

**MINUTES OF THE COTTONWOOD HEIGHTS PLANNING COMMISSION WORK SESSION MEETING HELD WEDNESDAY, JULY 20, 2016 AT 5:10 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CONFERENCE ROOM LOCATED AT 1265 EAST FORT UNION BLVD., SUITE 250, COTTONWOOD HEIGHTS, UTAH**

Members Present: Commissioner Chair Paxton Guymon, Commissioner Craig Bevan, Commissioner Allen Orr, Commissioner Sue Ryser, and Commissioner Joseph Demma.

Staff Present: Community and Economic Development Senior Planner Glen Goins, City Attorney Shane Topham, City Recorder Paula Melgar, and Community and Economic Development Planner Michael Johnson.

Excused: James Jones, Dennis Peters, Brian Berndt-Community and Economic Development Director

**5:13 p.m. WORK SESSION (suite 250)**

**1.0 Review Business Meeting Agenda**

Commissioner Chair, Mr. Paxton Guymon, asked Community and Economic Development Senior Planner, Mr. Glen Goins, if there was anything on the agenda that the commissioners needed to be aware of or discuss. Mr. Goins stated that the agenda is very simple tonight and there was nothing to report.

**2.0 Discussion Items**

The Commission reviewed the agenda. Community and Economic Development Planner, Mr. Michael Johnson, presented a PowerPoint presentation of the Staff Report. A copy of this presentation is attached to these minutes and incorporated by this reference. The packet is also available at the City's website:

[http://cottonwoodheights.utah.gov/UserFiles/Servers/Server\\_109694/File/Departments/Planning/07-20-2016%20PC%20Packet.pdf](http://cottonwoodheights.utah.gov/UserFiles/Servers/Server_109694/File/Departments/Planning/07-20-2016%20PC%20Packet.pdf)

Commissioners discussed alternatives for positioning and lighting regarding the sign for Willow Creek Pet Care Center signage.

Commissioner Demma asked if there were any precedents. Mr. Johnson replied that this is the City's first case.

Mr. Johnson passed copies of the staff report motions with the different options for a decision by commissioners.

Commissioner Orr mentioned the new Dental Office and stated that nothing should be on the roof, other than vents.

Mr. Goins walked Commissioners through the plans for Alpha Coffee and passed the staff report motion to commissioners.

Commissioner Bevan asked if the city has any minimum landscape requirements. Mr. Goins explained that as a government agency, one does not want to overreach.

Commissioner Bevan explained that the landscape in question is not maintained, never watered or mowed.

City Attorney, Mr. Shane Topham, explained that this could be enforced through the nuisance code but the city prefers not to interfere unless it is really bad.

Commissioner Demma commented on an Ogden elderly resident that got so many citations that she was eventually put in handcuffs because she could not afford the water to maintain the landscape.

Mr. Goins explained that the city does not want to overreach but could look at options to help residents meet landscape requirements. Commissioner Bevan disagreed on helping people that are “just being lazy”, such as in the case in question.

Commissioner Bevan spoke of overgrown grass and weeds along sidewalks and different landscaping options. Mr. Goins explained there is currently no city code for xeriscaping.

Meeting adjourned at 5:55 pm