



NOTICE OF A PUBLIC HEARING

What?

Notice is hereby given that the Cottonwood Heights Planning Commission will review and take possible action on a request from Rockworth Companies, for a **zoning text amendment** to the **Wasatch Rock Planned Development District Zone (PDD-2)**, located at approximately 6695 S Wasatch Boulevard.

The PDD-2 ordinance and development plan were approved in 2021 and include approval and entitlement for a multi-phased mixed-use development at the subject property. While this entitlement included approval for a condominium use, the building massing and total unit count were not established. **The applicant now seeks to complete that approval process. All previously approved elements of the PDD-2 ordinance and development plan remain unchanged.**

The applicant is proposing to develop a condominium building that contains between 75 and 110 total condominium units on the site, with a total building height of 12 to 14 stories above the approved site grade (Please see reverse side of this notice for a context image).

When and Where?

The meeting will be held on **Wednesday, January 8, 2025, 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>.

How Can I Learn More about the Project?

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, and click on "Agendas, Packets, & Minutes." These materials will be posted by end of day on Friday, January 3, 2025, the Friday prior to the meeting. **Questions about the project can be directed to city staff at 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 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, January 7, 2025, the day prior to the meeting. Comments received after this deadline will be distributed to the Planning Commission after the meeting.



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