



ADMINISTRATIVE HEARING MINUTES

July 1, 2020

Cottonwood Heights Community and Economic Development Director Michael Johnson held an Administrative Hearing Meeting on **Wednesday, July 1, at 12:00 p.m.** In view of the current COVID-19 pandemic, this meeting was held electronically, without a physical location, as authorized by the Governor's Executive Order 2020-05 dated 18 March 2020. The public was able to hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>

Staff Present: Community & Economic Development Director Michael Johnson, Deputy City Recorder Heather Sundquist, Assistant Planner Samantha DeSeelhorst, Planner Andrew Hulka.

Other Present: Applicants, Ryan Pitt, Matthew Farides,

Community and Economic Development Director Michael Johnson called the meeting to order and welcomed those attending the meeting via Zoom.

1.0 Business Items

1.1. (Project CUP-20-010)

Request from Ryan Pitt, on behalf of Brad Fagergren, for a wall height extension at 2127 E. Worchester Dr.

Assistant Planner Samantha DeSeelhorst shared a PowerPoint presentation and gave an overview of the project. Samantha explained that the applicant plans to install a retaining wall to raise the grade of the backyard and make the space more useable, they also plan to install a standard 6' fence on top of the retraining wall for privacy. Samantha provided examples of the materials to be used for the fence and stated that the adjoining neighbors have all consented to the project. No public comment was received for this project and staff is recommending approval with the recommendation that the applicant obtain a building permit including structural engineering calculations for the retaining wall as well as an inspection upon completion.

CED Director Michael Johnson asked the applicant if they would like to add anything to presentation, Mr. Pitt stated that Samantha covered everything necessary.

The project was approved pursuant to the conditions and findings outlined in items staff report.

1.2. (Project CUP-20-012)

Request from Matthew Farides for a short-term rental at 8152 S. Clover Spring Ln.

Assistant Planner Samantha DeSeelhorst shared a PowerPoint presentation and gave an overview of the project. Samantha showed an aerial view of the property and stated this project meets the requirements for a short term rental. She presented a diagram showing the property's room layout. One public comment was received for this project. The comment received was from Li Zhang and stated that they have concerns about a rental property with the current Covid -19 pandemic. The comment is attached to the Administrative Hearing Packet on the city website for viewing. Staff is recommending

approval of the request with the following conditions; obtain a business license and conditional use permit, compliance with code items, abiding by occupancy requirements as well as laws, rules and regulations instituted as a result of the Covid-19 pandemic.

CED Director Michael Johnson asked the applicant if they would like to add anything. Mr. Farides reiterated that the property will not be rented until after the pandemic has subsided.

The project was approved pursuant to the conditions and findings outlined in items staff report.

1.3. (Project CUP-20-013)

Request from Timothy and Cheryl Blair for a short-term rental at 3567 E. Wasatch Hills Ln.

Planner Andrew Hulka shared a PowerPoint presentation and gave an overview of the project. Andrew explained that the project is in the same complex as the previous project presented by Samantha, the property is in the appropriate zoning district and meets the requirements. He stated that staff received photos and floor plans that have been reviewed and approved by staff. The previous public comment submitted by Li Zhang is applicable to this project as well and was added to the record. Staff is recommending approval of the request with the following conditions; obtain a business license and conditional use permit, compliance with code items, abiding by occupancy requirements as well as laws, rules and regulations instituted as a result of the Covid-19 pandemic. In addition Andrew discussed the processes and procedure that the property management company plans to implement in response to the current Covid-19 pandemic.

CED Director Michael Johnson asked the applicant if they would like to add anything to presentation. Applicant Timothy Blair stated that the property will not be available for rental for a few months because they want to make some improvements and reiterated their compliance with Covid-19 prevention efforts.

The project was approved pursuant to the conditions and findings outlined in items staff report.

2.0 Consent Agenda

2.1. Approval of Minutes for July 1, 2020

Minutes for the meeting were approved, subject to the procedure for approving current meeting minutes as listing in the staff report

3.0 Meeting was adjourned at 12:19pm