

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA

July 19, 2023



Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, July 19, 2023** 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 Zoom. **For those who wish to attend virtually, please register in advance** for these meetings by visiting: www.ch.utah.gov/planningcommission, and clicking on **“Planning Commission Zoom Links.”** Alternatively, the public can also hear audio of the open portions of the meeting by connecting to the live broadcast at <https://www.youtube.com/@CottonwoodHeights/streams> or <http://mixlr.com/chmeetings>.

5.00 p.m. Work Session

1.0 Form Based Code Discussion

As part of its General Plan update process, the city is working on a form-based code district and ordinance. The city’s consultant, VODA Landscape + Planning, will update the Commission on this effort.

2.0 Review Business Session Agenda

The Commission will review and discuss agenda items.

3.0 Additional Discussion Items

The Commission may discuss the status of pending applications and matters before the Commission, as well as new applications and matters that may be considered by the Commission in the future.

4.0 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 Session” 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-23-001

A public hearing and possible recommendation on a General Plan Amendment and Zoning Map Amendment to modify the land use designation of 6851 S. Big Cottonwood Canyon Rd. from Mixed-Use to Low-Density Residential, and the zoning designation from Foothill Residential (F-1-21) to Residential Single-Family (R-1-8).

4.0 Consent Agenda

- 4.1 Approval of Planning Commission Minutes from June 7, 2023

5.0 Adjourn

Next Planning Commission Meeting: August 2, 2023

Public Comment Policy

Verbal public comments are accepted during the “General Public Comment” component of the 6:00 p.m. Business Session (but not during the 5:00 p.m. Work Session). Please note that public comment periods are an opportunity for individuals to share public 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 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, July 18, 2023, 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 heard in the following order:

1. Commission Chair Introduces Item
2. Staff Presentation
3. Applicant Presentation (If applicable)
4. Commission Chair Opens Public Hearing (If item has been noticed for public hearing)
5. Commission Chair Closes Public Hearing
6. Planning Commission Deliberates
7. Planning Commission Motions and Votes on Item

Planning Commission applications may be tabled if: 1. Additional information is needed in order to act on the item; or 2. 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) 944-7021 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, July 14, 2023, 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 14TH DAY OF JULY, 2023

Attest: Paula Melgar, City Recorder

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



July 19, 2023

Summary

Project Number:
ZMA-23-001

Subject Property:
6851 S. Big
Cottonwood Canyon
Road

Action Requested:
Land Use Map
Amendment from
Mixed Use to
Residential Low
Density

Zoning Map
Amendment from
Foothill Residential
(F-1-21) to
Residential Single
Family (R-1-8)

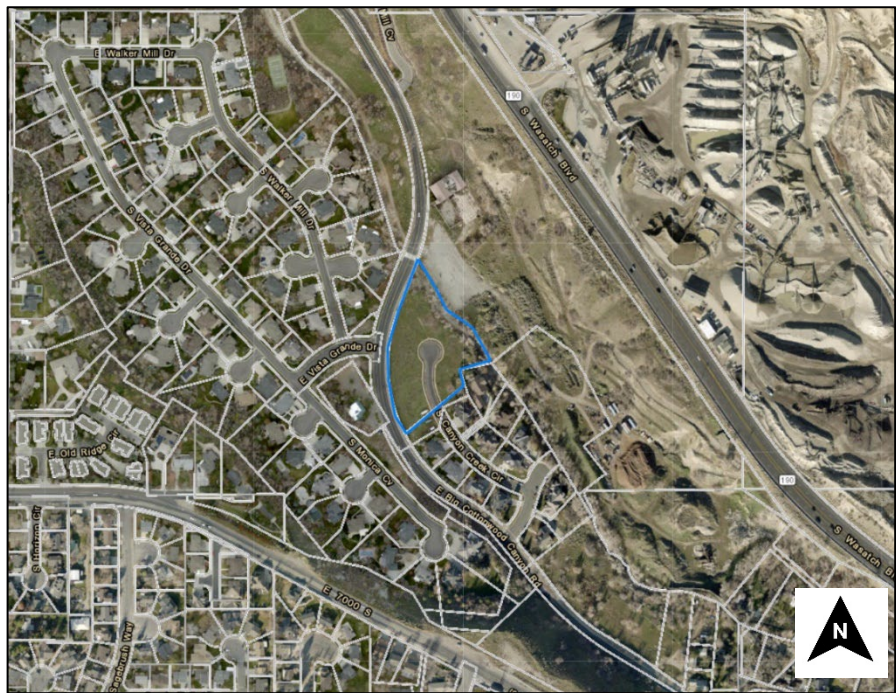
Applicant:
Gilson Engineering

Recommendation:
APPROVE

Context

Property Owner:
Walker
Development
Partnership, LLC

Acres:
3.049

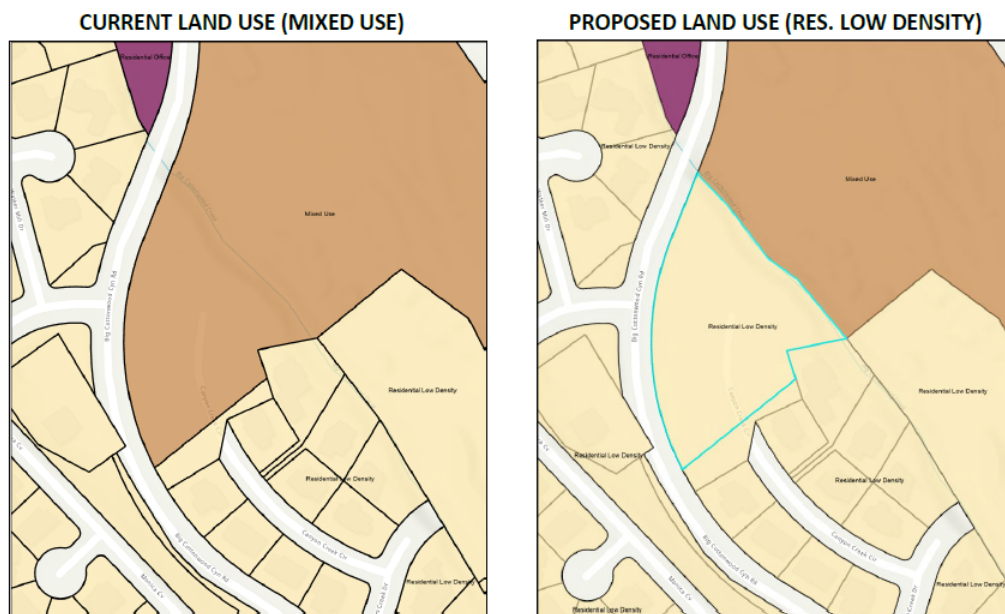


Subject Property Aerial

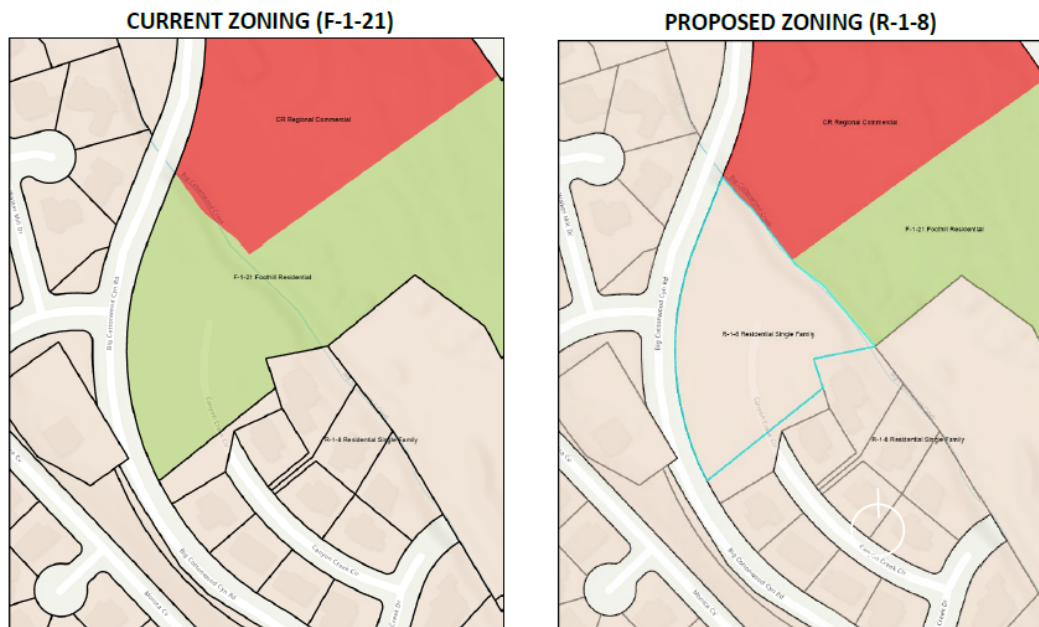
Request

The applicant has applied for a Land Use Map amendment, and a second application for a Zoning Map Amendment for a portion of the existing property located at 6851 S. Big Cottonwood Canyon Rd. The Land Use Map represents the city's long-range vision for a property and is typically used to guide policies and plans for future growth and development. The Zoning Map represents what is currently allowed on an ordinance. It regulates use types, developments standards, and other legal land use requirements. Concurrently to these two requests, the applicant has submitted a third application for a lot line adjustment to amend property lines so that the land use amendment and rezone only apply to a 3.049-acre portion of the existing subject parcel, which is currently 15 acres in size). A summary of the various concurrent applications is as follows:

REQUEST 1 – LAND USE MAP AMENDMENT



REQUEST 2 – ZONING MAP AMENDMENT

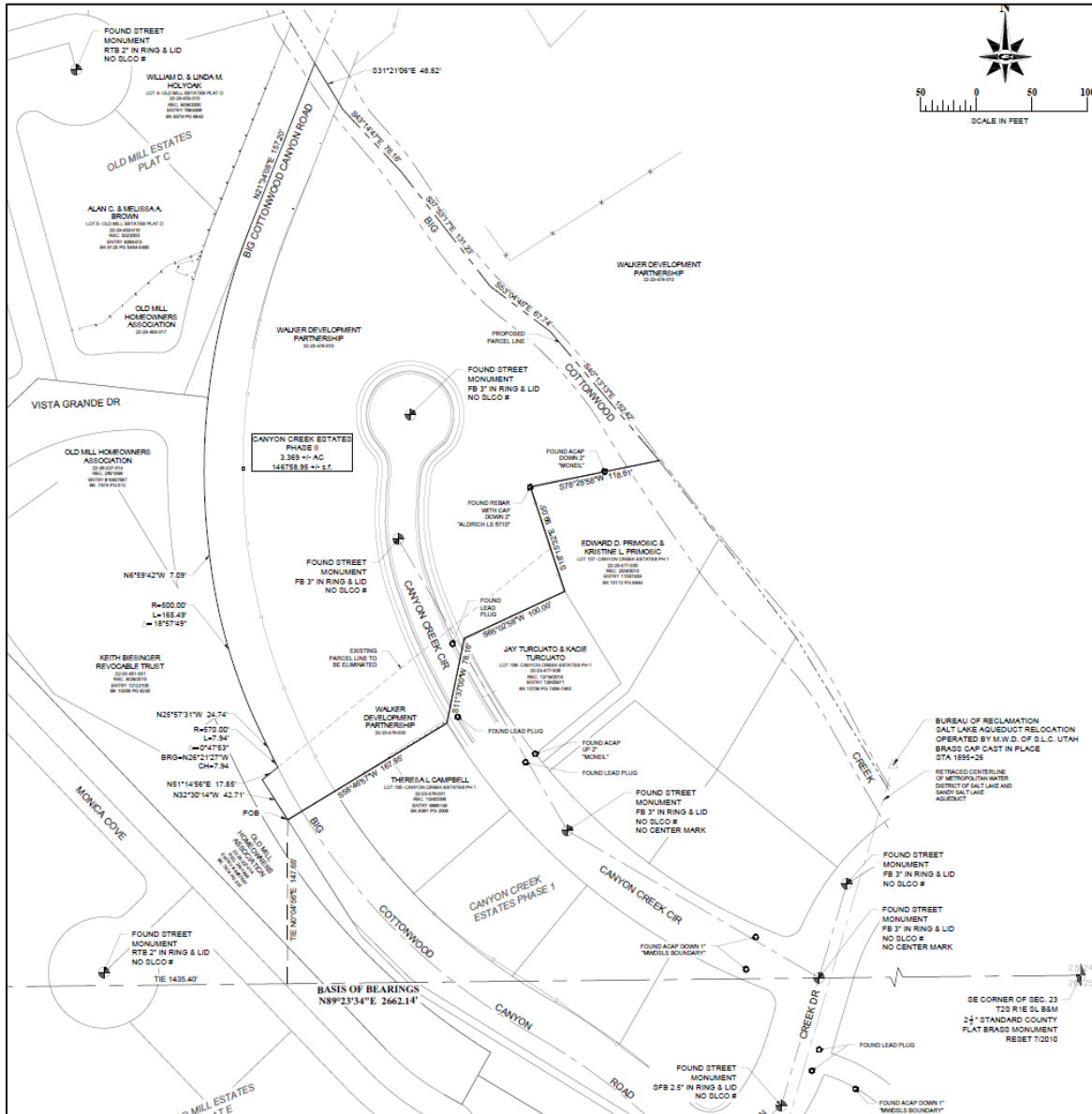


REQUEST 3 – LOT LINE ADJUSTMENT

EXISTING PARCEL



PROPOSED ADJUSTMENT (undeveloped residential cul-de-sac area)



Analysis

Adjacent Area

As can be seen on the context photos and proposed lot line adjustment exhibit, the subject property is located at the end of a partially developed subdivision (Canyon Creek Estates), which was originally platted in 1993. When the infrastructure was constructed for that subdivision, a cul-de-sac was installed within the subject property, and the area was noted as ‘Future Phase 2’ on the plat.

Given that the cul-de-sac was constructed and labeled as a future phase of the Canyon Creek Estates subdivision, this indicates that the intention has always been to develop the subject property as a residential subdivision.

Land Use

Land Use designation on a property represents the city’s future vision of growth and development in the area. Land Use designations are typically broader and more general than zoning designations, and do not reflect current development or use requirements for a site, but rather help guide city leaders in setting policy for future land use and growth in the city. To ensure consistency between land use and zoning, it is important to ensure that the underlying land use designation either matches or is amended to be compatible with the requested zone change. The current land use map indicates a designation of *Mixed Use* for the property. In the General Plan, the Mixed-Use land use is defined as follows:

Mixed-use areas can contain a mix of land uses, such as residential, commercial and office within the same area. Land uses in a Mixed-Use classification maybe varied either vertically (i.e. mix of uses in one building such as an apartment over a retail establishment) or horizontally (i.e. single use buildings with different uses placed next to each other).

The proposed land use designation is *Residential – Low Density*, which is described in the General Plan as follows:

Residential – Low Density districts are residential areas that contain between 2.5 and five (5) dwelling units per acre. Properties that are assigned the Residential – Low Density classification are generally (but not necessarily limited to) neighborhoods consisting of single-family dwellings.

Staff Analysis – Based on the adjacent context, and the concurrent proposed lot line adjustment, staff finds that the *Residential – Low Density* land use designation is more appropriate for the subject property. Future mixed-use or commercial development could be incompatible with the existing development pattern of the adjacent single-family subdivision through which this property is accessed. The current land use designation of Phase 1 of the Canyon Creek Estates subdivision is also *Residential – Low Density*.

Zoning

The current zoning designation for the property is F-1-21 (Foothill Residential), which is a zoning designation typically reserved for foothill properties within sensitive areas. It is the zoning designation that was applied to the subject parcel and wider area when the city incorporated. It requires a minimum lot size of one-half acre per single-family dwelling.

The proposed zoning designation for the subject property is R-1-8, which is the city's most common single-family residential zone, requiring a minimum lot size of 8,000 square feet. The adjacent residential development is currently zoned R-1-8.

Staff Analysis – Staff finds that rezoning the subject property (subject to lot line adjustment) to R-1-8 is an appropriate amendment given the adjacent context and zoning designation of the Canyon Creek Estates subdivision. This does not raise any additional concerns for the remainder of the larger parcel to the north and west, as Big Cottonwood Creek serves as the proposed boundary of the rezone and represents a natural buffer from any future development that could occur on adjacent land.

Potential Development Analysis

Should the rezone be approved, any future development on the subject property would be required to comply with all R-1-8 zoning standards. In previous Development Review Committee (DRC) meetings, the applicant has stated an interest in constructing approximately seven single-family homes around the existing cul-de-sac, in a very similar development pattern to the existing Canyon Creek Estates subdivision development.

Zone Map Amendment Procedure

Chapter 19.90.010 of the Cottonwood Heights Municipal Code details the procedure for Land Use and Zoning map amendments:

19.90.10 Amendment Procedure.

- A. *The city council may, from time to time, amend the number, shape, boundaries or area of any zone or any regulation within any zone or any other provisions of the zoning ordinance. **The city council may not make any amendment authorized by this section unless the amendment is proposed by the planning commission or was first submitted to the planning commission for its recommendation. To become effective, zoning amendment applications which have received the positive recommendation of the planning commission must first receive the favorable vote of not less than a majority of the entire membership of the city council.***
- B. *Zoning amendment applications which receive a recommendation of denial by the planning commission shall thereafter be considered by the city council.... The city council, after review of the recommendation by the planning commission, may affirm, reverse, alter or remand for further review and consideration any recommendations made by the planning commission.*

Land use and zoning map amendments are legislative actions, meaning that the Planning Commission's authority is to take public comment, discuss the merits of the proposal, and make recommendations to the City Council. The City Council is the final approval authority for this application.

Noticing

Notices were posted and mailed at least 10 days prior to the meeting. Individual letters were sent to property owners within 1000' feet of the subject property, and a public notice sign was posted on the property, visible from Big Cottonwood Canyon Road.

Recommendation & Findings

Based on the findings and analysis presented herein, that the proposed land use map amendment and rezone are more compatible with the surrounding development context than their current designations, and that it was always the intent for the subject area to be developed as a single-family subdivision, and that Big Cottonwood Creek provides a natural buffer/transition to future development in the broader area, staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council to amend the General Plan Land Use Map from 'Mixed Use' to 'Residential – Low Density' and to amend the zoning map from 'F-1-21 (Foothill Residential)' to 'R-1-8 (Residential Single Family).' This recommendation is subject to the concurrent proposed lot line adjustment being approved by the city and recorded with the Salt Lake County Recorder's office.

Additional findings of fact include:

1. The proposed zoning and land use designations are compatible with the goals of the Cottonwood Heights General Plan
2. The application was made pursuant to 19.90 of the Cottonwood Heights City Code
3. A public hearing was held in accordance with the local and state requirements.

MODEL MOTIONS

Land Use Map Amendment

Approval

I move to recommend APPROVAL to the City Council for the General Plan land use map amendment portion of project ZMA-23-001 based on the findings and recommendations listed in the staff report dated July 19, 2023.

- *List any other findings or recommendations for approval...*

Denial

I move to recommend DENIAL to the City Council for the General Plan land use map amendment portion of project ZMA-23-001 based on the following findings:

- *List findings for denial...*

Zoning Map Amendment

Approval

I move to recommend APPROVAL to the City Council for the zoning map amendment portion of project ZMA-23-001 based on the findings and recommendations listed in the staff report dated July 19, 2023.

- *List any other findings or recommendations for approval...*

Denial

I move to recommend DENIAL to the City Council for the zone map amendment portion of project ZMA-23-001 based on the following findings:

- *List findings for denial...*

Attachments

1. Applicant's Narrative



CONSULTING ENGINEERS AND SURVEYORS

12401 South 450 East, Unit C2

(801) 571-9414

Fax: (801) 571-9449

www.gilsonengineering.com

June 14, 2023

Cottonwood Heights City
Community & Economic Development
2257 E Bengal Boulevard
Cottonwood Heights, UT 84121

SUBJECT: General Plan & Zoning Map/Text Amendment – ‘Walker Development Partnership’

The following narrative describes a proposed Zone and General Plan land use change for the property located at 6851 South Big Cottonwood Road. This property will be referred to as the ‘Walker Development Partnership’. The proposed zone change would include the land south of the Big Cottonwood Creek for parcel 22-23-478-010-0000, a Record of Survey and Parcel Lot Line Adjustment map has been included as an appendix to supplement this narrative.

As previously stated, both a Zone and General Plan Land use change are requested as part of this submittal. The current zoning map refers to this section as F-1-21, Foothills Residential. The current zoning, as is, possible purpose of the F-1-21 zone is to provide residential development opportunities for property owners within areas of steep slopes and hillsides in the city while providing preservation of the natural landscape of hillsides. The subject area to the south of Big Cottonwood Creek consists of flat terrain with minimal slope, thus not conforming with the F-1-21 zoning designation.

Gilson Engineering proposes that zoning at this location be changed to an R-1-8, Residential Single-Family Zone. The proposed zoning allows for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

The Cottonwood Heights General Plan land use maps denote the area as a Mixed Use (MU Zone). The Mixed zone designation is reserved for areas in the city for a mix of uses, including mixed-use developments with commercial, institutional, office and service uses apportioned on-site in a manner sensitive to the street environment and adjacent uses; to support an urban village where amenities are focused on a local main street; to encourage and support transit-oriented development by allowing transit supportive density, where desired; and to enhance the accessibility of the Fort Union area and the Gateway Overlay District.

Gilson Engineering proposes the General Plan Land Use be changed to Residential Low Density. This portion of the property is located on Canyon Creek Circle at the end of a cul-de-sac. All other residences located on this street are single family residential homes, therefore the zone change would be consistent and conforming with the surrounding developments in the area.

The existing properties currently have utility stubs that were installed when the neighboring residential single-family subdivision was constructed in 1993. Therefore, the amendment would not affect the demand of public utilities at this location as they were already planned for. This is the case for other public and emergency services as well. If a commercial development was constructed in this area, the public would be forced to travel

through the surrounding single-family neighborhood to access the property through the single point of entry. This would not contribute to the general welfare of the area. The proposed land use change would alleviate this nuisance and reduce the public traffic through an existing low density residential area.

The existing classification encompasses the entire 15.74-acre parcel that spans across Big Cottonwood creek. Portions of this parcel meet the description of the current zoning and land use designation; however, the areas described in this narrative and denoted in the attached exhibits do not adhere to the current zoning. The proposed amendment furthers the purpose of Title 19.02.020 in the zoning ordinance – “This title is designed and enacted for the purpose of promoting the health, safety, morals, conveniences, order, prosperity and welfare of the present and future inhabitants of City, including, among other things, the lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing adequate light and air, classification of land uses and distribution of land development and utilization, protection of the tax base, securing economy in governmental expenditures, fostering the City's agricultural and other industries, and the protection of both urban and nonurban development.” Gilson Engineering recognizes that the proposed amendment will be planning for current and future land use and in the process of developing local communities into stable centers of commerce and population for years to come.

In conclusion, Gilson Engineering proposes a zone change and a General Plan Land use change to the ‘Walker Development Partnership’. The zoning should be changed from F-1-21 to R-1-8 and the land use should be changed from Mixed Use to Residential Low Density. Overall, this change conforms with the zoning and general plan requirements and makes sense for the subject project.

If there are any questions or concerns regarding the information contained in this application, please feel free to contact Gilson Engineering.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandon Preece', with a long horizontal line extending to the right.

Brandon Preece
Senior Project Manager

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION WORK MEETING**

3
4 **Wednesday, June 7, 2023**
5 **5:00 p.m.**
6 **2277 East Bengal Boulevard**
7 **City Council Work Room**
8

9 ***ATTENDANCE***

10
11 **Members Present:** Chair Jesse Allen, Commissioner Dan Mills, Commissioner Lucy
12 Anderson, Commissioner Jessica Chappell, Commissioner Jonathan
13 Ebbeler, Commissioner Mike Shelton, Commissioner Mike Smith
14

15 **Staff Present:** Community and Economic Development Director Michael Johnson, City
16 Planner Ian Harris, Sustainability and Samantha DeSeelhorst, Deputy City
17 Recorder Maria Devereux, System Administrator Alex Earl
18

19 **Excused:** Commissioner Sean Steinman
20

21 **WORK SESSION**
22

23 Chair Jesse Allen called the Work Meeting to order at 5:01 p.m.
24

25 Chair Allen nominated Commissioner Dan Mills to serve as the new Planning Commission Chair.
26

27 ***Commissioner Ebbeler moved to RECOMMEND Commissioner Dan Mills be elected to serve***
28 ***as Chair and Commissioner Lucy Anderson as Vice-Chair. Commissioner Shelton seconded***
29 ***the motion.***
30

31 Community and Economic Development Director, Michael Johnson stated that the Planning
32 Commission will move forward with the consensus that Commissioner Mills be recommended as
33 Chair with Commissioner Anderson as Vice Chair. The item will be placed as an Action Item at
34 the next Planning Commission Business Meeting at which time will be considered and a formal
35 vote will be taken. Mr. Johnson expressed appreciation for Commissioner Allen and his six years
36 of service on the Planning Commission.
37

38 ***The motion was withdrawn.***
39

40 **1.0 Review Business Session Agenda.**
41

42 The Business Session Agenda was reviewed.
43

44 **2.0 Additional Discussion Items.**
45

46 City Planner, Ian Harris reviewed Project SUB-23-002 - Public Hearing and possible action on a
47 Subdivision Amendment. The subject properties are located at 7041 South 2700 East and 7059

1 South 2700 East. The request is to adjust the property lines of two parcels representing a change
2 to the existing Sunburst Circle Subdivision. Lot 1 contains a single-family home and was
3 constructed concurrent with the time the of Sunburst Circle Subdivision Plat. Lot 2 is not a platted
4 lot and both are owned by the applicant. A property rendering was displayed. He reported that
5 the property line between the two properties would be shifted south in order to allocate additional
6 property to Lot 1 while still ensuring that Lot 2 meets the R-1-8 zoning standards.

7
8 It was the intent of the property owner to construct an accessory building for his personal use.
9 However, under the current arrangement of the two parcels, the proposed building would be
10 located at 7059 South 2700 East, which is an undeveloped parcel that does not have a primary
11 dwelling. Mr. Harris explained that accessory buildings must be located on the same parcel as a
12 primary dwelling to be deemed secondary, or accessory to a primary dwelling. To construct a
13 compliant accessory structure, the applicant is proposing to adjust the shared property line between
14 the two parcels, which would allow for the accessory structure to fit on the same parcel as the
15 primary dwelling.

16
17 Mr. Harris stated that the maximum lot coverage in the R-1-8 Zone is 50%. Lot 1 exceeds this
18 limit currently but will be brought into conformance if the Subdivision Amendment is approved.
19 Any new structure built on either lot will be required to comply with the lot coverage limits. Lot
20 setback requirements were reviewed. He reported that both of the proposed lots will meet the
21 8,000-square-foot minimum lot size development standards for the R-1-8 Zone. Lot coverage
22 requirements will be addressed at the time of the Accessory Dwelling Application. Staff
23 recommended approval with conditions enumerated in the Staff report.

24
25 **3.0 Adjournment.**

26
27 *Commissioner Smith moved to adjourn. Commissioner Shelton seconded the motion. The*
28 *motion passed with the unanimous consent of the Commission.*

29
30 The Work Meeting adjourned at 5:31 p.m.

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION BUSINESS MEETING**

3
4 **Wednesday, June 7, 2023**
5 **6:00 p.m.**
6 **2277 East Bengal Boulevard**
7 **City Council Chambers**
8

9 ***ATTENDANCE***

10
11 **Members Present:** Chair Jesse Allen, Commissioner Dan Mills, Commissioner Lucy
12 Anderson, Commissioner Jessica Chappell, Commissioner Jonathan
13 Ebbeler, Commissioner Mike Shelton, Commissioner Mike Smith
14

15 **Staff Present:** Community and Economic Development Director Michael Johnson, City
16 Planner Ian Harris, Sustainability and Samantha DeSeelhorst, Deputy City
17 Recorder Maria Devereux, System Administrator Alex Earl
18

19 **Excused:** Commissioner Sean Steinman
20

21 **BUSINESS SESSION**

22
23 **1.0 Welcome and Acknowledgments.**

24
25 **1.1 ExParte Communications or Conflicts of Interest to Disclose.**

26
27 Chair Allen called the meeting to order at approximately 6:00 p.m. There were no communications
28 or disclosures shared by any of the Commissioners.
29

30 **2.0 General Public Comment.**

31
32 There were no public comments.
33

34 **3.0 Business Items.**

35
36 **3.1 Project SUB-23-002 A public hearing and possible action on a subdivision**
37 **amendment at 7041 S. 2700 E. The proposal seeks to adjust the property lines**
38 **of two parcels, representing a change to the existing Sunburst Circle**
39 **Subdivision.**
40

41 City Planner, Ian Harris presented the Staff Report and stated that the application is a request for
42 a Subdivision Amendment on property located at 7041 South 2700 East. The applicant seeks to
43 adjust the property lines of two parcels representing a change to the existing Sunburst Circle
44 Subdivision. The property located at 7041 South contains a single-family home constructed when
45 the Sunburst Circle Subdivision was platted. The adjacent property located at 7059 South is not a

1 platted lot and both are owned by the applicant. Due to the adjustment being outside the boundary
2 of a subdivision plat, the matter requires Planning Commission approval.

3
4 Spencer Llewelyn was present representing the property owner, John Stout, who is requesting a
5 property line adjustment to accommodate an accessory structure.

6
7 Chair Allen opened the public hearing.

8
9 *Dan Rawlins* identified himself as the adjacent property owner and stated he recently spoke with
10 the applicant regarding the request. There were issues with the applicant due to a previous project
11 that required access to an easement along the north edge of his property. Mr. Rawlins questioned
12 whether a power line will be extended to the proposed accessory building.

13
14 Chair Allen believed Mr. Rawlins' question was not applicable to the current application and
15 recommended he address his concern with Staff.

16
17 There were no additional public comments. The public hearing was closed.

18
19 ***Commissioner Shelton moved to CLOSE the public hearing. Commissioner Ebbeler seconded***
20 ***the motion. The motion passed with the unanimous consent of the Commission.***

21
22 ***Commissioner Smith moved to APPROVE SUB-23-002 subject to the following:***

23
24 ***Conditions:***

- 25
26 ***1. The project must comply with all review comments provided by staff during the***
27 ***technical review of the final plat.***
28
29 ***2. The final plat shall be recorded with Salt Lake County.***

30
31 ***Commissioner Ebbeler seconded the motion. Vote on motion: Commissioner Mills-Aye,***
32 ***Commissioner Anderson-Aye, Commissioner Chappell-Aye, Commissioner Ebbeler-Aye,***
33 ***Commissioner Shelton-Aye, Commissioner Smith-Aye, Chair Allen-Aye. The motion passed***
34 ***unanimously.***

35
36 **4.0 Consent Agenda**

37
38 **4.1 Approval of Planning Commission Minutes from April 19, 2023.**

39
40 ***Commissioner Ebbeler moved to APPROVE the Planning Commission Minutes from April 19,***
41 ***2023. Commissioner Anderson seconded the motion. Vote on motion: Commissioner Mills-***
42 ***Aye, Commissioner Anderson-Aye, Commissioner Chappell-Aye, Commissioner Ebbeler-Aye,***
43 ***Commissioner Shelton-Aye, Commissioner Smith-Aye, Chair Allen-Abstained. The motion***
44 ***passed unanimously with one abstention.***

1 **4.2 Approval of Planning Commission Minutes from May 3, 2023.**
2

3 *Commissioner Ebbeler moved to APPROVE the Planning Commission Minutes from May 3,*
4 *2023, as modified. Commissioner Shelton seconded the motion. Vote on motion:*
5 *Commissioner Mills-Aye, Commissioner Anderson-Aye, Commissioner Chappell-Aye,*
6 *Commissioner Ebbeler-Aye, Commissioner Shelton-Aye, Commissioner Smith-Aye, Chair*
7 *Allen-Abstained. The motion passed unanimously with one abstention.*
8

9 **5.0 Adjourn.**

10
11 *Commissioner Shelton moved to ADJOURN. Commissioner Ebbeler seconded the motion. The*
12 *motion passed with the unanimous consent of the Commission.*
13

14 The Planning Commission Meeting adjourned at 6:13 p.m.
15

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the*
2 *Cottonwood Heights City Planning Commission Work Meeting and Regular Meeting held*
3 *Wednesday, June 7, 2023.*

4

5 Teri Forbes

6 Teri Forbes

7 T Forbes Group

8 Minutes Secretary

9

10 Minutes Approved: _____