

# Cottonwood Heights DEVELOPMENT ACTIVITY REPORT November 2018

## COUNCIL DISTRICT 1

<b>NEW PROJECT</b>	
<b>File:</b> ZTA-18-003	<b>Project Name:</b> Amend 19.82.040 – Wall Sign Standards
<b>Address:</b> Super Target – 7025 S Park Centre Dr.	<b>Applicant:</b> Kimley Horn for Target Corp / Fourels Investment Co.
<b>Type of Application:</b> Zoning Ordinance Text Amendment (increase lettering height)	<b>Current Zoning:</b> CR – Regional Commercial
<b>Public Meeting Date:</b> January 9 or 23 (tentative)	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Although for a specific project, the amendment may have city-wide impacts. Under staff review.	



**PROJECT UPDATE**

<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

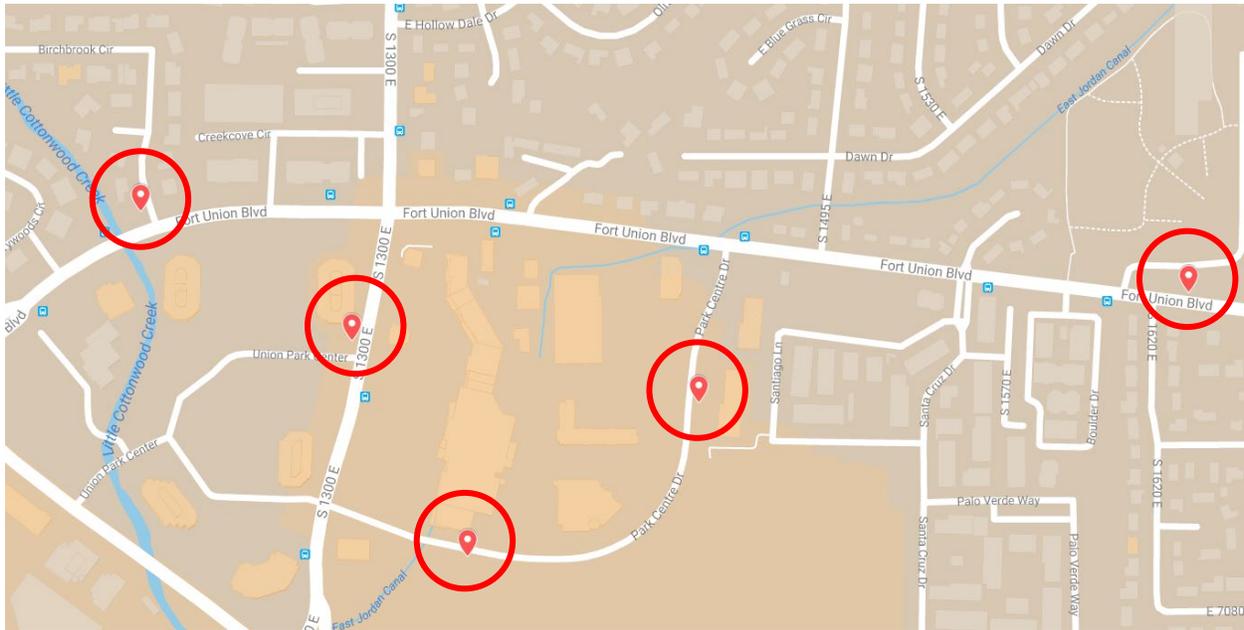
**Status:** First review finalized. Pending corrections to final plat. Staff proposed an alternative development layout to the applicant that would bring the project into compliance with city code. The applicant was appreciative of the design suggestions and is working on revisions to the plat at this time.



<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> Approved to remove fence and add guardrail.	

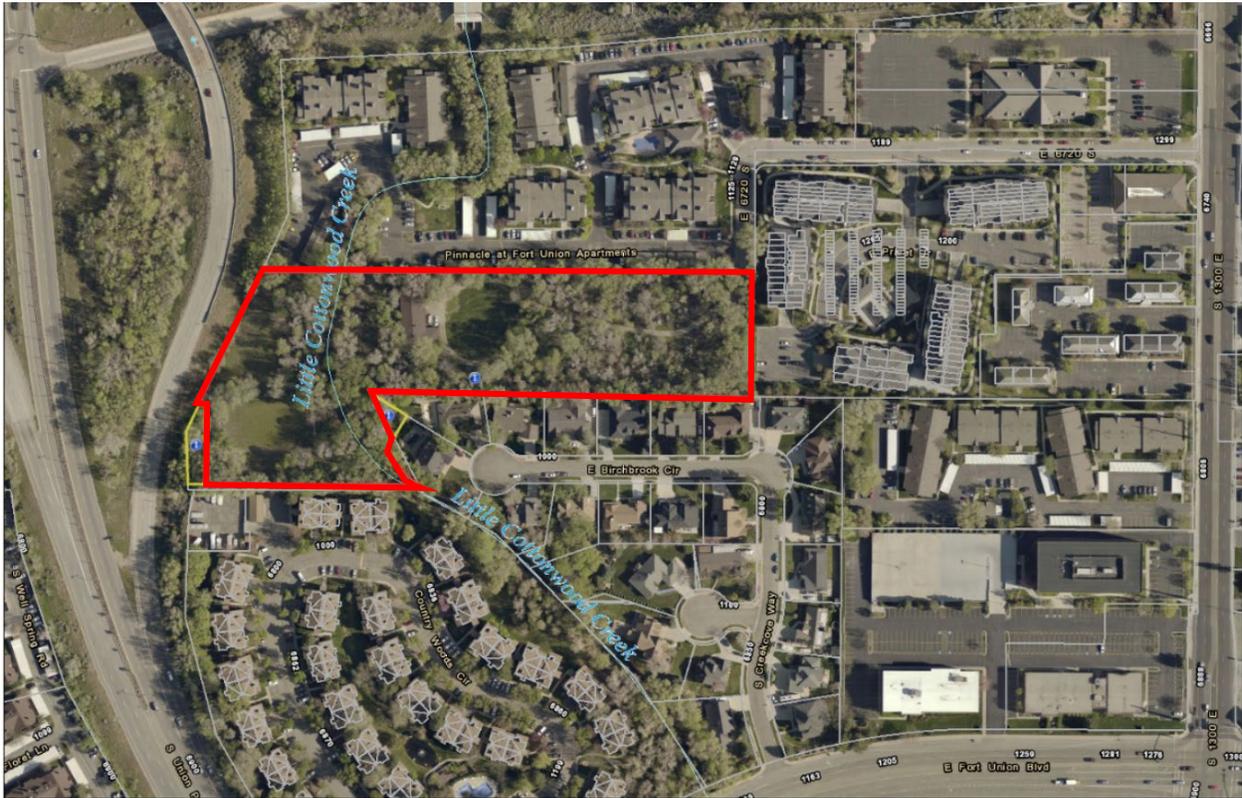


<b>PROJECT UPDATE</b>	
<b>File:</b> WT-18-001	<b>Project Name:</b> Small Cell Expansion
<b>Address:</b> Various – Five locations in District One (see map). One location in District 3 (see District 3 update).	<b>Applicant:</b> Extenet Systems
<b>Type of Application:</b> Wireless Telecommunications in the Right-of-Way	<b>Current Zoning:</b> Various / NA
<b>Public Meeting Date:</b> NA – Permitted Use	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Permits issued.	



**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, 11/7 2018	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> Planning Commission has provided the City Council with a recommendation to not approve the rezone request.	



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

Permit #	Permit Type	Parcel Address	Approved
BP-18-0923	Tenant Improvement	7884 S HIGHLAND DR	11/7/2018
BP-18-0847	Tenant Improvement	1265 E Fort Union Blvd #120	11/16/2018
BP-18-0828	Tenant Improvement	1929 Fort Union Blvd.	11/16/2018

**CITY COUNCIL DISTRICT 2**

**RECENT PROJECTS / PROJECT UPDATES**

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

<b>CH Permit #</b>	<b>Permit Type Summary</b>	<b>Parcel Address</b>	<b>Approved/Completed</b>
BP-18-0904	New SFD	2827 E Swiss Oaks Dr	11/16/2018
BP-18-0763	Tenant Improvement	7500 S 2700 E	11/9/2018

**RECENT PROJECTS / RECENT UPDATES**

NEW PROJECT	
<b>File:</b> CUP-18-012	<b>Project Name:</b> Canyon Centre Hotel
<b>Address:</b> 7450 S. Canyon Centre Pkwy.	<b>Applicant:</b> Josh Crawford, Architectural Nexus
<b>Type of Application:</b> Conditional Use and Site Plan Approval	<b>Current Zoning:</b> MU – Mixed Use
<b>Public Meeting Date:</b> 11/29/2018, ARC Meeting – Continued to 12/19/2018. PC anticipated in January.	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> ARC – Continued to December 19. Anticipating a January Planning Commission Public Hearing	





**CITY COUNCIL DISTRICT 4**

**RECENT PROJECTS / PROJECT UPDATES**

<b>NEW PROJECT</b>	
<b>File:</b> ZMA-18-001, GPA-18-003,	<b>Project Name:</b> Breen Homes Twin-Home
<b>Address:</b> 7559 & 7571 S Prospector	<b>Applicant:</b> Adam Breen – Breen Homes
<b>Type of Application:</b> Lot Consolidation, General Plan Amendment, Zoning Amendment.	<b>Current Zoning:</b> R-1-8
<b>Public Meeting Date:</b> PC in January (Tentative)	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Pending staff review. Anticipate a January Planning Commission Public Hearing.	



<b>PROJECT UPDATE</b>	
<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

**Status:** A revised subdivision drawing has been submitted that meets the zoning/flag lot standards. Pending submission of revised construction plans by the applicant.



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

CH Permit #	Permit Type	Address	Approved
BP-18-0789	New SFD	9306 S. Monet Ln	11/15/2018
BP-18-0768	New SFD	3368 E La Vie Ln	11/1/2018
BP-18-0617	New SFD	8564 S Little Willow Dr	11/9/2018

## 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 – Will be presented to the City Council in early 2019.</b></li> <li>• <b>ADU – Under Council consideration.</b></li> <li>• <b>Dark Skies Ordinance – Discussion with City Council on November 27, 2018. Anticipate Planning Commission First Public Hearing on January 23, 2019.</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
Under Council consideration.

### 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
<i>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.</i>

### 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
<i>The planning for this project has recommenced. We provided the new Parks, Trails, and Open Space Committee in November with an overview of the planning process.</i>

## ECONOMIC DEVELOPMENT PROJECTS

### PROJECT UPDATE

**Project:** Local Business Outreach

**Project Location:** City-wide

**Type of Project:** Business Outreach

**Staff Contact:** Mike Johnson

- New business luncheon – November 20, 2018 (Participants Joey Webb State Farm, Alexandru Apavaloi Photography and Brent Harrington Co along with Mayor Peterson, Tim Tingey, Tali Bruce and several of the CED staff.
- The Road Home – very successful drive for the month of November. Donations were received from our community, businesses and city employees.
- Sub for Santa – CHBA Board decided to help 6 families (2 each from Ridgecrest, Canyon View and Butler Elementary Schools). Families were sponsored by several board members, community businesses, families within the community and Cottonwood Heights City.
- Attended Utah Outdoor Recreation Grant Workshop, November 1, 2018.
- Attended Board meeting for Utah Alliance for Economic Development, November 7, 2018.
- CHBA hosted Cottonwood Connects in November in the Community Room and had a board of directors meeting after, November 14, 2018.
- CHBA and Leverage Fitness (Ryan Carver) hosted a seminar The Successful Aging Secret: Cognitive Agility, November 14, 2018.
- Meetings with Boss Retirement Solutions, EDCUtah, and Alpha Coffee
- Completed Economic Development 101 course through Utah Valley University

## 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
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
SUB-18-004	1561 East 7200 South	3-lot subdivision	1
SUB-18-002	2494 E Bengal Blvd	2-lot subdivision	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.*