



NOTICE OF COTTONWOOD HEIGHTS CITY COUNCIL WORK SESSION AGENDA

Notice is hereby given that the **Cottonwood Heights City Council** will hold a **Work Session** at approximately **4:00 p.m.**, or soon thereafter, on **Tuesday, July 15, 2025**, in the Cottonwood Heights City Council Work Room located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah. The public may remotely view the open portions of the meeting through live broadcast by connecting to <https://www.youtube.com/@CottonwoodHeights/streams>, the city's YouTube channel.

- 4:00 p.m.**
1. **WELCOME** – *Mayor Mike Weichers*
 2. **REVIEW OF BUSINESS MEETING AGENDA**
Mayor Mike Weichers (10-15 min.)
 3. **REPORTS**
(Each week the city council and staff provide informational reports as a method of keeping up on the day-to-day activities of the city. This agenda item is set aside to allow council members to ask questions or for staff to bring the council up to date regarding any changes since the report was made).
 - a. La Cresta Drive Update
Public Works Director Matt Shipp (20 min.)
 - b. Form-Based Code Discussion
City Manager Jared Gerber (30 min.)
 - c. Civil Code Enforcement Discussion
City Manager Jared Gerber (20 min.)
 - d. Short-Term Rental Software Discussion
Councilmember Hyland (20 min.)
 - e. Crime Data and Analysis Demonstration
Chief Russo (20 min.)
 - f. City Entry Beautification Update
Public Works Director Matt Shipp (20 min.)
 - g. FlashVote Survey Results
City Manager Jared Gerber (10 min.)
 4. **REVIEW OF CALENDARS AND UPCOMING EVENTS***
 - a. July 11-12, 14, and 17-19 at 7:30 p.m. Saturday Matinees at 2 p.m. The Lightning Thief: The Percy Jackson Musical at Butler Middle
 - b. Thursday, July 24 – Saturday, July 26 – Butlerville Days
 - c. Saturday, August 16 at 11:00 a.m. to 1:00 p.m. – 4th Annual Autism

BBQ at City Hall

**For more information, please visit CH.UTAH.GOV and click [Community Calendar](#)*

5. **POSSIBLE CLOSED MEETING TO DISCUSS LITIGATION; REAL PROPERTY PURCHASE OR LEASE; THE CHARACTER AND PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; AND/OR ANOTHER PERMITTED PURPOSE UNDER UCA 52-2-205**
6. **ADJOURN CITY COUNCIL WORK SESSION**



NOTICE OF COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BUSINESS MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Community Development and Renewal Agency will hold a Business Meeting beginning at or about **6:45 p.m. on Tuesday, July 15, 2025**, in the Cottonwood Heights Council Work Room located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah. The public may remotely view the open portions of the meeting through live broadcast by connecting to the city's YouTube channel: <https://www.youtube.com/@CottonwoodHeights/streams>.

- 6:40 p.m.** 1.0 **WELCOME** – *Chair Mike Weichers*
- 2.0 **POSSIBLE CLOSED MEETING TO DISCUSS
LITIGATION; REAL PROPERTY PURCHASE OR
LEASE; THE CHARACTER AND PROFESSIONAL
COMPETENCE OR PHYSICAL OR MENTAL HEALTH
OF AN INDIVIDUAL; AND/OR ANOTHER PERMITTED
PURPOSE UNDER UCA 52-2-205.**
- 3.0 **APPROVAL OF MINUTES.**
The minutes of this meeting will be approved through the following process: The Agency's secretary promptly will circulate a draft copy of the minutes to the Board members, who then will have three business days to provide any proposed corrections to the secretary. The secretary will then circulate a revised draft of the minutes to the Board members, and the same review process will continue until such time as no corrections to the draft minutes are received within the three business days review period, whereupon that draft of the minutes will be deemed approved and will become the final minutes of the meeting.
- 4.0 **ADJOURN**

On Thursday, July 10, 2025, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was sent to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the city, by the Office of the City Recorder. The agenda was also posted on the City's website at www.ch.utah.gov and the Utah Public Notice website at <http://pmn.utah.gov>.

DATED this 10th day of July 2025

Tiffany Janzen, Agency Secretary

The city building for this meeting is accessible. In compliance with the Americans with Disabilities Act, people with disabilities may make requests for reasonable accommodation or assistance by notifying the City Recorder at 801-944-7021 or recorder@ch.utah.gov, at least two business days before the meeting, or by calling Relay Utah at 711.



NOTICE OF COTTONWOOD HEIGHTS CITY COUNCIL **AMENDED** BUSINESS MEETING AGENDA

Notice is hereby given that the **Cottonwood Heights City Council** will hold a **Business Meeting** beginning at approximately **7:00 p.m.**, or soon thereafter, on **Tuesday, July 15, 2025**, in the Cottonwood Heights City Council Chambers located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah. The public may remotely view the open portions of the meeting through live broadcast by connecting to <https://www.youtube.com/@CottonwoodHeights/streams>, the city's YouTube channel.

Persons physically attending the meeting in the City Council Chambers may make verbal comments to the City Council when invited to do so, after completing a speaker comment card. Citizen comments may also be submitted in writing to the city recorder at cityrecorder@ch.utah.gov by noon, on the meeting date. In the interest of time and those attending the meeting live, however, **submitted written comments** will be entered into the record and distributed to the City Council, but **will not** be read at the public meeting.

Civility and decorum should be applied in all discussions and debates. Difficult questions, tough challenges to a point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. Public officials and the public are encouraged to refrain from making belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments.

7:00 p.m. 1.0 **WELCOME** – *Mayor Mike Weichers*

2.0 **PLEDGE OF ALLEGIANCE**

3.0 **CITY COUNCIL COMMITTEE REPORTS**

- 3.1 Committee Reports by Councilmember Matt Holton (3 min.)
- 3.2 Committee Reports by Councilmember Suzanne Hyland (3 min.)
- 3.3 Committee Reports by Councilmember Shawn Newell (3 min.)
- 3.4 Committee Reports by Councilmember Ellen Birrell (3 min.)
- 3.5 Committee Reports by Mayor Mike Weichers (3 min.)

4.0 **CITIZEN COMMENTS**

During each regular city council meeting (specifically excluding work sessions), there will be a period not to exceed sixty minutes for citizen comment." (Cottonwood Heights Code of Ordinances 2.30.160 (B)) Persons physically attending the meeting in the City Council Chambers may make verbal comments to the City Council when invited to do so by the meeting chair. Persons attending the meeting remotely may not make verbal comments to the City Council during the meeting. Persons attending the meeting remotely, or who do not attend the meeting either physically or remotely, are invited to submit written comments to the City Recorder before Noon, on the meeting date. Written comments that are timely submitted will be admitted into the record of the meeting and distributed to the City Council but will not be read at the public meeting.

5.0 **REPORTS**

5.1 **Wasatch Front Waste and Recycling Report – Pam Roberts**

6.0 **STANDING QUARTERLY REPORTS**

6.1 **Police Department Report – Chief Robby Russo/Candie Terry**

6.2 **Finance Report – Scott Jurges**

7.0 **ACTION ITEMS**

7.1 Consideration of **Ordinance 441-A** Approving a General Plan Amendment for .95 Acre of Realty at 3526 East Fort Union Blvd. from Residential Office to Residential Medium Density.

(This ordinance will approve amending the city's general plan to change the land use map designation of the referenced parcel of realty from Residential Office to Residential Medium Density. This approval is conditioned on the prior execution, delivery and recording of the development agreement contemplated by proposed Resolution 2025-54).

7.2 Consideration of **Ordinance 442-A** Approving the Re-zone of .95 Acre of Real Property Located at 3526 East Fort Union Blvd. from R-1-8 (Residential Single Family) to R-2-8 (Residential Multi-Family) and Amending the Zoning Map.

(This ordinance will approve rezoning the referenced parcel of realty from R-1-8 to R-2-8 and will amend the zoning map accordingly. Approval of this ordinance will only be appropriate if Ordinance 379-A approving a general plan amendment for the subject realty is approved. Further, this approval is conditioned on the prior execution, delivery and recording of the development agreement contemplated by proposed Resolution 2025-54).

7.3 Consideration of **Ordinance 447** Confirming and Ratifying the “Creek Road West” Annexation.

(This ordinance will confirm and ratify the “Creek Road West” annexation effected by Ordinance 440 adopted on 20 May 2025).

7.4 Consideration of **Resolution 2025-54** Approving a Development Agreement with Land Development LLC.

(This resolution will approve the city's entry into a development agreement with Land Development LLC imposing certain limitations on the proposed development of approximately .95 acre of realty located at 3926 Fort Union Blvd. in the city).

7.5 Consideration of **Resolution 2025-55** Approving Agreement with H.W. Lochner for Design Services.

(By this resolution the council will approve the city's entry into an agreement whereunder H.W. Lochner, Inc. will provide design and related services for the Fort Union Blvd. / Highland Drive intersection).

7.6 Consideration of **Resolution 2025-56** Approving and Ratifying a Bid and Awarding a Construction Contract for the Creek Road Frontage Improvements Project.

(By this resolution, the council will approve and ratify a \$112,784.50 bid and award a construction contract to Stapp Construction, Inc. for the work and materials to complete the city's project no. 007.25—Creek Road Frontage Improvements Project).

7.7 Consideration of **Resolution 2025-57** Approving an Appointment to the

Arts Council.

(This resolution will approve the manager's appointment of Sharon Daurelle to the city's Arts Council advisory committee to fill a vacancy).

7.8 Consideration of **Resolution 2025-58** Designating Certain Areas Where Orders to Disburse are Authorized.

(This resolution will designate the city's annual Butlerville Days event on the public property surrounding the Cottonwood Heights Recreation Center as an area where law enforcement orders to disburse are authorized as contemplated by UTAH CODE ANN. 11-48-104, 53-25-602 and 76-9-805).

8.0 **CONSENT CALENDAR**

8.1 Approval of the minutes for the City Council Work Session and Business Meetings of July 1, 2025.

9.0 **ADJOURN CITY COUNCIL BUSINESS MEETING**

PUBLIC COMMENT PROCEDURE

During each City Council business meeting (specifically excluding work sessions), there will be a period not to exceed 60 minutes for citizen comment. (Code of Ordinances 2.30.160 (B)). Any person wishing to comment on any item not otherwise on the agenda for public comment may address the City Council during the Public Comment period. Any person wishing to comment during the Public Comment period shall request recognition by the Mayor and upon recognition, approach the microphone and state their name, state if they are a resident of Cottonwood Heights and either provide their address or their Council district; and then address the City Council. Any person wishing to comment shall limit their comments to no more than three (3) minutes unless more or less time is specified by the Mayor. Citizen groups who are present will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes unless more or less time is specified by the Mayor. All comments shall be directed to the City Council. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

The City Council may choose to limit the amount of time allotted to public comment on a specific issue. In such cases, special procedures for determining who will be allowed to speak and the order of such speakers will be determined by the Council. In the interest of time and those attending the meeting live, submitted written comments will be entered into the record, distributed to the City Council but not read at the public meeting.

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DATED this 10th day of July 2025

Tiffany Janzen, City Recorder

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