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2 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
3 **ADMINISTRATIVE HEARING**
4 **Meeting held remotely via Zoom**
5 **Wednesday, May 3, 2023**
6 **12:00 p.m.**
7

8 ***ATTENDANCE***
9

10 **Present:** Michael Johnson, Community and Economic Development Director/Hearing Officer
11 Samantha DeSeelhorst, Senior City Planner
12 Maverick Yeh, Associate City Planner
13 Maria Devereux, Deputy City Recorder
14

15 **ADMINISTRATIVE HEARING**
16

17 **1.0 Business Items**
18

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

22 **1.1 (Project CUP-23-005) (The Applicant has Requested to Move this Project to June**
23 **7, 2023, Administrative Hearing Meeting. It will no longer be reviewed during**
24 **the May 3, 2023, Meeting). Request from Tom and Rosemary Hollinger for**
25 **Conditional Use Approval of Short-Term Rental at 7430 South Wasatch**
26 **Boulevard, Unit I-1.**
27

28 **MOTION:** Mr. Johnson moved to CONTINUE Project CUP-23-005 to the Administrative Hearing
29 of June 7, 2023.
30

31 **1.2 (Project CUP-23-006 – Request from Michael and Heather King for Conditional**
32 **Use Approval to Construct an Eight-Foot Fence at 3197 East Old Mill Circle.**
33

34 Associate City Planner, Maverick Yeh, presented the Staff Report and stated that the applicant is
35 proposing to replace an existing six-foot fence with an eight-foot fence along their north property
36 line. The applicant lives in a hillside neighborhood and the neighbor's home and yard sit above the
37 applicant's, which adds to the lack of privacy for both parties. The eight-foot fence will provide
38 privacy and block their view into the neighbor's basement windows and door as well as a hot tub that
39 a neighbor has on their back porch. The proposed fence, comprised of Trex composite fencing
40 material, is proposed to provide increased privacy to both the applicant and their neighbor. A property
41 rendering was displayed.
42

43 The zoning designation for the property is R-1-8 (Residential Single-Family). Fences and walls may
44 be allowed to a maximum height of eight feet in any zone as a conditional use, and up to 12 feet as a
45 conditional use with neighbor consent. As this proposal is requesting only eight feet, consent was not
46 required. Staff recommended approval with conditions listed in the Staff report.
47

48 The applicant, Michael King, reported that the proposed fencing color is dark brown.

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2 Mr. Johnson opened the public hearing. There were no public comments. The public hearing was
3 closed.

4
5 **MOTION:** Mr. Johnson moved to APPROVE Project CUP-23-006 with the following conditions:

- 6
7 1. The existence of unique or special circumstances of a natural, material, and adverse
8 nature relating to the property will be substantially minimized or eliminated by the
9 increased height of the requested fence.
10
11 2. The erection of such a fence is the most reasonable solution under the circumstances.
12 Any such conditional use permit may be granted by the director or his designee
13 following an administrative hearing preceded by all required notifications. A building
14 permit shall be required for all fences approved as a conditional use.
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16 **2.0 Consent Agenda**

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18 **2.1 Approval of Administrative Hearing Minutes from May 3, 2023.**

19
20 **MOTION:** Mr. Johnson moved to APPROVE the Minutes of the May 3, 2023, Administrative
21 Hearing after the following process is met. The Recorder will prepare the minutes and email them to
22 the Director and present staff members. The Director and members will have five days to review the
23 minutes and provide any changes to the Recorder. If, after five days there are no changes, the minutes
24 will stand approved. If there are changes, the process will be followed until the changes are made and
25 the Director and members agree, at which time the minutes shall be deemed approved.
26

27 **3.0 Adjournment**

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29 The Administrative Hearing adjourned at approximately 12:13 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, May 3, 2023.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

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9 Minutes Approved: _____