



## 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, March 5, 2014**, 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 Paul Shaw Building Group for a general plan amendment to the properties at 2489/2495 East Creek Road; a request from Michael Wright, Predico Properties to change the zoning and amend the zoning map from RR-1-21 to Residential Office (RO) on the property located at 7900 S Highland Drive, Cottonwood Heights, UT, parcel #22-34-102-002; a request from Kenny Nichols, Think Architecture, for conditional use approval of the master development plan/site plan, etc. for a new mixed use project on 10.89 acres at 7359 South Wasatch Boulevard (south of Fort Union Boulevard);)*

#### **2.0 Discussion Items**

*(The Commissioner will discuss a proposed city-sponsored amendment to Chapter 19.78 Planned Unit Development authorizing attached housing in one or more single-family residential zones upon the grant of a planned unit development conditional use permit.)*

#### **3.0 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 Walker**

#### **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 ACTION ITEMS**

##### **3.1 (Project #GPA 14-001) Action on a request from Paul Shaw Building Group for a general plan amendment to the properties at 2489/2495 East Creek Road**

*(The Commission will take action on a request from Paul Shaw Building Group for a general plan amendment to the properties at 2489/2495 East Creek Road. The applicant is requesting to amend the general plan from Rural Residential to Low Density Residential. The properties are located at 2489/2495 East Creek Road, Cottonwood Heights, UT. )*

**3.2 (Project #ZMA 14-001) Action on a request from Michael Wright, Predico Properties to change the zoning and amend the zoning map from RR-1-21 to Residential Office (RO) on the property located at 7900 South Highland Drive, Cottonwood Heights, UT, parcel #22-34-102-002**

*(The Commission will take action on a request from Michael Wright, Predico Properties to change the zoning and amend the zoning map from RR-1-21 to Residential Office on properties located at 7900 South Highland Drive, Cottonwood Heights, UT, parcel #22-34-102-002.)*

**3.3 (Project #CU 13-011) Action on a request from Kenny Nichols, Think Architecture, for conditional use approval of the master development plan/site plan (including a public parking garage, an administration or professional office building with a gross floor area greater than 10,000 square feet, and increased height through addition of a third story) for a new mixed use project on 10.89 acres at 7359 South Wasatch Boulevard (south of Fort Union Boulevard)**

*(The Commission will take action on a request from Kenny Nichols, Think Architecture, for conditional use approval of the master development plan/site plan for a new mixed use project on 10.89 acres at 7359 South Wasatch Boulevard (south of Fort Union Boulevard). The proposed project includes a public parking garage, an administration or professional office building with gross floor area greater than 10,000 square feet, and increased height through addition of a third story, all of which also are conditional uses.)*

**3.4 Approval of February 5, 2014 and February 19, 2014 Minutes**

**4.0 ADJOURNMENT**

*On Monday, March 3, 2014, at 6:00 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://pmm.utah.gov>*

DATED THIS 3<sup>rd</sup> DAY OF MARCH 2014

Kory Solorio, 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*