

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **ADMINISTRATIVE HEARING**

3
4 **Thursday, September 12, 2019**

5 **5:00 p.m.**

6 **Room 124, Council Conference Room,**
7 **2277 East Bengal Boulevard, Cottonwood Heights, Utah**

8
9 ***ATTENDANCE***

10
11 **Present:** Paxton Guymon, Appeals Hearing Officer
12 Mike Johnson, Community and Economic Development Director
13 Andrew Hulka, Associate City Planner
14 Heather Sundquist, Deputy City Recorder
15

16 **1.0 WELCOME AND ACKNOWLEDGEMENTS**

17
18 Appeals Hearing Officer Paxton Guymon called the meeting to order at 5:03 p.m.

19
20 **2.0 ACTION ITEMS**

21
22 **2.1 (Project AHO-19-004) Action on a Request from Joann and Randy Meitler for the**
23 **Expansion of a Non-Complying Structure at 6991 South Chris Lane, within the R-1-8**
24 **(Single-Family Residential) zone.**

25
26 Mr. Guymon disclosed that he is acquainted with the Meitlers. He did not, however, consider his
27 relationship with them to present a conflict of interest or bias.

28
29 Associate City Planner, Andrew Hulka presented the staff report and stated that the request is to
30 expand a non-conforming structure. A map of the subject property was displayed. Currently, there
31 is an existing garage on the site. The request is to expand the existing home and add additional
32 garage space to the south. The proposed setbacks are 30 feet in the front, 12 feet on the side, and
33 17 feet in the rear. The front and side setbacks were determined to conform to the requirements in
34 the zoning ordinance. The required rear setback in the Single-Family zone is 20 feet. The proposal
35 to expand along the 17-foot setback is non-conforming, which requires additional approval. Staff
36 recommended approval because the request does not increase the degree of non-conformity and
37 will not have additional negative impacts on traffic, fire safety, tax base, create an unreasonable
38 burden on neighboring properties, and preserves the intent of the zoning ordinance.

39
40 The applicant, Randy Meitler described the proposal. Mr. Meitler was informed that if approved,
41 he will need to obtain a building permit and adhere to the requirements.

42
43 **Mr. Guymon reviewed the staff report and the Code and agreed with staff's recommendation**
44 **and findings. The request was approved subject to the following:**

45
46 **Conditions:**
47

- 1 **1. The applicant shall obtain a building permit to ensure that safe building**
2 **standards are followed.**

3
4 **Findings:**

- 5
6 **1. The proposal will not negatively affect the health, safety, convenience, order,**
7 **prosperity, and welfare of the present and future inhabitants of the City**
8 **because the use is the same as currently exists.**
9
10 **2. The proposal will not create any additional congestion in the streets or roads.**
11
12 **3. The proposal will not create a fire safety issue.**
13
14 **4. The proposal will not affect air flow or block natural light from adjoining**
15 **properties by conforming with all height regulations.**
16
17 **5. The proposal will have no apparent negative effect on the City's tax base.**
18
19 **6. The proposal will not place any type of unreasonable burden upon**
20 **neighboring properties.**
21
22 **7. The proposal is in keeping with the intent of the Cottonwood Heights Zoning**
23 **Ordinance.**

24
25 Mr. Guymon provided a signed original of the approval to the applicants. He remarked that doing
26 an expansion correctly, as the applicants plan to do, allows them to do what they wish with their
27 property and enhances the neighborhood.

28
29 **3.0 CONSENT AGENDA**

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31 **3.1 Approval of September 12, 2019 Minutes.**

32
33 *(The Appeals Hearing Officer will approve the minutes of the September 12, 2019 meeting after*
34 *the following process is met. The recorder will prepare the minutes and email them to the hearing*
35 *officer. The hearing officer will have five days to review the minutes and provide any changes to*
36 *the recorder. If, after five days there are no changes, the minutes will stand approved. If there*
37 *are changes, the process will be followed until the changes are made and the hearing officer is in*
38 *agreement, at which time the minutes shall be deemed approved.)*

39
40 **4.0 ADJOURNMENT**

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42 The Administrative Hearing adjourned at approximately 5:14 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Administrative Hearing held Thursday, September 12, 2019.*
3

4 Teri Forbes

5 Teri Forbes
6 T Forbes Group
7 Minutes Secretary
8
9 Minutes Approved: September 19, 2019