

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

**Wednesday, September 4, 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  
Lindsay Holt-Tofte  
Dennis Peters  
Gordon Walker

**City Staff:**

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

**Excused:**

Joseph Demma  
Jeremy D. Lapin

**Others Present:**

Don L. Harward  
Dana Conway  
Josh Petersen  
Jae Park  
Barney Bekkemellom  
George Beverley  
Mark Craig  
Karen Baker  
Scott Nelsen  
Kent Thomas

**BUSINESS MEETING**

**1.0 WELCOME/ACKNOWLEDGEMENTS**

Chair Perry Bolyard called the meeting to order at 6:03 p.m.

## 2.0 CITIZEN COMMENTS

2.1 There were no citizen comments.

## 3.0 PUBLIC HEARINGS

### 3.1 **(Project #ZMA 13-004) Public comment on a request from Dana Conway 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 6710, 6722 and 6738 South Highland Drive**

Planner Larry Gardner described the proposed amendment as stated in the staff report and detailed the zoning map. Staff recommends approval finding that the zoning map change request conforms to the City's adopted land use map and the required public hearing is held.

The applicant, Dana Conway, detailed the proposal. She explained that it is aesthetically based on Tobacco Row in North Carolina. It will be occupied by a dentist who will be on site approximately 10 days per month, an oral surgeon who works 10 to 12 days per month, as well as another specialist. None of the doctors will work a full five-day week. One open office will remain, with hopes of a pediatric dentist occupying that space.

Scott Nelsen stated that he is in favor of the rezone, but objects to the nature of the building because it does not resemble a home and looks like an office building.

Mark Craig stated that his property abuts the development. He reported that the current property owners are neglectful of the property. He agrees with the Mr. Nelsen's comments and is in favor of a single-story building rather than the proposed two stories.

Sherry Bedock is pleased that someone is developing this property, but is concerned about the height of the proposed building as well as maintaining her privacy.

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

## 4.0 ACTION ITEMS

### 4.1 **(Project #CU 13-008/SP 13-003) Action 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**

Commissioner Jones expressed concern about the traffic in the area.

***Motion: Commissioner Walker moved to recommend approval of Project #CU 13-008/SP 13-003 site plan approval, conditional use approval, and lot consolidation to construct an office building to operate a medical office located at 6746 South Highland Drive and 1979 La Cresta Drive subject to the following:***

**Conditions:**

1. *That the application meets all relevant portions of chapters 12.26 (“Vacating or Changing Subdivision Plat”), applicable sections of chapter 14 (“Highways, Sidewalks, and Public Places”), 19.35 (“Residential Office”), 19.49 (“Gateway Overlay District”), and all other applicable laws, ordinances and regulations pertaining to the proposed use;*
2. *That the application meets all conditions stipulated by the Architectural Review Commission;*
3. *That the building and site will be constructed as shown on the approve plan sets;*
4. *That a bond will be posted in an amount to cover all site improvements following city procedures;*
5. *That for safety purposes a parking lot lighting analysis be conducted and the recommended number of lights be installed in the parking lot area;*
6. *That a lighting plan be submitted as part of the approved plan set;*
7. *That the applicant follow all provisions outlined in the construction mitigation plan;*
8. *That the applicant will obtain a NOI, maintain a SWPPP and comply with City, State and Federal standards during construction;*
9. *That the applicant work with the adjacent property owners to create shared access between the subject property and the property directly adjacent to the north;*
10. *That all technical corrections to the construction documents will be made as directed by staff;*
11. *Including all items of the staff report.*

*The motion was seconded by Commissioner Peters.*

Commissioner Holt-Tofte stated that she believes this is the best use for the property and that the current traffic issues are a much larger problem than traffic that will stem from this particular property.

*Vote on motion: Lindsay Holt-Tofte–Aye, Dennis Peters–Aye, Gordon Walker–Aye, Paxton Guymon–Nay, Janet Janke–Aye, James Jones–Nay, Chair Perry Bolyard–Aye. The motion passed 5-to-2.*

#### **4.3 Approval of August 7, 2013, Minutes**

*Motion: Commissioner Peters moved to approve the August 7, 2013, minutes. The motion was*

*seconded by Commissioner Walker. Vote on motion: Lindsay Holt-Tofte–Abstain, Dennis Peters–Aye, Gordon Walker–Aye, Paxton Guymon–Aye, Janet Janke–Aye, James Jones–Aye, Chair Perry Bolyard–Aye. The motion passed unanimously with one abstention.*

## 5.0 ADJOURNMENT

*Motion: Commissioner Walker moved to adjourn. The motion was seconded by Commissioner Jones and passed unanimously on a voice vote. The planning commission meeting adjourned at 6:20 p.m.*

Minutes approved: 10/02/2013