

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

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

8 **ATTENDANCE**
9

10 **Members Present:** Chair Graig Griffin, Commissioner Chris Coutts, Commissioner Craig
11 Bevan, Commissioner Sue Ryser, Commissioner Jesse Allen,
12 Commissioner Douglas Rhodes, Commissioner Bob Wilde, Commissioner
13 Dan Mills
14

15 **Staff Present:** Community/Economic Development Director Michael Johnson, Senior
16 Planner Matthew Taylor, City Attorney Shane Topham, Deputy City
17 Recorder Heather Sundquist
18

19 **WORK MEETING**
20

21 Chair Graig Griffin called the meeting to order at 5:00 pm.
22

23 **1.0 Planning Commission Discussion.**
24

25 **1.1 Review Business Meeting Agenda**
26

27 **1.2 (Project GPA-20-001) Introductory Discussion on the Goals and Objectives of**
28 **a City-Wide Parks, Trails, Open Space, and Urban Forestry Master Plan.**
29

30 Community/Economic Development Director, Mike Johnson reported that staff has worked
31 diligently over the past year to create the City-wide Parks, Trails, and Open Space Master Plan.
32 They recently added the Urban Forestry Master Plan, which echoes the recently adopted Tree
33 Ordinance. Major discussions are to take place with the City's Park, Trails, and Open Space
34 Committee later in the month with formal Planning Commission consideration to follow.
35

36 Senior City Planner, Matthew Taylor presented the staff report and described the elements
37 previously reviewed and introduced to the City Council. The purpose of the plan is to preserve
38 critical open space and habitat, increase public open space and recreational facilities, and create
39 interconnecting open spaces and parks throughout the City. He emphasized that the focus is to
40 look beyond the City borders and establish a foundation for an Urban Forest Management Strategy.
41 Staff believes a plan is necessary to accommodate and address the potential increase of 2 million
42 Utah residents on the City, residents, and facilities. He confirmed that staff inventoried all open
43 spaces in the City regardless of whether they are privately held, which allowed for the review of
44 every option. Doing so narrowed their goals to meaningful alternative actions.
45

1 Mr. Taylor described the collection of background and contextual information used to develop the
2 plan. A preliminary draft of the sharing goals and objectives was shared. Mr. Johnson noted that
3 the goals are based on research and the needs of the City. Feedback from the Planning Commission
4 and committee members was welcomed. More stringent language was discussed and a truly
5 walkable community was strongly encouraged that would allow for an interface between the City
6 of Cottonwood Heights and adjacent cities.

7
8 **1.3 Additional Discussion Items.**
9

10 Mr. Johnson Project SUB-20-001 that involved a request for a subdivision exception to the front
11 yard setback requirement for two proposed lots located at 1561 East 7200 South in the R-1-8
12 Residential Single-Family Zone.

13
14 Mr. Taylor reviewed the proposal, which would take existing subdivision lots and combine them
15 with a metes and bounds parcel. Because of the plat amendment, the item was presented for review
16 and approval in late 2018. The property layout was reviewed. The primary challenges involved
17 two easements, storm drain, and sewer proposed to be built toward the rear of the property.
18 Because of the slope, the property requires a 20-foot slope stability setback. Setbacks were
19 described. Staff recommended that instead of the requested 23 feet from the back of curb that 25
20 feet be allowed. Doing so would create consistency with the 25-foot setback with all other R-1-8
21 properties on public streets surrounding the site. Side notes to the application were discussed. The
22 Commission members expressed concern with the building envelope and footprint.

23
24 **2.0 Adjournment.**
25

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

28
29 The Work Session adjourned at 5:56 p.m.

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

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

8 **ATTENDANCE**
9

10 **Members Present:** Chair Graig Griffin, Commissioner Chris Coutts, Commissioner Craig
11 Bevan, Commissioner Sue Ryser, Commissioner Jesse Allen,
12 Commissioner Douglas Rhodes, Commissioner Bob Wilde, Commission
13 Dan Mills
14

15 **Staff Present:** Community/Economic Development Director Michael Johnson, Senior
16 Planner Matthew Taylor, City Attorney Shane Topham, Deputy City
17 Recorder Heather Sundquist
18
19

20 **BUSINESS MEETING**
21

22 Chair Graig Griffin called the Business Meeting to order at approximately 6:00 p.m.
23

24 **1.0 Welcome and Acknowledgments.**
25

26 Chair Griffin welcomed those in attendance.
27

28 **2.0 Business Items**
29

30 **2.1 (Project SUB-20-001) Public Hearing and Possible Action on a Request from**
31 **Aaron Mehrley for a Subdivision Exception to the Front Yard Setback**
32 **Requirement for Two Proposed Lots Generally located at 1561 East 7200**
33 **South in the R-1-8 Residential Single-Family zone.**
34

35 Senior City Planner, Matthew Taylor presented the staff report and stated that the above request is
36 for a subdivision exception to the front yard setback requirement for two proposed lots generally
37 located at 1561 East 7200 South in the R-1-8 Residential Single-Family Zone. Site restraints
38 included a sewer and storm drain easement on the north end along with the hillside setback for
39 slope stability. The issues strain the ability of the homes to be located any further back than the
40 proposed easements. Mr. Taylor reviewed a property illustration and explained that the proposal
41 would result in a similar setback as a public street.
42

43 The applicant requested an exception where the Code allows for unusual circumstances.
44 Exceptions were described and Mr. Taylor noted that they may be approved by the City Council
45 after receiving a recommendation from the Planning Commission and the Planning Department.
46 Staff recommended that a 25-foot setback be granted rather than the 23-foot from the curb line

1 resulting in a 39.5-foot setback from the centerline of the private road. It was concluded that the
2 existing design of the private road will not likely be expanded to include planters and sidewalk
3 and there are site constraints that limit the placement of the proposed home.
4

5 Chair Griffin opened the public hearing.
6

7 Community Development Director Michael Johnson read the following citizen comments into the
8 record.
9

10 Rick Urbom of the Platinum Heights PUD reported that meetings were held in his home with
11 Aaron Mehrley on March 4 and 5 and again on July 31, 2019, to reach an agreement between
12 Mr. Mehrley, the developer, and Matt Macklis of Platinum Construction. Attorneys from both
13 sides reviewed documentation and the plan was to have Mr. Macklis use a Special Warranty Deed
14 to deed the detention basin back to Mr. Mehrley. There was also a written agreement entered into
15 between the two parties. All documentation was completed and sent to Mr. Mehrley in November
16 of 2019 but not signed. A good faith agreement was entered into between the parties in an effort
17 to have the two new homeowners in the near future pay for their portion of the snow removal,
18 which was estimated at less than \$250 per year, and road repair/seal work to be done after
19 construction. Mr. Urbom believed that Mr. Mehrley was unwilling to pay for their portion or
20 negotiate in good faith. Mr. Urbom was not opposed to the proposed subdivision exception to the
21 front yard setback requirement for the two proposed lots to the north of Hadleys View Drive.
22

23 Property Agent, John McGee, appreciated what staff had prepared and preferred to keep the
24 setbacks as they proposed.
25

26 Commissioner Rhodes asked about the potential to share snow removal and cement sealing costs.
27 Mr. McGee confirmed that documentation was submitted reflecting the conditions under which
28 Mr. Mehrley would grant them the property. He would not participate in any of the maintenance.
29

30 There were no further comments. The public hearing was closed.
31

32 In response to concern regarding safety configuration, Mr. Taylor confirmed that the Unified Fire
33 Authority (“UFA”) has reviewed the proposal and approved the layout.
34

35 ***Commissioner Bevan moved to forward a positive recommendation to the City Council on***
36 ***Project SUB-20-001. An exception to the front building line distance from a private street***
37 ***centerline standard in Section 14.12.130 (Private Roadways) was granted for 25 feet from the***
38 ***back of the curb (39.5 feet from street centerline) subject to the following conditions:***
39

- 40 1. ***The existing design of the road will not likely be expanded to include a***
41 ***sidewalk/planter strip on the north side at any time in the future.***
42
- 43 2. ***There are site constraints that limit the placement of the proposed home further***
44 ***back on the lot.***
45

- 1 3. *A limited exception to the building line distance from the street centerline will*
2 *not be detrimental to public safety or welfare.*

3
4 *Commissioner Bevan seconded the motion. Vote on motion: Commissioner Allen-Aye,*
5 *Commissioner Ryser-Aye, Commissioner Wilde-Aye, Commissioner Coutts-Aye, Commissioner*
6 *Mills-Aye, Commissioner Rhodes-Aye, Commissioner Bevan-Aye, Chair Graig Griffin-Aye.*
7 *The motion passed unanimously.*

8
9 **3.0 CONSENT AGENDA**

10
11 **3.1 Approval of Planning Commission Minutes.**

12
13 **3.1.1 Approval of Minutes for April 15, 2020.**

14
15 *Commissioner Coutts moved to approve the Business Meeting and Work Session minutes of*
16 *April 15, 2020. Commissioner Allen seconded the motion. Vote on motion: Commissioner*
17 *Allen-Aye, Commissioner Ryser-Aye, Commissioner Wilde-Aye, Commissioner Coutts-Aye,*
18 *Commissioner Mills-Aye, Commissioner Rhodes-Aye, Commissioner Bevan-Aye, Chair Graig*
19 *Griffin-Abstained. The motion passed unanimously with one abstention.*

20
21 **4.0 ADJOURNMENT**

22
23 *Commissioner Mills moved to adjourn. Commissioner Bevan seconded the motion. The motion*
24 *passed with the unanimous consent of the Commission.*

25
26 The Planning Commission Meeting adjourned at approximately 6:24 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, May 6, 2020*

3
4

5 Teri Forbes

6 Teri Forbes
7 T Forbes Group
8 Minutes Secretary

9
10 Minutes Approved: June 3, 2020