



**COTTONWOOD HEIGHTS CITY**  
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

## **ADMINISTRATIVE HEARING MINUTES**

The Cottonwood Heights Community and Economic Development Director or designee held an Administrative Hearing Meeting on **Wednesday, August 7, 2019, which began at 12:00 p.m.** in Room 5 (Council Chambers) located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah.

**Staff Present:** Community and Economic Development Michael Johnson, Senior Planner Matthew Taylor, Associate Planner Andrew Hulka, Records Culture and Human Resources Director Paula Melgar/City Recorder, Intern Benjamin Wheeler

**Others Present:** Applicant Kaelyn Strong

Community and Economic Development Director/ Administrative Hearing Officer Michael Johnson, called the meeting to order and welcomed those present.

### **1.0 Business Items**

#### **1.1. (Project CUP-19-009)**

Request from Family Flip LLC for a conditional use permit to operate a short-term rental at 7430 S. Wasatch Blvd. #G3.

Andrew Hulka presented and gave an overview of the conditional use permit request. The request was for a conditional use permit to operate a short-term rental at 7430 S. Wasatch Blvd. #G3. Staff recommended approval of the conditional use permit with the following conditions of approval:

1. The applicant must complete necessary steps to obtain a business license through the city of Cottonwood Heights. Obtaining a business license will indicate final approval of the short-term rental application. The short-term rental property will not be considered legal until a business license is obtained.
2. The short-term rental property is required to maintain compliance with all sections and subsections of chapter 19.89 and chapter 5.85 of the Cottonwood Heights Municipal Code, as hereafter amended from time to time, and all other legal requirements and applicable laws.
3. Occupancy in any short-term rental property shall not exceed the lesser of: (a) up to two adults (persons aged 18 and above) and two related children (persons under age 18) per bedroom, or (b) a total occupancy (adults and children) of no more than 12 persons in the entire short-term rental

property. It is prohibited to create artificial divisions or partitions for the purpose of increasing available occupancy of an otherwise standard dwelling unit.

4. This short-term rental property will be approved for no more than four (4) bedrooms. The term “bedroom” means a room designated and used primarily for sleeping and rest on a bed.

5. Upon issuance of a business license and conditional use permit, the applicant must display a copy of the business license inside the main entry of the property.

Applicant Kaelyn Strong had nothing to add.

Based on the staff recommendation, Community and Economic Development Director/ Administrative Hearing Officer Michael Johnson approved the conditional use permit with the stated conditions.

## **2.0 Adjournment**

The Administrative Hearing adjourned at 12:02pm