

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA

May 7, 2025



Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, May 7, 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 Review Business Session Agenda

The commission will review and discuss agenda items.

2.0 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

3.2 Project CUP-25-004

A public hearing and potential action on a request by Bento Viana on behalf of União do Vegetal Church (UDV) for a conditional use permit to operate a church at a former Wells Fargo branch at 3425 E. Bengal Blvd.

3.2 Project ZMA-25-002 (General Plan Amendment)

A public hearing and potential recommendation to City Council on a request by Adam Nash for a General Plan (Land Use Map) Amendment at 3526 E. Fort Union Blvd. The applicant is requesting a change from Residential Office to Residential Medium Density.

3.3 Project ZMA-25-002 (Zoning Map Amendment)

A public hearing and potential recommendation to City Council on a request by Adam Nash for a Zoning Map Amendment (Rezone) at 3526 E. Fort Union Blvd. The applicant is requesting a change from R-1-8 (Residential Single-Family) to R-2-8 (Residential Multi-Family).

3.4 Project ZTA-25-001

A public hearing and potential recommendation to City Council on a city-initiated Zoning Text Amendment to codify a definition for the live-work land use type in City Code.

4.0 Consent Agenda

4.1 Approval of April 16, 2025 Planning Commission Minutes

5.0 Adjourn

Next Planning Commission Meeting: **June 4, 2025**

Public Comment

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. 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. 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, May 6, 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, May 2, 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 and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 2ND DAY OF MAY, ATTEST: TIFFANY JANZEN, CITY RECORDER