

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

**Wednesday, May 6, 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, Vice Chair Paxton Guyman, Commissioner Perry Bolyard, Commissioner James Jones, Commissioner Dennis Peters, Commissioner Jeremy Lapin, Commissioner Craig Bevan, Alternate Joseph Demma

**Staff Present:** Community and Economic Development Director Brian Berndt, Senior Planner Glen Goins

**Others Present:** Allan Orr, Susan Despain, Mike Tuckett, DG Wriect, Edy Wriect, Gary McGee, Jill McGee, Grant Kesler, Kerry Winn, Paul Darner, Kathy Nicholson, Mary Sinden-Sullivan, Charlotte Sullivan, Dan Leroy, Anna Rowell

**BUSINESS MEETING**

**1.0 WELCOME/ACKNOWLEDGEMENTS**

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

Chair Walker welcomed Craig Bevan as the newest member of the Planning Commission.

**2.0 CITIZEN COMMENTS**

Mary Sinden-Sullivan asked what the ultimate purpose is of the annexations that are coming to Cottonwood Heights. She is curious to know if this is the first step in a transition.

Senior Planner, Glen Goins, explained that a petition was filed for annexation and that a petition can be made anytime there is unincorporated property to be annexed into the City. The reasons for annexation are unknown and would need to be addressed by the petitioner. There were two annexation petitions received sometime last year that went through the legal process and were approved and became effect January 1, 2015. The County had zoning applied to all of the parcels, once annexed the City finds the closest match to the previous County zoning.

There were no further public comments. The public comment period was closed.

**3.0 PUBLIC HEARINGS**

**3.1 (Project #ZMA 15-001) Public Comment on a City-Initiated Zone Change on the Properties included in the Granite Oaks Annexation**

Mr. Goins presented the staff report and stated that the proposed request is to consider a City-initiated rezone of 55 parcels encompassing approximately 190 acres from Salt Lake County zoning to F-20, F-1-43,

RR-1-43, RR-1-21, and R-1-15. The properties east of Little Cottonwood Road are proposed as F-21 and F-1-43. Staff recommends approval.

Commissioner Guymon asked which zones are allowed in the F-20 Forestry Zone.

Mr. Goins stated that serves as a holding zone and is for preservation. A single-family home with 20 acres would be permitted. It is also intended for agriculture. RR-1-43 is essentially the one-acre subdividing lot in the zone and has more uses.

The public hearing was opened

Paul Garner asked if there is a future proposal to change the zoning and if geological details can be taken into consideration.

Mr. Goins explained that evaluation and careful study is part of the development process and will take place regardless.

Dan Leroy asked for clarification regarding the zoning of the property south of Kings Hill.

Mr. Goins stated that it is F-1-43 largely due to it being a forestry area and the fact that it began as a forestry zone.

Anna Rowell appreciates that geological surveys and studies will be conducted prior to development. She expressed concern with the seven appeals that were recently denied.

Gary McGee asked for clarification on the zoning and its purpose.

Mr. Goins reiterated that this is a City-initiated application and the closest approximation of the previous County zoning. This action takes what was a six-month temporary zone and makes it permanent.

There were no further comments. The public comment period was closed.

### **3.2 (Project #ZMA 15-002) Public Comment on a City-Initiated Zone Change on the properties included in the Old Coventry Annexation**

Mr. Goins presented the staff report and stated that this is a City-initiated zone change of the properties included in the Old Coventry Annexation and will encompass 49 parcels comprising approximately 25.5 acres. The proposal is to establish permanent zoning of the recent annexed properties that were approved in January 2015. The County zoning was previously R-1-8 (Single-Family Residential) or PF (Public Facilities).

The public hearing was opened. There were no public comments. The public comment period was closed.

## **4.0 ACTION ITEMS**

### **4.1 Action to Elect a New Vice Chair**

Chair Walker stated that because he will no longer be serving on the Planning Commission that Vice Chair Paxton Guymon will serve as the New Chair.

***Motion: Commissioner Peters nominated Jeremy Lapin to serve as Planning Commission Vice Chair. The motion was seconded by Commissioner Jones.***

***Chair Walker nominated James Jones to serve as Vice Chair. The motion was seconded by Commissioner Peters.***

Commissioner Jones thanked Chair Walker for his service. He expressed appreciation for his sense of humor and knowledge.

***Vote on motion: Those in favor of electing Jeremy Lapin as Vice Chair were as follows:***

***Dennis Peters  
Perry Bolyard  
Craig Bevan  
Paxton Guymon  
James Jones***

***Those in favor of electing James Jones and Vice Chair were as follows:***

***Jeremy Lapin  
Gordon Walker***

***Commissioner Jeremy Lapin was elected Vice Chair on a 5-to-2 majority vote. Alternate Member Joseph Demma did not participate in the vote.***

#### **4.2 Approval of April 15, 2015 Minutes**

***Motion: Commissioner Bolyard moved to approve the minutes, as written, of the April 15, 2015, meeting. The motion was seconded by Commissioner Jones. The motion passed on a voice vote with one abstention. Commissioner Craig Bevan abstained as he was not a member of the Planning Commission prior to tonight's meeting.***

Mr. Goins recognized Chair Walker as he moves on to a higher calling. He noted that this will be his last Planning Commission Meeting. He recognized Chair Walker for his service and excellence and thanked him for the leadership he has provided the City. It was reported that Chair Walker has served as Director of the Utah Housing and Community Development and is the recipient of many accolades for his contributions. The City Council commends him for the work he has done not only for the City, but for housing throughout the State of Utah. He was asked to demonstrate the model of housing for other states and countries. Staff thanked him for his leadership and efforts.

Chair Walker thanked Mr. Goins and stated that his service on the planning commission has been very fulfilling. During his tenure with the State, chronic homelessness was reduced by 91%. He noted that there is no state, organization, or city in the world that can make the same claim. He remarked that working together requires the principles of cooperation and collaboration. He emphasized that the Commission listens to citizen comments and wants them to know they are heard. He stressed the importance of having compassion and knowing individuals by name. He thanked the Planning Commission and staff and commended them for making the Planning Commission's job easier.

#### **5.0 ADJOURNMENT**

***Motion: Commissioner Bolyard moved to adjourn. The motion was seconded by Commission Jones. The motion passed unanimously on a voice vote.***

The Planning Commission Meeting adjourned at 6:39 p.m.

Minutes approved: 06/03/2015