

APPEALS HEARING MINUTES

The Cottonwood Heights Appeals Hearing Officer held a business meeting on **Thursday, February 10th, 2022, which began at 5:04 p.m.** in the Cottonwood Heights City Council Workroom located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah 84121.

Staff Present: Paxton Guymon, Appeals Hearing Officer; Andrew Hulka, Senior Planner; Heather Sundquist, Deputy City Recorder

Others Present: Applicant Scott Keller

5:04 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

Appeals Hearing Officer Paxton Guymon called the meeting to order at 5:04 p.m. He explained the Appeals Hearing process and welcomed those in attendance.

2.0 Action Items

2.1 (Project AHO-22-001)

Action on a request from Scott Keller for an expansion of a legal non-conforming deck at 3348 E. Austrian Way.

Senior Planner Andrew Hulka gave an overview of the project. The applicant is requesting approval of an expansion to an existing deck built in 1988. The existing deck was built to approximately 12' from the rear property line. The proposed deck expansion will not exceed the current nonconforming rear yard setback. Staff recommends approval of the request based on the following findings:

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

After reviewing all the information presented, Appeals Hearing Officer Paxton Guymon issued a decision of approval for the project and instructed the applicants to work with Staff on applying for a building permit and complying with the inspection process.

3.0 Consent Agenda

2.2 Approval of February 10, 2022 Minutes

(The Appeals Hearing Officer will approve the minutes of the February 10, 2022, meeting after the following process is met. The recorder will prepare the minutes and email them to the hearing officer. The hearing officer will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the hearing officer is in agreement, at which time the minutes shall be deemed approved.)

3.0 Adjourn at 5:12 pm