



**PLANNING COMMISSION MEETING AGENDA**  
JANUARY 9, 2019

**NOTICE** is hereby given that the Cottonwood Heights Planning Commission will hold a Work Session Meeting, beginning at 5:00 p.m. in Room 124 and a Business Meeting, beginning at 6:00 p.m. in Room 5 (Council Chambers) located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah on Wednesday, January 9, 2019.

**5:00 p.m. WORK MEETING**

**1.0 Planning Commission Business**

**1.1. Election of the Chair and Vice-chair of the Cottonwood Heights Planning Commission**

**1.2. Review Business Meeting Agenda**

*The Commission will review and discuss agenda items.*

**1.3. 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 Business Items**

2.1. (CUP-18-012) Public hearing and action on a request by YIP Cottonwood LLC for a 149-room hotel located at 7365 S Canyon Centre Parkway.

2.2. (ZMA-18-001) Public hearing and recommendation to the City Council on a request from Breen Homes for a General Plan land use map amendment from Residential – Low Density to Residential – Medium Density and a zone map amendment from R-1-8 to R-2-8 on the properties located at 7559 & 7571 South Prospector Drive.

2.3. (ZTA-18-003) Public hearing and recommendation to the City Council on a request from Kimley-Horn for a zoning text amendment to amend Section 19.82.040 – Wall Signs.

*The proposed amendment would assist businesses that have a setback over 150 feet and a façade over 350 linear feet in width to be allowed an expanded sign height from 8 to 12 feet and allow an increased amount of sign coverage over multiple signs on the façade.*

**3.0 Consent Agenda**

3.1. Approval of Minutes for October 17, 2018

3.2. Approval of Minutes for November 7, 2018

**4.0 Adjournment**

**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). Each speaker during the public hearing will be limited to three minutes.
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 no later than the Tuesday prior to the meeting at noon. Comments should be emailed to [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov). After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

**Notice of Participation by Telephonic/Digital Means**

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

**Notice of Compliance with the American 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 Thursday, January 3, 2019 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 State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 3RD DAY OF JANUARY 2019

Paula Melgar, City Recorder