



# PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development  
Meeting Date: July 1, 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, July 1, 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 for up to three minutes per submission. 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. 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 CUP-20-009)

A public hearing and possible action on a request from Dimond Zollinger (Salt Lake City Department of Public Utilities) for a conditional use permit for a wireless telecommunication facility (roof-mounted antenna) and a reduction to the minimum yard requirements for a public use at 8800 S. Kings Hill Dr. #A. in the F-1-21 – Foothill Residential zone.

#### 3.2 (Project PDD-19-001)

A public hearing request from AJ Rock, LLC, for an ordinance amendment, zone map amendment, and approval of a development plan 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).

## 4.0 Consent Agenda

### 4.1 Approval of Planning Commission Minutes

#### 4.1.1 June 3, 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 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, June 26, 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 Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 26<sup>th</sup> day of June, 2020, Paula Melgar, City Recorder