

COTTONWOOD HEIGHTS COMMUNITY COUNCIL
7500 SOUTH 2500 EAST
943-3190 EXT. 102

Minutes of the meeting held September 1, 1999 at 6:30
in the Music Room of Butler Middle School, 7530 S. 2700 E.

Council Members in Attendance

Brett Besser, Joan Carman, Carl Durling, Dick Guthrie, Bill Morris and Kathy Trane
Jerri Harwell was elected to the Council and took her place during the course of the meeting.

Opening Remarks

Joan announced that the petition drive for the Cottonwood Heights incorporation feasibility study would soon be getting underway in earnest. A sheet was circulated with the roll to collect the names and phone numbers of those present who were willing to help with the petition drive.

Patrice Arent was present and was given a few minutes to speak to those assembled. She encouraged everyone to get involved in state and local government. She brought copies of the brochure, "General Information About Legislative Committees & How a Citizen Can Testify Before a Legislative Committee" for general distribution. She also brought and circulated a petition asking the county to place the issue of culinary water fluoridation on the ballot. She invited all residents to contact her to express their feelings about any current issues.

A public hearing on creating a new community council will be held in the County Commission Chambers at 6200 S. 3000 E. on October 6 at 10:00. The proposed council would serve the residents of Mill Hollow, about 1,000 homes. The Cottonwood Heights Community Council has represented this area since the incorporation of Holladay-Cottonwood earlier this year.

Review of Minutes

Minutes from the August meeting of the Council were reviewed.

*Motion: Bill moved that the minutes be accepted as read. Dick seconded the motion.
The motion carried unanimously.*

Appointment of Council Member - Joan Carman

Four letters were received by the Council from people interested in filling the seat vacated by Gregg Alex. Each was invited to address the Council for a few minutes. Chris Cage and Peggy Faulkner were both absent. Jerri Harwell and Joyce Smith each took advantage of the opportunity to express their interest in the job. A secret ballot was then taken among the Council members with the result that Jerri Harwell was elected. Jerri was then invited to take her place on the Council.

Sheriff's Report - Kent Mackay

Kent reported August crime statistics for our area. Joan also had a copy of a crime statistics report which showed that our area ranked 6th among 34 communities reported in the number of calls handled by the Sheriff's department. Kent clarified that these statistics did not include calls handled by municipal police. Our general statistic is 3.4 crimes / 1000 residents in August. Brochures on the Salt Lake County Crime Reduction Conference were made available at the back of the room.

ACCT Report & Incorporation Update - Carl Durling

Three months ago, when Carl began this project, he developed the impression that there was official opposition to it. The County required maps, paperwork and petitions all be finished and turned in before checking any of it for completeness. If anything was lacking, everything would be thrown out and we would have to start over. Today a change was approved that allows the County Clerk to review our process, maps and paperwork before we begin collecting petition signatures. We were informed today that the committee meets next week to review our petition for a feasibility study. Sometime in the next two weeks we should begin collecting petition signatures. Carl reminded us all that the petition is not to incorporate, but to do a feasibility study on incorporation. He learned that the COGS study has been delayed until October or November. This should permit us to get our petition in first. This is important because the first petition that makes it to the County blocks other incorporation or annexation studies from considering the same area until the issue is decided or a year has elapsed.

Zoning Issues

Joan reported that the county turned down the Anna Eddington letter and they have not yet received an appeal. Also, Mark Shurtleff is not willing to revisit the issue of billboards being built within 30 feet of residential property except in specific, well-documented complaints from residents.

#17939 - Trash Compactor - Steve Barth

Steve explained that this proposal was to provide better garbage collection service for canyon residents. The compactor would replace open dumpsters that are seasonally placed next to the canyon road. The dumpsters are an eyesore and threaten the water supply. The compactor would be in an enclosed and locked building and would be watertight to protect Murray's aquifer next door. The proposed location is on property currently owned by Utah Power with a UDOT right-of-way. Mary Ellen Pugsley, president of the Big Cottonwood Council spoke in favor of the proposal, saying that other options had been explored and ultimately proven unfeasible. During an hour of warm discussion the many neighbors present outlined their concerns about short notice (they received their notice only two days before the meeting), the small number of people informed (those within 600 feet), increased traffic, safety, noise, litter, general unsightliness and the effect on their property value. They felt that, given time, they might be able to come up with acceptable alternative locations.

Motion: Carl moved to deny the request because it is an intrusion on the neighbors of this area and there appear to be other, potentially more acceptable locations they have not investigated. He moved further that Public Works be instructed to explore these other alternatives including, but not limited to, the County Golf Course parking lot, the vacant lot west of Wasatch Boulevard on the north side of Fort Union Boulevard, the Water Retention Pond parking lot (Old Mill), the Sand and Gravel Pit on Forestry land east of Wasatch Boulevard and increasing the size of the upper trash compactor. Jerri seconded the motion. The motion carried unanimously with one excused because of a conflict of interest (Bill).

#17966 - 1671 E. 7200 S. - Calvary Chapel Parking Lot - Mark Foote

Before giving Mark the floor to present their plans Joan reported on her investigation into questions that arose in last month's discussion. Occupancy standards do not apply to seating but the ability to evacuate the building and the chapel appears to be in compliance. Joan also advised that the Council could only consider the parking lot. That is, any discussion relating to the use of the existing house on that property would have to be deferred until an application for condition use was received.

Mark outlined their plan to turn the property into a parking lot for the church. This would alleviate the overflow parking that is presently occurring on the streets adjacent to the church. Both residents and non-resident members of the church were present to discuss the issue. Residents raised concerns about fencing and lighting. Mark and the architect who designed the project addressed the concerns and mentioned putting gates on the parking lot to inhibit short cuts through the lot. One resident mentioned that the property had often been involved in illicit activities and he felt that the intended use of the property by the church could only be positive. The architect said that full cut-off lighting was planned for the parking lot and the house would be lit in a manner compatible with the neighborhood.

Motion: Bill moved to approve the application but specify that the church build new solid fencing around the property to prevent headlights from disturbing neighbors. Carl seconded the motion. The motion carried unanimously.

#17979 - 8467 Dynasty Way - HO Dental Work - Nikita Oganov

Nikita's business is the manufacture of dental appliances involving porcelain handwork and a small electric kiln for firing the finished products. It will occupy one room in his basement and will not involve any customer traffic at his home. Carl has had experience with this type of work and reported that it is largely carried out by mail.

Motion: Dick moved to approve the application with the condition that no clients come to the home. Bill seconded the motion. The motion carried unanimously.

#18021 - 6322 S. 3000 E. - Commercial Office - John Tebbs

#18022 - 6401 S. Holladay Boulevard - ORD Zoning - Richard Beckstrand

The above applications were considered together. The requests were to build a new office building and extend the parking lot slightly. The property to be rezoned is currently residential but the County Master Plan is to zone the area ORD. Members of the Council were concerned that rezoning the property reduces the total amount of residential property available. They also expressed concern about how high the buildings would be above the freeway, whether glare from the buildings would interfere with freeway traffic, what kind and how much signage would be used and the potential for worsening an already bad traffic situation on adjacent streets. John reported that they had given land and the state was in the process of widening the road leading from the freeway past their property. John also offered to come back to the Council when they had a proposal for signage ready.

Motion: Kathy moved to approve both applications. Carl seconded the motion, which was amended to allow separate voting on each application.

The motion on #18021 carried unanimously.

The motion on #18022 carried with one negative vote (Brett)

#18026 - 3470 E. Bengal Boulevard - Wireless Communication - Glen Nelson

The proposal was to replace a light pole in the Smith's parking lot with a larger diameter pole that would provide light but would also support a canister antenna on the top. The pole would be mounted on a 30-inch diameter concrete block to discourage people from running over it. The area is already zoned C2. Carl advised them that this area has been rated at risk for moderate liquefaction in the event of an earthquake. They were not discouraged.

Motion: Bill moved to approve the application. Kathy seconded the motion.

The motion carried unanimously with one excused because of a conflict of interest (Jerri).

#18047 - 3364 Creek Road - HO Hair Salon - Olga Struhs

Olga presented her proposal to operate a single-seat hair salon in her home. She would only have one client at a time and they would park in her driveway, not on the street. She expects to operate the salon Tuesday through Saturday and serve up to four clients a day. Sometimes clients bring children with them, usually to have their hair cut. Children would never be allowed to play outside. One resident called Joan before the meeting and left a message opposing the salon.

Motion: Bill moved that the application be approved on condition that clients do not park on the street, that there is no signage on the house or property and with explicit understanding that the conditional use is reviewable by the Council upon complaint. Dick seconded the motion.

The motion carried with one negative vote (Brett)

Other Business

Contribution to Lab Alive

Brett is researching the Council's contribution to Lab Alive. He has tried without success to find the check register that has the copy of the check. Several council members recalled that \$500 was donated. A few suggestions were offered for locating the check register.

Incorporation Feasibility Study Petition Drive

The Council earmarked some funds for the petition drive but other councils are very concerned that this could be construed as misuse of funds. A limited partnership to do the feasibility study has been formed and will soon be asking for donations. Joan asked the Council if they would like to rescind the allocation in view of the concerns of the other councils. Brett and Dick felt that the use of Council funds in this matter was appropriate and should continue until the Council is advised by legal counsel to stop. The Council informally agreed not to vote on rescinding the fund allocation.

Mill Hollow Council Formation

Brett wanted the Council to write a letter in opposition to the formation of the Mill Hollow council. The Council feels they have done a good job in representing this group to county government, championing the creation of a park and other projects. Dick read a draft of a letter he is personally preparing to send to the Salt Lake County Commissioners. Brett expressed concern that the carving out of special interest councils was detrimental to the feeling of community. Members of the Council felt that few residents in the affected area were even aware that a new council had been proposed. They felt that the Council had a responsibility to the residents of this area to inform them of the pending action. The Council should contact Karen Black, the homeowners' association president and others who would have an interest in getting the word out. Dick agreed that the Council could use the letter he drafted.

Motion: Carl moved that the Council adopt Dick's letter and send it to Salt Lake County Commissioners. Brett seconded the motion.

The motion carried unanimously among Council members still present (Bill had left during the discussion).

Adjourn

The next scheduled meeting will be October 7, 1999 at 6:30 P.M. in the same location.