

Cottonwood Heights DEVELOPMENT ACTIVITY REPORT JULY 2019

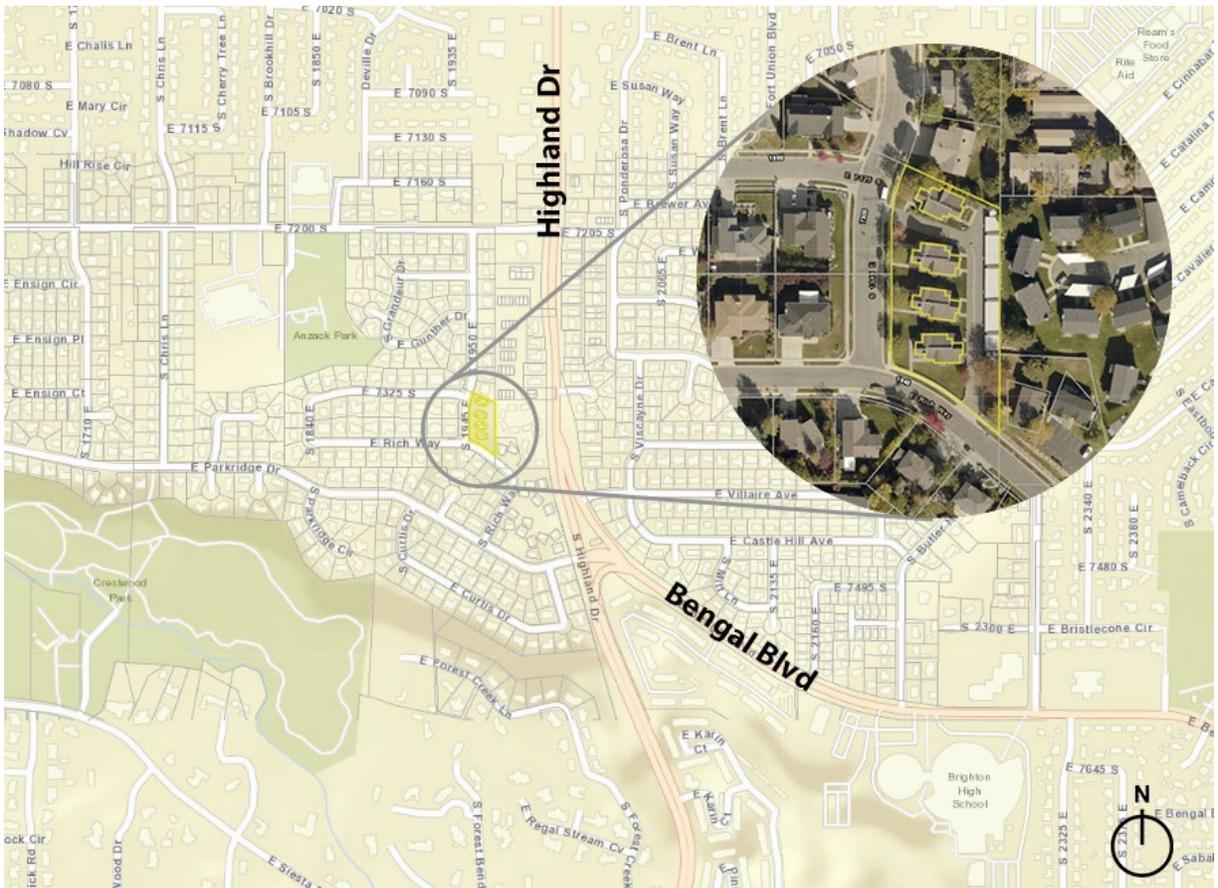
COUNCIL DISTRICT 1

RECENT PROJECTS / RECENT UPDATES

NEW PROJECT	
File: SPL-19-007	Project Name: Site Plan Approval for 13 Mixed-Use Live-Work Units and a Conditional Use Permit for increased height and decreased setbacks
Address: 1810 E. Fort Union Blvd.	Applicant: Nathan Anderson
Type of Application: Site Plan Approval and Conditional Use Permit	Current Zoning: MU – Mixed-Use
Public Meeting Date: <ul style="list-style-type: none"> Tentatively scheduled for September 5, 2019 Architectural Review Commission Tentatively scheduled for September 4, 2019 Planning Commission 	Staff Contact: Andy Hulka
Status: This application is scheduled for the September 4 th Planning Commission and September 5 th Architectural Review Commission meeting.	



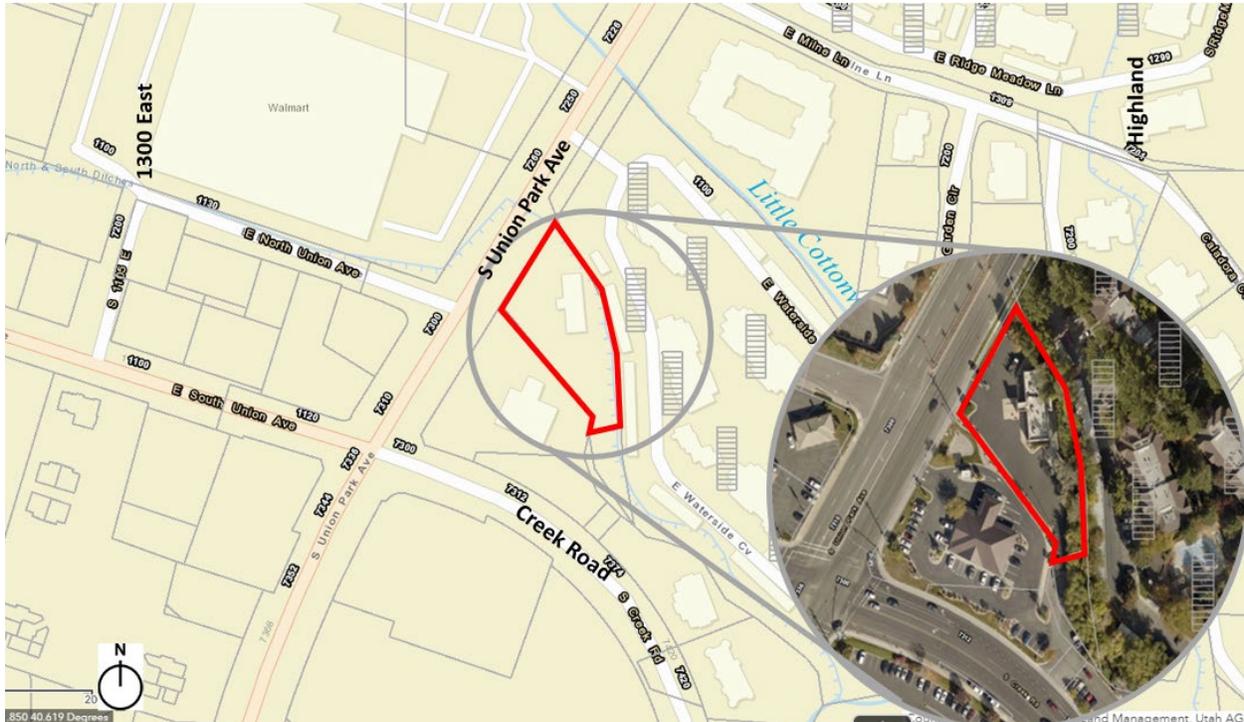
NEW PROJECT	
File: SPL-19-005	Project Name: Brighton Ridge Villas Subdivision.
Address: 7493 S 1950 E	Applicant: Brighton Ridge Villas Condos HOA
Type of Application: Subdivision Plat. This application converts a condominium plat for eight twin homes into a standard subdivision plat.	Current Zoning: R-2-8 – Multi-Family Residential
Public Meeting Date: <ul style="list-style-type: none"> • August 7 Planning Commission 	Staff Contact: Andy Hulka
Status: The Planning Commission approved the preliminary plan at the August 7 Planning Commission meeting .	



PROJECT UPDATE	
File: SPL-19-007	Project Name: Site Plan Approval for 24 Mixed-Use Live-Work Units and a Conditional Use Permit for increased height and decreased setbacks.
Address: 1650 E. Fort Union Blvd.	Applicant: Prince Assets LLC (John Prince)
Type of Application: Site Plan Approval and Conditional Use Permit.	Current Zoning: MU – Mixed-Use
Public Meeting Date: <ul style="list-style-type: none"> • June 27, July 18 Architectural Review Commission • Tentatively scheduled for September 5, 2019 Architectural Review Commission • Tentatively scheduled for September 4, 2019 Planning Commission 	Staff Contact: Matt Taylor
Status: The Architectural Review Commission has heard and continued the request at both the June 27 and July 18 meeting. Revised plans have been submitted and it is scheduled for the September 4 Planning Commission and September 5 Architectural Review Commission meeting.	



PROJECT UPDATE	
File: CUP-19-005	Project Name: New 7-11 Gas Station
Address: 7269 S Union Park Ave	Applicant: Joshua Binkley
Type of Application: Conditional Use Permit	Current Zoning: CR – Regional Commercial
Public Meeting Date: June 27, 2019 Architectural Review Commission July 17, 2019 Planning Commission	Staff Contact: Andy Hulka
Status: The project was approved by the Planning Commission on June 27, 2019. Final site plan is currently under review and approval and a building permit have not yet been granted.	



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: A meeting was held with the applicant in early August, 2019 to clarify sensitive lands requirements.	



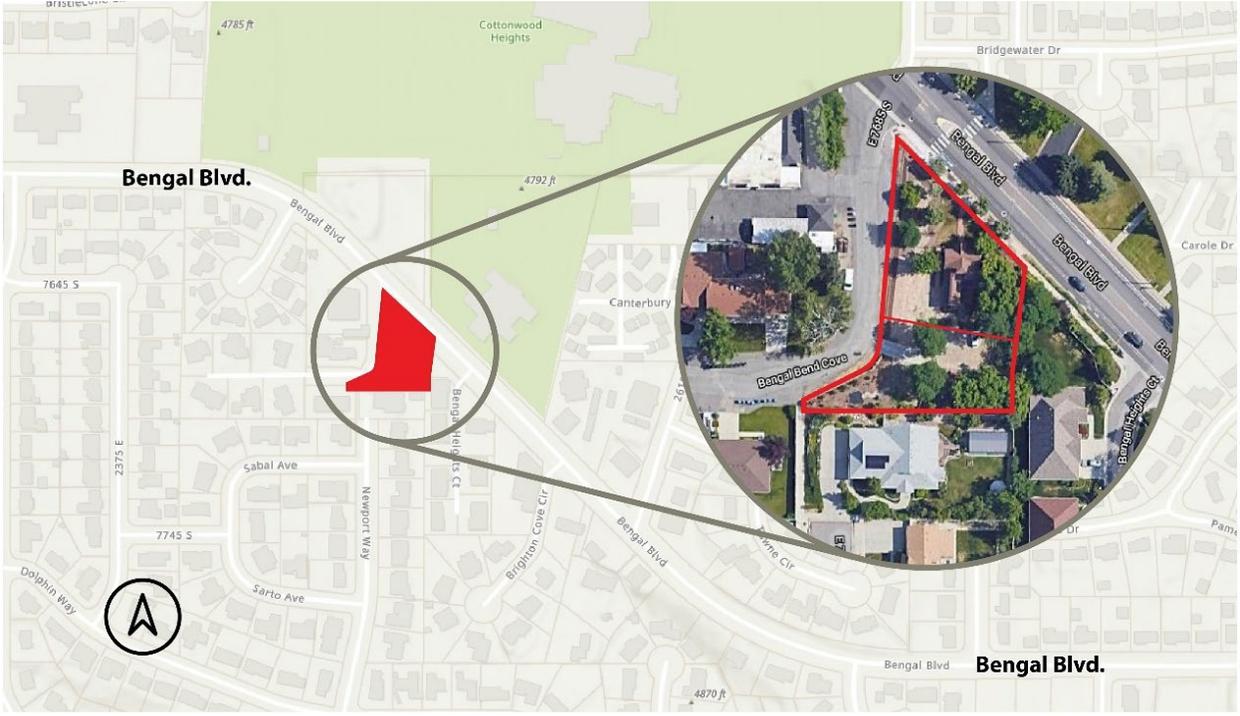
DISTRICT 1 RECENT BUILDING PERMITS (Permits Issued July 2019)

Permit #	Permit Type	Parcel Address	Description
BP-19-0380	New SFD	1710 E SIESTA DR	SFD - Shoff
BP-19-0533	Tenant Improvement	6985 S UNION PARK CNTR #100	TI - Vertisource
BP-19-0472	Tenant Improvement	6890 S Highland Dr	TI - KFC
BP-18-1085	Tenant Improvement	1151 E 6720 S	TI - Ascent in Cottonwood

*SFD = Single Family Dwelling

RECENT PROJECTS / PROJECT UPDATES

NEW PROJECT	
File: ZMA-19-004	Project Name: Corbin General Plan Amendment and Rezone
Address: 7683 Bengal Bend Cove	Applicant: Eric Corbin
Type of Application: General Plan Amendment from Residential Office to Residential Single Family and a Zone Map Amendment from RO – Residential Office to R-1-8 Single-Family Residential	Current Zoning: RO – Residential Office
Public Meeting Date: July 17, 2019	Staff Contact: Matt Taylor
Status: The Planning Commission recommended approval of this application to the City Council at their July 17, 2019 meeting	



DISTRICT 2 RECENT BUILDING PERMITS (Permits Issued July 2019)

Permit #	Permit Type	Parcel Address	Description
BP-19-0526	New SFD	8192 S Newbury Grove Ln	SFD - Newbury Grove Lot 13

*SFD = Single Family Dwelling

CITY COUNCIL DISTRICT 3

RECENT PROJECTS / RECENT UPDATES

NEW PROJECT	
File: CUP-19-007	Project Name: Healthy Pets Animal Daycare
Address: 23515 Fort Union Blvd.	Applicant: Jared Smart Bonneville Realty
Type of Application: Conditional Use Permit to establish a pet supplies shop and animal daycare in an existing building.	Current Zoning: CR – Regional Commercial
Public Meeting Date: August 7 Planning Commission Hearing. Continued to September 4 PC meeting.	Staff Contact: Matt Taylor
Status: The Planning Commission held a public hearing on August 7. They continued the item because the requested additional design details on the outdoor animal play area.	



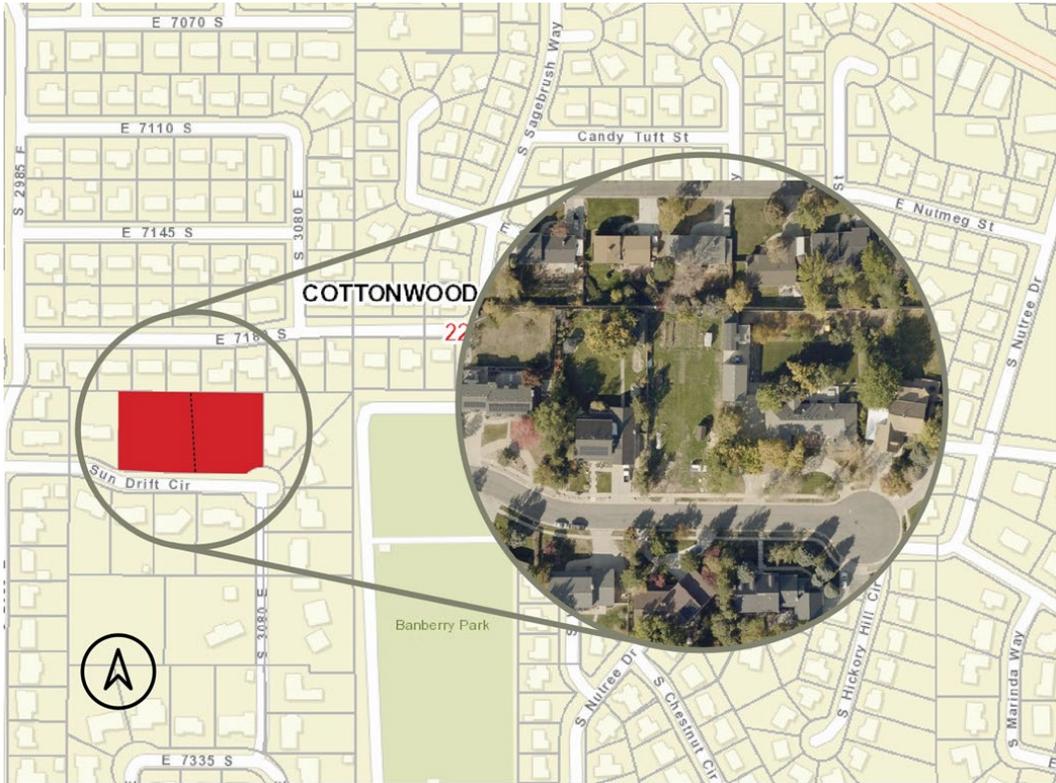
DISTRICT 3 RECENT BUILDING PERMITS (Permits issued July 2019)

CH Permit #	Permit Type	Parcel Address	Description
BP-19-0395	New SFD	7148 S PONDEROSA DR	SFD - Gudjenova (Fire reconstruction)
BP-19-0550	Tenant Improvement	2750 E COTTONWOOD PKWY #155	TI - Conf. Rm - Dakota Pacific
BP-19-0534	Tenant Improvement	2750 E Cottonwood Parkway #160	TI - Kickstart

*SFD = Single Family Dwelling

RECENT PROJECTS / PROJECT UPDATES

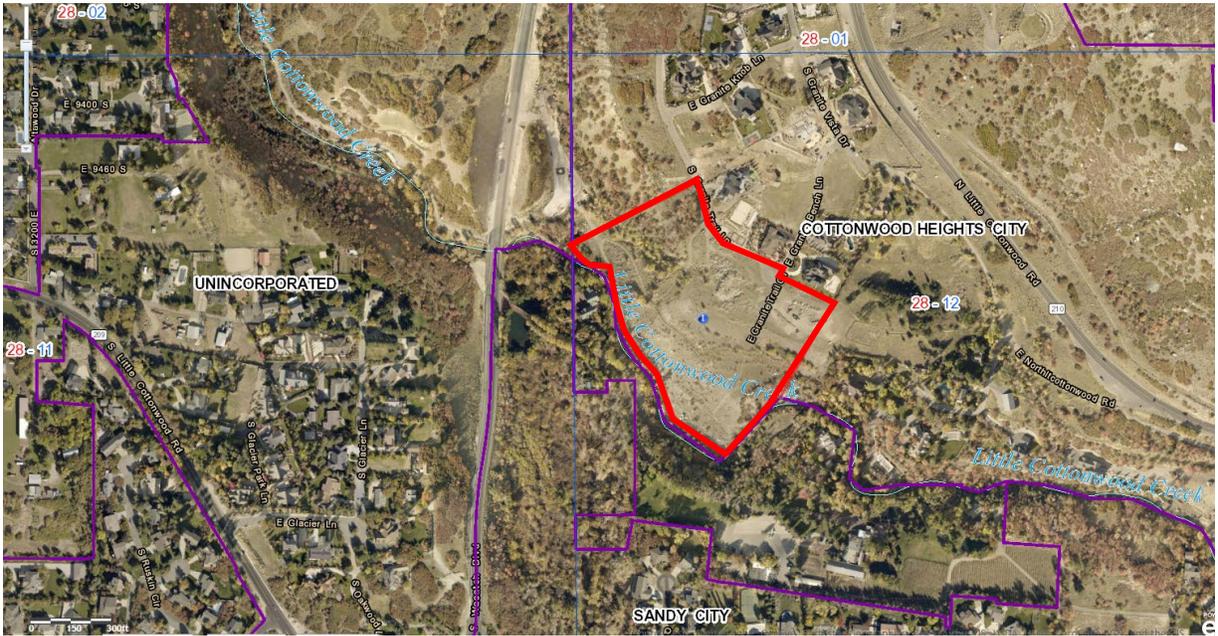
NEW PPROJECT	
File: SUB-19-003	Project Name: Ballstaedt Estates Phase 2
Address: 3029 E and 3055 E Sundrift Cir.	Applicant: Paul Ballstaedt
Type of Application: Subdivision Amendment - Create three lots from two existing lots.	Current Zoning: R-1-8 Single Family Residential
Public Meeting Date: August 7, 2019	Staff Contact: Matt Taylor
Status: The Planning Commission conditionally approved the preliminary plat (which included a vacation of two lots from the Ballstaedt Estates Subdivision) that turns two existing lots into three lots. The two existing homes will remain, and one new home may be constructed on the new lot that is situated between the two existing homes. The project is pending a submission for final plan review.	



PROJECT UPDATE	
File: SPL-19-005	Project Name: Alpha Coffee Deck Addition
Address: 7260 S Racquet Club Drive	Applicant: Carl Churchill
Type of Application: Site Plan Approval	Current Zoning: RO – Residential Office
Public Meeting Date: April 24, 2019 – Architectural Review Commission	Staff Contact: Andy Hulka
<p>Status: The applicant has not contacted staff since April, 2019. The ARC continued the item until additional detail could be provided that demonstrates compliance with city code. Staff has not received the additional information requested by ARC, and has worked with the applicant to guide the process effectively.</p>	



PROJECT UPDATE	
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: The applicant has not contacted staff since March. Review comments were sent back to the applicant in March. Pending resubmittal of corrected plans.	



DISTRICT 4 RECENT BUILDING PERMITS (Permits Issued July 2019)

CH Permit #	Permit Type	Address	Description
BP-19-0554	New SFD	9142 S Renoir Ln	SFD - Giverny Lot 125 (Galette)
BP-19-0555	New SFD	3476 E Breton Ln	SFD - Giverny Lot 143 (Breton)

*SFD = Single Family Dwelling

CITY-WIDE PROJECTS – Mayor and Council

PROJECT UPDATE

Project: Outdoor Lighting Regulations (Dark Skies Ordinance)

Address: City-wide

Type of Application: Zoning Ordinance Chapter

Staff Contact: Matthew Taylor

*On a vote of 7-0, the Planning Commission made a recommendation that the Council to approve the proposed standards, with the exception that the residential standards are advisory, rather than mandatory for new construction or substantial remodels. This proposal is **scheduled for public comment at the September 3, 2019 City Council meeting.***

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Study

Staff Contact: Matthew Taylor

Work continues to be prepared for review by the Parks, Trails, and Open Space Committee.

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: Mike Johnson

The final consultant has been selected. A preliminary schedule for the project will be included in upcoming updates. A project contract is scheduled for Council vote on August 27, 2019.

ECONOMIC DEVELOPMENT PROJECTS

PROJECT UPDATE

Project: Local Business Outreach

Project Location: City-wide

Type of Project: Business Outreach

Staff Contact: Mike Johnson, Sherrie Martell

- CHBA Board of Directors meeting, July 10
- Ribbon Cutting, Big Cottonwood Canyon Trail, July 11
- CHBA New Business Luncheon – Aridscapes, TLCPO LLC, Ideation Catalyst, ML&F Management and Bright Sun Foot Zoning, July 31