

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION  
HELD TUESDAY, MARCH 18, 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 Ellen Birrell (via Zoom), Council Member Shawn Newell, Council Member Suzanne Hyland

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

**1.0 WELCOME**

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

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

Mayor Weichers reviewed the Business Meeting Agenda and reported that the Pledge of Allegiance would be led by Council Member Newell, followed by City Council Committee Reports and the citizen comment period. Next would be a public comment period on the Pinecreek Lane rezone.

Action Item 6.1 was consideration of Ordinance 435 Approving the Rezone of 1.46 Acres of Realty Located at 8145 South Pinecreek Lane from RR-1-43 (Rural Residential Single Family) to RR-1-21 (Residential Single Family) and Amending the Zoning Map. Mayor Weichers noted that this item would be discussed in detail in a Staff Report.

Item 6.2 was consideration of Resolution 2025-16 Accepting a Bid and Approving a Construction Contract for the Kings Hill Drive Culvert Project. Public Works Director, Matt Shipp reported that an issue with the old pipe in this area became apparent in 2024. The wall is eroding, and it must be repaired. The lowest bid for the project was selected. In response to a question from Mayor Weichers, Mr. Shipp stated that the bid is lower than the original estimate of \$300,000. The selected proposal is for approximately \$268,000.

Item 6.3 was consideration of Resolution 2025-17 Approving Entry into the Second Amendment to Agreement for Court Services with the City of Holladay. City Attorney, Shane Topham reported that the City was previously sued by Taylor La Jeunesse, who pursued a class-action lawsuit against Cottonwood Heights and Holladay because they use a contract prosecutor. The lawsuit was dismissed by the trial court, and the plaintiff dropped the case during the appeals process. The amendment to the Interlocal Agreement with Holladay clarifies that the prosecutor provides his services under the authority and direction of the City Attorney of Cottonwood Heights or

Holladay. They will also be pursuing an amendment to State Code specifying that cities are authorized to hire contract prosecutors. The provision already exists in County Code.

Item 6.4 was consideration of Resolution 2025-1518 Approving Entry into the First Amendment to a Consulting Agreement with Civil Science Infrastructure, Inc. Mr. Shipp reported that the item is for construction management on the project in Item 6.2. Civil Science Infrastructure, Inc. designed the project and will be overseeing its construction alongside City Staff. In response to a question from Mayor Weichers, Mr. Shipp clarified that consulting services are typically used on larger projects.

Mayor Weichers reported that there were no items on the consent calendar.

### **3.0 STAFF REPORTS**

#### **3.1 Lobbyist Report – Greg Curtis/Brian Allen.**

Mayor Weichers invited lobbyists Brian Allen, Greg Curtis, Chantel Nate, and Kyle Jensen to speak about the recent legislative session. Mr. Allen reported that the session started off quiet, but got very busy toward the end.

SB 337, introduced by Senator Cullimore, did not pass. They had concerns about how this bill could have impacted City projects, and Mr. Allen believes they would reintroduce it in 2026. Mayor Weichers stated that the bill would have created a state agency with the authority over local Land Use decision. Mr. Allen reported that veto approval for cities was negotiated toward the end of the session.

HB 550, introduced by Representative Peterson, started out as exempting government entities from inspection fees. It was negotiated down to only apply to water conservancy districts, but they still oppose the bill.

SB 340, introduced by Senator Ipson, was the Protected Persons bill. It stated that if a person has had a credible threat against their life or safety in the last five years, they could work with the Department of Public Safety to obtain a certificate bypassing municipal codes for security measures.

SB 328, introduced by Senator Stevenson, would allow local governments to waive proximity requirements for alcohol licenses around playgrounds and parks. The bill initially failed, but was reintroduced and passed. Mayor Weichers stated that the original ordinance also prohibits these establishments within a certain distance of libraries and some other facilities and asked Mr. Allen to verify where the bill applies.

HB 320, introduced by Representative Shepherd, would have allowed municipalities to impose a fine of up to \$5,000 if someone had three similar criminal violations within a 12-month period. It did not pass.

The following bills on housing affordability were supported by the Utah League of Cities and Towns (“ULCT”) and passed:

- SB 262 Housing Affordability Modifications
- HB 368 Local Land Use Amendments
- HB 360 Housing Attainability Amendments
- SB 181 Housing Affordability Amendments
- SB 23 First Home Investment Zone Amendments

HB 58, introduced by Representative Peterson, amended licensing requirements for home inspectors. The final bill added planning examiners to the list of qualified trades.

SB 179, Amendments to Local Regulation of Business Entities, passed and requires local governments to adopt an ordinance governing how they will evaluate new and unlicensed business uses.

HB 88 would have required cities to allow accessory dwelling units (“ADU”) in any zone. The bill failed in committee.

HB 90, introduced by Representative Ward, would have allowed 4,000-square-foot lots in any zone. It also failed in committee.

In response to a question from Mayor Weichers, Mr. Allen reported that SB 23 clarifies owner occupancy requirements in First Home Investment Zones and how extra-territorial homes may be included in density requirements. It is not related to downpayments.

SJR 4 and SB 154, introduced by Senator Brammer, would have amended court rules on attorney confidentiality, and were opposed by the ULCT. Amended versions passed.

HB 364, Governmental Immunity Amendments, introduced by Representative Christofferson, passed the House but ran out of time for a Senate vote. The bill was supported by the ULCT. It would have provided governmental immunity to law firms hired by local entities. It will be reintroduced in the next session.

HB 77, Flag Display Amendments, only permits certain flags to be flown on government property. It allows city and state flags. Flags of other nations can be flown for historical or informational purposes. All other flags are prohibited. In response to a question from Mayor Weichers, Mr. Allen confirmed that the South Korean flag can be flown when the delegation visits. Additionally, there are no penalties for violations that are cured within 30 days.

HB 291 on Mayoral Recall Elections failed prior to committee consideration.

SB 56 would have allowed a City Council to retain its own advisor. It also failed.

HB 300, Amendments to Election Law, was highly publicized and controversial. The fourth version passed. It still allows voting by mail, but after 2028 identification must be presented at the time the ballot is requested and the last four digits of the identification must be included on the ballot. Signature verification will still be required.

HB 256, Municipal and County Zoning Amendments, is in regard to enforcement of short-term rental laws. It allows cities to look at listing sites and request that noncompliant listings be removed. The final version was not as strong as they had hoped, but it did pass. Council Member Hyland added that they can provide the listing to the State as evidence that Transient Room Taxes (“TRT”) should be collected on the property. The governor had not signed the bill yet.

HB 40, School Safety Amendments, was amended significantly. ULCT worked with the sponsor on modifications, and the seventh substitute passed. It takes some burden off of local law enforcement. They are required to coordinate with the county on security plans, but it removes other responsibilities they might have had for people inside the school.

SB 277, Government Records Management Amendment, transitions the seven-member volunteer board to an administrative law judge. This will speed up the Government Records Access and Management Act (GRAMA”) process. It does not change how records are accessed. Instead of a monthly meeting by a volunteer board, records requests will be reviewed daily by a full-time administrative law judge, and hearings will be held more frequently. Mr. Allen stated that he believes it will make records more accessible and less expensive because they will have lower legal fees. Mr. Topham agreed and noted that the City had encouraged and assisted the legislation. He thanked Mr. Allen and Ms. Nate for their efforts in helping to get it passed.

HB 444, Data Privacy Amendments, added a member to the privacy committee representing cities, changed annual reporting to December, and pushed contractor requirements to 2026. It also removed some confusing language.

HB 355, Mining and Critical Infrastructures, was opposed by the ULCT. Representative Snider made some concessions that improved the bill. It clarifies how a gravel pit can expand into land they currently own. Cities will not be able to prohibit expansion if the company owns the land. In response to a question, Mr. Allen reported that the land must be contiguous.

HB 295, Municipal Services Fee and Political Subdivision Lien Amendments would give municipalities the ability to apply a lien if bills are not paid. It passed the House but failed before being assigned to a committee in the Senate.

HB 44, Transient Room Tax Amendments, sponsored by Representative Bolinder, allows cities to work with the county to obtain more of the tax revenues based on actual impacts. Mr. Allen believes Cottonwood Heights could make a good case for an increase.

HB 511 would have required local governments to ask residents if they would approve of an increase in property taxes. The bill was sent to an interim committee for study.

HB 454 and SB 310 would have allowed a religious exemption for utility and transportation taxes. They worked hard to defeat both bills. Representative Peterson was not happy that her bill was amended in the Senate, and it did not pass when it came back to the House. The issue will likely come back in the next legislative session.

Mayor Weichers asked for more information on the ULCT's opposition to the bill. Mr. Allen stated that they were concerned about the precedent. The Transportation Utility Fee is a user fee; everyone who uses the facilities pays the fee. People going to religious venues use those facilities. If they exempt religious facilities, there is a concern that they will next exempt other nonprofits. Mr. Allen indicated that they supported the ULCT's position on the bill. However, at the Council's direction, they could support the bill in the next legislative session.

Mayor Weichers stated that he did not believe it was worthwhile to make such a large entity as the Church angry over a bill that would not result in the loss of a lot of money. Mr. Allen stated that it would impact other cities more than Cottonwood Heights. In response to a question, he clarified that the exemption would apply to all church-owned buildings, including office buildings. In response to a question from Mr. Shipp, Mr. Allen reported that it could also be used as a precedent to exempt those properties from stormwater fees and other user fees. However, they work for the City, not the ULCT, and would follow the Council's direction.

HB 533, County Formation Amendments, would have created a petition process to split counties. It failed. Mr. Jensen reported that he spoke to the bill's sponsor, who plans to study the matter further but expressed the belief that the population of Salt Lake County is too high. Mr. Allen added that the bill followed many of the same arguments that were used to split the school district. Mayor Weichers stated that he did not mind if it passes because it would force Salt Lake County to pay attention.

HB 198 regarding billboards passed. It was amended so that if a sign is impacted by highway expansion, it can move anywhere along the highway, but it must be within the same city. If it goes outside the city, mutual agreement is required. If a location cannot be found due to city or state issues, that party must pay for the sign.

HB 504, Conflict of Interest Disclosures by Municipal Candidates, passed.

SB 195, Transportation Amendments, targeted Salt Lake City and did pass. Council Member Hyland stated that she attended a Utah Foundation meeting where the bill was discussed, and two parts of the bill would affect the City. It requires connectivity planning and clarifies who has the responsibility to maintain street lighting. The City would have to maintain any decorative lighting installed on State highways, but the State would be responsible for lighting at intersections. Council Member Hyland added that it would allow Tax Increment Financing ("TIF") funds to be used for corridor preservation.

In response to a question from Mayor Weichers, Mr. Allen stated that HB 465 was amended to allow for coordinated efforts between the State and cities to address homelessness, but it does not allow the State to completely take the efforts over.

In response to a question raised by Council Member Hyland, Mr. Jensen reported that funding was scarce this year. He and Mr. Curtis have been working with the County and State Legislators on the Fifth of Fifth sales tax. Funds will begin accruing on July 1, 2025. The Wasatch Front Regional Council (“WFRC”) estimates that Cottonwood Heights will receive approximately \$437,000 specifically for transit transportation each year.

Mr. Curtis stated that he believes SB 195 only provides TIF funds for state routes. Part of the impetus for connectivity is from cities on the west side. They don’t want neighboring municipalities’ residents to use their roads, so they authorize cul-de-sacs instead of stubbing the roads for future connectivity. The original version of the bill attempted to force connectivity, but they determined that more study is needed.

Regarding HB 502, Mr. Curtis reported that 2024 HB 488 changed the amount of the Cottonwood Canyon fund from a fixed amount to a percentage to be used for canyon transportation. HB 502 changed it to allow that fund to grow from sales taxes. Several opponents saw it as an attempt to fund the gondola. The intention was to fund Phase 1 of the environmental study for the connectivity and transit hub at the mouth of Big Cottonwood Canyon. Years ago, \$13 million was appropriated to purchase land, but that purchase never took place. The Utah Department of Transportation (“UDOT”) is still holding the money. HB 502 directs that revenue specifically to ingress and egress in the transit hub. In response to a question from Mayor Weichers, Mr. Curtis clarified that the bill does not affect Cottonwood Heights’ traction control program with UDOT.

Mr. Curtis reviewed the Affordable Housing Infrastructure Grants and their potential impacts and noted that the definition of “affordable housing” was changed at the last minute and tied to median income. A \$70 million bond was authorized in Salt Lake County that will apply to both for-sale and for-rent housing.

Mr. Curtis reported that significant state dollars have been put toward the revitalization project in the downtown Salt Lake City tourist district. When they looked at local dollars, they were surprised to realize that approximately \$60 million per year is flowing to municipalities in Salt Lake County from the Fourth of the Fourth and Fifth of the Fifth sales taxes. Salt Lake City had to commit a significant portion of its Fifth of the Fifth taxes to the infrastructure associated with the downtown revitalization.

Mayor Weichers thanked everyone for their hard work on behalf of the City.

**3.2 Wasatch Choice Vision Update Discussion – Community Development Director, Mike Johnson.**

Community Development Director, Mike Johnson invited WFRC Community and Economic Development Director, Meg Padjen to provide an overview of the Wasatch Choice Vision Plan.

Ms. Padjen reported that the Wasatch Choice Vision is a long-range Transportation and Land Use Plan that spans 30 years, from 2025 to 2055. The WFRC discusses municipalities’ long-range

plans in workshops and individual conversations throughout the year. Their current focus is on land uses, which include:

- Neighborhood centers
- City centers
- Urban centers
- Metropolitan centers
- Employment districts
- Industrial districts
- Residential areas
- Parks and public spaces
- Special districts
- Retail districts

In response to a question from Mayor Weichers, Ms. Padjen reported that the grant for the Town Center consultant came through the WFRC Planning and Technical Assistance Program, but it is related because the program is intended to help cities with the uses outlined in the Vision.

Ms. Padjen stated that the different types of centers are all walkable, have a mix of uses, and are more intense than the surrounding area. Differences between the primary types of centers include:

- Neighborhood centers
  - One to three stories
  - Standard bus service
- City centers
  - One to four stories
  - Enhanced bus service
  - Active transportation opportunities
- Urban centers
  - Two to eight stories
  - Bus rapid transit

Ms. Padjen reported that the discussion and findings from the last workshop were compiled into a draft that was sent to local planning staff in early 2025, and part of the reason for her presentation was to ensure that the council was in agreement on the updated map.

Council Member Hyland asked about the slide presentation from the workshop that addressed the density that would support the different types of centers. She wants to make sure they have the residential density to support the proposed centers. Ms. Padjen reported that the density depends on the type of center, and the ranges can overlap. For example, a neighborhood center likely only supports that neighborhood, not the entire city. A city center attracts people from around the city, while an urban center attracts residents of cities. They use the City's long-range vision to model transportation around those centers.

The final draft of the Wasatch Choice Land Use Vision for Cottonwood Heights was reviewed. Mr. Johnson reported that the recommendations were made based on various master plans. Land uses along Fort Union Boulevard are largely based on the Planned Development District (“PDD”) Ordinance and vision for redevelopment of the major intersection areas. They recently added smaller neighborhood centers to match existing centers like Canyon Centre, Brighton Pointe Shopping Center, and the intersection of 2700 East and Bengal Boulevard. Another notable change is that the property west of the Gravel Pit, which was previously designated an urban center, was scaled down to a neighborhood center. The plans extend past Union Park to the family center in Midvale.

Mayor Weichers asked if it would make more sense for Union Park to be an urban center than a city center. Mr. Johnson stated that from Staff’s perspective, what they envision in the Gravel Pit is the highest-density use. Ms. Padjen indicated that they can also have different densities within a center.

The future large residential projects in Cottonwood Heights and Holladay were discussed, as well as their potential impact on both employment districts and transportation. Ms. Padjen stated that the model plans differently for office and residential users. In response to a question from Council Member Hyland regarding the Gravel Pit, she stated that if a portion of a district is residential and a portion is office, the density could be split. If it were to be more interspersed, they could choose a density that makes sense for the area and label it as the corresponding type of center. Mr. Johnson stated they there is not a large difference in density between employment and city center districts, other than the pattern and hours of usage.

Ms. Padjen clarified that the current focus is on Land Use because it will be used to model the transportation plan. She encouraged the Council to attend the Fall 2025 workshop, which will focus on transportation phasing.

Mayor Weichers stated that the grant funding was important in helping them get started. He appreciates that the Wasatch Choice Vision helps cities envision how to incorporate city and neighborhood centers into their existing footprint and asked if monies would be available to help implement those plans. Ms. Padjen stated that it is something to work toward. A lot of cities like Cottonwood Heights have the vision and are working on the details, and they hope to be able to support them. Millcreek and Farmington have been in the same situation, but Cottonwood Heights is the only city she has worked with that has approached it in this specific way.

Council Member Hyland, Mayor Weichers, and Mr. Johnson discussed the appropriate location for an employment center in the Union Park area.

### **3.3 Pinecreek Lane Rezone – Community Development Director, Mike Johnson.**

Mr. Johnson reported that Pinecreek Lane is off Creek Road east of Highland Drive. It is a stub road that serves a handful of residential properties in the area. Properties along Creek Road are predominantly R-1-8 Single-Family Residential, with 8,000-square-foot minimum lot sizes. Other properties in the area are zoned Rural Residential, RR-1-43 with a minimum lot size of one acre and RR-1-21 with a minimum lot size of one-half acre. Both rural zones include animal rights.

The applicant requested to rezone the 1.46-acre property from RR-1-43 to RR-1-21. They reside in a home at the rear of the property and wish to subdivide the parcel and sell the front lot. The front lot would be one-half acre, and the rear lot would be a larger flag lot. The two properties to the north of the subject property were subdivided in this manner. Mr. Johnson clarified that the Council would be considering the rezoning request only. If the property owner applied to subdivide the property, that would be an administrative decision.

Staff determined that the property complies with the requested zoning, and the underlying Rural Residential Land Use Designation will not change. Much of the surrounding development, including adjacent properties to the north and west, is already zoned RR-1-21. The only adjacent lot with RR-1-43 zoning is a nonconforming parcel that would more appropriately be zoned RR-1-21 as it is less than one acre in size. If the rezoning was approved, any future development would be subject to the City's Sensitive Lands Evaluation and Development Standards, as the property is located in the Sensitive Lands Overlay Zone.

Property owners within 1,000 feet of the subject property received notice prior to the Planning Commission public hearing. No comments were received. Council Member Hyland stated that she received a few calls, but once she explained the request those residents expressed no concerns. Mr. Johnson reported that the Planning Commission unanimously recommended approval of the application.

### **3.4 Elections Update – Human Resources, Records, and Culture Director, Barbara Higgins.**

Human Resources, Records, and Culture Director, Barbara Higgins, provided the upcoming election dates.

- Candidate declaration filing: June 1 to June 7, 2025 (Weekdays: June 2 to June 6)
- Primary election day: August 12, 2025
- General election day: November 4, 2025

In response to a question from Council Member Hyland, Ms. Higgins stated that she was unsure of the withdrawal date. Ms. Higgins indicated that the Council should forward their questions to her as the County has started a new Civic Roundtable application for all recorders and deputy recorders in the Valley to ask questions and receive fast answers.

The projected cost for filing will be between 70% and 130% higher than in 2024. All cities are asking for further clarification on the increase. Mayor Weichers stated that the matter is on the agenda for the Conference of Mayors. City Manager, Jared Gerber reported that city managers and attorneys have been discussing the increase as well.

In response to a question from Mayor Weichers, Ms. Higgins reported that the financial filing deadline had not been announced.

Council Member Newell asked about the cost difference between ranked-choice voting and primary elections. Ms. Higgins stated that it will depend on how many cities choose to do a primary versus ranked-choice voting. Cities must make that determination by April 1, 2025. Mr. Gerber stated that they have provided a software cost for ranked-choice voting, but it was unclear if there would be any additional fees. Mayor Weichers stated that during his last election cycle, 13 cities participated in ranked-choice voting. In Council Member Hyland’s cycle, only eight cities chose it. So far for 2025, four cities plan to do ranked-choice voting. He believes the cities that opt for ranked-choice voting will pay more. Council Member Birrell stated that she confirmed with the elections office that the deadline for notifying them of the choice is May 1, 2025.

Mr. Gerber reported that they would discuss the matter in a future meeting once the dates and costs are verified.

**3.5 Public Works Grant Funding– Public Works Director/City Engineer, Matt Shipp.**

Mr. Shipp presented the Staff Report with recommendations on Capital Project priorities.

The Public Works Capital Road Maintenance Budget had a balance of \$4.25 million as of February 1, 2025. Of that, an estimated \$3.5 million will be used to fund scheduled maintenance projects in this fiscal year. Approximately \$300,000 will be used to fund unplanned projects like sidewalk trip hazard repair, unanticipated road repairs, and project change orders. Approximately \$430,000 will be carried forward to Fiscal Year 2025-2026. Scheduled projects for the current year total approximately \$3.8 million.

The annual allotment to the capital Road Maintenance Budget is anticipated to be reduced from \$3.15 million to \$2 million. Including the carryover, the total budget will be approximately \$2.43 million. Anticipated projects for FY 2026 will cost \$2.8 million, resulting in a shortfall of approximately \$400,000.

Pending grant projects would cost a maximum of \$1.4 million. Those include:

- Bengal Boulevard and Highland Drive intersection. City match: \$219,193
- Highland Drive Trail Phase 1. City contribution: \$700,000
- Highland Drive Trail Phase 2. City match: \$241,784
- Highland Drive Phase 3. City match: \$35,000
- Creek Road sidewalk. City match: \$112,000
- Safe Streets and Roads for All (“SS4A”) Safety Study. City match: \$100,000

Mr. Shipp reported that they have not received any updates on the SS4A grant, so those funds may no longer be available. If the funds come through, the City will have until 2027 to complete the project. Council Member Hyland noted that they discussed the project at the Budget Retreat, and it was determined that the study likely will not cost \$500,000. Mayor Weichers suggested postponing the project. If it is determined that the City’s cost will be lower, they can do a Budget Amendment or wait until the next budget year.

Council Member Hyland asked Mr. Shipp to specify the funding that will be lost for each project if it is not funded in the next fiscal year. Mr. Shipp reported that none of the funding would be lost. However, the project costs would increase due to inflation.

Mr. Shipp reported that funding all grant projects would leave \$1 million for planned maintenance projects. Alternatively, they could choose not to fund any grant projects and use the \$2.4 million for the majority of the \$2.8 million in planned maintenance. Staff recommended a balanced strategy. They recommended that the City move ahead with the Bengal Boulevard and Highland Drive project, as well as Highland Drive Trail Phase 3 and the SS4A Study.

For the Highland Drive Trail Phase 1 project, they can reevaluate and downsize the project to get it as close to the \$1.1 million in received funding as possible. That will allow for the islands, some traffic calming, and intersection redesign. Mr. Shipp recommended that the design be completed using the available grant funding. The Creek Road sidewalk project has been decreased from \$112,000 to \$60,000, and could potentially cost less. Funding a portion of the City grants will cost approximately \$414,000, leaving approximately \$2 million for planned maintenance projects. The second-year plan will need to be adjusted to match that figure. Mr. Shipp recommended that the federal projects be delayed for at least one year, and existing infrastructure be repaired and protected as much as possible.

Due to the uncertainty of the availability of SS4A funds, Mayor Weichers recommended delaying that project. He agreed that they should move forward with the Creek Road sidewalk.

Mr. Shipp asked for directions regarding the Bengal Boulevard and Highland Drive intersection project. Council Member Newell expressed concern about the potentially significantly increased costs if they delay the project by even one year.

In response to a question from Mayor Weichers, Mr. Shipp confirmed that the City match would cover both design and construction. UDOT has a contractor that is ready to begin the project as soon as the City approves. They also have the option of moving forward with the design but not construction.

Council Member Hyland stated that she wants to feel more comfortable that spending the money will achieve the improvements they are seeking, and she believes the matter needs further discussion. Mr. Shipp stated that when they applied for the grant, they had to prove that it would be an improvement. However, that improvement may not be considered as important by this Council as the previous Council that approved applying for the grant. He will go back through the file and discuss the matter with Mr. Gerber. It is possible that they can analyze to provide that verification for Council Member Hyland. Council Member Hyland stated that her primary concern is the right-hand turn north on Highland Drive and what that will do to pedestrian traffic. She was not comfortable with eliminating the slip lane. Council Member Newell agreed. Mayor Weichers added that he is also still concerned about the location of the bus stop.

Mr. Gerber clarified that the recommendation was that, if they get to a point where the Council is comfortable with the plan, they should move forward because the City match is so much lower

than the grant funds and there are concerns that the costs will increase. Although it is \$219,000, that is less than 10% of the grant amount.

Mayor Weichers asked if they could move forward with the understanding that they have not reached a consensus on the design. Mr. Shipp stated that if they go back and change the preliminary design, there will be added costs to the City. The design process is very involved. The general concepts showed the available property and provided options, but they can make some modifications. Staff can bring it back to the Council before it is too late to make changes so they can ensure that they are on the right track. However, at some point, they will just need to get it done.

Mayor Weichers asked how long it would take to complete the project and if it could be done when school is out. Mr. Shipp stated that they had the same problems with the roundabout. It was scheduled for minimal disruption, and they worked with the school to ensure minimum impact. The project will take over six months and will extend into the school year.

Mr. Gerber stated that the concern over the slip lane is that people will get too used to not looking left when they turn right. It was noted that there have not been any issues with the current slip lane. Mr. Shipp noted that they receive calls expressing concern about cars not paying attention to the pedestrian crossing.

Council Member Birrell stated that the Comprehensive Safety Action Plan (“CSAP”) completed by the WFRC indicates that intersections are the most dangerous places. Before making the decision, she believes they need to solidify whether their guidance is coming from the Transportation Plan or the CSAP. She believes the Council should put safety first over motorist convenience. Council Member Hyland contended that how people respond to an intersection is also a safety concern. If they create a situation where people are impatient, that will impact safety. Council Member Birrell stated that high traffic times are part of the urbanization of the community, and the issue will continue to intensify.

Council Member Newell agreed that they need to take a strategic look at intersections. Safety will always be their number one priority, but they need to consider this specific intersection and the necessary solutions to be able to move forward. Mayor Weichers noted that it is the second-largest intersection in the City.

Mr. Shipp stated that he would research the past discussions and conclusions and bring the item back for future consideration. He understands that the Council is very concerned about the school.

Council Member Hyland stated that Appendix D8 in the WFRC CSAP has a section that looks at historical crashes at intersections, so it could contain valuable information. Police Chief, Robby Russo stated that he can also provide accident data at that intersection for the last five years.

The Council expressed approval for the other aspects of the recommended strategy.

**4.0 REVIEW OF CALENDAR AND UPCOMING EVENTS.**

- 4.1 **March 19 – Cottonwood Heights Senior Social – Pet Health – 1:30 PM – 2:30 PM at City Hall.**
- 4.2 **March 20 – 6:00 PM to 8:00 PM – Ceramics Open House – Meet the Artist.**
- 4.3 **March 29 – 6:30 PM to 8:00 PM Arts Council SALT Contemporary Dance Performance at Butler Middle School (Tickets \$10).**
- 4.4 **April 16- 1:30 PM to 2:30 PM – Senior Social (Scams and Fraud Prevention) at City Hall.**

**5.0 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.

**6.0 ADJOURN CITY COUNCIL WORK SESSION.**

**MOTION:** Council Member Newell 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 6:04 PM.

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL BUSINESS MEETING  
HELD TUESDAY, MARCH 18, 2025, AT 7:00 PM IN THE COTTONWOOD HEIGHTS  
CITY COUNCIL CHAMBERS LOCATED AT 2277 EAST BENGAL BOULEVARD,  
COTTONWOOD HEIGHTS, UTAH**

**Members Present:** Mayor Mike Weichers, Council Member Shawn Newell, Council Member Suzanne Hyland

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

**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 Newell.

**3.0 CITY COUNCIL COMMITTEE REPORTS**

**3.1 Committee Reports by Council Member Matt Holton.**

Council Member Holton was excused from the meeting.

**3.2 Committee Reports by Council Member Suzanne Hyland.**

Council Member Hyland reported that the Emergency Management Committee met earlier that day. The estimated flood risk is less than 10% this year, as a lot of water will be absorbed into the soil.

**3.3 Committee Reports by Council Member Shawn Newell.**

Council Member Newell reported that the Canyons Education Foundation will hold its gala to raise funds for scholarships on March 27, 2025. There were 27 applicants from district high schools, and it was encouraging to read their stories regarding what the students have gone through and overcome. Allies and mentors also wrote on those students' behalf.

He serves with the South Valley Chamber of Commerce, which has an upcoming Women in Business event entitled "Ignite Her Power: Inspiring Confidence and Transforming Lives." He invited everyone to visit the Chamber website to learn more about how to participate in the event.

He also serves on the Cottonwood Heights Arts Council. Over 90 people showed up for auditions for “The Lighting Thief: The Percy Jackson Musical” which will be held later this summer. There will be 50 callbacks, and rehearsals start on April 15, 2025. They will also have a therapeutic arts night on April 25, 2025, that provides an opportunity for people to use art as therapy. The ceramics show on March 20, 2025, will include artists and judges from the national convention.

### **3.4 Committee Reports by Council Member Ellen Birrell.**

Council Member Birrell was excused from the meeting.

### **3.5 Committee Reports by Mayor Mike Weichers.**

Mayor Weichers provided an update on the Hillside Plaza project. Seven companies submitted proposals to partner with Cottonwood Heights on the project. A committee was created to evaluate those proposals, and they have been narrowed down to four. The interview phase will begin soon, and they expect to choose a development partner within the next four weeks. The Development Agreement will then be drafted to hammer out the project details.

He understands that many residents are frustrated with Wasatch Boulevard, especially on snow days. The Council has considered several different scenarios, but the best solution is Phases 1 and 2 of the Environmental Impact Statement (“EIS”) that was passed by UDOT. That will include a mobility station with 1,500 parking stalls at the Gravel Pit and an enhanced busing model that will run a bus every five minutes. The goal is to move 30% to 35% of all vehicular traffic into the canyons to buses. The design of Wasatch Boulevard will also include a designated bus lane to bypass cars. That solution is on hold due to a lawsuit by Salt Lake City and Sandy, but all parties are in discussions to allow UDOT to start the first two phases of the project.

## **4.0 CITIZEN COMMENTS**

*Randy Long* agreed that Wasatch Boulevard is a mess. He asked the Council to consider adding a conservation garden. Sandy City has a small one that he really likes. He noted that Water Conservation Week is coming up in May.

## **5.0 PUBLIC COMMENT**

### **5.1 Pinecreek Lane Rezone – Introduction by Community and Economic Development Director, Mike Johnson.**

Community and Economic Development Director, Mike Johnson presented the Staff Report and indicated that Deanne Child had applied to rezone her property at 8145 South Pinecreek Lane from RR-1-43, with a minimum lot size of one acre, to RR-1-21, with a minimum lot size of one half acre. The existing parcel is 1.46 acres. Adjacent zoning is mostly RR-1-21, with some RR-1-43 and R-1-8 properties. Staff found that the rezone would be compatible with the underlying Rural Residential Land Use designation. The applicant wishes to subdivide the property and create a separate buildable lot on the front portion. Two adjacent lots to the north were previously

subdivided in this manner, and the other property zoned RR-1-43 is a nonconforming lot that is less than one acre in size.

The Planning Commission held a public hearing at its March 5, 2025 meeting. Notices were sent to property owners within 1,000 feet of the subject property, and no comments were received. After review, the Planning Commission unanimously recommended approval to the Council.

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

## **6.0 ACTION ITEMS**

### **6.1 Consideration of Ordinance 435 – Approving the Rezone of 1.46 Acres of Realty located at 8145 South Pinecreek Lane from RR-1-43 (Rural Residential Single-Family) to RR-1-21 (Residential Single-Family) and Amending the Zoning Map.**

**MOTION:** Council Member Hyland moved to APPROVE Ordinance 435 – Approving the Rezone of 1.46 Acres of Realty located at 8145 South Pinecreek Lane from RR-1-43 (Rural Residential Single-Family) to RR-1-21 (Residential Single-Family) and Amending the Zoning Map. The motion was seconded by Council Member Newell. Vote on Motion: Council Member Hyland – Yes; Council Member Newell – Yes; Mayor Weichers – Yes. The motion passed unanimously.

### **6.2 Consideration of Resolution 2025-16 Accepting a Bid and Approving a Construction Contract for Kings Hill Drive Culvert Project. (This resolution will Approve the City's Acceptance of a \$267,740.27 Bid and Entry into a Contract whereunder Evan's Grader & Paving, Inc. will Construct the Kings Hill Drive Culvert Project).**

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

**MOTION:** Council Member Newell moved to APPROVE Resolution 2025-16 Accepting a Bid and Approving a Construction Contract for Kings Hill Drive Culvert Project. The motion was seconded by Council Member Hyland. Vote on Motion: Council Member Newell – Yes; Council Member Hyland – Yes; Mayor Weichers – Yes. The motion passed unanimously.

### **6.3 Consideration of Resolution 2025-17 Approving Entry into the Second Amendment to Agreement for Court Services with the City of Holladay. (By this Resolution, the Council will Approve the City's Entry into the Second Amendment to an Existing Interlocal Agreement whereunder the City of Holladay provides Justice Court Services. The purpose of the Amendment is to clarify the Authority of the Prosecutor under that Contract).**

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

**MOTION:** Council Member Hyland moved to APPROVE Resolution 2025-17 Approving Entry into the Second Amendment to Agreement for Court Services with the City of Holladay. The motion was seconded by Council Member Newell. Vote on Motion: Council Member Hyland – Yes; Council Member Newell – Yes; Mayor Weichers – Yes. The motion passed unanimously.

**6.4 Consideration of Resolution 2025-18 Approving Entry into the First Amendment to a Consulting Agreement with Civil Science Infrastructure, Inc. (By this resolution, the Council will Approve the City's Entry into an Amendment to an Existing Consulting Agreement with Civil Science Infrastructure, Inc. to Expand the Scope of the Provider's Services to include Construction Management for the City's Kings Hill Drive Culvert Project).**

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

**MOTION:** Council Member Newell moved to APPROVE Resolution 2025-18 Approving Entry into the First Amendment to a Consulting Agreement with Civil Science Infrastructure, Inc. The motion was seconded by Council Member Hyland. Vote on Motion: Council Member Newell – Yes; Council Member Hyland – Yes; Mayor Weichers – Yes. The motion passed unanimously.

**7.0 CONSENT CALENDAR**

**8.0 ADJOURN CITY COUNCIL BUSINESS MEETING.**

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

The City Council Meeting adjourned at 7:18 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, March 18, 2025.*

Teri Forbes

Teri Forbes  
T Forbes Group  
Minutes Secretary

Minutes Approved: \_\_\_\_\_