

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA

August 2, 2023



Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, August 2, 2023** at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for its **Work Session** and **Business Session** meetings.

1. Work Session – **5:00 p.m.** – City Council Work Room
2. Business Session – **6:00 p.m.** – City Council Chambers

Both sessions will also be broadcast electronically on Zoom. **For those who wish to attend virtually, please register in advance** for these meetings by visiting: www.ch.utah.gov/planningcommission, and clicking on **“Planning Commission Zoom Links.”** Alternatively, the public can also hear audio of the open portions of the meeting by connecting to the live broadcast at <https://www.youtube.com/@CottonwoodHeights/streams> or <http://mixlr.com/chmeetings>.

5.00 p.m. Work Session

1.0 Transportation Master Plan Discussion

Introduced to the Planning Commission earlier this summer, the Transportation Master Plan outlines mobility goals, projects, and policies for Cottonwood Heights. Public Works Department staff will provide the Commission with an update on this effort in preparation for a public hearing on the project this fall.

2.0 Review Business Session Agenda

The Commission will review and discuss agenda items.

3.0 Additional Discussion Items

The Commission may discuss the status of pending applications and matters before the Commission, as well as new applications and matters that may be considered by the Commission in the future.

4.0 Adjourn

6:00 p.m. Business Session

1.0 Welcome and Acknowledgements

- 1.1 Ex parte communications or conflicts of interest to disclose

2.0 General Public Comment

This is an opportunity for individuals to make general public comments that do not relate to any projects scheduled for public hearing under the “Business Session” section of this agenda. Please see the Public Comment Policy on the reverse side of this agenda for more information.

3.0 Business Items

- 3.1 Project SUB-23-003

A public hearing and possible action on a subdivision amendment to combine the two adjacent parcels at 6796 S. Manorly Cir. into a single lot. This amendment represents a change to the existing Cottonwood Manor Subdivision, which requires a public hearing and Planning Commission approval.

4.0 Consent Agenda

- 4.1 Approval of Planning Commission Minutes from July 5, 2023

5.0 Adjourn

Next Planning Commission Meeting: September 6, 2023

Public Comment Policy

Verbal public comments are accepted during the “General Public Comment” component of the 6:00 p.m. Business Session (but not during the 5:00 p.m. Work Session). Please note that public comment periods are an opportunity for individuals to share public comments as they see fit but are not an opportunity for “question and answer” dialogue. Questions should be directed to city staff at planning@ch.utah.gov.

Verbal comments provided during the public comment period will be limited to three minutes per individual, or five minutes per a spokesperson who has been asked by a group that is present to summarize their concerns.

Alternatively, written comments submitted to staff via email at planning@ch.utah.gov. For written comments to be entered into the record and distributed to the Planning Commission prior to the meeting, they must be submitted to staff by 12:00 p.m. MST on Tuesday, August 1, 2023, the day prior to the meeting. Comments received after this deadline will be distributed to the Planning Commission after the meeting.

Meeting Procedures

Items will generally be heard in the following order:

1. Commission Chair Introduces Item
2. Staff Presentation
3. Applicant Presentation (If applicable)
4. Commission Chair Opens Public Hearing (If item has been noticed for public hearing)
5. Commission Chair Closes Public Hearing
6. Planning Commission Deliberates
7. Planning Commission Motions and Votes on Item

Planning Commission applications may be tabled if: 1. Additional information is needed in order to act on the item; or 2. The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 9:00 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7021 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, July 28, 2023, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City’s website at www.cottonwoodheights.utah.gov and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 28TH DAY OF JULY, 2023

Attest: Paula Melgar, City Recorder

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



August 2, 2023

Summary

Project Number:
SUB-23-003

Subject Property:
6796 S. Manorly Circle

Action Requested:
Subdivision
Amendment to
Combine Two
Parcels

Applicant:
Mike Spainhower

Recommendation:
APPROVE

Context

Property Owner:
Michelle Tanner

Acreage:
Blue Parcel: 0.22
Orange Parcel: 0.25
Total Area: 0.47

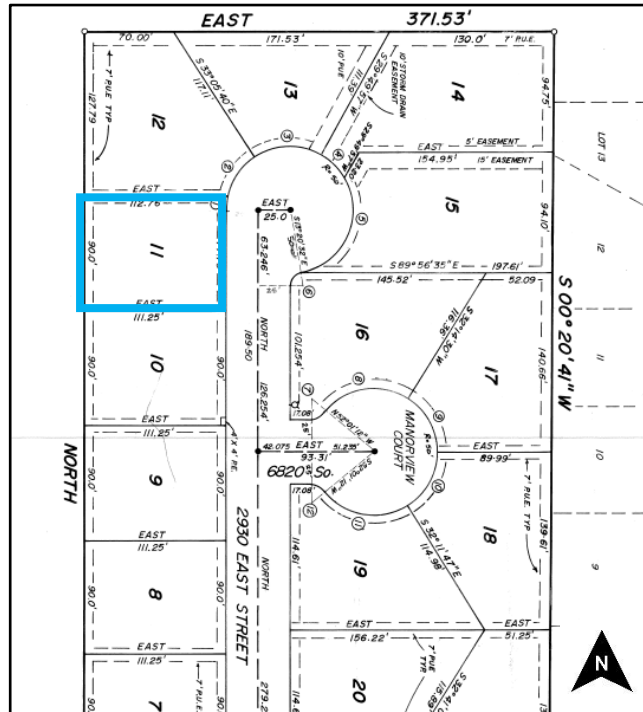


Request

Project SUB-23-003 proposes to combine the above orange property and the above blue property into a single lot. Both properties are owned by the same person, who desires to have a single property instead of two separate ones.

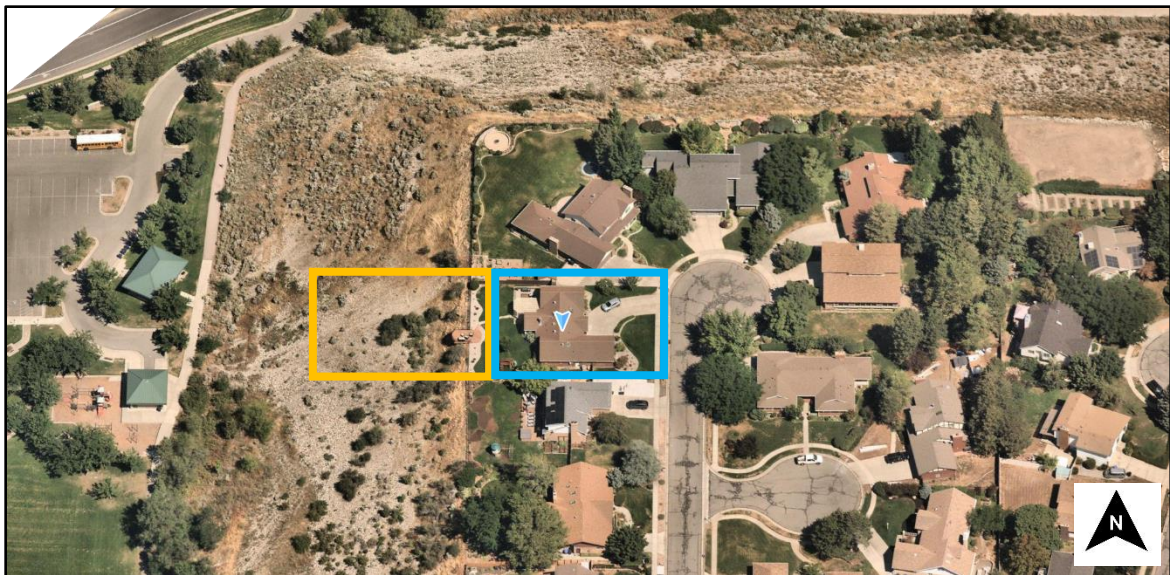
The blue property is Lot 11 of the existing Cottonwood Manor Subdivision. The orange property is not part of an existing subdivision.

Procedurally, a subdivision amendment is required because combining the orange property with the blue property alters the outer boundary of the Cottonwood Manor plat.



Excerpt of Cottonwood Manor Subdivision

One of the subject properties is Lot 11 of this subdivision. The full plat has been included as an attachment to this staff report.



Oblique View of the Subject Properties with Approximate Property Lines

The orange property includes an undeveloped hillside. Combining these two properties does not preclude future yard elements such as sheds, pools, decks, etc. from needing to comply with the city's Sensitive Lands Evaluation and Development Standards ordinance, which limits development on hillsides. Staff has included a recommended condition of approval that the sensitive hillside area be identified on the amended plat prior to recordation.

Analysis & Findings

Staff has conducted a preliminary review of the project, resulting in the following comments which have been included as recommended conditions of approval:

1. *Applicant shall provide consent from affected utility companies for vacation of the existing public utility easement along the west property line of Lot 11.*
2. *Applicant shall identify the 30% slope on the plat, and add a note which states no development shall occur on the 30% slope.*
3. *Applicant shall add a note to the final plat which specifies the property is within the Sensitive Lands Overlay Zone.*

Overall, **staff does not find substantial issues with combining two parcels.** By combining the properties, the resulting lot size increases, and the total structural lot coverage decreases. There are no changes made to lot width or frontage by this proposal. **Findings of fact include:**

1. *A public hearing is being held in accordance with local and state requirements;*
2. *The application was made pursuant to 12.26 of Cottonwood Heights City Code;*
3. *The public will not be materially injured by the proposed amendment, and there is good cause for the amendment; and*
4. *Public noticing for this project was provided in accordance with 12.26 of Cottonwood Heights City Code.*

If approved by the Planning Commission, **this project will then undergo a full technical review** for compliance with all city standards. Technical correction items will be identified in this review and provided to the applicant.

Subdivision Amendment Procedure

12.26.010 Plat Vacation Process

- A. The planning commission may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at a public hearing.
- B. If a petition is filed, the planning commission shall hold a public hearing within 45 days after receipt of a petition.

12.26.020 Notice Of Hearing For Plat Change

- A. The planning commission shall cause notice of the proposed plat change to be mailed to each owner of real property located within 400 feet of the property that is the subject of the proposed plat change, addressed to the owner's mailing address appearing on the most recent assessment rolls of the Salt Lake County Assessor.
- B. The notice shall include the date, place, and time when the hearing will be held to consider such proposed plat change.

- C. If the proposed change involves the vacation, alteration, or amendment of a street, the planning commission shall also cause notice of the date, place, and time of the hearing regarding the matter to be given as required by UTAH CODE ANN. § 10-9a-609.5, as amended.

Recommendation & Model Motions

Based on the findings and analysis presented herein, staff recommends that the Planning Commission approve SUB-23-003.

Findings of fact include:

1. The proposed zoning and land use designations are compatible with the goals of the Cottonwood Heights General Plan
2. The application was made pursuant to 19.90 of the Cottonwood Heights City Code
3. A public hearing was held in accordance with the local and state requirements.

Approval

I move to approve project SUB-23-003 based on the findings and recommendations listed in the staff report dated August 2, 2023, with the following conditions:

- *Applicant shall provide consent from affected utility companies for vacation of the existing public utility easement along the west property line of Lot 11.*
- *Applicant shall identify the 30% slope on the plat, and add a note which states no development shall occur on the 30% slope.*
- *Applicant shall add a note to the final plat which specifies the property is within the Sensitive Lands Overlay Zone.*
- *List any additional findings or recommendations for approval...*

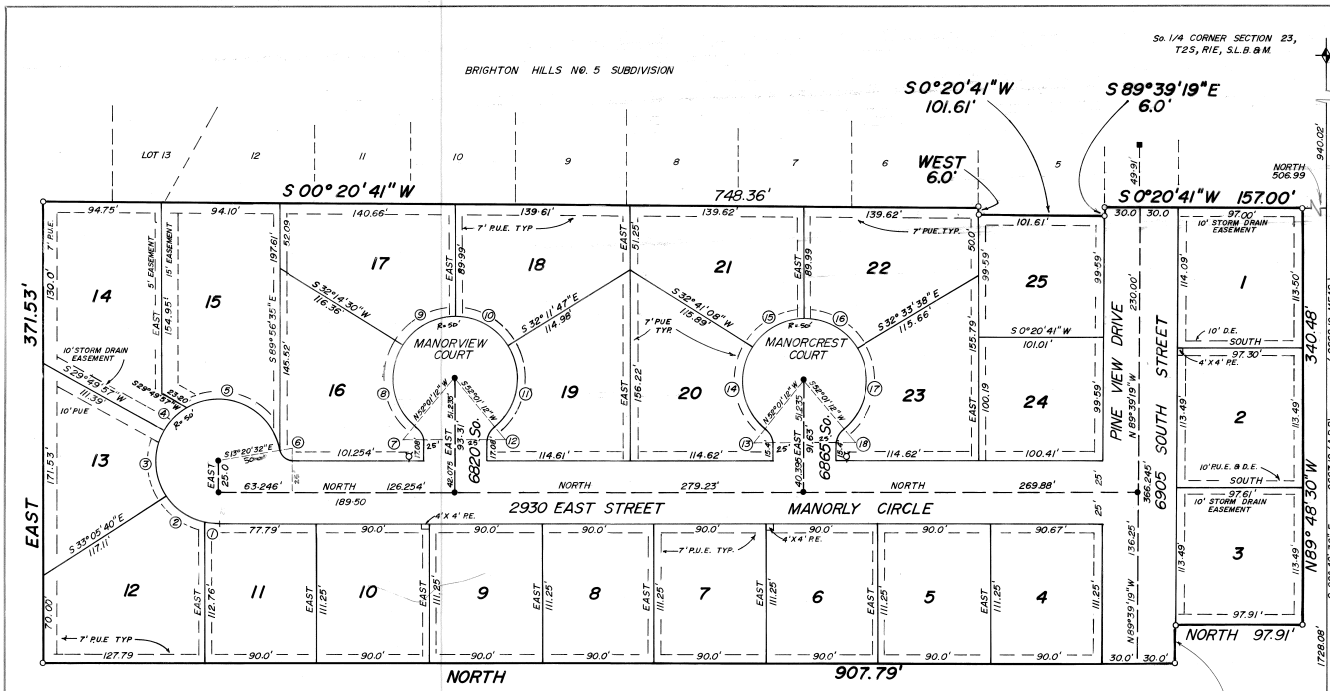
Denial

I move to deny project SUB-23-003 based on the following findings:

- *List findings for denial...*

Attachments

1. Cottonwood Manor Subdivision

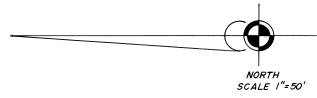


So 1/4 CORNER SECTION 23, T2S, R1E, S.L.B.#M

BRIGHTON HILLS NO. 5 SUBDIVISION

CURVE TABLE

| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | CHORD BEARING |
|-----|------------|--------|---------|--------|--------|---------------|
| 1 | 14°08'03" | 50.0' | 6.25' | 12.33' | 12.30' | N07°04'00"E |
| 2 | 42°46'17" | 50.0' | 19.58' | 37.33' | 36.48' | N55°31'16"E |
| 3 | 62°53'37" | 50.0' | 30.80' | 54.91' | 52.20' | N88°25'09"E |
| 4 | 89°59'33" | 50.0' | 45.30' | 76.17' | 75.68' | S45°10'16"W |
| 5 | 106°49'37" | 50.0' | 67.37' | 93.25' | 90.30' | S23°14'28"W |
| 6 | 118°59'20" | 15.0' | 10.86' | 20.07' | 19.07' | S19°30'30"E |
| 7 | 52°01'12" | 15.0' | 7.32' | 15.62' | 15.16' | N63°59'24"E |
| 8 | 14°15'43" | 50.0' | 45.23' | 73.53' | 67.08' | N80°06'39"E |
| 9 | 17°48'30" | 50.0' | 27.58' | 50.44' | 48.30' | S24°52'43"E |
| 10 | 17°48'30" | 50.0' | 27.58' | 50.44' | 48.33' | S28°54' |
| 11 | 24°13'00" | 50.0' | 45.19' | 73.48' | 67.05' | N80°05'17"W |
| 12 | 52°01'12" | 15.0' | 7.32' | 15.62' | 15.16' | N63°59'24"E |
| 13 | 52°01'12" | 15.0' | 7.32' | 15.62' | 15.16' | N63°59'24"E |
| 14 | 14°15'43" | 50.0' | 45.23' | 73.53' | 67.37' | N80°19'58"E |
| 15 | 17°48'30" | 50.0' | 27.58' | 50.44' | 47.96' | S28°59'28"E |
| 16 | 17°48'30" | 50.0' | 27.58' | 50.44' | 48.05' | S28°43'11"W |
| 17 | 14°15'43" | 50.0' | 45.48' | 73.81' | 67.80' | N80°16'13"W |
| 18 | 52°01'12" | 15.0' | 7.32' | 15.62' | 15.16' | N63°59'24"E |



- LEGEND**
- ☐ FIRE HYDRANTS TO BE SET
 - MONUMENTS TO BE SET
 - EXISTING MONUMENTS
 - POSTAL EASEMENT (LOTS 2,6 & 10)
 - ALL EASEMENTS ARE 70' UTILITY & DRAINAGE EASEMENTS EXCEPT WHERE OTHERWISE STATED.

| LOT | STREET ADDRESS | DATE RECEIPT |
|-----|--------------------|--------------|
| 1 | 2352 Pine View Dr. | |
| 2 | 2350 " | |
| 3 | 2344 " | |
| 4 | 2317 " | |
| 5 | 1894 Manorly Cir. | |
| 6 | 1882 " | |
| 7 | 1852 " | |
| 8 | 1822 " | |
| 9 | 1824 " | |
| 10 | 1810 " | |
| 11 | 1796 " | |
| 12 | 1796 " | |
| 13 | 1787 " | |
| 14 | 1787 " | |
| 15 | 1791 " | |
| 16 | 1809 " | |
| 17 | 2343 Manorly Cir. | |
| 18 | 2347 " | |
| 19 | 2348 " | |
| 20 | 1851 " | |
| 21 | 1843 Manorly Cir. | |
| 22 | 1823 " | |
| 23 | 1850 Manorly Cir. | |
| 24 | 1848 " | |
| 25 | 1855 " | |

PLANNING COMMISSION
APPROVED THIS 12th DAY OF APRIL A.D. 1983 BY THE SALT LAKE COUNTY PLANNING COMMISSION.
Geraldine C. Stubbs
CHAIRMAN S.L. COUNTY PLANNING COM.

BOARD OF HEALTH
APPROVED THIS 18th DAY OF MAY A.D. 1983.
[Signature]
MEMBER S.L. COUNTY BOARD OF HEALTH

FLOOD CONTROL DEPT.
APPROVED THIS 21st DAY OF JUNE A.D. 1983.
[Signature]
FLOOD CONTROL COORDINATOR

COUNTY ENGINEERING
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT BY ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 27 JUN 83 DIRECTOR ENGR. DIVISION

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 29th DAY OF JUNE A.D. 1983.
[Signature]
SALT LAKE COUNTY ATTORNEY

COUNTY COMMISSION
PRESENTED TO THE BOARD OF S.L. COUNTY COMMISSION.
DATE 27 JUN 83 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
SALT LAKE COUNTY CLERK

SURVEYOR'S CERTIFICATE
I, ALAN L. YORK, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 5040, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as COTTONWOOD MANOR SUBDIVISION, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
COMMENCING AT A POINT WHICH IS N 89°48'30" W 94.02 FEET ALONG THE SECTION LINE AND NORTH 806.99' FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST S.L.B.#M

| COURSE | DIST | REMARKS |
|--------------|---------|---|
| N89°48'30" W | 340.48' | THENCE |
| NORTH | 97.91' | " |
| N89°39'19" W | 24.99' | " |
| NORTH | 907.79' | " |
| EAST | 371.53' | " |
| S0°20'41" W | 748.36' | ALONG THE BOUNDARY OF AN EXISTING SUBDIVISION |
| WEST | 6.0' | THENCE |
| S0°20'41" W | 101.61' | " |
| S89°39'19" E | 6.0' | " |
| S0°20'41" W | 157.00' | TO THE POINT OF BEGINNING |

CONTAINS 25 LOTS - CONTAINS 8.44 ACRES M.O.R.L.
I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

May 3, 1983
DATE

OWNER'S DEDICATION
Know all men by these presents that We, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the COTTONWOOD MANOR SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof, We have hereunto set Our Hand this 2nd day of May A.D. 1983.

[Signature]
CORNELIUS DEVELOPMENT CORPORATION BY
[Signature] VICE PRESIDENT

ACKNOWLEDGMENT
COUNTY OF Utah STATE OF UTAH s.s.
ON THE 2nd DAY OF May 1983 PERSONALLY APPEARED BEFORE ME KENNETH C. SAVAGE and JOHN HEINER WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT THEY ARE THE PRESIDENT and VICE PRESIDENT OF CORNELIUS DEVELOPMENT CORPORATION AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THE SAID KENNETH C. SAVAGE and JOHN HEINER ACKNOWLEDGED TO ME THAT SAID CORPORATION DEVELOPMENT CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3-7-85
RESIDING IN American Fork, Utah.

ACKNOWLEDGMENT
STATE OF UTAH s.s.
County of _____
On the _____ day of _____ A.D. 19____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, _____ a number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

COTTONWOOD MANOR SUBDIVISION
LOCATED IN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST

SALT LAKE BASE & MERIDIAN
RECORDED # 3813088
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF
CORNELIUS DEVELOPMENT Co.
DATE 7-1-83 TIME 1:52 PM 1983
\$2150
SALT LAKE COUNTY RECORDER
7250 22-23-32

83-7-78

83-7-78

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
 2 **PLANNING COMMISSION WORK MEETING**

3
 4 **Wednesday, June 7, 2023**
 5 **5:00 p.m.**
 6 **2277 East Bengal Boulevard**
 7 **City Council Work Room**

8
 9 ***ATTENDANCE***

10
 11 **Members Present:** Chair Jesse Allen, Commissioner Dan Mills, Commissioner Lucy
 12 Anderson, Commissioner Jessica Chappell, Commissioner Jonathan
 13 Ebbeler, Commissioner Mike Shelton, Commissioner Mike Smith

14
 15 **Staff Present:** Community and Economic Development Director Michael Johnson, City
 16 Planner Ian Harris, Sustainability and Samantha DeSeelhorst, Deputy City
 17 Recorder Maria Devereaux, System Administrator Alex Earl

18
 19 **Excused:** Commissioner Sean Steinman

20
 21 **WORK SESSION**

22
 23 Chair Jesse Allen called the Work Meeting to order at 5:01 p.m.

24
 25 Chair Allen nominated Commissioner Dan Mills to serve as the new Planning Commission Chair.

26
 27 ***Commissioner Ebbeler moved to RECOMMEND Commissioner Dan Mills be elected to serve***
 28 ***as Chair and Commissioner Lucy Anderson as Vice-Chair. Commissioner Shelton seconded***
 29 ***the motion.***

30
 31 Community and Economic Development Director, Michael Johnson stated that the Planning
 32 Commission will move forward with the consensus that Commissioner Mills be recommended as
 33 Chair with Commissioner Anderson as Vice Chair. The item will be placed as an Action Item at
 34 the next Planning Commission Business Meeting at which time will be considered and a formal
 35 vote will be taken. Mr. Johnson expressed appreciation for Commissioner Allen and his six years
 36 of service on the Planning Commission.

37
 38 ***The motion was withdrawn.***

39
 40 **1.0 Review Business Session Agenda.**

41
 42 The Business Session Agenda was reviewed.

43
 44 **2.0 Additional Discussion Items.**

45
 46 City Planner, Ian Harris reviewed Project SUB-23-002 - Public Hearing and possible action on a
 47 Subdivision Amendment. The subject properties are located at 7041 South 2700 East and 7059

1 South 2700 East. The request is to adjust the property lines of two parcels representing a change
2 to the existing Sunburst Circle Subdivision. Lot 1 contains a single-family home and was
3 constructed concurrent with the time the of Sunburst Circle Subdivision Plat. Lot 2 is not a platted
4 lot and both are owned by the applicant. A property rendering was displayed. He reported that
5 the property line between the two properties would be shifted south in order to allocate additional
6 property to Lot 1 while still ensuring that Lot 2 meets the R-1-8 zoning standards.

7
8 It was the intent of the property owner to construct an accessory building for his personal use.
9 However, under the current arrangement of the two parcels, the proposed building would be
10 located at 7059 South 2700 East, which is an undeveloped parcel that does not have a primary
11 dwelling. Mr. Harris explained that accessory buildings must be located on the same parcel as a
12 primary dwelling to be deemed secondary, or accessory to a primary dwelling. To construct a
13 compliant accessory structure, the applicant is proposing to adjust the shared property line between
14 the two parcels, which would allow for the accessory structure to fit on the same parcel as the
15 primary dwelling.

16
17 Mr. Harris stated that the maximum lot coverage in the R-1-8 Zone is 50%. Lot 1 exceeds this
18 limit currently but will be brought into conformance if the Subdivision Amendment is approved.
19 Any new structure built on either lot will be required to comply with the lot coverage limits. Lot
20 setback requirements were reviewed. He reported that both of the proposed lots will meet the
21 8,000-square-foot minimum lot size development standards for the R-1-8 Zone. Lot coverage
22 requirements will be addressed at the time of the Accessory Dwelling Application. Staff
23 recommended approval with conditions enumerated in the Staff report.

24
25 **3.0 Adjournment.**

26
27 *Commissioner Smith moved to adjourn. Commissioner Shelton seconded the motion. The*
28 *motion passed with the unanimous consent of the Commission.*

29
30 The Work Meeting adjourned at 5:31 p.m.

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION BUSINESS MEETING**

3
4 **Wednesday, June 7, 2023**
5 **6:00 p.m.**
6 **2277 East Bengal Boulevard**
7 **City Council Chambers**
8

9 ***ATTENDANCE***

10
11 **Members Present:** Chair Jesse Allen, Commissioner Dan Mills, Commissioner Lucy
12 Anderson, Commissioner Jessica Chappell, Commissioner Jonathan
13 Ebbeler, Commissioner Mike Shelton, Commissioner Mike Smith
14

15 **Staff Present:** Community and Economic Development Director Michael Johnson, City
16 Planner Ian Harris, Sustainability and Samantha DeSeelhorst, Deputy City
17 Recorder Maria Devereaux, System Administrator Alex Earl
18

19 **Excused:** Commissioner Sean Steinman
20

21 **BUSINESS SESSION**

22
23 **1.0 Welcome and Acknowledgments.**

24
25 **1.1 ExParte Communications or Conflicts of Interest to Disclose.**

26
27 Chair Allen called the meeting to order at approximately 6:00 p.m. There were no communications
28 or disclosures shared by any of the Commissioners.
29

30 **2.0 General Public Comment.**

31
32 There were no public comments.
33

34 **3.0 Business Items.**

35
36 **3.1 Project SUB-23-002 A public hearing and possible action on a subdivision**
37 **amendment at 7041 S. 2700 E. The proposal seeks to adjust the property lines**
38 **of two parcels, representing a change to the existing Sunburst Circle**
39 **Subdivision.**
40

41 City Planner, Ian Harris presented the Staff Report and stated that the application is a request for
42 a Subdivision Amendment on property located at 7041 South 2700 East. The applicant seeks to
43 adjust the property lines of two parcels representing a change to the existing Sunburst Circle
44 Subdivision. The property located at 7041 South contains a single-family home constructed when
45 the Sunburst Circle Subdivision was platted. The adjacent property located at 7059 South is not a

1 platted lot and both are owned by the applicant. Due to the adjustment being outside the boundary
2 of a subdivision plat, the matter requires Planning Commission approval.

3
4 Spencer Llewelyn was present representing the property owner, John Stout, who is requesting a
5 property line adjustment to accommodate an accessory structure.

6
7 Chair Allen opened the public hearing.

8
9 *Dan Rawlins* identified himself as the adjacent property owner and stated he recently spoke with
10 the applicant regarding the request. There were issues with the applicant due to a previous project
11 that required access to an easement along the north edge of his property. Mr. Rawlins questioned
12 whether a power line will be extended to the proposed accessory building.

13
14 Chair Allen believed Mr. Rawlins' question was not applicable to the current application and
15 recommended he address his concern with Staff.

16
17 There were no additional public comments. The public hearing was closed.

18
19 ***Commissioner Shelton moved to CLOSE the public hearing. Commissioner Ebbeler seconded***
20 ***the motion. The motion passed with the unanimous consent of the Commission.***

21
22 ***Commissioner Smith moved to APPROVE SUB-23-002 subject to the following:***

23
24 ***Conditions:***

- 25
26 ***1. The project must comply with all review comments provided by staff during the***
27 ***technical review of the final plat.***
28
29 ***2. The final plat shall be recorded with Salt Lake County.***

30
31 ***Commissioner Ebbeler seconded the motion. Vote on motion: Commissioner Mills-Aye,***
32 ***Commissioner Anderson-Aye, Commissioner Chappell-Aye, Commissioner Ebbeler-Aye,***
33 ***Commissioner Shelton-Aye, Commissioner Smith-Aye, Chair Allen-Aye. The motion passed***
34 ***unanimously.***

35
36 **4.0 Consent Agenda**

37
38 **4.1 Approval of Planning Commission Minutes from April 19, 2023.**

39
40 ***Commissioner Ebbeler moved to APPROVE the Planning Commission Minutes from April 19,***
41 ***2023. Commissioner Anderson seconded the motion. Vote on motion: Commissioner Mills-***
42 ***Aye, Commissioner Anderson-Aye, Commissioner Chappell-Aye, Commissioner Ebbeler-Aye,***
43 ***Commissioner Shelton-Aye, Commissioner Smith-Aye, Chair Allen-Abstained. The motion***
44 ***passed unanimously with one abstention.***

1 **4.2 Approval of Planning Commission Minutes from May 3, 2023.**

2
3 *Commissioner Ebbeler moved to APPROVE the Planning Commission Minutes from May 3,*
4 *2023, as modified. Commissioner Shelton seconded the motion. Vote on motion:*
5 *Commissioner Mills-Aye, Commissioner Anderson-Aye, Commissioner Chappell-Aye,*
6 *Commissioner Ebbeler-Aye, Commissioner Shelton-Aye, Commissioner Smith-Aye, Chair*
7 *Allen-Abstained. The motion passed unanimously with one abstention.*

8
9 **5.0 Adjourn.**

10
11 *Commissioner Shelton moved to ADJOURN. Commissioner Ebbeler seconded the motion. The*
12 *motion passed with the unanimous consent of the Commission.*

13
14 The Planning Commission Meeting adjourned at 6:13 p.m.
15

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the*
2 *Cottonwood Heights City Planning Commission Work Meeting and Regular Meeting held*
3 *Wednesday, June 7, 2023.*

4

5 Teri Forbes

6 Teri Forbes

7 T Forbes Group

8 Minutes Secretary

9

10 Minutes Approved: _____