



PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development
Meeting Date: December 4, 2019

NOTICE is hereby given that the Cottonwood Heights Planning Commission will hold a Work Session Meeting, beginning at 5:00 p.m. in Room 124 (Council Workroom) and a Business Meeting, beginning at 6:00 p.m. in Room 5 (Council Chambers) located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah on **Wednesday, December 4, 2019.**

5:00 p.m. **WORK MEETING**

1.0 Planning Commission Business

1.1. Review Business Meeting Agenda

The Commission will review and discuss agenda items.

1.2. A presentation by Landmark Design on an amendment to the Planned Development District (PDD) zone.

1.3. Additional Discussion Items

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

6:00 p.m. **BUSINESS MEETING**

1.0 Welcome and Acknowledgements

1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 General Public Comment

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Senior Planner prior to noon the day before the meeting.)

3.0 Business Items

3.1. (Project CUP-19-019)

A public hearing and possible action on a request by Castle Valley Properties to approve a site plan and conditional use permit for the remodel and addition to an existing building for a proposed office and seven apartments/bed and breakfast use located at 6970 S. 3000 E. in the NC - Neighborhood Commercial zone.

3.2. (Project ZMA-19-005)

A public hearing and possible action on a request from Mohammad Pourkazemi for a zoning map amendment from RR-1-43 (Rural Residential – 1 acre lot minimum) to RR-1-21 (Rural Residential – 1/2 acre lot minimum) on 1.19 acres of property located at 8120 S. Royal Ln.

3.3. (Project SUB-19-012)

A public hearing and possible action on a request by Mo Vedadi for a reduction to the flag lot side yard setback requirement at the property located at 8564 S. Little Willow Cir. in the R-1-8 – Residential Single-Family Zone.

4.0 Consent Agenda

- 4.1. Approval of Planning Commission Minutes:
- October 2, 2019
 - November 6, 2019

5.0 Adjournment

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Open Public Hearing (if item has been noticed for public hearing). Each speaker during the public hearing will be limited to three minutes.
4. Close Public Hearing
5. Planning Commission Deliberation
6. Planning Commission Motion and Vote

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 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.

Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department no later than the Tuesday prior to the meeting at noon. Comments should be emailed to mtaylor@ch.utah.gov. After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

Notice of Participation by Telephonic/Digital Means

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

Notice of Compliance with the American 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, November 25, 2019 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 State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 25th day of November, 2019, Paula Melgar, City Recorder