

COTTONWOOD HEIGHTS COMMUNITY COUNCIL  
BUTLER MIDDLE SCHOOL  
CHORAL ROOM - 101

AGENDA

MAY 4, 1994

6:30 P.M.

- |           |     |   |  |
|-----------|-----|---|--|
| 6:30 P.M. | 1.  | Opening Ceremonies  |  |
| 6:35 P.M. | 2.  | Review of the Minutes of the Previous Meeting                     |  |
| 6:40 P.M. | 3.  | Welcome and Introduction of Ken Verdoia                           |  |
|           |     | Review of Council Assignments - Gordon Thomas                     |  |
| 6:50 P.M. | 4.  | Emergency Response Team Training - Captain Mikolash               |  |
| 7:10 P.M. | 5.  | U.A.C.C. report - Cameron Hansen                                  |  |
|           | a.  | Community Council Rules of Ethical Conduct                        |  |
|           | b.  | Misc.   |  |
| 7:20 P.M. | 6.  | County Commission Candidates Neighborhood Hearing -               |  |
|           |     | Cameron Hansen  |  |
| 7:25 P.M. | 7.  | Election Process - Gordon Thomas                                  |  |
| 7:35 P.M. | 8.  | Review of the Community Council Boundaries                        |  |
|           |     | Commissioner Bradley meeting report - Gordon Thomas               |  |
| 7:40 P.M. | 9.  | Wasatch Boulevard Property - Mark Neff                            |  |
|           |     | Representation from Top of the World, Prospector 1 and 11, Golden |  |
|           |     | Hills, etc. neighborhood associations.                            |  |
| 8:00 P.M. | 10. | UTA public notice   |  |
| 7:45 P.M. | 11. | ZONING  |  |
|           | a.  | PL-84-2194  | Boyer Associates<br>7910 South 3500 East<br>Adding reception area            |
|           | b.  | PL-94-1066  | Harry Post - Neilson Cove Subdivision<br>2415 East 7685 South<br>Subdivision |
|           | c.  | PL-94-2075  | Kathy Oppenheim<br>8149 Culver Spring Lane<br>Home occupation - crafts       |
|           | d.  | PL-79-2236  | Rollers Restaurant<br>2440 East 7000 South<br>Liquor license                 |
|           | e.  | No #  | Gary Carter<br>Property South of Post Office                                 |
|           | f.  | PL-94-2085  | Lee Ann Hunt<br>8090 S Danish Rd<br>Child Care/preschool                     |

TEXT CHANGES

d. PL-94-4003 19.76.030

Uses not listed-Administrative determination.

C. Determination. The determination of the planning division director shall be rendered in writing within a reasonable time, but not to exceed thirty days unless with the written consent of the applicant an extension is granted by the planning commission. The determination shall state the zone classification in

which the proposed use will be permitted as well as the findings which established that such use is of the same character as uses permitted in that zone classification. Upon making this decision, the planning division shall forthwith notify the applicant, the planning commission and the development services division.

e. PL-94-4039 **19-76-135 Accessory buildings---Size**

No accessory building or group of accessory buildings located in a R or A-1 zone shall exceed a total of eight hundred square feet as a permitted use. The planning commission may approve an accessory building or buildings exceeding eight hundred square feet in the above listed zones as a conditional use. This section shall not apply to a guest house.

f. PL-94-4043 **19-52.6040 Lot area, width and yard regulations**

Minimum lot area and lot width in the A-5, A-10 and A-20 zones may include public or private rights-of-way streets. The area in right-of-way shall not exceed twenty-five percent of the minimum lot area. Minimum yard requirements will be measured from the right-of-way line.

District	Lot Area	Lot Width	Front	Side	Rear
A-20	20 acres	200 feet	50 feet	20 feet	50 feet
A-10	10	200	50	20	50
A-5	5	200	50	20	50

g. PL-94-4044 **Adding Section 19.84.150 Revocation of conditional use permits**

A conditional use permit may be revoked by the planning commission upon failure in compliance with the conditions precedent to the original approval of the permit on May 4, 1994 - Page 3

**Agenda**

violation of this title occurring on the site for which the permit was approved. Prior to taking action concerning revocation of a conditional use permit, a hearing shall be held by the planning commission. Notice of the hearing and the grounds for consideration to revocation shall be mailed to the permittee at least ten days prior to the hearing.

h. PL-94-4044 **Adding 19.84.160 Hearing officer**

The planning commission may appoint, with the concurrence of the board of county commissioners, a hearing officer or officers to make recommendations to the planning commission as to whether cause exists for the planning commission to consider revoking any conditional use permit. Prior to making any recommendation to the planning commission, an evidentiary hearing shall be held by the hearing officer to determine whether the permittee has failed to comply with conditions precedent to the original approval of the permit or has otherwise violated any provision of the zoning ordinance occurring on the site for which the permit was approved.

The hearing office shall notify the planning commission if any violations have been corrected by the permittee within any time period suggested by the hearing examiner.

i. PL-94-4044 **19.84.020 Conditional use permit required when.**

A conditional use permit shall be required for all uses listed as conditional uses in the district regulations or elsewhere in this title. ~~A conditional use permit may be revoked upon failure in compliance with conditions precedent to the original approval of the permit or for any violation of this title occurring on the site for which the permit was approved.~~

- 8:00 P.M. 11. Twin Peaks Hillside Zoning Change - Gordon Thomas
- 8:05 P.M. 12. Misc.
- 8:10 P.M. 13. Adjourn

Fax 943-3595

3 Pages Including This One

To: Cottonwood Heights Community Council  
Attn: Ms. Margaret Armstrong

From: R. Good  
Prospector II Neighborhood Association

Attached, please find a copy of a letter we have sent to Probe Realtors regarding the misrepresented advertising for sale of the property located at 7700 South Wasatch Blvd. This property is zoned R-1-10 and is the subject of re-zoning application PL 94-4026 which has been rejected by the Planning Commission. Obviously, the sign posted implies that other than single family dwellings can be built on this property. We have requested that the sign be removed and request that you support that position.

Yours truly,



Rebecca Good  
Prospector II Neighborhood Association

PROSPECTOR II NEIGHBORHOOD ASSOCIATION

April 25, 1994

Probe Realtors  
Clayton Wilkinson  
4091 Canyon View Place  
Salt Lake City, Utah 84092

Dear Mr. Wilkinson:

I am writing on behalf of the Prospector II Neighborhood Association to request the immediate removal of the misleading real estate sign on 7700 South Wasatch Blvd. The property is between Bengal (7800 South) and the entrance to Prospector Drive (3505 E.). and is presently designated "green space" by the Master Plan. If it were to be developed, it would be Residential 1-10. Your sign leads people to believe that it is zoned for tourist, duplex, condo, or commercial development. This is gross misrepresentation.

We further request that anyone seriously inquiring about the property be informed that it lies on a major fault, there are specific restrictions about building on a fault line, and a more indepth geological survey will be required before any structures can be built.

You are aware that Mr. Neff has pursued "tourist homes" on that site and has been denied the request by the Cottonwood Heights Community Council and the Salt Lake County Planning Commission because it goes against the Master Plan. Several residents, myself included, have contacted you by telephone and informed you of this status, and we have requested that you remove the misleading sign. Since you are not being reasonable or responsive to our verbal requests, we are putting them in writing.

We appeal to your integrity to not encourage the greed and opportunism that seems to have taken over usually good people. Help us keep the beauty and openness of Wasatch Blvd. and the surrounding area. We already have too many duplexes and dwellings that have gone against the original Residential Codes and Covenants. We do not want any further commercialization of this area. The Neighborhood Association wants the Master Plan and the present residential codes followed...we want more prudent use of our land.

Yours Truly,



Rebecca Good  
7730 Quicksilver Drive  
Salt Lake City, Utah 84121

cc: Commissioners Bradley, Horiuchi & Overson  
David Brems, Salt Lake County Planning Commission  
Cottonwood Heights Community Council