



## COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (suite 250 City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (suite 300 Council Chambers) beginning at **6:00 p.m. on Wednesday, June 19, 2013**, located at 1265 E. Fort Union Blvd., Cottonwood Heights, Utah.

**5:00 p.m.**

### **WORK SESSION (suite 250)**

#### **1.0 Review Business Meeting Agenda**

*(The Commission will review and discuss a request from Susan Despain to change the zoning and amend the zoning map from R-1-15 single family zoning to R-1-8 single family zoning on properties located at 9200 South Wasatch Boulevard, Cottonwood Heights, Utah, parcels #28-01-351-006, 28-02-430-006 and 28-02-476-001; a request from Jae Park to change the zoning and amend the zoning map from R-1-8 single family zoning to RO Residential Office zoning on properties located at 1979 Lacresta Drive and 6746 South Highland Drive, Cottonwood Heights, Utah, parcel # 22-21-432-034 and 22-21-432-016; a request from John McGee to amend the general plan land use map from Residential low density (2.5 to 5 dwelling units per acre) to residential medium density (6 to 10 dwelling units per acre) on 1.75 acres of property located at 7941 South Wasatch Blvd., Cottonwood Heights, Utah. The intent with this request is to amend the Honeywood Hills P.U.D. and build dwellings similar to those that exist in that development. The hearing at this time is only to consider amending the general plan land use map. All other matters related to this proposed development, including zone changes, subdivision and site plan approvals, will be heard at future public meetings; a request from Joe Salisbury to subdivide Lot 7 of the Little Willow Subdivision and to amend the Little Willow Subdivision Plat. The subdivision is located at 8562 South Little Willow Circle, Cottonwood Heights, Utah; a request from Moshen Panah and Tony Casela for conditional use approval to operate a restaurant in the Neighborhood Commercial (NC) zone located at 2578 Bengal Blvd. Cottonwood Heights, UT. The restaurant will be located in an existing building, which will be remodeled. No additional buildings will be constructed at this time)*

#### **2.0 Discuss Status of Other Pending Matters**

*(The Commission may also discuss the status of other pending applications and matters before the Commission and new applications and matters to be considered by the Commission in the future)*

**6:00 p.m.**

### **BUSINESS MEETING (suite 300)**

#### **1.0 WELCOME/ACKNOWLEDGEMENTS – Commissioner Bolyard**

#### **2.0 CITIZEN COMMENTS**

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting)*

#### **3.0 PUBLIC HEARINGS**

##### **3.1 (Project #ZMA 13-002) Public comment on a request from Susan Despain to change the zoning and amend the zoning map from R-1-15 single family zoning to R-1-8 single family zoning on properties located at 9200 South Wasatch Boulevard, Cottonwood Heights, Utah, parcels #28-01-351-006, 28-02-430-006 and 28-02-476-001**

*(The Commission will hear public comment on a request from Susan Despain to change the zoning and amend the zoning map from R-1-15 single family zoning to R-1-8 single family zoning on properties located at 9200 South Wasatch Boulevard, Cottonwood Heights, Utah, parcels #28-01-351-006, 28-02-430-006 and 28-02-476-001)*

##### **3.2 (Project #ZMA 13-003) Public comment on a request from Jae Park to change the zoning and amend the zoning map from R-1-8 single family zoning to RO Residential Office zoning on properties located at 1979 Lacresta Drive and 6746 South Highland Drive, Cottonwood Heights, Utah, parcel # 22-21-432-034 and 22-21-432-016**

*(The Commission will hear public comment on a request from Jae Park to change the zoning and amend the zoning map from R-1-8 single family zoning to RO Residential Office zoning on properties located at 1979 Lacresta Drive and 6746 South Highland Drive, Cottonwood Heights, Utah, parcel # 22-21-432-034 and 22-21-432-016)*

- 3.3 **(Project #GPA 13-002) Public comment on a request from John McGee to amend the general plan land use map from Residential low density (2.5 to 5 dwelling units per acre) to residential medium density (6 to 10 dwelling units per acre) on 1.75 acres of property located at 7941 South Wasatch Blvd., Cottonwood Heights, Utah. The intent with this request is to amend the Honeywood Hills P.U.D. and build dwellings similar to those that exist in that development. The hearing at this time is only to consider amending the general plan land use map. All other matters related to this proposed development, including zone changes, subdivision and site plan approvals, will be heard at future public meetings**  
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- 3.4 **(Project #SD 13-002) Public comment on a request from Joe Salisbury to subdivide Lot 7 of the Little Willow Subdivision and to amend the Little Willow Subdivision Plat. The subdivision is located at 8562 South Little Willow Circle, Cottonwood Heights, Utah**  
*(The Commission will hear public comment on a request from Joe Salisbury to subdivide Lot 7 of the Little Willow Subdivision and to amend the Little Willow Subdivision Plat. The subdivision is located at 8562 South Little Willow Circle, Cottonwood Heights, Utah)*
- 3.5 **(Project #CU 13-007) Public comment on a request from Moshen Panah and Tony Casela for conditional use approval to operate a restaurant in the Neighborhood Commercial (NC) zone located at 2578 Bengal Blvd. Cottonwood Heights, UT. The restaurant will be located in an existing building, which will be remodeled. No additional buildings will be constructed at this time**  
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- 4.0 **ACTION ITEMS**
- 4.1 **(Project #SD 13-002) Action on a request from Joe Salisbury to subdivide Lot 7 of the Little Willow Subdivision and to amend the Little Willow Subdivision Plat. The subdivision is located at 8562 South Little Willow Circle, Cottonwood Heights, Utah**  
*(The Commission will take action on a request from Joe Salisbury to subdivide Lot 7 of the Little Willow Subdivision and to amend the Little Willow Subdivision Plat. The subdivision is located at 8562 South Little Willow Circle, Cottonwood Heights, Utah)*
- 4.2 **(Project #CU 13-007) Action on a request from Moshen Panah and Tony Casela for conditional use approval to operate a restaurant in the Neighborhood Commercial (NC) zone located at 2578 Bengal Blvd. Cottonwood Heights, UT. The restaurant will be located in an existing building, which will be remodeled. No additional buildings will be constructed at this time**  
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- 4.3 **(Project #GPA 13-002) Action on a request from John McGee to amend the general plan land use map from Residential low density (2.5 to 5 dwelling units per acre) to residential medium density (6 to 10 dwelling units per acre) on 1.75 acres of property located at 7941 South Wasatch Blvd., Cottonwood Heights, Utah. The intent with this request is to amend the Honeywood Hills P.U.D. and build dwellings similar to those that exist in that development. The hearing at this time is only to consider amending the general plan land use map. All other matters related to this proposed development, including zone changes, subdivision and site plan approvals, will be heard at future public meetings**  
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#### 4.4 Approval of April 17, 2013 and May 1, 2013 Minutes

#### 5.0 ADJOURNMENT

*On Friday, June 14, 2013, at 5:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. 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 14<sup>th</sup> DAY OF JUNE 2013

Kory Solorio, Deputy City Recorder

*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 Council Chambers or Conference Room will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify Kory Solorio at 801)944-7020 at least 24 hours prior to the meeting. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to [bberndt@ch.utah.gov](mailto:bberndt@ch.utah.gov). Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Cottonwood Heights City Recorder (801)944-7020. We would appreciate notification two working days prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711*