

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION
HELD TUESDAY, AUGUST 6, 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 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

Excused: Council Member Matt Holton

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 and stated the first item is the introduction of Youth City Council Mayor, Maryann Jensen. The agenda also included two Legislative Action items. The first Action item was consideration of Ordinance 419 adopting a new Part 8, Public Health Advisory Committee, of Chapter 2.140 of the Cottonwood Heights Code of Ordinances.

The second Action item was consideration of Resolution 2024-54 approving an agreement for Construction Management Services. Public Works Director, Matt Shipp, stated this item pertains to the Storm Drain project that runs through a residential backyard. This item would approve a contract with the City's entry into an agreement with Bowen-Collins & Associates, Inc. whereunder that provider will perform Construction Management Services. He noted that the homeowner has been extremely cooperative during the construction.

3.0 STAFF REPORTS

3.1 General Obligation Bond Discussion – Mayor Mike Weichers, City Manager Jared Gerber, and Community and Economic Development Director Mike Johnson.

Administrative and Financial Services Director, Scott Jurges presented the General Obligation (“GO”) Bond discussion. He reported that the City has reviewed pricing and determined there to be a likelihood of a 40% taxable bond versus a 60% tax-exempt bond, depending on the development. He explained that the tax-exempt areas are areas primarily in control of the City with taxable areas being commercially controlled. Two other options included a \$25 million card

value and a \$30 million card value. He noted that tax-exempt rates are just under 4% on a 20-year basis with 4.5% on a 30-year basis. One reason to consider the \$30 million bond would be to cover any unexpected costs. Because these numbers are conceptual, the Council's preference will be included in the Resolution. He anticipated bond funds will be utilized for the open space areas, roadway through the project, and land under all buildings. The taxable areas would likely have a building constructed and in essence, leased back to the building owner over a lengthy period of time. The tax-exempt area would include the development of open space, the purchase of the land under the open space areas, roadway, roadway development, and purchase of the land under the parking structures. Bond language was discussed.

Zions Bank representative, Mark Anderson recommended the City revisit the interest rates over the next few weeks. He stated that the market is projecting interest rate reductions starting September 5th and possibly again in November and December. He believed that if the market is in a different place over the next few weeks, it will be reflected in the estimated tax impact. The relationship between bond rates and treasury rates are in the mid-60 % with Municipal Market Data ("MMD") within the 65% of comparable treasury rates.

Community and Development Director, Mike Johnson, reviewed the following public education and outreach efforts:

- *Project Website* – A major update to the Town Center project website, establishing 'The Heights' project branding and including project site plans and renderings, detailed information about the general obligation bond, and a frequently asked questions page that will soon be published. The URL for this website is www.chtowncenter.com.
- *Butlerville Days tent* - City Council Members, Town Center Advisory Committee members, and City Staff worked all three days at the Town Center Project tent at Butlerville Days. The information included high-quality project renderings, site plans, and handouts detailing the project and the General Obligation bond. Initial takeaways from these discussions were that a vast majority of residents were excited about the project, with many who were very supportive of the bond initiative.
- *City Newsletter Article* - The Mayor's article in the August 2024 City newsletter focused solely on the Town Center Project.
- *Technical work to prepare the bond resolution and financial details* - Staff has worked closely with Zion's Bank Public Finance to create revenue projections, project cost estimates, and a breakdown of taxable/non-taxable costs in preparation for the required August 20th vote by the City Council on the formal bond parameters.
- *Real Estate Services SOQ* - The City has issued a Statement of Qualifications to contract with a property broker that can assist in necessary lease negotiations and property relocations to implement the project. This SOQ is still open, but all submittals will be reviewed and a preferred contract will be recommended to the Council at an upcoming meeting.

Mr. Johnson reported that the City will hold a Public Open House from 6:00 p.m. to 8:00 p.m. on Monday, August 12th to allow residents to review project plans and learn more about the bond. This will include similar information to what was discussed at Butlerville Days and provide an

opportunity for more residents to learn about the project after seeing it in the August newsletter. He reported that the Open House is advertised in the newsletter and will be publicized widely on social media, the City website, and other social media. Typically, there are steps where the City will publicize information for and against the project that comes after the Parameters Resolution.

Randy _____ reported that ballot language is largely driven by statute with very little discretion. The voter information pamphlet that is required by State law would be the place to put additional educational information. He emphasized that a voter information pamphlet must be factual and may not promote a particular result. Mr. Johnson confirmed that Staff planned to set up a kiosk or booth at the Recreation Center to provide additional information. The City Council will vote on the Resolution on August 20 with that information submitted to Salt Lake County by August 22. Education efforts will continue at any scheduled City events.

Mayor Weichers reported that located in the education materials, verbiage was changed from \$25 million to \$30 million. While in discussions, the City was looking at absolute detail with regard to their expectations for the project. When considering the increase from \$25 to \$30 million, it was noted that should the project exceed \$25 million, the City would not be required to request the additional \$5 million. Doing so would ensure that residents never pay a higher amount or impose an increase in any type of property tax assessment.

Council Member Birrell expressed concern with how far the \$30 million would go. She understood that the cost will include paying off the initial bond with a potential \$20 million toward a medium-sized stacked parking garage. In working to achieve the City's vision for the project, she felt it logical to consider the \$30 million bond. It was noted that comments from residents on tight fixed incomes expressing concern about the potential increase were received. Mr. Jorges explained that the tax will be based on the value of a home and the projected \$136 increase is based on the average home value of \$500,000. He pointed out that anyone can go to Salt Lake County and request tax relief through several different options.

Mayor Weichers reported that the City has created a graph projecting a tax increase over the course of several years. The \$30 million GO Bond would help to offset that increase.

The GO Bond terms were next considered. Mayor Weichers stated the difference between the \$25 and \$30 million bond would reflect a difference of \$2.21 per month. Should the City generate revenue from land lease, they would have the ability to delay accessing the tax and pay it themselves. Mr. Anderson explained that with regard to prepayment, they are typically "call protected" which means they cannot be refinanced or refunded within a 10-year period. A shorter call period would result in higher interest rates.

Mr. Jorges stated that the City's 2014 and 2016 bonds were paid off through a refund with the 2021 bond. He explained that it was favorable enough for the City to act early and place those funds in an escrow account to earn revenue on those funds until the call dates. Those funds were then used to pay off the bond and lock into a lower interest rate.

Council Member Hyland felt that the focus was on the monthly increase. She asked for clarification regarding a \$30 million bond over the course of 30 years. Mayor Weichers stated that

the benefit of \$30 million over 30 years would result in a reduction of the monthly cost. The term may be shortened with the City funding part of the amount and result in the lowest monetary impact on the residents. Mr. Anderson stated that it was his experience that the higher the number, the higher the potential for opposition.

Council Member Birrell questioned whether if this item were to be placed on the ballot based on 30 years with an average home cost of \$11 per month and then changed the term to 20 years at \$14 per month, would it appear as a bait and switch. Mayor Weichers understood her concern and believed that a potential rate reduction may make up the difference. Taxable values were discussed. He confirmed that it was the consensus of the Council to start with a bond request of \$30 million over the course of 30 years at a cost to residents of \$11.43 per month. It was recommended that the language remain broad enough to allow the flexibility to expand beyond the original 11-acre parcel in the event there were unused funds that could be utilized for additional expansion.

3.2 Tavaci Annexation Update – Mayor Mike Weichers, Community and Economic Development Director Mike Johnson, and Mr. Kerry Winn.

Mr. Johnson presented the Tavaci Annexation update and stated that Staff recently learned that Tavaci is currently in the process with Salt Lake County for a minor Subdivision Plat Amendment to relocate an existing secondary/utility access easement on the site. It has been reported that all reviewing entities for Salt Lake County have reviewed the proposed amendment except for Salt Lake City Public Utilities, the City’s culinary water provider. Staff recommended that the Plat Amendment process be concluded prior to a formal vote on annexation. If the Plat Amendment is not fully resolved and recorded prior to any potential annexation, the Plat Amendment process would likely need to begin again following the City's Subdivision Ordinance. He stated that the most recent update is that Salt Lake City indicated to the applicant that they could begin reviewing that pathway forward. The applicant would need to resubmit all documentation and easement description at which time they would begin their review. Once Salt Lake County hears back from Salt Lake City Public Utilities, they will take that Plat Amendment through their Planning Commission. He believed they were one month out from hearing back from the Water Department to get that on their Planning Commission agenda. Approval would then be followed by their Mayor’s office review and recordation.

Tavaci representative, Kerry Winn, reported that he recently spoke with the Salt Lake City Public Utilities Director who indicated everything was set. It was requested their department contact Jim Macklemore with Salt Lake County Planning to allow this item to be put on their meeting agenda. He understood that all of the paperwork and agreements had been received and it was just a matter of timing. He believed they were ready to move forward in real-time with the simple easement and lot line adjustment in order to eliminate the secondary access.

Mayor Weichers reported that once approvals are in place, Mr. Macklemore will look to finish the Plat Amendment and tentatively scheduled for a Salt Lake County meeting in September. Mr. Winn stated they are looking forward to the signing of the Plat Amendment and becoming part of Cottonwood Heights. There are only two times per year when a request for annexation may be submitted to the State with the next being January 1, 2025. Mayor Weichers confirmed that the

City will wait for approvals to be put in place at which time they will continue the annexation discussion. He added that after speaking with Scott Beard, the portion of land that runs from the water tower to the proposed easement area would require County approval.

3.3 Ferguson Trail Parking Discussion – Community and Economic Development **Director Mike Johnson.**

Mr. Johnson presented the Ferguson Trail Parking discussion and stated that Staff is requesting direction on whether to pursue the removal of parking stalls as originally planned at the Ferguson Trail access point on Timberline Drive. The City's Bonneville Shoreline Trail Master Plan, adopted in 2020, recommended the following:

- Upon completion of the envisioned regional trailhead that is now the completed Ferguson Park and parking lot area; and
- The existing 15 parking stalls adjacent to the Ferguson Trail head shall be removed or repurposed.

The recommendation was made due to public input from neighbors adjacent to the trailhead over traffic and circulation issues, illegal parking, and trespassing on busy trail days. A Permit Parking Program is in effect within one-third of a mile from the Ferguson trailhead that prohibits on-street parking to anyone but residents of the adjacent homes. The purpose of the Permit Parking Program is to ensure that trail users park only in dedicated parking stalls for trail access. When Ferguson Park construction was completed in late 2023, approximately 45 parking stalls were provided for trail use. The City was now ready to begin the removal of the Ferguson Trail parking stalls with the exception of ADA stalls that were to remain.

Staff received letters and emails from approximately 15 residents living adjacent to the Ferguson Trailhead and all supported the the removal of the parking stalls. Mr. Johnson stated the County is interested in retaining parking stalls as they serve as an easier access point for trail use. It was noted that the trail is a regional amenity. The Parks, Trails, and Open Space Committee (“PTOS”) reviewed the issue at its June 2024 meeting and recommended that the City work with the County to retain limited parking, particularly ADA stalls, and convert other parking stalls into a drop-off area for trail users as well as some bicycle parking and light trailhead amenities. This option would require additional budget allocation to complete.

Mr. Johnson requested input from the City Council and directions on the Ferguson Trailhead parking stalls. Options included leaving the trailhead stalls as they are, petitioning the County to allow removal of the stalls, and working toward an agreed-upon solution to retrofit stalls into a drop-off and bicycle parking area. He understood that the County's purview includes regional concerns that blocking parking would limit access to the trail itself. They also felt the original interlocal agreements between the County and the City used to purchase the subject property and then mandated the City to construct and improve what is now Ferguson Park, prohibiting the City from removing the parking stalls. In his opinion, Mr. Johnson believed it would increase access by constructing the lower parking lot. After reviewing the agreement, Staff felt there was nothing pertaining to the upper parking lot.

Council Member Birrell expressed concern with the existing four-foot sidewalk adjacent to neighboring fences and the liability it may create for the City. She referenced an incident in the Boston area where remote parking was provided by the City to a trailhead that was unsafe for pedestrians. Due to the narrow nature of the sidewalk, a group of pedestrians were forced to walk in the street to converse and one person was struck by a vehicle. The matter was litigated and the City was found liable for the death of the pedestrian. It was her opinion that having a large area where groups can be dropped off with ample space for a vehicle to turn around was preferable. Turnaround options were discussed.

Mr. Johnson confirmed that the County has concerns with the proposed elimination of the upper parking and was not supportive but reviewed the City's rationale. The plan was to modify the existing parking, which will require working with the County. Mayor Weichers reported that since 2020, residents have been aware that the stalls would be removed but that the ADA stalls would remain. Council Member Birrell strongly encouraged the City Council to see that what is proposed aligns with all Master Plans. She supported repurposing the upper lot for drop-offs and those using e-bikes and alternate forms of transportation. With recent crime in the Olympus Trailhead parking lot, she believed that parking lots similar to Ferguson Park are prone to crime, noise, and problems for residents. Shuttle systems were suggested.

Mayor Weichers understood that it was the consensus of the City Council to remove the upper lot parking stalls. He asked Staff to return with a more detailed plan to repurpose the lot to create a drop-off and turnaround space for visitors.

3.4 Update on HAWK Crosswalk Light at Fort Union Boulevard – Public Works Director/City Engineer Matt Shipp.

Public Works Director, Matt Shipp presented the progress being made on the HAWK Crosswalk light at Fort Union Boulevard and stated that it was scheduled to be installed later in the week. The light will not be turned on until the striping is complete. Staff will follow the necessary procedures to alert residents of the new signal. He noted that the slurry seal will be applied on August 11 and the crosswalks painted on August 14. It was anticipated that all necessary preparations will be completed by Friday, August 16 in time for school openings. Once the surfacing is completed the Fort Union Boulevard striping will be done.

Mayor Weichers reported that a ribbon-cutting ceremony is scheduled to include media coverage of the City's efforts. Council Member Birrell was thankful for the HAWK Signal and felt it was a step in the right direction.

3.5 Proposed Health Coalition Committee – Community and Economic Development Director Mike Johnson.

Mr. Johnson reviewed the proposed Health Coalition Committee discussion and stated that the Salt Lake County Health Department helps cities with the creation and administration of their health coalitions. The Health Department has volunteered to attend a future Work Session to answer questions regarding frameworks, coalitions, and the flexibility offered. He reported that to be

eligible for technical support funding from Salt Lake County, a scientific framework must be chosen to function as a guide for the coalition. The City currently has a pending grant of \$70,000 that is being processed. Staff proposed that those funds be used to hire a part-time Public Health Specialist to assist with the coalition. He noted that the position will be contingent upon future grant funding.

For the City to be eligible for funding, one of several frameworks is required. Mr. Johnson stated that the options are fairly limited. He recommended Communities That Care (“CTC”), which is considered the gold standard. While the CTC framework itself does focus on youth prevention, it does not preclude coalitions from considering and advocating additional community health topics. He pointed out that not following an established framework may preclude the City from receiving funding.

Council Member Birrell understood that the framework is not synonymous with the Citizen Committee Code Codification used in the City. She explained what motivated her to champion the issue. At the 2024 Council Retreat, the coalition was formed by and for the community and the selection process differs from the current system that is utilized by other communities. She created a table to better understand the process and appreciated that Salt Lake County voted in two individuals to run the program and selected a Coordinator funded by the previously mentioned \$70,000.

Council Member Hyland was hesitant about who will be on the committee responsible for selecting a leader for the coalition and members. She believed the City Code should expand it beyond the City Manager and was in favor of looking at what the various frameworks can do. She requested additional time to explore the process before it is codified. Mr. Johnson reported that once the Ordinance is codified, the City can move forward to find a Public Health Specialist who can provide the needed expertise. It was noted that the City does not need to rush to codification to take part in the formation process. He clarified that prior to hiring for a position and using the grant funds, the City Council will utilize a framework that is eligible for the grant funding.

City Attorney, Shane Topham, reported that the process for appointing members to the committees specifies that the City Manager makes the appointment and is subject to the advice and consent of the City Council. He referenced an incorrect statement that the Council Member is a non-voting liaison chosen by the City Manager. Council Member Birrell was concerned with the City having a disproportionately high number of Staff members. Her interest was in bringing new voices and involving the community. The current process of selecting citizens includes completion of an application that is screened only by members of City Staff and an interview. The Council is not aware of incoming applications and those being interviewed are only involved once Staff has identified those they wish to advance. She wanted to see the infusion of those in the community, which should happen through the elected representatives. Mr. Topham stated that the City Council can select anyone on the list proposed by the City Manager.

Mr. Johnson clarified that Staff held an introductory meeting on potential members that will be voted on by the City Council. The intent was to codify the existing coalition at which time Staff will put forward names for Council consideration.

Council Member Hyland believed there were enough questions in the current proposed Code to warrant Salt Lake County Health Department representatives attending a Work Session to clarify the process. She felt there were questions to be answered before moving forward. Mayor Weichers concurred and suggested placing the matter on the next Work Session agenda.

4.0 REVIEW OF CALENDARS AND UPCOMING EVENTS.

- 4.1 Monday, August 12th at 6:00 p.m., in the Cullimore Community Room at City Hall.
- 4.2 Ribbon Cutting for HAWK Light Crosswalk at Fort Union Boulevard – Friday, August 16th at 10:00 a.m. at Bella Vista Elementary School (2131 Fort Union Blvd.)
- 4.3 First Day of School for Canyons School District – Monday, August 19th.
- 4.4 Bark in the Park at Mountview Park on August 24th from 9:30 a.m. to 11:30 a.m.
- 4.5 Labor Day Holiday is Monday, September 2nd – City Hall Offices will be Closed in Observance of the Holiday.
- 4.6 Block Party at Hillside Plaza – [Date and Time TBA] g. 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 Newell. The motion passed with the unanimous consent of the Council.

The Work Session adjourned at 6:03 PM.

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL BUSINESS MEETING
HELD TUESDAY, AUGUST 6, 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

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

Excused: Council Member Ellen Birrell

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 Council Member Hyland.

3.0 ACKNOWLEDGEMENTS

3.1 Introduction of Youth City Council Mayor – Council Member Ellen Birrell.

Council Member Birrell introduced Youth City Council Mayor, Maryann Jensen who attends Brighton High School. The Youth City Council consists of 30 members who are dedicated to supporting the City in various ways. Ms. Jensen reported that the Youth City Council allows members to come together and make a difference in the community. The Youth Council recently participated in Butlerville Days and assists in many activities throughout the City. The Youth City Council also takes time to learn the operations of the City to prepare them for those roles in the future.

Ms. Jensen chose her subject matter for a 10-minute auditory that she has performed several times in various locations. The subject chosen was Intersectional Feminism. Ms. Jensen indicated that she is the Captain of the Brighton High Speech and Debate Team and has been competing since she was in eighth grade. She currently competes in an event called “Original Oratory” which includes a seven-to-10-minute speech on a topic of the participant’s choosing. She recently qualified to go to the National Speech and Debate Associations National Tournament in Des Moines, Iowa where she was in the top 30%. Ms. Jensen presented her auditory speech to the City Council with a focus on feminism.

4.0 CITIZEN COMMENTS

Vasilisa Kireiev reported that the parking issues along Timberline Drive have reached a critical point and cause frustration for residents. There has been an increased number of vehicles and limited space and cars often use her driveway to turn around even though there is a lower parking lot available.

Cecily Johnson reported that she lives on Timberline Drive and parking has become significantly worse over the years. With the City's intent to eliminate the upper lot parking, garbage cans were removed resulting in visitors leaving trash on the ground and in her yard. Cars often block her driveway while waiting for a parking space, which has caused delays for her. She felt strongly that the parking should be relocated to the Dog Park area where there is ample space.

Garry Commagere reported that he lives on the west end of Timberline Drive and expressed concern with the increase in traffic. He stated that Ferguson Trail will eventually become an important access to the Bonneville Shoreline Trail and result in additional traffic. He suggested the City use this as a model for future neighborhoods that may be impacted by an access trail.

Marilee Christensen was thankful for the Ferguson Trail parking area and Dog Park. She hoped visitors will utilize the lower parking area more frequently. On May 18 she counted 75 vehicles in front of her home from 8:00 a.m. to 12:00 p.m. On May 19th from 11:10 a.m. to 11:30 a.m., she counted 16 vehicles and on May 27 from 11:55 a.m. to 12:55 p.m. there were 30 cars. She spends a great deal of time in her front yard and was aware of people driving past her home looking for parking. She urged the City to remove the upper parking lot.

Brad Buswell has lived in Cottonwood Heights for five years and urged the City to prioritize safe streets. He normally uses his bicycle as his primary source of transportation and understands that the streets were designed with vehicular traffic in mind. He hoped the City would prioritize the safety of all users when considering street maintenance projects or new capital investment. When visiting the Butlerville Days Town Center booth, he appreciated the conceptual images showing Fort Union Boulevard being reduced to one lane in each direction. He stated that the current HAWK Signal installation near Bella Vista Elementary was a pilot program for what the impact will become if reduced to one lane in each direction. He believed that a reduction in lanes will free up space in the protected right-of-way for protected bike lanes and wider sidewalks and improve the safety of those biking or walking.

Christina Tsaturyan, a Timberline Drive resident, agreed that parking on the street creates safety concerns. Eliminating it would improve the safety of the neighborhood. She felt there were environmental implications with cars idling while waiting for open spots.

Vinny Pham, a Timberline Drive resident, agreed with the previous parking concerns expressed. He commented that parking on holidays and weekends creates increased congestion and people often use his driveway to turn around. He supported removal of the parking lot.

Zhongbo McNall reported that she lives on Timberline Drive and was concerned about the safety of her two children as a result of increased traffic. Over the last few years, there has been a more

diverse population visiting the area, and she has seen broken beer bottles smashed and needles in the parking lot.

Roy Piskadlo reported that he is running for House District 41 but speaking as a 41-year resident of Cottonwood Heights. He believed that the Form-Based Code sounds great and streamlines the process of designing, approving, and developing public and private spaces. The beneficiaries are the public, City officials, and developers. He felt that the Form-Based Code is a remake of a governing process that was first implemented by President Roosevelt in the 1940s that ultimately disenfranchises the average citizen. He believed the Code follows the same path as Franklin D. Roosevelt's original idea of streamlining government by streamlining the development process and decisions. It was his opinion that the average citizen will not realize what they have agreed to in the abstract.

Council Member Birrell commented that development in District 4 was not designed with Form-Based Code. She reiterated that Form-Based Code is new and something that has not yet been utilized in the City.

Woodie Beardsley reported that he lives at the end of Timberline Drive. He supported decommissioning the upper-level parking spaces. He felt that the Ferguson Park parking lot should be sufficient and will take the pressure off a quiet, dead-end street.

Nancy Hardy asked what actions the City is taking to preserve the Old Mill and the surrounding area. Those she has spoken to support preservation and are opposed to increasing the surrounding zoning. She believed the City must preserve the area even though it is on private land. Exploring alternatives was suggested.

Audrey Pines commented that the City does not need another employee to lead the Health Coalition. It was suggested that the City put funds toward the Police Department and mental health concerns. She lives across from the Ferguson Trail parking lot and was aware of the crime that takes place there. She did not believe that removal of the parking lot will eliminate traffic, speeding, or pollution. She was also opposed to Fort Union Boulevard being narrowed to two lanes.

Kelly Orchard lives on Quicksilver Drive and Prospector Drive just below Timberline Drive and has witnessed the increase in traffic in the area. She believed that the increased traffic will negatively impact the roads and require additional maintenance.

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

5.0 ACTION ITEMS

5.1 Consideration of Ordinance 419 Adopting New Part 8 (Public Health Advisory Committee) of Chapter 2.140 (Standing Advisory Committees; Volunteers) of the Cottonwood Heights Code of Ordinances.

MOTION: Council Member Birrell moved to CONTINUE Ordinance 419 to a date uncertain. Council Member Hyland seconded the motion. The motion passed with the unanimous consent of the Council.

5.2 Consideration of Resolution 2024-54 Approving Agreement for Construction Management Services.

MOTION: Council Member Newell moved to APPROVE Resolution 2024-54. Council Member Hyland seconded the motion. Vote on motion: Council Member Hyland – Yes, Council Member Newell – Yes, Council Member Birrell – Yes, Mayor Weichers – Yes. The motion passed unanimously.

6.0 CONSENT CALENDAR

6.1 Approval of the Minutes of the City Council Work Session, CDRA, and City Council Business Meeting Minutes of July 16, 2024.

MOTION: Council Member Hyland moved to APPROVE the Minutes of the City Council Work Session, CDRA, and City Council Business Meeting Minutes of July 16, 2024. The motion was seconded by Council Member Newell. The motion passed with the unanimous consent of the Council.

Council Member Newell expressed gratitude to Youth City Council Mayor, Maryann Jensen for her oratory. He serves on the U.S. Commission of Civil Rights Advisory Committee for the State of Utah which is currently discussing the education system. Ms. Jensen's performance was energizing, and thought-provoking, and provides a platform for him to return to the Commission and have a discussion about the positive sides of the education system. He stated that Ms. Jensen has shown that there are dynamic young people in the community who be future leaders and guide residents in the right direction.

7.0 ADJOURN CITY COUNCIL BUSINESS MEETING.

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

The City Council Meeting adjourned at 7:53 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 6, 2024.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: September 10, 2024.