

MINUTES OF A SPECIAL MEETING OF COTTONWOOD HEIGHTS COMMUNITY COUNCIL HELD JULY 14, 1997 IN WHITMORE LIBRARY AT 7:00 P.M. PURSUANT TO NOTICE.

PRESENT - Tom Heath, Karen Eyre, Joan Carmen, Richard Guthrie, Nick Morgan. Excused - Joyce Smith, Rand Call, Greg Alex, Jeannine Cunningham.

The meeting was called to order at 7:00 p.m. by Tom Heath. Karen Eyre deferred the chair to Tom Heath.

PL-97-2105 Alpha Inns - 6902 South 2300 East

This meeting was called to review the decision to approve this application which was made in the previous meeting. This decision was made taking into consideration the knowledge that the fire department had reviewed the plans and had stated that no entrance or egress was necessary onto Whitmore Way.

In the Salt Lake County Planning Commission meeting on July 8, 1997 the Council learned that the Fire Department had not reviewed the plans and that the access from Whitmore Way would be necessary.

Tom Heath reviewed what had been discussed regarding this application in the last 2 meetings. The Council approved this application 3 -2 noting three areas of concern.

1. traffic - with recommendations to change the intersection at Fort Union Boulevard and 2300 east
2. The proposed height of the hotel - 4 stories and the impact on the neighborhood and the line of sight into neighbors windows.
3. The safety of the children in the neighborhood with the influx of people to the hotel with no vested interest in the area.

He asked for a show of hands of all the people present who agreed that these were areas of concern and who were present to object to the hotel. All but three present raised their hands.

Citizens had been asked to sign in on a special sheet if they wished to have 2 minutes to address the council and only those people would be allowed to do so. He asked that it be new information. Not information already covered in the three areas of concern above.

New areas of concern were

There already is a number of hotels being constructed in the area

There is a petition which will have upwards of 1000 signatures to be presented to the County Planning Commission by citizens who are objecting to the hotel.

A letter from a realtor stating that property values of the neighboring properties could be reduced in value by as much as 25% if the hotel is constructed.

One citizen had requested to see the traffic study at the County and had been denied

Who would pay for the extra fire and police protection?

There was a lack of communication with the citizens

There is concern that only people within 300' are notified - not a large enough area

Atlanta has turned a lot of the hotels built for the Olympics into apartments or low income housing - could this happen in Salt Lake?

It was reported at the County level that the intersection at 7000 South and 2300 east is not slated for improvement prior to 2002

This construction will begin the commercialization of the homes North of the Hotel.

Safety of women.

There are no sidewalks on most of 2300 East

The Council discourages short term rentals in the area

The County is approving way too many buildings

Is money more important than safety of the citizens?

Representative Patrice Arent urged the citizens to contact the County Planning and County Commissioners with their concerns.

Adam Dubroff - the Developer, was invited to present his side.

He wanted to know why we were having this meeting. He stated that he had not indicated that the fire department had signed off on closing off Whitmore Way. He said that he said he would go along with whatever the Fire Marshall suggested.

He stated that he ran a first class hotel - mostly families relocating, repeat customers, very demanding customers, no noisy ski crowds.

George Richards - landowner - said he had paid taxes for 25 years on this piece of property as industrial.

Craig Adamson - legal advisor to Alpha Inns challenged the compliance with the open meeting law. The meeting was in compliance. Notice was given to the newspaper July 7, 1997 and notices were posted in 5 public places July 11, 1997.

Upon made by Nick Morgan, seconded by Joan Carmen, and passed unanimously, it was RESOLVED, to deny this application based upon the additional information.

Creation of a Service Area for Unincorporated Salt Lake County

A letter was received from the County Commissioners stating that they were considering creating a special service area to monitor police and fire protection, road maintenance, animal control, snow removal, giving unincorporated residents a direct vote.

They wished to know how the Council would feel about this concept. It would be considered for inclusion on the November ballot.

There were no opinions from the Council or the citizens.

Upom motion made by Nick Morgan, seconded by Joan Carmen, and passed unaimously it was RESOLVED, to adjourn at 8:30 p.m.