

1 **DRAFT**

2
3 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
4 **ADMINISTRATIVE HEARING**

5
6 **Wednesday, October 31, 2018**

7 **7:56 p.m.**

8 **Room 124, Council Conference Room,**
9 **2277 East Bengal Boulevard, Cottonwood Heights, Utah**

10
11 ***ATTENDANCE***

12
13 **Present:** Michael Johnson, Community Development Director
14 Andrew Hulka, City Planner

15
16 **1.0 PUBLIC HEARINGS**

17
18 Community Development Director, Michael Johnson, called the meeting to order at approximately
19 12:00 p.m.

20
21 **1.1 (Project HOC-18-006) – Public Comment on a Request from Conra Weber for a**
22 **Conditional Use Permit to Operate a Home Occupation with Clients at 7090 South**
23 **DeVille Drive.**

24
25 Mr. Johnson reported that he was delegated by the Planning Commission to serve as the Hearing
26 Officer for minor conditional use applications. He reviewed the staff report and conditions. One
27 written comment was submitted from someone with concerns but he felt that the conditions and
28 requirements in the ordinance are sufficient to mitigate those concerns. No members of the public
29 were present to provide comment.

30
31 **2.0 ACTION ITEMS**

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33 **2.1 (Project HOC-18-006) Action on a Request from Conra Weber for a Conditional Use**
34 **Permit to Operate a Home Occupation with Clients at 7090 South DeVille Drive.**

35
36 **MOTION:** Michael Johnson moved to approve Project HOC-18-006 for a Conditional Use Permit
37 to operate a home occupation with clients at 7090 South DeVille Drive subject to the following:

38
39 Conditions of Approval:

- 40
41 1. The applicant shall adhere to the hours of operation as described in the written
42 narrative.
43
44 2. There shall be no more than one non-resident employee.
45
46 3. Off-street parking shall be provided for clients on the driveway of the subject
47 property.

1
2 4. The applicant shall complete the necessary steps to obtain a city business license.

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4 Findings:

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6 1. The proposed home occupation, in meeting the above conditions of approval,
7 conforms to applicable home occupation requirements, as found in the Cottonwood
8 Heights Zoning Ordinance (Title 19) and Business License Ordinance (Title 5).

9
10 2. The proposed home occupation, in meeting the above conditions of approval, can
11 be found to be clearly incidental and secondary to the primary use of the property
12 as a single-family residence.

13
14 3. The proposed conditions of approval act to mitigate any perceived negative impacts
15 created by the applicant's proposal.

16
17 4. The proposed use is a conditional use in a residential zone (19.76.040.F.7).

18
19 5. The use will not be detrimental to the health, safety, comfort, order or general
20 welfare of persons residing or working in the vicinity.

21
22 6. The use will comply with the intent, spirit, and regulations of the zoning ordinance
23 and is compatible with and implements the planning goals and objectives of the
24 city.

25
26 7. The use will be harmonious with the neighboring uses in the zoning district in
27 which it is to be located.

28
29 8. Any potential nuisances which would not be in harmony with the neighboring uses
30 have been addressed in the applicant's narrative, and will be abated by the
31 conditions imposed in this report.

32
33 9. The use will not negatively affect property values, the environment, or the tax base
34 for the city.

35
36 The use complies with the city's general plan.

37
38 **3.0 ADJOURNMENT**

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40 The Administrative Hearing adjourned at approximately 12:02 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Administrative Hearing held Wednesday, October 31, 2018.*

3 *Teri Forbes*

4 Teri Forbes

5 T Forbes Group

6 Minutes Secretary

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8 Minutes Approved: _____