

MINUTES OF THE CITY COUNCIL MEETING HELD JUNE 28, 2005, AT 7:00 P.M. IN
THE CITY COUNCIL CHAMBERS.

MEMBERS PRESENT: Mayor Kelvyn Cullimore, Councilman Don Antczak, Councilman
Bruce Jones, Councilman Gordon Thomas

EXCUSED: Councilman Scott Bracken

STAFF PRESENT: City Manager Liane Stillman, City Attorney Shane Topham,
Community Development Director Kevin Smith, City Planner
Michael Black, City Recorder Linda Dunlavy

OTHERS PRESENT: Ron Fullmer, Susan Gore, Mike Peterson, Stephan Otto, Doug
Shelby, Brad Duckworth, Todd Perkins, Joanne Nelson, James
Stojack, Kim Stojack, Nancy Brumfield, D. Gould, Crystal Merrill,
David Huff, Dan & Karen Hodgeson, Kaylyn Morgan, Georgia
Watkins, Chris Cage, Karen Morgan, Ruth & Emanuel Spencer,
Willa Zeck, Richard Davis, Rulog Klen, Jerri Harwell, Bob
Medley, Larry & Beverley Jensen, Mike Watson, Gordon Nicholl,
Dave Hopper, Steven Anderson, Vincent & Kim Horiuchi, Bette
Clayton, Mark & Claudia Rasmussen, Michael Olsen, Vera Haney,
Reggie Thompson, Barbara Benson, Bud & Nancy Zirker, Jim
Jones, Chuck Tebbs, Ronald & Jeannine Duncan, Gary Kershaw

[7:09:41 PM](#)

1.0 **WELCOME**

1.1 Mayor Cullimore opened the meeting at 7:09 p.m. and welcomed those attending.

2.0 **PLANNING/PUBLIC WORKS MATTERS**

2.1 **Resolution No. 2005-52 approving entry into an Amendment to an Interlocal
Agreement with Salt Lake County for Public Works Services**

2.1.1 Mayor Cullimore explained that this is an amendment to the current Interlocal Agreement
which extends the time period through June 30, 2006.

City Manager Liane Stillman noted that the Agreement shows that the City is committing
\$1,099,366 to public works services.

2.1.2 **MOTION:** Councilman Thomas moved to approve Resolution No. 2005-52. The
motion was seconded by Councilman Jones and passed unanimously on a roll call vote.

3.0 OTHER MATTERS

3.1 Proclamation No. 2005-06 – Butlerville Days

- 3.1.1 Councilman Jones read the proclamation into the public record. (See attached).
- 3.1.2 The proclamation was approved and signed by the Mayor, Council and City Manager.

3.2 Resolution No. 2005-51 Ratifying Inclusion in the Unified Fire Authority

- 3.2.1 Mayor Cullimore explained that the City disconnected from the Salt Lake County Fire District and has been accepted as a member City in the Unified Fire Authority. This resolution ratifies that inclusion.
- 3.2.2 **MOTION:** Councilman Jones moved to approve Resolution No. 2005-51. The motion was seconded by Councilman Antczak and passed unanimously on a roll call vote.

City Manager reported that the creeks can hold a flow of up to 700 cubic feet of water per second and two days ago Little Cottonwood Creek rose to 765 cfs. There was no flooding due to the fact that the creeks were unobstructed for the heavy day of runoff. It is estimated that on June 1st there was still six feet of snow at Alta.

4.0 REPORTS/PRESENTATIONS

4.1 Fire Department – Battalion Chief Watson

- 4.1.1 Battalion Chief Watson reviewed the data from the month of May. There were 65 fire runs and 162 medical runs. Chief Watson explained the fire dangers and how to tell if the grasses are curing and what residents should be aware of. He also urged the residents to be careful in using personal fireworks because there has been no ban issued at this time. He reminded the Council that even though the streams have not flooded, people should be aware that they are moving swiftly and take precautions if they are around the streams.

5.0 PUBLIC HEARING

5.1 Public Hearing on General Plan, Land Use Ordinances and Zoning Map

- 5.1.1 Mayor Cullimore introduced the Staff and General Plan consultant. He stated that the Planning Commission has held two public hearings, reviewed the General Plan in depth and recommended approval of the Plan to the City Council. The purpose of this public hearing is to receive further public input.
- 5.1.2 Soren Simonsen, General Plan consultant, gave an overview of the General Plan process and summarized the draft document.

- 5.1.3 Mayor Cullimore opened the public hearing.
- 5.1.4 Keevin Keyes, said he endorses the General Plan with the exception of the wording on Page 4-15 "Mountview Elementary School could be developed into another district or neighborhood park for the residents of the northwestern portion of the City. Community survey responses indicated an interest in developing additional neighborhood parks in the western portion of the city, and this school closure may provide an opportunity to help fill this demand." He said that if he were a developer he would see the advantages of turning the property into something other than a park, and the tax advantages to the City would be great. He proposed that it be changed to read "Mountview Elementary School *should* be developed into another district or neighborhood park...." and the last line "...and this school closure *will* provide an opportunity to help fill this demand."
- 5.1.5 Steven Anderson, said that he and his family are concerned about the future of the Mountview Elementary building and would like to see it preserved and reused. If that is not possible he would like to see a small, local park that is dog friendly. He suggested a park be named "Mountview Park" in honor of the school.
- 5.1.6 Kim Horiuchi, stated she lives behind Mountview Elementary and was encouraged to hear that the plan is to designate the school property as open space because the residents overwhelmingly want more parks in the City. She expressed concern with the designation of 'civic' or 'public' space because of what those classifications may allow.
- 5.1.7 Susan Gore, said that she is encouraged to hear the Mountview School property could be a park or open space area and suggested the Council also consider using the property for a senior citizen center.
- 5.1.8 Karen Hodgson, said that she would like to initiate protective covenants concerning rental properties and view obstructions. She explained that 25 percent of the homes on her street are rental properties. She said that it devalues her property and takes away from the family environment.
- 5.1.9 Dan Hodgson, said the land use goals are to preserve quality of life and to protect view sheds and natural open spaces and believes those goals can be reached by implementing restrictions to protect open space and view lots.
- 5.1.10 Nancy Bromfield, said she wants to see the Mountview school property preserved as a park and open space and asked that it be stated in the General Plan. In order to get to a park the residents in her area have to cross Fort Union or Highland Drive. She said that to get into Mountview there is a post that precludes a stroller from fitting through and she would like to see that removed.

- 5.1.11 Emanuel & Ruth Spencer, wrote "The main concern is Mountview School property use. We do not want any halfway house type of facility. We would prefer a park. We don't think another shopping mall would be good."
- 5.1.12 Michael Olsen, representing the Larry Walker property, said that they own approximately 200 acres in the foothills. He said that on the land use map the property is shown as open space which is of concern to them. He stated they look forward to working with the City regarding the property and their development rights. He said they also look forward to including some of that property in the Bonneville Shoreline Trial. He would like to see it noted on the map that the property could possibility be developed for a residential use.
- 5.1.13 Willa Zeel, wrote "Want to be notified of any zoning changes within a certain distance of our residence."
- 5.1.14 Scott Nelsen, thanked the Council for meeting with Jordan District and standing up for the interests of the residents in that area. He also said that when the City was incorporated he never had an understanding that there needed to be more development to make the City function. He said the land use focuses on growth and development throughout the community, which he does not agree with.
- 5.1.15 Stephan Otto, stated he is happy to be in a new City and is concerned with safe access in his area. He said there is an opportunity on Bengal Blvd. and Wasatch to decide as a community what should happen in this area.
- 5.1.16 Charles Otis, District 1, said he is bordered by 1300 East 2000 East, Fort Union Blvd. and I-215. Several hundred children live this district and local access to recreation space is necessary. He believes that Mountview Elementary property needs to be preserved as open space. He also stated that safe access to Ridge Crest Elementary will need to be provided for the children which will attend.
- 5.1.17 Ron Fullmer, said that he believes that the opportunity exists to create a park where Mountview exists and to create a city hall where Cottonwood Heights Elementary exists with some of the money the County may be giving the City. He said that Jordan School District should put money into a walkway across Fort Union.
- 5.1.18 Doug Shelby, expressed concern that it appears that the open space designation misrepresents the future use of his property which will probably be developed. He said that the trail system needs to be looked at because the trail that has been designated on the Wasatch Pacific project does not match up to Mr. Shelby's property for the Bonneville Shoreline Trial. He said that since the trail is designated it may limit options in the future through the mined out gravel pit at a better location.
- 5.1.19 David Huff, said that he just purchased a house very close to Mountview school and has two young children which will need a safe access route to Ridge Crest Elementary

School. He said that he is encouraged to hear that there is the opportunity for a park in the area.

- 5.1.20 Don Machen, said that as the City is making its new laws, it should use what the County has in place as a guide. He suggested Cottonwood Heights go to three other cities that have been in operation for several years and see what they have in regards to the issues the City is discussing. He suggested the City look at the 12300 South interchange and the road going west to see how Wasatch Blvd. should be done. He also suggested the City look at roundabouts because they keep the traffic moving.
- 5.1.21 Representative Karen Morgan, thanked the Mayor and Council for the work that has been done. She believes the General Plan looks thorough and she is committed to be the liaison to the Jordan School District, the County, and the State, to do whatever she can do.
- 5.1.22 Paul Farrington, said that he has seen several homes in his area become rentals and it has degraded the quality of life in the area. He suggested the City include homeowner association resources on its website. Mr. Farrington said that speeding is an issue in his neighborhood.
- 5.1.23 Community Development Director Kevin Smith reviewed the process for adoption of the plan.

6.0 CONSENT CALENDAR

6.1 Approval of June 21, 2005 Minutes

- 6.1.1 The minutes of June 21, 2005, were approved.

7.0 CALENDAR OF UPCOMING EVENTS

- 7.1 Mayor Cullimore reviewed the upcoming events.

8.0 ADJOURN TO WORK SESSION AT COTTONWOOD HEIGHTS CITY OFFICES

- 8.1 The business meeting adjourned at 8:30 p.m.

Approved: 07-12-2005

Kelvyn Cullimore, Jr., Mayor

Don Antczak, Councilman

Scott Bracken, Councilman

Bruce Jones, Councilman

Gordon Thomas, Councilman