

# COTTONWOOD HEIGHTS

## ORDINANCE No. 220-A

### AN ORDINANCE APPROVING THE RE-ZONE OF REAL PROPERTY LOCATED AT 7884 SOUTH HIGHLAND DRIVE FROM RR-1-43 (RURAL RESIDENTIAL) TO RO (RESIDENTIAL OFFICE) AND AMENDING THE ZONING MAP

**WHEREAS**, the “Municipal Land Use, Development, and Management Act,” UTAH CODE ANN. §10-9a-101 *et seq.*, as amended (the “Act”), provides that each municipality may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

**WHEREAS**, pursuant to the Act, the municipality’s planning commission shall prepare and recommend to the municipality’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represents the planning commission’s recommendations for zoning the area within the municipality; and

**WHEREAS**, the Act also provides certain procedures for the municipality’s legislative body to adopt or amend the land use ordinance and zoning map for the city; and

**WHEREAS**, on 14 July 2005, the city council (the “*Council*”) of the city of Cottonwood Heights (the “*City*”) enacted its Ordinance No. 25 adopting a land use ordinance for the City and codifying such ordinance as Title 19 of the City’s code of ordinances (the “*Code*”); and

**WHEREAS**, pursuant to its Ordinance No. 25, the Council also adopted a zoning map for the City (the “*Zoning Map*”); and

**WHEREAS**, on 16 April 2014, the City’s planning commission (the “*Planning Commission*”) held a public hearing on a zone change application by J.R. Pope, Pope Investments, requesting the re-zone of a parcel of real property located at 7884 South Highland Drive in the City (the “*Property*”) from RR-1-43 (Rural Residential) to RO (Residential Office), at which time all interested parties were given the opportunity to provide written or oral comment concerning the proposed re-zone; and

**WHEREAS**, such public hearing before the Planning Commission was preceded by all required legal notices; and

**WHEREAS**, on 16 April 2014, the Planning Commission recommended approval of such proposed re-zone of the Property, and forwarded such recommendation to the Council for final action; and

**WHEREAS**, on 22 April 2014, the Council met in regular meeting to consider, among other things, such proposed re-zone of the Property; and

**WHEREAS**, after careful consideration of the recommendation of the Planning Commission, comments at the public hearing and other public meetings where such proposed re-zone was discussed, and recommendations of City staff, the Council has determined that it is in the

best interest of the health, safety and welfare of the citizens of the City to approve the re-zone of the Property as specified below;

**NOW, THEREFORE, BE IT ORDAINED** by the city council of the city of Cottonwood Heights as follows:

Section 1. **Approval of Re-zone.** The Council hereby re-zones the Property from RR-1-43 (Rural Residential) to RO (Residential Office).

Section 2. **Adoption of Amended Zoning Map.** The Council hereby amends the City's zoning map to reflect the re-zone of the Property effected by this ordinance (this "*Ordinance*"), and hereby adopts the amended zoning map that is attached as an exhibit hereto as the City's current zoning map.

Section 3. **Action of Officers.** All actions of the officers, agents and employees of the City that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

Section 4. **Severability.** All parts of this Ordinance are severable, and if any section, paragraph, clause or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Ordinance.

Section 5. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 6. **Effective Date.** This Ordinance, assigned no. 220-A, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder, or such later date as may be required by Utah statute.

**PASSED AND APPROVED** this 22<sup>nd</sup> day of April 2014.

**COTTONWOOD HEIGHTS CITY COUNCIL**

By   
\_\_\_\_\_  
**Kelvyn-H. Cullimore, Jr., Mayor**

**ATTEST:**



  
\_\_\_\_\_  
**Kory Solonio, Recorder**

**VOTING:**

Kelvyn H. Cullimore, Jr.  
Michael L. Shelton  
J. Scott Bracken  
Michael J. Peterson  
Tee W. Tyler

Yea  Nay   
Yea  Nay   
Yea  Nay   
Yea  Nay   
Yea  Nay

**DEPOSITED** in the Recorder's office this 22<sup>nd</sup> day of April 2014.

**POSTED** this 23 day of April 2014.

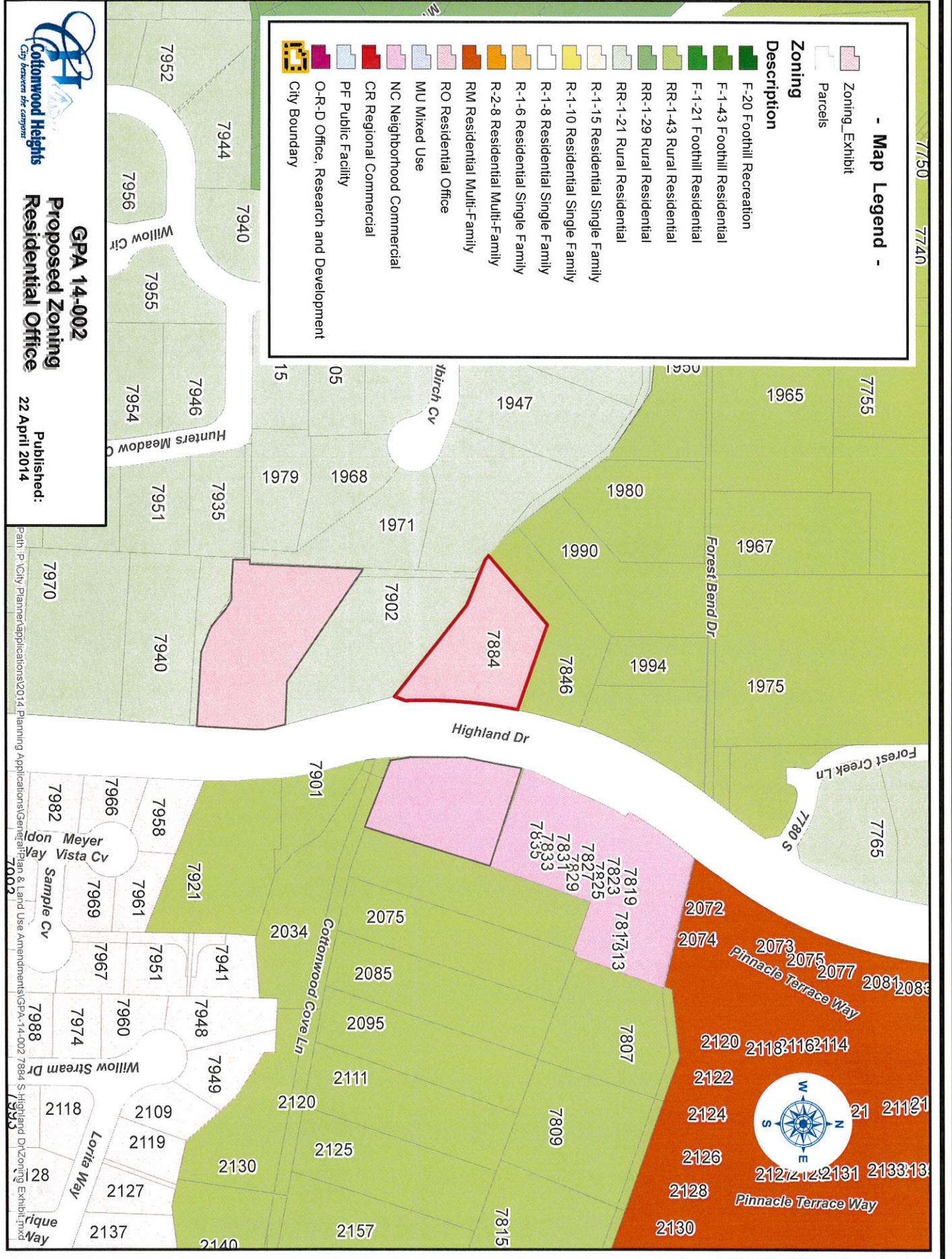
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**GPA 14-002**  
**Proposed Zoning**  
**Residential Office**

Published:  
22 April 2014

- Map Legend -	
	Zoning_Exhibit
	Parcels
Zoning	
Description	
	F-20 Foothill Recreation
	F-1-43 Foothill Residential
	F-1-21 Foothill Residential
	RR-1-43 Rural Residential
	RR-1-29 Rural Residential
	RR-1-21 Rural Residential
	RR-1-15 Residential Single Family
	R-1-10 Residential Single Family
	R-1-8 Residential Single Family
	R-1-6 Residential Single Family
	R-2-8 Residential Multi-Family
	RM Residential Multi-Family
	RO Residential Office
	MU Mixed Use
	NC Neighborhood Commercial
	CR Regional Commercial
	PF Public Facility
	O-R-D Office, Research and Development
	City Boundary



Path: P:\City Planning\applications\2014 Planning Applications\General\Plan & Land Use Amendments\GPA-14-002 7884 S Highland Dr\Zoning Exhibit.mxd

7002

7982 7966 7958 7961 7969 7967 7951 7941 7948 7949 7960 7974 7988 7982 7974 7960 7974 7988

2118 2109 2119 2127 2137 2128 2138