

1
2 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
3 **PLANNING COMMISSION MEETING**

4
5 **Wednesday, February 6, 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, Chris Coutts, Craig Bevan, Jesse Allen, Sue Ryser, Dan
14 Mills, Alternate Bob Wilde

15
16 **Staff Present:** Community and Economic Development Director Mike Johnson, Senior
17 Planner Matt Taylor, Associate Planner Andrew Hulka, Records Culture
18 and Human Resource Director Paula Melgar, City Attorney Shane Topham

19
20 **Excused:** Doug Rhodes

21
22 **WORK SESSION**

23
24 Chair Graig Griffin called the meeting to order at 5:00 p.m. and welcomed those in attendance.

25
26 New Planning Commission Member, Dan Mills, was introduced. Mr. Mills reported that he is a
27 Physical Therapist by profession and lives in the Old Mill area. He loves Cottonwood Heights and
28 expressed interest in guiding development to meet the goals of the City.

29
30 **1.0 Planning Commission Business**

31
32 **1.1 Review Business Meeting Agenda.**

33
34 The agenda items were reviewed and discussed.

35
36 **1.2 Additional Discussion Items.**

37
38 Associate City Planner, Andrew Hulka, presented the staff report for SUB-19-001 and stated that
39 the applicant has applied for an exception. Flag lot requirements were reviewed. The City issued
40 a building permit in 2015 and driveway improvements were completed in 2018 but were not
41 constructed per the requirements. Property photographs were displayed and reviewed. Staff
42 recommended the Planning Commission forward a positive recommendation to the City Council
43 as the request is in compliance with all City requirements.

44
45 Senior City Planner, Matt Taylor, presented the staff report for ZTA-18-002 and stated that the
46 request is for a proposed ordinance adopting Chapter 19.77-Outdoor Lighting Standards. The

1 action was initiated by the City Council who requested further review of outdoor lighting standards
2 and more comprehensive standards. Light pollution was the initial reason for considering the issue
3 and spillage and dark pockets were identified as concerns. Traditionally, street lights used a yellow
4 colored bulb and were not favorable. The challenge was that the whiter the light, the more the
5 contrast increases, which exacerbated the dark pockets and glare issues. White light tends to
6 scatter and can be intensified with specific weather conditions. It was confirmed that a more
7 yellow bulb was recommended. Staff met with a lighting manufacturer who suggested they adopt
8 a 2700 kelvin level for City streets. They received an initial response from the City Council who
9 came up with a broader alternative. One option was to have all new development, excluding
10 single-family homes, apply the standards.

11
12 Commissioner Coutts believed it was counter-productive to exclude single-family if the goal is to
13 make it a City-wide ordinance.

14
15 Commissioner Allen suggested there be a buffer zone between Forest Service land and include the
16 City in the ordinance. He believed the biggest offenders of the lighting standards are car
17 dealerships. He was in favor of the exception for uplighting on civic buildings.

18
19 Chair Griffin recommended the City reach out to Home Depot's General Manager so that they are
20 able to stock the suggested lighting. Convenience store lighting requirements were also
21 encouraged.

22 23 **1.3 Adjournment.**

24
25 *Commissioner Bevan moved to adjourn the Work Session. Commissioner Coutts seconded the*
26 *motion. The motion passed with the unanimous consent of the Commission.*

27
28 The Work Meeting adjourned at 5:57 p.m.

29 30 **BUSINESS MEETING**

31 32 **1.0 WELCOME/ACKNOWLEDGEMENTS**

33
34 Chair Griffin called the Business Meeting to order at 6:00 p.m. and welcomed those in attendance.

35
36 New Planning Commissioner, Dan Mills, introduced himself and stated that he is a resident and
37 business owner in Cottonwood Heights. He was excited to see the future of the City and direction
38 it is headed.

39 40 **1.1 Ex-Parte Communications or Conflicts of Interest to Disclose.**

41
42 There were no public comments.

1 **2.0 CITIZEN COMMENTS**

2
3 There were no citizen comments.

4
5 **3.0 BUSINESS ITEMS**

6
7 **3.1 (SUB-19-001) Flag Lot Exception 8095 South Pinecreek Lane.**

8
9 Associate City Planner, Andy Hulka, presented the staff report and stated that the request is for a
10 flag lot exception at 8095 South Pinecreek Lane. The request was for an exception of the
11 subdivision ordinance where they are permitted when unusual topographic, aesthetic, or other
12 exceptional conditions exist. These types of exceptions must be approved by the City Council
13 with a positive recommendation from the Planning Commission. He emphasized the importance
14 of there being no substantial detriment to the public good or impairment to the intent of the zoning
15 ordinance.

16
17 Flag lot requirements were described. It was reported that the applicant received a building permit
18 for new construction in 2015 and full driveway improvements were not completed until 2018. It
19 was brought to the City's attention that the Code requirements had not been met. Staff
20 recommended forwarding a positive recommendation to the City Council.

21
22 The property owner, Trey Turley, expressed appreciation to the City and staff for the manner in
23 which they handled his request and their professionalism. He requested an exception to a
24 landscape barrier from four feet to two feet and to eliminate the visual barrier requirement. The
25 proposed landscape barrier requirements were reviewed. Mr. Turley noted that the surrounding
26 neighbors were in favor of the exception being granted.

27
28 Chair Griffin opened the public hearing.

29
30 Jason Dunn, a neighbor, expressed support for the request and believed it was an improvement to
31 the area.

32
33 There were no further comments. The public hearing was closed.

34
35 Commissioner Bevan raised concern with the applicant making the request after completion of the
36 landscaping.

37
38 *Commissioner Wilde moved to forward a positive recommendation to the City Council of SUB-*
39 *19-00 for a Flag Lot Exception for property located at 8095 South Pinecreek Lane.*
40 *Commissioner Bevan seconded the motion.*

41
42 *Commissioner Coutts amended the motion to include an exception to the four-foot buffer of two*
43 *feet on either side of the 20-foot drive. Commissioner Bevan seconded the motion. Vote on*
44 *motion: Commissioner Bevan-Aye, Commissioner Coutts-Aye, Commissioner Ryser-Aye,*
45 *Commissioner Allen-Aye, Commissioner Mills-Aye, Chair Griffin-Aye. The motion passed*

1 *unanimously. Alternate Planning Commission Member Bob Wilde did not participate in the*
2 *vote.*

3
4 **3.2 Project ZTA-18-002 Proposed Ordinance Adopting Chapter 19.77 Outdoor Lighting**
5 **and Amending Various other Provisions in Title 19 Zoning Relative to Outdoor**
6 **Lighting Standards.**

7
8 Mr. Hulka presented the staff report and stated that the request is an effort to resolve issues with
9 light trespass, glare, over-illumination, color tone, hue of light, energy waste, and sky glow. The
10 request was initiated by the City Council who asked that an ordinance be developed to help
11 mitigate the issues identified.

12
13 Chair Griffin opened the public hearing.

14
15 Dale Chalmers reported that he first got involved with dark skies while employed at Capital Reef
16 National Park. He believed that if Cottonwood Heights created a Dark Sky Ordinance, other cities
17 would follow. A detailed ordinance on the International Dark Sky website was available for cities
18 to duplicate. He believed this was a very small start and should be continued. He encouraged the
19 City to set a timeline for conformity and to adopt a much more detailed ordinance.

20
21 Commissioner Ryser encouraged suggestions to be submitted in writing to staff.

22
23 Chair Griffin expressed concern with the lighting at Butler Middle School and their electric
24 signage. He wanted to see definitive language for reader board signs and no relief lettering.

25
26 Commissioner Mills commented that the electric sign along Wasatch Boulevard and future
27 development of the gravel pit be considered as well.

28
29 Community and Development Director, Mike Johnson, stated that they were consolidating the
30 lighting standards from elsewhere in the Code to one place. When the ordinance is reviewed, it
31 will be available in one location.

32
33 Commissioner Allen asked about public outreach for the request. Mr. Johnson confirmed that they
34 discussed the creation of a dedicated page on the City's website that will contain research and
35 resources.

36
37 Chair Griffin suggested the creation of educational materials or a .pdf document that could be used
38 as a reference for residents purchasing lights.

39
40 **4.0 CONSENT AGENDA**

41
42 **4.1 Approval of Minutes for January 9, 2019.**

43
44 *Commissioner Coutts moved to approve the minutes of the January 9, 2019, Planning*
45 *Commission Meeting, with the corrections noted. The motion was seconded by Commissioner*

1 *Ryser. The motion passed with the unanimous consent of the Commission. Alternate Planning*
2 *Commission Member Bob Wilde did not participate in the vote.*

3

4 **5.0 ADJOURNMENT**

5

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

8

9 The Planning Commission Meeting adjourned at 6:35 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood*
2 *Heights City Planning Commission Meeting held Wednesday, February 6, 2019*

3
4

5 Teri Forbes

6 Teri Forbes
7 T Forbes Group
8 Minutes Secretary

9
10 Minutes Approved: April 17, 2019