

**MINUTES OF A COTTONWOOD HEIGHTS COMMUNITY COUNCIL MEETING  
HELD AUGUST 3, 1994 IN THE BOARD ROOM OF THE COTTONWOOD  
HEIGHTS RECREATION CENTER AT 6:30 P.M.**

**PRESENT** - Gordon Thomas, Karen Eyre, Richard Guthrie, Cameron Hansen, Verl Buxton, Jay Brown, Ken Verdoia. Margaret Armstrong  
**Absent** - Kendra Thuet, Nick Morgan.

General

The invocation and pledge of allegiance were given by members of Troop 1004.

Upon motion made by Verl Buxton, seconded by Cameron Hansen, and passed unanimously it was

RESOLVED, to approve the minutes of the previous meeting.

U.A.C.C. Report

Cameron Hansen reported on the U.A.C.C. meeting held in July.

Graffiti Removal - There is a product for removing graffiti called ZEP Erase available through Salt Lake County, by calling Nancy White - 468-2182 (Residents Against Crime). It is pretty toxic so care should be used while using it.

It was suggested that we as a Council invite either Lieutenant Morris or Taylor from the Sheriff's office to a meeting to discuss what we could do to help.

Night Out Against Crime There was a small turnout for the program "Night out against Crime" held the previous evening in Butler Park.

Parks and Recreation The items receiving top priority from U.A.C.C. for Parks and Recreation Development were

Holladay Park - at approx. 6400 South 3000 East and the

Top of the World trail head at approx. 8600 South above the Boulevard.

Transportation Impact Fee. It has been suggested that a transportation impact fee be levied on new development to help maintain and build roads to accommodate increased traffic.

Upon motion made by Cameron Hansen, seconded by Ken Verdoia, passed with two no votes, it was

RESOLVED, to express their support to U.A.C.C. in studying this proposal and ask that they report back to the Council. The Council will carry back to U.A.C.C. the sentiment that most of the community represented in the Council meeting were opposed to the fee.

Council on Governments comprised of members of Salt Lake County, Salt Lake City, Provo, West Valley, etc.

Presently there is a request by the members of the Council on Governments for a change in the form of County government - too many people feel that there is too much power in too few people.

Upon motion made by Nick Morgan, seconded by Cameron Hansen, and approved unanimously, it was

RESOLVED, to write a letter to the Salt Lake County Commissioners requesting that consideration be given to making the Northern boundary consistent with the Northern Boundary of Salt Lake County Service Area #2.

#### 6400 SOUTH 3000 EAST

Duaine Rasmussen representing Johansen Thackeray & Co presented the concept for the development of apartments on a 20 acre site at approximately 6400 South 3000 East. This is technically not in the Cottonwood Heights Community Council area but would impact areas that are. Mary Philips, speaking for the residents of Mill Hollow expressed their objections to this kind of use for the property. They would prefer single family dwellings or the research park office facility indicated and approved in the Master Plan.

#### PROPERTY WEST OF BRIGHTON HIGH SCHOOL

Mr. Rasmussen then presented for the property West of Brighton High School.

PL-94-2043 - 2102 East Bengal Boulevard.

Three story apartments - 17.06 units per acre. This would be a continuation of the complex slightly South West on Highland Drive. There would be pedestrian and golf cart access between both complexes.

Some neighbors present were concerned about the traffic problems this would create and also the impact of their view.

A copy of the traffic study was made available.

Upon motion made by Richard Guthrie, seconded by Nick Morgan, and approved by a vote of 4 - 3 it was

RESOLVED, to approve the request with the following concerns noted. Consideration should be given to having a right turn onto 2000 East, the sidewalk should be a minimum of 6' wide to allow for snow removal from the road, the density be reduced to 15 units per acre, the height be restricted to 2 1/2 stories, and the project not started until the study of the intersection has been completed and any recommended adjustments made.

#### ZONING

PL-94-1011            1640 East Fort Union Boulevard  
George and Jack Spencer did not show for the meeting

Upon motion made by Jay Brown, seconded by Cameron Hansen and passed unanimously it was

RESOLVED, to deny this application. The size of the lot does not conform to the zoning for the area and the ingress/egress issue has not been addressed.

PL-94-1012        1816 East 7200 South

Mr Pederson did not show to the meeting.

Upon motion made by Cameron Hansen, seconded by Karen Eyre, and passed unanimously, it was

RESOLVED, to continue this application until Mr. Pederson is present at a meeting.

PL-94-2018        1560 East Fort Union Boulevard

John Owens - representing Herm Franks presented plans to develop the property East of the Santa Fe apartments.

Upon motion made by Cameron Hansen, seconded by Steve Knudson, and approved 4 to 2 it was

RESOLVED, to approve the proposal as presented with the condition that the perimeter fence be maintained and the landscaping be subject to review.

PL\_94-2042        7779 South 3500 East

Danny Vranes presented plans to develop 2 twin homes on this site.

Upon motion made by Jay Brown, seconded by Steve Knudson, and approved unanimously, it was

RESOLVED, to approve this application.

Mr. Vranes was thanked for improving the area on the South East corner of this intersection with the addition of the twin homes.

PL-94-4026        7700 South Wasatch Boulevard  
Mark Neff

Mark Neff presented an application to develop some twin homes (tourist homes) along Wasatch Boulevard from Big Cottonwood Canyon South. There were approximately 30 people present to oppose this application.

The concerns voiced were

does not conform with the Master Plan which calls for green space

tourist home designation includes "ski-rentals" or one night reservations - these generally cause problems with noise and increased traffic

incompatible with the neighborhood  
where is the seismic fault?

Upon motion made by Jay Brown, seconded by Steve Knudson, and passed unanimously, it was

RESOLVED, to deny this application because it does not conform with the master plan and the Council is familiar with ski-rentals and all the problems they could generate.

#### SKI RENTALS

John Beckstead then raised the question about the percentage of ski-rentals allowed in the Master Plan. There does not appear to be any enforcement of restrictions.

Upon motion made by Cameron Hansen, seconded by Verl Buxton, and passed unanimously it was

RESOLVED, to send a letter to the County Planning asking for a clarification of the "tourist home" designation

to hold a meeting on March 16, 1994 at 6:30 p.m. in Butler Middle School with the community to voice their concerns about ski rentals

to invite a Salt Lake County Commissioner to be present at the next regularly scheduled Community Council meeting on April 6, 1994.

#### NATURAL HAZARDS ORDINANCE

PL-94-4012 The Natural Hazards Ordinance

Upon motion made by Jay Brown, seconded by Verl Buxton, and approved unanimously, it was

RESOLVED, to approve the text change.

#### MISCELLANEOUS

Item 9 - Postponed (resignation of Steve Knudson from Community Council)

Upon motion made by Cameron Hansen, seconded by Verl Buxton, and approved unanimously, it was

RESOLVED, to send a letter to the Salt Lake County Planning Commission stating that Hillrise Apartments are not complying with the conditions laid down by the Commission.

Rebecca Good, 7730 Quicksilver had applied for permission for home occupation and understood that it would be heard by the Council in this meeting.

Without a PL # and confirmation that the neighbors had been notified it was not possible for the Council to consider this request.

Upon motion made by Verl Buxton, seconded by Cameron Hansen, and passed unanimously, it was

RESOLVED, to postpone this request until April 6, 1994.

There being no further business to come before the Council and upon motion made by Karen Eyre, seconded by Jay Brown, and passed unanimously, it was

RESOLVED, to adjourn the meeting.

The next meeting will be by March 16, 1994 at 6:30 p.m.

The next regularly scheduled meeting will be April 6, 1994 at 6:30 p.m.

**MINUTES OF A COMMUNITY COUNCIL HELD FEBRUARY 2, 1994 IN THE BUTLER MIDDLE SCHOOL, 7520 SOUTH 2700 EAST, SALT LAKE CITY, UT.**

**PRESENT:** Gordon Thomas, Karen Eyre, Richard Guthrie, Jay Brown, Steve Knudson, Nick Morgan, Cameron Hansen, Verl Buxton, Kendra Thuet, Margaret Armstrong.

**General**

The meeting was called to order at 6:30 p.m. by Gordon Thomas.  
The Pledge of Allegiance was led by Troop 417.  
The invocation was given by Ron England.

**Minutes**

Upon motion made by Cameron Hansen, seconded by Kendra Thuet, and passed unanimously, it was

RESOLVED, to approve the minutes from the previous meeting.

**Home Depot**

Steve Wilson and Paul Crabtree from Home Depot presented the plans for signage for Home Depot to be developed at approximately 1300 East 7200 South.

Upon motion made by Nick Morgan, seconded by Steve Knudson, and passed unanimously it was

RESOLVED, to approve the proposal for signage of this property subject to compliance with the County Ordinance.

**Old Mill Golf Course**

Lynn Larsen, Salt Lake County Architect, presented the plans for the Old Mill Golf Course projected to be completed 1997. It will cover 155 acres, part of which was acquired through condemnation.

Upon motion made by Richard Guthrie, seconded by Jay Brown and passed unanimously, it was

RESOLVED, to lend their support to the development of the golf course and encourage Salt Lake County to incorporate winter sport activities and a park and ride facility into the golf course amenities.

The Council thanked Lynn Larsen for his presentation.

**Whitmore Neighborhood Traffic Issues**

Salt Lake County issued a letter requesting a response from the Council on their recommendations and conclusions regarding the traffic concerns in the Whitmore Neighborhood and surrounding areas. The copy of these "recommendations and conclusions" is attached and by this reference becomes a part thereof.

The Council reviewed these recommendations and upon motion made by Nick Morgan, seconded by Steve Knudson, and passed unanimously it

was

RESOLVED, to respond to the recommendations as follows

1. Yes
2. Has been done
3. Strongly oppose
4. No
5. Oppose
6. Yes
7. Has been done
8. Has been done
9. Yes
10. Oppose
11. Yes
12. Yes.

#### Legislature

Kendra Thuet had attended the State Legislature to review the topic of annexation. However, there had been no discussion or printed material on this topic.

#### Capital Project Requests

Richard Guthrie presented the proposals from the Council regarding the Capital Project Requests to be submitted to U.A.C.C. for prioritization and submittal to Salt Lake County Parks and Recreation Division.

Copies of the requests are attached and by this mention become a part thereof.

Discussion followed with both support and concern regarding the proposal for trailheads and nature preservation areas in the Golden Hill/Top of the World area.

Edy Wright speaking for the Golden Hills/Top of the World neighborhood group expressed support. John Beckstead of Mountain Oaks Drive expressed concern that this would encourage the wrong kinds of people to visit the canyons. Edy submitted a petition and a map indicating the most desirable location of the trailhead and this will be attached to the request.

Upon motion made by Steve Knudson, seconded by Cameron Hansen, and passed unanimously, it was

RESOLVED, to approve the requests as proposed and submit them to U.A.C.C. for further action.

#### Property West of Brighton High School

Concern has been expressed on the possible use of the property West of Brighton High School.

Upon motion made by Nick Morgan, seconded by Steve Knudson, and passed unanimously, it was

RESOLVED, to send a letter to Salt Lake County Planning asking

that this area be rezoned to conform with the Master Plan approved January 1992.

The Council would prefer RM ZC 1 1/2 stories maximum,  
or 1 dwelling density of 15-17 units per acre  
or office with maximum 2 stories

### Zoning

PL-81-2127 1855-1891 Fort Union Boulevard

Time limit set for clean up etc. Possible revocation of conditional use permit if there is non compliance. Council will check if the graffiti has been removed and clean up started and send a letter to the Planning Commission. Graffiti not removed as of 2/3/94 per Richard Guthrie.

PL-93-2112 1862 Village Rd

Miloslav Novak was present to appeal the possible revocation of the conditional use permit for the in home occupation of woodworking. Brent Montgomery, speaking for the immediate neighbors presented a petition and photographs detailing their concerns with the use. They complained about noise, general untidiness and the fact that the work was done "outside" of the home. They felt that it was a business more suited to a commercial area and was in violation of the Public Health ordinance. Upon review and motion made by Steve Knudson, seconded by Kendra Thuet it was

RESOLVED, to recommend revocation of the "Home Occupation" permit.

PL-94-2007 Fire Station - 1820 Fort Union Boulevard

Lee Barrus of the Salt Lake County Architects office presented plans for a fire station on a proposed site at 1820 Fort Union Boulevard.

Upon motion made by Nick Morgan, seconded Cameron Hansen, and approved unanimously, it was

RESOLVED, to approve the proposal to construct a fire station on the proposed site subject to consideration being given to sound absorbing landscaping and the concerns of the immediate neighbors about noise, lights, etc.

PL-94-2006 Murray City Pump Station 6620 South 2710 East.

Ross Gravette presented a proposal to construct a pump station on Benecia Drive in Mill Hollow subdivision. After discussion and upon motion made by Jay Brown, seconded by Steve Knudson, and passed unanimously it was

RESOLVED, to approve the application with the conditions that the building blend aesthetically with the neighborhood, the pump is quiet and either a block wall or cedar fence used on the property

line and is consistent with the covenants of the subdivision.

#### Text Changes

The Council reviewed the text changes as listed on the agenda.

Upon motion made by Nick Morgan, seconded by Richard Guthrie, and passed unanimously it was

RESOLVED, to approve them as listed with the exception of PL-94-4003 where a reasonably definitive time limit should be retained.

Verl Buxton reported on the property at approx 1900 East Fort Union Boulevard, known as Al and Glenn's garage. Salt Lake County Health Department were to inspect the property for possible violations. A letter will be sent to Salt Lake County Health Department from the Council asking that this property be inspected for violations. Also to the Planning Commission to see if the fence conforms with code. A response will be requested from Salt Lake County prior to the next meeting.

PL-93-2121        2800 East Bengal Boulevard

Restaurant. Concern was expressed regarding the condition of the property on the corner of 2800 East and Bengal Boulevard. A letter will be sent to Salt Lake County Planning Commission to inquire if this restaurant is being constructed in accordance to code. The application was denied by the Cottonwood Heights Community Council because the applicant did not ever appear before the Cottonwood Heights Community Council.

#### Adjournment

Upon motion made by Nick Morgan, seconded by Steve Knudson, and passed unanimously it was

RESOLVED, to adjourn the meeting at 8:30 p.m.

Next meeting will be held March 2, 1994 at 6:30 p.m. in Butler Middle School.