



ADMINISTRATIVE HEARING MINUTES January 8, 2020

Cottonwood Heights Community and Economic Development Director, Michael Johnson, held an Administrative Hearing Meeting on **Wednesday, January 8, 2020 beginning 12:00 p.m.** in Room 124 (Workroom) located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah.

Staff Present: CED Director Michael Johnson, Assistant Planner Samantha DeSeelhorst, Planner Andrew Hulka, Deputy City Recorder Heather Sundquist

Others Present: Ralph Hull and Bartholomew Richards

Community and Economic Development Director, Michael Johnson called the meeting to order, welcomed those in attendance, explained the administrative hearing process to the applicants and thanked them for attending. He then turned the time over to staff to present on each item.

ADMINISTRATIVE HEARING MEETING

1.0 Business Items

1.1. (Project HOC-19-003)

Request from Ralph and Kyonghui Hull for a conditional use permit to operate a home occupation – clothing alterations business with clients – at 1313 E. Hollow Dale Dr.

Assistant Planner Samantha DeSeelhorst gave an overview of the applicant's request, she presented photos of the property submitted by the applicant and explained the available parking at the residence. Staff recommendation is to approve the application with the conditions of approval specified in the staff report, items 1-6.

CED Director Michael Johnson asked if staff had received any public comment on the application. Staff informed him of one email received requesting information on parking for the business.

Applicant Ralph Hull address staff and clarified a previous question on number of employees that will work at the alteration business. He confirmed that his wife is the only employee, he and reaffirmed that parking in the driveway will be adequate.

Director Johnson reminded Mr. Hull that City Code prohibits the use of on-street parking for home business and stressed the importance of staggering appointment to avoid parking issues and neighbor complaint.

Motion was made by Michael Johnson to approve the conditional use permit based on recommendations included in staff report and subject to all conditions included in staff report.

1.2. (Project CUP-19-020)

Request from Bartholomew Richards for a conditional use permit to authorize an 8-foot fence in the side and rear yards at 7635 S. Brighton Way.

Planner Andrew Hulka gave an overview of the applicant's request for authorization of an 8 foot fence and explained that the fence was constructed before the applicant was aware of the permit requirement. Planner Hulka explained the zoning requirement for fences in the area and presented photos of the fence and surrounding area. He also presented a document submitted by the applicant with signatures of neighbors, stating they approve of the fence. No public comment was received for this application, other than one email asking for additional detail on the nature of the request.

Staff is recommending approval of application with the condition that the applicant will obtain a building permit.

CED Director Michael Johnson asked applicant for clarification on building materials used in fence and also on topography of his property in relation to the neighbors. Mr. Richards confirmed that his property sits lower.

Applicant expressed his frustration with contractors working on his property including false information provided by contractor regarding permitting requirements and apologized for not following the correct process.

CED Director Michael Johnson suggested the staff condition of obtaining a building permit, be amended to require the applicant to have a building inspection done on the fence by the inspector when he is on site inspecting the covered patio. The fence also needs to be measured to verify the height. If the fence is over 8 feet, additional signature could be required by adjoining neighbor.

Meeting adjourned at 12:15 pm