The Council discussed times and areas of congestion, as well as the areas where there are already three lanes.

Council Member Hyland stated that Scott Bracken has indicated that the pinch point is between the Wells Fargo and Check City buildings. She asserted that they should consider expanding the scope of the project to include what the median is expected to do and how it will improve congestion. It will cost millions of dollars to buy out Check City, and she wanted to ensure that this was the best use of taxpayer dollars. Mayor Weichers stated that the plan would only require inches of right-of-way, so the cost would be considerably lower. Corridor preservation funds are also available for the project.

Council Member Holton stated that if the median were to prevent people from turning left into Starbucks, for example, it would need to be a significant distance from the light, which would also impact McDonald's. Mayor Weichers expressed concern that the median could prevent cars from going to those businesses, but cars could also do a U-turn at the end of the median. He did not know if that would be a better solution. Council Member Hyland stated that she believed the scope of the project should be expanded to address all possibilities, not just a foregone conclusion that a third lane is the answer to the traffic problems.

Council Member Birrell asked if anyone needed to recuse themselves from the discussion. Council Member Holton clarified that a McDonald's franchise owner is a resident of Cottonwood Heights, and he asked that resident for an introduction to the owner of the McDonald's at Highland Drive and Fort Union Boulevard so he could ask about traffic impacts. That owner reported that he owned another location where a median was installed, and as a result, that location lost approximately \$200,000 in revenue. Council Member Holton believes the City owes it to citizens to look at all potential solutions and their impacts on businesses. Mr. Nelsen stated that he would

speak to the consultant about the matter. Council Member Hyland stated that a median could be engineered in such a way to allow cars to turn left into the businesses but prevent left exits.

Council Member Birrell had questions regarding funding sources and costs prior to advancing the item. She asked to review the three funding sources, timing, deadline for use of Impact Fee funds, and if the funds must be applied to this specific project. She noted that the City Council previously agreed on the need for a Comprehensive Safety Action Plan (“CSAP”), but it was tabled due to the projected \$100,000 cost to the City. She presented a map and indicated that she does not believe Brighton High School students will utilize the proposed bicycle lane. She believes they could create a safer route for east-west cyclists south of Fort Union Boulevard without expanding Highland Drive into businesses. She asked that the item be tabled, as she is against adding additional vehicular lanes. Council Member Holton indicated that it is not unreasonable for the City government to make it easier for people to travel through congested areas. Council Member Birrell stated that they should be considering transportation alternatives.

Council Member Hyland would like to continue the item and expand the scope of the project. The City Council previously agreed that a prioritization matrix or CSAP would help them better understand where to focus monies.

In response to a question from Mayor Weichers, Mr. Nelson stated that the design cost is \$110,000, which would be paid entirely with Transportation Impact Fees. Finance Director, Scott Jurges, reported that the combined Stormwater and Transportation Impact Fee fund is under \$200,000, and the funds would need to be used within approximately two years. Mr. Gerber added that the funds can only be used for improvements that can be attributed to growth caused by the original project. Council Member Hyland stated that the trail funding will be available in 2026 and intersection funding will be available in four years.

Mayor Weichers asked if the item needed to be tabled in order to expand the project scope. Mr. Nelsen reported that they could move forward and then discuss expansion with the consultant.

Council Member Birrell did not believe there had been adequate deliberation on the item. She had a statement from a member of the Subcommittee on Active Transportation that she had been asked not to read. She believed it was irresponsible to induce demand, and the proposed medians would not be sufficient and did not comply with the General Plan. Funding sources for a CSAP were discussed.

Mayor Weichers noted that the project area is an arterial road that moves people from a freeway entrance at Highland Drive. The City can add crossroads and other measures to make its roads as safe as possible, but the State would not allow them to decide that moving traffic is not the function of Highland Drive. Council Member Birrell commented that it was not her suggestion to restrict traffic on Highland Drive, but rather not to expand it. She believes the intersection and business entrances along the roadway are very unsafe for pedestrians and cyclists. Mayor Weichers noted that the west side of the road already has three lanes, and the lanes on the east side are very wide. As Council Member Birrell had previously pointed out, the wider the lane, the faster cars feel they can go. He believes narrowing the lanes and adding a third will make drivers less comfortable

about moving faster and remove the congestion point where three lanes decrease to two. Council Member Birrell disagreed.

Council Member Hyland reiterated her request that the scope of work be amended to include all options, including adding a median. Council Member Holton agreed that they should have as much information as possible, including each alternative's impact on traffic and businesses, but disagreed with delaying the project. Mayor Weichers clarified that the item was for 30% design. Mr. Nelsen stated that the work could be added to the current contract. Council Member Hyland stated that the executive summary only includes addition of the third lane, and her preference was to table the item until the full scope could be included. Council Member Birrell agreed that the item should be delayed. Mr. Topham stated that the item could be continued or approved with the condition that the addendum be made to the contract. Council Member Hyland expressed support for a conditional approval.

Council Member Birrell quoted the letter from Mr. Geiger and stated, "For any new developments related to active transportation, a working group of key stakeholders needs to be included. Active Transportation Subcommittee members can serve in this capacity as needed, as well as the users in the community; think local users without cars that traverse these routes daily, more than leisure cyclists. For the three projects proposed, the outside consultant has proposed ideas from Google Maps. We need to go walk the route and determine what's needed to follow the CSAP guidelines that plan for human error. For example, on Highland Drive, 12 driveways represent conflict points between Interstate 215 and Fort Union Boulevard."

Item 7.6 would be Consideration of Resolution 2025-56, Approving and Ratifying a Bid and Awarding a Construction Contract for the Creek Road Frontage Improvements Project. Mr. Nelsen reported that a grant was received to add sidewalk at 7425 South Creek Road and 2175 East Creek Road. A total of \$262,000 was budgeted for the project, and the low bid came in at approximately \$112,000. The City's match is 40%.

Item 7.7 would be Consideration of Resolution 2025-57, Approving appointment of Sharon Daurelle to the Arts Council. Mr. Gerber stated that Ms. Daurelle is very involved in the arts and is currently the house manager for the Rose Wagner Performing Arts Center.

Item 7.8 would be Consideration of Resolution 2025-58 Designating Certain Areas Where Orders to Disburse are Authorized. Police Chief, Robby Russo, reported that Butlerville Days has become a regional event, which can attract individuals who are affiliated with gangs. There has also been an increase in gang activity in the park. The resolution would identify the park as a gang-prohibited area, which would allow law enforcement officers to enforce orders to disperse in the designated area before incidents occur and prohibit reentry for 48 hours.

Police Captain Chris McHugh reported that since Taylorsville enacted the same ordinance, they have had no stabbings or firearms-related offenses at Taylorsville Days. Cottonwood Heights has been very lucky. A large fight broke out in the carnival area at the end of Butlerville Days in 2024, and only three or four officers had to break up a fight between 15 to 20 young adults and teenagers. The ordinance will allow officers to remove known gang members with the help of the Salt Lake City metropolitan gang unit. Chief Russo added that most people leave after the fireworks, at

which time law enforcement staff move to traffic control points to assist with exiting the City. If situations evolve within the park during that time, there may not be sufficient staff in that location. To address the issue, they hire officers from other agencies to help staff the event appropriately.

In response to a question from Council Member Birrell, Captain McHugh reported that there was no expense associated with the resolution, but they did need to hire six outside officers to assist with staffing. Taylorsville Days and Butlerville Days are similarly sized events, but Butlerville Days will be the only carnival on July 24 and only fireworks and carnival on July 25. Attendance numbers have increased steadily as they bring in people from all over the Valley.

Council Member Hyland stated that the Butlerville Days Committee has suggested closing the carnival earlier, but carnival companies do not want to commit to earlier closing times as it impacts revenue. She appreciated the proposed solution. Captain McHugh stated that Taylorsville closes their carnival at 8:00 p.m. because trouble usually begins after sunset. Mayor Weichers indicated that the Council should consider an earlier closing time for the next contract.

Item 8.1 would be approval of the minutes for the City Council Work Session and Business Meetings of July 1, 2025.

3.0 REPORTS

3.1 LaCresta Drive Update – Public Works Director, Matt Shipp.

This item was tabled to a future meeting.

3.2 Form-Based Code Discussion – City Manager, Jared Gerber.

Mr. Gerber asked if there were any specific questions regarding the current draft or if the Council would prefer to continue the discussion with the new Community and Economic Development Director. Mayor Weichers stated that the consultant pushed back on some of the items the Council had discussed, which he believed indicated the need for more discussion. The new director was scheduled to begin work on Monday, July 21, and Mayor Weichers suggested giving that individual time to familiarize himself with the draft prior to discussing it further. Council Member Birrell agreed and stated that some of her constituents are passionately opposed to form-based code. She believes it would be valuable to interact with residents further on the matter. Mayor Weichers suggested holding a town hall after the new director has had time to review the draft.

Council Member Hyland stated that she believes the draft needs to go back to the Planning Commission. She referred to Page 25, which is a new addition but is not indicated as such, and expressed frustration with VODA. She suggested that the Council consider engaging a new consultant if they chose to move forward with form-based code.

Council Member Birrell stated that form-based code can be beautiful if the citizens are incorporated into the foundational work, which she does not believe has occurred.

The discussion was tabled to a future meeting.

3.3 Civil Code Enforcement Discussion – City Manager, Jared Gerber.

Mr. Gerber stated that the intent of the discussion was to obtain direction from the City Council regarding next steps. Civil Code Enforcement can streamline the process for those who are inclined to come into compliance. It also provides more flexibility than criminal enforcement. There is an added expense because of the Administrative Law Judge (“ALJ”) and associated costs. The current Criminal Code System is cumbersome and time-intensive. There are distinct benefits to civil enforcement, but some people will not comply unless it is a criminal action. Mr. Gerber suggested that the Council consider a hybrid system where violations could be escalated to criminal charges if necessary.

Council Member Birrell asked if civil enforcement was tied to short-term rentals (“STR”). Mr. Gerber stated that the discussion originated there, but an ALJ can be utilized for any type of code enforcement. Council Member Hyland read a statement from the Sandy City Code Enforcement website indicating that they adopted a hybrid approach. Based on the experiences in Sandy, Taylorsville, and other cities, she was hopeful that civil enforcement would bring more people into compliance. In response to a question from Mayor Weichers, Mr. Topham stated that the City could create a hybrid system through Code amendments.

Council Member Birrell asked about cost. Mr. Gerber stated it was not currently budgeted, but there would be an hourly cost for the ALJ. He spoke with the City Hearing Officer about it, who indicated that he has performed those duties in the past. Council Member Hyland stated that Sandy may be able to share cost estimates. Mayor Weichers stated that there should be studies available showing how fines cover most of the costs. Mr. Gerber stated that the goal of civil enforcement is compliance, so in many cases fines are reduced or waived. Council Member Hyland asked if it would cost the City any more than criminal enforcement currently costs. She had not heard negatives about the approach from cities that have implemented it.

Mr. Gerber stated that at the Council’s direction, Staff would further research the matter and return with a comprehensive presentation. Mayor Weichers indicated that the City Council was in favor of moving forward.

3.4 Short-Term Rental Software Discussion – Council Member Hyland.

Council Member Hyland reported that when the City Council last discussed STR software, Planning Commissioner Sean Steinman proposed a temporary permitting process. Unfortunately, Mr. Topham and the State Ombudsman’s Office indicated that it was not a viable legal option.

Council Member Hyland and Mayor Weichers had discussed the following next steps:

1. Adopt a Budget Amendment to purchase and implement Granicus Host Compliance software. As previously discussed, other communities have indicated that they achieved 90% compliance through the software. Council Member Hyland proposed that it correspond with the verification module purchased by the State, which is expected to be online in the Fall.

2. Focus on two priorities with the software:
 - a. Bring existing non-licensed STRs in allowed zones into compliance. This will also allow the City to claim Transit Revenue Tax (“TRT”) from these properties.
 - b. Eliminate whole-home existing STRs in single-family zones. This can be accomplished because Granicus can discern the difference between whole-home and owner-occupied listings.
3. Use the software dashboard to determine where owner-occupied listings are located, which will guide policy decisions on where and how many STRs should be allowed in single-family zones.

Council Member Hyland indicated that the STR Committee does not want to research and make recommendations that the City Council will not consider. Murray has codified hosted sharing, which she does not believe would be in the best interests of the City as it can be defined but is difficult to enforce. Owner-occupied STRs are easier to enforce.

Sandy does not allow corporations or LLCs to own STRs; they must be owned by an individual or family trust. Proof of ownership is required, as well as Federal and State tax returns and an affidavit verifying that the owner lives in the home no less than 183 nights per year. They also only allow properties to be leased for 182 nights per year.

Council Member Hyland is confident that the STR Committee can research and incorporate the best practices from surrounding cities into proposed regulations for Cottonwood Heights. They have already identified restrictions that do not work, such as Millcreek’s prohibition on STRs within 400 feet of each other. She asked if the Council would support moving forward with the software and two priorities, as well as if they would support the STR Committee creating best practices for owner occupancy and making recommendations on where and how many STRs should be allowed.

Council Member Birrell stated that it would be useful to obtain data through Granicus regarding the number of whole-home rentals prior to making additional decisions. She believes that the majority of STRs in Cottonwood Heights are whole-home rentals, and that they should obtain that data prior to the committee making recommendations.

In response to a question from Council Member Birrell, it was clarified that a Budget Amendment would be necessary to purchase the software. The total cost is \$22,600 annually. Mayor Weichers stated that he is in support of moving forward because bringing all STRs in approved areas into compliance with licensing requirements will mostly offset the cost. Council Member Birrell was also in support of moving forward.

In response to a question from Mayor Weichers, Council Member Hyland stated that Sandy has taken a practical approach regarding what can be enforced. Brighton allows whole-home STRs in

certain zones. Cottonwood Heights could do the same. She preferred that the STR Committee begin making recommendations prior to having the full data because she is concerned about timing. She would like to see a policy enacted prior to ski season, which would require that they move forward quickly. However, she also did not want the committee to spend time on the issue if the Council was not open to it. In response to a question from Mayor Weichers, she clarified that the STR Committee wanted to ensure the Council's support first. Mayor Weichers suggested that the committee first create a definition of owner occupancy.

In response to a question from Council Member Birrell, Council Member Hyland stated that Granicus believes they will identify at least 70% of the City's STRs by Fall through the address verification module that was purchased by the State. When the City purchases the software, that module will automatically be populated in the dashboard. Staff availability and speed of enforcement were also discussed.

Council Member Hyland will bring the definition of owner occupancy back at the next City Council meeting.

3.5 Crime Data and Analysis Demonstration – Chief Russo.

Chief Russo reported that the Police Department does not have a crime analyst, but Emma Lalaian is working on her master's degree in the field. He is often asked for statistics on a specific area. That information is in the system, but they did not have an organized way to present it. Ms. Lalaian has organized the data utilizing Power BI. Chief Russo stated that she might also be able to integrate STR data into the system. In response to a question from Council Member Birrell, it was clarified that the data was for all citations, including expired registrations or pedestrian tickets.

Ms. Lalaian presented data on traffic tickets issued by location in May 2025. The majority of tickets were issued on South Oak Creek Drive, followed by Westerling Way. The largest percentage was issued to 18-year-olds, and more tickets were issued on Thursdays and in the afternoon than on other days or times of day.

May's arrest data was reviewed next. Most arrests occur on Fridays, and the highest percentage of those arrested are in their mid-30s. The largest percentage of arrests are for possession of controlled substances and assault.

Accidents primarily occur on Saturdays, followed by Fridays. The majority do not involve injuries. In response to a question from Mr. Gerber, it was confirmed that all calls the Police Department responded to were charted, including agency assists. One fatality is being investigated for another agency.

Data for all May calls was also reviewed. Thursday and Wednesday are the busiest days for calls, with 2:00 a.m. and 11:00 a.m. being the busiest times. Approximately 22% of calls are for traffic stops, and 7% are for theft. Ms. Lalaian indicated that at the Council's direction, she could also chart specific types of traffic calls, for example.

Mayor Weichers stated that he has used Power BI for many years and is very happy that the Police Department now has the program. He is pleased that they can narrow the data down. In response to his question, Chief Russo stated that Ms. Lalaian is currently serving in a support services function, and he hopes to be able to promote her to analyst in the future. The City Council discussed different uses for the program.

3.6 City Entry Beautification Update – Public Works Director, Matt Shipp.

Mr. Nelsen reported on the request to beautify the City's entrances. The main areas of focus were:

- The Union Park Avenue and 1300 East triangle: Completed.
- The I-215 offramp to Highland Drive: Completed.
- Union Park Avenue islands from I-215 to Creek Road: In progress.
 - I-215 to Fort Union Boulevard: Trees have been installed. A contractor will install the perennials.
 - Fort Union Boulevard to 1300 East: Work is being contracted out.
 - 1300 East to Creek Road: The islands have been prepared, and they are waiting for the contractor to install trees.

Council Member Hyland stated that she has seen the crews and is very impressed with the work. In response to her question, it was confirmed that the cost for the islands will be shared with Midvale. In response to a question from Council Member Holton, Mr. Nelsen reported that the irrigation issue has been corrected.

Before-and-after photographs were reviewed for the triangle between 1300 East and Union Park Avenue. The area had overgrown vegetation, insufficient river rock, and issues with the sprinkler system. The following work was completed:

- Updated sprinkler system.
- Trimmed trees and bushes.
- Added weed barrier.
- Planted flowers to add color.
- Added mulch to help conserve water.

The offramp to Highland Drive was previously just green space. A flowerbed was added with weed barrier, bushes, flowers, and mulch. Council Member Holton asked how the fence slats were being damaged. Mr. Nelson reported that there is a TikTok trend of people punching out fence slats. Mayor Weichers stated that the Utah Department of Transportation ("UDOT") land near the freeway looks very bad and asked if the City could pressure them to beautify it in some way. Mr. Gerber stated UDOT may be willing to allow Cottonwood Heights to install and maintain a betterment in the area, and Mr. Shipp planned to approach them about the possibility.

Mr. Nelson reported that the Union Park Avenue islands were a work in progress. The islands were full of weeds and old debris, including dead trees and stumps, and the sprinkler system was damaged. The following improvements were in progress:

- Installed new drip watering system.
- Removed dead trees and stumps.
- Added a weed barrier and mulch.
- Planted 22 trees.
- Additional trees will be purchased and planted.

Mayor Weichers noted that the islands would need to be weeded and asked if a maintenance schedule had been created. Mr. Nelson reported that they are working through those details. Council Member Birrell expressed her hope that the Council would be amenable to allowing citizens to plant perennials in the area. Council Member Holton stated that the medians have heavy traffic on both sides and are probably not suitable for volunteers, but there were likely other areas of the City where they could help. Mr. Gerber noted that the UDOT property is a potential location volunteers could help with. Mr. Nelson expressed his appreciation for the Public Works Department's efforts to beautify the areas in between their other duties.

Mr. Topham noted that there are a few places in the City that still have small metal entry signs on posts and asked if there was any interest in upgrading those signs. Mayor Weichers stated that he liked the idea of beautifying those signs and possibly using the empty posts in the medians to advertise things like Butlerville Days. Council Member Birrell suggested signs indicating that Cottonwood Heights is a Tree City.

Mayor Weichers invited Adam Nash to speak to the Council regarding his request. Mr. Nash stated that he had agreed to a 25-foot western setback for Lot 1 and an eight-foot eastern setback, which would diminish the lot by a total of 33 feet. His engineers and architects have indicated that removing 33 feet from a 65-foot-wide lot would make it difficult to build a twin home there. He asked that the Development Agreement be amended to reduce the western setback to 18 feet.

Mayor Weichers suggested moving the development eight feet to the east in order to maintain the 25-foot western setback. Mr. Nash stated that he is purchasing the private driveway and providing an easement to the existing twin homes. Once it is part of the subdivision, he may be able to move the buildings to the east. Council Member Holton stated that residents were given the commitment that there would be a 25-foot western setback, and it would be best to keep that setback and gain space on the east side. Mayor Weichers stated that the Council was sensitive to Mr. Nash's concern and was amenable to making an exception to the eastern setback requirements.

After discussion, it was decided that the items would be continued to the August 5, 2025, City Council Meeting to allow Mr. Nash time to update the Preliminary Plat.

3.7 FlashVote Survey Results – City Manager, Jared Gerber.

Mr. Gerber reviewed results of the FlashVote Survey. Out of a pool of 570 individuals, 290 responded to the survey, as well as an additional 10 participants who were not in the pool. Mayor Weichers stated that he loved that the two highest responses on the City's strengths were Public Safety and Parks and Recreation, and those were also the highest responses when asked what is

most important to residents. Mr. Gerber explained how to navigate through and review the survey data.

Council Member Birrell asked how FlashVote would reach the goal of equal representation for the districts. Mr. Gerber stated that they will continue to recruit, but they cannot control who signs up or participates. Mayor Weichers noted that 200 pool members did not take the survey, so it might not have interested them. The next survey might interest them more. He indicated that Districts 1 and 4 had similar responses, as did Districts 2 and 3. Council Member Hyland clarified that the responses were within the margin of error, so there was actually consensus across all districts.

Mr. Gerber reported that the City will continue to promote FlashVote through social media and word-of-mouth, and the participant pool will grow over time. The Council Members expressed excitement about potential uses of the system.

4.0 REVIEW OF CALENDAR AND UPCOMING EVENTS.

4.1 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.

4.2 Thursday, July 24 to Saturday, July 26 – Butlerville Days.

4.3 Saturday, August 16 at 11:00 AM to 1:00 PM – 4th Annual Autism BBQ at City Hall.

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 Hyland moved to ADJOURN the City Council Work Session. The motion was seconded by Council Member Holton. The motion passed with the unanimous consent of the Council.

The Work Session adjourned at 6:16 PM.

MINUTES OF THE COTTONWOOD HEIGHTS COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (“CDRA”) BUSINESS MEETING HELD TUESDAY, JULY 15, 2025, AT 6:45 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 Matt Holton, Council Member Ellen Birrell, Council Member Suzanne Hyland

Staff Present: City Manager, Jared Gerber; City Attorney, Shane Topham; Finance Director, Scott Jurgens; IT Manager, Matt Ervin

1.0 WELCOME

Mayor Weichers called the meeting to order at 6:25 PM.

2.0 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.

MOTION: Council Member Holton moved that the CDRA go into CLOSED MEETING. The motion was seconded by Council Member Hyland. The motion passed with the unanimous consent of the Council.

The City Council was in Closed Session from 6:25 PM to **7:00 PM.**

3.0 APPROVAL OF MINUTES

The minutes of this meeting will be approved through the following process:

The Agency's Secretary promptly will circulate a draft copy of the minutes to the Board members, who then will have three business days to provide any proposed corrections to the Secretary. The secretary will then circulate a revised draft of the minutes to the Board members, and the same review process will continue until such time as no corrections to the draft minutes are received within the three-business-day review period, whereupon that draft of the minutes will be deemed approved and will become the final minutes of the meeting.

4.0 ADJOURN

MOTION: Board Member Birrell moved to ADJOURN the CDRA Meeting. The motion was seconded by Board Member Holton. The motion passed with the unanimous consent of the Board.

The CDRA Meeting adjourned at **7:00 PM.**

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL BUSINESS MEETING
HELD TUESDAY, JULY 15, 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 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 Jorges; Records, Culture, and Human Resources Director, Barbara Higgins; City Recorder, Tiffany Janzen; Community and Economic Development Director, Michael Johnson; IT Manager, Matt Ervin; Assistant Senior City Engineer, Ben Nelson; Unified Fire Authority, Riley Pilgrim

Excused: Council Member Shawn Newell

1.0 WELCOME

Mayor Weichers called the meeting to order at 7:00 PM.

2.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by United Fire Authority Chief Riley Pilgrim.

3.0 CITY COUNCIL COMMITTEE REPORTS

3.1 Committee Reports by Council Member Matt Holton.

Council Member Holton reported that the Historic Committee will have a booth at Butlerville Days and encouraged everyone to stop by.

3.2 Committee Reports by Council Member Suzanne Hyland.

Council Member Hyland reported that July is a quiet month. The CH2, Health in the Heights, and Emergency Management meetings were cancelled. This month's newsletter had a pull-out schedule for the 20th anniversary Butlerville Days and she expressed her appreciation for the committee and Staff who make the event possible.

Council Member Hyland reported that she serves on the Utah League of Cities and Towns' ("ULCT") Legislative Policy Committee's Housing Advisory Subgroup, which will be meeting on July 16 to discuss infrastructure funding shortfalls and how to mitigate the affordable housing crisis.

3.3 Committee Reports by Council Member Shawn Newell.

Council Member Newell was excused.

3.4 Committee Reports by Council Member Ellen Birrell.

Council Member Birrell reported that the intersection of Alta Hills Drive and Danish Road will be closed for the next five weeks as part of the Metropolitan Water District of Salt Lake and Sandy's Cottonwood Connections pipeline project and urged residents to use caution on the detour.

There is a fireworks ban in part of District 4 and many residents are doing their part during the dry conditions by turning off their sprinklers. As a result, there are dry lawns and trees, which have Code Enforcement and fire implications, especially if residents allow trees to become dry. She was actively working with Chief Pilgrim to monitor for fire hazards.

She serves on the Central Wasatch Commission ("CWC") Board and will continue to work toward traffic mitigation. A Millcreek Canyon Shuttle Study is being conducted and she was pleased to see organizations work toward shuttle systems to alleviate traffic. She also reported that Randy Whitehead will be holding an event on July 16, 2025, on Cinnabar on the south side of Hillside Plaza.

3.5 Committee Reports by Mayor Mike Weichers.

Mayor Weichers reported that he ended his 2 ½ year term as the Chair of the Unified Fire Authority ("UFA") Board of Trustees. It was amazing to be involved with them. They worked very hard to keep expenses low, and he was proud that they decreased member increases from 5% to 3% for 2026. He will continue to serve on the board.

The City implemented a FlashVote survey system last week, and they invite residents to sign up to take short surveys every few months. There are currently 570 residents in the pool, 290 of whom participated in the first survey. The City needs more participants, especially from District 1. A lot of people asked what is happening with the Town Center, and he is just as anxious as they are to move forward. The City Council just had a Closed Session to discuss the Town Center, and they will soon be able to share important updates with and involve the community in the process. He asked for everyone's patience.

4.0 CITIZEN COMMENTS

Runar Bowman heard the Council discuss fiscal conservatism, including at the "Meet the Candidates" event, but he does not believe he has seen it practiced. The City has a Sustainability Office, but no one knows what they do. There are solar panels on the roof that he believes have dubious benefits and there is also free vehicle charging at City Hall. A new position was created for a Health Coordinator and he heard that minors would be polled to determine what to do with the position. Some candidates at the event were also cavalier about raising taxes. The federal and state government are making cuts but the City is spending money. If the Council had an interest in raising taxes he believed they should cut their expenditures first.

Maggie Mills reported that Summer Reading will continue through the end of July at the Whitmore Library. Upcoming activities include Mad Science on Friday, July 18 at 11:00 a.m. and a Magic Show on Saturday, July 19 at 11:00 AM.

An online comment card was also received from *Leslie Rinaldi* and distributed to the City Council.

Mayor Weichers clarified that the Health in the Heights Coordinator position is not funded through tax dollars but through an opioid settlement.

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

5.0 REPORTS

5.1 Wasatch Front Waste and Recycling Report – Pam Roberts.

Wasatch Front Waste and Recycling District Executive Director, Pam Roberts, thanked Mayor Weichers, the City Council, and City Manager, Jared Gerber, for their support. A fee increase was rolled out on January 1, 2025, due to a 40% increase in costs over the past four years. Additionally, rates are normally increased every three to four years, but the cash balance was healthy enough in 2022 that they made the decision not to have an increase at that time. The rate was increased to \$26 per home per month in 2025. Billing is quarterly and second quarter bills were just sent out.

Ms. Roberts reviewed the following services provided by the Wasatch Front Waste and Recycling District:

- Several glass sites, including one Ms. Mills helped set up at the Whitmore Library.
- Trailer rentals are available at a reduced rate.
- Weekly garbage and recycling.
- Seasonal container reservation program.
- Can repair and replacement.
- Christmas curbside tree removal.
- Central leaf bag collection.
- Community education.
- In-house customer service.

Ms. Roberts reported that their financial advisors recommended the \$6.50 per month increase as well as additional \$1.50 increases in 2026 and 2027. Her goal is to avoid those increases if possible. She is proud of the operations and sustainability teams' efforts in finding the following cost-saving opportunities:

- Leaf bag services have changed. Containers are used to mark the area where leaves should be dropped, and they then rent a skid steer to move the leaves. That change saved \$136,000 on truck replacement costs in 2025 and will save \$7,000 each year moving forward.

- Go backs, which are missed pickups, have also changed. They now have dash cameras in the trucks to verify if a can was really missed. They have found that 46% of reports were false, and in those cases, the can will not be picked up until the next date of service. If a pickup was missed, the can will be picked up on the Go Back Day, which is Friday for Cottonwood Heights. This has saved over \$47,000 so far in 2025, and the goal is to save \$150,000.
- Capital purchases: CNG garbage trucks cost \$450,000 each, and this year the board elected to purchase diesel trucks at a savings of \$50,000 per truck or \$400,000 total. Diesel trucks also have a higher resale value.
- Personnel changes: They reduced the workforce in 2025. Three positions were initially reduced and the team is absorbing the workload of a retiring supervisor who will not be replaced.

Ms. Roberts reviewed statistics on the Seasonal Container Reservation Program. They have experienced Commercial Driver's License ("CDL") driver shortages since 2018, especially for this seasonal position, and the revised program only needs 10 drivers. The Cottonwood Heights program ran from April 30 through May 21 and included a trial early-bird program that allowed anyone on the previous year's waiting list to have priority reservations this year. That program will continue in 2026. In 2025, they delivered 953 containers and picked up 770 tons. In 2024, 945 containers were delivered. The 2026 program will begin in Cottonwood Heights.

Council Member Holton has enjoyed serving on the board and he remarked that Ms. Roberts is a true professional. She has brought ways to save money to the board at every meeting. He agreed that it is reasonable when asking people to pay more, that you also find ways to cut costs. The cost of sending physical bills is very high, and they have considered the option of electronic delivery only. Ms. Roberts stated that Finance Director, Helen Kurtz, has been instrumental in finding ways to cut costs and is spearheading the effort to roll out monthly electronic billing.

Sustainability Coordinator, James Kelsey, reviewed Cottonwood Heights' Recycling Quality and Environmental Impact Report and reported the following:

- The City's diversion rate is 22%, a slight increase over its 2024 rate of 21%.
- Cottonwood Heights residents represent 11.56% of the total customer base, with 9,976 households participating in services.
- Over 12,000 tons of refuse was collected in 2024, and 4,428 tons had been collected year to date.
- 2,061.76 tons of recycling was collected in 2024, which was 14.33% of the total collected, and 565.15 tons had been collected so far in 2025.
- 824.44 tons of green waste were collected in 2024, or 13.36% of the total collected, and 270.91 tons had been collected from 1,630 subscribers year to date.
- 156.07 tons of glass recycling was generated in 2024, or 24.07% of the total collected. 84.62 tons had been collected so far in 2025 through curbside collection and drop-off sites like the Whitmore Library.

In response to a question from Council Member Holton, Mr. Kelsey confirmed that a large percentage of the City's glass recycling is picked up from Whitmore Library. Mayor Weichers noted that several participants in the FlashVote survey mentioned glass recycling.

Mr. Kelsey reported that the numbers demonstrate progress in moving more materials away from landfills and into sustainable, long-term recycling solutions. He then reviewed the City's recycling quality and contamination rates. The Cottonwood Heights clean recycle rate has improved steadily since 2021, at which time the rate was 70.07%. In 2024, it was 83.09% and was the cleanest recycling in the District. In response to a question from Council Member Hyland, Mr. Kelsey stated that the increase can be attributed to education efforts.

Council Member Birrell asked for examples of contaminants. Mr. Kelsey stated that green waste is the primary contaminant in the Spring and Fall. Others include flimsy plastic like plastic bags, Styrofoam, and food-contaminated materials. Clean plastic clamshells are accepted. In response to a follow-up question, he reported that the number on the bottom of plastic containers is a resin indicator that identifies the type of plastic, but a container's size, shape, etc., can affect its ability to be processed through single-stream recycling. The District website contains information on where to take those types of materials for recycling.

Mr. Kelsey reported that contamination levels affect processing costs, as well as the material's value and percentage of each material recycled. Education efforts include elementary school outreach, community events, and driver contamination reports. In 2025, Cottonwood Heights only had 84 driver contamination reports.

Mayor Weichers did not know recyclables could not be placed in a garbage bag prior to placing them in the recycling can. Mr. Kelsey indicated that the bag could bind the sifting machine. The blue recyclable bags also should not be used. They are counted as contamination because they require additional manpower to cut the bags open and can also bind the sifters. Council Member Birrell discussed sustainability and its importance to her constituents.

Mr. Kelsey reported that to measure contamination, a monthly sample sort is conducted where recycling is hand sorted into accepted commodities. The commodities are then weighed to determine their percentage of each load and inspected to determine contamination levels. That then drives the community's education efforts. In response to a question from Council Member Birrell, Mr. Kelsey stated that each sample sort is approximately 700 to 800 pounds of material per city per month. He would like to increase the sample size, but they do not have the resources to do so.

In 2024, Cottonwood Heights had a total of 2,061.76 tons of recycling. Sample sorts determined its average composition to be:

- 55.53% cardboard;
- 14.75% mixed paper;
- 2.86% HDPE natural plastics;
- 2.34% HDPE colored plastics;

- 1.68% PET bottles;
- 1.51% aluminum;
- 1.51% tin; and
- 2.6% mixed plastic including clamshells, plastic jars with lids, tubs, and jugs.

In response to a question from Council Member Birrell, Mr. Kelsey clarified that lids should be left on jars.

Mr. Kelsey provided the following statistics on estimated resources saved through Cottonwood Heights' 2024 recycling efforts:

- 10.1 million gallons of water;
- 24,632 mature trees;
- 7,405 megawatt hours of energy;
- 2,900 metric tons of greenhouse gas emissions; and
- 17,678 cubic yards of landfill space.

6.0 **STANDING QUARTERLY REPORTS**

6.1 **Police Department Report – Chief Robby Russo/Candie Terry.**

Police Support Specialist Supervisor, Candie Terry presented the June 2025 Police Department Report.

Calls for service: 1,337, a decrease from 1,530 calls in June 2024.

Crime: There were 51 total crimes, down from 61 in June 2024. There was an increase in assaults, but a decrease in thefts and stolen automobiles.

Arrests: 66, down slightly from 67 in June 2024.

Traffic:

- Citations: 280
- Warnings: 176
- DUIs: 6

Accidents:

- Property damage: 24
- Injury: 8

In response to a question from Mayor Weichers, Chief Russo attributed the decrease in accidents to the proactive efforts of the Traffic Unit that the City Council funded.

Animal Control / Code Enforcement: There were 83 total calls for service, and one citation was issued.

Deaths: One unattended death, and no attended deaths. Chief Russo reported that unattended deaths are usually due to violence, suicide, or overdose.

Ms. Terry reviewed the three-month averages, property crime reports by district, and citation reports.

Chief Russo reported that officers recovered a stolen vehicle that they were able to trace to a drug dealer, which led to confiscation of over 3,700 Fentanyl pills as well as methamphetamine and heroin. The individual was charged with a first-degree felony but was undocumented and released to United States Immigration and Customs Enforcement custody. In another incident, two masked burglars were found on the roof of a home.

The June safety message is to not leave children or animals in hot cars. Officers have responded to several calls regarding individuals leaving pets in the car while they run into the store. Chief Russo reported that City Ordinance allows officers to smash windows and enter the car in these situations.

6.2 Finance Report – Scott Jorges.

Finance Director, Scott Jorges, presented the Finance Report and reviewed current finance trends. Property Tax revenue increases by approximately \$52,000 annually, not including the tax increase in 2019. Current fiscal year property tax revenue is \$8,233,920, and Mr. Jorges indicated that additional revenues from delinquent payments will be booked through September.

Motor Vehicle Fee-in-Lieu revenues had increased, which Mr. Jorges indicated was unusual as increases are usually tied to property taxes.

Sales Tax data was available through April 2025 and indicated a total of \$7,528,000, which is \$64,000 higher than year to date in 2024. Mr. Jorges anticipates total revenues of approximately \$9,250,000.

County Option Highway Sales Tax mimics sales tax numbers, but not all areas participate in this tax. Current revenue is \$668,000, which is approximately \$6,000 higher than year to date in 2024. The project total revenue is \$810,000, which Mr. Jorges believes can be achieved. The budgeted total for 2026 is \$820,000.

The Transient Room Tax (“TRT”) is a combination of hotel and short-term rental taxes. The Marriott added to the City’s revenue base in 2023, and revenues have been stable since that time. Current revenue is \$160,000, which is \$4,000 higher than year to date in 2024. Mr. Jorges anticipates ending the year slightly over the \$180,000 budget.

The Municipal Energy Tax is affected by power and gas company rates and can be hard to predict. Revenues in 2023 and 2024 were approximately \$2,500,000. Current revenue is \$2,185,000,

approximately \$55,000 less than year to date in 2024. Spring was very warm, which caused increased power consumption that should lead to increased tax revenue. Mr. Jurges believes the year will end at or near the budgeted \$2,580,000. Due to some volatility in rates, the budget for 2026 was decreased to \$2,500,000.

Cable Television Franchise Tax revenues have declined over the past three years. Current revenue is \$204,000, which is \$13,000 less than year to date 2024. If that continues, the total revenue for the year would be approximately \$275,000, a deficit of \$25,000 from the budgeted amount. In response to a question from Council Member Birrell, Mr. Jurges stated that the decrease can be attributed both to the popularity of streaming as well as a reduction in cable television rates.

Class C Road Funds collected were \$1,591,000, an increase of \$21,000 over 2024. The budget was \$1,480,000. The 2026 budget is \$1,600,000. Revenues are based on dollars per gallon, and Mr. Jurges estimates that this revenue will remain steady.

Mr. Jurges reported that most General Fund Expenses for the year had been booked. The General Fund includes natural growth, but debt service is listed as a transfer, not an expense. 2025 Expenses were \$22,589,000 year to date, approximately \$500,000 higher than 2024. In response to a question from Council Member Hyland, Mr. Jurges reported that expenses will come in under budget. Expenses are generally between \$500,000 and \$1,000,000 less than budgeted. Revenues are approximately \$2,000,000 behind 2024, but Mr. Jurges believes final sales tax revenues will compensate for that deficit and the year will end with revenues of approximately \$26,500,000. 2026 revenues are budgeted at 426,201,797.

Mayor Weichers was optimistic about the upcoming sales tax numbers, as May was not a great month, and he was concerned that tariffs may be affecting that revenue. Council Member Hyland noted that there is a projected \$450,000 deficit in sales tax revenues. Mr. Jurges reported that May and June revenues should compensate for that deficit. Sales tax accounts for more than a third of the City's net revenues, but it is a variable revenue source. Mayor Weichers indicated that statewide growth should mean steady growth in the sales tax numbers over time. Mr. Jurges stated that there was a lot of growth in sales tax revenue in the years after the property tax increase, but 2024 and 2025 were very flat.

7.0 **ACTION ITEMS**

- 7.1 **Consideration of Ordinance 441-A – Approving a General Plan Amendment for .95 Acre of Realty at 3526 East Fort Union Blvd. from Residential Office to Residential Medium Density.**
(This ordinance will approve amending the City's General Plan to change the land use map designation of the referenced parcel of realty from Residential Office to Residential Medium Density. This approval is conditioned on the prior execution, delivery and recording of the development agreement contemplated by proposed Resolution 2025-54).

MOTION: Council Member Holton moved to CONTINUE Ordinance 441-A, Ordinance 442-A, and Resolution 2025-54 to the August 5, 2025, City Council Meeting. The motion was seconded

by Council Member Birrell. The motion passed unanimously.

Council Member Birrell reported that the item was not discussed in the Work Session, and she wanted to reflect her constituents' concerns about the project. She asked that it be included in a Work Session discussion prior to a vote.

7.2 Consideration of Ordinance 442-A – Approving the Re-zone of .95 Acre of Real Property Located at 3526 East Fort Union Blvd. from R-1-8 (Residential Single Family) to R-2-8 (Residential Multi-Family) and Amending the Zoning Map.

(This ordinance will approve rezoning the referenced parcel of realty from R-1-8 to R-2-8 and will amend the zoning map accordingly. Approval of this ordinance will only be appropriate if Ordinance 3 79-A approving a general plan amendment for the subject realty is approved. Further, this approval is conditioned on the prior execution, delivery and recording of the development agreement contemplated by proposed Resolution 2025-54).

The above item was continued to the August 5, 2025, City Council Meeting.

7.3 Consideration of Ordinance 447 – Confirming and Ratifying the "Creek Road West" Annexation.

(This Ordinance will confirm and ratify the "Creek Road West " annexation effected by Ordinance 440 adopted on 20 May 2025).

Mayor Weichers reported that the above item was discussed during the Work Session.

MOTION: Council Member Hyland moved to APPROVE Ordinance 447 – Confirming and Ratifying the “Creek Road West” Annexation. The motion was seconded by Council Member Birrell. Vote on Motion: Council Member Holton-Yes; Council Member Hyland-Yes; Council Member Birrell-Yes; Mayor Weichers-Yes. The motion passed unanimously.

7.4 Consideration of Resolution 2025-54 – Approving a Development Agreement with Land Development LLC. (This resolution will approve the City's entry into a development agreement with Land Development LLC imposing certain limitations on the proposed development of approximately .95 acre of realty located at 3926 Fort Union Boulevard in the City).

The above item was continued to the August 5, 2025, City Council Meeting.

7.5 Consideration of Resolution 2025-55 Approving Agreement with H.W. Lochner for Design Services.

(By this Resolution the Council will approve the City's entry into an Agreement whereunder H W. Lochner, Inc. will provide design and related services for the Fort Union Boulevard I Highland Drive Intersection).

Mayor Weichers reported that the above item was discussed during the Work Session.

MOTION: Council Member Birrell moved to TABLE Resolution 2025-55 to the August 5, 2025, City Council Meeting. The motion failed due to lack of a second.

MOTION: Council Member Holton moved to APPROVE Resolution 2025-55 – Approving Agreement with H.W. Lochner for Design Services, as amended to expand the scope of the project to consider a potential median and the impacts to traffic and businesses in the area.

Council Member Hyland stated that the amended motion addressed her concerns and noted that the agreement was for 30% design, not the full project expense.

The motion was seconded by Council Member Hyland. Vote on Motion: Council Member Hyland-Yes; Council Member Birrell-No; Council Member Holton-Yes; Mayor Weichers-Yes. The motion passed 3-to-1.

7.6 Consideration of Resolution 2025-56 – Approving and Ratifying a Bid and Awarding a Construction Contract for the Creek Road Frontage Improvements Project.
(By this Resolution, the Council will approve and ratify a \$112,784.50 bid and award a construction contract to Stapp Construction, Inc. for the work and materials to complete the City's Project No. 007.25-Creek Road Frontage Improvements Project).

Mayor Weichers reported that the above item was discussed during the Work Session.

MOTION: Council Member Hyland moved to APPROVE Resolution 2025-56 – Approving and Ratifying a Bid and Awarding a Construction Contract for the Creek Road Frontage Improvements Project. The motion was seconded by Council Member Holton. Vote on Motion: Council Member Birrell-Yes; Council Member Holton-Yes; Council Member Hyland-Yes; Mayor Weichers-Yes. The motion passed unanimously.

7.7 Consideration of Resolution 2025-57 – Approving an Appointment to the Arts Council.
(This Resolution will Approve the Manager's Appointment of Sharon Daurelle to the City's Arts Council Advisory Committee to fill a vacancy).

Mayor Weichers reported that the above item was discussed during the Work Session and Sharon Daurelle is highly qualified for the appointment. Council Member Birrell was delighted to know that Ms. Daurelle will be joining the Arts Council.

MOTION: Council Member Birrell moved to APPROVE Resolution 2025-57 – Approving an Appointment to the Arts Council. The motion was seconded by Council Member Hyland. Vote on Motion: Council Member Holton-Yes; Council Member Hyland-Yes; Council Member Birrell-Yes; Mayor Weichers-Yes. The motion passed unanimously.

7.8 Consideration of Resolution 2025-58 – Designating Certain Areas Where Orders to Disburse are Authorized.
(This Resolution will designate the City's Annual Butlerville Days Event on the public property surrounding the Cottonwood Heights Recreation Center as an area where law enforcement orders to disburse are authorized as contemplated by UTAH CODE ANN. 11-48-104, 53-25-602 and 76-9-805).

Mayor Weichers reported that the above item was discussed during the Work Session.

MOTION: Council Member Holton moved to APPROVE Resolution 2025-58 – Designating Certain Areas Where Orders to Disburse are Authorized. The motion was seconded by Council Member Birrell. Vote on Motion: Council Member Hyland-Yes; Council Member Birrell-Yes; Council Member Holton-Yes; Mayor Weichers-Yes. The motion passed unanimously.

8.0 CONSENT CALENDAR

7.1 Approval of the Minutes for the City Council Work Session and Business Meetings of July 1, 2025

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

9.0 ADJOURN

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

The City Council Meeting adjourned at 8:27 PM.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Cottonwood Heights City Council Work Session, CDRA, and City Council Business Meetings held Tuesday, July 15, 2025.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

DRAFT