

# Cottonwood Heights DEVELOPMENT ACTIVITY REPORT September – October 2018

## [Online Interactive Map](#)

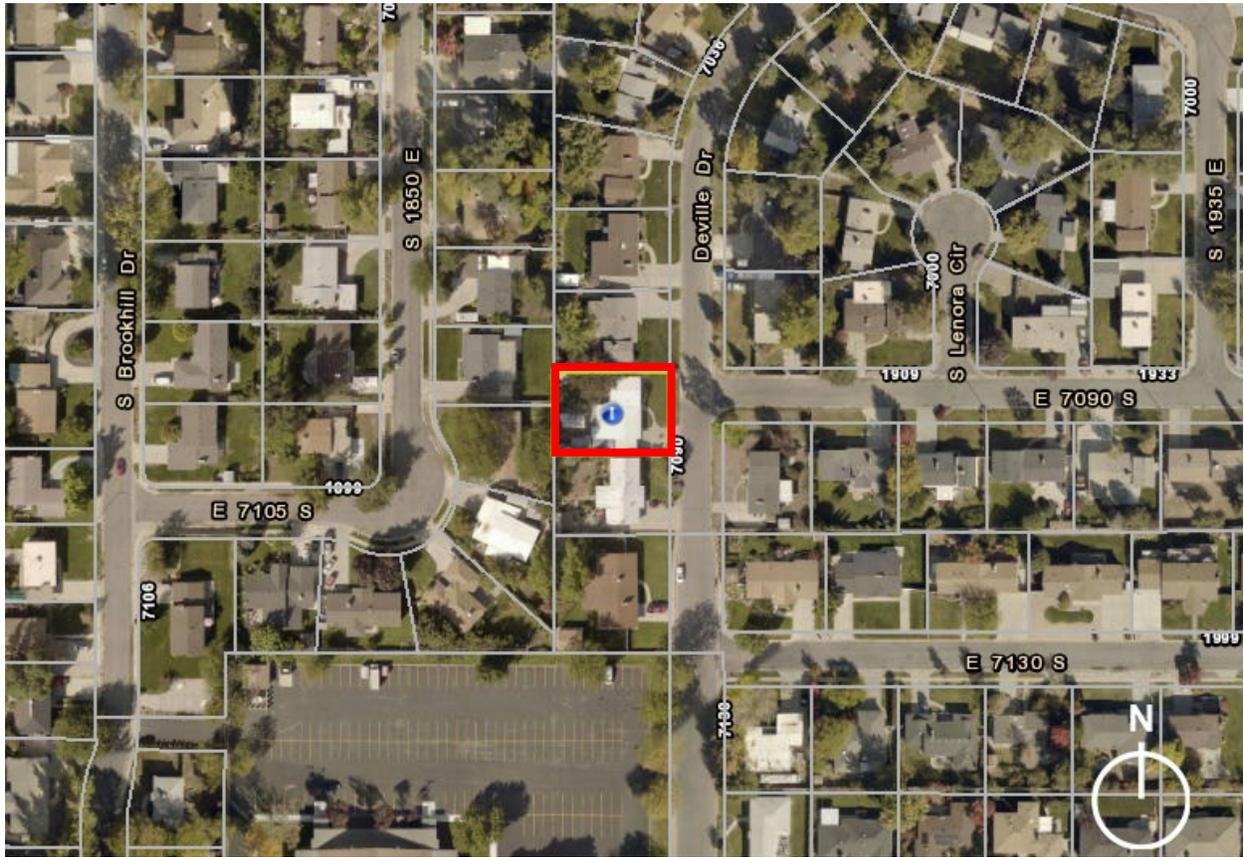
### COUNCIL DISTRICT 1

#### RECENT PROJECT / PROJECT UPDATES

<b>NEW PROJECT</b>	
<b>File:</b> CUP-18-010	<b>Project Name:</b> CUP for Admin/Professional Office with online retail sales secondary to the proposed office with no storefront displays.
<b>Address:</b> 6826 S Highland Blvd.	<b>Applicant:</b> Paul and Holli Dunn
<b>Type of Application:</b> Conditional Use Permit	<b>Current Zoning:</b> RO – Residential Office
<b>Public Meeting Date:</b> October 17, Planning Commission Hearing	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Conditionally Approved	



<b>NEW PROJECT</b>	
<b>File:</b> HOC-18-006	<b>Project Name:</b> CUP for Home Occupation with Clients (custom dress sewing)
<b>Address:</b> 7090 S De Ville Drive	<b>Applicant:</b> Conra Weber
<b>Type of Application:</b> Home Occupation	<b>Current Zoning:</b> R-1-8 – One-Family Residential
<b>Public Meeting Date:</b> October 31, 2018 Administrative Hearing	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Approved at October 31 Administrative Hearing	



PROJECT UPDATE	
<b>File:</b> SUB-18-004	<b>Project Name:</b> Treasure Ridge 2 Amended/Expanded
<b>Address:</b> 1561 East 7200 South	<b>Applicant:</b> John McGee
<b>Type of Application:</b> Subdivision – 2 New Lots, 2 amended.	<b>Current Zoning:</b> R-1-8 Single Family Residential
<b>Public Meeting Date:</b> October 3, 2018.	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Conditionally Approved	



<b>PROJECT UPDATE</b>	
<b>File:</b> SUB-18-005	<b>Project Name:</b> Cottonwood Dental Condominium Plat - Converts building into individual units for sale.
<b>Address:</b> 7167 S Highland Dr.	<b>Applicant:</b> Stephen Johansen
<b>Type of Application:</b> Subdivision – 2 New Lots, 2 amended.	<b>Current Zoning:</b> CR – Regional Commercial
<b>Public Meeting Date:</b> Administrative Review Only	<b>Staff Contact:</b> Andy Hulka
<b>Status: Approved:</b> Approved. Final Plat Pending Recording.	



<b>PROJECT UPDATE</b>	
<b>File:</b> SUB-18-006	<b>Project Name:</b> Woodbridge Subdivision
<b>Address:</b> 7380 S Milne Lane	<b>Applicant:</b> Jeffrey Flamm – FF-Milne Corp.
<b>Type of Application:</b> Subdivision – 11 Lots	<b>Current Zoning:</b> R-1-15 Single Family Residential
<b>Public Meeting Date:</b> To Be Determined	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> First review finalized. Pending corrections to final plat. The applicant is considering a variance, but staff has a discussion scheduled to discuss how the project can work without that.	



<b>PROJECT UPDATE</b>	
<b>File:</b> CUP-18-006	<b>Project Name:</b> Wall Height Exception
<b>Address:</b> 1719 E Siesta Dr	<b>Applicant:</b> Jeff Horsley
<b>Type of Application:</b> Conditional Use Permit / Wall Height Exception	<b>Current Zoning:</b> RR-1-43 – Rural Residential Zone
<b>Public Meeting Date:</b> September 11, 2018	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Continued. Administrative hearing will be scheduled for early November.	



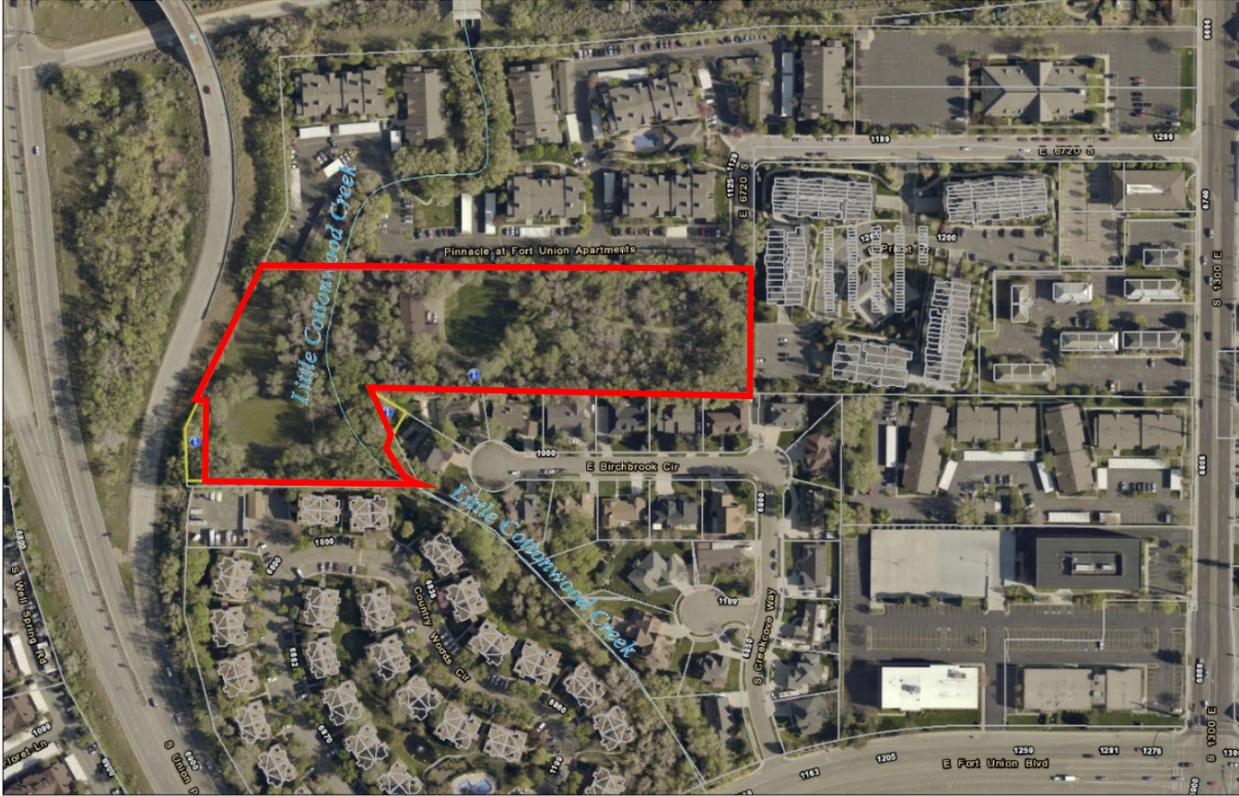
PROJECT UPDATE	
<b>File:</b> CUP-18-007	<b>Project Name:</b> Vet Clinic
<b>Address:</b> 1930 E. Ft. Union Blvd.	<b>Applicant:</b> Heather Moreau
<b>Type of Application:</b> Conditional Use Permit – Change of Use	<b>Current Zoning:</b> CR – Regional Commercial
<b>Public Meeting Date:</b> September 5, 2018	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Conditional Approval.	







PROJECT UPDATE	
<b>File:</b> 18-001-PDD	<b>Project Name:</b> Walsh Property Apartments
<b>Address:</b> 6784 S 1300 E	<b>Applicant:</b> William/Alice Walsh Family Ltd Ptr
<b>Type of Application:</b> Rezone	<b>Current Zoning:</b> R-1-8 Single Family Residential
<b>Public Meeting Date:</b> PC hearing 6/20, 7/11, 8/1/, 9/5, 10/3, 10/17, 2018	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> Planning Commission has <b>continued</b> to the November 7 meeting.	



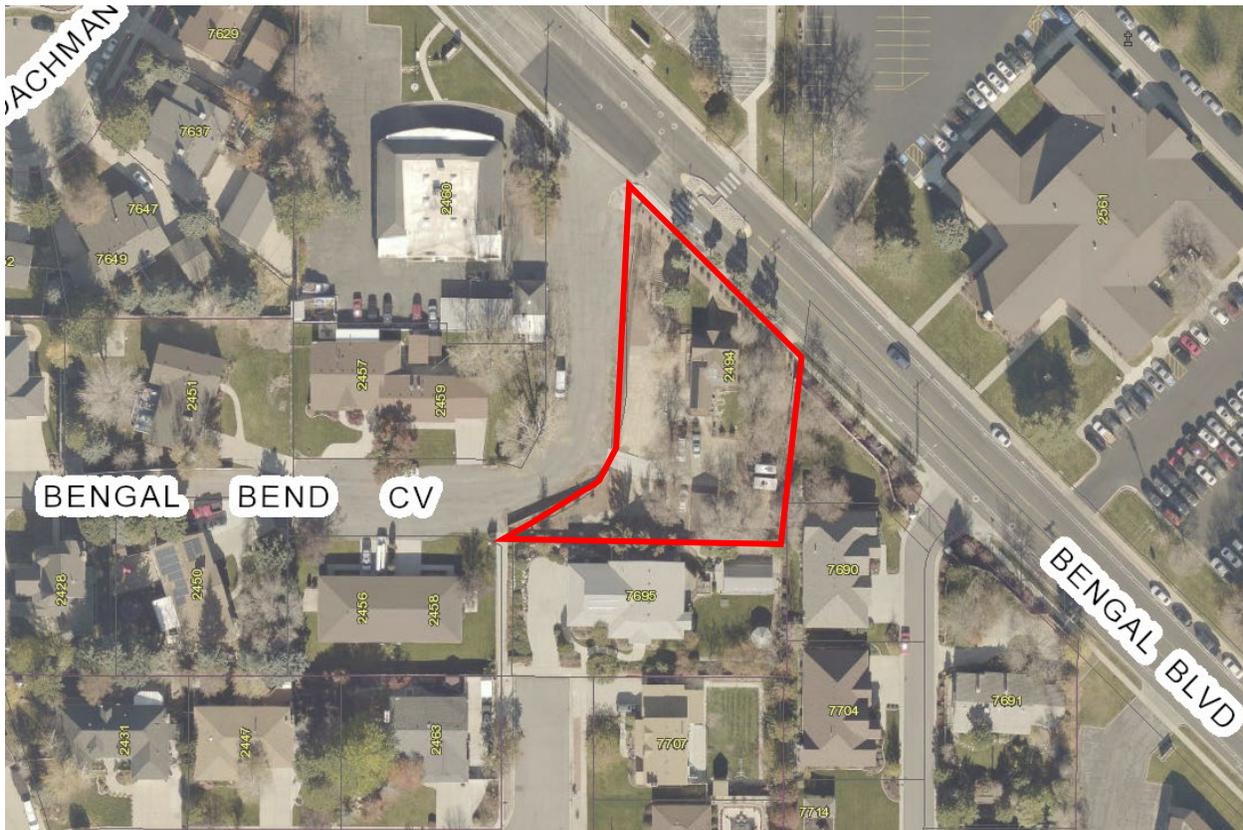
**DISTRICT 1 RECENT BUILDING PERMITS (Permits Issued September 2018)**

Permit #	Permit Type	Parcel Address	Approved
18-0610	Tenant Improvement	Olympus Wealth Management - 6985 UNION PARK CENTER, SUITE 435	9/7/2018
18-0687	Tenant Improvement	HCA Healthcare - 6985 S UNION PARK CNTR	9/7/2018

## CITY COUNCIL DISTRICT 2

### RECENT PROJECTS / PROJECT UPDATES

<b>PROJECT UPDATE</b>	
<b>File:</b> SUB-18-002	<b>Project Name:</b> Mylar Subdivision
<b>Address:</b> 2494 E Bengal Blvd	<b>Applicant:</b> Frank Mylar
<b>Type of Application:</b> Subdivision (2-lots)	<b>Current Zoning:</b> RO – Residential Office
<b>Public Meeting Date:</b> NA – Staff Review	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Final plans have been approved. Pending bonding and final plat recording.	



### DISTRICT 2 RECENT BUILDING PERMITS (Permits issued September 2018)

CH Permit #	Permit Type Summary	Parcel Address	Approved/Completed
18-0680	New SFD	2854 E Denmark Dr	9/14/2018

## CITY COUNCIL DISTRICT 3

### RECENT PROJECTS / RECENT UPDATES

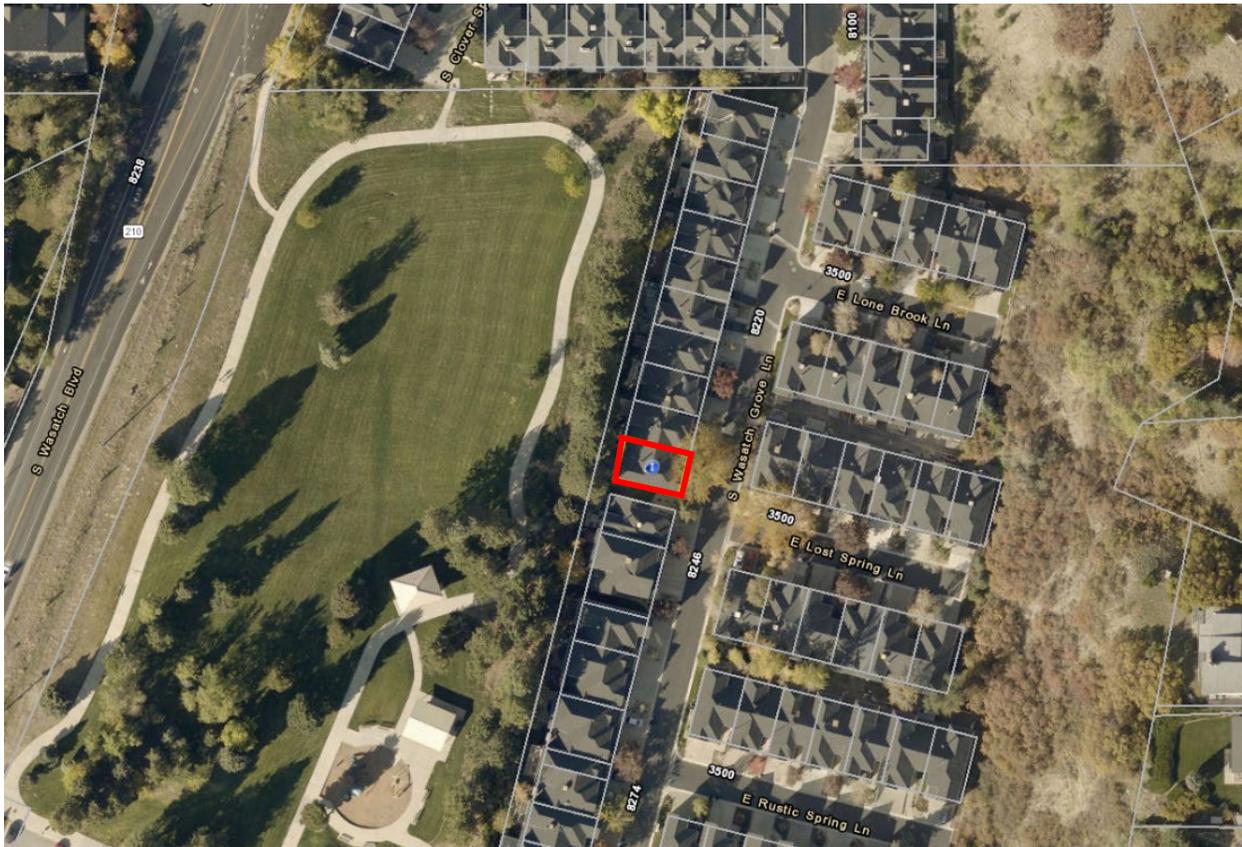
<b>NEW PROJECT</b>	
<b>File:</b> SPL-18-007	<b>Project Name:</b> Canyon Centre Office Building Architecture Amendments
<b>Address:</b> 7323 S. Canyon Centre Pkwy.	<b>Applicant:</b> Josh Crawford, Architectural Nexus
<b>Type of Application:</b> ARC Approval of Building Plan Modifications.	<b>Current Zoning:</b> MU – Mixed Use
<b>Public Meeting Date:</b> 10/10/2018, ARC Meeting	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> Approved.	



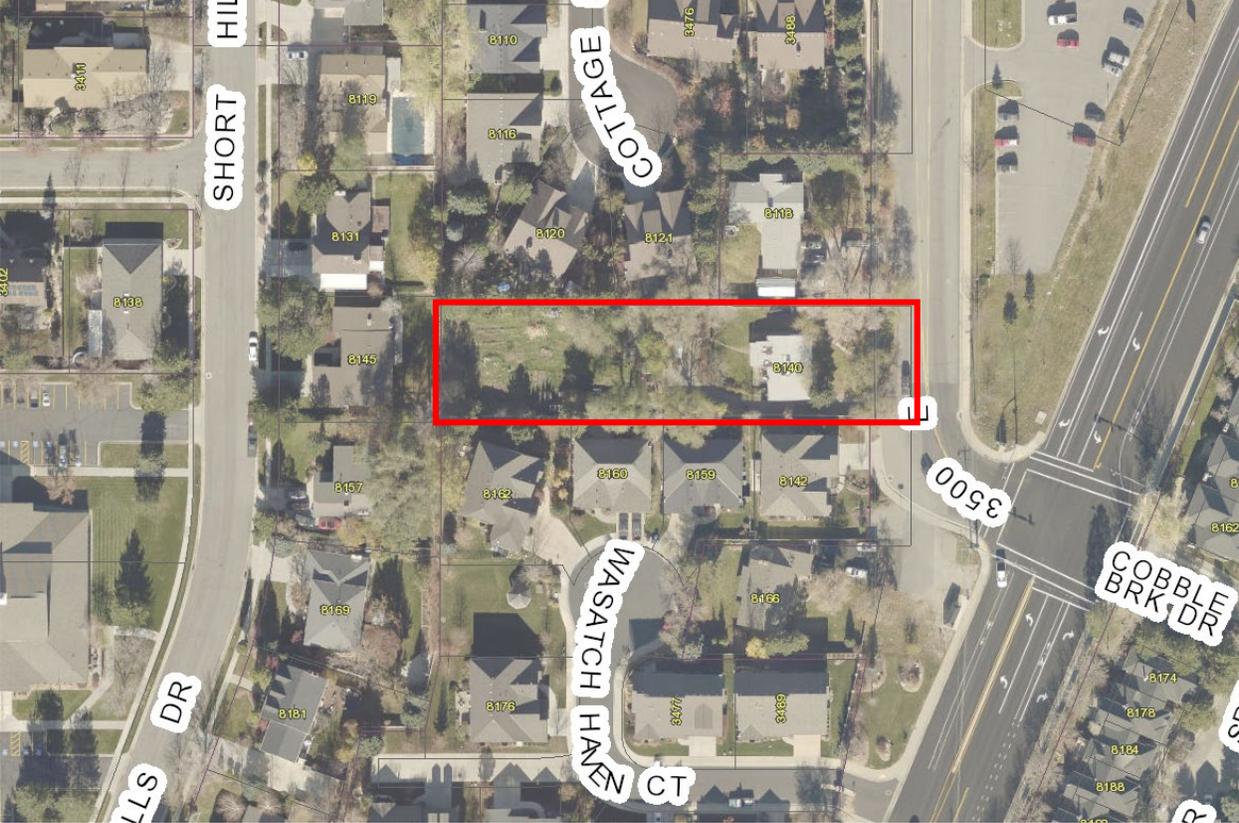


**RECENT PROJECTS / PROJECT UPDATES**

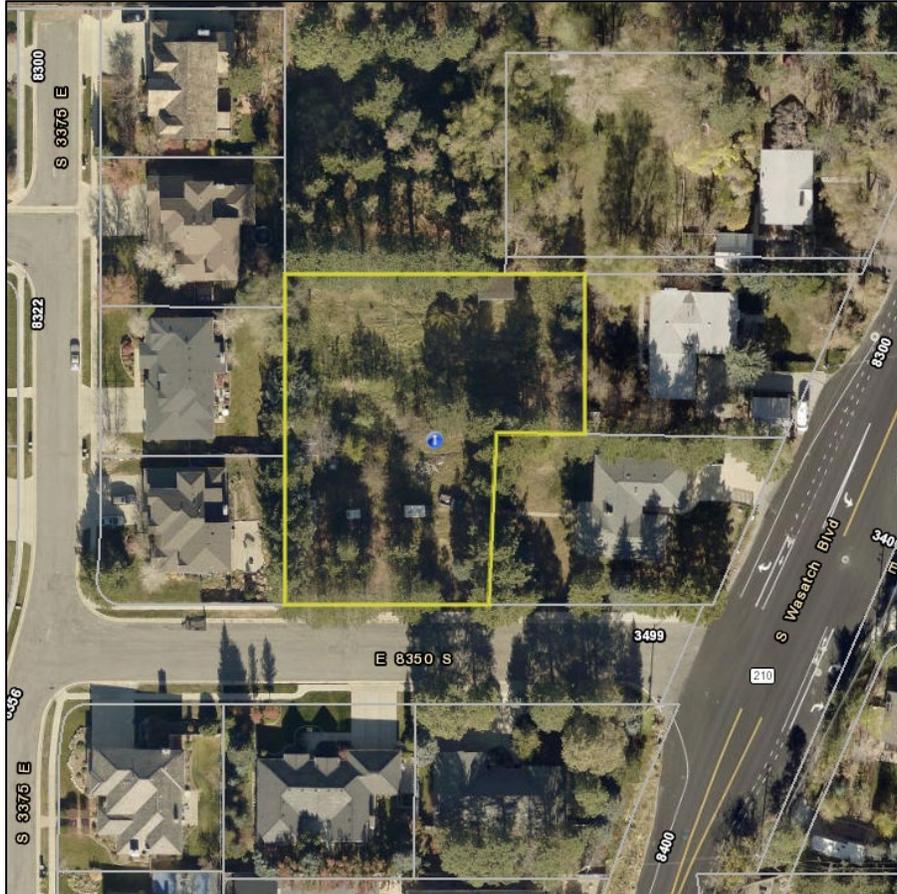
<b>NEW PROJECT</b>	
<b>File:</b> CUP-18-009	<b>Project Name:</b> Short-term Rental Permit
<b>Address:</b> 8242 S Wasatch Grove Lane	<b>Applicant:</b> William and Anne Meiling
<b>Type of Application:</b> Short-term Rental	<b>Current Zoning:</b> R-2-8 Multi-Family Residential.
<b>Public Meeting Date:</b> October 17, 2018	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Conditionally Approved	



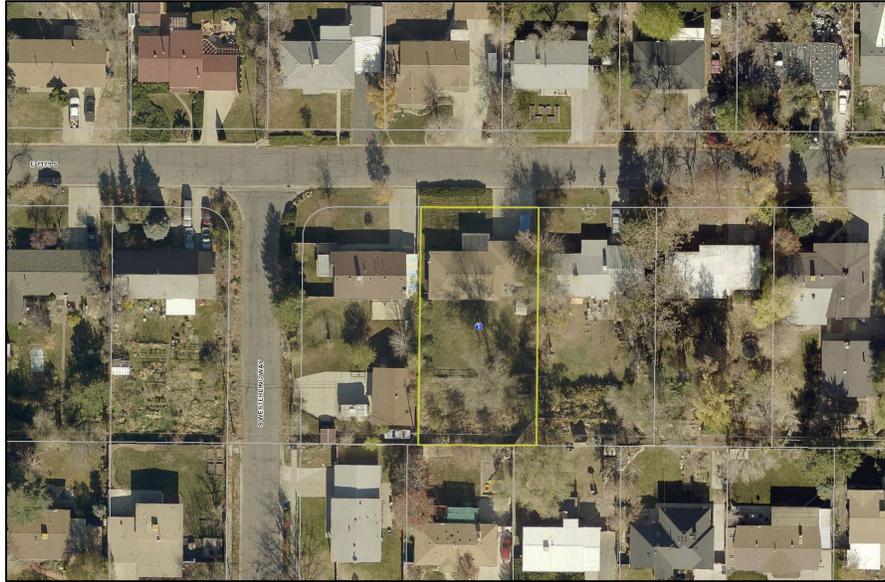
PROJECT UPDATE	
<b>File:</b> SUB-18-003	<b>Project Name:</b> Potter Subdivision
<b>Address:</b> 8140 S 3500 E	<b>Applicant:</b> Karl Fisher
<b>Type of Application:</b> Subdivision	<b>Current Zoning:</b> R-1-8 Single Family
<b>Public Meeting Date:</b> NA – Staff Review	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> A revised subdivision drawing has been submitted that meets the zoning/flag lot standards. Pending submission of revised construction plans by the applicant.	



PROJECT UPDATE	
<b>File:</b> SUB-18-001	<b>Project Name:</b> Wailes Subdivision Amended
<b>Address:</b> 3411 E 83560 S	<b>Applicant:</b> Len Pickens
<b>Type of Application:</b> Subdivision / Plat Amd	<b>Current Zoning:</b> R-1-8
<b>Public Meeting Date:</b> PC 3/7/2018	<b>Staff Contact:</b> Mike Johnson
Proposal to develop a 3-lot subdivision	
<b>Status:</b> Bond Received and Plat Recorded on 10/18/2018	



<b>PROJECT UPDATE</b>	
<b>File:</b> BOA-18-001	<b>Project Name:</b> Noncomplying building expansion
<b>Address:</b> 2922 E 7375 S	<b>Applicant:</b> Scott Garrett
<b>Type of Application:</b> Hearing Officer	<b>Current Zoning:</b> R-1-8
<b>Public Meeting Date:</b> March 21, 2018	<b>Staff Contact:</b> Mike Johnson
Proposal to construct a building addition on a legal nonconforming structure	
<b>Status:</b> Building permit issued. File Closed.	



### **DISTRICT 4 RECENT BUILDING PERMITS (Permits Issued September 2018)**

<b>CH Permit #</b>	<b>Permit Type</b>	<b>Address</b>	<b>Approved</b>
18-0476	New SFD	3385 E La Vie Lane	9/6/2018
18-0671	New SFD	9293 S Regatta Ln	9/6/2018
18-0707	New SFD	3381 E Sylvette Ln	9/6/2018
18-0744	New SFD	3409 E. Maya Lane	9/18/2018
18-0512	New SFD	9284 S Monet Ln	9/24/2018
18-0669	New SFD	3410 E La Vie Lane	9/24/2018
18-0672	New SFD	3359 E La Vie Ln	9/24/2018
18-0592	New SFD	9226 S. Jallais Hill Ln	9/26/2018

## CITY-WIDE PROJECTS – Mayor and Council

### PROJECT UPDATES

<b>File:</b> Multiple	<b>Name:</b> City Ordinance Text Amendments
<b>Address:</b> Citywide	<b>Applicant:</b> Cottonwood Heights
<b>Type of Application:</b> Text Amendment(s)	<b>Current Zoning:</b> N/A
<b>Public Meeting Date:</b> Various	<b>Staff Contact:</b> Mike Johnson
Fort Union Land Use Map Amendment; ADU Ordinance; Dark Skies Ordinance	
<ul style="list-style-type: none"> <li>• <b>Fort Union Land Use Map Amendment (Proposal to amend land use map on eastern portion of Fort Union Boulevard from Mixed Use to Low Density Residential – Planning Commission action scheduled October 7, 2018;</b></li> <li>• <b>ADU – Discussion with City Council scheduled November 13, 2018</b></li> <li>• <b>Dark Skies Ordinance – Discussion with City Council scheduled for November 27, 2018</b></li> </ul>	

## LONG-RANGE PLANNING PROJECTS

### \*PROJECT UPDATE

<b>Project:</b> Wasatch Boulevard Study
<b>Address:</b> Wasatch Boulevard; Focusing on the corridor from Holladay south to Sandy City
<b>Type of Application:</b> WFRC Grant Project / Master Plan Adoption
<b>Staff Contact:</b> Mike Johnson
<b>October 22, 2018, 2018: Planning Commission has recommended approval. The Council has had its public hearing on this project and will consider it for approval on November 13, 2018.</b>

### PROJECT UPDATE

<b>Project:</b> Outdoor Lighting Regulations (Dark Skies Ordinance)
<b>Address:</b> City-wide
<b>Type of Application:</b> Zoning Ordinance Chapter
<b>Staff Contact:</b> Matthew Taylor
<b>The draft has been finalized. It has been scheduled to be reviewed by the City Council on November 27, 2018 prior to be recommended to the Planning Commission for their consideration and recommendation.</b>

### PROJECT UPDATE

<b>Project:</b> Open Space Master Plan
<b>Address:</b> City-wide
<b>Type of Application:</b> Master Plan Study
<b>Staff Contact:</b> Matthew Taylor
<b>The planning for this project has recommenced. We anticipate a review by the new Parks, Trails, and Open Space Committee in November and have a goal of presenting a draft to the Planning Commission in the coming months.</b>

## ECONOMIC DEVELOPMENT PROJECTS

### PROJECT UPDATE

**Project:** Local Business Outreach

**Project Location:** City-wide

**Type of Project:** Business Outreach

**Staff Contact:** Mike Johnson

- The Cottonwood Heights Business Association (CHBA) and the city partnered to host our second annual Women’s Leadership Conference at City Hall. The two-day conference was a huge success, with approximately 90 people in attendance each day.
- Grand Openings:
  - Children’s Academy Daycare / Preschool
  - Sicilia Mia Cottonwood
- Bites in the Heights returned in August in the form of a food truck rally every Monday at Mountview Park.
- Sherrie Martell joined the Community & Economic Development Department as the new Business Development Specialist.
- CHBA hosted Cottonwood Connect in September and October. Opportunity for local businesses to network and meet.
- CHBA hosted a Boot Camp featuring Jeff Kemp from Lafavi on the topic of Know Your Business Taxes.
- CHBA Board met in September and October to discuss the mission and vision of the board, discuss events, open board seats and how best to move forward.
- CHBA hosted the annual Trunk or Treat on Halloween. It was a huge success and many local families participated. Unified Fire, Public Works and the Police Department provided vehicles and there were around 8 CHBA businesses who joined us.

## BUSINESS LICENSES ISSUED

### September - October

#### October 2018

Business Name	Location	Telephone	License Description
Advanced Behavior Analysis, Inc	1441 E. Ft. Union Blvd	435-962-3661	Applied Behavior Analysis Treat
Compassionate Occupational Th	Home Occupation	801-644-0353	Home Health Care
Conra’s Custom Sewing	Home Occupation	970-589-7353	Sewing Custom Seamstress
David James Cole	Home Occupation	702-575-5633	Install and Repair Air Conditioning
Eric C. Felt, DDS	6800 S. Highland Drive	801-533-9879	General Dentistry
Haul 4-U LLC		801-828-8133	Delivery of Landscape Material
Intellegis LLC	7421 Eastbourne Circle	801-290-2706	Home to Help People with Disability
Jesse Vance	6880 S. Hillside Village Circle	801-949-5476	Short Term Rental
Karlsson Industrial Services LLC	Home Occupation	801-897-1863	Pressure Washing Industrial
Lone Peak Biologics	Home Occupation	833-783-6746	Sales and Marketing
Lone Peak Biologics	Home Occupation	833-783-6746	Sales and Marketing
Oxley Wealth Management	6792 S 1300 E	801-565-1441	Investment Advisory Services
Quick Fix Off-Road LLC	Home Occupation	801-750-2335	Repair Small Engines

Rife Business Research	Home Occupation	801-809-9986	Due Diligence Research
Salt Lake Pediatric Dentistry	7167 S. Highland Dr, Suite 200	801-463-1900	Pediatric Dental Office
Sicilia Mia 2	2578 E Bengal Boulevard	801-666-6918	Restaurant with Full Service Liquor
Superior Care LLC	6975 S. Union Park Ave, Ste 600	775-287-5508	Provide Care for People with Disabilities
Tanner Immigration & Family Law	1275 E. Fort Union Blvd, Ste 120	801-561-1111	Immigration & Family Lawyers

### September 2018

Business Name	Location	Telephone	License Description
Ac2cess, LLC	Home Occupation	801-970-2006	Consulting Mgmt.
Alexandru Apavaloaie Photography	Home Occupation	602-802-6302	Photography Services
Barwai Thodpa LLC	6955 S Greenfield Way	801-943-3383	Automobile Testing/Repair
Brent Harrington Collection	Home Occupation	801-560-8369	Sale of Antique Insulators, App
Imran Mahar	Home Occupation	801-948-4333	Insurance, Financial Planning
JMM Ingenuity LLC	Home Occupation	801-381-1144	Produce Wall Repair Kit and Shi
JRB Logistics, LLC	Home Occupation	801-942-2079	Delivery
Laurel E.H.	Home Occupation	801-824-8539	Courier Driving and Delivering
Loyalty, LLC	Home Occupation	267-504-0777	Transportation
Melissa Firth Hair and Makeup	1388 East Fort Union Blvd.	801-699-8747	Hair and Makeup Services
Northern Utah Healthcare	1275 E Fort Union Blvd #150	801-268-7777	Geriatric Clinic
Rocky Mountain Pool Covers		210-846-6238	Repair and Maintenance
Salt Lake Pharmacy, LLC	6826 S. Highland Drive	801-839-9079	Building Office, Pharmacy
Smart Home Improvement		801-635-9492	Remodel/Construction
Topmostawards, LLC	Home Occupation	385-202-5983	On-Line Trophy Wholesale / Ret
Weldereen's Guns	Home Occupation	801-520-7620	Receiving Guns for Non Profit

## CURRENT LAND USE PROJECTS

*Official land-use applications that are actively working toward final approval\**

PROJECT #	ADDRESS	DESCRIPTION	COUNCIL DISTRICT
LOT-18-001	6673 S Caballero Dr	Lot Consolidation	1
CUP-18-003	6672 Highland Dr	Medical Office Building	1
SUB-17-005	2795 E Creek Rd	8-lot Subdivision	2
SUB-17-006	2856 E Bengal Blvd	15-lot Subdivision	2
SUB-18-001	3411 E 8350 S	3-lot Subdivision	4
ZTA-17-002	Citywide	ADU Ordinance	ALL
CUP-18-010	6826 S Highland Dr	Office Use	1
SUB-18-004	1561 East 7200 South	3-lot Subdivision	1
SUB-18-002	2494 East Bengal Blvd	2-lot Subdivision	2
SPL-18-007	7323 S Canyon Centre Parkway	Office Building	3
CUP-18-006	1930 E. Ft. Union Blvd.	Vet Clinic	1

*\* A preliminary approval has been granted by the Planning Commission, administrative hearing officer, or planning staff, but the process is not completed in that a final plat has not been recorded, a building permit issued, or business license granted as the case may be.*