

1
2 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
3 **APPEALS HEARING OFFICER MEETING**

4
5 **Thursday, January 14, 2021**
6 **5:00 p.m.**
7 **Meeting Held Electronically via Zoom**
8

9 **ATTENDANCE**

10
11 **Present:** Paxton Guymon, Appeals Hearing Officer
12 Dennis Wilson, Applicant
13

14 **Staff:** Andrew Hulka, Senior City Planner
15 Heather Sundquist, Deputy City Recorder
16 Gabrielle Regenhardt, Assistant City Planner
17

18 **1.0 WELCOME AND ACKNOWLEDGEMENTS**

19
20 Appeals Hearing Officer Paxton Guymon called the meeting to order at 5:00 p.m. He read in its
21 entirety the declaration giving the Council the authority to hold the meeting via Zoom, pursuant to
22 Utah Code Annotated §52-4-207(4).
23

24 **2.0 ACTION ITEMS**

25
26 **2.1 (Project AHO-20-002) Action on a Request from Dennis Wilson to Expand a**
27 **Legal Non-Conforming Building at 6696 South 1620 East.**
28

29 Officer Guymon stated the request is from Dennis Wilson to expand a legal non-conforming
30 building located at 6695 South 1620 East. The staff report was reviewed and Officer Guymon
31 confirmed that he was familiar with the site. The proposal will not present an encroachment into
32 the side yard setback.
33

34 Senior City Planner, Andy Hulka presented the staff report and provided a slide presentation
35 depicting the proposed structure. The home was built in 1964 and the carport was originally
36 constructed with the original home. The request was to convert the carport into a garage with a front
37 setback of 25 feet with no proposed change to the side yard setback. He indicated that the proposal
38 will not increase the degree of non-conformity and is compliant with all requirements of the R-1-8
39 Single-Family Zone. Staff recommended approval with the findings as set forth in the report.
40

41 The applicant, Dennis Wilson stated that the proposal is more accommodating to their family and
42 their need for covered parking.
43

44 Mr. Guymon was in favor of the proposal as it does not increase the non-conformity and
45 reinvestment in the property meeting all of the standards under the City zoning ordinance.
46

47 **Officer Guymon moved to approve the applicant's request for an expansion of a legal non-**
48 **conforming structure located at 6696 South 1620 East with the following:**

1
2 **Findings:**
3

- 4 1. **The proposal will not negatively affect the health, safety, convenience, order,**
5 **prosperity, and welfare of the present and future inhabitants of the city because**
6 **the use is the same as currently exists.**
7
8 2. **The proposal will not create any additional congestion in the streets or roads.**
9
10 3. **The proposal will not create a fire safety issue.**
11
12 4. **The proposal will not affect airflow or block natural light from adjoining**
13 **properties by conforming with all height regulations.**
14
15 5. **The proposal will have no apparent negative effect on the city's tax base.**
16
17 6. **The proposal will not place any type of unreasonable burden upon neighboring**
18 **properties.**
19
20 7. **The proposal is in keeping with the intent of the Cottonwood Heights Zoning**
21 **Ordinance.**
22

23 **Conditions:**
24

- 25 1. **Obtain a building permit to ensure safe buildings are followed with the**
26 **construction of the garage.**
27

28 Officer Guymon provided an electronic copy of the approval to staff and the applicant.
29

30 **3.0 CONSENT AGENDA**
31

32 **3.1 Approval of January 14, 2021, Minutes.**
33

34 *(The Appeals Hearing Officer will approve the minutes of the January 14, 2021, meeting after the*
35 *following process is met. The recorder will prepare the minutes and email them to the hearing*
36 *officer. The hearing officer will have five days to review the minutes and provide any changes to*
37 *the recorder. If, after five days there are no changes, the minutes will stand approved. If there are*
38 *changes, the process will be followed until the changes are made and the hearing officer is in*
39 *agreement, at which time the minutes shall be deemed approved.)*
40

41 **4.0 ADJOURNMENT**
42

43 The Administrative Hearing adjourned at 5:11 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 Thursday, January 14, 2021.*
3

4 Teri Forbes

5 Teri Forbes
6 T Forbes Group
7 Minutes Secretary
8
9 Minutes Approved: February 1, 2021