

MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION HELD TUESDAY, MAY 21, 2019 AT 5:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL WORK ROOM LOCATED AT 2277 EAST BENGAL BOULEVARD, COTTONWOOD HEIGHTS, UTAH

Members Present: Mayor Mike Peterson, Council Member Mike Shelton, Council Member Scott Bracken, Council Member Tali Bruce, Council Member Christine Mikell

Staff Present: City Manager Tim Tingey, Records Culture and Human Resources Director Paula Melgar, UDOT Representative John Thomas, UDOT Representative Jake Brown

WORK SESSION

Mayor Peterson called the meeting to order at 5:03 p.m. and welcomed those present.

1.0 Overview of the 2018/2019 Season in Snow Safety and Operations in the Little Cottonwood Canyon – Mr. Jake Brown – UDOT Roadway Operations Manager.

Mayor Peterson commented on the impact the canyons have on the City’s constituents. Jake Brown, UDOT’s Roadway Operations Manager for the Cottonwood Canyons, reported that he has been in the Cottonwood Canyons for about four years. Prior to that he was in charge of downtown Salt Lake.

Mr. Brown gave an audio visual presentation on the 2018/2019 season and addressed snow safety and operations in Big and Little Cottonwood Canyons. He stated that the goal is to create a national park feel. They try to use the natural elements and colors that blend in and have addressed the causes behind traffic delays. To control water and erosion and keep cars moving and from going off the road, they installed rolled gutter. Other methods of easing congestion were described.

Mr. Brown stressed the need for mass transit. During the most recent ski season, they were forced to shut down the canyon for safety because of heavy traffic and unsafe conditions. UDOT ensures that the canyon is safe for motorists. When they perform control work they begin at the bottom of the canyon and work their way up. Efforts were also being made to encourage bus ridership.

Mr. Brown stated that it would be helpful to have an additional law enforcement presence on Wasatch Boulevard on busy snow days. UDOT was willing to partner and work with the City. He suggested busses also be given priority access to the canyon such as a dedicated lane. Avalanche shelters were also recommended as well as carpooling options. The possibility of appointing a Canyons Communications Specialist was discussed. This individual would disseminate information to the public and be a contact person in the event of an emergency.

Mayor Peterson suggested that benchmarks and timetables be set to define what works. Mr. Brown stated that the process was just getting underway. It was reported that this year the resorts paid for off-duty officers to man the mouth of the canyon, which was a huge success. If every community

contributed, the problem would become more manageable. Mayor Peterson thanked Mr. Brown for his efforts.

2.0 Review of Business Meeting Agenda – Mayor Mike Peterson.

Mayor Peterson reviewed the Business Meeting agenda items.

3.0 Staff Reports

a. Information Dissemination to Council – City Manager, Tim Tingey.

City Manager, Tim Tingey reported that there was a desire among the Council to look at a program that would allow staff to send out information and then allow opportunity for comment or the storage of information in a more organized fashion. Feedback was sought from the Council. One of the features would provide information on the various projects staff was working on. Details on searching documents and providing feedback were described. The various features were shown. Mr. Tingey explained that the program is customizable. The benefits included keeping things organized and providing one place from which to view files. There would be no need to store documents on PCs as they are stored on One Drive. It can also be used for collaboration. Mayor Peterson liked the fact that it is customizable.

4.0 Review of Calendars and Upcoming Events.

Council Member Schedules for the next week - 2019 Calendar:

- a. June 3 – 7 – 2019 Municipal Elections Candidacy Filing Period
- b. July 26 – Starting at 4:00 p.m. - Butlerville Days
- c. July 27 – All Day – Butlerville Days
- d. July 12, 13, 15, 18, 19, 20 – (check website for times) – *The Little Mermaid* performance at Butler Middle School
- e. August 13 – Primary Election

5.0 Closed Meeting to Discuss Litigation, Property Acquisition and/or the Character and Professional Competence or Physical or Mental Health of an Individual Security Procedures – Assistant Chief Paul Brenneman.

No Closed Meeting was needed.

6.0 ADJOURN CITY COUNCIL WORK SESSION

MOTION: Council Member Bracken moved to adjourn the Work Session and convene the Community Development Renewal Agency (“CDRA”) Meeting. The motion was seconded by Council Member Shelton. The motion passed with the unanimous consent of the Council.

The Work Session adjourned at the conclusion of the Work Session at 6:13 p.m.

MINUTES OF THE COTTONWOOD HEIGHTS CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY MEETING HELD TUESDAY, MAY 21, 2019 AT 6:20 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER LOCATED AT 2277 EAST BENGAL BOULEVARD, COTTONWOOD HEIGHTS, UTAH

Members Present: Mayor Mike Peterson, Council Member Mike Shelton, Council Member Scott Bracken, Council Member Tali Bruce, Council Member Christine Mikell

Staff Present: City Manager Tim Tingey, Records Culture and Human Resources Director Paula Melgar

BUSINESS MEETING

1.0 WELCOME

Mayor Peterson called the meeting to order at 6:20 p.m. and welcomed those present.

2.0 ACTION ITEMS

2.1 Consideration of Resolution 2019-01 Electing Officers and Approving the Appointment of Staff.

Mr. Tingey reported on a resolution electing officers and approving the appointment as staff as part of the Community Development Renewal Agency (“CDRA”). The resolution includes Mayor Peterson as the Chair, Mike Shelton as Vice Chair, Tim Tingey as the Chief Executive Officer, Paula Melgar as Secretary, Beatriz Mayorga as Assistant Secretary, and Scott Jorges as Treasurer.

MOTION: Board Member Shelton moved to approve Resolution 2019-01 electing officers and approving the appointment of staff. The motion was seconded by Board Member Bruce. Vote on motion: Board Member Christine Mikell-Aye, Board Member Tali Bruce-Aye, Board Member Scott Bracken-Aye, Board Member Mike Shelton-Aye, Mayor Mike Peterson-Aye. The motion passed unanimously.

2.2 Consideration of Resolution 2019-02 Adopting a Survey Area and Initiating the Process of Adopting a Community Reinvestment Project Area Plan and Budget for the Town Center Community Reinvestment Area.

Mr. Tingey presented Resolution 2019-02 and described State Code relative to urban renewal agencies. He explained that historically, in the State of Utah relative to tax increment financing and urban renewal or redevelopment agency work, there have been four areas that cities have been able to approve. They include (1) Urban Renewal Areas (“URA”); (2) Economic Development Areas (“EDA”), (3) Community Development Areas (“CDA”), and (4) Community Reinvestment Area (“CRA”). They act as tools that can be used for economic development or redevelopment purposes. Tax increment financing is another option that utilizes additional tax revenues that are designated in

areas where reinvestment is occurring and reinvests into the area. The purpose is to put tax money into those areas to facilitate redevelopment and opportunities that enhance communities.

In the 1960s and 1970s URAs were designated to eliminate under utilized properties or blighted conditions. Mr. Tingey explained that a blight finding is part of the URA and is a catalyst for initiating development. There is limited use of eminent domain, which involves the taking of private property for public use. A taxing entity must approve these areas.

It was reported that EDAs involve job creation and have largely been done away with. CDAs include a provision to allow for the promotion of development and are open ended. An area could be created and a taxing entity was not involved. Negotiations took place individually.

Effective May of 2016 the CRA was created. The first step is to initiate a process to approve a project area plan. Tonight the Council was being asked to adopt a resolution to initiate the process to have staff develop a plan to bring back for consideration. The plan will be prepared in accordance with State law, and make the CRA available to the public after which time it would be brought back for public comment. Before holding the public hearing they must negotiate with all of the taxing entities to determine what they are willing to contribute. Once the plan is approved, it would still have to go to the City Council for approval of the legislative body.

The proposal included:

1. The Town Center, which would include a 73-acre area along Fort Union Boulevard at 2300 East.
2. The Gravel Pit which is a 263-acre area that includes the Old Mill site.

Mr. Tingey explained that the purpose of the plan would be to revitalize underutilized property in the central area of the City. They would then work proactively with developers and investors to pursue a commercial office or retail or mixed use project in the area. The intent was to create a place where there would potentially be public amenities.

In moving through the negotiation process with taxing entities, if they only focus on an area where they are trying to facilitate retail or commercial growth, it is more difficult to get a buy in from taxing entities. Destination centers attract people and are often associated with shopping and retail.

The gravel pit will include the 263-acre area in the northeast area of the City. The purpose is to create incentive opportunities for private development around a public transit center. Incentives will also help the CDRA shape public investment with private investment. He felt it was important to have a redevelopment area here because there is an opportunity to shape a public component with a private component in an area that is critical for the future of the community. It creates incentive opportunities where they can invest in and shape the public/private element. While they do not have to invest in every project that comes forward in the gravel pit area. The Board, however, has the opportunity to invest if they wish to.

Mayor Peterson asked if the boundaries are set or can they be modified in the process. Mr. Tingey explained that they can be modified in the process. Staff's recommendation was to approve the

resolutions to allow them to begin the process of preparing a plan, conducting the feasibility study, and analyzing the area. It was anticipated that the June CDRA meeting will include collaboration with an entity to help develop the plan. It would then come back late summer or early fall for consideration. Procedural issues were discussed. The approximate cost would be \$10,000 to \$14,000. Staff recommended approval and was comfortable with a change to the title from Town Center to the Fort Union 2300 East Town Center Community Investment Area.

Mr. Tingey explained that staff was working with a development group and will bring groups in and potentially offer incentives. The hope was to get development groups involved who are willing to invest and provide public components they wish to see. Mayor Peterson asked if there had been any preliminary discussions with the school district. Mr. Tingey reported that staff met with the Superintendent of the Canyons School District and there seemed to be support.

MOTION: Board Member Bruce moved to adopt Resolution 2019-02, the Town Center at 2300 East Community Reinvestment Area. The motion was seconded by Board Member Bracken. Vote on motion: Board Member Christine Mikell-Aye, Board Member Tali Bruce-Aye, Board Member Scott Bracken-Aye, Board Member Mike Shelton-Aye, Mayor Mike Peterson-Aye. The motion passed unanimously.

2.3 Consideration of Resolution 2019-03 Adopting a Survey Area and Initiating the Process of Adopting a Community Reinvestment Project Area Plan and Budget for the Gravel Pit Community Reinvestment Area.

MOTION: Board Member Bracken moved to adopt Resolution 2019-03, adopting a Survey Area and initiating the process of adopting a Community Reinvestment Project Area Plan and budget for the Gravel Pit Community Reinvestment Area. The motion was seconded by Board Member Shelton. Vote on motion: Board Member Christine Mikell-Aye, Board Member Tali Bruce-Aye, Board Member Scott Bracken-Aye, Board Member Mike Shelton-Aye, Mayor Mike Peterson-Aye. The motion passed unanimously.

2.4 Other Business.

There was no Other Business.

3.0 APPROVAL OF MINUTES

Mayor Peterson described the narrative that specifies how minutes will be approved. They will be distributed after which the Council will have three days to respond. A revised document will then be sent out and the minutes finalized.

4.0 ADJOURN

MOTION: Board Member Shelton moved to adjourn. The motion was seconded by Board Member Peterson. The motion passed with the unanimous consent of the Board.

The meeting adjourned at 6:51 p.m.

**MINUTES OF THE COTTONWOOD HEIGHTS CITY COUNCIL BUSINESS MEETING
HELD TUESDAY, MAY 21, 2019 AT 7:03 P.M. IN THE COTTONWOOD HEIGHTS CITY
COUNCIL CONFERENCE ROOM LOCATED AT 2277 EAST BENGAL BOULEVARD,
COTTONWOOD HEIGHTS, UTAH**

Members Present: Mayor Mike Peterson, Council Member Mike Shelton, Council Member Scott Bracken, Council Member Tali Bruce, Council Member Christine Mikell

Staff Present: City Manager Tim Tingey, Police Chief Robby Russo, Records Culture and Human Resources Director Paula Melgar, Community and Economic Development Director Michael Johnson

BUSINESS MEETING

1.0 WELCOME/PLEDGE

Mayor Peterson called the meeting to order at 7:01 p.m. and welcomed those present.

The Pledge of Allegiance was led by Council Member Bruce.

2.0 PROCLAMATIONS

2.1 Proclamation Declaring May as Month Against Gun Violence – Mayor Peterson.

Gaylen Bennion reported that she recently joined a volunteer group called Moms Demand Action, which is one of several groups working toward an event on June 8 to commemorate gun violence awareness. In 2013, a young woman was killed in Chicago and they have held this day since then as a reminder of what citizens can do to help communities be safer. Ms. Bennion reported that in 2013, 91% of the public polled supported universal background checks. Moms Demand Action and other groups do not want to take guns away but want to make the country safer. Ms. Bennion reported that she attended an open house led by Representative Harrison the previous week and the first topic of discussion was school and gun safety. On June 8 at Sugarhouse Park there will be an event from 3:00 to 5:00 p.m. where many organizations will be involved. All were invited to attend.

Kate Hinkley described their Wear Orange initiative, which is nationally recognized as Gun Violence Survivor Awareness. Her sister was the victim of gun violence while shopping at Trolley Square and lost her life. Gun violence was very personal to Ms. Hinkley and it was important for her to have opportunities to talk about her sister. She explained that the intent of survivor awareness is to elevate survivor voices. Ms. Hinkley urged the Council to sign the proclamation.

Mayor Peterson read Proclamation 2019-04 in its entirety recognizing June 7, 2019 as Gun Violence Awareness Day in Cottonwood Heights.

3.0 ACKNOWLEDGMENTS

3.1 Presentation of New Cottonwood Heights Police Officers – Chief Robby Russo.

Police Chief, Robby Russo commented that Cottonwood Heights officers were honored to present the honor guard ceremony for Kate Hinkley’s sister. He expressed the support of the Police Department and the City for her cause.

Four new officers and their families were introduced. Officer Steve Hardening was originally from Salt Lake City where he served for 22 years. He was pleased to be working in Cottonwood Heights. He lives in Herriman and after retiring from Salt Lake City, he took one year off before coming to work in Cottonwood Heights. He has enjoyed working with the citizens who support the Police Department.

Officer Brian Griffith introduced himself and stated that he worked for the West Jordan Police Department for 20 years after completing his service in the military. He enjoys police work but acknowledged that it takes a toll on the family. After retiring, he missed some aspects of police work and was pleased to be working in Cottonwood Heights. He chose the City because of the strong leadership. Officer Griffith resides in South Jordan.

Officer Trey Brimhall came from Sandy City where he worked for just under two years. He was drawn to Cottonwood Heights after providing assistance to the City. He had also heard very good things about Cottonwood Heights, which as the reason he ultimately chose to come here. Officer Brimhall and his wife reside in Saratoga Springs.

Officer Tyler Christensen identified himself as a new officer who resides in Cottonwood Heights. He graduated from the Police Academy in December and was excited for the opportunity. He was present with his parents and his girlfriend.

Mayor Peterson looked forward to getting to know the officers better and welcomed them to the community. He urged the officers to get better acquainted with the City Council Members as well.

4.0 CITIZEN COMMENTS

Patty Hobfoll, a Sandy resident, asked about a plant called Myrtle Spurge. She mentioned a group that is affiliated with Red Butte Garden that does weed pulls. With dismay she has noticed how much Myrtle Surge it is growing up Big Cottonwood Canyon. Mayor Peterson stated that 500 pounds were recently removed along the Bonneville Shoreline Trail. Ms. Hobfoll wanted to bring the situation to the Council’s attention and find out how to get permission to pull them out. She had postings on the app NextDoor.com and found that there is support for the effort but very little community education about it. She explained that it is a very invasive species that crowds out native plants. It has ballistic seeds that shoot up to 15 feet and the stems and milky sap are poisonous.

Mayor Peterson reported that last week during the Parks, Trails, and Open Space Committee Meeting there was discussion about that specific noxious weed. There is also a Bonneville Shoreline

Committee that is addressing the problem. He agreed to provide Ms. Hobfoll with contact information of individuals who can help in the effort.

Tim Hallbeck congratulated Chief Russo on hiring four qualified officers. He reported that this past year he got the latest version of Adobe Acrobat Pro, which costs \$10 per month per person and would be helpful to the City. With regard to canyon traffic, he stated that City residents feel the pain from it. The perception of the number of busses and bus service is not accurate. He suggested they do a better job of map management and get other cities involved. The goal was to get people on the bus rather than driving private vehicles up the canyon. Restrictions could be imposed as well to restrict single ridership in cars. He observed that no resorts advertise the number of parking spaces available. With respect to the cell phone issues, residents have the right to ask cell phone providers for a map of where cell towers are located and what their capabilities are. He suggested that information be made available to the public.

Eric Kraan was passionate about Wasatch Boulevard traffic, bike lanes, and mass transit issues. He indicated that later in the meeting the Council will be voting on approving an Independent Contractor Agreement with Horrocks Engineering. He researched them and was pleased with what he found. He wanted to further address the Wasatch Boulevard Master Plan and how they can move more people through a limited area. He recommended adopting the Vision Zero principle.

Scott Wright, a 20-year resident, listened to the Village Center proposal at 2300 East and Fort Union Boulevard. They were pleased to hear about it since the area has been underdeveloped in the past. He observed that there is something similar in Holladay that is welcoming and pedestrian-friendly. Mayor Peterson suggested Mr. Wright stay involved as there will be many more opportunities to comment as the proposal progresses.

5.0 ACTION ITEMS

5.1 Consideration of Ordinance 321-A Approving the Rezone of Real Property located at 1810 East Fort Union Boulevard from R-1-10 (Residential Single-Family) to MU (Mixed Use) and Amending the Zoning Map.

Community and Economic Development Director, Michael Johnson reported that the subject parcel is located directly east of the Fire Station on Fort Union Boulevard. The General Plan Land Use Map designation is currently mixed-use and the request is in compliance. Staff recommended approval. In response to a question raised, Mr. Johnson stated that any details or modifications to the site or requisite improvements to the right-of-way frontage will be a requirement of redevelopment. The Planning Commission unanimously recommended approval.

MOTION: Council Member Bracken moved to approve Ordinance 321-A. The motion was seconded by Council Member Bruce. Vote on motion: Council Member Christine Mikell-Aye, Council Board Member Tali Bruce-Aye, Council Member Scott Bracken-Aye, Council Member Mike Shelton-Abstained, Mayor Mike Peterson-Aye. The motion passed unanimously with one abstention.

5.2 Consideration of Ordinance 322-A Approving the Rezone of Real Property located at 1648/1680 East Fort Union Boulevard from R-1-8 (Residential Single-Family) to MU (Mixed Use) and Amending the Zoning Map.

Mr. Johnson reported that the property consists of about one-half acre of land. There are two parcels, one that has a building on it and the other that is undeveloped. The property is directly adjacent to the subject parcel and was recently rezoned from R-1-8 to Mixed Use. It was determined to be in compliance with the General Plan.

MOTION: Council Member Bracken moved to approve Ordinance 322-A. Council Member Mikell seconded the motion. Vote on motion: Council Member Christine Mikell-Aye, Council Member Tali Bruce-Aye, Council Member Scott Bracken-Aye, Council Member Mike Shelton-Abstained, Mayor Mike Peterson-Aye. The motion passed unanimously with one abstention.

5.3 Consideration of Resolution 2019-28 Approving Entry into an Independent Contractor Agreement with Horrocks Engineers, Inc. for a Transportation Study and Program.

The above matter was postponed to the June meeting.

6.0 CONSENT CALENDAR

There were no consent calendar items.

7.0 ADJOURN CITY COUNCIL BUSINESS MEETING.

MOTION: Council Member Bruce moved to adjourn the Business Meeting. The motion was seconded by Council Member Shelton. The motion passed with the unanimous consent of the Council.

The meeting adjourned at 7:47 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood Heights City Council Business Meeting held Tuesday, May 21, 2019.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: July 2, 2019