

Cottonwood Heights DEVELOPMENT ACTIVITY REPORT February 2019

COUNCIL DISTRICT 1

NEW PROJECT	
File: ZMA-19-001	Project Name: Rezone form R-1-8 to MU
Address: 7380 S Milne Lane	Applicant: Nathan Anderson, City & Resort Properties
Type of Application: Rezone from R-1-8 - Single Family Residential to MU - Mixed-Use	Current Zoning: R-1-15 Single Family Residential
Public Meeting Date: April 3, 2019	Staff Contact: Matt Taylor
Status: Pending Planning Commission Public Hearing	



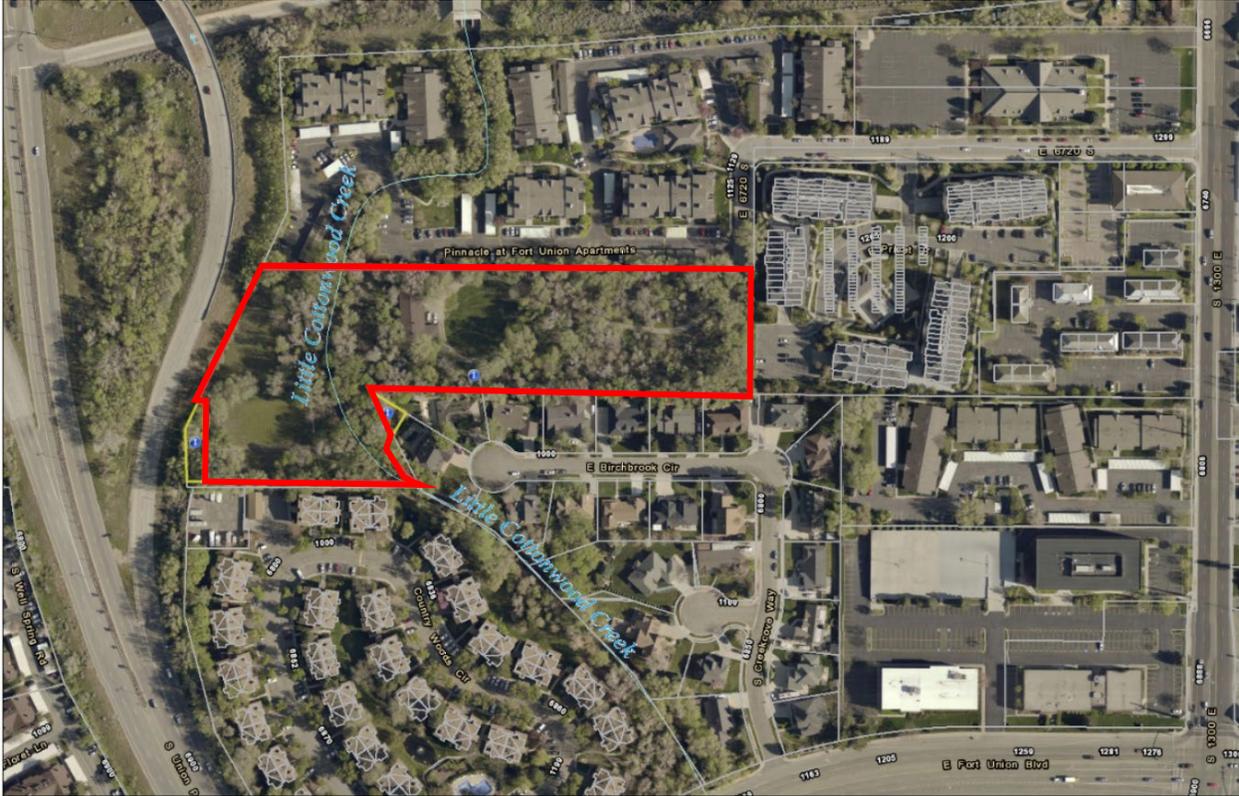
NEW PROJECT	
File: ZMA-19-002	Project Name: Rezone form R-1-8 to MU
Address: 1680 E Ft. Union Blvd	Applicant: Prince Assets LLC (John Prince)
Type of Application: Rezone from R-1-8 - Single Family Residential to MU - Mixed-Use	Current Zoning: R-1-15 Single Family Residential
Public Meeting Date: April 3, 2019	Staff Contact: Matt Taylor
Status: Pending Planning Commission Public Hearing	



PROJECT UPDATE	
File: SUB-18-006	Project Name: Woodbridge Subdivision
Address: 7380 S Milne Lane	Applicant: Jeffrey Flamm – FF-Milne Corp.
Type of Application: Subdivision – 11 Lots	Current Zoning: R-1-15 Single Family Residential
Public Meeting Date: To Be Determined	Staff Contact: Matt Taylor
Status: No change since last report. Applicant has submitted revised concept for review. Staff has indicated the concept should overcome the issues the original design had with code. Staff is awaiting their resubmission of full and complete project drawings for review.	



PROJECT UPDATE	
File: 18-001-PDD	Project Name: Walsh Property Apartments
Address: 6784 S 1300 E	Applicant: William/Alice Walsh Family Ltd Ptr
Type of Application: Rezone	Current Zoning: R-1-8 Single Family Residential
Public Meeting Date: Multiple.	Staff Contact: Mike Johnson
Status: The City Council approved this rezone on March 20, 2019.	



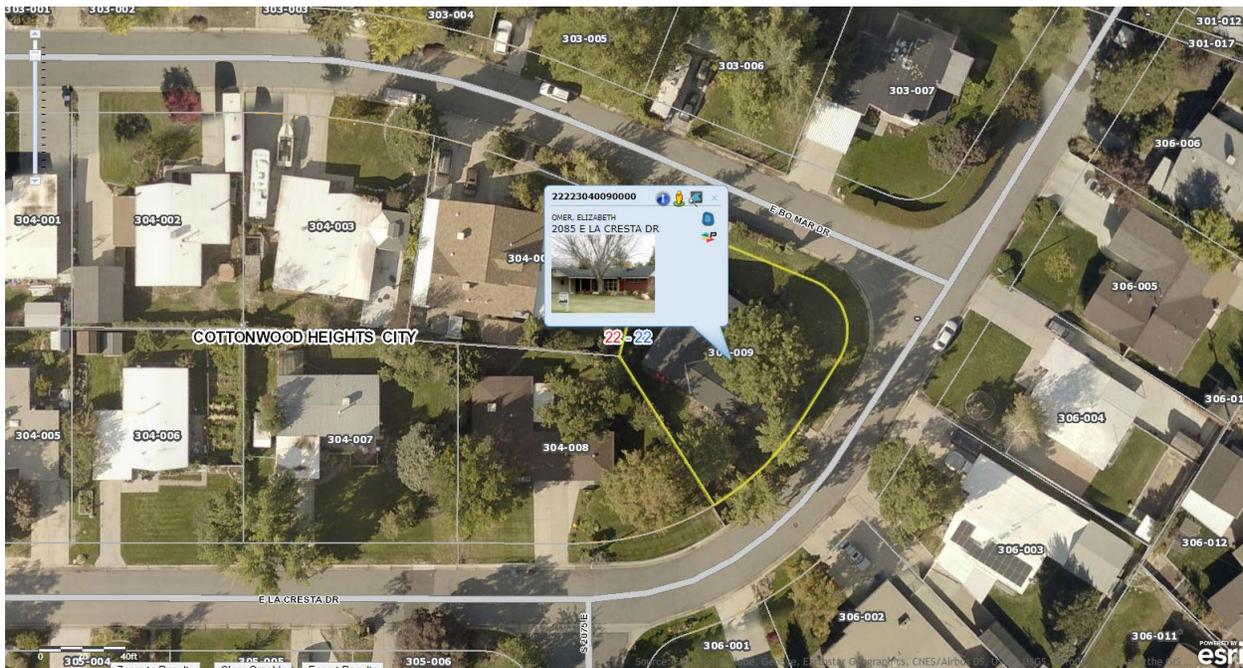
DISTRICT 1 RECENT BUILDING PERMITS (Permits Issued February 2019)

Permit #	Permit Type	Parcel Address	Description
190146	Sign	1844 E Fort Union Blvd, Suite #1	WALL SIGN - ALLSTATE INSURANCE
190097	Tenant Improvement	1550 E FORT UNION BLVD	Santa Fe Apartments Fire 1 at Building M (smoke and water damage)
190148	Tenant Improvement	7025 S PARK CENTRE DR	TI - Target Remodel

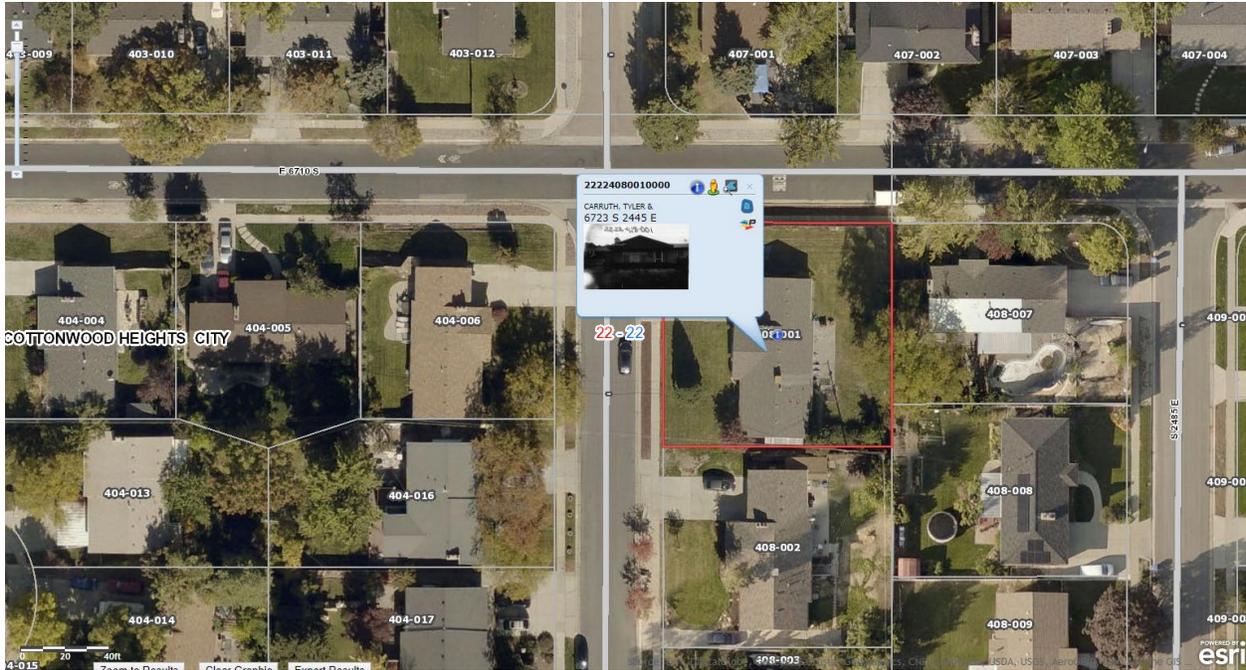
CITY COUNCIL DISTRICT 2

RECENT PROJECTS / PROJECT UPDATES

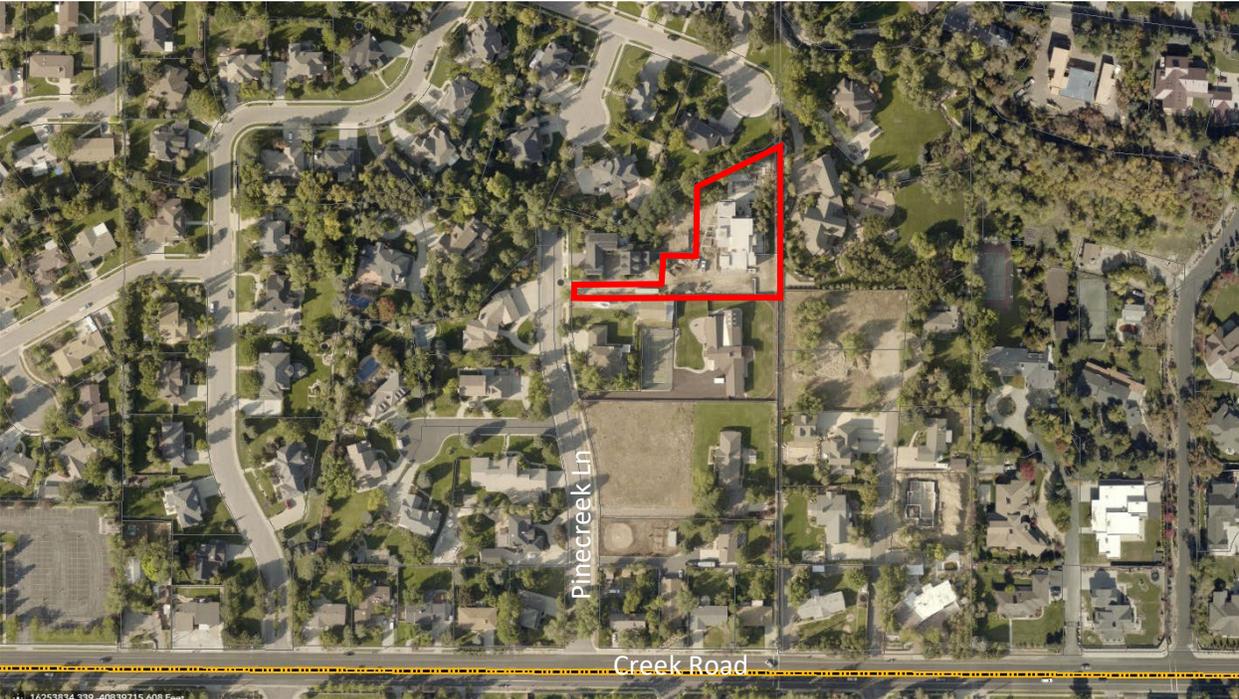
NEW PROJECT	
File: AHO-19-001	Project Name: Appeal – Expansion of Noncomplying Building
Address: 8095 S. Pinecreek Ln.	Applicant: E Nicole Omer
Type of Application: Appeal – Expansion of Noncomplying Building	Current Zoning: R-1-8 Single Family Residential
Public Meeting Date: Appeal Hearing Scheduled for April 11 2019	Staff Contact: Andy Hulka
Status: Pending an Administrative Hearing.	



NEW PROJECT	
File: HOC-19-001	Project Name: Home Occupation – Large Preschool
Address: 6723 S 2445 E	Applicant: Tyler and Sara Carruth
Type of Application: Major Home Occupation – Conditional Use Permit	Current Zoning: R-1-8 Single Family Residential
Public Meeting Date: March 6, Planning Commission	Staff Contact: Andy Hulka
Status: Approved by the Planning Commission on March 6, 2019	



PROJECT UPDATE	
File: SUB-19-001	Project Name: Exception to Fence Requirement/Landscape Buffer
Address: 8095 S. Pinecreek Ln.	Applicant: Trey Turley
Type of Application: Subdivision Code Exception	Current Zoning: RR-1-21 Rural Residential
Public Meeting Date: February 6, Planning Commission, March 6, City Council	Staff Contact: Andy Hulka
Status: The City Council approved the exception on March 6, 2019.	



DISTRICT 2 RECENT BUILDING PERMITS (Permits Issued February 2019)

CH Permit #	Permit Type Summary	Parcel Address	Description
190147	Tenant Improvement	7260 S RACQUET CLUB DR	Deck - ALPHA Coffee

CITY COUNCIL DISTRICT 3

RECENT PROJECTS / RECENT UPDATES

PROJECT UPDATE	
File: SPL-18-009	Project Name: Canyon Centre Restaurant - Dugala
Address: 7321 S Canyon Centre Pkwy.	Applicant: Guillaume Belgique, Architecture Belgique, Inc.
Type of Application: Amend Approved Architectural Elevations	Current Zoning: MU – Mixed Use
Public Meeting Date: December 19, 2018 ARC Meeting	Staff Contact: Andrew Hulka
Status: No Change - Modifications approved by the ARC, with conditions. Building permit under review. Second plan submittal received by staff.	



DISTRICT 3 RECENT BUILDING PERMITS (Permits issued February 2019)

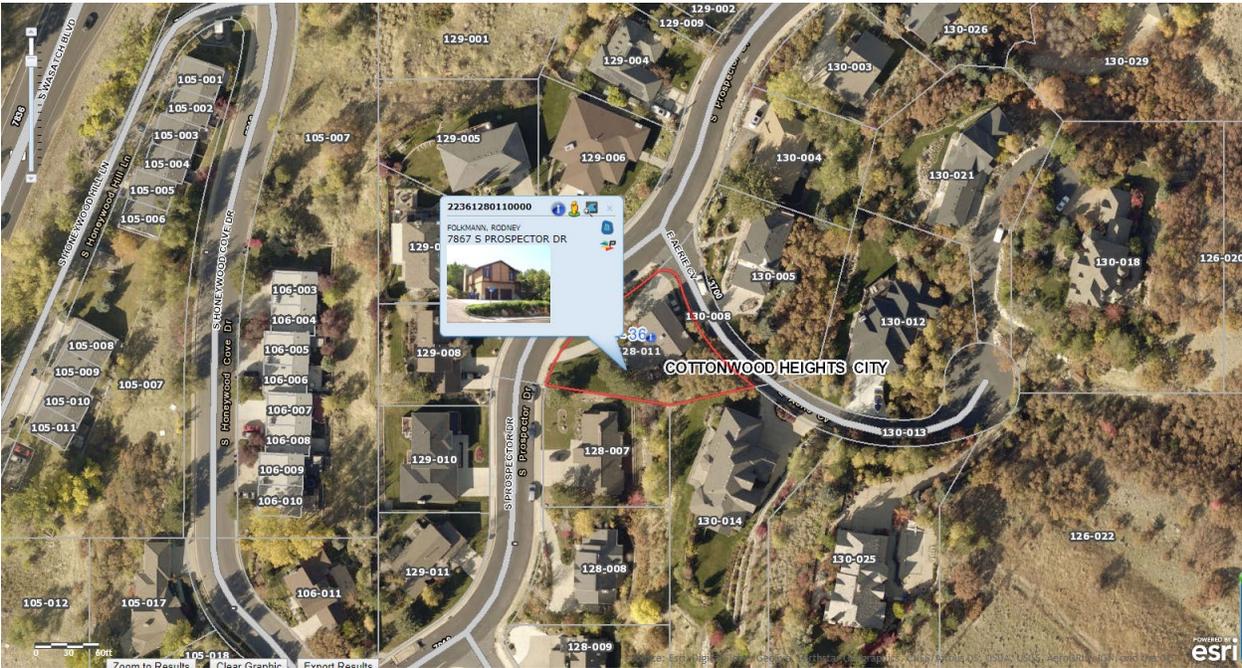
CH Permit #	Permit Type	Parcel Address	Description
190091	New SFD*	2866 E Denmark Dr	SFD - Watson Hollow Lot 24

*SFD = Single-Family Dwelling

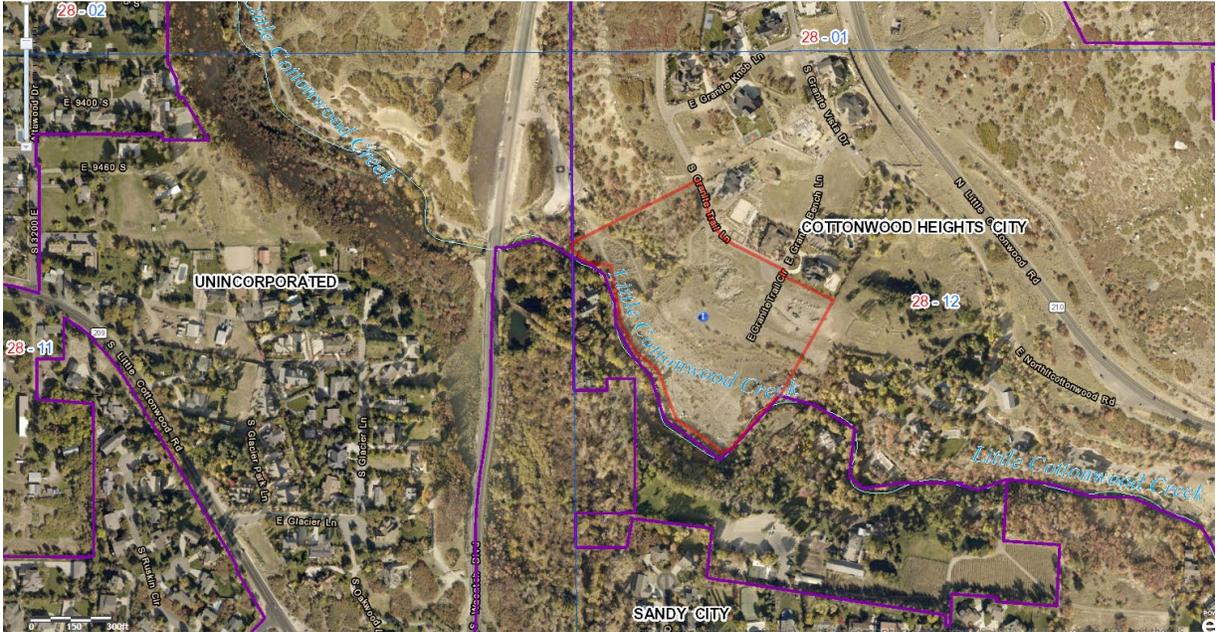
CITY COUNCIL DISTRICT 4

RECENT PROJECTS / PROJECT UPDATES

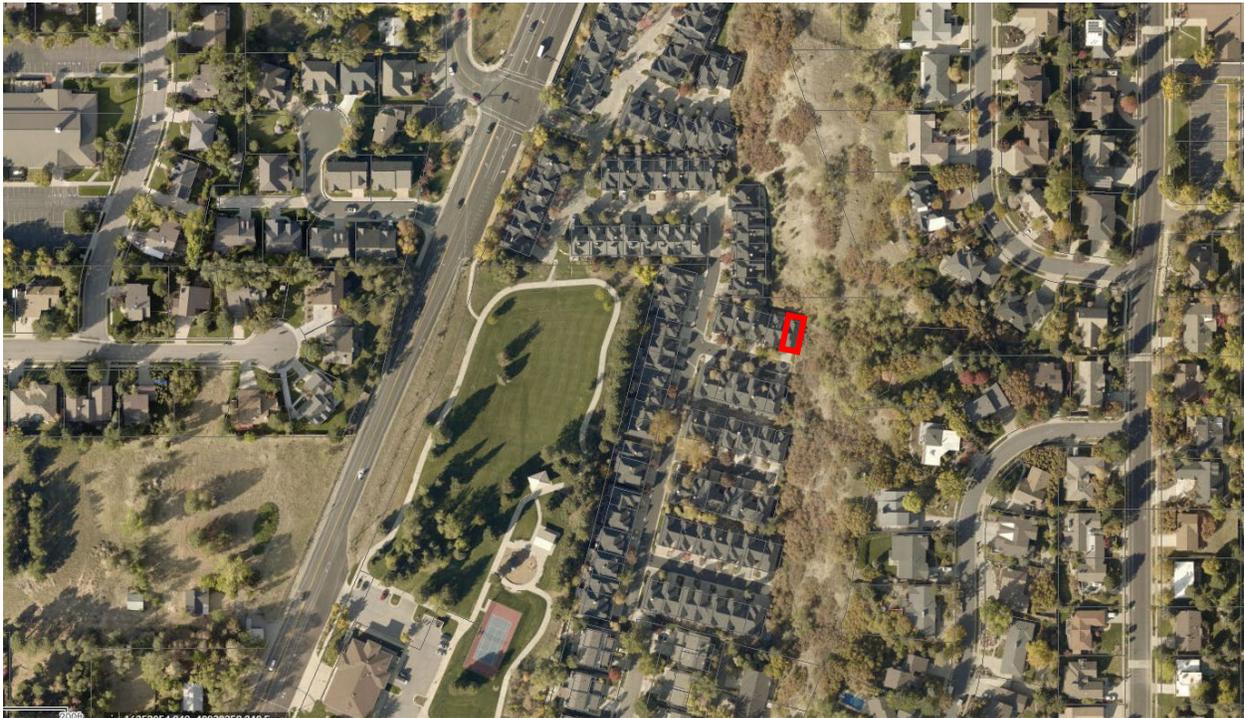
NEW PROJECT	
File: HOC-19-002	Project Name: Skincare Spa
Address: 7867 S. Prospector Dr.	Applicant: Rodney and Linda Folkmann
Type of Application: Major Home Occupation with Clients, Conditional Use Permit	Current Zoning: R-1-8
Public Meeting Date: Admin Hearing Scheduled for 3/20/2019	Staff Contact: Andy Hulka
Status: Pending Administrative Hearing.	



NEW PROJECT	
File: SUB-19-002	Project Name: Granite Oaks Amended
Address: 9502 S Granite Trail Ln.	Applicant: Brady Morris
Type of Application: 6-lot subdivision.	Current Zoning: R-1-15
Public Meeting Date: Administrative Approval Only	Staff Contact: Matt Taylor
Status: Pending DRC First Site Plan Review	



PROJECT UPDATE	
File: CUP-19-001	Project Name: Short-term Rental
Address: 3587 Lone Brook Lane	Applicant: Michael Rogge
Type of Application: Conditional Use Permit	Current Zoning: R-2-8
Public Meeting Date: Admin Hearing Scheduled for 2/13/2019	Staff Contact: Andy Hulka
Status: Approved at Administrative Hearing on February 13, 2019	



PROJECT UPDATE	
File: ZMA-18-001, GPA-18-003,	Project Name: Breen Homes Twin-Home
Address: 7559 & 7571 S Prospector	Applicant: Adam Breen – Breen Homes
Type of Application: Lot Consolidation, General Plan Amendment, Zoning Amendment.	Current Zoning: R-1-8
Public Meeting Date: January 9 PC Hearing February 5, 2019 Council Hearing	Staff Contact: Andy Hulka
Status: The Planning Commission recommended denial of the General Plan amendment and zoning map amendment. The City Council took public comment on February 6 and it is pending their consideration for a final decision.	



DISTRICT 4 RECENT BUILDING PERMITS (Permits Issued February 2019)

CH Permit #	Permit Type	Address	Description
190130	New SFD*	3394 E La Vie Lane	SFD - Giverny - Lot 214
190107	New SFD	3523 E Bougival Lane	SFD - Giverny Lot 151 (Bernival - Master)
190094	New SFD	3488 E Bougival Lane	SFD - Giverny Lot 162 (Breton)
190127	New SFD	3403 E Sylvette Ln	SFD - Giverny Lot 219 (Maya)
190165	New SFD	3387 E Sylvette Ln	SFD - Giverny Lot 221 (Paloma)
190110	New SFD	9318 S Monet Lane	SFD - Giverny Lot 316 (Marmottan - Master)
190121	New SFD	9194 S Jallais Court	SFD - Giverny Lot 416 (Bunnell)
190116	New SFD	7389 Prospector Dr	SFD - Vrba

*SFD = Single Family Dwelling

CITY-WIDE PROJECTS – Mayor and Council

PROJECT UPDATES

File: Multiple	Name: City Ordinance Text Amendments
Address: Citywide	Applicant: Cottonwood Heights
Type of Application: Text Amendment(s)	Current Zoning: N/A
Public Meeting Date: Various	Staff Contact: Mike Johnson
ADU Ordinance; Dark Skies Ordinance	
<ul style="list-style-type: none"> • ADU – Under Council consideration. • Dark Skies Ordinance – Discussion with City Council on November 27, 2018. Discussion with Planning Commission on February 6 and March 6 • Open Space Master Plan – Inventory of tree and park assets are completed. Inventory of parks and other public open spaces completed. 	

LONG-RANGE PLANNING PROJECTS

*PROJECT UPDATE

Project: Wasatch Boulevard Study
Address: Wasatch Boulevard; Focusing on the corridor from Holladay south to Sandy City
Type of Application: WFRC Grant Project / Master Plan Adoption
Staff Contact: Mike Johnson
Under Council consideration.

PROJECT UPDATE

Project: Outdoor Lighting Regulations (Dark Skies Ordinance)
Address: City-wide
Type of Application: Zoning Ordinance Chapter
Staff Contact: Matthew Taylor
Discussion with City Council on November 27, 2018. Discussion with Planning Commission on February 6 and March 6.

PROJECT UPDATE

Project: Open Space Master Plan
Address: City-wide
Type of Application: Master Plan Study
Staff Contact: Matthew Taylor
We have met and briefed the Parks, Trails and Open Space Committee. We have created and provided inventory resources and maps to help them in their work. This work will also form the base analysis for the Open Space Master Plan.

PROJECT UPDATE
Project: Bonneville Shoreline Trail Implementation/Grant Funding
Address: City-wide
Type of Project: Implementation of the Bonneville Shoreline Trail Grant Funding
Staff Contact: Matthew Taylor
Interlocal agreement from Salt Lake County is under review and will be scheduled for Council consideration at an upcoming meeting.

ECONOMIC DEVELOPMENT PROJECTS
PROJECT UPDATE
Project: Local Business Outreach
Project Location: City-wide
Type of Project: Business Outreach
Staff Contact: Mike Johnson, Sherrie Martell
<ul style="list-style-type: none"> • Attended CHBA Ribbon Cutting for Mid-Valley Guitar Gallery, Feb 4. • Matty Taylor invited Andy Hulka and me to a meeting with Dancing Moose School concerning land acquisition for a new school in Cottonwood Heights City, Feb 11. • Meeting with Kim Clark (VIA Consulting and CHBA Board member) concerning Cottonwood Corporate Center meeting on transportation ideas, Superhero Bike Ride and Focus groups, Feb 11. • CHBA Death By Chocolate Event, Feb 12. • CBHA Board Meeting, Feb 13. • CHBA Connect, Feb 13. • Attended Administrative Hearing for new STR on 3587 E. Lone Brook Ln, Feb 13. • Meeting with Bryce Drescher (CHBA Board President on board meetings and focus of CHBA), Feb 25. • Meeting with CHBA Member Jan Tatangelo from LegalShield, Feb 26. • Meeting with Marian Hein on transition for Utah Alliance ED Board and she is member of our community, Feb 27.p