

# COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA



March 5, 2025

Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, March 5, 2025**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for its **Work Session** and **Business Session** meetings.

1. Work Session – **5:00 p.m.** – City Council Work Room
2. Business Session – **6:00 p.m.** – City Council Chambers

Both sessions will also be broadcast electronically on the city's YouTube channel at <https://www.youtube.com/@CottonwoodHeights/streams>. **Please see the reverse side of this agenda for instructions on how to make public comment.**

## **5:00 p.m. Work Session**

### **1.0 Dakota Pacific Development Discussion (20 min.)**

*The developer Dakota Pacific will present pre-application concepts for a residential infill project located at 2385 E 6895 S, near Hillrise Apartments on the east side of 2300 E.*

### **2.0 Review Business Session Agenda**

*The commission will review and discuss agenda items.*

### **3.0 Adjourn**

## **6:00 p.m. Business Session**

### **1.0 Welcome and Acknowledgements**

- 1.1 Ex parte communications or conflicts of interest to disclose

### **2.0 General Public Comment**

*This is an opportunity for individuals to make general public comments that do not relate to any projects scheduled for public hearing under the "Business Items" section of this agenda. Please see the Public Comment Policy on the reverse side of this agenda for more information.*

### **3.0 Business Items**

#### 3.1 Project ZMA-25-001

*A public hearing and potential action on a request by Deanne Child for a zoning map amendment to rezone a property at 8145 S. Pinecreek Ln. from RR-1-43 (Rural Single-Family Residential) to RR-1-21 (Rural Single-Family Residential).*

#### 3.2 Project CUP-24-019

*Continuation from February 5, 2025 Planning Commission meeting – consideration of a request by Nathan Anderson for a conditional use permit and preliminary plat approval to construct a 9-unit live-work townhome development at 3425 E. Bengal Blvd. **The applicant has requested further continuation of this item to the April 2025 Planning Commission meeting.***

### **4.0 Consent Agenda**

- 4.1 Approval of February 5, 2025 Planning Commission Minutes

### **5.0 Adjourn**

*Next Planning Commission Meeting: April 2, 2025*

### **Public Comment Policy**

Individuals may provide public comment verbally or via writing.

**Verbal comments** are accepted in person at the 6:00 p.m. Business Session, but not at the 5:00 p.m. Work Session. At the Business Session, public comment may be given during two intervals:

1. General Public Comment Period – An opportunity for general comments not relating to specific projects on the meeting agenda.
2. Specific Project Public Hearings – An opportunity for comments relating to specific projects on the meeting agenda which were noticed as public hearings.

**Please note that verbal comments must be provided by attending the meetings in-person.** Verbal comments cannot be provided via the electronic broadcast of planning commission meetings on the city's YouTube channel.

Verbal comment periods are an opportunity for individuals to share comments as they see fit but **are not an opportunity for "question and answer" dialogue.** Questions should be directed to city staff at [planning@ch.utah.gov](mailto:planning@ch.utah.gov). Verbal comments provided during the public comment period will be limited to three minutes per individual, or five minutes per a spokesperson who has been asked by a group that is present to summarize their concerns.

Alternatively, **written comments** may be submitted to staff via email at [planning@ch.utah.gov](mailto:planning@ch.utah.gov). For written comments to be entered into the record and distributed to the planning commission prior to the meeting, they must be submitted to staff by 12:00 p.m. MST on Tuesday, March 4, 2025, the day prior to the meeting. Comments received after this deadline will be distributed to the planning commission after the meeting.

### **Meeting Procedures**

Items will generally be considered in the following order: 1. Chair introduction of item, 2. Staff presentation, 3. Applicant presentation, if applicable, 4. Chair opens public hearing, if applicable, 5. Chair closes public hearing, if applicable, 6. Planning commission deliberation, 7. Planning commission motion and vote on item.

Applications may be tabled if additional information is needed in order to act on the item; or if the planning commission feels there are unresolved issues that may need further attention before the commission is ready to make a motion. No agenda item will begin after 9:00 pm without a unanimous vote of the commission. The commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

### **Notice of Compliance with the Americans with Disabilities Act (ADA)**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7015 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

### **Confirmation of Public Notice**

On Friday, February 28, 2025, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at [www.cottonwoodheights.utah.gov](http://www.cottonwoodheights.utah.gov) and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 28<sup>th</sup> DAY OF FEBURARY, 2025, ATTEST: TIFFANY JANZEN, CITY RECORDER