

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

Wednesday, March 4, 2015

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 Janet Janke, Alternate Joseph Demma

Excused: Vice Chair Paxton Guyman, Commissioner Jeremy Lapin

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

Others Present: Sheryl McCallister, Jill McGee, Gary McKee, Walker Nigbur, Max Johnson, Dallin Wallace, Tex Parker, Jason Lambert, Jacob Fullmer, Weston Nigbur, Jackson Harris, Aaron Jessop, Scout Troop 568, Scout Troop 690, Nancy Hardy, Bob Condas

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGEMENTS

Chair Walker called the meeting to order at 6:04 p.m. and welcomed those attending.

2.0 CITIZEN COMMENTS

Chair Walker opened the citizen comment period.

Nancy Hardy asked if the City would be willing to conduct a public survey to obtain citizen feedback with regard to land development projects that are underway in the City.

Jill McGee expanded on Ms. Hardy's comments and believes it would be very pertinent and advantageous for the City to receive input, listen to citizens, and consider what they would like to see happen in the City.

Chair Walker advised Ms. Hardy and Ms. McGee that directing their comments to the City Council would be beneficial.

Sheryl McCallister is of the opinion that it is the responsibility of the Planning Commission to receive input directly from the public regarding planning issues. She expressed opposition to items the Commission approved and believes they do not have any tangible information on what the citizens want to see happen in the City. The possibility of conducting a poll on the City's Facebook page was suggested along with other possibilities that would generate citizen feedback.

Gary McGee expressed appreciation for the live audio streaming of city meetings.

Jason Lambert introduced himself and Scout Troop 690.

There were no further citizen comments. The Citizen Comment period was closed.

3.0 PUBLIC HEARINGS

3.1 (Project #ZTA - 15-001) Public Comment on a City-initiated proposed text amendment to Chapter 19 of the Cottonwood Heights Municipal Code. The proposed amendment would introduce a new zoning classification, Planned Development Districts (PDD)

Chair Walker stated that the above item pertains to a City-initiated proposed text amendment to Chapter 19 of the Cottonwood Heights Municipal Code.

Community and Economic Development Director, Brian Berndt, gave a brief overview of the proposed amendment and stated that after the City Council reviewed the presentations of the Fort Union project, they asked staff to prepare a specialty type of zoning. It would serve as an implementation tool and look at different types of zoning opportunities and offer property owners in these areas more flexibility and opportunity to develop or reuse their property. He explained that the PDD Zone is a geographically-based zoning category. It is divided into three tiers based on the level of intensity. It provides a property owner the opportunity to submit their own type of zoning based on their desired type of development. It also introduces a very extensive and public engagement process, which is required. It was noted that the process is very specific.

Chair walker opened the public hearing.

Bob Condas expressed concern with the lack of height restrictions in the proposed PPD. Access and transportation issues are also a concern.

Nancy Hardy does not think enough public notice has been given on the proposed PPD and recommends email notifications or flyers be sent out. She recommends that reclamation of quarries be reviewed and asks if the PPD coincides with other studies taking place.

Jill McGee commented that there are numerous significant developments taking place in the city. Because she is so passionate about the City, she implores that City representatives wait to weigh in on decisions and allow reasonable time and notice be given to the public with respect to what is being addressed in order to come up with the best solutions that represent the citizens and progress moving forward.

Sheryl McCallister is of the opinion that the City does a poor job of inviting stakeholders to give input into these types of issues. She asked that the item be tabled until public stakeholder meetings can take place and allow access for everyone to give input. She observed that there is no transit designed along with the affected properties laid out in the proposed PPD which she considers to be foolish.

Gary McGee asked who provided the grants for the studies and advised the Commission to slow down and allow further review and input.

Mr. Berndt explained that the proposed PPD involves a culmination of events that have taken place since the City's incorporation in 2005. A team of experts studied these areas in addition to The University of Utah and Brigham Young University. The issues have been ongoing for the last three years and the Council engaged various groups in the Fort Union discussion. The Council recognized the need for possible implementation of some items and directed staff in the last six months to begin to address it.

Workshops were conducted with property owners from the affected properties as well as others where the Code was reviewed page-by-page. The Code provides parameters and guidelines for how the properties can potentially be developed. The Code has been available for public view on the website for the past three months and a generalized notice was sent. With regard to the grants discussed, funding is through the Wasatch Front Regional Council and Salt Lake County. Transportation was identified as a key component along with other issues.

Chair Walker stated that this is the second public hearing the Planning Commission has held on the matter.

Bob Condas identified himself as a property owner living near the gravel pit and stated that he should be receiving notices.

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

4.0 ACTION ITEMS

4.1 Approval of February 4, 2015 Minutes

Motion: Commissioner Bolyard moved to approve the February 4, 2015 minutes, as written. The motion was seconded Commissioner Jones. Vote on motion: Joseph Demma-Aye, Janet Janke-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 Bolyard and passed unanimously on a voice vote. The Planning Commission meeting adjourned at 6:42 p.m.

Minutes approved: 04/01/2015