



# PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development  
Meeting Date: May 6, 2020

**NOTICE** is hereby given that the Cottonwood Heights Planning Commission will electronically hold a Work Session Meeting at approximately 5:00 p.m., and a Business Meeting beginning at approximately 6:00 p.m., or soon thereafter, on **Wednesday, May 6, 2020**. In view of the current COVID-19 pandemic, this meeting will occur only electronically, without a physical location, as authorized by the Governor's Executive Order 2020-05 dated March 18, 2020. The public may remotely hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>.

**\*\*\* Public comments may be submitted to City staff by email at [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov) up to the start of the meeting at 5:00 p.m., MST. Comments received by that deadline will be verbally read into the meeting's record by the Planning Commission Chair or a designee. Comments received after the start of the meeting will be forwarded to the Planning Commission, but not read into the meeting record or addressed during the meeting. There will be no opportunity for verbal comments, questions or other input by the public during this electronic meeting.\*\*\***

## 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. (Project GPA-20-001) Introductory discussion on the goals and objectives of a city-wide Parks, Trails, Open Space, and Urban Forestry Master Plan.

*Staff will introduce the purpose and goals for development of the plan.*

#### 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

*General Public Comments will be read into the record following the procedure detailed above.*

### 3.0 Business Items

#### 3.1 (Project SUB-20-001)

A public hearing and possible action on a request from Aaron Mehrley for a subdivision exception to the front yard setback requirement for two proposed lots generally located at 1561 E. 7200 S. in the R-1-8 – Residential Single-Family zone.

### 4.0 Consent Agenda

#### 4.1 Approval of Planning Commission Minutes

4.1.1 April 15, 2020 Planning Commission Minutes

### 5.0 Adjourn

**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). Written public comment received prior to the meeting will be read into the record.
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 prior to the start of the meeting to be read into the record. Comments should be emailed to [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov). Comments received after the start of the meeting will be distributed to the Commission members after the meeting.

**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, April 30, 2020 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](http://www.cottonwoodheights.utah.gov) and the State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 1<sup>st</sup> day of May, 2020, Paula Melgar, City Recorder



## PLANNING COMMISSION STAFF REPORT

Parks, Open Space, Trails and Urban Forest Master Plan

Meeting Date: May 6, 2020

Staff Contact: Matt Taylor, Senior Planner

(801) 944-7066, mtaylor@ch.utah.gov

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### Summary

<b>PROJECT NAME:</b>	Parks, Open Space, Trails and Urban Forest Master Plan (Project GPA-20-001)
<b>REQUEST:</b>	General Plan Amendment / Master Plan Adoption
<b>APPLICANT:</b>	Cottonwood Heights City
<b>RECOMMENDATION:</b>	Discussion Only – Draft Goals and Objectives

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### Draft Goals and Objectives

The primary purpose of the May 6, 2020 Planning Commission Work Session discussion is to introduce the draft Goals and Objectives of the Plan. (see Attachment X).

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### Background

Parks and open space, trails, and the urban forest are an integral component of the quality of life that the residents of Cottonwood Heights enjoy and the City's fundamental identity. The Cottonwood Heights, Open Space, Parks, Trails, and Forestry Master Plan builds upon the foundation of planning processes over the last fifteen years since the City's incorporation in 2005. Cottonwood Heights General Plan's Parks and Open Space element serves as the primary foundation on which this plan has been formed. The plan is a blueprint for identifying new and creative opportunities to fill community needs for:

- Preservation of critical open space and habitat.
- Increasing publicly accessible open space and recreation facilities
- Interconnecting open spaces and parks throughout the city to regional, city, and local activity centers through an urban trail system.
- Plans for increasing dark-sky restoration.
- Establishes a foundation for an urban forest program management strategy.

### Why This Plan Is Needed

According to Envision Utah, by 2050, the State will increase its population by 70% from 3.16 million to 5.4 million. They state, "Utahns made it clear through the Your Utah, Your Future survey that they envision a future in which we responsibly use the state's abundant public lands for many different purposes including 1) lands being managed to preserve natural ecosystems and watersheds, and 2) lands providing access to recreation that they can enjoy with family and friends." (Envision Utah. *Your Utah, Your Future: Public Lands*. Online at: <https://envisionutah.org/publiclands>)

Because of Cottonwood Heights location as the "City Between the Canyons", the City is currently seeing and will see an ever-increasing number of regional residents utilize the city's and adjacent regional recreational amenities.

#### Resident Priority

A 2019 statistically valid survey of Cottonwood Heights City residents indicated that on average residents would choose to dedicate nearly 20% of the City's annual budget toward city parks and open spaces (7.75%), trail development (5.7%) and the creation of a dog park (5.75%). (2019 Cottonwood Heights Community Survey)

An informal survey of 75 persons indicated the following facilities were indicated as important or very important to resident's households.

Adequate natural and developed open space and recreational facilities are more than desirable; they are essential to the overall social and economic well-being of a community. It is clear that Cottonwood Heights Residents value open space and recreational opportunities that may be found in it. The goal of this plan is to capture of inspiring vision of open spaces, parks, trails, and an urban forest that provides lasting to all residents in the city, while balancing that vision with a practical approach to its implementation.

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## Plan Structure

Preliminarily, the Cottonwood Heights Open Space Plan will be formatted to provide a complete picture for why, where, when and how to expand publicly accessible parks and open space, trails and urban forestry. The plan is grounded by case studies, best practices, statistics, community input and adopted policy, ensuring the projects, programs and policies proposed in the plan contain significant value.

### - INTRODUCTION -

Frames the Cottonwood Heights Open Space Vision Plan's purpose, scope, and function.

### - THE PLAN -

This chapter constitutes a concise presentation of the plan. Details and background information of each element of the plan will be referenced in the following appendices:

### - CONTEXT -

Conducts an existing conditions analysis.

### - PLANNING AREAS -

Establishes planning areas on the regional and neighborhood level. Performs comprehensive analysis of natural, man-made, and cultural structures to establish neighborhood planning areas.

#### - FOUNDATION -

Provides a comprehensive review of adopted plans and special studies from regional city and local agencies and partners, forming a foundation for the work of this plan.

#### - PRINCIPLES -

Puts forth general planning principles for the development of the plan. Establishes terms and definitions that unifies this plan with other county and regional planning documents.

#### - NEEDS -

Defines the needs/issues identified through the existing conditions analysis, survey of plans and studies, and additional public input received through the planning process for this document.

#### - OUTCOMES -

Develops goals based on the desired outcomes that are intended for Cottonwood Heights City.

#### - ALTERNATIVES -

Establishes, ranks, and prioritizes community-driven alternative actions meant to achieve established outcome-oriented goals.

#### - IMPLEMENTATION -

Provides for actionable strategies and step to implement the preferred alternatives.

#### - ADDITIONAL APPENDICES -

- Provides for comprehensive appendices that provide supporting documentation behind the plan. It looks back to how the park system has evolved to its current state and the previous efforts in planning and development that informed the path forward.
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## Relationship to Other Plans, Studies and Documents

This Parks and Open Space, Trails, and Urban Forest Master Plan is intended to replace the Parks and Open Space Chapter of the Cottonwood Heights General Plan, approved July 26, 2005.

As of today, we have reviewed and identified key and related considered relevant plans and cities:

### City Plans

- General Plan, 2005
- Bicycle and Trails Master Plan, 2016
- Fort Union Master Plan, 2017
- Wasatch Boulevard Master Plan, 2019
- Bonneville Shoreline Trail Access Master Plan (in progress)

## City Studies

- For Union Corridor Studies, 2013, 2014, 2015
- Wasatch Blvd Gravel Pit Master Plan and Market Analysis, 2016

## Regional Agencies and Nonprofit Plans and Studies

The plan's goal is to maximize local access to open space, parks, and trails by integrating into the plans of adjacent and regional jurisdictions. These other studies and plans have helped to identify needs and develop plan goals and objectives.

- Sandy, Holladay, Murray and Midvale City Plans
- Central Wasatch Commission
- Cottonwood Heights Parks and Recreation Service Area Master Plan
- Envision Utah
- Salt Lake County Parks and Recreation Facilities Master Plan
- Salt Lake County Open Space Acquisition Plan
- Salt Lake County East-West Recreational Trails Master Plan
- Salt Lake County Wasatch Canyons General Plan
- Mid-Valley Active Transportation Plan (in Progress)
- Mountain Accord
- Seven Canyons Trust
- Wasatch Front Regional Council – Wasatch Choice 2050

## Public Input

So far preliminary public input

- Butlerville Days Public Input, 2017
- Open Space Open House, April 2018
- CH Parks, Trails, and Open Space Committee Feedback,
- Open Space and Trails Community Survey, June 2019
- Planning Commission Feedback, June 2019
- Cottonwood Height Community Surveys, Fall 2017, 2018, and 2019

## Future Public Input

As future elements of the plan are finalized, additional public outreach efforts will be conducted to solicit input prior to Planning Commission public hearings.

## Cottonwood Heights Open Space and Parks, Trails, and Urban Forest Master aPlan

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# Plan Goals and Objectives

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### Definitions

#### Guiding Principles

Guiding principles organize goals into themes.

#### Goals

Goals are the desired results and outcomes to be achieved. They are stated as if they were a reality today.

#### Objectives

Objectives are a measurable and specific sub-goal that assist in achieving the overall goal.

#### *Strategies*

Strategies are alternative actions, activities, and tasks that will achieve each objective. a

### Vision

The Cottonwood Heights Open Space and Parks, Trails, and Urban Forest Master Plan envisions the City as a healthy and active community that enjoys the natural and urban outdoor world while improving environmental and physical health while being environmentally and fiscally responsible.

Execution of the plan is a part of achieving the City’s sustainability goals, including:

- Improved air and water quality,
- Increased energy, fuel, and water conservation,
- Increased biodiversity and habitat,
- Reduced infrastructure impacts,

- Reduce heat from urban heat island effect, and
- Reduced light and noise trespass. **Maintain – Sustain**

## Preserve and Protect

### Parks and Open Space

Existing parks and recreation facilities are maintained, upgraded, and highly utilized.

Natural lands, open spaces, features, vistas, and landmarks are protected throughout the City and in adjacent Federal, State, and County open space lands.

Wildlife habitat is preserved and managed to appropriately support habitat connectivity and ecology and serves as a refuge for species impacted by urbanization while not jeopardizing people or property near it.

The fire wildland-urban interface properly maintains the health and safety of people and property while protecting critical habitat and ecosystems.

### Trails and Active Transportation

Existing trails, trailheads, and the active transportation network are maintained, upgraded, and highly utilized.

### Urban Forest

The urban forest is maintained, upgraded, and valued as a public resource that contributes to the enjoyment of the urban and natural world.

## Enhance and Connect

### Parks and Open Space

A high-quality open space network has been created. Equitable distribution and access to high quality parks and recreational facilities are found throughout the city. Parks and open space pedestrian service area gaps are filled with facilities matched to the area's needs. Regional open space and parks are considered as meeting part of the city-wide needs.

Open space has been acquired for formal preservation and enjoyment by future generations.

City-owned property and right-of-way enhances the natural beauty of the City.

Unique neighborhood activity centers that incorporate open space, public plazas, and other amenities act as strong pedestrian destinations and activity nodes that create additional interest and reasons for people to walk and utilize the active transportation and trail network throughout the City.

Historic buildings and sites are incorporated into the open space network.

Clean, clear, and dark skies are enjoyed and recognized as vital component to the City's open space network.

Plan open space and the built environment together to allow both uses to enhance the other

## Trails and Active Transportation

An established interconnected greenway network connects neighborhoods to city and regional parks, open spaces and activity areas through a seamless integration of sidewalks, active-transportation, off-road and natural trail facilities.

The trail network accesses public lands for city resident and non-city users without interfering with the quality of life of nearby residents or infringing on private property rights.

Wayfinding is found throughout the city that helps people navigate and enjoy the complete open space network by active means.

A robust city- and canyon-wide public transit system relieves traffic generation and parking demand as well as expand the range and reach of trail and active transportation facility users to park and open space destinations. Parking management strategies compliment the support of transit and active transportation goals.

## Urban Forest

Parks and streets populated with healthy trees that create a hospitable environment and maximize canopy without being detrimental to private property or public infrastructure.

New development prioritizes and amply incorporates preserved and new trees.

## Equitable and Accessible

### Parks and Open Space

Parks and open spaces are designed to accommodate diverse activities, ages, abilities, and user groups and can respond to changing recreational trends.

### Trails and Active Transportation

Trail and active transportation facilities accommodate diverse active transportation modes that meet the needs of diverse ages, abilities, and user group's

### Urban Forest

The benefits of the urban forest are received in all neighborhoods within the city, regardless of the area's past development history.

## Healthy and Safe

High utilization of parks, open space, trails, and recreation, coupled with the benefits of the urban forest, mean residents enjoy a higher level of physical, mental, and economic health over their predecessors.

Parks, open spaces, trails, crossings, and recreational facilities are safe and inviting.

## Collaborate and Educate

A productive relationship with neighboring cities, Salt Lake County, Federal agencies, regional partners, and non-profits preserve, maintain, enhance, and create a parks, open space and trails system that meets plan and mutual goals.

Residents are partners with the city in maintaining and achieving plan goals.

Resident's education about the value and opportunities of the City's parks, open space, trails, and forestry lead them to take pride-in, proactively utilize and contribute to maintaining and building it.

## Sources Consulted

### City Plans

- General Plan, 2005
- Bicycle and Trails Master Plan, 2016
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- Wasatch Boulevard Master Plan, 2019
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# PLANNING COMMISSION STAFF REPORT

Subdivision Exception: Front Yard Setback Reduction

Meeting Date: May 6, 2020

Staff Contact: Matt Taylor, Senior Planner  
(801) 944-7066

## Summary

### Action Requested

#### Subdivision Exception:

Reduction to required front yard setback along a private road. at 1561 E. 7200 S.

#### Applicant:

Aaron Mehrley

#### Project #:

SUB-20-001



## Context

### Subject Property:

1561 E. 7200 S. Property

### Owner:

Aaron Mehrley  
Marv Hendrickson

### Acres:

0.97

### Parcel #s:

22281260620000

22281260830000



Land Use & Zoning

Site

Single-Family Residential  
 R-1-8

Surrounding Properties

North

Multi-family

RM – Residential Multi-Family

South

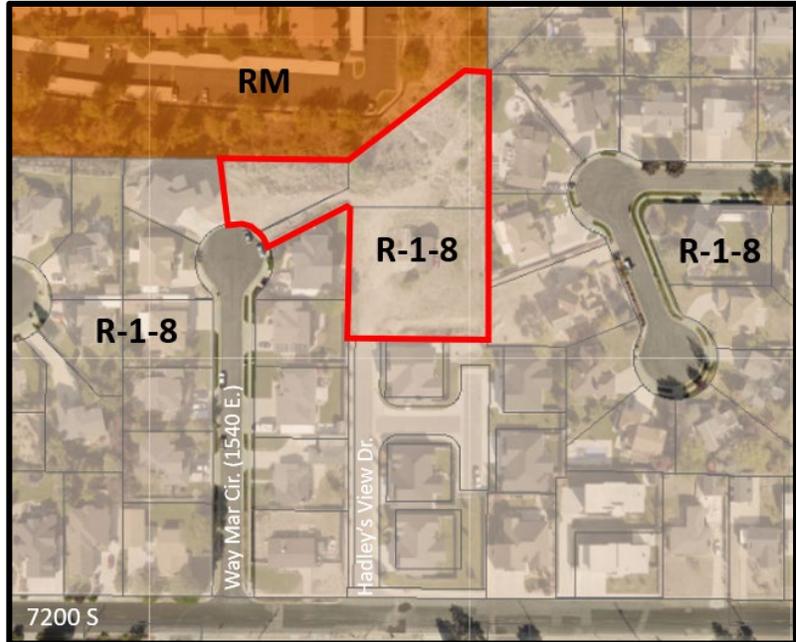
Single-Family Residential  
 R-1-8

East

Single-Family Residential  
 R-1-8

West

Single-Family Residential  
 R-1-8



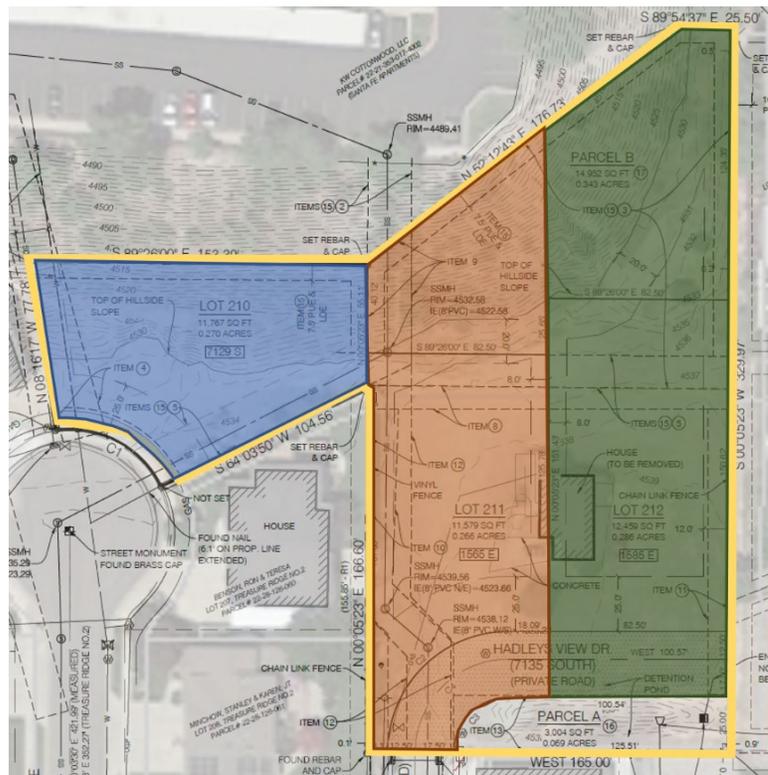
Background

Summary

The applicant is requesting an exception on the setback requirements from the centerline of a private road.

On October 3, 2018, the subject property was granted preliminary approval by the Planning Commission to modify three parcels/lots into three lots with a different configuration. The following graphic shows the existing lots with colors for the new lots superimposed on top of them.

The final subdivision has not been recorded over storm drain retention issues. The applicant has proposed an alternative storm drainage system



that is under review at this time (this information is solely provided to explain for the delay in final approval of this property and not related to this request).

### Preliminary Plat

The preliminary plat was approved as shown in Figure 1 (Parcel A will not be part of the final subdivision plat as it is actually under the ownership of the Platinum Ridge HOA).

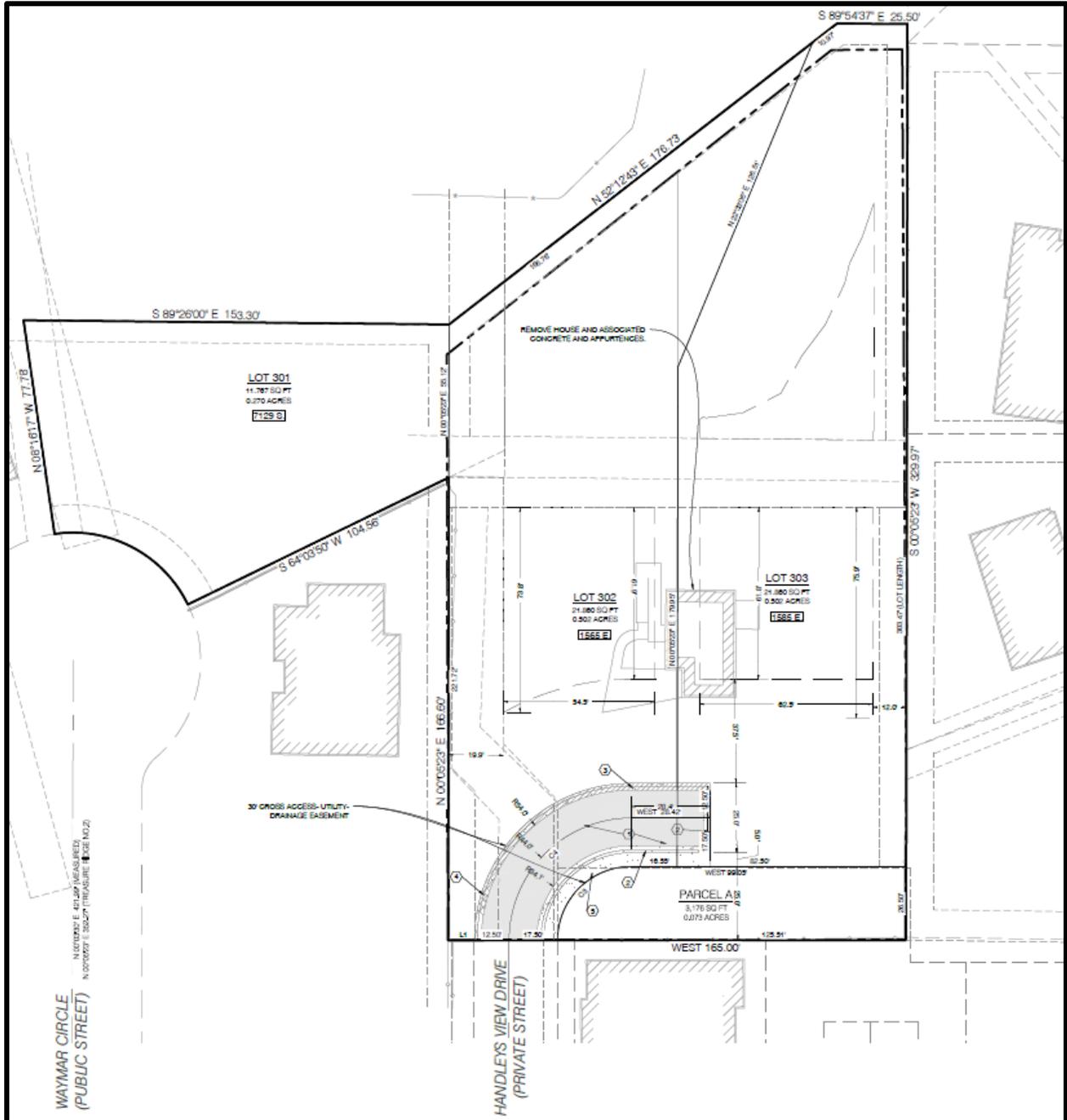


Figure 1 - Treasure Ridge Subdivision

## Request

The applicant has submitted a request for a special exception to the front yard setback requirements contained in the City's private roadway standards (14.12.130 CH Code). The request is to reduce the front yard setback requirement on the north side of the property from 50 feet from the road centerline to 37.5 feet (23 feet from the back of curb).

## Analysis

### Lot Standards Along Private Roads

Properties in the R-1-8 zone require a 25 foot setback from the edge of the right-of-way (typically the back of sidewalk and sometimes from the back of curb in non-conforming situations). These two lots will be accessed by a private road (see yellow area on Figure 2) and because it is only a short extension to an existing road and will not continue further, it will be built to the same standard.

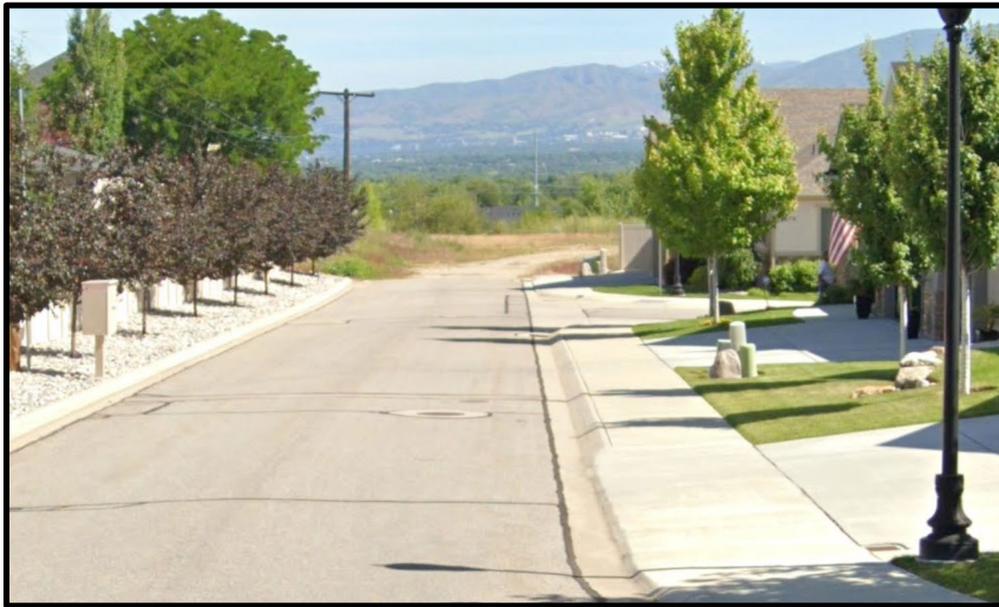


Figure 2 - Existing Private Road – Hadley's View Rd.

However, the setback standards for lots along private roads are established in the roadway design ordinance, rather than the zoning ordinance.

*“Any building lot that is located outside a planned unit development, which fronts on a private roadway with at least 25 feet of paved surface, shall have a minimum lot area of one-half acre. The minimum distance from the center of such roadway to the front building line on such a lot shall be 50 feet.” (14.12.130.E CH Code).*

Figure 2 also identifies the private road centerline (exclusive of sidewalk) and 50' setback. (\*The centerline looks offset as the 5' sidewalk on the south side is not illustrated).

### Site Constraints

Two easements constrain the buildable area of the site. There is also a 20-foot slope stability setback that does not further constrain the site but is identified for additional context. Each area of concern is identified by color in Figure 3:

- 1) Orange: 15 foot storm drainage easement recorded in 1987.
- 2) Green: 8 foot sewer utility easement recorded in 2007.
- 3) Red: 20 foot slope-stability setback.

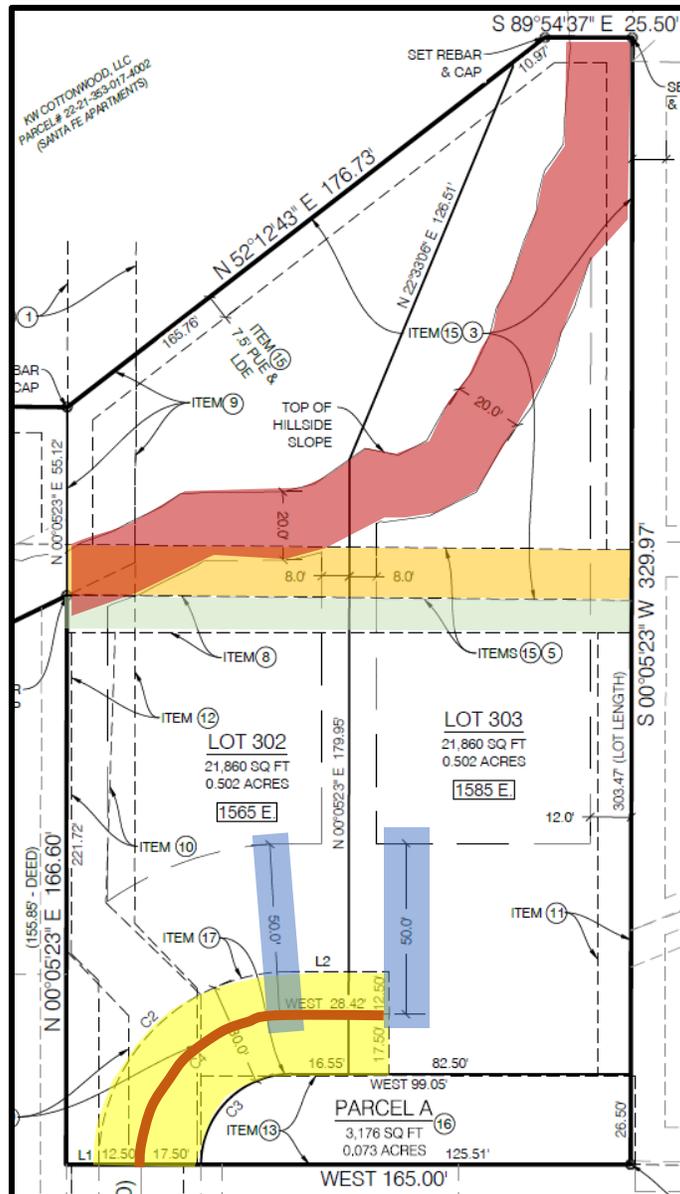


Figure 4 - Site Constraints

### Criteria for Granting a Roadway Design Exception

The street design code allows the City Council to make exceptions to roadway design requirements after receiving a recommendation from the Planning Commission:

*"In cases where*

- *unusual topographical,*
- *aesthetic,*
- *or other exceptional conditions or circumstances exist,*

*variations or exceptions to the requirements of this chapter may be approved by the city council after receiving recommendations from the city's planning commission and the department, provided that the variation or exceptions are not detrimental to the public safety or welfare" (14.12.150 CH Code).*

### Request

The applicant is requesting a 38 foot setback from the private roadway centerline (23 feet from back of curb). Figure 5 illustrates that the 50 foot setback from a private roadway centerline is equivalent if a public road was built elsewhere within the R-1-8 zone. Figure 5 also illustrates the expanded building pad if the setback exception is granted.

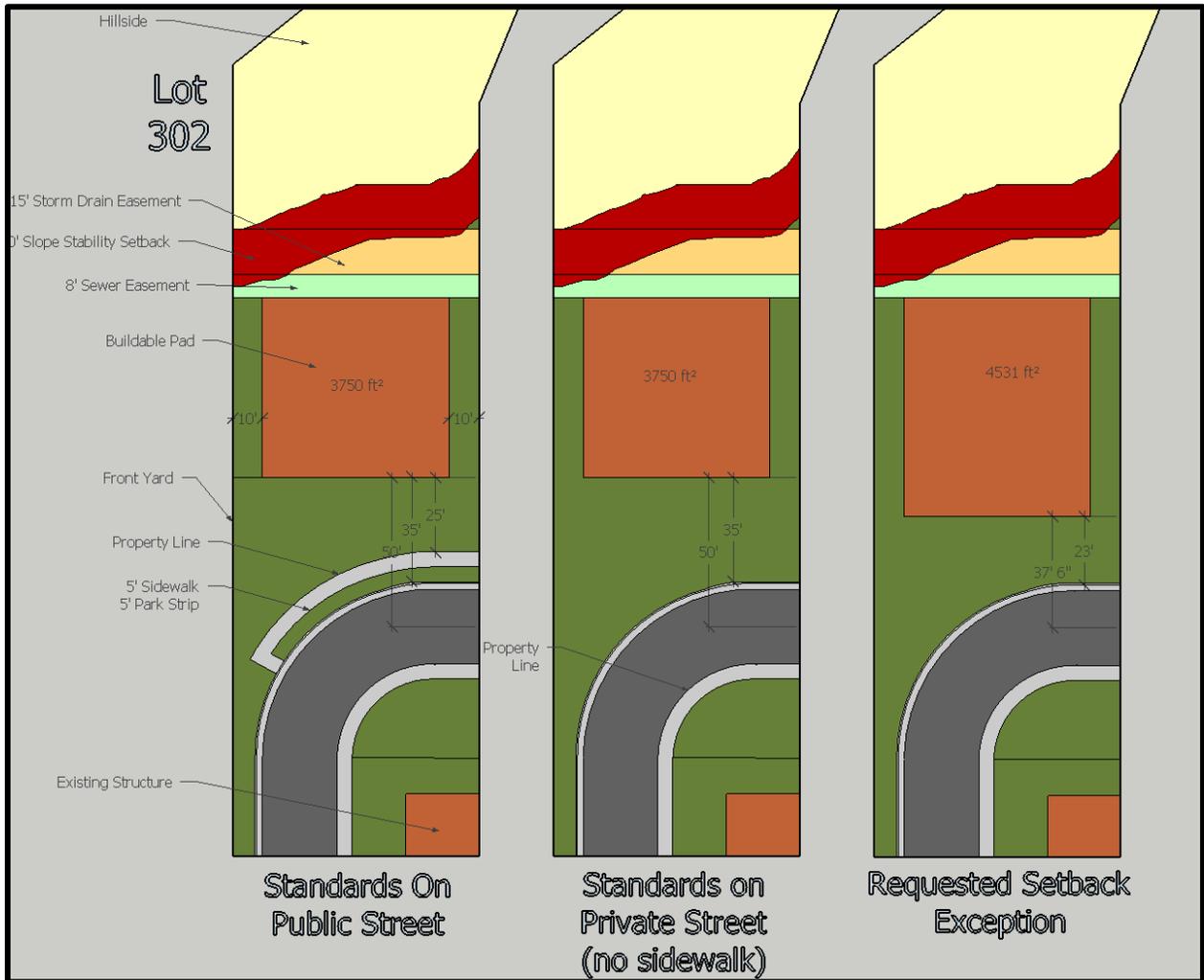


Figure 5 - Public and Private Road Outcomes Compared To Requested Exception

### Size of Surrounding Building Pads

Figure 6 illustrates the location and footprint of the proposed home and the size of surrounding building pads (approximate).

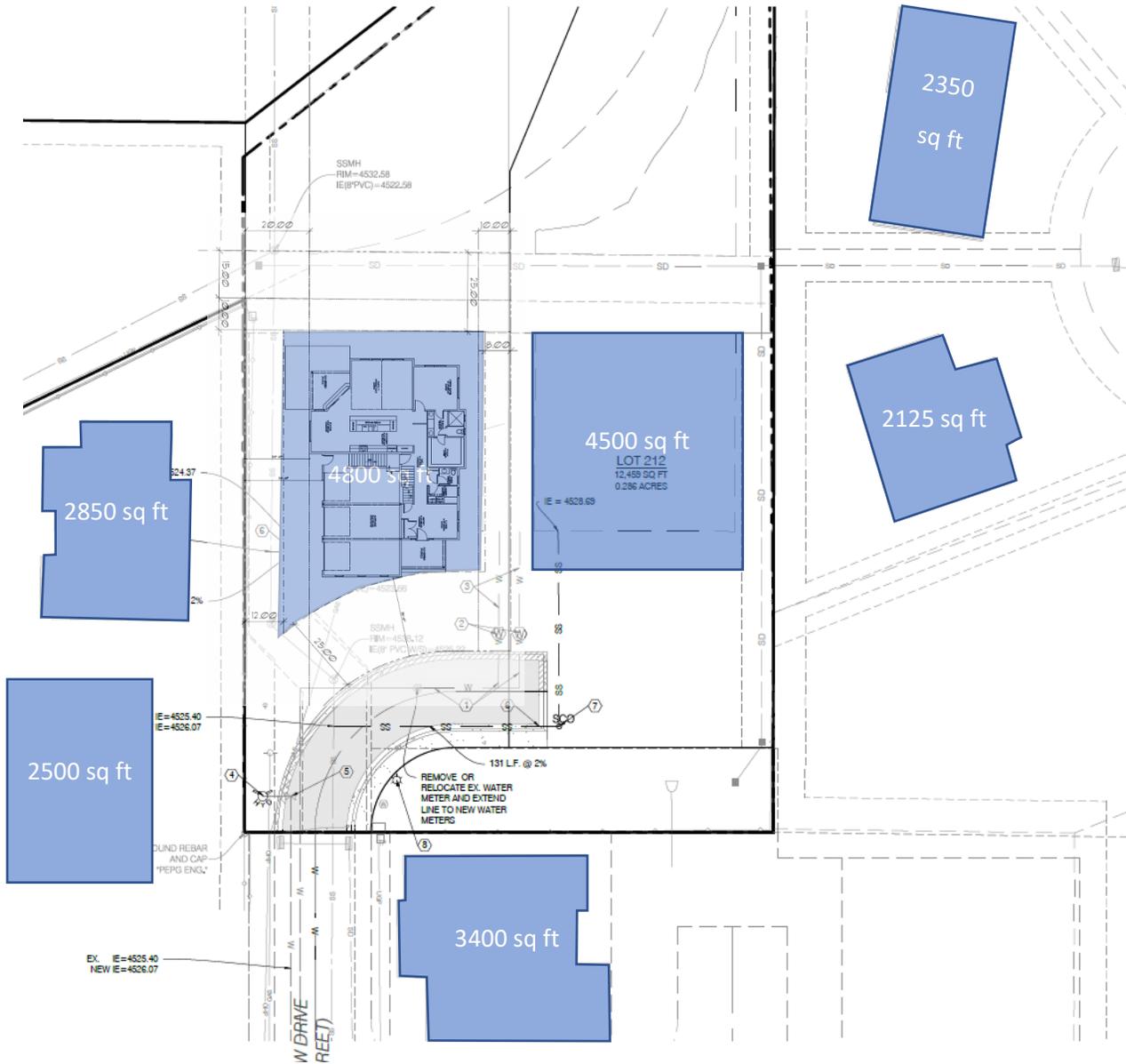


Figure 6 - Approximate Size of Proposed Building Pad and Existing Buildings

### Approval Process

This request must be approved or denied by the City Council after receiving a recommendation from the Community Development Department and the Planning Commission.

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### Conclusions - Findings for Approval

There are several findings that lead staff to support the granting of an exception:

- The existing design of the road will very unlikely be expanded to include sidewalk/planter strip on the north side at any time in the future.
- There are site constraints that limit placement of the proposed home further back on the lot.
- A limited exception to the building line distance from street centerline will not be detrimental to the public safety or welfare.

However, consistent with typical R-1-8 development throughout the city, staff recommends that the granted exception is not less than 25 feet from the back of the curb (39.5 feet from street centerline), rather than the requested 23 feet. To grant an exception less than this would normally be addressed by a zoning variance application.

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## Recommendation

Staff recommends that the Planning Commission make a recommendation to the City Council that an exception to the front building line distance from a private street centerline standard in Section 14.12.130 (Private Roadways) is granted for 25 feet from the back of the curb (39.5 feet from street centerline) based upon the above findings.

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## Model Motions

### Approval

I move that we forward a positive recommendation to the City Council for project SUB-20-001, an exception to the front building line distance from a private street centerline standard in Section 14.12.130 (Private Roadways) is granted for 25 feet from the back of the curb (39.5 feet from street centerline) based subject to the findings and conditions of approval that the Planning Commission imposes dated May 6, 2020.

- Add any additional conditions of approval...

### Denial

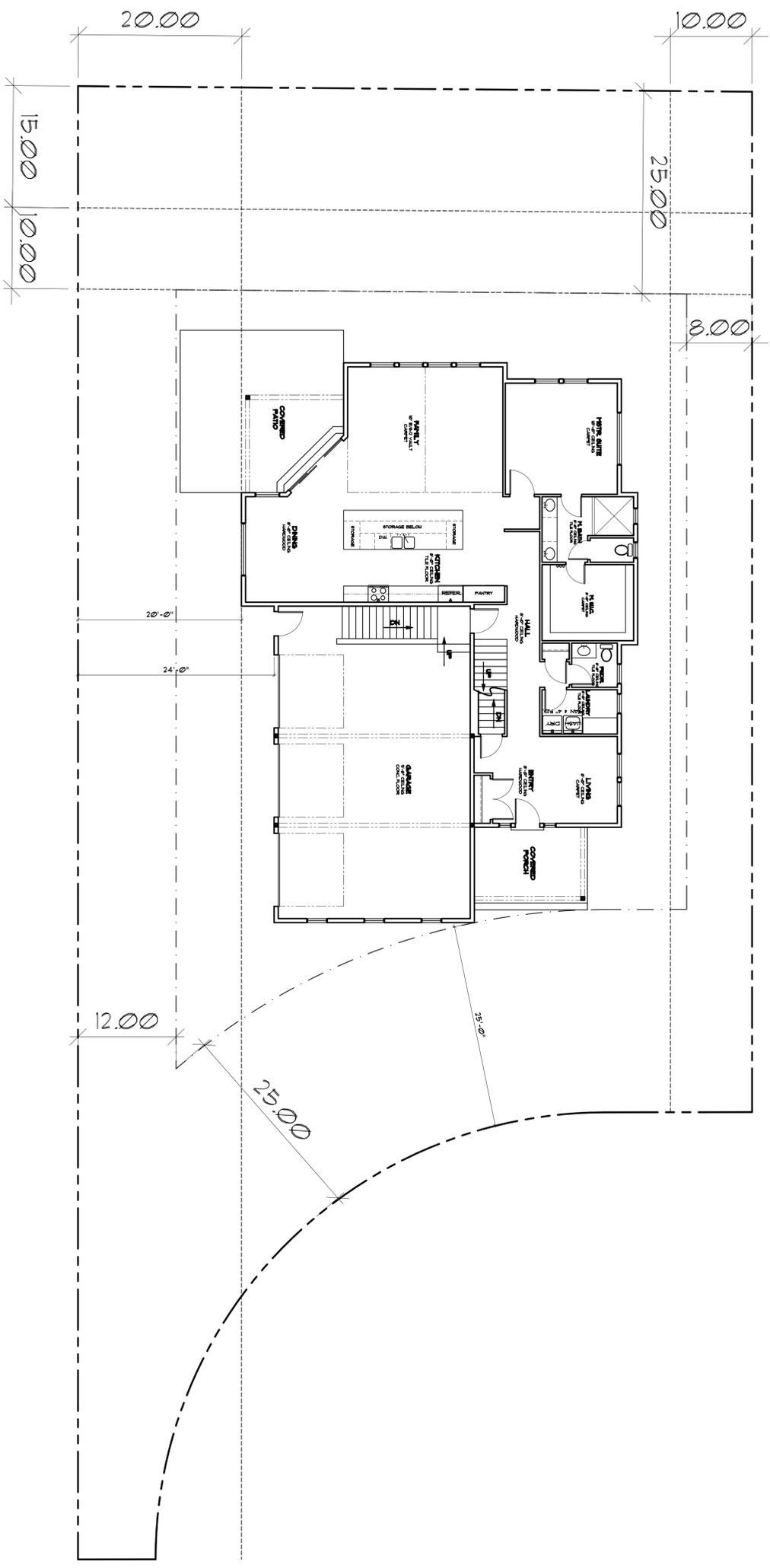
I move that we forward a negative recommendation to the City Council for project SUB-20-001, based on the following findings.

- List reasons for denial...

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## Attachments

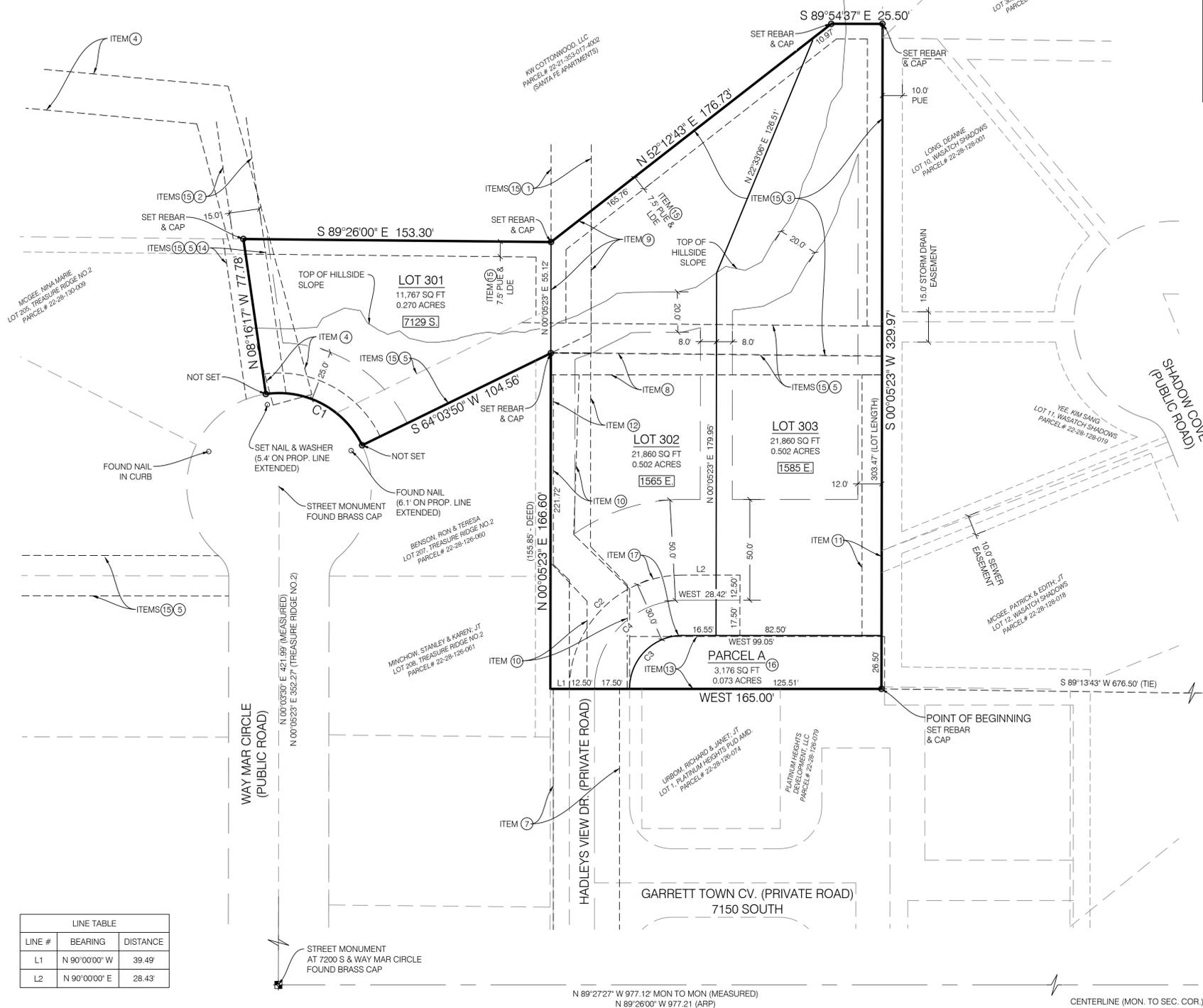
- Approved Preliminary Plat
- Preliminary House Plan



# TREASURE RIDGE NO.3 SUBDIVISION

VACATING LOTS 206 & 209, TREASURE RIDGE NO.2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH  
PRELIMINARY - NOT FOR RECORDATION!!



LINE #	BEARING	DISTANCE
L1	N 90°00'00" W	39.49'
L2	N 90°00'00" E	28.43'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	58.08'	46.00'	72°20'10"	N 62°06'47" W	54.29'
C3	41.63'	26.50'	90°00'00"	S 45°00'00" W	37.48'
C4	69.12'	44.00'	90°00'00"	S 45°00'00" W	62.23'

DEVELOPER/OWNER:  
CONTACT: MARVIN HENDRICKSON  
C/O JOHN MCGEE  
P.O. BOX 522196  
SALT LAKE CITY, UT 84152  
TELEPHONE: 801-949-8829  
EMAIL: J\_MCGEE@HOTMAIL.COM

GENERAL NOTES:  
1) THIS SUBDIVISION IS LOCATED IN THE SENSITIVE LANDS OVERLAY ZONE.  
2) COTTONWOOD HEIGHTS CITY PROVIDES NO MAINTENANCE FOR PRIVATE STREETS.  
3) PER FEMA FLOOD INSURANCE RATE MAP NO. 49035C0451G, EFFECTIVE DATE: SEPTEMBER 25, 2009, THIS SUBDIVISION IS LOCATED WITHIN 'ZONE X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
4) 5/8" REBAR & CAP MARKED 'BENCHMARK ENG.' SHALL BE PLACED AT LOT CORNERS AND NAIL & WASHER MARKED 'BENCHMARK ENG.' SHALL BE PLACED ON FRONT LOT CORNERS IN THE CURB.

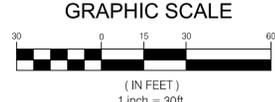


NORTH QUARTER CORNER OF SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE & MERIDIAN  
FOUND BRASS CAP (SET IN CONCRETE)  
SLOCO REF. MON. #251E2102

- SUBDIVISION & EASEMENT NOTES: (CONTINUED)
- 16" WIDE EASEMENT FOR SANITARY SEWER RECORDED FEBRUARY 10, 1983. ENTRY NO. 3758578. BOOK/PAGE: 5437/1913
  - 15" WIDE EASEMENT FOR STORM DRAINAGE RECORDED FEBRUARY 10, 1983. ENTRY NO. 3758578. BOOK/PAGE: 5437/1913
  - RESERVATION EASEMENT (AS DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED) RECORDED OCTOBER 29, 1984. ENTRY NO. 4009635. BOOK/PAGE: 5602/62
  - EASEMENT FOR STORM SEWER (AS SHOWN IN EXHIBIT A-2 AS 'PARCEL 2') RECORDED OCTOBER 29, 1984. ENTRY NO. 4009635. BOOK/PAGE: 5602/66
  - 15" EASEMENT FOR STORM DRAINAGE RECORDED NOVEMBER 17, 1987. ENTRY NO. 4551061. BOOK/PAGE: 5989/1425
  - SHARED WATER SERVICE AGREEMENT (AFFECTS LOTS 302 & 303) RECORDED OCTOBER 19, 2006. ENTRY NO. 9881807. BOOK/PAGE: 9367/8252
  - PERPETUAL RIGHT OF WAY & UTILITY EASEMENT (EASEMENTS EXTEND TO THE NORTH RIGHT OF WAY OF 7200 SOUTH) RECORDED AUGUST 28, 2007. ENTRY NO. 10206265. BOOK/PAGE: 9508/8435
  - SPECIFIC SEWER UTILITY EASEMENT RECORDED AUGUST 28, 2007. ENTRY NO. 10206266. BOOK/PAGE: 9508/8440
  - WASTEWATER COLLECTION EASEMENT IN FAVOR OF COTTONWOOD IMPROVEMENT DISTRICT RECORDED SEPTEMBER 14, 2007. ENTRY NO. 10222467. BOOK/PAGE: 9515/2773
  - SPECIFIC SEWER UTILITY EASEMENT RECORDED SEPTEMBER 17, 2007. ENTRY NO. 10223921. BOOK/PAGE: 9515/8668
  - SPECIFIC STORM DRAIN UTILITY EASEMENT IN FAVOR OF COTTONWOOD IMPROVEMENT DISTRICT RECORDED MAY 20, 2009. ENTRY NO. 10707652. BOOK/PAGE: 9725/2675
  - AGREEMENT (FOR DETENTION BASIN AREA) RECORDED AUGUST 28, 2007. ENTRY NO. 10206265. BOOK/PAGE: 9508/8435 (TO BE RELOCATED PER THIS PLAN)
  - EASEMENT FOR UTILITIES (AS SHOWN IN EXHIBIT B-1) RECORDED OCTOBER 29, 1984. ENTRY NO. 4009635. BOOK/PAGE: 5602/66
  - NOTES AND EASEMENTS SHOWN ON TREASURE RIDGE NO. 2 SUBDIVISION RECORDED JULY 3, 1997. ENTRY NO. 6683914. BOOK/PAGE: 97-77/196
  - PARCEL 'A' SHALL FUNCTION AS A STORM WATER DETENTION BASIN AREA. THE EXISTING DETENTION BASIN SHALL BE RELOCATED TO BE CONTAINED WITHIN THIS PARCEL. THIS PARCEL SHALL BE OWNED AND MAINTAINED BY PLATINUM CONSTRUCTION, LLC AND/OR SUCCESSORS.
  - LOT 301 WILL REQUIRE LOT SPECIFIC GEOLOGICAL HAZARD CLEARANCE PRIOR TO DEVELOPMENT APPROVAL.
  - 30 FOOT ACCESS EASEMENT IN FAVOR OF OWNERS OF LOTS 302 & 303, TO BE MAINTAINED BY SAID OWNERS.

### LEGEND AND ABBREVIATIONS:

- SECTION CORNER AND LINE (FOUND)
- STREET MONUMENT (FOUND)
  - SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED 'BENCHMARK ENG.'
  - BOUNDARY LINE
  - ADJACENT PROPERTY
  - MONUMENT LINE
  - EASEMENT
  - LOT LINE
  - SETBACK LINE
  - PUBLIC UTILITY EASEMENT & LOT DRAINAGE EASEMENT
  - PUE & LDE



**SURVEYOR'S CERTIFICATE**  
I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PRIVATE STREET, AS SHOWN ON THIS PLAN AND DESCRIBED HERE AFTER, SAID TRACT OF LAND TO BE KNOWN AS:

**TREASURE RIDGE NO.3 SUBDIVISION**  
VACATING LOTS 206 & 209, TREASURE RIDGE NO.2 SUBDIVISION  
**BOUNDARY DESCRIPTION**  
A TRACT OF LAND WHICH IS ALL OF LOTS 206 AND 209 OF TREASURE RIDGE NO.2 SUBDIVISION RECORDED JULY 3, 1997, AS ENTRY NO. 6683914, IN BOOK 97-77, AT PAGE 196, OF OFFICIAL RECORDS, AND ALSO THE PARCEL OF LAND CONTAINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 3, 2016, AS ENTRY NO. 12233469, IN BOOK 10408, AT PAGE 1915, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PLATINUM HEIGHTS PUD AMENDED RECORDED JUNE 4, 2014, AS ENTRY NO. 11860089, IN BOOK 2014P, AT PAGE 124, OF OFFICIAL RECORDS, AND ON THE WESTERLY LINE EXTENDED OF WASATCH SHADOWS SUBDIVISION RECORDED NOVEMBER 10, 1987, AS ENTRY NO. 4548845, IN BOOK 87-11, AT PAGE 135, OF OFFICIAL RECORDS, SAID POINT BEING SOUTH 00°05'23" WEST 999.12 FEET ALONG THE SECTION LINE AND SOUTH 89°13'43" WEST 676.50 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG SAID NORTH LINE WEST 165.00 FEET TO THE EASTERLY LINE OF SAID TREASURE RIDGE NO.2 SUBDIVISION, THENCE NORTH 00°05'23" EAST 166.60 FEET ALONG SAID EASTERLY LINE, THENCE SOUTH 64°03'50" WEST 104.56 FEET; THENCE NORTHWESTERLY 58.08 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 62°06'47" WEST 54.29 FEET; THENCE NORTH 08°16'17" WEST 77.78 FEET TO THE NORTHERLY LINE OF SAID TREASURE RIDGE NO.2 SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING (3) THREE COURSES: 1) SOUTH 89°26'00" EAST 153.30 FEET; 2) NORTH 52°12'43" EAST 176.73 FEET; 3) SOUTH 89°54'37" EAST 25.50 FEET TO THE WESTERLY LINE OF SKYLINE MANOR NO.3 SUBDIVISION RECORDED MAY 2, 1967, AS ENTRY NO. 2197640, IN BOOK EE, AT PAGE 73, OF OFFICIAL RECORDS, THENCE ALONG SAID WESTERLY LINE AND ALSO ALONG THE WESTERLY LINE OF SAID WASATCH SHADOWS SUBDIVISION SOUTH 00°05'23" WEST 329.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: 58,663 SQ. FT. OR 1.347 ACRES, MORE OR LESS  
3 LOTS, 1 PARCEL

PRELIMINARY - NOT FOR RECORDATION!!  
DATE OF PREPARATION: DECEMBER, 2018



**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS:

**TREASURE RIDGE NO.3 SUBDIVISION**  
VACATING LOTS 206 & 209, TREASURE RIDGE NO.2 SUBDIVISION

DO HEREBY DEDICATE ALL PARCELS ON THIS PLAN FOR PERPETUAL PUBLIC AND UTILITY USES. IN WITNESS WHEREBY I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 A.D.

PLATINUM CONSTRUCTION, LLC  
BY (PRINT NAME): \_\_\_\_\_  
ITS: GENERAL PARTNER

**GENERAL PARTNERSHIP ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARVIN L. HENDRICKSON, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE THAT HE IS THE GENERAL PARTNER OF WAY-MAR DEVELOPMENT, A UTAH GENERAL PARTNERSHIP, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID GENERAL PARTNERSHIP, AND SAID MARVIN L. HENDRICKSON ACKNOWLEDGED TO ME THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

**ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AARON MEHRELY, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

**LLC ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, PERSONALLY APPEARED BEFORE ME WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A MANAGING MEMBER OF 45 TWELVE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

**TREASURE RIDGE NO.3 SUBDIVISION**  
VACATING LOTS 206 & 209, TREASURE RIDGE NO.2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH SHEET 1 OF 1

**BENCHMARK CIVIL**  
BENCHMARK ENGINEERING & LAND SURVEYING  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**COMMUNITY DEVELOPMENT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
DIRECTOR, BRIAN BERNDT

**CITY ENGINEER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
CITY ENGINEER, BRAD GILSON

**BOARD OF HEALTH**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
DIRECTOR

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION  
CHAIRMAN

**CITY ATTORNEY**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
WM. SHANE TOPHAM, CITY ATTORNEY

**CITY COUNCIL**  
PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
KELVIN H. CULLIMORE, JR., MAYOR  
ATTEST: PAULA MELGAR, CITY RECORDER

SALT LAKE COUNTY RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_  
TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER

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

3  
4 **Wednesday, April 15, 2020**  
5 **5:00 p.m.**  
6 **Conducted Electronically**  
7

8 ***ATTENDANCE***  
9

10 **Members Present:** Commissioner Christine Coutts, Commissioner Craig Bevan,  
11 Commissioner Sue Ryser, Commissioner Jesse Allen, Commissioner  
12 Douglas Rhodes, Commissioner Bob Wilde, Commissioner Dan Mills  
13

14 **Staff Present:** Community/Economic Development Director Michael Johnson, Senior  
15 Planner Matthew Taylor, City Planner Andrew Hulka, City Attorney Shane  
16 Topham, Deputy City Recorder Heather Sundquist  
17

18 **WORK MEETING**  
19

20 In the absence of Chair Griffin, Commissioner Coutts called the meeting to order at approximately  
21 5:00 pm.  
22

23 **1.0 Planning Commission Business.**  
24

25 **1.1 Review Business Meeting Agenda.**  
26

27 City Planner, Andrew Hulka presented information on Projects SPL 20-001 and SPL 20-002  
28 regarding site plan approval in the Canyon Centre Mixed-Use Development. He presented both  
29 items simultaneously, as the involved sites are side-by-side parcels located at 7237 and 7333 South  
30 Canyon Centre Parkway. Mr. Hulka presented recent photographs of the site to show the progress  
31 of the construction. At the March 4, 2020, Planning Commission Meeting the Commission asked  
32 for more details and a site plan that thoroughly demonstrates pedestrian circulation on the site.  
33 The Commission voted to continue the items to the April meeting.  
34

35 Mr. Hulka reported that the City received one phone call from the County Health Department  
36 concerning the above items. The County Health Official provided a reminder about the noise  
37 ordinance. This information was passed on to the applicant who agreed to comply with the noise  
38 ordinance.  
39

40 Mr. Hulka presented the revised site plan that was submitted by the applicant. It showed pedestrian  
41 circulation and sidewalk space between the parking lot and new buildings. The new buildings are  
42 a restaurant and a retail store. The plan included pedestrian connections from both Wasatch  
43 Boulevard and the parking lot at Canyon Centre. Mr. Hulka clarified that the pedestrians from  
44 Wasatch Boulevard can enter the lot through a door in the parking structure. Mr. Hulka  
45 recommended approval of the revised site plan and reported that the applicant met the requests of  
46 the Commission and the requirements of the Mixed-Use Zone.

1 Senior Planner Matthew Taylor addressed Project ZTA-20-001 involving a proposed Tree  
2 Ordinance. He presented changes made to the ordinance based on comments received from the  
3 Planning Commission at its March 4, 2020 meeting. He reported that the Open Space Master Plan  
4 will include a Forestry section that will address the goals of the ordinance. Some of the language  
5 in the ordinance was streamlined or reordered for clarity.  
6

7 Mr. Taylor stated that one of the primary changes made to the ordinance was the development of  
8 a tree list. It is based on recommendations from the Community Development Department with  
9 input from City Foresters. The list includes about 100 trees that are well-suited for this climate  
10 based on information from qualified Urban Foresters. The tree recommendations differ for park  
11 strips that are greater than five feet wide and those that measure four feet wide and smaller. The  
12 City also included a list of prohibited trees along with explanations as to why they are prohibited.  
13

14 Mr. Taylor reported that the City previously enlisted the consulting services of an Arborist. He  
15 explained that the Arborist position is coordinated through the Planning or Community  
16 Development Departments and the cost would be absorbed into the current department resources.  
17 There is not a great need for someone to fill the role currently, although in the future a contract  
18 Arborist could be hired to provide expertise. Mr. Taylor stressed the City's desire to remain  
19 flexible until the needs are fully evaluated.  
20

21 A question was raised about who bears the cost of tree removal if a tree on private property is  
22 determined to be a hazard. Mr. Taylor explained that in other hazardous situations, the City often  
23 requires abatement of those issues. A hazardous tree is not different than that. The ordinance  
24 contains specific language that clarifies the City's ability to address a hazardous situation.  
25 Mr. Taylor anticipated additional meetings with law enforcement to ensure that the language in  
26 the ordinance supports the ability to enforce the ordinance. The City does not intend for the Public  
27 Works Department to be responsible for enforcement. Mr. Taylor also reported that language  
28 could be added to the ordinance to clarify what constitutes a hazard tree.  
29

30 A question was raised about who is responsible to clean gutters. Mr. Taylor explained that this is  
31 already addressed in the City Code. The owner of the adjacent property is responsible for  
32 maintaining gutters.  
33

34 With regard to the requirement of two-inch caliper trees in park strips being less than four feet,  
35 Mr. Taylor explained that this is a typical standard in Tree Ordinances as two-inch caliper trees  
36 acclimatize better in park strips than one-inch caliper. It was noted that it would be helpful for  
37 residents to state this measurement in a widely familiar unit, such as gallon size.  
38

## 39 **1.2 Additional Discussion Items.**

40

41 Staff clarified the process for submitting public comments. Comments received prior to the  
42 meeting were read into the record. Any comments received after 6:00 p.m. would become part of  
43 the record but were not read.  
44

45 All of the items were posted and proper notice was provided. There was no public comment on  
46 any of the items at the March meeting.

1  
2  
3  
4  
5  
6  
7

**2.0 Adjournment.**

*Commissioner Wilde moved to adjourn the Work Session. Commissioner Rhodes seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Work Session adjourned at 5:39 p.m.



1 new retail shop located at 7237 South Canyon Centre Parkway. The site is located between Dugala  
2 Distillery and the Marriott Hotel, which are both under construction.

3  
4 Mr. Hulka reported that when the issue was heard at the March 4, 2020, Planning Commission  
5 Meeting, the Commission expressed concern with the site plan not being complete. They  
6 requested that it show the interface between the parking lot and buildings and account for  
7 pedestrian flow.

8  
9 Mr. Hulka presented the revised site plan that was submitted by the applicant, which contained a  
10 more complete view of the entire phase of development. Pedestrian paths along Canyon Centre  
11 Parkway and Wasatch Boulevard were highlighted. The plan shows a connection to Wasatch  
12 Boulevard through a stairway in the parking garage. Staff recommended approval of the project  
13 with no further modifications. It was noted that the applicant has met the standards of the Mixed-  
14 Use Zone and is entitled to approval.

15  
16 Mr. Hulka reported that no public comments were received. Staff received a phone call from a  
17 County Health Department Official who provided a reminder about a noise ordinance and wished  
18 to make the applicant aware of it. Mr. Hulka reported that this information was passed on to the  
19 applicant who agreed to comply with the noise ordinance.

20  
21 The applicant, Chris Jensen, who also is the Project Architect, clarified the details about the  
22 staircase from the parking garage. The original intent of the staircase was to connect the parking  
23 garage and the hotel. Production on the parking garage began prior to the current design of the  
24 hotel and the hotel opted not to connect the staircase and the building. The staircase is now  
25 intended to be used to exit the parking garage and connect to the plaza between the two buildings.  
26 The construction was designed to be consistent with the existing grading on Wasatch Boulevard.  
27 Mr. Jensen reported that pedestrians will be able to enter the parking garage and go up to the plaza  
28 using the stairs. The parking garage is open and not secure. He also explained that there is a  
29 sidewalk that connects all of the surface parking in front of the Distillery and the retail area. The  
30 proposed sidewalk connects the hotel, parking, and public streets.

31  
32 Mr. Jensen noted that a public hearing was held at the March 4, 2020, Planning Commission  
33 Meeting.

34  
35 **MOTION:** Commissioner Rhodes moved to approve Project SPL-20-001. Commissioner Ryser  
36 seconded the motion. Vote on motion: Commissioner Bevan-Aye, Commissioner Ryser-Aye,  
37 Commissioner Rhodes-Aye, Commissioner Wilde-Aye, Commissioner Allen-Aye, Commissioner  
38 Mills-Aye, Chair Coutts-Aye. The motion passed unanimously.

39  
40 **3.2 (Project SPL-20-002) Public Hearing and Possible Action on a Request by**  
41 **Brent Christensen (CW Management) for a Site Plan Approval to Operate a**  
42 **Retail Shop at 7333 South Canyon Centre Parkway in the MU – Mixed-Use**  
43 **Zone.**

44  
45 **MOTION:** Commissioner Wilde moved to approve Project SPL-20-002. Commissioner Mills  
46 seconded the motion. Vote on motion: Commissioner Bevan-Aye, Commissioner Rhodes-Aye,

1 Commissioner Allen-Aye, Commissioner Mills-Aye, Chair Coutts-Aye, Commissioner Ryser-  
2 Aye, Commissioner Wilde-Aye. The motion passed unanimously.  
3

4 **3.3 (Project ZTA-20-001) Public Hearing and Possible Action on a Proposed**  
5 **Ordinance Amending Chapter 14.44 – “Shade Trees”, and amending various**  
6 **other Provisions in Title 14-“Highways, Sidewalks and Public Spaces”**  
7 **Relative to Adopting Additional Standards Regarding Trees and Park Strips.**  
8

9 Senior City Planner, Matthew Taylor presented the staff report and stated that the purpose of the  
10 proposed ordinance is to establish the City’s vision, policies, and goals regarding trees in public  
11 right-of-way landscaping. The ordinance defines the public’s responsibilities, provides procedures  
12 for removal of private tree hazards, establishes provisions for the protection of public trees and  
13 existing on-site trees, and defines standards for park strip trees and landscaping. Mr. Taylor  
14 reported that small changes were made based on comments from the March 4, 2020, Planning  
15 Commission Meeting to create a more logical flow and remove redundancies.  
16

17 The desired outcome from the proposed ordinance was to preserve and increase tree coverage in  
18 the City. Mr. Taylor highlighted the benefits of creating and enhancing an urban forest. The hope  
19 was to promote a partnership between the City and residents and provide guidance to achieve the  
20 goals. The ordinance requires maintenance of park strips and provides guidance to conform with  
21 the requirements. The City also has responsibilities that are outlined in the ordinance.  
22

23 Mr. Taylor described the proposed park strip standards. For park strips measuring four feet or  
24 wider, landscaping or permeable materials are required. Asphalt or solid concrete is not permitted  
25 in these spaces. Trees are required to be maintained at 25-foot distances to create a canopy effect  
26 on the streets. Park strips measuring less than four feet have different standards but include  
27 permeable hardscape or landscape. The ordinance will include recommended and prohibited tree  
28 lists.  
29

30 Mr. Taylor was asked if the ordinance addresses trees planted beneath power lines. He explained  
31 that this was not explicitly addressed but could be added to the ordinance. He proposed that the  
32 recommended tree list specify which trees are permissible underneath power lines. Mr. Taylor  
33 noted that staff is not recommending that the tree list be included in the ordinance. He stressed  
34 the importance of it being a living document that can be changed based on the discretion of the  
35 Community Development Director rather than going through the legislative process.  
36

37 A question was raised about how residents will obtain the information needed to change a park  
38 strip. Mr. Taylor responded that an information packet will be sent out via email and the City  
39 newsletter will refer to a website containing information. These guides will be available on an  
40 annual basis.  
41

42 Mr. Taylor reported that the Planning Commission discussed the potential for requiring residents  
43 to ensure that park strips are conforming before obtaining permits for other changes to a property.  
44 That is not the intent of the ordinance but was something to consider.  
45  
46

1 Chair Coutts opened the public hearing. There were no public comments on the matter. The public  
2 hearing was closed.

3  
4 Mr. Taylor reported that he received a phone call with questions about the ordinance and the caller  
5 seemed satisfied with the answers.

6  
7 Chair Coutts reported that the Commission requested clarity in the ordinance with respect to who  
8 is responsible for tree trimming and enforcement of existing park strips.

9  
10 **MOTION:** Commissioner Wilde moved to recommend approval of Project ZTA-20-001 to the  
11 City Council with the clarifications discussed. Commissioner Wilde seconded the motion. Vote  
12 on motion: Commissioner Bevan-Aye, Commissioner Allen-Aye, Commissioner Rhodes-Aye,  
13 Commissioner Ryser-Aye, Commissioner Mills-Aye, Commissioner Wilde-Aye, Chair Coutts-  
14 Aye. The motion passed unanimously.

15  
16 **4.0 CONSENT AGENDA**

17  
18 **4.1 Approval of Planning Commission Minutes.**

19  
20 **4.1.1 Approval of Minutes of March 4, 2020.**

21  
22 **MOTION:** Commissioner Wilde moved to approve the minutes of March 4, 2020. Commissioner  
23 Bevan seconded the motion. The motion passed with the unanimous consent of the Commission.

24  
25 **5.0 ADJOURNMENT**

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

29  
30 The Planning Commission Meeting adjourned at approximately 6:52 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*  
2 *Cottonwood Heights City Planning Commission Meeting held Wednesday, April 15, 2020*

3  
4

5 Teri Forbes

6 Teri Forbes  
7 T Forbes Group  
8 Minutes Secretary

9  
10 Minutes Approved: \_\_\_\_\_