

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

Wednesday, August 7, 2013

6:00 p.m.

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

ATTENDANCE

Planning Commission Members:

Perry Bolyard, Chair
Paxton Guymon
Janet Janke
James S. Jones
Jeremy D. Lapin
Dennis Peters
Gordon Walker

City Staff:

Larry Gardner, Planner
Mike Johnson, Associate Planner
Brian Berndt, Community Economic Dev. Director

Excused:

Joseph Demma
Lindsay Holt-Tofte

Others Present:

George Beverly
Marilyn Beverly
Roslyn Heaps
Sue Despain
Gary Napel
Michael Evans
Molly Sparks
Mark Greenwood
McCall Greenwood
Liz Nelsen
Jim Williams

1.0 WELCOME/ACKNOWLEDGEMENTS

Chair Perry Bolyard called the meeting to order at 6:00 p.m.

2.0 CITIZEN COMMENTS

2.1 There were no citizen comments.

3.0 PUBLIC HEARINGS

3.1 **(Project #CU 13-008/SP 13-003) Public comment on a request from Jae Park for site plan approval and conditional use approval, lot consolidation to construct an office building to operate medical offices located at 6746 S. Highland Drive and 1979 La Cresta Drive**

Associate Planner Mike Johnson presented the staff report and described the proposed site plan and conditional use permit.

Chair Bolyard opened the public hearing.

George Beverly reported that his property is located along the back side of the building. He likes the plans and looks forward to being a good neighbor. Mr. Beverly reported that he would like to see speed bumps installed in order to slow down the cut through traffic on La Cresta Drive.

Mike Evans agrees with Mr. Beverly's comments and believes the offices will be good neighbors. He shared concern regarding the rezoning of property north of La Cresta and the cut through traffic.

Mark Greenwood agrees with Mr. Evans' comments regarding the right hand turn onto La Cresta.

Roslyn Heaps stated that the current traffic is a problem. She questions the additional traffic the new business will create.

Chair Bolyard reported that a traffic impact study will be conducted by the City.

Commissioner Lapin is of the understanding that the City is working with UDOT, who ultimately controls the traffic signal.

McCall Greenwood expressed concern about the increase in traffic and how it will impact the neighborhood. Otherwise she likes the look of the new buildings.

Becky Snell detailed issues with the rezoning and the intersection's ability to handle the additional traffic.

Molly Sparks asked that access to the building be located closer to Highland Drive to keep traffic out of the residential neighborhoods.

Chair Bolyard is of the understanding that moving access becomes a safety issue and does not expect access to be relocated.

In response to a question raised by Mr. Greenwood, the Commission confirmed that access is needed on La Cresta.

Ms. Heaps reiterated her concern with the anticipated increase in traffic and questioned whether there will be more traffic than proposed.

Ms. Sparks stated that two lots have been combined. Her understanding is that they will be done individually and she inquired as to whether future lots will also be combined.

The applicant, Jae Park, detailed the property and stated that all comments and concerns will be reviewed.

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

3.2 (Project #SD 13-003) Public comment on a request from Adam Fenton to amend the plat by consolidating lots 8 and 9 of the Royal Oaks Estates Planned Unit Development

Planner Larry Gardner explained the proposed amendment and described the consolidation of Lots 8 and 9 of the Royal Oaks Estates Planned Unit Development. Staff recommends approval subject to the requirements and findings set forth in the staff report.

Chair Bolyard opened the public hearing. There were no public comments. The public hearing was closed.

4.0 ACTION ITEMS

4.1 (Project #ZMA 13-002) Action on a request from Susan Despain to change the zoning and amend the zoning map from R-1-15 single family zoning to R-1-8 single family zoning on properties located at 9200 South Wasatch Boulevard, Cottonwood Heights, Utah, parcels #28-01-351-006, 28-02-430-006 and 28-02-476-001

Commissioner Walker stated that he is not convinced that the R-1-8 zone is the highest and best use of the property. He encouraged the owner to take time to focus on planning that will enhance the value of the property to an even greater extent.

Mr. Gardner confirmed that the R-1-8 zone allows for a PUD overlay, which would be available under the current zoning.

Motion: Commissioner Guymon moved to recommend approval of Project #ZMA 13-002 to the City Council. The motion was seconded by Commissioner Walker and passed unanimously on a roll call vote.

4.2 (Project #ZMA 13-003) Action on a request from Jae Park to change the zoning and amend the zoning map from R-1-8 single family zoning to RO Residential Office zoning on properties located at 1979 La Cresta Drive and 6746 South Highland Drive, Cottonwood Heights, Utah, parcel # 22-21-432-034 and 22-21-432-016

Chair Bolyard explained the proposed amendment.

Motion: Commissioner Walker moved to approve Project #ZMA 13-003, a request for Jae Park to change the zoning and amend the zoning map from R-1-8 single-family zoning to RO Residential Office zoning on properties located at 1979 La Cresta Drive and 6746 South Highland Drive. The motion was seconded by Commissioner Lapin.

Commissioner Janke asked staff if the motion should include a condition regarding additional traffic studies.

Mr. Gardner replied that that would be addressed at the conditional use permit level.

Commissioner Guymon explained that there is an existing traffic problem. Approval of the rezone would go a long way toward approving the final project. He noted that at the rezoning level, more discretion is afforded the City. He recommended refraining from approving the project until there is a better, more thought out plan in place that addresses the safety concerns of the intersection. He commented that he was not comfortable approving the rezone.

Commissioner Peters reported the project has already commenced and to deny the rezone at this point on the basis of traffic would be somewhat disingenuous.

Staff reported that a traffic study is currently under way.

Commissioner Peters stated that in his opinion, an independent traffic study would be a condition of approval that will follow the zoning.

Vote on motion: Janet Janke-Aye, Jeremy Lapin-Aye, Paxton Guymon-Nay, Gordon Walker-Aye, Dennis Peters-Aye, James Jones-Aye, Chair Perry Bolyard-Aye. The motion passed 6-to-1.

4.3 (Project #SD 13-003) Action on a request from Adam Fenton to amend the plat by consolidating lots 8 and 9 of the Royal Oaks Estates Planned Unit Development

Chair Bolyard explained the request.

Motion: Commissioner Lapin moved to approve Project #SD 13-003 and the request to amend the plat by consolidating Lots 8 and 9 of the Royal Oaks Estates Planned Unit Development. The motion was seconded by Commissioner Janke and passed unanimously on a roll call vote.

4.4 Approval of June 19, 2013, Minutes

Motion: Commissioner Guymon moved to approve the June 19, 2013, minutes. The motion was seconded by Commissioner Janke. Vote on motion: Janet Janke-Aye, Jeremy Lapin-Aye, Paxton Guymon-Aye, Gordon Walker-Aye, Dennis Peters-Abstained, James Jones-Abstained, Chair Perry Bolyard-Aye. The motion passed unanimously with two abstentions.

5.0 **ADJOURNMENT**

Commissioner Walker moved to adjourn. The motion was seconded by Commissioner Lapin and passed unanimously on a voice vote.

Minutes approved: