



PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development
Meeting Date: October 7, 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, October 7, 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 and related legislation enacted by the Utah Legislature since that date. (See the attached written determination of the chair or acting chair of the Planning Commission that conducting this meeting with a physical anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location). The public may remotely hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>.

To View the Work Session: Each citizen desiring to view the Work Session must register in advance to view the online video broadcast at the following link: https://cwh.zoom.us/webinar/register/WN_AGARdwVQ0C2qELgQXkLDg

To View or Participate in the Business Meetings: Unlike in past Planning Commission business meetings during the current pandemic, citizens now will be able to make live verbal comments during the "General Public Comment" or public hearing portion through the City's online video broadcast via Zoom. Each citizen desiring to make a citizen comment must register in advance to view or participate in the online video broadcast at the following link: https://cwh.zoom.us/webinar/register/WN_fCGmP7TnRn6obriZtnp1gw

Each registrant will receive a confirmation email containing information about joining the online video broadcast, and registrants who have entered the online video broadcast "waiting room" will be admitted one at a time for purposes of making comments to the Planning Commission. Public comments also may be given in writing by submitting the comments via email to mjohnson@ch.utah.gov by 5:00 p.m. on the meeting date. In the interest of time and those attending the meeting live, however, **submitted written comments** will be entered into the record and distributed to the Planning Commission but **will not** read at the public 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.

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 ZMA-20-003)

A public hearing to receive comments and make possible recommendation to the City Council on a request from Robert Merrick (on behalf of Ralph Siebert) for a zoning map amendment to rezone 1.089 acres of property at 1166 E. Fort Union Blvd. from O-R-D (Office, Research & Development) to MU (Mixed Use).

3.2 (Project SUB-18-006)

A public hearing to receive comments and possible action on a request from Andrew Flamm for preliminary plat approval of Woodbridge subdivision, a 10-lot subdivision at 7380 S. Milne Ln.

3.4 (Project ZTA-20-006)

A public hearing to receive comments and make possible recommendation to the City Council on a request from Rockworth Development for an amendment to the Below Market Rate Housing Requirements of the Planned Development District Ordinance (19.51.060.B.12).

3.3 (Project PDD-19-001)

A public hearing to receive comments and make possible recommendation to the City Council on a request from AJ Rock, LLC, for an ordinance and zone map amendment for approximately 21.5 acres of property located at 6695 S. Wasatch Blvd. utilizing the city's Planned Development District (PDD) ordinance and changing the zoning designation from F-1-21 (Foothill Residential) to PDD-2 (this is a zoning designation prepared specifically for the subject property by the applicant, within the guidelines of chapter 19.51 of the city zoning ordinance).

Continued from the September 2, 2020 Public Hearing

4.0 Consent Agenda

4.1 Approval of Planning Commission Minutes

- July 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 mjohnson@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 Americans with 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, September 25, 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 and the Utah public notice website at <http://pmn.utah.gov>.

DETERMINATION OF THE PLANNING COMMISSION CHAIR CONCERNING AN ANCHOR LOCATION

Pursuant to UTAH CODE ANN. 52-4-207(4), the chair (or acting chair) of the Cottonwood Heights Planning Commission hereby determines that conducting this Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, the Salt Lake County Mayor and Health Department, and the Mayor of this city have all recognized that a global pandemic exists related to the new strain of a coronavirus named SARS-CoV-2. Due to the state of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. According to information from state epidemiology experts, Utah is currently in an acceleration phase, which has the potential to overwhelm the state's healthcare system.

Signature

Date

DATED THIS 25TH DAY OF SEPTEMBER, 2020, Paula Melgar, City Recorder