



## NOTICE OF A PUBLIC HEARING

### What?

Notice is hereby given that the **Cottonwood Heights Planning Commission** will hold a public hearing and make possible recommendation to the City Council on a city-initiated request to establish a form-based code along a portion of Fort Union Blvd.

Unlike conventional zoning regulations that focus primarily on use, form-based codes emphasize the physical form of a building to guide and regulate development resulting in active, vibrant communities that are both functional and aesthetically pleasing. Additionally, form-based codes can provide greater flexibility and streamlined entitlement timelines for the property owner in terms of redevelopment options.

Notably, the proposed form-based code will not alter existing single-family properties in Cottonwood Heights, and is only proposed for properties along Fort Union Blvd. that are currently commercial, mixed-use, or multi-family. Additionally, the form-based code will only apply when a property owner decides to redevelop. It does not affect existing development.

### When and Where?

The meeting will be held on **Wednesday, June 5, 2024 at Cottonwood Heights City Hall** (2277 E. Bengal Blvd.). The meeting will be split into two sessions:

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 notice of instructions on how to make public comment, if desired.

### How Can I Learn More about the Project?

You can learn more about the form-based code by visiting the project website at [www.ch.utah.gov/fbc](http://www.ch.utah.gov/fbc). Additionally, the meeting agenda and staff report for this project will be posted online to the city website. To view these materials, please visit [www.ch.utah.gov/planningcommission](http://www.ch.utah.gov/planningcommission), and click on "Agendas, Packets, & Minutes." **These materials will be posted by end of day on Friday, May, 31 2024**, the Friday prior to the meeting. Questions about the project can be directed to city staff at [planning@ch.utah.gov](mailto:planning@ch.utah.gov), or 801-944-7000.

## How Can I Make Public Comment?

Verbal public comments are accepted at the public hearing during the 6:00 p.m. Business Session (but not during the 5:00 p.m. Work Session). Verbal comments provided during the public hearing will be limited to three minutes per commenter except as otherwise specified on the meeting agenda.

Alternatively, written comments can 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, June 4, 2024, the day prior to the meeting. Comments received after this deadline will be distributed to the Planning Commission after the meeting.

Posted: 5/24/24, Attest: Paula Melgar, City Recorder