

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION MEETING**

Wednesday, April 2, 2014

6:00 p.m.

**Cottonwood Heights City Council Room
1265 East Fort Union Boulevard, Suite 300
Cottonwood Heights, Utah**

ATTENDANCE

Members Present: Chair Gordon Walker, Commissioner Dennis Peters, Commissioner James Jones, Commissioner Perry Bolyard, Commissioner Joseph Demma, Commissioner Janet Janke, Commissioner Jeremy Lapin

Excused: Commissioner Guymon Paxton

Staff Present: Community and Economic Development Director Brian Berndt, City Attorney Shane Topham, Senior Planner Glen Goins, Associate Planner Mike Johnson

Others Present: Youth City Council Representative Adam Woolston, Gary McGee, Jill McGee, Matt Holmes, Syndi Shelton, Cherie Pardoe, Michael Wright, Debi Tuttle, Bob Tuttle, John Clawson, Jolie Pope, Greg Pope, Ken Baldwin

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGEMENTS

Chair Gordon Walker called the meeting to order at 6:00 p.m.

Chair Walker acknowledged that some residents may be here for a public hearing for property located at 7884 S. Highland Drive. He stated that the public hearing will be rescheduled for April 16, 2014 and those hear to comment may do so during the Citizen Comments period.

2.0 CITIZEN COMMENTS

Matthew Holmes questioned the validity of the veterinary office zoning for the property located at 7884 S. Highland Drive.

Senior Planner, Glen Goins, confirmed that the veterinary office located at 7884 S. Highland Drive was approved in Salt Lake County prior to Cottonwood Heights becoming a city. He stated that it is in the one-acre zone and is a legal non-confirming use.

Greg Pope stated that the intent is to seek residential office zoning for the property located at 7884 S. Highland Drive.

There were no further comments. The public comment period was closed

3.0 PUBLIC HEARINGS

3.1 (Project #CUP-14-001) Public Comment on a request from Michael Wright, Predico Properties, for a conditional use permit and site plan approval to develop and operate two professional office buildings at 7900 S Highland Drive

Associate Planner, Mike Johnson, presented the proposed request from Michael Wright for a conditional use permit and site plan approval for property located at 7900 South Highland Drive. Staff recommends approval subject to the conditions set forth in the staff report.

The applicant, Michael Wright, with Predico Properties stated that they currently do not have any tenants but are looking for possible technology service type tenants.

Ken Baldwin stated that he is not opposed to the request but has concerns about maintaining privacy for those to the west of the proposed property.

There were no further comments. The public hearing was closed.

4.0 ACTION ITEMS

4.1 Approval of March 5, 2014 Minutes

Commissioner Bolyard moved to approve the March 5, 2014, minutes. The motion was seconded by Commissioner Peters. Vote on motion: Jeremy Lapin-Aye, Janet Janke-Aye, Joseph Demma-Aye, Perry Bolyard-Aye, Dennis Peters-Aye, James Jones-Aye, Chair Gordon Walker-Aye. The motion passed unanimously.

5.0 ADJOURNMENT

Motion: Commissioner Demma moved to adjourn. The motion was seconded by Commissioner Jones and passed unanimously on a voice vote.

The Planning Commission meeting adjourned at 6:22 p.m.

Minutes approved: 04/16/2014