

**COTTONWOOD HEIGHTS COMMUNITY COUNCIL
BUTLER MIDDLE SCHOOL
7530 SOUTH 2700 EAST
(CHORAL ROOM 101)
JUNE 7, 1995
6:30 P.M.**

- 6:30 p.m. 1) Opening Ceremonies
6:32 p.m. 2) Review of Minutes
6:35 p.m. 3) Commissioner Overson - Chairman, Salt Lake County Commissioners - Land Use/Recreational Access
7:30 p.m. 4) Canyon View Elementary Wetlands Project - Bob Yerzy
7:45 p.m. 5) Zoning - Jeannine Cunningham
- a) Letter from Ann Bowers - Salt Lake County Engineering - semaphore on Fort Union
 - b) PL-95-4032 Thomas Monty
6775 South Highland Drive
R 1-8 to R 2-8 (Duplex)
 - c) PL-82-2051-001 St Thomas More Church
3015 Creek Road - garage addition
 - d) PL-94-2276-001 Fourels Investment
7000 S Park Center Drive
Retail shops - restaurant
 - e) PL-2096-001 Greg Curtis
1347 E Fort Union Boulevard - 6 plex
 - f) PL-95-2128 Elizabeth Grannis
1466 East 7335 South - home day care/pre-school
 - g) Zions First National Bank - Kurt Froerer
2300 East 7000 South - Parking lot
 - h) PL-95-4026 Amir Rafati
6981 Brookhill Drive - conditional use
 - i) Rick Bezzant - 1838 East Fort Union Boulevard
Zoning R-1-8 to C-1

subdivisions - for information only

- i) PL-95-1057 Reginald Grane
3173 East 7000 South
- j) PL-95-1054 Wheeler Machinery
7537 Prospector Drive
- k) PL-95-1053 Kevin and Geri Luing
3148 East 7000 South

Text Changes

- l) PL-95-4022 Side yard regulations

Side Yard regulations - None, except that wherever a building is located upon a lot adjacent to a residential zone or agricultural zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line, and on corner lots the side yard which faces on a street shall be not less than twenty feet.

Front yard regulations - In C-1 and C-2 zones, the minimum depth of the front yard for all buildings, structures, walls or fences more than two feet in height shall be twenty feet.

Rear yard regulations - None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten feet.

- m) PL-95-4033 The maximum building height has been changed, and is now under section 10.04.095, therefore the diagram section needs to be corrected to by eliminating text that is no longer accurate.

The text is hereby amended by deleting the following
~~Maximum height. This illustration applies to zones F 1, R 1 43, S 1 G, R 1 6, R 1 10, R 2 10A, R 1 21, R 1 10C, R 1 0, R 2 0, R 2 6.5, R 2 10H, R 2 10C, R 4 0.5, A 1 C 1, C 1 L, C 2.~~

~~No building shall be erected to a height greater than two and one half stories or thirty five feet, and no dwelling structures shall be erected to a height less than one story.~~

- n) PL-95-4034 Disclosure when a natural hazards report is required.

Whenever a natural hazards report is required under this chapter, the owner of such parcel shall record a restrictive covenant running with the land in a form satisfactory to the county prior to the approval of any development or subdivision of such parcel, which includes the following:

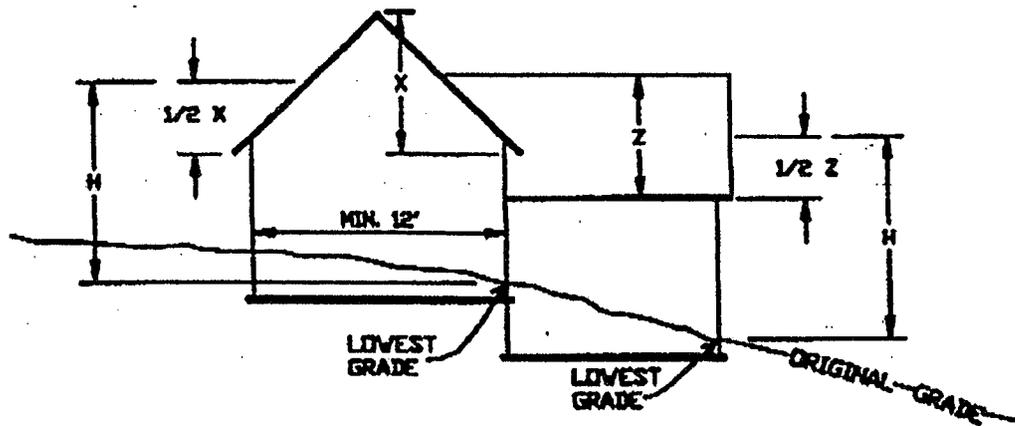
- a) A notice that the parcel is located within a natural hazards special study area as shown on the natural hazards map;
- b) Notice of existence and availability of the natural hazards report for public inspection in the county planning division natural hazards library.
- c) An agreement by the owner of the parcel and any successor in interest to comply with any conditions set by the planning commission or development services director to minimize potential adverse effects of the natural hazard(s).

- n) PL-95-4035 Dog training in commercial zones

Presently the zoning ordinance only allows training of dogs in the agricultural zones. This text change would make the service more convenient for the dog owners. **suggested addition** "dog training, provided all training is within a completely enclosed building.

- o) PL-95-4037 The maximum building height requirement in the zoning ordinance was changed about two years ago. This text change will add a new diagram showing the new building heights regulations.

A diagram entitled "Building height" for Title 19 of the Salt Lake County Code or Ordinances 1986 is hereby by added as follows:



Building height:

"H" equals the building height. "Z" and "X" are examples showing the vertical distance between the top ridge and the bottom of the cornice on a pitched roof. See section 19.04.095.

- 8:15 p.m. 6) U.A.C.C. report - Joyce Smith/Brian Smith
- 8:20 p.m. 7) Incorporation report - Karen Eyre/Don Machin
- 8:25 p.m. 8) Any other business
- 8:30 p.m. 9) Adjourn

Next meeting will be July 5, 1995 at 6:30 p.m. in Butler Middle School.