



Cottonwood Heights, UT | December 2022 | FREE

BETWEEN THE CANYONS

The official newsletter of Cottonwood Heights | ch.utah.gov

Looking to the future to solve housing shortages

Council member Shawn Newell



The city of Cottonwood Heights is not unlike many municipalities in our great state that are facing housing concerns and related issues. We are experiencing unprecedented shortages in not only single-family

dwelling but affordable housing options. Current projections show that Utah will need approximately 230,000 new units of housing in the years between now and 2030. That's eight years, folks.

In many conversations I have with Cottonwood Heights residents, there is a consistent theme around "providing housing that my children can afford." I mention to community members that the average home price in Cottonwood Heights, according to Zillow, is \$790,175. This is only one financial constraint

in regard to housing. There are a number of additional housing constraints to consider, including:

- **Limited-density building**
- **Pressures to plan for moderate-income, affordable housing**
- **Impacts of short-term rentals**

These and the rising cost of construction contribute to the erosion of available and stable housing. They are critical pinch points in developing strategic planning for cities, and Cottonwood Heights is not excluded.

Another critical consideration in finding ways to tackle housing issues is the capacity for cities to handle growth. Many cities do not have the resources to efficiently manage rapid growth. Growth constraints on municipalities can include:

- **Personnel shortages**
- **Land-use restrictions**
- **Available space concerns**

Currently, the state of Utah is taking legislative

Looking to the future continued on page 3

CITY COUNCIL HIGHLIGHTS

UPCOMING TENTATIVE AGENDA ITEMS

DECEMBER 6

- POINT OF THE MOUNTAIN PRESENTATION
- COTTONWOOD HEIGHTS JOURNAL REPORT
- ELECTION OPTIONS DISCUSSION
- FORT UNION STORMWATER DESIGN DISCUSSION
- GENERAL PLAN DISCUSSION
- SENSITIVE LANDS EVALUATION AND DEVELOPMENT STANDARDS (SLEDS) ORDINANCE UPDATE
- NFP AGREEMENT (COMPENSATION STUDY)
- LITTLE COTTONWOOD CANYON TRANSPORTATION RESOLUTION

DECEMBER 13

- HOUSING PLAN DISCUSSION
- SENSITIVE LANDS EVALUATION AND DEVELOPMENT STANDARDS (SLEDS) ORDINANCE UPDATE
- UNIFIED FIRE AUTHORITY CRITICAL RISK ASSESSMENT
- FORT UNION/2300 E. COMMUNITY REINVESTMENT PLAN CONSIDERATION
- FINANCIAL STATEMENT ACCEPTANCE AND AUDIT REVIEW
- HISTORIC COMMITTEE REAPPOINTMENTS
- 2023 MEETING CALENDAR

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EVENTS CALENDAR

- **DEC. 8:** HOLIDAY DECORATING CONTEST CLOSES
- **DEC. 12-16:** FIND THE ELF ON THE CITY WEBSITE
- **JAN. 21:** FILM FESTIVAL AT BUTLER MIDDLE SCHOOL AUDITORIUM

FOR MORE INFORMATION, VISIT CH.UTAH.GOV AND CLICK **COMMUNITY CALENDAR**



COTTONWOOD HEIGHTS

Light the Heights

HOLIDAY DECORATING CONTEST

CONTEST IS OPEN
NOV. 25 - DEC. 8

Judging Dec. 9-14

- Prizes awarded
- Free to enter

More info:
CH.UTAH.GOV
 or email Ann Eatchel at aeatchel@ch.utah.gov

Scan here: 

Sponsored by:
 ROCKY MOUNTAIN POWER



Cottonwood Heights

Film Festival

January 21, 2022

Butler Middle School Auditorium
 7530 S. 2700 E. (southeast entrance)

4:30 p.m. Preshow: HawkWatch Int.
 See and learn about birds of prey.

5:00 p.m. The Eagle Huntress

7:00 p.m. Waste Land

For more information, visit
CH.UTAH.GOV

Made possible with support from 

Don't forget to find the hidden elf on the city website (ch.utah.gov) Dec. 12-16!

Participate in the latest city website contest (we've hidden a bunny for Easter in the past) and celebrate the winter holidays this December! Here's how you could win:

- **Visit the city website (ch.utah.gov) each day after 9 a.m. Dec. 12-16**
- **Look for the hidden elf on different website pages**

- **Email events@ch.utah.gov with the elf's location (a screenshot may help)**

The first three people who email with the correct elf location each day will win a Cottonwood Heights mug filled with candy.

Remember: Only one win per household. Good luck finding the elf and getting to know the Cottonwood Heights website better in the process! ■



Looking to the future continued from cover

steps to address the housing situation. One example of this effort is House Bill 462 (HB462). This bill modifies provisions and services related to affordable housing. In the future, there will most likely be more opportunities for state government to enact parameters around housing issues. These could include low-income tax credit, infrastructure, and moratorium considerations.

Overall, as a community, we have to develop and maintain an awareness that we are in unprecedented times of change and growth. Cottonwood Heights has the benefit of being managed and operated by a wonderful and passionate staff, manager, council and mayor.

It will take each and every community and resident in Utah coming together to create concise and viable strategic plans around housing. These actions are necessary to maintain the serenity and environment of our great city of Cottonwood Heights. ■



Review Cottonwood Heights' short-term rental ordinance ahead of the holidays

As we approach this winter season, we are often reminded of the scenic and snowy backdrop that we're lucky to call home. We are also reminded of the popularity of skiing the 'greatest snow on earth,' and the many out-of-state visitors we see in the canyons every winter.

People traveling to Utah for winter recreation are often looking for a place to stay near the canyon resorts, and the continued popularity of short-term rental services such as AirBnB and VRBO makes Cottonwood Heights a desirable location to both book and operate a short-term rental.

However, short-term rentals do create legitimate impacts to neighborhoods if not properly regulated. If

you are hoping to capitalize on ski season by hosting a short-term rental, it is important to understand what is and is not allowed and review the city's ordinances and regulations first.

A short-term rental is defined by city code as the rent or lease of any home (or portion of a home) for fewer than 30 consecutive days in duration. Short-term rentals are required to be licensed and are allowed in very limited areas of Cottonwood Heights. The following is a summary city's short-term rental ordinance:

- **All short-term rentals require a city license and approval** prior to operation
- **Short-term rentals are not allowed**

in single-family neighborhoods or in properties accessed by public streets

- **Short-term rentals are only allowed when property is located in certain multi-family and commercial zones** and in private developments that contain at least eight units

See a more extensive list of requirements and restrictions in the city's zoning ordinance (Chapter 19.89).

You can also call the community and economic development department at 801-944-7060 or email planning@ch.utah.gov with short-term rental licensing questions. ■

Celebrate safely: 10 tips for avoiding accidents during the holiday season

Assistant fire chief Riley Pilgrim



As we begin to celebrate the winter holiday season, many will be decorating and hosting get-togethers with family and friends. Here are a few tips I'd like to share to ensure you get through the

season as safely as possible:

- **Place lit candles away from decorations** and blow them out before leaving your home
- **Have furnaces, fireplaces and chimneys inspected** and maintained annually, if possible, and replace the furnace filters regularly
- **Test your smoke and carbon monoxide**

detectors monthly

- **Pay close attention when you're cooking** and avoid distractions
- **Check and water** live Christmas trees daily
- **Put Christmas trees at least three feet away** from any heating source
- **Closely inspect lighting strands** and remove and discard them if you see any damage to the cords
- **Turn off lights** before going to bed or leaving your home
- **Ensure your walkways, paths and stairs** are free from snow and ice
- **Clear three feet of snow away** from any fire hydrant near your home

Unified Fire Authority hopes you and your family have a happy holiday season! ■



Volunteer opportunity: Adopt a storm drain to clean in your neighborhood

Salt Lake City Department of Public Utilities (SLCPU) is seeking volunteer-minded residents to adopt a storm drain in their neighborhood and keep it clear of leaves, trash and other debris that contribute to water pollution and localized flooding.

Like programs that allow for adoption of roadways for litter removal, the Adopt a Storm Drain program encourages residents, community groups, schools, and businesses to adopt storm drains. Volunteering just a few minutes, twice a month, will contribute to cleaner communities and healthier waterways.

"Storm drains do not treat the water that flows

into them. By adopting a storm drain, residents are helping us to steward waterways in our community and to protect water quality," said Greg Archuleta, SLCPU stormwater quality program manager.

In 2021, SLCPU crews removed 2,715 tons of debris from city storm drains and ditches. They also intercepted 850 cubic feet of floating trash, preventing it from entering the Jordan River.

Storm drains can get clogged with plastic bottles, foam cups, trash bags, cigarette butts and leaves, which can lead to localized flooding. The drains convey runoff directly to creeks, streams, rivers, and

lakes, so keeping them running clear is imperative to water quality and environmental health.

"The Adopt a Storm Drain program is a wonderful opportunity to help take care of the streams and rivers in Utah's capital city," said SLCPU director Laura Briefer. "It is up to each of us to take part in improving water quality and aquatic health of the Jordan River and all waterways in our community for current and future generations."

To help improve Salt Lake City stormwater quality and learn more about the Adopt a Storm Drain program, visit slc.gov/utilities/adoptastormdrain. ■

Salt Lake City Department of Public Utilities reminds residents to fight FOG

With the winter holidays approaching, it is especially important to think about what you're sending down the drain when preparing your feasts.

Fats, oils, and grease (FOG) are found in common food and food ingredients such as meat, fish, butter, cooking oil, mayonnaise, gravies, sauces, and food scraps. If not handled properly, FOG can solidify and stick to the sides of your kitchen drain and sewer pipe. Over time, the buildup can cause sewage backups.

If left on its own, FOG can cause blockages and sanitary sewer overflows in the public sanitary sewer systems, creating health exposure concerns and potentially impacting our environment and local streams and rivers. FOG clean-up can also be very costly. There are some simple things we all can do to keep FOG out of the system year-round:

- **Don't dump grease or other oil down the drain.** Can it and trash it.
- **Scrape food from plates and containers**

into the trash or compost it

- **Avoid food grinders or disposals.** When you grind food, you are adding unneeded waste and pollutant to the sewer. This excess of food waste in our sewer can cause unpleasant odor and blockages and reduce the capacity of our lines.
- **Avoid flushing wipes,** even if they are marked as "flushable"

Each day, Salt Lake City Department of Public Utilities (SLCPU) collects, conveys, and treats around 35 million gallons of wastewater. SLCPU removes pollutants and other substances in accordance with water quality standards set by the EPA and state so water can be safely returned to the environment in a continuous and responsible way.

For more information about SLCPU's FOG program, visit slc.gov/utilities/pretreatment-fats-oils-grease-fog. ■



Wasatch Front Waste & Recycling District board approves 2023 budget

WFWRD's board of trustees held a public hearing on Monday, Nov. 14, 2022, at 6 p.m. to allow public comment for the tentative 2023 budget. After few comments from the public, the board approved the budget for 2023, which included fee increases.

The 2023 increased fees will help to keep up with the rapidly rising costs with labor markets, maintenance shop rates, processing costs at the landfills and recycling facilities, and truck prices to purchase replacement trucks. The last fee increase occurred in January 2018.

Below is a fee increase outline:

- **Garbage and recycling collection base fees** will increase \$2.50 per month, \$7.50 per quarter, and \$30 per year, with a total rate of \$19.50 per month, \$58.50 per quarter, and \$234 per year
- **Extra waste (black) cans** will increase

to \$19.50 per month, \$58.50 per quarter, and \$234 per year for collections

- **Extra recycling (blue) cans** will increase \$2 to \$5 per month for collections
- **New cans will cost \$70**, and refurbished cans will cost \$45
- **Bulk trailer rentals** will increase from \$175 to \$190, and green trailers will increase from \$45 to \$55

Recycling commodity markets have heavily declined throughout the last few months. However, the WFWRD board and residents want to continue weekly recycling pickups, because they anticipate market improvements in the spring.

Wasatch Front Waste is working closely with the local material recovery facilities to ensure all materials are either sent to recycling processing centers or stored until the markets improve.

Visit wasatchfrontwaste.org/fees-logistics for more details. ■



Subscription green waste collection: 2022 pickup ends Wednesday, Dec. 7

Do you have leftover pumpkins or fruits and veggies from the holidays? Throw them in your green waste cans! The last green waste collection pickup date this year will be **Wednesday, Dec. 7**. Don't put your green cans on the curb after that date; they won't be picked up or emptied.

Green waste collection will resume in the spring on Wednesday, March 15, 2023. ■



See if your wrapping paper passes the recyclability test this holiday season

As you exchange gifts this season, remember that paper-based wrapping paper is recyclable. The following items are not recyclable:

- **Tape**
- **Plastic or Mylar wrapping**
- **Bows and ribbons**

Not sure whether your wrapping paper gets the green light for the blue recycle bin? Scrunch it

up into a ball. If the ball keeps its shape, it is likely recyclable. If it opens back up into a sheet, it is likely not.

If you have any recycling questions or concerns, call 385-468-6337. You can also scan the QR code to the right for a link to Wasatch Front Waste & Recycling District's recycling page. Have a happy holiday season! ■



Cottonwood Heights neighborhood the setting for new Hallmark movie

If you saw snow and holiday decorations in Cottonwood Heights late this summer, it wasn't your imagination. Film crews recently shot the Hallmark movie *Haul Out the Holly* in Cottonwood

Heights' Mystic Hills Cove neighborhood.

Check out these photos of the set, courtesy of Mystic Hills Cove neighbors and Utah location manager Joe Day. ■



See the history of the original Butler School built on Fort Union Boulevard

On December 15, 1877, the Salt Lake County Court and Council created the first school district in Butlerville, District 57. In 1893, the first Butler School was built on the north side of Fort Union Boulevard, across the street from the present-day Butler Elementary School. It was a large, one-room brick building, adjacent to a one-room log school built 1881 to 1882.

Later, this room was known as the "Big Room," where the upper grades were taught. The trustees subsequently added four classrooms for use by the lower grades. A bell tower was also erected.

In 1905, consolidated districts became law and Jordan School District was created. In 1922, a committee of Butler residents met with the Jordan School Board to petition for a new school. In 1925, properties were exchanged, and the Butler Ward became the new owner of the 1893 Butler School.

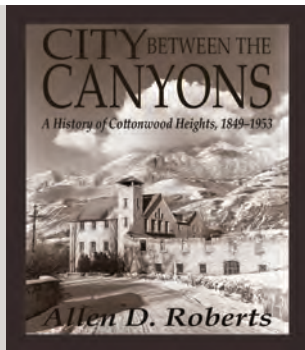
The old church was torn down, and a new school and house for the principal were built on the site of present-day Butler Elementary. The original bell from the 1893 Butler School can be seen in a recreated bell tower dedicated in 1997 in front of the church. ■



Join the Historic Committee! Members meet monthly to plan initiatives celebrating city history. Past efforts include:

- Gathering information about historic sites and creating historic markers
- Guiding the publication of *City Between the Canyons*
- Staffing a rotating exhibit at Butlerville Days

Interested in joining? Fill out an application now at ch.utah.gov/history.



Buy the book!

Looking for a great personalized gift for the family member or friend who has everything? The hardbound history book *City Between the Canyons: A History of Cottonwood Heights, 1849-1953* is a great option! Buy yours at City Hall for \$20 (3 for \$50) or online at ch.utah.gov/history-book for \$25 (3 for \$59) with shipping. ■

COTTONWOOD HEIGHTS
PARKS & RECREATION

COME SKATE WITH
Santa

DEC. 9TH

free event!

2 - 4 p.m.

7500 South 2700 East
CWH UT, 84121

City council members

MAYOR: Michael Weichers

801-944-7087 | mweichers@ch.utah.gov

DIST# 1: Douglas Petersen

801-944-7089 | dpetersen@ch.utah.gov

DIST# 2: J. Scott Bracken

801-944-7086 | sbracken@ch.utah.gov

DIST# 3: Shawn E. Newell

801-300-3068 | snewell@ch.utah.gov

DIST# 4: Ellen Birrell

385-910-5942 | ebirrell@ch.utah.gov

CITY MANAGER: Tim Tingey

801-944-7010 | ttingey@ch.utah.gov

City office

2277 E. Bengal Blvd.

Cottonwood Heights, UT 84121

Phone 801-944-7000

Fax..... 801-944-7005

Numbers to know

Emergency..... 911

Dispatch 840-4000

Fire authority 743-7200

Animal control 944-7100

Justice court 273-9731

Call direct

City manager..... 944-7010

City planning 944-7065

Public works..... 944-7000

Recorder 944-7021

Finance director 944-7012

Code enforcement.....840-4000

Police administration.....944-7100

City council meetings

- **Dec. 6:** Work session at 4 p.m., business meeting at 7 p.m.
- **Dec. 13:** Work session at 4 p.m. CDRA meeting at 5:30 p.m., business meeting at 7 p.m.

City council meetings are held the first and third Tuesday of every month at 4 p.m. and 7 p.m. unless otherwise noticed. Agendas are posted at least 24 hours before public meetings on ch.utah.gov.

Planning Commission

The Planning Commission generally holds meetings at 6 p.m. on the first Wednesday of each month.

Editor

Lindsay Wilcox

Bengal marching band takes second place at regional Bands of America competition

Brighton High School's marching band walked away with some serious hardware from the regional Bands of America competition in St. George.

The band, which is among the youngest in its division and led by director Mikala Mortensen, took second place in its division at the competition, held Nov. 4-6. ■



It's showtime for local high school musicals

If you're into an entertaining creature who lives in a pineapple under the sea, then Brighton High School's 2022 musical is for you!

Students will be performing *SpongeBob SquarePants: The Broadway Musical* in early December, a family-friendly event for all ages to enjoy. Come see the school's new auditorium! To buy tickets, visit canyonsdistrict.org. ■

*SpongeBob SquarePants:
The Broadway Musical*

- **Thursday, Dec. 1:** 7 p.m.
- **Friday, Dec. 2:** 7 p.m.
- **Saturday, Dec. 3:** 2 p.m. and 7 p.m.

Looking to transfer schools? Join the growing number of families who are choosing Canyons

Did you know that more than 21 percent — or one in five — of Canyons District's 33,000 students are enrolled in the school of their choosing, or a school other than the one assigned to them by geographic boundaries?

For the fourth consecutive year, Canyons has also seen an increase in the enrollment of students who reside outside the district. Under Utah law, students who wish to attend a school other than their neighborhood school — the one assigned to them by geographic boundaries — may apply to transfer to another school by submitting a school choice transfer request.

In Canyons, families can submit these requests online. **For the coming school year, the window for applying for the school-choice**

transfers will be open Dec. 1, 2022, and end Feb. 17, 2023.

Canyons strives to be the school district of choice, and there are plenty of reasons to choose to enroll in one of our schools, including:

- **Expanded full-day kindergarten programs** at 20 elementary schools
- **Dual language immersion classes** offered in Chinese, French and Spanish
- **Brighton High's AP capstone diploma**, which allows students to earn college credit while taking rigorous courses favored by colleges.

Learn more about your child's education options and fill out a school-choice transfer form at canyonsdistrict.org. ■



Visit local businesses for their December specials. Want to feature your business? Email Hope Zitting-Goeckeritz at business@ch.utah.gov.

Zaferan Café | 7835 S. Highland Dr. | zaferancafe.com | 801-944-6234

Family-owned Zaferan Café offers homemade Persian food marinated with saffron, turmeric, lemon, and olive oil, among other ingredients. Use these coupons to give Zaferan Café a try this holiday season. ■

Did you know you can reach more than 13,000 households in Cottonwood Heights each month by promoting your business in *Between the Canyons*? Through our business spotlights and Love Your Locals campaign, which offers residents a discount to shop with you, you'll get the word out about the unique foods, products, and services you offer. You can also become part of the Cottonwood Heights Business Association and network with other business leaders.

To learn more or share your company and services, email business development specialist Hope Zitting-Goeckeritz at business@ch.utah.gov.

Zaferan Café
801-944-6234
801-381-3443
7835 Highland Drive (just south of pizza Hut) | Cottonwood Heights

1/2 OFF APPETIZER
With Purchase of 2 Dinner Entrees

\$5 OFF YOUR PURCHASE
Of \$45 or More

1/2 OFF Happy Hour 4-6 PM
Any appetizer with Purchase

Soups • Salads • Warps • Beef Kabobs • Chicken Kabobs • Gourmet Stews
Dine-in | Take Out | Catering
Delivery (up to 5 miles) Private Parties

Get financial hints and tips from Mountain America Credit Union

Find a budgeting app you like. Successful budgeting doesn't happen overnight. Long-term success requires a system. Choose the system you prefer — spreadsheet or app, manual or automatic — and give it a try.

If you're ready to try an app, there are many to choose from, like Mint, You Need a Budget, or Goodbudget. Download one and use it for a couple

of weeks. If it doesn't work for you, try something else. Don't forget to check your financial institution's mobile app. You may have access to budgeting tools already and not even know it.

Mountain America offers complimentary, one-on-one financial coaching and free financial literacy seminars to businesses interested in helping their employees achieve financial wellness. ■



See photos of October's trunk-or-treat in the City Hall parking lot!

