

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

**Wednesday, May 7, 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 Perry Bolyard, Commissioner James Jones, Commissioner Dennis Peters, Commissioner Paxton Guyman, Commissioner Janet Janke, Commissioner Jeremy Lapin, Commissioner Joseph Demma

Staff Present: Community and Economic Development Director Brian Berndt, City Planner Glen Goins, Associate Planner Mike Johnson, Planning Intern Taylor Jensen

Others Present: Gary McGee, Jill McGee, Diane Omana, Lynn Kraus, Cynthia Smith, Paul Shaw

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGEMENTS – Chair Gordon Walker

Chair Gordon Walker called the meeting to order at 6:05 p.m. and welcomed those in attendance.

2.0 CITIZEN COMMENTS

There were no citizen comments.

3.0 PUBLIC HEARINGS

3.1 (Project #GPA-14-002) Public Comment on a city-initiated Zoning Ordinance Text Amendment to the PF (Public Facilities) zone to allow structures up to 45 feet in height

Chair Walker stated that the proposed text amendment is a City-initiated zoning ordinance text amendment to the PF (Public Facilities) Zone to allow structures up to 45 feet in height.

Community and Economic Development Director, Brian Berndt, presented the proposed text amendment. He stated that the amended is to allow an additional ten feet in building height if the building can be set back further into the site. Explanations of the changes were discussed.

Chair Walker opened the public hearing.

Lynn Kraus expressed opposition to the proposed text amendment. She is not opposed to development but wants regulations to be enforced without allowing for exceptions.

Diane Omana expressed opposition to the proposal and detailed what she believes to be the negative perception of those in her neighborhood.

Nancy Baker believes that if a conditional use permit is approved, it will exist permanently. Her opposition to the proposed height amendment was detailed.

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

4.0 ACTION ITEMS

4.1 **Project #ZMA 14-002) Action on a request from Paul Shaw, Shaw Building Group, to change the zoning and amend the zoning map from RR-1-43 to R-1-8 on 2.9 acres of property located at 2489-2495 East Creek Road**

Chair Walker stated that the proposed request is from Paul Shaw, Shaw Building Group, to change the zoning and amend the zoning map from RR-1-43 to R-1-8 on 2.9 acres of property located at 2489-2495 East Creek Road.

Senior Planner, Glen Goins, presented the proposed zoning map amendment as detailed in the staff report and stated that staff approval for a map amendment request is based on the land use plan underlying the property. He stated that based on the land use compatibility with the land use plan and also its adjacency to the existing R-1-8 zone that staff recommends approval. Details of the property were discussed.

Commissioner Lapin expressed concern about setting a precedence of allowing property rezones to meet zoning of an adjacent property. He believes that it's not always compatible and that a rezone should meet somewhere in the middle of adjacent property zones.

Commissioner Peters asked the width of the property.

The applicant, Paul Shaw, confirmed that the property width measures just under 200 feet.

Motion: Commissioner Jones moved to recommend approval to the City Council of Project #ZMA-14-002 to change the zoning and amend the zoning map from RR-1-43 to R-1-8 on 2.9 acres of property located at 2489-2495 East Creek Road. The motion was seconded by Commissioner Janke. Vote on motion: James S. Jones-Aye, Dennis Peters-Aye, Perry Bolyard-Aye, Paxton Guymon-Aye, Janet Janke-Aye, Jeremy Lapin-Nay, Chair Gordon Walker-Aye. The motion passed 6-to-1.

4.2 **(Project #GPA-14-003)Action on a city-initiated zone change on the properties located at 2251, 2261, 2265, 2287 East Bengal Boulevard and 7576, 7550, 7560, 7534 South 2300 East, from R-2-8 (Multi-Family Residential) and R-1-8 (Single-Family Residential) to PF (Public Facilities)**

Chair Walker stated that the proposed request is a City-initiated zone change on properties located at 2251, 2261, 2265, and 2287 East Bengal Boulevard and 7576, 7550, 7560, and 7534 South 2300 East, from R-2-8 (Multi-Family Residential) and R-1-8 (Single Family Residential) to PF (Public Facilities).

Mr. Berndt confirmed that uses in the Public Facilities Zone include any public use, quasi-public, agriculture, and any accessory use associated with the public use.

Motion: Commissioner Lapin moved to recommend approval to the City Council of Project #GPA-14-003, action on a City-initiated zone change on properties located at 2251, 2261, 2265, and 2287 East Bengal Boulevard and 7576, 7550, 7560, and 7534 South 2300 East, from R-2-8 (Multi-Family Residential) and R-1-8 (Single-Family Residential) to PF (Public Facilities). The motion was seconded by Commissioner Jones. Vote on motion: James S. Jones-Aye, Dennis Peters-Aye, Perry Bolyard-Aye,

Paxton Guymon-Aye, Janet Janke-Aye, Jeremy Lapin-Aye, Chair Gordon Walker-Aye. The motion passed unanimously.

4.3 Approval of April 16, 2014 Minutes

Motion: Commissioner Janke moved to approve the April 16, 2014, minutes. The motion was seconded by Commissioner Bolyard. Vote on motion: James S. Jones-Aye, Dennis Peters-Aye, Perry Bolyard-Aye, Jeremy Lapin-Aye, Paxton Guymon-Aye, Janet Janke-Aye, Chair Gordon Walker-Aye. The motion passed unanimously.

Chair Walker instructed staff to proceed with the required public hearing regarding a city-sponsored amendment to Chapter 19.78 Planned Unit Development authorizing attached housing in one or more single-family residential zones upon the grant of a planned unit development conditional use permit.

5.0 ADJOURNMENT

Motion: Commissioner Lapin moved to adjourn. The motion was seconded by Commissioner Bolyard. All voted in favor of the motion. The motion passed unanimously.

The Planning Commission meeting adjourned at 6:37 p.m.

Minutes approved: 06/04/2014