

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

Wednesday, October 16, 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
James Jones
Joseph Demma
Gordon Walker
Paxton Guymon
Jeremy Lapin
Janet Janke

City Staff:

Brian Berndt, Community/Economic Dev. Director
Larry Gardner, Planner
Mike Johnson, Associate Planner
Shane Topham, City Attorney
Robin Walton, Planning Intern

Excused:

Lindsay Holt-Tofte
Dennis Peters

Others Present:

Youth City Council Representative Bri Bergman, Don Harmond, Guy Larson, Dana Conway, Jared Johnson, Richard Saurer, Alona Holm, Wendy Noxon, Ralph Wiebeu, Dipal Palel, Lynn Oman, Jeff Lund

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 #SD 13-007) Public Comment on a request from John McGee to amend the Honeywood Cove Planned Unit Development adding four new units to Honeywood Cove PUD located at 7853 South Honeywood

Chair Bolyard explained that the proposed request is a continuation of the public hearing on a request from the applicant, John McGee, to amend the Honeywood Cove Planned Unit Development adding four new units to Honeywood Cove PUD located at 7853 South Honeywood.

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

3.2 (Project #CU 13-010) Public comment on a request from Reagan Outdoor Advertising for conditional use approval to replace one face of the billboard located at 3720 East 7000 South with an electronic display sign (digital billboard) and operate the electronic display sign at the same location

Chair Bolyard explained that the proposed request is for conditional use approval to replace one face of the billboard located at 3720 East 7000 South with an electronic display sign.

Planning Intern Robin Walton presented the staff report.

Guy Larsen, Young Electric Sign Outdoor Advertising (YESCO) Representative, was present and concurred with the staff report.

Chair Bolyard opened the public hearing.

Julie Attidac expressed opposition to the proposal and stated that the electronic sign will not be visually appealing.

Jared Johnson from YESCO addressed concerns regarding lighting and detailed the design and extent of light projection to surrounding areas. He confirmed that there is a curfew in the ordinance where the sign goes to a static holding position. Safety issues were discussed.

Alona Holm suggested a traffic study be conducted due to the high number of traffic accidents that occur in the area.

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

4.0 ACTION ITEMS

4.1 (Project #ZMA 13-004) Action 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

Motion: Commissioner Walker moved to recommend approval to the City Council of Project #ZMA 13-004 to amend the zoning and amend the zoning map from R-1-8 Single-Family to RO Residential Office. The motion was seconded by Commissioner Guymon and passed unanimously on a voice vote.

4.2 (Project #SD 13-006) Action on a request from Christine Mendel to amend the Nutree No. 5 subdivision plat by vacating a portion of the natural area and open space easement located at 3287 East Enchanted Hill

Motion: Commissioner Paxton moved to deny the request to amend the Nutree No. 5 subdivision plat located at 3287 East Enchanted Hill. The motion was seconded by Commissioner Jones.

Commissioner Walker reported that there were conflicting statements regarding the subject property. He believes that the agreement made when the property was originally established should be honored.

City Attorney Shane Topham requested that staff address whether they have found evidence that the open space easement has been vacated by Salt Lake County prior to the incorporation of the City of Cottonwood Heights.

Planner Larry Gardner reported that he sufficiently researched the property and has yet to find any public record showing that the open space easement was vacated by Salt Lake County.

Mr. Topham stated that the open space easement is what was recorded on the plat. What is before the Commission is an application to amend the subdivision plat to change the shape of the open space easement. Doing so will vacate the easement, which is a property right of the City. He explained that only the legislative body can determine whether to give away the City's property right. He reported that it is a two-step process, the first being to amend the subdivision plat and change the shape of the open space easement. The second step requires going before the City Council to determine whether to vacate the easement.

The motion passed unanimously on a voice vote.

4.3 (Project #SD 13-007) Action on a request from John McGee to amend the Honeywood Cove Planned Unit Development adding four new units to Honeywood Cove PUD located at 7853 South Honeywood

Commissioner Walker reported that the applicant had yet to appear before the Planning Commission to detail the request and respond to the Planning Commission's questions.

Chair Bolyard was not inclined to hear from the applicant as he had not shown enough interest in the request to appear at the previous hearing and was late for the second.

Motion: Commissioner Walker moved to table action on the request from John McGee to amend the Honeywood Cove Planned Unit Development adding four new units to Honeywood Cove PUD. The motion died for lack of a second.

Commissioner Guymon moved to approve the application subject to the following:

Recommendations:

- 1. That seven new visitor parking spaces be added to replace the spaces removed.*

2. *That two additional visitor parking spaces be added to account for the four new units calculated at a rate of one half-spaces per unit.*
3. *That an emergency access gate be installed at the south end of Honeywood Hill Lane at a location approved by the Fire Marshall, City Engineer, and Public Works Director.*
4. *That all existing trees and native woody vegetation be protected, maintained, and preserved to the extent possible.*
5. *That all provisions of Chapter 19.72 Sensitive Lands Ordinance be adhered to.*
6. *That the applicant continue to work with staff in preparation of documents for final approval.*
7. *That all plans and plats meet the requirements of Cottonwood Heights adopted ordinances.*
8. *The applicant will install all improvements as shown of final construction documents.*
9. *That all bond for improvements will be submitted for all public improvements and utility improvements following normal City procedures.*
10. *The proposed development plan shall conform to applicable elements of the City's General Plan, any applicable overlay zones, specific area master plans, and City goals and policies.*
11. *The proposed development shall conform to applicable adopted City subdivision ordinance, zoning ordinance, and other ordinances and policies.*
12. *Proposed uses, activities, overall PUD layout and design as well as densities shall have a compatible, efficient, and functional interrelationship with surrounding uses and activities, and shall not adversely affect the sustainability of the surrounding area.*
13. *Site plan, building design, and open space provisions shall be designed to produce a development that is responsive and sensitive to natural features and the aesthetic quality of the community. Site planning and design shall minimize any required cut or fill to afford maximum protection of natural landforms and features. Natural features and/or geologic hazards that may affect the property on which the PUD is proposed shall be identified and mitigation measures established. Building design shall maximize preservation of vegetation and landforms enhance drainage and minimize soil erosion.*
14. *The developments must consider, where appropriate, and contain designs for foot traffic and pedestrian movement in and among PUDs through sidewalks, trails, foot bridges, and hiking paths.*

15. *An Architectural Design Plan that ensures architectural consistency in the proposed development, architectural character and preservation or improvement of the visual character of the City shall be provided and, upon approval, shall form part of the plan. Architectural character is based upon the suitability of a building for its purposes, the appropriate use of materials and upon principles of harmony and proportion of the building with other proposed buildings and surrounding land uses. Buildings or other improvements shall be compatible with the orientation, directional emphases, shape, volume, massing, proportion, rhythm, scale and materials of the contextual setting and streetscape of the site.*
16. *Arrangement of structures and open spaces within the PUD shall be in manner that assures that adjacent properties will not be materially, adversely affected.*
17. *Gates shall be allowed in accordance with the regulations contained in titles 12 and 14 of this code. In addition, a PUD application requesting a gated entry shall provide ample room, on private property, for turnarounds for vehicles which do not gain access through the gated entry. Section 14.12.130 of this Code shall also apply to this section.*
18. *Fencing shall be limited to back yards or side yards for corner lots/private areas of property which are not expressly open for use by the entire PUD, and for the perimeter of the PUD. Fencing, in the front yards or entryway fencing shall be prohibited in order to accomplish a feeling of engagement with the street and to prevent alienation of one residential development from another, or to provide consistency throughout the community. Fences in a PUD shall not exceed a maximum height of six (6) feet unless express approval from the planning commission is obtained. In no case shall the Planning Commission approve any fence or wall which is inconsistent with the provisions of Section 19.76.340 of this Title.*
19. *One monument entry sign at main entry point of the PUD may be allowed per Planning Commission approval. An entry monument sign shall be no greater than 6 feet in height, and shall display no more than 36 square feet of signable area, shall be for the express purpose of identifying the PUD neighborhood, and shall not display any advertisements. The minimum setback for any entry monument sign shall be 36 inches from the public right-of-way, and shall not encroach into any clear view areas, as described in Chapter 19.76 of this Code.*
20. *The PUD shall provide for its own refuse collection through a private provider, and shall not use public rights-of-way for refuse container storage or for trash pick-up by the private disposal service.*
21. *That all applicable laws and ordinances be followed and adhered to including all items of the staff report.*

The motion was seconded by Commissioner Lapin. Vote on motion: Joseph Demma-Aye, James Jones-Aye, Gordon Walker-Nay, Paxton Guymon-Aye, Jeremy Lapin-Aye, Janet Janke-Aye, Chair Perry Bolyard-Nay. The motion passed 5-to-2.

4.4 Approval of October 2, 2013, Minutes

Motion: Commissioner Janke moved to approve the minutes of October 2, 2013, as written. The motion was seconded by Commissioner Jones. Vote on motion: Joseph Demma-Aye, James Jones-Aye, Gordon Walker-Aye, Paxton Guymon-Abstained, Jeremy Lapin-Aye, Janet Janke-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously with one abstention.

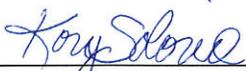
Chair Bolyard allowed a citizen to comment.

Ralph Weaven expressed his disapproval of the notification process regarding the electronic billboard issue and respectfully asked that there be another public hearing held after it is placed on the City's calendar.

5.0 ADJOURNMENT

Motion: Commissioner Guymon moved to adjourn. The motion was seconded by Commissioner Demma and passed unanimously on a voice vote. The planning commission meeting adjourned at 6:35 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood Heights City Planning Commission Meeting held Wednesday, October 16, 2013.



Kory Solorio
City Recorder

Minutes approved: 11/06/2013