

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION
HELD TUESDAY, JANUARY 7, 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 (participated remotely), Council Member Shawn Newell, Council Member Suzanne Hyland, Council Member Matt Holton

Staff Present: Jared Gerber, City Manager; Deputy City Recorder, Maria Devereux; City Attorney, Shane Topham; Community and Economic Development Director, Michael Johnson; Public Works Director, Matt Shipp; Barbara Higgins, Human Resources Director; Police Chief, Robby Russo; Administrative and Financial Services Director, Scott Jorges; Unified Fire Authority Assistant Chief, Riley Pilgrim

1.0 WELCOME

Mayor Weichers called the meeting to order at 4:08 PM.

2.0 REVIEW OF BUSINESS MEETING AGENDA – *Mayor Mike Weichers.*

Mayor Weichers reviewed the Business Meeting Agenda and stated that Council Member Hyland would lead the Pledge of Allegiance followed by the Citizen Comment period. Three Action items would then be considered and Staff would report on the items during the Work Session. The Consent Calendar would include approval of minutes from the December 17, 2024, Work Session and Business Meeting.

3.0 LOBBYIST REPORT – *Greg Curtis and Brian Allen.*

Mayor Weichers reported that Lobbyists Greg Curtis and Brian Allen would present background on items that will be before the state Legislature and answer questions from the Council.

Greg Curtis reported that there has been a significant adjustment over the past years. A lot of federal money was received by the State during the COVID pandemic. Those funds have since been allocated. While the economy is still growing, it is tapering down to much more realistic growth. As a result, money will be much tighter than in recent years. The State has set aside \$200 million for another round of tax cuts, and there is some discretionary money to fund necessary items like education and health and human services.

The Legislature is maintaining its focus on affordable housing, and a danger to municipalities is that they believe the way to resolve the problem is by going after municipal land use. He noted that legislators are fine with that approach as long as it does not affect their constituents. On the municipal level, there will be representatives who believe they have better ideas on how things should be done. The Utah League of Cities and Towns (“ULCT”) does a great job of tracking those issues, and Mr. Curtis takes Mr. Allen’s lead on those items while he focuses on infrastructure and funding.

Brian Allen reported that affordable housing issues plague the state. The Legislature has implemented a number of measures, but none have worked well. Mr. Allen spent the summer meeting with developers to determine what they view as the problem, and they indicated that zoning requirements, impact fees, and environmental and energy efficiency standards add too much to the cost of homes. That perception was consistent amongst developers, and Mr. Allen believes that message has reached the Legislature. He believes they will be considering allowing higher density in some areas. One bill would require cities to allow External Accessory Dwelling Units (“E-ADU”) on any size lot in any zone.

There are a number of bills that try to address affordable housing. For example, Representative Bennion is pushing a bill to allow first right of refusal on homes to local residents versus out-of-state investors. Mr. Allen was unsure how many bills will pass, but there is a renewed emphasis on affordable housing. In his discussions with developers, they identified land costs as another major challenge. Mr. Allen remembers growing up in a small home with a carport, but people have evolved over time to want larger and less affordable homes. Developers are trying to determine how to offer the amenities that people want while keeping homes affordable.

Other legislation likely to be presented includes:

- Bills on election integrity, some of which could change how municipalities or counties operate elections.
- A bill to allow the City Council to hire its own employee to represent their interests versus the City Manager and city employees.
- There are also bills regarding issues related to 9/11.
- A bill will be introduced regarding speed enforcement cameras, but the language is not yet available to determine if the bill is for or against them.
- Most of the emphasis will be on budgetary issues and tax cuts, and there could be some bills regarding border issues that will impact law enforcement.

Mr. Curtis reiterated that there will be a lot of emphasis on zoning, density, Accessory Dwelling Units (“ADU”), and short-term rentals, including a potential opportunity to reverse language prohibiting using ads as an enforcement tool for unlicensed short-term rentals. He believes there may be pushback on impact fees around affordable housing, and anything that promotes building more homes will be seriously considered by the Legislature.

Mr. Curtis added that the Speaker has mentioned critical infrastructure, and there have been concerns regarding gravel extraction at the mouth of Parley’s Canyon. It was noted that Draper was involved in litigation with the gravel company last year, and the case had been settled. Council Member Holton added that the Speaker made it clear that resource development will be critical

and is somewhat tied to affordable housing. They may also work to break up the monopolistic behavior of utility companies.

Mr. Allen reported that the first part of the year will have all-day caucuses and fundraisers. It is not an election year for the governor or legislators, so they may feel more unrestrained. Historically governors have been fairly sympathetic to cities and towns, but he believes Governor Cox will do something to address affordable housing, and thus far those solutions have negatively impacted municipalities.

In response to a question from Council Member Holton, Mr. Allen reported that the ULCT is not promoting any bills related to housing. They are primarily working defense. City Manager, Jared Gerber, reported that the ULCT has numbers on entitled homes for which permits have not been pulled. Mr. Allen stated that entitled homes that have not been built are an effect of the market, and he does not know how they could legislate around that. There are a lot of new representatives, but he is optimistic about them.

Mayor Weichers asked about the Transportation Utility Fee bill that did not pass the previous year. It was reported that Highland City litigated and can now impose the fee. The Legislature is now trying to restrict that. Council Member Holton's understanding was that they want to restrain cities from being able to impose inflated fees. Mr. Curtis stated that the ULCT is working with someone on it, but he did not have more specific information.

Mayor Weichers asked for more information on the election integrity bills. Council Member Holton reported that the Speaker indicated they would not get rid of mail-in balloting, but the voter would be required to drop their ballot off in person and show identification. Mr. Allen stated that he has heard they also want better auditing of signature gathering. There is a core group of people who want to go back to the convention/caucus process, but a larger group does not want to do that. Mr. Curtis noted that if someone has to go to a location and show identification, that location would need to be heavily staffed. Salt Lake County mails approximately one million ballots, and one-third of those are returned within one week of receipt. Council Member Holton stated that they are trying to make it similar to in-person voting. That is one bill, but there will be multiple related bills. Mayor Weichers stated that a legitimate issue is taking two to three weeks to determine a winner when other states can do that on the same day. Council Member Holton stated that Representative Fiafia from Herriman has a bill to specifically address that issue.

Council Member Newell asked about potential impacts on law enforcement and noted the need for clear communication on legislation due to both the cost and potential dilution of services for citizens. Mr. Allen stated that he will ensure that information is passed along to the Council. Mr. Curtis stated that any unfunded mandates will likely be related to undocumented immigrants, which would have a big impact on first responders. Council Member Newell agreed because if it is mandated, the state will be focused on monitoring municipalities to see what they are doing to aid in the initiative. That shifts the focus of local police departments to immigration, which has a real cost to the municipality.

Council Member Hyland stated that if they want affordable housing, she cannot believe short-term rentals are not higher on the list. Mr. Allen indicated that he is trying to get it higher on the list,

and he believes legislators are becoming aware of the problem. There has been more movement this year than in all the previous years combined.

Police Chief, Robby Russo asked about the Guardian Program for the schools and any push to move responsibility for the program from the school districts back to local governments. Mr. Curtis had not heard anything but would watch for it because that would be another significant unfunded mandate.

Mayor Weichers thanked Mr. Curtis and Mr. Allen for the presentation.

4.0 STAFF REPORTS

- a. **Proposed Amendments to Title 19 (Zoning) to Update Erroneous, Conflicting, or Otherwise Unclear Portions of the City Code – Community and Economic Development Director, Mike Johnson.**

Community and Economic Development Director, Mike Johnson, presented the Staff Report and reviewed the Amendments to clean up and clarify existing policies. No new regulations were being proposed as follows.

Height Verification Procedure

When a Building Permit Application is received for a building that will be within five feet of the maximum allowed height, a Height Verification Certification is required to field verify the constructed height. On rare occasions, approved homes deviate from the approved plans and Code Enforcement must step in to require modifications to the roof height after construction, and third-party height verification helps avoid that issue. The amendment would codify this policy.

Structure Regulations

This change is a result of recent legislation that prohibits cities from regulating uncovered landings or walkout porches that are no more than 32 square feet. Language was added to exempt those types of structures from setback standards.

Primary Buildings

Mr. Johnson reported that primary buildings were referred to in different ways throughout the City Code, including "structures", "buildings", and "dwellings." The language was standardized to refer to all primary buildings as "buildings".

Deck Setbacks

The Property Rights Ombudsman issued an advisory opinion stating that Cottonwood Heights' definition of decks was lacking, and as a result, the City did not have standing to regulate setbacks for attached decks. The Ordinance has been updated to indicate that the attached decks will be

subject to the same setbacks as the primary building and answer the deficiencies identified in that opinion.

Corner Lot Setbacks

Corner side setbacks are typically larger than interior side setbacks, but the existing Code was unclear as to whether the larger setback could also apply to the interior. Language was added to clarify that the 20-foot setback only applies to the corner side.

Architectural Review Commission

In certain areas of the City, the Architectural Review Commission (“ARC”) has the authority to review new construction for design and architecture standards. However, State code prohibits cities from regulating the design of one- or two-family dwellings. Language was added to exempt those home types from review in the Gateway Overlay District.

Flag Lot Drive Approaches

Current standards require a minimum five-foot approach distance on flag lots, which conflicts with Flag Lot standards. Language was added to correct that conflict.

ADU Application Expiration

Staff experiences a high level of dormancy with ADU application following the initial Planning review. To address this issue, a provision was added to expire applications six months after the most recent application step. Building Permit Applications have the same six-month expiration period.

Private Clubs

City Code references “Private Clubs” and “Class D Private Clubs”, which are now defined as “bar establishments” in State code. The definitions were updated to match State Code.

Garages in Residential Zones Rear Setbacks

Attached garages are subject to the same setbacks as the primary structure, but a redundant sentence in all sections of Title 19 only specified rear yard setbacks. That sentence was removed for clarity.

b. Proposed Interlocal Agreement with Salt Lake County for Traffic Signal Maintenance – City Engineer and Public Works Director, Matt Shipp.

Mayor Weichers reported that the Interlocal Agreement for traffic signal maintenance is renewed every three years. Public Works Director, Matt Shipp, stated the service, price, and response time from Salt Lake County warranted renewal and requested that the City continue the relationship. There were no substantial changes from the previous contract. The contract covers signals,

crosswalks, and streetlights. In response to a question from Mayor Weichers, Mr. Shipp stated that in emergencies such as signal outages, they typically arrive within 10 minutes. For non-emergency issues like signal timing, they usually respond within two hours. He has never experienced a wait time greater than two hours.

c. **Proposed HAWK Signal on Fort Union Boulevard Near Mountview Park – City Engineer and Public Works Director, Matt Shipp.**

Mr. Shipp presented the Staff Report and reported that the Council previously directed Staff to increase safety at this location, including applying for federal aid to install a High-Intensity Activated Crosswalk (“HAWK”) beacon signal near the sidewalk to the west of the current beacon. The current signal was originally proposed as a HAWK signal, but that proposal was rejected because it was too close to a road. Benefits of the current location include American with Disabilities Act (“ADA”) and bicycle access.

Mr. Shipp noted that the existing HAWK signal at Bella Vista Elementary School was funded with approximately \$500,000 in federal aid, with the City matching 7%. Underground issues were discovered when that signal was installed, and the cost exceeded the original estimate.

Staff Engineer, Adam Ginsberg, suggested installing a HAWK signal on the existing structure. After investigation, it was determined that the signal could be installed at the same cost to the City as moving the signal to the West and waiting two years for federal aid. This solution would allow the HAWK signal to be installed within two months. Mayor Weichers clarified that the cost of converting the existing beacon to a HAWK signal would be equal to the City's required match for federal grant funds. Mr. Shipp stated that the cost could be less because the County will install the signal for less than \$40,000 and the new hardware can be hung on the existing mast arm. He noted that the mast arm is not powder-coated black like the City's other HAWK signal, but he believes that is a minor aesthetic issue.

Council Member Holton stated that the City would save time and money in upgrading the existing crosswalk, and he was in favor of the proposal. Council Members Hyland and Newell agreed. Mayor Weichers expressed his appreciation for Mr. Ginsberg and the Public Works Department staff for finding that solution.

Mr. Shipp stated that they would withdraw the application for federal aid for the signal, which could open funding for other projects.

d. **Proposed Contract with Governance Sciences Group, Inc. dba FlashVote for Public Input Polling – City Manager, Jared Gerber.**

Mayor Weichers reported that the above proposal was in response to Council discussions regarding scientific ways to poll residents on issues.

City Manager, Jared Gerber, played a video on the FlashVote system and indicated that Council Member Hyland and several members of staff were present for the company’s demonstration. He then provided an overview of the service. FlashVote builds a pool of residents who are sent short

surveys on a variety of topics. The company follows up via phone, email, and text to ensure participation. Survey results can be filtered based on a variety of criteria, including demographics and source.

In response to a question from Council Member Holton, Mr. Gerber stated that they will continue to build the pool of residents as the City asks them to join and provide feedback. They follow up via phone, email, and text if a member of the pool has not participated in a particular survey. Council Member Holton stated that they need to ensure that survey results are truly reflective of the City.

Council Member Hyland expressed discomfort with the +/-6 margin of error but her discussions with FlashVote indicated that the pool would be representative of the City's demographics. Results will include data on the number of respondents in certain age groups, districts, etc., and there is a lot of granularity that makes the results more reliable. Because the surveys have a smaller number of questions, she believes there will be more participation than larger surveys that take more time to complete. Mr. Gerber stated that the Y2 survey had a similar margin of error and cost approximately \$8,000. The FlashVote survey contract is \$9,900 per year and provides up to six surveys each year.

Council Member Hyland was comfortable with their answer regarding how they ensure that questions are nonbiased, and noted that it would be helpful to conduct surveys on topics like short-term rentals and the Old Mill. FlashVote representatives indicated to her that they focus on obtaining a better representation of the city rather than relying on the most vocal residents to respond, and the pool will grow over time. Council Member Holton stated that he loved the idea of knowing the City's sentiment, but it was important to make sure that the results were legitimately reflective of the demographics.

Mr. Gerber reported that the contract would not require a budget amendment as it would be applied to the professional services line of the City Manager's budget. It is a three-year initial contract that is renewable yearly thereafter. Council Member Holton expressed a preference for a one-year contract as he did not want to be in a position where the surveys were not providing the hoped-for data but the City was stuck in a three-year contract. Mr. Gerber noted that the initial contract required a three-year renewal, but City Attorney, Shane Topham required it be changed to a one-year renewal. Mayor Weichers agreed with the concerns but stated that if they could feel comfortable with the demographic makeup, he would be open to a three-year term. However, that might increase the cost. Council Member Newell agreed that a one-year contract would be preferable, but he liked the fact that they could conduct multiple surveys at a relatively low cost. Council Member Hyland stated that she needed a survey for the upcoming short-term rental town hall, and tabling the item would mean that she would not have that data. She believes surveys can be conducted for multiple issues, including transportation and infrastructure.

Mr. Topham suggested that the City Council consider approving the contract provided that it is revised for a one-year term with annual automatic renewals. Council Member Newell stated that if the cost would increase substantially for a one-year contract it would be prohibitive. Council Member Hyland stated that the company would be primarily focused on building the pool in the first year, so she understood why they would request a three-year contract to compensate them for

the initial work. Mr. Gerber stated that Sandy uses the same system, and he shared the results of a recent survey where they invited 655 members of the pool to participate in a survey on building needs and 489 participated. Council Member Hyland noted that it was a phenomenal response rate. Council Member Holton stated that he was not arguing about the efficacy or need but was questioning the three-year contract term.

Mayor Weichers suggested that they approve the contract with a one-year term with the understanding that they may pay more in the first year. Mr. Topham suggested offering a one- or two-year contract term. After discussion, the Council Members agreed that the motion should include a condition that the term be shortened to one or two years.

e. **Electronic Scooters and Bicycles – Chief Robby Russo.**

Mayor Weichers reported that electric scooters are currently unregulated but sometimes achieve speeds similar to those of cars and motorcycles. Police Chief, Robby Russo, reported that they are becoming increasingly common and hazardous and there have been serious accidents involving electric scooters. Other states and municipalities have drafted ordinances to address this issue, and he requested input from the City Council regarding a potential draft ordinance for Cottonwood Heights.

Council Member Holton stated that he has received calls about electric scooters and they are becoming more of a problem. A parent pointed out to him that it would be wise for the City to have regulations in place before they become even more popular. Safety standards need to be put in place for use on public roads. The question would be whether they are regulated as bicycles or motorcycles. He was in favor of researching the most measured approach. Chief Russo stated that there are currently more regulations on bicycles than motorized scooters. He then presented proposed regulations for the Council’s input.

Minimum age requirement of 16 years of age.

Council Member Hyland stated that if she had the opportunity for her sons to ride a scooter or e-bike to soccer practice between the ages of 12 and 16, it would have made her life much easier. She was uncomfortable requiring riders to be 16 years old and asked why that age was suggested. Chief Russo stated that it is the age at which the community is comfortable with people driving vehicles, although a 15-year-old can obtain a learner’s permit to drive a car.

Mayor Weichers asked about the maximum speed an e-bike can attain. Chief Russo stated that they can be rated for up to 29 MPH, but they can go much faster. In response to a question from Council Member Hyland, Chief Russo stated that he believed you must be 14 years old to operate an offroad vehicle but he would need to confirm that. Council Member Hyland wanted to research the matter further. The option of tying maximum speed to age was then discussed, as well as potential enforcement issues.

Helmet requirement for all riders under 18 years of age.

The Council Members approved of this requirement.

Vehicle cannot weigh more than 100 pounds excluding the driver’s weight.

Chief Russo stated that this requirement would limit the motor size and speed. In response to a question raised by Mayor Weichers, he indicated that the average vehicle weight varies. The Council Members approved of this requirement.

Must have a breaking system and front lamp.

In response to a question, Chief Russo confirmed that bicycles are also required to have front lamps at night. The Council Members approved of this requirement.

Riders are subject to Utah traffic laws.

The Council Members approved of this requirement.

Operators are prohibited from carrying packages or articles that prevent keeping at least one hand on the handlebars.

The Council Members approved of this requirement.

Utah Driving Under the Influence (“DUI”) laws apply to all operators.

The Council approved of this requirement. Chief Russo noted that he would need to research how a DUI would apply to children under 16.

No passengers.

Council Member Hyland stated that there is room for a passenger on e-bikes, as well as child seat attachments. Council Member Newell suggested allowing passengers if the driver is 18 years of age or older.

Electric scooters and bikes must be operated on public roadways where the speed limit is 25 mph or less.

Chief Russo noted that this requirement would keep the vehicles off of major roadways. Council Member Hyland indicated that Council Member Birrell is often on Wasatch Boulevard, which has a 50 mph speed limit. Mayor Weichers suggested allowing them on roadways with bicycle lanes.

Operating electric scooters on sidewalks is prohibited unless it is necessary to enter or leave the property or cross a street. Operators must yield the right-of-way to pedestrians and give an audible signal before passing them.

Chief Russo reported that the City of Holladay is considering restricting electric scooters to sidewalks, but he believed that was a bad idea. The Council Members agreed.

Mayor Weichers stated that to him, a scooter is something you stand on, which would carry more risk than an e-bike, and asked if they needed separate regulations. Chief Russo stated that the ordinance he used as a template provides definitions of “electric bike” and “electric scooter” and commingles them in the regulations. Mayor Weichers stated that if they are commingled, the regulations should be more restrictive than may be required for an e-bike. For example, passengers should never be allowed on scooters, but there is room for passengers on e-bikes.

Proof of ownership

Electric scooters and e-bikes do not require registration, so many cities require the operator to carry a receipt, bill of sale, warranty card, or other document proving ownership. Council Member Newell noted that children likely would not carry that information. He asked that they consider how enforcement would work. Chief Russo stated that he would strike the requirement for now and they could discuss it again at a future meeting.

Electric scooter and bike riding is not allowed on any private property without the express written permission of the owner or occupant.

Examples would be church or shopping mall parking lots. The Council Members discussed the pros and cons of this regulation.

Electric scooters and bikes are prohibited in any park, playground, schoolground, or other public property unless it is authorized by the governing authority.

It was agreed that more time was needed to consider this item.

Electric scooters and bikes are prohibited on multi-use trails.

It was noted that Park City prohibits them on city trails, and Millcreek is in the process of doing so. The Council Members agreed that they should be banned from trails.

Violations will be deemed to have committed a traffic infraction and shall be assessed a monetary penalty not to exceed \$250.

Council Member Hyland asked if scooters had different classes like e-bikes and noted that a 12-year-old riding at 10 MPH would be safer on the sidewalk than the street. Chief Russo stated that they are never safer on the sidewalk, and bicycles are not allowed on the sidewalk.

Council Member Newell asked if adult mobility scooters could be exempted from the sidewalk restriction. Chief Russo will incorporate that into the draft ordinance.

f. City’s 20th Anniversary – Ann Eatchel.

Culture Manager, Ann Eatchel, shared ideas for the 20th Anniversary celebrations and noted that a 20th Anniversary logo had been created for use in the newsletter and other items related to the celebrations.

The following four quarterly events were proposed:

- **Winter: State of the City**

This will include a video highlighting milestones over the last 20 years and envisioning the City's future.

- **Spring: Tree Planting Initiative**

A tree sale event is regularly scheduled for Arbor Day, and additional trees can be ordered at that time for a commemorative planting at a park, City Hall, or another location. Ms. Eatchel would work with the Parks Department and Recreation Center to determine the best locations.

- **Summer: Butlerville Days**

The Butlerville Days Committee is formulating ideas for this celebration. Because it was skipped in 2020, it will also be the 20th anniversary of Butlerville Days.

- **Fall: To Be Determined**

Ms. Eatchel will be meeting with the Historic Committee to discuss ideas for this event.

Other ways to celebrate the City's 20th anniversary include:

- There are between eight and 17 historic signs around the City.
- Installation of a monument sign. Rocky Mountain Power is willing to donate \$3,500 for the sign.
- The first historic article about the City was included in the January newsletter, and additional articles will be included in each newsletter in 2025.
- The Parks, Trails, and Open Space Committee and Historic Committee collaborated on a map of historic landmarks, and the next phase will include both an online map and printed maps available at the Recreation Center and library.
- The City's Articles of Incorporation could be displayed at City Hall.

Mayor Weichers asked about the Arts Council's involvement and the potential of creating a mural celebrating the anniversary. Ms. Eatchel stated that she met with them earlier that day and they did not have anything planned. However, she liked the idea of a mural and would check with the Business Association regarding potential locations.

g. Council Retreat Agenda Preview – City Manager, Jared Gerber.

Mr. Gerber reviewed the agenda for the January 16, 2025, City Council Budget Retreat. It will be a public meeting and not a public hearing. Breakfast will be at 8:30 a.m. and the meeting will begin at 9:00 a.m. After the welcome and introduction, current project updates will be provided. The five-year financial projections and Capital Improvement Plan will be reviewed. Compensation will then be discussed. After lunch, a Strategic Initiative Discussion will be held to determine priorities for the coming year. Mr. Gerber reviewed the priorities lists and asked the Council to forward any missing items to him for inclusion. Because the retreat is being held earlier in the year, he noted that a shorter, half-day retreat will be required when better projections are available.

5.0 REVIEW OF CALENDAR AND UPCOMING EVENTS.

- a. **January 3 to January 30 – Asian Arts and Culture Exhibit, Monday through Friday from 8:00 AM to 5:00 PM at City Hall.**
- b. **January 15 – State of the City and 20th Birthday Celebration – 6:00 PM at City Hall.**
- c. **January 25 – Chinese New Year Celebration from 10:00 AM to 12:00 PM at City Hall.**
- d. **February 25 – Short-Term Rental Town Hall Meeting – 6:00 PM at City Hall.**

The calendar items were reviewed.

6.0 POSSIBLE CLOSED MEETING TO DISCUSS LITIGATION, PROPERTY ACQUISITION, AND/OR THE CHARACTER AND PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL.

There was no Closed Meeting.

7.0 ADJOURN CITY COUNCIL WORK SESSION.

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

The Work Session adjourned at 5:54 PM.

MINUTES OF THE COTTONWOOD HEIGHTS COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (“CDRA”) BUSINESS MEETING HELD TUESDAY, JANUARY 7, 2025, AT 6:45 PM IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS LOCATED AT 2277 EAST BENGAL BOULEVARD, COTTONWOOD HEIGHTS, UTAH

Members Present: Mayor Mike Weichers (participated remotely), Council Member Shawn Newell, Council Member Suzanne Hyland, Council Member Matt Holton

Staff Present: Jared Gerber, City Manager; Deputy City Recorder, Maria Devereux; City Attorney, Shane Topham; Community and Economic Development Director, Michael Johnson; Public Works Director, Matt Shipp; Barbara Higgins, Human Resources Director; Police Chief, Robby Russo; Administrative and Financial Services Director, Scott Jorges; Unified Fire Authority Assistant Chief, Riley Pilgrim

1.0 WELCOME

Mayor Weichers called the meeting to order at 6:45 PM.

2.0 Consideration of Resolution 2025-01 Authorizing Preparation of a Third Amendment to the Project Area Plan for the Canyon Centre CDA.

Community and Economic Development Director, Michael Johnson reported that they are required to follow the same process for the amendment as if they were creating an initial Project Area Plan and budget. The Development Agreement was approved at the previous CDRA meeting. The Interlocal Agreements with various taxing entities that participate in the project also need to be amended. The final step is to formally amend the Project Area Plan and Budget. State law requires a 30-day public noticing process prior to voting on the amended Plan and budget, and the resolution before the Board was to proceed with the amendment and begin the 30-day public input process. If approved, the actual Amendment would come before the CDRA for final consideration at its February meeting.

MOTION: Board Member Newell moved to APPROVE 2025-01 Authorizing Preparation of a Third Amendment to the Project Area Plan for the Canyon Centre CDA. The motion was seconded by Board Member Hyland. Vote on Motion: Board Member Holton-Aye; Board Member Hyland-Aye; Board Member Newell-Aye; Chair Weichers-Aye. The motion passed unanimously.

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 days review period, whereupon that draft of the minutes will be deemed approved and will become the final minutes of the meeting.

5.0 ADJOURN

MOTION: Board Member Hyland 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 6:50 p.m.

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Staff Present: Jared Gerber, City Manager; Deputy City Recorder, Maria Devereux; City Attorney, Shane Topham; Community and Economic Development Director, Michael Johnson; Public Works Director, Matt Shipp; Barbara Higgins, Human Resources Director; Police Chief, Robby Russo; Administrative and Financial Services Director, Scott Jorges; Unified Fire Authority Assistant Chief, Riley Pilgrim

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 Council Member Hyland.

3.0 CITIZEN COMMENTS

Maggie Mills stated that the Library Preschool Programs are back for the new year. Preschool Storytimes and other programs are held Monday through Thursday, and children between the ages of two and five can participate. “Read to a Dog” is held on Fridays and Saturdays. The new art display features AI-generated cat art. There will be a Red Cross Blood Drive on January 15, 2025, from 10:00 a.m. to 4:00 p.m.

Mary Ellen Johnson reported that she has lived in Cottonwood Heights since 1991. She listened to the Work Session regarding the future HAWK light at Mountview Park, and she thought it was appropriate to talk about her request regarding the dangerous situation at 3422 Fort Union Boulevard. The Gear Room was approved several years ago without adequate parking and because of the lack of parking patrons park on Fort Union Boulevard across the busy street. Pedestrians cross without any regard for traffic at all times of the day and night, creating a very dangerous situation on the busy road. Her neighbors are very concerned that they will have serious accidents in the area, and she has come very close to hitting a pedestrian several times. She asked that the Council consider visiting the area to determine the danger and find a solution.

City Manager, Jared Gerber, reported that one online comment was received regarding the closure of Mine Shaft Road and traction control.

4.0 ACTION ITEMS

- 4.1 Consideration of Ordinance 429 Amending Titles 12, 14, and 19 of the Cottonwood Heights Code of Ordinances. (This ordinance will approve various amendments to Titles 12, 14, and 19 of the City’s Code of Ordinances as recommended by the City’s staff and Planning Commission to clarify ambiguous definitions and procedures and rectify conflicting provisions in the code as part of general maintenance of the Code).

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

MOTION: Council Member Holton moved to APPROVE Ordinance 429 Amending Titles 12, 14, and 19 of the Cottonwood Heights Code of Ordinances. The motion was seconded by Council Member Newell. Vote on motion: Council Member Hyland – Yes, Council Member Newell – Yes, Council Member Holton – Yes, Mayor Weichers – Yes. The motion passed unanimously.

- 4.2 Consideration of Resolution 2025-01 Approving an Interlocal Agreement with Salt Lake County for Traffic Signal Maintenance. (This Resolution will Approve an Interlocal Agreement with Salt Lake County whereunder the County will maintain designated traffic signals in the City).

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

MOTION: Council Member Hyland moved to APPROVE Resolution 2025-01 Approving an Interlocal Agreement with Salt Lake County for Traffic Signal Maintenance. The motion was seconded by Council Member Holton. Vote on motion: Council Member Newell – Yes, Council Member Hyland – Yes, Council Member Holton – Yes, Mayor Weichers – Yes. The motion passed unanimously.

- 4.3 Consideration of Resolution 2025-02 Approving Agreement with Governance Sciences Group, Inc. d/b/a FlashVote for Public Input Polling. (By this Resolution, the Council will approve the City’s entry into an Agreement whereunder Governance Sciences Group, Inc. d/b/a FlashVote will perform statistically valid public input polling from time to time for consideration by the Council).

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

Council Member Hyland stated that some concerns were expressed during the Work Session that merited continuing the item so additional due diligence could be performed. Council Member Holton agreed that additional time was needed to finalize contract details.

MOTION: Council Member Holton moved to CONTINUE Resolution 2025-02 Approving Agreement with Governance Sciences Group, Inc. d/b/a FlashVote for Public Input Polling to the next City Council Business Meeting. The motion was seconded by Council Member Newell. Vote

on motion: Council Member Holton – Yes, Council Member Hyland – Yes, Council Member Newell – Yes, Mayor Weichers – Yes. The motion passed unanimously.

5.0 CONSENT CALENDAR

5.1 Approval of the Minutes for the City Council Work Session and Business Meetings of December 17, 2024.

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 CITY COUNCIL BUSINESS MEETING.

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

The City Council Meeting adjourned at 7:12 PM.

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 Meetings held Tuesday, January 7, 2025.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____