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2 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**  
3 **PLANNING COMMISSION MEETING**

4  
5 **Wednesday, June 5, 2019**

6 **5:00 p.m.**

7 **Cottonwood Heights City Council Room**

8 **2277 East Bengal Boulevard**

9 **Cottonwood Heights, Utah**

10  
11 ***ATTENDANCE***

12  
13 **Members Present:** Chair Graig Griffin, Craig Bevan, Jesse Allen, Doug Rhodes, Christine  
14 Coutts, Dan Mills, Alternate Bob Wilde

15  
16 **Staff Present:** Senior City Planner Matt Taylor, Associate City Planner Andrew Hulka,  
17 Deputy City Recorder Heather Sundquist, Youth City Council  
18 Representative Nick Johnson

19  
20 **WORK MEETING**

21  
22 Chair Graig Griffin called the Work Meeting to order at 5:05 p.m.

23  
24 **1.0 Planning Commission Business.**

25  
26 **1.1 Review Business Meeting Agenda.**

27  
28 The agenda items were reviewed and discussed. Associate City Planner, Andrew Hulka reported  
29 that the first agenda item is a public hearing for a lot consolidation. The property currently consists  
30 of two parcels located at 7985 and 7987 South Deer Creek Road. A map of the property was  
31 displayed. The request was to combine the two existing lots into one. The property was originally  
32 subdivided two years ago and the owner originally planned to build on the back lot. The new  
33 owner, however, has different plans and would like to combine the two lots. The request has been  
34 through preliminary staff review with no major issues identified. Staff recommended approval.  
35 Notice was provided as required and staff received no comments. The applicant and his daughter  
36 were present. The daughter and her family will be living in the home and were happy to be moving  
37 to Cottonwood Heights.

38  
39 **1.2 Annual Online Open Meetings Act Training Discussion.**

40  
41 The Annual Open and Public Meetings Act Training was conducted. Information was provided to  
42 the Commission online in order for the training to be completed at their leisure. If Commission  
43 Members have questions they can be addressed at a future meeting.

44  
45 **1.3 A Presentation on the Open Space Master Plan Process, Survey of Existing**  
46 **Conditions, and Establishment of Plan Objectives.**

1  
2 Senior City Planner, Matt Taylor reported that last fall staff was asked to begin the Open Space  
3 Master Plan process. The Parks and Recreation Department has a Master Plan for Recreation that  
4 addresses the details of parks, amenities, and recreational programs. The Open Space Master Plan  
5 is different and pertains more to open space as a land use, as a general need for the community,  
6 and a way to connect those open spaces together.  
7

8 With respect to urban forestry, Mr. Taylor stated that many cities have an Urban Forester on staff  
9 and programs in place to encourage tree preservation and enhancement. A Commission Member  
10 commented that cities that are designated as a Tree City USA can be under tight controls if they  
11 wish to cut down a tree. Concern was expressed with infringing on personal property rights. It  
12 was suggested that the City encourage the planting of trees.  
13

14 Mr. Taylor explained that the Open Space Master Plan will be a guiding document. A draft of the  
15 document will be provided to the Commission for review and input. Various types of open spaces  
16 were identified. Options for inventorying and ranking open spaces were discussed.  
17

18 The Commission Members participated in an exercise where they reviewed and made comments  
19 on the proposed draft.  
20

#### 21 **1.4 Additional Discussion Items.**

22  
23 Youth City Council (“YCC”) Member, Nick Johnson was welcomed and introduced. He serves  
24 as the YCC Planning Representative and his job is to report back to the Youth City Council on  
25 what takes place at Planning Commission Meetings. Mr. Johnson stated that he has lived in  
26 Cottonwood Heights for about one year and will be a Senior this next year at Brighton High School.  
27 He expressed his interest in all things government.  
28

### 29 **BUSINESS MEETING**

#### 30 31 **1.0 WELCOME/ACKNOWLEDGEMENTS**

32  
33 Chair Graig Griffin called the Business Meeting to order at 6:05 p.m. and welcomed those in  
34 attendance.  
35

#### 36 **2.0 General Public Comment.**

37  
38 Walter Goodwin gave his address as 7935 South Hunters Meadow Circle and stated that his home  
39 backs the new Challenger School on Highland Drive. He met with staff about zoning issues  
40 associated with the school. The air conditioning units are mounted on the roof and Code calls for  
41 them to be shielded or screened. In addition, there is a blower that is very loud. For future  
42 consideration, he asked that high-efficiency heat exchangers be installed that do not make  
43 excessive noise. Landscaping was also to be placed along the boundary but there are no trees in  
44 the section behind Mr. Goodwin’s property. Staff would be consulted on the issue and provide  
45 direction. Mr. Goodwin wanted to explore what options he has as a neighbor.  
46

1 There were no further public comments. The public comment period was closed.

2  
3 **3.0 BUSINESS ITEMS**

4  
5 **3.1 (Project Lot-19-002) A Public Hearing on a Request from Greg Diven to**  
6 **Amend Lots 101 and 102 of the Gullickson Subdivision by Consolidating Two**  
7 **Lots into One Lot. The Subject Properties are Located at 7985 and 7987 South**  
8 **Deer Creek Road (Parcel Nos. 22-35-205-609 and 22-35-205-070).**  
9

10 Associate City Planner, Andrew Hulka presented the staff report and stated that the request is to  
11 combine two lots into one. The matter requires review by the Planning Commission because the  
12 property is part of the existing Gullickson Subdivision, which as approved in 2017. The property  
13 has come under new ownership and the new owners wish to combine into one single lot. A site  
14 map of the property was displayed. The intent was to revert back to the original state of the  
15 property. Staff conducted a preliminary review and found that the request meets all requirements  
16 of the zoning ordinance for lot width and size. Technical review of the plat was underway. The  
17 plat will need to be recorded if the request is approved tonight. In response to a question raised, it  
18 was noted that the Gullickson Subdivision consists only of the two lots.

19  
20 Chair Griffin opened the public hearing.

21  
22 The applicant, Greg Divan reported that his daughter is purchasing the property. He visits the  
23 property on occasion and lives full-time in St. George. When they purchased the property, his  
24 recollection was that the original owner wanted it split so that he could make increase his profit.  
25 Mr. Divan's desire was for it to be one parcel and never intended to sell the second lot.

26  
27 Tracy Gorham, the applicant's daughter, was pleased to be in Cottonwood Heights and loves the  
28 neighborhood. She moved from the Avenues and this will be their forever home. She stated that  
29 they have no intention of subdividing the property again in the future.

30  
31 Rob Gillespie gave his address as 3281 East Deer Creek Cove and reported that he has lived in  
32 Cottonwood Heights for 36 years and knew Jeff Gullickson very well. When the Gullickson's  
33 purchased the property there was an existing home on it that had fallen into disrepair. They tore  
34 it down and built a beautiful new home. Mr. Gillespie was opposed at the time to the property  
35 being subdivided. He supported Mr. Divan's proposal and was pleased to see the two lots  
36 combined.

37  
38 Rebecca Thompson gave her address as 7972 South Oakledge Road on the back side of the  
39 property. She wished a meeting had been held when the property was split originally because she  
40 was never in favor of it. She expressed her support for combining the two lots.

41  
42 There were no further public comments. The public hearing was closed.

43  
44 A Commission Member indicated that he had an interaction with a neighbor earlier in the day who  
45 was very much in support of what is proposed for the reasons stated previously.  
46

1 *Commissioner Wilde moved to approve Amending Lots 101 and 102 of the Gullickson*  
2 *Subdivision by consolidating the two lots into one lot subject to the following:*

3  
4 **Findings:**

- 5  
6 1. *The proposed subdivision amendment meets the applicable provisions of the Cottonwood*  
7 *Heights Subdivision Ordinance and the Cottonwood Heights Zoning Ordinance.*  
8  
9 2. *Proper notice was given in accordance with local and state requirements.*  
10  
11 3. *A public hearing was held in accordance with local and state requirements.*  
12

13 **Condition:**

- 14  
15 1. *The applicant shall work with staff to address all technical corrections on the plat*  
16 *amendment in compliance with all applicable City ordinance regulations.*  
17

18 *The motion was seconded by Commissioner Bevan. Vote on motion: Jesse Allen-Aye, Christine*  
19 *Coutts-Aye, Dan Mills-Aye, Bob Wilde-Aye, Craig Bevan-Aye, Doug Rhodes-Aye, Chair Graig*  
20 *Griffin-Aye. The motion passed unanimously.*  
21

22 **4.0 CONSENT AGENDA**

23  
24 **4.1 Approval of Planning Commission Meeting Minutes.**

25  
26 **4.1.1 March 6, 2019**

27  
28 The minutes were reviewed and modified.  
29

30 *Commissioner Coutts moved to approve the minutes of March 6, 2019, as amended. The motion*  
31 *was seconded by Commissioner Wilde. The motion passed with the unanimous consent of the*  
32 *Commission.*  
33

34 **4.1.2 April 3, 2019**

35  
36 The minutes were reviewed and amended.  
37

38 *Commissioner Wilde moved to approve the minutes of April 3, 2019, as amended. The motion*  
39 *was seconded by Commissioner Coutts. The motion passed with the unanimous consent of the*  
40 *Commission.*  
41

42 **4.1.3 April 17, 2019.**

43  
44 The minutes of April 17, 2019 were reviewed and amended.  
45

1 *Commissioner Wilde moved to approve the minutes of April 17, 2019, as amended. The motion*  
2 *was seconded by Commissioner Rhodes. The motion passed with the unanimous consent of the*  
3 *Commission.*

4

5 **5.0 ADJOURNMENT**

6

7 *Commissioner Mills moved to adjourn. The motion was seconded by Commissioner Bevan. The*  
8 *motion passed with the unanimous consent of the Commission.*

9

10 The Planning Commission Meeting adjourned at 6:23 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, June 5, 2019.*

3

4

5 Teri Forbes

6 Teri Forbes

7 T Forbes Group

8 Minutes Secretary

9

10 Minutes Approved: September 4, 2019