

1
2 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
3 **ADMINISTRATIVE HEARING**

4
5 **Wednesday, March 30, 2022**

6 **12:00 p.m.**

7 **Meeting Held Electronically**
8

9 **ATTENDANCE**

10
11 **Present:** Michael Johnson, Community and Economic Development Director/Hearing Officer
12 Samantha DeSeelhorst, Assistant City Planner and Sustainability Analyst
13 Heather Sundquist, Deputy City Recorder
14 Maverick Yeh, Assistant City Planner
15

16 **Others:** William Vargo, Applicant
17

18 **1.0 Administrative Hearing Meeting**

19
20 Community and Economic Development Director/Hearing Officer, Michael Johnson called the
21 meeting to order at 12:00 p.m. and welcomed those present.
22

23 **1.1 (Project CUP-22-004) Request from William C. Vargo for an Eight-to 12-foot**
24 **Precast Fence Above a Block Retaining Wall Along the East Property Line at**
25 **2665 East Chalet Circle.**
26

27 Assistant City Planner, Maverik Yeh, presented the staff report and stated that the applicant is
28 proposing to build an eight to 12-foot fence along his east property line. The proposed fence is
29 intended to block out light and noise from Creek Road. Currently, the area is open space and there
30 is nothing to prevent noise and light from trespassing onto the property. The proposed fence will
31 be precast concrete to be placed above the existing block retaining wall. Public notice was sent
32 out on February 18 and no public comments were received by staff. Staff found the proposed
33 fence height to be reasonable. It was noted that the adjacent property is owned by the City of
34 Cottonwood Heights and consent is required.
35

36 Mr. Johnson reported that the length of the fence will be 60 feet. Because the applicant's property
37 sits lower, it will be necessary to cut into the existing slope to retain the site with the block wall
38 on top. The applicant, Mr. Vargo stated that the property line runs halfway through the slope.
39 Mr. Johnson explained that if he is cutting below the existing grade, it does not count against the
40 total height. Any fill, however, that is above natural grade will count against the maximum height.
41

42 Mr. Johnson explained that this request is unique in that a height range of eight to 12 feet is being
43 considered. The neighbor's consent, which is the City, can be incorporated into the decision.
44

45 Mr. Johnson opened the public hearing. There were no public comments. The public hearing was
46 closed.
47

1 *Hearing Officer Johnson moved to APPROVE CUP-22-004 pursuant to the following:*
2

3 **Conditions:**
4

5 **1. A Building Permit and all necessary inspections shall be obtained and completed.**
6

7 **2. The Building Permit will clearly show the proposed materials and design.**
8

9 *Approval will constitute the City's written consent of a fence/wall combination height of up to a*
10 *maximum of 12 feet. The height will be verified during the Building Permit process.*
11

12 **2.0 CONSENT AGENDA**
13

14 **2.1 Approval of Minutes for March 30, 2022.**
15

16 *(The Appeals Hearing Officer will approve the minutes of the March 30, 2022, meeting after the*
17 *following process is met. The recorder will prepare the minutes and email them to the hearing*
18 *officer. The hearing officer will have five days to review the minutes and provide any changes to*
19 *the recorder. If, after five days there are no changes, the minutes will stand approved. If there*
20 *are changes, the process will be followed until the changes are made and the hearing officer is in*
21 *agreement, at which time the minutes shall be deemed approved.)*
22

23 **4.0 ADJOURNMENT**
24

25 The Administrative Hearing adjourned at approximately 12:05 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, March 30, 2022.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8
9 Minutes Approved: April 8, 2022