

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION
HELD TUESDAY, AUGUST 20, 2024, AT 4:00 P.M. IN THE COTTONWOOD HEIGHTS
CITY COUNCIL WORK ROOM LOCATED AT 2277 EAST BENGAL BOULEVARD,
COTTONWOOD HEIGHTS, UTAH**

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

Staff Present: City Manager, Jared Gerber; City Attorney, Shane Topham; Records, Culture, and HR Director/City Recorder, Paula Melgar; Community and Economic Development Director, Michael Johnson; Unified Fire Authority Assistant Chief, Riley Pilgrim; Police Chief, Robby Russo; Administrative and Financial Services Director, Scott Jurges; Public Works Director/City Engineer, Matt Shipp

1.0 WELCOME

Mayor Mike Weichers called the meeting to order at 4:00 PM and welcomed those present.

2.0 REVIEW OF BUSINESS MEETING AGENDA

Mayor Weichers reviewed the Business Meeting agenda.

The first Action item was consideration of Ordinance 420 amending Chapter 9.05 of the Cottonwood Heights Code of Ordinances considering nuisances and their abatement. Police Chief, Robby Russo, stated that Code Enforcement Officers work under the direction of the Police Department. Most of the calls he receives from citizens pertain to Code Enforcement. The two Code Enforcement Officers are always busy and City Planners also provide assistance. Sometimes the property owner is older and the City assists with finding a volunteer group to help take care of the issue. Other situations are more difficult in which case the matter must be escalated, and the property owner formally charged. Sometimes that still does not resolve the matter. For example, an 80-year-old man in Council Member Hyland's district collects junk that is stored in his front and back yards. There is a rat problem. He has faced 17 criminal charges, including being arrested and brought before a judge. The judge put him in jail for three hours before he was released. Nothing has changed. There are a couple of similar properties.

The proposed amendment to Chapter 9.05 provides another avenue to abate the issue. The property can be served and given a period of time to come into compliance, after which the City can clean up the property and bill the owner. If the bill is not paid, a lien can be placed on the property. The Police Department supports the amendment and he hoped for City Council approval.

Council Member Birrell asked why noise is not included in the City's list of acknowledged nuisances. Chief Russo stated that noise is a nuisance but it is not referenced in this specific Ordinance. The Salt Lake County Health Department services the entire valley, and Cottonwood Heights uses its standards so that they are uniform across the valley. Council Member Birrell

stated that it is an issue that has been brought up by her constituents. She believes it is a big problem for people who live in District 4 and she was very interested in seeing what they can do to further discourage vehicular noise. She would like to see it listed as a nuisance.

Council Member Newell stated that the Council discussed noise a few years ago. The problem with vehicular noise is that it is difficult to regulate because it is not constant. By the time Code Enforcement responds the responsible party is often gone. The City must count on the standards that Salt Lake County has put in place to monitor continuous noise. Council Member Birrell stated that it has been proven to be detrimental to the health of residents and perhaps the discussion should be about ways to discourage noise in terms of signage. In Salt Lake City and other municipalities, there are prominent signs on the side of the road that say, "Noise ordinance enforced." She would like to see Cottonwood Heights take action to discourage vehicular noise. It continues to be one of the primary problems she hears from her constituents in District 4, especially those who live near Wasatch Boulevard.

Council Member Hyland mentioned that the County's noise ordinance has not been updated since 1980 and the Health Department should look at it again. She suggested the City Council make a formal request. Council Member Birrell suggested decibel readers be placed on roadways to record the noise levels. Mayor Weichers stated that the City has its own separate noise ordinance. Council Member Hyland commented that it mirrors the County ordinance, which is why she believes the request should be made.

City Attorney, Shane Topham reported that the amended Ordinance would bring the City's approach to abating nuisances in compliance with additional noticing and cure periods recently enacted by the legislature in Title 10, Chapter 11, Inspection and Cleaning, as well as the right of the landowner to clean up the property through its own contractor rather than being required to use a City contractor.

Action Item 5.2 was consideration of Resolution 2024-55 providing for a Special Bond Election on November 5, 2024, to submit to the qualified electors of Cottonwood Heights a proposition regarding the issuance of not to exceed \$30 million General Obligation Bond for the purpose of acquiring and improving land, including prior bond carrying costs for the same; providing public open space and amenities, pedestrian improvements, and other needed infrastructure to facilitate economic development, community events, and activities in and around Cottonwood Heights' proposed town center at approximately 2300 East and Fort Union Boulevard; providing for the posting of a Notice of Public Hearing; approving the form and directing the posting of a Notice of Election and the Ballot Proposition; and related matters.

Action Item 5.3 was consideration of Resolution 2024-56 approving entry into an Interlocal Cooperation Agreement with Canyon School District concerning School Resource Officers ("SRO"). Chief Russo stated that the item pertains to changes passed by the State Legislature in the last legislative session. School Resource Officers are assigned to various schools, including one each at Brighton High School and the middle and also in charge of the DARE program and works in the feeder schools. He recommended having a future discussion regarding the potential need for a third officer.

SRO contracts have five-year terms. In the previous term, the fee began at \$40,000 per SRO and increased to \$45,000. The changes in Police Officer wages and other expenses related to the service were not representative of the actual costs associated with SROs. He noted that the service would still need to be provided even without SROs, so it is a mutually beneficial agreement. The agreement affects Cottonwood Heights, Sandy, Midvale, and Draper and sets the fee per officer at \$75,000 for the first year with a \$1,000 per year increase. He believes it is a fair amount. Mayor Weichers added that the school district has been great to work with and understands the need for the increased fee.

Action Item 5.4 was consideration of Resolution 2024-57 approving an appointment to the Architectural Review Commission. City Manager, Jared Gerber, stated that it was a recommendation to appoint Jesse Allen to the Commission. He has 17 years of architectural experience and served two terms on the Planning Commission, including as Chair. Staff believes he is a good fit for the position. It will bring the total to five regular members and one alternate, so there will still be one vacancy.

Mayor Weichers reported that a change was made to the process from the previous Work Session. The Consent Calendar was not noticed, so they would not be approving the minutes of the previous meetings. They would, however, be considering two other items including Item 6.1, approval of travel by Cottonwood Heights Police Department Officer Lance Best to attend a training conference for the City's Versaterm software in Niagara Falls, Canada; and Item 6.1, approval of travel by Mayor Weichers and Council Member Holton to Incheon, Yeongsu-gu, Korea to establish and formalize the sister city relationship.

3.0 STAFF REPORTS

3.1 Proposed Health Coalition Committee – Community and Economic Development Director, Michael Johnson.

Community and Economic Development Director, Michael Johnson introduced Salt Lake County Health Department Substance Use Prevention Health Educator, Whitney Rosas, and Substance Use Prevention Program Manager, Allison Stuart, who were present to provide additional information and answer questions regarding the Health Coalition Commission.

Ms. Stuart presented the Community-Centered Evidence-Based Prevention ("CCEBP") Framework and Strategies. She is the program manager for the Health Department and manages the federal and state prevention block grant that stipulates that all programs must be evidence-based. There must be substantial research behind the effort and strategy to ensure positive outcomes.

Council Member Birrell stated that the Council is very excited about working with Salt Lake County on the Health Coalition Committee. The information provided seemed to be focused on Communities that Care ("CTC") but one of their goals is to understand the differences between choosing a Health Community Coalition versus a CTC or other options. Ms. Stuart stated that their presentation would explain the differences between the frameworks.

The Health Department's goal is to encourage all coalitions to follow the Strategic Prevention Framework. The coalitions they focus on include CTC, which is from the University of Washington's Social Development Research Group ("SDRG"). CTC has over 25 years of supporting evidence. They are continually doing research and still actively follow the youth who started in the program 25 years ago to determine their outcomes.

Council Member Birrell believed that all City Council members agree that prevention is important but she thought other models were available and indicated that all three of the presented models appear to be based on prevention at the youth level. Ms. Stuart commented that the State put together a "Primary Prevention" video that explains why they focus on youth. They do not only care about youth but their focus is on upstream risk and protective factors, which means they have to educate people before the behaviors start. Additional strategies include environmental strategies and focusing on parents.

Council Member Birrell asked if Staff had already chosen the CTC program. Ms. Stuart stated that the Request for Application ("RFA") outlined the stipulations that the funding requires. Staff received approval based on the indication that they would form a CTC and part of that approval and eligibility process was a statement of support by the Mayor. The grant has not been distributed yet, but the funding was awarded. Her understanding was that there was a question regarding whether or not the City wants to accept the funds.

RFA eligibility requirements include:

- *Geographic-based coalition.* Many of their coalitions are City-based but that is not a requirement. For example, Murray's coalition is not housed in the City, but within their Chamber of Commerce. Other coalitions are housed by nonprofits. The requirement is that it must be focused on a specific community.
- *Prevention focused.* It must be focused on upstream factors, which include:
 - Root causes like social determinants of health.
 - Substance use risk and protective factors.
 - Shared risk and protective factors like trauma, suicide, or mental health.
- *Dedicated coalition personnel.* The work is both hard and time-consuming, and as such at least one 0.5 Full-Time Equivalent Employee is required. In its application, Cottonwood Heights agreed to hire a half-time staff member using the grant funds. Personnel is an approved cost.

Council Member Birrell wanted to understand additional options other than the CTC, which is focused on prevention for youth. For example, West Valley City's Coalition has a multi-generational Out and About program that encourages people to meet with each other and exercise. She expected that they would talk about stepping back from the RFA process to examine why, as a Council, they want to see it come to the City. She stated that the Council wanted to understand what other grant opportunities were available and if they wanted to form a coalition that allows more flexibility, which would be prevention-oriented but more multigenerational.

Ms. Stuart reported that she spoke with the Salt Lake County District Attorney who indicated that because CTC was specified in Cottonwood Heights's application, bonus points were attached. Certain applications were scored higher because they itemized a specific framework, and CTC is encouraged based on its sustainability and best practices.

Community and Economic Development Director, Michael Johnson stated that it sounded like the program's goal is to impact people's lives but Cottonwood Heights has a lot of departments and community events that do the same thing. He asked if their focus is on CTC because they feel like it is making a larger impact and where they should focus to have the biggest impact and most positive change in people's lives.

Council Member Hyland remarked that when the Council first heard the presentation, they were considering other community goals besides substance use prevention. She indicated that you get what you measure, and people have gravitated toward CTC because it has a lot of measurement tools. She was unsure if it was right for Cottonwood Heights or if the City should be engaging in public health. She asked if they wanted to mire the staff down in this program when there are other youth prevention programs available.

Mayor Weichers asked if other cities have created a coalition similar to this one but had not done CTC. Ms. Stuart stated that about half of their communities are following the CTC process, mainly because funding is a barrier. West Valley City is still exploring options and has chosen not to do CTC at this time. She does not know all their funding streams but the Salt Lake County Health Department does not provide them funding. They receive Healthy Utah funding, which is between \$5,000 and \$10,000 and does not include funding for a dedicated employee.

Council Member Birrell reported that she spoke with the Midvale City Manager. They are having youth violence problems, so for them going with CTC and focusing on prevention was the rational choice. Cottonwood Heights has some drug problems but she agreed with Council Member Hyland that they already have successful programs in the schools. Currently, a number of City Staff attend the monthly meetings but she understands that in other cities that is not the norm. She thinks that it will encumber the staff if they move forward with it and was concerned about the Staff's time being taken up in the coalition. Her goal is to enliven all generations to achieve optimum health, and she believes they need something for senior wellness. She saw the coalition as being more citizen-driven.

Ms. Stuart stated that when coalitions are first started, City Staff is involved in the initial organization and planning. They set aside funding for a part-time Coordinator to do that work so that the coalition does not require ongoing time and attention from other Staff. The goal of any coalition, whether it is evidence-based or one like the West Valley coalition, is to mirror the community. Residents are expected to serve on the Committee. Council Member Birrell stated that currently, 40% of the Committee is City Staff. Ms. Stuart stated that they have been working to get it off the ground. The best practice is to have representation from all stakeholders, not just the City. There should be representation from schools, government, healthcare, business, youth, religious organizations, and non-profit organizations, allowing the community to come together.

Regardless of the chosen framework, a community-based coalition is how you mobilize the community for community change.

They have found that CTC coalitions are more sustainable, in part because they have dedicated funding for personnel, whereas other coalitions have not. During COVID, with the exception of West Valley, all non-CTC or evidence-based coalitions dispersed. They have spent a lot of time since then bringing them back together. CTC is focused on substance use prevention, but it also goes upstream regarding risk and protective factors. A lot of research connects substance use to economic stability, poverty, racial discrimination, family connection, and connection to our seniors, which all affect mental health. Mr. Johnson stated that Cottonwood Heights is not exempt from substance abuse in the community. He believes that the question of whether the City or a community group should host the coalition is a fair question, but he believes it is a worthy issue that needs to be addressed.

Ms. Rosas recognized the concern about CTC being youth-focused but pointed out that there is room for other workgroups within the coalition, including things like physical health and noise pollution. Different workgroups are allowed within the coalition. They receive funding based on CTC, but they can also address other issues that need attention. For example, My Kearns has a physical health workgroup as well. Magna United also has a main CTC coalition, plus a physical health arm called Magna in Motion. CTC is not a program; it is a framework that sets the foundation with a board and voting procedures. In the end, it is about what works best for the community.

Council Member Newell believed Cottonwood Heights may underestimate the impact of preventive resources and commented that they are not talked about enough.

The Council viewed the "Primary Prevention" video, which provided a background on the program. Ms. Stuart stated that its focus is primarily upstream, investing in the youth in the community. Some examples of upstream approaches provided in the video, like parenting classes, focus on children, but some, like housing stability, are economic. The Salt Lake County Health Department will support the City with its chosen coalition because they believe coalitions should be community-based. They will not administer the coalition, but they will provide technical assistance and educate them on best practices like CTC.

Mayor Weichers asked for examples of how coalitions get upstream. Ms. Stuart presented a map of coalitions that indicated which are CTC and which are not.

Central Ninth Youth Coalition is a CTC based out of the non-profit Spy Hop in downtown Salt Lake City. They focus on the East High Cone, which is the area from East High School to Glendale. It is a youth coalition, so the youth are the ones actually making the decision. They do a lot of youth prevention, including building up protective factors and giving youth skills to succeed.

Midvale and Magna United have a federal grant related to criminal justice and youth violence that focuses on youth gang violence as well as shared risk protective factors due to depression and substance use. Magna United is also currently implementing youth services programming.

Additionally, they recently received a Parenting Power Grant, allowing them to give out bike helmets via Magna in Motion. They partner in those two groups to meet both needs.

MyKearns is Salt Lake County's longest-running coalition. Their Drug-Free Communities ("DFC") Coalition is a federal-level coalition, not a CTC. It focuses on environmental strategies and policy.

They recently completed their Coalitions Lite Framework with Bluffdale and Millcreek. That was a pilot created in response to coalitions that may not want to follow a CTC process and was a steppingstone to CTC. It was also based on the Strategic Prevention Framework, which starts with capacity building and then moves to assessment, implementation, planning, and evaluation. Coalitions Lite stopped at the assessment phase. The pilot was recently completed, and there is no continual funding. Both cities have applied for and are moving forward with the CTC RFA.

Ms. Rosas indicated that she supported the Millcreek Coalition and Holladay through the Coalitions Lite process. Both South Salt Lake and Millcreek started with United Way's Promise program and have now moved to CTC as they needed a more sustainable way to move their coalitions forward. In response to a question from Council Member Birrell, it was confirmed that both coalitions have city staff support.

Council Member Hyland stated that the City Council has not defined its goals with regard to the Health Coalition, so she felt like the cart was in front of the horse. She felt that the Council had a lot of issues before it that were important to the City and wondered if this was the best timing. She questions whether they should pursue the grant before defining their goals. She asked what happens after the one-time annual funding. Ms. Rosas reiterated that every framework they encourage is process-based, which means that the coalition defines its own goals. That is part of the process. They are given a roadmap to evaluate the data and set their priorities and funding is provided for a staff member to complete that process. The Coalition determines its goals, membership, processes, and procedures. The Council could determine whether the Coalition would then make recommendations to the Council or have sole authority over those decisions.

Ms. Stuart lives in Layton and is part of her local coalition, which is focused on suicide. She has been part of the coalition since it first laid its framework. Layton's Mayor brought in key leaders, similar to what Mayor Weichers and SAM were doing. They have a Key Leader Board which includes the police chief, fire chief, school board members, health department representatives, and other key leaders. The board wanted community members to make decisions because most of the city's staff do not live in Layton. The Coalition Board chose to have a chair, vice chair, and secretary on its executive board, as well as six workgroup chairs, who make up the voting board. With regard to fiscal concerns, any expenditures over \$500 must be approved by the Key Leader Board. Another example is the North Davis CTC in Bountiful. Their key leaders retain control of the voting. The coalition advises the key leaders, but all voting is done by the key leaders.

The community board selects coalition members. In Cottonwood Heights, Mr. Johnson and Ms. DeSeelhorst are the catalysts. The goal is to have all 12 sectors represented, including fire, police, parents, youth, and schools. They ask the coalition what voices are missing and have them make suggestions for members to represent those sectors.

In response to a question from Council Member Hyland, Ms. Stuart stated that phase one includes a change catalyst, which is whoever is interested in taking on the role. They refer to Mayor Weichers and Ms. DeSeelhorst as the catalysts for Cottonwood Heights because they are bringing the process in. There are currently no bylaws. Every community sets up their coalition differently, and how it is set up is the City Council's decision.

It was clarified that the coalition would not be a burden on current Staff responsibilities because the part-time FTE would provide the necessary support. They have recommended following the same process as the City's other boards and commissions, but it can be changed. The Ordinance is not required to begin the process. If the City Council wanted to approve the recommended membership, it could be set up that way. Ms. Stuart stated that CTC training is provided for the coordinator, and it is her full-time job to support those coordinators. It does not take time away from City employees.

With regard to funding, the grant is for three years. Ms. Stuart presented a sample of the contract or review. They have proposed an increase from approximately \$72,000 per year to approximately \$92,000 per year because of the increased funding the state has received. That encourages sustainability and presents the possibility of including a full-time employee if the Council. The funds can be spent on personnel, travel, coalition promotional items, food for meetings, etc. There are few restrictions as long as the expense is coalition-based. Mr. Johnson believed the Council should decide if it is something they would like to do. There is enough flexibility to change the parameters and goals, how people are appointed, etc. at a later time as long as nothing was codified at the meeting.

Ms. Stuart stated that sustainability is very important to the Health Department. The funding is for three years. The state has 18 years of opioid settlement grant funding, and all health departments within the state were given three years to show outcomes. Some are process-based like increasing coalition work within the communities, as well as activating community members to become part of the process. They report back to the legislature on those measures. After three years, if they show those process-based outcomes and start to show behavioral outcomes, the state will release the remaining 15 years of funding for the area to sustain the coalitions.

DFC is the gold standard in coalition funding and is \$125,000 per year for up to 15 years. Every five years, the coalition confirms its commitment to continue. It is CDC funding. MyKearns is in its eighth year with that funding. The shared risk and protective factor approach has been proven to reduce multiple outcomes, and suicide funding is going toward coalition work. Get Healthy Utah funding also requires that you have a coalition. Ms. Stuart sees progress toward sustainability of the effort and noted that part of their technical support involves finding grants that meet each entity's priorities.

Council Member Birrell asked about the deadline for 2024. Ms. Stuart stated that the funding started July 1 and is reimbursement funding for the fiscal year ending June 30, 2025. The contract has not been signed. It includes \$94,500 in yearly funding. The application was for \$72,150, but extra money was made available for the CTC coalitions.

Mr. Johnson was comfortable moving forward with the caveat that the Council have additional discussions on what they want the process to look like and the coalition's purpose. He wants some Council oversight so that the coalition maintains focus on the true needs of the community.

Council Member Newell believed it was important for the community and will be well received. It is difficult for many families to know all the available resources, and this is a catalyst to be able to guide them to all available resources. He believed it was a starting point to be able to get information out there and better serve the community.

Mr. Johnson stated that the "what" matters most to him. He noted that Herriman High School has a suicide problem. If teenagers are committing suicide, it is the City Council's role to do something about it, even if it is just helping them feel like they belong. Ms. Stuart said that you find what matters most in the community by looking at the data. Chief Russo stated that there were five youth suicides in one year in Cottonwood Heights. Council Member Newell stated that the high school also has a drug problem.

Ms. Stuart stated that they gathered basic data, and based on the Brighton High Cone data:

- Youth binge drinking rate is higher than the state.
- Youth past 30-day marijuana use is higher than the state.
- Youth past 30-day alcohol use is higher than the state.
- Youth reporting moderate depressive symptoms is higher than the state's rate of 68%.
- There is a high-risk factor of parent attitudes favorable to antisocial behaviors, which is a risk factor indicating that parents are okay with some of the above behaviors.

The above data was for Brighton High School and the feeder zone. Their Memorandum of Understanding with the Canyon School District prevented Ms. Stuart from providing more detailed information but she stated that the coalition would be able to view the data. The data is from sixth through 12th graders in 2023.

Council Member Newell reported that the State Department of Health and Human Services recently issued a report on the impact on men and boys, and a lot of that data is reflected there as well. Parents often do not want to utilize resources because they are concerned about privacy. He sees this as an opportunity for Cottonwood Heights to let its citizens know that they are there for them and are providing resources to help them overcome those apprehensions.

Council Member Birrell commented that a challenge for her is that the catalyst should be key leaders from the community. She supported laying the framework as long as the City does not go down the path presented for codification. She stated that no one on staff is trained in public health and many do not reside in Cottonwood Heights. She commented that they need to give thought to who they invite to the coalition and it should not be the same people who are serving on other citizen committees. She wants it to be made up of people who have not yet had a chance to have a voice in the City.

The Council Members agreed to work on a framework and thanked Mses. Stuart and Rosas for their efforts.

Ms. Rosas stated that these types of conversations are normal with coalitions. Having regular volunteers come together and reach a consensus as a coalition is an integral part of community-based work, and the questions the Council asked are vital to the sustainability of the program. She thanked the Council for their time.

3.2 General Obligation Bond Parameters Discussion – Mayor Mike Weichers, City Manager Jared Gerber, and Administrative and Fiscal Services Director, Scott Jorges.

Fiscal Services Director, Scott Jorges provided a recap of what was discussed in the last Council Meeting. The bond is currently set up as a General Obligation ("GO") Bond of no more than \$30 million, which can be split into multiple bond issues. The bonds are structured to pay debt service over 30 years. The cost per property owner would be \$134.89 per year for an average of \$770,100 for primary residents and \$245.28 per year for businesses. Those costs decreased slightly from the ones listed in the Staff Report due to a drop in interest rates. Mr. Jorges anticipated additional rate cuts prior to bond issuance. They expect to initiate the first set of bonds between January and June of 2025. The City is entitled to use up to \$10 million of bond money toward different expenses incurred prior to bond issuance including debt service on existing bonds. By January 2025, approximately \$1.5 million will have been spent on debt service on the existing set of bonds and additional costs could also be incurred. This allows the City to pay for those items and recoup those payments through the bonds so there is no negative impact on the General Fund.

Council Member Hyland asked if they were to promote the land lease by indicating that in some years the City may not have to assess the property tax amount if the repayment is restrained on land leases. She believed there is an incentive for the Council to spend the funds elsewhere rather than follow through on the promise of repaying itself first and then adding to the General Fund. Mayor Weichers stated that one purpose of land lease revenue is to offset future tax increases, which is getting the money into the General Fund. He does not know how it could be restricted.

Mr. Jorges stated that based on it being a General Obligation ("GO"), Bond the main restriction is that the City is authorizing an increase in property tax to cover the debt service. The Council cannot bind a future Council's actions. Additionally, a future Council could need that flexibility in case of a massive downturn. To Council Member Hyland's point, he stated that in times of plenty they could forgo the property tax increase. As long as there are good people on the Council, that can and should happen, but he did not know how they could require it.

Council Member Birrell stated that they need to be careful in how they word things and what they say to the public. Citizens have been led to believe that it will be possible to pay down the debt service sooner than the 30-year commitment. Mayor Weichers did not know who was making such statements. Council Member Hyland stated that it has been said that the City will put a net \$1.5 million to \$2 million in the General Fund through a land lease.

Mr. Jorges clarified that the land lease would be a contribution to the General Fund. Due to call parameters on the bond, it cannot be paid down early but they could substitute other General Fund

revenues to pay for the debt service on the bond and not enact the full property tax amount allocated to debt service.

Council Member Hyland suggested that they be very clear. Mr. Jurges suggested saying that the intention would be to use the lease revenue to offset future GO-Bond-related tax increases, but if so, they will face earlier than expected pressure to enact a general property tax increase. If they already have authorization from the community to do a bond, he did not know why the Council would put itself in the position of potentially enacting a property tax increase. Mayor Weichers stated that they should not say that it would happen, but he saw no harm in saying that it could happen. Council Member Holton suggested they be as straightforward as possible regarding the increase and let the residents decide.

Council Member Birrell stated that they need to stay within Utah Code Section 20A-11-1203, which limits the types of funds a municipality can spend to promote the passage of the GO bond. Mr. Topham's understanding was that they could use funds to be in favor of a measure before the vote. Mr. Jurges clarified that following a positive vote later in the meeting, the City can spend money to educate citizens but they cannot spend it to persuade them to vote a particular way. Council Member Holton suggested that they communicate the options and say that citizens have the opportunity to decide what comes next. Mayor Weichers suggested that they present the pros of the project.

Mayor Weichers noted the City Council has already been in discussions with residents. He explained that even if the citizens vote to approve the bond, it does not have to be issued. If they vote to approve the bond and the City cannot find a development partner willing to develop its vision, the property can still be sold. Mr. Topham clarified that elected officials cannot promote voting one way. They can promote it in their private lives, but they need to be careful to not do that in their official capacity or use their title when doing it. If a neighbor knocks on their door, they can give their personal opinion.

Mr. Johnson reported that the resources must be spent on education. For example, the Hillside Plaza event on September 30, 2024, will be educational in nature similar to what was done with Butlerville Days and the Town Hall. The City's bond counsel and project team ensure that they stay in compliance. Council Member Holton indicated that he has referred citizens to the information posted on the website.

Council Member Hyland asked if there would be any specific instructions on what they can and cannot say. Mayor Weichers stated that the Council cannot suggest someone vote for the bond. They can, however, offer reasons why it is a good option or mention some of the risks.

3.3 Sister City Discussion – Mayor Mike Weichers and Council Member Matt Holton.

Mayor Weichers reported that during the Retreat, the City Council agreed to explore the option of developing a Sister City relationship with another city. They discussed the reasons to do so, which include enhancing economic and diplomatic opportunities, as well as its image and identity. Council Member Holton discovered that Incheon, Yeongsu-gu, South Korea has a satellite campus

at the University of Utah that will be celebrating its 10th anniversary in September. He commended Council Member Holton for the work he has done on the partnership.

Council Member Holton reported that there are multiple reasons for pursuing this relationship. His uncle immigrated to the United States and has been selling shoes at the swap meet on Redwood Road and driving for Uber Eats. As Council Member Holton has engaged with the Korean community, he has discovered that immigrants do not feel very connected or like their voice really matters. He also connected with the Korean American Chamber of Commerce of Utah and the Korean Federal of Utah. Kay Choi, a 30-year resident of Cottonwood Heights' District 1, is a board member of both organizations. She has hosted students from South Korea in a student exchange with Brighton High School. Council Member Holton has also had conversations with other businesses, including a local investment group that has invested \$500 million in startups across the world. They report that Korea is booming and they want to do more business there.

Council Member Holton shared a list of the City's partners. He explained to Incheon, Yeongsu-gu that Cottonwood Heights may be a city of 34,000, but the Wasatch Front from Ogden to Provo is a united front and Cottonwood Heights could be their advocate and bridge to Utah.

Partners include:

- Utah Inland Port Authority
- World Trade Center Utah
- Silicon Slopes
- BioUtah
- Mayor Jenny Wilson
- Congressman Curtis
- Senator Romney
- Governor Cox
- Governor's Office of Economic Opportunity
- The University of Utah
- Utah Office of Tourism

The packet Council Member Holton sent to the Mayor of Incheon, Yeongsu-gu included letters of support from all of the above partners. Council Member Birrell stated that the list of partners is very impressive.

Council Member Holton reported that most people in Korea have not even heard of Utah but the University of Utah and other partners have led delegations to Incheon, Yeongsu-gu, so they already have a relationship there. For example, The University of Utah's Asia Campus is headquartered there. In September, a large delegation will travel there to celebrate its 10th anniversary. Stanford, George Mason, and the State University of New York also have campuses in the area. It is an international hub that is primed for that type of partnership.

South Korea's international airport is located in Incheon. The city has a population of approximately three million people and is broken up into various districts. "Yeongsu" is the name of the city, and "gu" means "district". The potential partner municipality has 400,000 residents

and is 19.6 square miles. They are directly connected to Incheon Airport. Beginning in 2025, there will be a nonstop flight from Salt Lake City to Incheon, which is another connection between the communities.

Incheon, Yeongsu-gu is in Songdo, which is a free trade international economic zone. The city was planned from scratch and includes innovations like an underground trash collection system. Their goal is to make this area an international business, leisure, and tourism hub for Northeast Asia that includes air and sea transportation, logistics, international business centers, financial services, residences, schools, hospitals, shopping, and entertainment. Because it is an economic free trade zone, multiple Utah businesses would like to do business there. They have also done amazing things to plan the City, and Council Member Bolton believes that they can learn from them.

Mr. Johnson stated that one thing about this area is the emphasis on technology, and Cottonwood Heights has many tech companies. Council Member Holton stated that in the proposal to their Mayor and City Council, he included the fact that BMW Bank is headquartered in Cottonwood Heights, as well as SoFi Financial Services, and Square Financial Services, which have combined revenues of approximately \$30 billion. Extra Space Storage, which has a \$36 billion market cap, is also headquartered in Cottonwood Heights. Sorenson Family Foundation, Peak Ventures, Pickstar, and Petersen Partners all have an interest in worldwide business investment in startups, and the Songdo Free Economic Zone is one of the largest startup hubs in Asia. Council Member Birrell noted that Cottonwood Heights has the second-greatest amount of Class A office space in Salt Lake County, so it does seem like a good match.

Council Member Holton wanted to show a strong effort to blend the communities but also be respectful of City resources, so he paid a designer to create branding for the Sister Cities. He presented a logo that includes both Cottonwood Heights' mountains and Incheon, Yeongsu-gu's distinct buildings and bridge. He believes that cultural and community understanding across various groups through cultural, educational, and business exchanges only makes Cottonwood Heights a better community. It would also help put the City on the map. He communicated to Incheon, Yeongsu-gu that the Olympics will be in the area in 10 years, and Cottonwood Heights can be their hub and second home.

Council Member Holton stated that he is not fluent in Korean, and the Mayor of Incheon, Yeongsu-gu does not speak English. Two partners volunteered their time to speak with the Mayor and city staff. James Park, who has been at the University of Utah Asia Campus for 10 years, is their Director of External Relations and Alumni Affairs. Kay Choi got him so excited that he started setting up lunch appointments with the Mayor, Council Members, and administrative staff to pitch the Sister Cities partnership. Council Member Holton stated that he had a Zoom meeting to present the proposal which Ms. Choi interpreted. He believes that it would be an appropriate gesture to give them both an honorary title like Advisor to the Mayor and Council to show the connection to Cottonwood Heights. They would not be compensated but it would allow them to present themselves as official Advisors when they speak on the City's behalf. He asked for feedback on that idea.

Council Member Holton stated that the proposal has unanimous support in Incheon, Yeongsu-gu. Their City Council will vote on it at their October meeting. Mayor Weichers added that Council Member Holton has spent a lot of his own money on the effort and very few City resources have been expended. Council Member Holton stated that they originally spoke with Incheon, but they are a city of three million people and were not interested in the partnership. They referred him to Yeongsu-gu.

Council Member Newell indicated that Council Member Holton was understating his efforts. They met Consulate staff and Ms. Choi many months previously, and he was speaking about it then. He commended Council Member Holton for his efforts. He believes these types of relationships are invaluable.

Council Member Hyland asked about the required City resources. Council Member Holton stated that it would be appropriate to lead a bi-annual delegation of local businesses including the South Valley Chamber of Commerce, BioUtah, some of the venture capital firms, and anyone who feels like they can gain value from the partnership. Additionally, they should host a similar delegation from Incheon, Yeongsu-gu. He suggested inviting them during Butlerville Days. When the delegation comes to Cottonwood Heights, expenses would be limited to things like hosting a dinner in their honor. The City would not pay for their travel. He also believes they should have a marker somewhere in the City celebrating the Sister City relationship. Council Member Holton noted that Salt Lake City has several Sister Cities. He believed the partnership will bring value, and if it does not bring legitimate value, they can choose not to continue the relationship.

Mayor Weichers stated that Incheon, Yeongsu-gu has indicated that they do not just want each city to pass a resolution. They want to work together to create value for both cities. Council Member Holton stated that a delegation of approximately 100 students from the area comes to Granite School District yearly for a student exchange and has done so for the past 15 years. These existing relationships can be grown and added to.

Council Member Holton asked if the Council had any issues with committing to the honorary titles for Ms. Choi and Mr. Park. Mr. Topham stated that they could be the Korean Project Advisors to the Mayor and City Council. It should be clarified in writing that they are not being compensated. Council Member Holton stated that he has had that conversation with them. They understand that it is a volunteer position and they do not have decision-making authority.

Council Member Birrell was very impressed and overwhelmed by Council Member Holton's efforts. She was unaware that the Sister City relationship was advancing. She indicated that other priorities that were determined at the February Retreat have not been advanced and asked to be updated on any projects that are being actively worked on. She was in support of the Sister Cities relationship. Incheon, Yeongsu-gu is excited and ready to continue the conversation. Council Member Birrell wanted to see the City's proposed financial obligations for current and future years. Council Member Holton stated that no commitments are being made other than to have that discussion during the Budget process. Travel costs for the initial trip are expected to total \$6,000, and the City was not committing to future expenditures.

3.4 Zoning Text Amendment – Community and Economic Development Director, Michael Johnson.

Mr. Johnson reported that staff retains a log of items in the City Code that need clarification. When Planning Commission agendas are light, they bring forward these types of technical cleanups. Proposed Text Amendment ZTA-32-002 will provide greater clarity regarding development standards for various yard elements.

Staff receives a lot of questions regarding things like pergolas, flag poles, gazebos, playgrounds, planting beds, and swimming pool setbacks. Most changes involve adding definitions for various items. For example, questions are received about arbors. They are not regulated, but Staff receives questions about them, so there is a benefit to adding that definition.

Swimming pools are always interpreted to be regulated like accessory buildings but that was not specified in the City Code. Staff proposed to codify that they are subject to the same setbacks, placement, and lot coverage standards as accessory structures. It is possible to apply for a variance on these requirements, but the applicant would have to prove that there is a hardship.

Council Member Birrell asked to have a discussion on Accessory Dwelling Units ("ADU") and see the language related to existing ADUs. A resident recently brought an issue to her attention. When she purchased the home eight years earlier, it had an existing ADU. She applied for a permit to retrofit it and make it viable and was told that it would have to be razed and rebuilt in the middle of her backyard. Council Member Birrell believes that goes against the City's commitment to sustainability and biodiversity. The City is under pressure to create affordable housing units and one of the three mechanisms Cottonwood Heights forwarded to the State to meet this requirement are Internal and External ADUs. She feels that if too many onerous requirements are put in place related to external ADUs.

Council Member Birrell referred to Section 19.76.030B-1 which states, "No accessory building shall be located in a front, side, or corner side yard area of any lot". She believed ADUs must be discussed. It was clarified that the Text Amendment under discussion does not regulate ADUs. That is a separate Ordinance. Council Member Birrell requested that it be brought back for discussion. Mr. Johnson recommended adopting the current amendment to have clarity on the referenced structures. It will categorize swimming pools and other yard elements as accessory buildings subject to the existing Accessory Building Standards. No changes were being proposed to detached ADU Standards. The City Council can direct him to pursue a text amendment to the ADU Code. Council Member Birrell offered to provide the address of the property referenced to Mr. Gerber so he can further investigate the issue.

At the request of the Planning Commission, flagpole regulations were added to the Text Amendment to specify a height of no more than 10 feet higher than the maximum structure height allowed in the underlying zone. In a residential zone with a maximum structure height of 35 feet, the flagpole could be 45 feet tall. Flagpoles must also be three feet from property lines. Language was also added to clarify that playgrounds, gazebos, and pergolas must meet the three-foot setback requirement for accessory buildings. Treehouses will be subject to the same setback and height requirements as accessory buildings, which is three feet from property lines and no more than 14

feet high but are allowed in front and side yards. Retaining walls have been defined. The City Council recently adopted demolition standards for Historic Structures. A cross-reference to those standards was added to ensure continuity.

Council Member Birrell reported that at the Retreat, the Council agreed to a Text Amendment to the Wasatch Boulevard Master Plan to specify that the shoulders cannot be used for private vehicles during peak hours and asked Staff to move forward with that Amendment. The current language specifies that the shoulders can be used by private vehicles during peak hours, which is contrary to the City's emphasis on having transit during peak winter hours.

3.5 Wasatch Front Regional Council (“WFRC”) Project Discussion and Timeline – Public Works Director and City Engineer, Matt Shipp.

Public Works Director/City Engineer, Matt Shipp presented the Staff Report and indicated that the WFRC has not yet said that the project will move forward. He requested information from the Council on how they would like to proceed. He would be presenting ideas compiled by staff in addition to ideas put forward by the City Council. The Letter of Intent is due September 26, 2024. There will be two City Council meetings where they can discuss and hone it down, but they will need the Council's consent prior to issuing the Letter of Intent.

Mr. Shipp presented the following list of recently completed projects related to the Wasatch Front Track, Utah Governor's Outdoor recreative Grant, and State Transportation Alternative:

- The East Jordan Canal Trail was completed with an Outdoor Recreation Grant.
- A grant has been received to continue to study extensions of the East Jordan Canal Trail.
- The City also recently received \$150,000 for an area along Highland Drive and I-215 to begin design and property identification to improve the entrance into Cottonwood Heights, as well as look for ways to extend that trail forward. It will beautify the area and extend the backbone of the East Jordan Trail.
- A supplemental grant was received to finish the 1700 East sidewalk project, which is currently in process.
- Another grant was used to rebuild Highland Drive a few years ago.
- Funding was received through the federal and county governments, as well as the WFRC, to build the trail and improve the intersection at Bengal Boulevard and 2600 East. They are waiting to hear from the Safe Streets and Roads for All (“SS4A”) on extending that project to 2700 East, as well as a \$500,000 grant to loop around 2700 and tie into the town center.
- Approximately \$1.5 million in State funds was received to improve the intersection of 2300 East and Fort Union Boulevard, as well as track funding on 2300 East to surface it and add bike lanes.

Council Member Birrell asked about the Bengal Boulevard Walkability Safety Improvements. The City paid \$30,000 to have Kimley-Horn in Washington, DC produce the grant application. She believes it would be beneficial for the Council to have more detailed information. They are asking for over \$9 million through the SS4A grant to implement it, and she would like to see a larger,

more detailed diagram to better explain what makes it a \$9 million project from Highland Drive to 2700 East. Mr. Shipp indicated that specific information is not yet available.

There is a funding shortfall on the current Bengal Boulevard Project to finish the safety islands and trail. Part of the SS4A grant is to make up the funds they need to complete the bicycle and pedestrian trail for the Bengal Boulevard and Highland Avenue projects. Another project will install double left turns and improve bicycle and pedestrian safety at this intersection and install islands up to City Hall. Council Member Holton reported that he has received complaints about the safety of children walking and biking to Brighton High School. Council Member Birrell thought it was important to collaborate and provide the Council with information. It is not her district but she has spoken about the intersection with many affected residents. The problem with the intersection is that if you are coming out of the neighborhood on Park Ridge, the wall on the northwest corner limits visibility to see southbound cars. She wants to make sure it is addressed.

In response to a question raised, Mr. Shipp stated the shortfall is approximately \$1 million. The intention of the SS4A grant is to cover that shortfall and complete other projects. The grant application is to extend that cross-section of islands, trails, and pedestrian safety down to the intersection of Bengal Boulevard and 2700 East and tie it in with the skate park, middle school, athletic fields, and recreation center. That is the implementation funding. The remaining SS4A funds are to complete a study. The \$9 million figure includes the shortfall, as well as construction to Bengal Boulevard and 2700 East. It is an estimate based on the schematic. The SS4A includes a study to improve the corridor down 2700 East to Fort Union Boulevard and along Fort Union Boulevard. The Council discussed that it might be practical to consider Fort Union Boulevard because of the new Town Center.

The Fort Union Bicycle Track is the first project Mr. Shipp presented for consideration. One section is already being built with the 1700 East project. The proposal is to continue the bicycle track down Fort Union Boulevard to Mountview Park. Currently, there is a flashing beacon. The proposal would be to extend the bike track, move the flashing beacon, and install a High-Intensity Activated Crosswalk ("HAWK") signal to provide another crossing to Mountainview Park. It was noted that that is a busy area, and a HAWK signal would be very useful. People drive through the current flashing light without slowing down. Mr. Shipp noted that they have requested funds for bicycle tracks in various areas along Fort Union Boulevard for three years but have not received that funding. Council Member Holton stated that he likes the access to Mountview Park because you can access the trail system through the park.

Mr. Shipp stated that they apply for this type of project under the Transportation Alternatives Program ("TAP"), which has significantly less money available than the Surface Transportation Program ("STP"). They can also apply for a HAWK signal separate from the bicycle track. The HAWK signal that was recently installed cost a total of \$475,000.

Council Member Birrell read a statement from the Subcommittee on Active Transportation: "While overall we support improving the biking infrastructure, how does this piece fit into the wider vision? Does the City or Public Works have a plan for the entire corridor that is shovel-ready? If we can see this whole plan, it would help to see how these pieces will fit together to make an effective and consistent space for all users to pass. For example, is this bike lane/multiuse

path going to have a buffer from the fast-moving traffic on Fort Union? Lastly, we would consider adding a new sidewalk or path at Mountview instead of the cost of moving the crossing light. Could the new HAWK light be placed where the existing light is? How are these decisions being made, and what best practices are being followed by Public Works to direct them?"

From a regional planning standpoint, the Fort Union plan does envision a curved, elevated, separated shared-use path along Fort Union Boulevard. It creates some right-of-way acquisition needs. Holladay has done a separate study for an I-215 shared-use path that starts just east of Highland Drive and continues to Knudsen Park and connects to the Cottonwood Canyon Trail. The long-range vision has a trail network from Big Cottonwood Canyon Trail to Knudsen Park along I-215 to Highland Drive, across Highland Drive along the East Jordan Canal, and down to Cottonwood Heights.

Referring to a Google Maps image, Council Member Birrell stated that as they contemplate the most effective ways to include bicycle paths, they need to consider that the parking strip is approximately eight feet wide. The concrete power poles, which are frequent on the south side of Fort Union Boulevard, take up approximately half of the space. To make do until they can get adequate bicycle paths on both sides of the road, every time a cyclist approaches one of the power poles, half of the eight-foot area goes away. It was clarified that the bike lane is behind the parking strip, and the power poles are in the parking strip. Council Member Birrell urged the Council to walk the affected areas.

Wasatch Boulevard was the second project Mr. Shipp presented for consideration. The proposal is to extend the sidewalk where it does not exist and add a separate bicycle lane and sidewalks on either the west or east side. Another option to consider is an STP project to combine that with safety elements. A stated vision of the Council is traffic calming, which includes things like islands and trees, so that can be considered there as well.

Fort Union Boulevard and Highland Avenue was the final project Mr. Shipp presented for consideration. Improvements were completed to the intersection four years earlier but there is now more volume there, resulting in longer backups on some days. Council Member Hyland stated that the backups are due to cars entering and exiting Starbucks and McDonald's. Mr. Shipp agreed that those stores are causing some issues, including an increase in minor accidents. The proposal includes extending the island as per City Ordinance to 250 to 300 feet from the intersection, which would make those stores right in/right out only and resolve the issue. There is an existing island on the north side. It also includes the creation of a third through lane, which would require property acquisition.

Mr. Shipp recommended that the City Council consider the three proposals for inclusion and noted that STP projects must be on collector roads or higher and identified on the long-range WFRC Plan.

Council Member Birrell asked if the recommendation is to apply for all items under STP. Mr. Shipp stated that if they want to do Wasatch Boulevard as a big project for traffic calming, they could apply for STP for that project. If they just do a bike path, it will be through the TAP program, which does not have as much available funding. They might qualify to obtain funds for

the Fort Union Boulevard and Highland Ave intersection under Congestion Mitigation/Air Quality ("CMAQ"), but he was unsure. Once the Letters of Intent are completed, WFRC staff will provide feedback indicating which grants they are most likely to receive funding from. The County also has a Corridor Preservation Fund available to buy land, but they first have to get to the point of identifying that land. Cycle tracks and trails would be TAP funding. STP is for constructing, reconstructing, widening, or narrowing roads, traffic calming, and pedestrian improvement.

The last meeting to make a decision will be on September 17, 2024. Any questions or comments from the Council should be sent to Mr. Shipp and Staff Engineer Adam Ginsberg. Council Member Birrell acknowledged Mr. Shipp for starting the process in August and asked that the information be provided one week in advance of the next meeting so they can have a meaningful deliberation. Mr. Shipp stated that he would need feedback from the Council Members by August 27, 2024, so he can prepare a Staff Report for distribution by September 3, 2024.

Council Member Holton stated that his priorities are the HAWK light and bike path at Mountview Park, the intersection of Highland Drive and Fort Union Boulevard, and the entryway into Cottonwood Heights on Highland Drive. It was noted that they had limited time left in the Work Session, so the matter was tabled until the next City Council Meeting.

Mr. Shipp received approval for grant funding through the Utah State TAP to complete the sidewalk on two sections of Creek Road at approximately 2700 East and near Union Park. The grant funds 60% of the project, so the City Council will need to discuss funding for the remaining 40%.

3.6 Calendar – Remaining City Council Meetings for 2024 – Mayor Mike Weichers.

Mayor Weichers reported that two Council Members will be out of town on the scheduled date of the next meeting and recommended moving the regular City Council Meeting to September 10, 2024. There will also be a meeting on September 17, 2024. Additionally, the first meeting in November was scheduled for Election Day and there had been some objection to holding a meeting on that day. He recommended meeting on either November 12, 2024, November 19, 2024, or both. In previous years, they met on the first and second Tuesday of December, which would be December 3 and December 10.

Council Member Birrell planned her vacation to be back in time for the September 3, 2024, meeting. She was concerned that the public is aware that they meet on the first and third Tuesdays and public engagement is important. Three people would be available, which would constitute a quorum. She felt it was important to deliberate at that meeting on the grants that would be applied for and requested a full hour be dedicated to the topic. The decision was made to reschedule the next City Council meeting to September 10, 2024.

Council Member Hyland expressed concern about only having one meeting in November. Mayor Weichers stated that if the first meeting is scheduled for November 12, there may not be sufficient time to review anything for a meeting on November 19. The decision was made to schedule two meetings and cancel the second if deemed necessary.

The meeting dates for December were to be discussed at a future meeting.

4.0 CALENDARS AND UPCOMING EVENTS.

- 4.1 **Bark in the Park at Mountview Park on August 24th from 9:30 a.m. to 11:30 a.m.**
- 4.2 **Labor Day Holiday is Monday, September 2nd – City Hall Offices will be Closed in Observance of the Holiday.**
- 4.3 **Block Party at Hillside Plaza – [Date and Time TBA]**
- 4.4 **Monster Mash – Friday, October 25th from 5:00 p.m. until 7:00 p.m. at the Cottonwood Heights Recreation Center, located at 7500 South 2700 East.**

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

The Work Session adjourned at 6:51 PM.

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL BUSINESS MEETING
HELD TUESDAY, AUGUST 20, 2024, 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, Council Member Matt Holton, Council Member Ellen Birrell

Staff Present: City Manager, Jared Gerber; City Attorney, Shane Topham; Records, Culture, and HR Director/City Recorder, Paula Melgar; Community and Economic Development Director, Michael Johnson; Unified Fire Authority Assistant Chief, Riley Pilgrim; Police Chief, Robby Russo; Administrative and Financial Services Director, Scott Jorges; Public Works Director/City Engineer, Matt Shipp

1.0 WELCOME

Mayor Mike Weichers called the meeting to order at 7:00 PM and welcomed those present.

2.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Manager, Jared Gerber.

3.0 CITY COUNCIL COMMITTEE REPORTS

3.1 Committee Reports by Council Member Matt Holton.

3.2 Committee Reports by Council Member Suzanne Hyland.

3.3 Committee Reports by Council Member Shawn Newell.

<Audio begins 16 minutes into the audio> Council Member Newell reported that the murals will be painted on the electrical boxes in the City. They have only received a few but as they come in, they will begin sharing information with residents. He was excited to see colorful murals created by professional artists change the way the boxes look in the community.

There were over 3,000 attendees at the performance of *Beauty and the Beast*. He thanked all involved. Mayor Weichers reported that his granddaughter participated in the red carpet at Butler Elementary.

3.4 Committee Reports by Council Member Ellen Birrell.

Council Member Birrell reported that she is a member of the Association of Municipal Councils. Salt Lake County Aging Services Division made a recent presentation and she learned that the Whitmore Library is scheduled to be demolished in the next few years and a new complex built in

its place. She encouraged the City Council to work closely with Salt Lake County to determine what services are needed in Cottonwood Heights. The City does not currently have a senior center, and she believes it would benefit residents to request a senior center or senior services be included with the library.

Council Member Birrell reported that many people in District 4 were disconcerted to learn that the Utah Department of Transportation ("UDOT") is building a variable messaging sign on Wasatch Boulevard north of Bengal Boulevard. She does not believe it aligns with the Wasatch Boulevard Master Plan or the idea of bringing the road design down to 35 miles per hour. She has had conversations with both Cottonwood Heights and UDOT regarding the sign. In her opinion, it would be preferable for it to be installed north of Fort Union Boulevard. The sign is for skiers approaching Little Cottonwood Canyon and she had hoped to see it erected north of Fort Union Boulevard so they could be directed into the planned intermodal hub at the gravel pit or onto Fort Union Boulevard.

Council Member Birrell continued to work on access to public trails in Deaf Smith Canyon. There had been no new developments. She has been in contact with a professor at the University of Utah who wants his students to do a capstone study of the access up to the Canyon. She expected to know more within the next month.

The Parks, Trails, and Open Space Committee has chosen to have its members focus on additional amenities they want to see in Cottonwood Heights parks. She has emphasized the importance of focusing on Operations and Maintenance, taking care of the parks, and understanding the standards the City is striving for. She commended the Subcommittee on Active Transportation within PTOS, which has been working with Adam Ginsberg of the Public Works Department to finish Cottonwood Heights' first Neighborhood Byway at Banbury Road and Nutree Drive. She was pleased to see that the City is taking the first steps toward having routes that keep residents mostly on local streets where it is comfortable, aesthetically pleasing, and safer.

Council Member Birrell was working with Randy Whitehead and others who are coordinating a Day of Service program commemorating 9/11 that will be held on September 14, 2024.

3.5 Committee Reports by Mayor Mike Weichers.

Mayor Weichers addressed the General Obligation ("GO") Bond Parameters Resolution that the City Council will vote on later in the meeting. If the Resolution is passed, a Bond Initiative will be included on the November Ballot. The City Council could have voted to raise taxes, but from the beginning of the process, it has been important to them that the citizens weigh in. They formed citizen committees and asked citizens to attend Open Houses. If the City Council passes the resolution, residents will make the final decision.

Mayor Weichers reported that it was his last opportunity as the Mayor to publicly support the option. He believes it can help create an identity and gathering place for the City. In every Open House and individual discussions, citizens have indicated that this is what they want. He understands that there are drawbacks, but he is a proponent of the Hillside Plaza/The Heights

project and hopes that Cottonwood Heights citizens will take the time to make themselves aware of what it is, why they are doing it, and what will happen if it passes.

4.0 CITIZEN COMMENTS

Holly Morsall advocated for the urgent need to build a sidewalk on Danish Road. She stated that citizens have been asking for the sidewalk for over 10 years. She spoke with the previous City Manager in 2023, who stated that the City received grant funding and it would be built that year. She later spoke to Council Member Birrell and found out that was not the case. She expressed her disappointment. She stated that the Canyon School District comes to the City every year asking for a sidewalk because it is a safety issue. Google Drive reroutes traffic to Danish Road whenever there is an issue on Wasatch Boulevard. The absence of a sidewalk forces pedestrians to navigate the roadway and puts them at significant risk. With increased foot traffic, it is imperative that the City provide safe passages for those who walk in our neighborhoods. A sidewalk will not only protect lives but encourage a connected community. Cities across the nation are increasingly recognizing the importance of pedestrian infrastructure. Several years ago, the plan was for the sidewalk to be on the east side of her property at 8560 Danish Road. She spoke with the City Engineer the previous year as well as her new neighbor, whose property is under construction. Currently, there is a sidewalk going into the middle of her driveway. She commented that the design does not make sense. She thanked the City Council for their consideration.

Council Member Birrell commented that Ms. Morsall lives on the west side of Danish Road and she was in favor of the continuous sidewalk. She supports the vision but was unable to share that during the deliberation on projects that would be voted on the following month. She appreciated Ms. Morsall's explanation of the need for continuous sidewalks and stated that what makes motorists, pedestrians, and cyclists safest is when traffic moves slowly. The road should continue to be narrow in spots and traffic slowed. She advocated for continuous sidewalks and putting in islands to slow cars down.

Audrey Pines reported that her neighbors asked her to observe the conversation on the bond but during the meeting, she took notes on other issues. During the conversation, it sounded like some things were settled, such as Fort Union being decreased to two lanes with bike lanes on both sides. She supported the idea of a bike lane and Cottonwood Heights being a recreational city, but she did not want to lose Fort Union Boulevard as the main thoroughfare. As she drives down Bengal Boulevard, she sees more walkers and bikers there than on any other street in the City. She loves the new bike lanes that were painted but would also like a pedestrian bridge going over Wasatch Boulevard. She stressed the need for flashing speed lights on Fort Union Boulevard and 6200 South as well.

With regard to replacing Architectural Review Committee members, citizens have commented that the same people are serving on the Planning Commission and ARC and they would like there to be a more citizen-based group with term limits.

Ms. Pines reported that the sign on Wasatch Boulevard shines in the windows of her and her neighbors. She suggested a group meet with UDOT about possible options.

Mayor Weichers noted that anything taking place on Fort Union Boulevard is unrelated to the Hillside Plaza/The Heights project, which are separate.

Leslie Kovach, a longtime Cottonwood Heights resident, stated that she has attended many City Council Meetings. She addressed the sign that UDOT is proposing at 7135 South Wasatch Boulevard and voiced her disappointment in the City's elected officials and Staff for not bringing it forward to the citizens. The sign is visible from her backyard and will shine in her dining room and into her neighbors' homes. She reminded the City Council that Cottonwood Heights was incorporated to reduce the number of billboards and lighted signs. Citizens chose to incorporate to control and prevent lit signs from going up in primarily residential areas. Citizens also wanted to move to a dark sky, which was why the electric sign near 7-Eleven can only be lit between 8:00 a.m. and 9:00 p.m.

Since Ms. Kovach heard about the sign going up, she has called UDOT and spoken with UDOT Project Manager, Sam Winkler. He informed her that it was a supplementary rather than a primary sign. He claims that the sign will improve traffic, notify drivers of crashes and closures, and direct them to parking and transit, which is behind them when they approach the sign. Drivers can turn onto Bengal Boulevard or left on Honey Cove Drive, which directs traffic into neighborhoods. She was concerned about drivers making illegal U-turns. Mr. Winkler indicated that the proposed sign will be lit at night, which Ms. Kovach claimed will disturb many residents on the north side. Mr. Winkler stated that trees will obstruct the view of the sign from many homes but did not consider that due to the design of Wasatch Boulevard and the contour of the road, many will look at the sign forever.

Nancy Hardy thanked Mayor Weichers and the City Council for always listening. She stated that Cottonwood Heights has established zones and landowners have property rights. She asked if the City has to change established zones. She commented that if Cottonwood Heights stood by what they have established and refused to change a zone, someone else would be ready and willing to abide by the current zoning and build in Cottonwood Heights. She believes it makes sense that Cottonwood Heights would stand by its Master Plan and Zoning Map and not change it for developers. She felt, however, that everything is changing and the City and Staff are in the pocket of developers.

Randy Long addressed the Hillside Plaza and stated that to the extent possible, it should be a park and stressed the need for open space.

Two comments were received online from *Audrey Pines* regarding concerns about the Bond, and *Erin Salazar* who expressed environmental-related concerns about the Old Mill development. Both were forwarded to the City Council and made part of the record.

There were no further comments. The citizen comment period was closed.

5.0 ACTION ITEMS

5.1 Consideration of Ordinance 420 – Amending Chapter 9.05, Cottonwood Heights Code of Ordinances, Concerning Nuisances and their Abatement.

MOTION: Council Member Hyland moved to APPROVE Ordinance 420. The motion was seconded by Council Member Newell. Vote on motion: Council Member Holton – Yes, Council Member Hyland – Yes, Council Member Newell – Yes, Council Member Birrell – Yes, Mayor Weichers – Yes. The motion passed unanimously.

5.2 Consideration of Resolution 2024-55 Providing for a Special Bond Election on November 5, 2024, to Submit to the Qualified Electors of Cottonwood Heights, Utah a Proposition Regarding the Issuance of Not to Exceed \$30 Million General Obligation Bonds for the Purpose of Acquiring and Improving Land (Including Prior Bond Carrying Costs for the Same), Providing Public Open Space and Amenities, Pedestrian Improvements, and Other Needed Infrastructure to Facilitate Economic Development, Community Events and Activities in and around Cottonwood Heights’ Proposed Town Center at Approximately 2300 East and Fort Union Blvd.; Providing for the Posting of a Notice of Public Hearing; Approving the Form of and Directing the Posting of a Notice of Election and the Ballot Proposition; and Related Matters.

Council Member Holton commented that an important part of the City Council Members were elected was to have a vision for the future of Cottonwood Heights. He was grateful that the residents have given them the ability to do so. It is now time for residents to let their voices be heard. He expressed support for the Resolution to allow the matter to be included on the ballot. He encouraged all citizens to vote this November. The City Council will be in enthusiastic support of the citizens' decision.

MOTION: Council Member Newell moved to APPROVE Resolution 2024-55. The motion was seconded by Council Member Birrell. Vote on motion: Council Member Holton – Yes, Council Member Hyland – Yes, Council Member Newell – Yes, Council Member Birrell – Yes, Mayor Weichers – Yes. The motion passed unanimously.

5.3 Consideration of Resolution 2024-56- Approving Entry into an Interlocal Cooperation Agreement with the Canyons School District Concerning School Resource Officers.

MOTION: Council Member Holton moved to APPROVE Resolution 2024-56. The motion was seconded by Council Member Hyland. Vote on motion: Council Member Hyland – Yes, Council Member Newell – Yes, Council Member Birrell – Yes, Council Member Holton – Yes, Mayor Weichers – Yes. The motion passed unanimously.

5.4 Consideration of Resolution 2024-57 – Approving an Appointment to the Architectural Review Commission (“ARC”).

Council Member Birrell thanked Jesse Allen for his service to the community. She echoed Ms. Pines' remark urging the City Manager to consider citizens who have not had a chance to serve and stated that all citizens can apply through the City website. She values diversity and hopes that the City will seek out new voices and encourage diversity.

MOTION: Council Member Birrell moved to APPROVE Resolution 2024-57. The motion was seconded by Council Member Holton. Vote on motion: Council Member Newell – Yes, Council Member Birrell – Yes, Council Member Holton – Yes, Council Member Hyland – Yes, Mayor Weichers – Yes. The motion passed unanimously.

6.0 CONSENT CALENDAR

6.1 Approval of Travel by CHPD Officer Lance Best to Niagara Falls, Canada to Attend a Training Conference for the City’s Versaterm Software Program.

6.2 Approval of Travel by Mayor Weichers and Council Member Holton to Incheon, Yeonsu-gu, Korea to Establish and Formalize a “Sister City” Relationship.

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

7.0 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.

8.0 ADJOURN CITY COUNCIL BUSINESS MEETING.

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

The City Council Meeting adjourned at 7:50 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, August 20, 2024.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: September 10, 2024.