

COTTONWOOD HEIGHTS

ORDINANCE NO. 412

AN ORDINANCE AMENDING TITLES 2, 3, 12 AND 19 OF THE COTTONWOOD HEIGHTS CODE OF ORDINANCES (APRIL 2024 CODE MAINTENANCE)

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 legislative body (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, thereafter, the City’s planning commission (the “Planning Commission”) formulated proposed amendments (the “Amendments”) to Titles 2, 3, 12 and 19 of the Code to clarify ambiguous definitions and procedures and rectify conflicting provisions in the Code as part of general maintenance of the Code; and

WHEREAS, because certain of the Amendments affect Title 19, and to provide an opportunity for public input concerning all the proposed Amendments, a public hearing was held before the Planning Commission where citizens were given the opportunity to provide written or oral comment concerning the proposed Amendments; and

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

WHEREAS, following the public hearing, the Planning Commission recommended the Amendments to the Council for adoption; and

WHEREAS, the Council subsequently took additional public comment concerning the Amendments; and

WHEREAS, the Council has reviewed and is familiar with the Amendments, a copy of which is annexed as an exhibit to this ordinance, including any amendments proposed by the Council to the form of the Amendments affecting Title 19 that were recommended for adoption by the Planning Commission, as authorized by UTAH CODE ANN. 10-9a-502(2); and

WHEREAS, on 2 April 2024 the Council met in regular meeting to consider, among other things, amending the Code to enact the Amendments, including any such revisions; and

WHEREAS, after careful consideration of the recommendations of the Planning Commission, comments at the public hearing and other public meetings, and other relevant input, the Council has determined that it is in the best interest of the health, safety and welfare of the citizens of the City to adopt and enact the Amendments as proposed;

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

Section 1. Adoption of Amendments. The Council hereby adopts and enacts the Amendments in the form of the attached exhibit, wherein deletions to the current affected ordinances are ~~struck through~~ or otherwise shown as deletions and additions to the current affected ordinances are underlined or otherwise shown as additions.

Section 2. 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 (this "Ordinance"), whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

Section 3. Severability. It is hereby declared that 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 4. Repealer. All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 5. Effective Date. This Ordinance, assigned no. 412, 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 2nd day of April 2024.

ATTEST:

COTTONWOOD HEIGHTS CITY COUNCIL

By:  Paula Melgar, Recorder
By:  Michael T. Weichers, Mayor



VOTING:

Michael T. Weichers	Yea	<u>✓</u>	Nay	___
Matt Holton	Yea	<u>✓</u>	Nay	___
Suzanne Hyland	Yea	<u>✓</u>	Nay	___
Shawn E. Newell	Yea	<u>✓</u>	Nay	___
Ellen Birrell	Yea	<u>✓</u>	Nay	___

DEPOSITED in the Recorder's office this 2nd day of April 2024.

POSTED this 3rd day of April 2024.