



## PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development  
Meeting Date: October 16, 2019

**NOTICE** is hereby given that the Cottonwood Heights Planning Commission will hold a Work Session Meeting, beginning at 5:00 p.m. in Room 124 (Council Workroom) and a Business Meeting, beginning at 6:00 p.m. in Room 5 (Council Chambers) located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah on **Wednesday, October 16, 2019.**

### 5:00 p.m. WORK MEETING

#### 1.0 Planning Commission Business

##### 1.1. Review Business Meeting Agenda

*The Commission will review and discuss agenda items.*

##### 1.2. (Project PDD-19-001)

Staff will provide an overview of a Planned Development District preliminary plan and rezone application for the redevelopment of approximately 21.7 acres at 6695 S Wasatch Blvd currently in the F-1-21 (Foothill Residential) zone, and identified in the General Plan for mixed-use development. **Discussion only. The public hearing will be held at a future Planning Commission meeting.**

##### 1.3. Additional Discussion Items

*The Commission may discuss the status of pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.*

### 6:00 p.m. BUSINESS MEETING

#### 1.0 Welcome and Acknowledgements

##### 1.1. Ex Parte Communications or Conflicts of Interest to Disclose

#### 2.0 General Public Comment

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Senior Planner prior to noon the day before the meeting.)*

#### 3.0 Business Items

##### 3.1. (Project GPA-19-001)

A public hearing and possible action on a proposed update and amendment to the Cottonwood Heights General Plan – Affordable Housing Element.

##### 3.2. (Project ZTA-19-002)

A public hearing and possible action on a city-initiated zoning text amendment to Chapter 19.80; (Parking Standards) of the City's zoning ordinance.

#### 4.0 Consent Agenda

- 4.1. Approval of Planning Commission Minutes:
- October 2, 2019

## 5.0 Adjournment

### Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Open Public Hearing (if item has been noticed for public hearing). Each speaker during the public hearing will be limited to three minutes.
4. Close Public Hearing
5. Planning Commission Deliberation
6. Planning Commission Motion and Vote

Planning Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **NO agenda item will begin after 9 pm** without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

### Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department no later than the Tuesday prior to the meeting at noon. Comments should be emailed to [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov). After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

### Notice of Participation by Telephonic/Digital Means

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

### Notice of Compliance with the American Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711.

### Confirmation of Public Notice

On Friday, October 11, 2019 a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at [www.cottonwoodheights.utah.gov](http://www.cottonwoodheights.utah.gov) and the State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 11<sup>th</sup> day of October 2019, Paula Melgar, City Recorder



# PLANNING COMMISSION STAFF MEMO

## WASATCH ROCK REDEVELOPMENT

Meeting Date: October 16, 2019 – Work Session Only

Staff Contact: Matt Taylor, Senior Planner

### SUMMARY

**Applicant:** Adam Davis for Wasatch Rock

**Subject Properties:**  
6695 S Wasatch Blvd

**Action Requested:**

1. DISCUSSION ONLY on the proposed Preliminary Approval and Zoning Map Amendment to a PDD zone.

**Recommendation:**

Continue item without date.

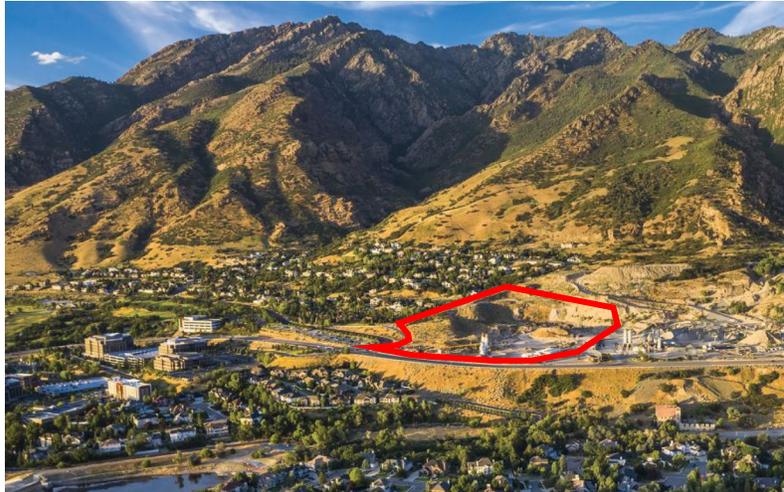
**Project #:** PDD-19-001



### Context

Property Owner	Address -- Parcel #	Acres
AJ Rock	6695 S Wasatch Blvd <a href="#">2223426001</a>	21.56
AJ Rock	3402 E Gun Club Rd <a href="#">2223279003</a>	0.13
	Total Acres:	21.69





## Site Photos

See attachments.

## Zoning and Land Use

### Site

**Zone:** F-1-21 – Foothill Residential

**Land Use:** Gravel Pit Operation

**Land Use Policy:** Mixed-Use

### North

**Zone(s):** R-2-10 (Twin Homes)

R-1-10 (Single Family Homes)

**Land Use:** Twin Homes, Single-Family Homes

### South

**Zone:** F-1-21 – Foothill Residential  
CR – Regional Commercial

**Land Use:** Gravel Pit Operation

**Land Use Policy:** Mixed-Use

### East

**Zone:** F-1-21 – Foothill Residential

**Land Use:** Gravel Pit Operation

**Land Use Policy:** Mixed-Use

### West

**Zone:** R-1-8 –Single Family Res.

**Land Use:** Single-Family Res.

**Land Use Policy:** Res. Low Density



**Current Zoning Map**

The applicant's request is to utilize the city's Planned Development District (PDD) ordinance (chapter 19.51) to amend the zoning designation of the above-mentioned property from F-1-21 to PDD-2. The

proposed PDD-2 zone, following the provisions of Chapter 19.51 CH Code, is a zoning designation proposed by the applicant to apply specifically to the subject property.

The property is located in a Tier 1 PDD area, which allows the applicant to propose the rezone following codified procedures and in compliance with minimum standards found in Chapter 19.51. The proposed PDD-2 text proposed by the applicant includes a list of allowed land uses; standards for setbacks, height, signage, landscaping, lighting, open space, below-market-rate housing, and more. A Development Plan is proposed as an exhibit to the PDD-2 ordinance text, which shows the actual proposed development on the property, including a site plan, landscaping plan, building elevations, architectural standards, and more. If approved by the City Council, the Development Plan becomes part of the proposed PDD-2 zone, and the applicant will be required to develop the site in strict accordance with both the proposed PDD-2 zoning ordinance text as well as the Development Plan.

## GENERAL PLAN

The PDD ordinance was created as a tool to better implement certain aspects of the city's General Plan. Many components of the General Plan support the Planned Development District application process. As a legislative process, the PDD gives city leadership greater input in the development process than traditional development applications. Whereas most land use and zoning changes are considered without any specific development plans, the PDD is a type of zone change application that requires applicants to include a development plan as part of the proposed zone. In exchange for this level of detail required, an applicant is able to create zoning standards that are custom-tailored to a specific property. **A full analysis against current General Plan and Master Plan policies will be provided at the time of Planning Commission public hearing on this request.**

## PLANNED DEVELOPMENT DISTRICT APPROVAL PROCESS

Planned Development District applications are processed differently than other applications for zone changes or development approvals. To help understand the steps in the process and the role each approval body serves, a general summary of the approval process (per 19.51.070) is provided as follows:

1. Pre-Application Conference
  - a. The applicant met with the Community Development Director, and the Development Review Committee multiple times prior to an application being submitted;
2. Concept Plan
  - a. A concept plan is required when a PDD application contains more than 50 dwelling units and/or five or more acres of non-residential development. The concept plan is required to be presented in a planning commission work;
  - b. The applicant presented a concept plan in 2018;
3. Community Workshop
  - a. At least two community workshops are required to be held by the applicant, independently of the city, to present the proposal and understand the concerns of nearby residents. Meeting notes are required to be submitted to city staff as part of the official PDD application;
  - b. The applicant held neighborhood meetings on May 20 and July 15, 2019. Meeting minutes for each of these meetings are attached to this report;

4. Draft Planned Development Zone (PDZ) Plan Submittal
  - a. A draft application submittal is required to be submitted after the pre-application conference to be reviewed for minimum compliance with the PDD ordinance;
  - b. Staff completed a comprehensive preliminary review of the applicant's draft PDZ plan submittal. Many of the material review comments have been addressed and incorporated into the current proposal;
5. PD zone application
  - a. This step constitutes an official plan submittal and the beginning of the public process. This step requires detailed submittal materials, per ordinance. Staff has reviewed this application to ensure that each item is present in the application;
6. Department Review and Report
  - a. A complete review has been completed for the official plan submittal. This report, as well as all city correction letters to date constitute compliance with this step;
 

**\*\*\*We are currently at this stage in the process.\*\*\***
7. Public Notice
  - a. Public notice is required to comply with state and local regulations pertaining to the adoption and/or amendment of land use regulations;
  - b. Notices were sent to property owners within 1000' of the subject property. Notices were also posted in the front lobby of the city offices, on the city website, on the State noticing website, sent to local news outlets, and published in local newspapers;
8. Planning Commission Review and Recommendation
  - a. The planning commission reviews PDD proposals in the same manner as it reviews other legislative matters. It will take official public comments, request any modifications it sees fit, and ultimately make a final recommendation to the City Council for final consideration;
9. City Council Review and Decision
 

After a planning commission recommendation, the city council may seek additional public input and will take final action to either approve or deny the proposal.

## PROJECT SUMMARY

Below is a brief summary of the proposed development plan and ordinance:

- Allowed uses:
  - multiple-family residential, as either apartments or condominiums, lodging, professional office, administrative and medical buildings, restaurant, and retail commercial.
- Development standards:
  - Maximum height – 170 feet (estimated – additional detail requested)
  - Setbacks – as shown on Development Plan
  - Maximum lot coverage – 30%
- Minimum architectural standards as depicted
- Residential Types
  - Apartments – 284 units, 5 stories over 2 levels of parking
  - Condominiums – 80 units, 10 stories over 5 levels of parking
  - Senior Living – 35 units over 1 level of parking
- Non-Residential Buildings:
  - Pad A (restaurant): 5,000 ft<sup>2</sup>
  - Pad B (mixed-use): TBD

- Pad C (mixed-use): TBD
- Pad D (retail): 13,800
- Hotel: 140 rooms
- Residential Density:
  - Units per gross acre: 18.5
  - \*Units per net acre: 33-58\*
    - \*This number can widely vary depending on how net density is measured.
- Parking: 370 total stalls (1.86 stalls per unit)

**RESIDENTIAL PARKING SUMMARY  
 (LOTS 1, 2 & 3)**

PARKING REQUIRED			
DESCRIPTION	UNITS	PARKING RATIO	STALLS REQ'D
LOT 1	284	1.5 : UNIT	426 (+/-10%)
LOT 2	80	1.5 : UNIT	120 (+/-10%)
LOT 3	35	1.25 : UNIT	44 (+/-10%)
TOTAL			590 (+/-10%)

PARKING PROVIDED - LOT 2 (GARAGE)	
DESCRIPTION	STALLS
STD STALLS	160 (+/-10%)
ADA STALLS	6 (+/-10%)
TOTAL	166 (+/-10%)

PARKING PROVIDED - LOT 1 (GARAGE + SURFACE)	
DESCRIPTION	STALLS
STD STALLS	430 (+/-10%)
ADA STALLS	9 (+/-10%)
TOTAL	439 (+/-10%)

PARKING PROVIDED - LOT 3 (GARAGE + SURFACE)	
DESCRIPTION	STALLS
STD STALLS	40 (+/-10%)
ADA STALLS	2 (+/-10%)
TOTAL	42 (+/-10%)

**COMMERCIAL / MIXED USE PARKING SUMMARY  
 (PADS A, B, C, D & HOTEL)**

PARKING REQUIRED (*)			
DESCRIPTION	AREA (SQFT) OR #	PARKING RATIO	STALLS REQ'D
PAD A	5,000	4 : 1,000 SQFT	20 (+/-10%)
PAD B	21,000	4 : 1,000 SQFT	84 (+/-10%)
PAD C	21,000	4 : 1,000 SQFT	84 (+/-10%)
PAD D	13,800	4 : 1,000 SQFT	55 (+/-10%)
HOTEL	140 UNITS	1 : ROOM	140 (+/-10%)
TOTAL			383 (+/-10%)

PARKING PROVIDED (GARAGE + SURFACE)	
DESCRIPTION	STALLS
STD STALLS	373 (+/-10%)
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- Lot Coverage
  - Buildings: 206,516 ft<sup>2</sup> or 21.9%
  - Parking/Driveways North: 44,896 ft<sup>2</sup>
  - Parking/Driveways South: 144,839 ft<sup>2</sup>
  - Wasatch Blvd Asphalt: 61,280 ft<sup>2</sup>
  - Total Hard Surface: 251,015 ft<sup>2</sup> or 5.76 acres or 26%
  - Open Space (non-building and non-parking): 52%

### Next Steps

- Awaiting revised plans based on staff review comments and comments from other applicable agencies (UDOT, Metropolitan Water, Salt Lake City Water, Cottonwood Improvement District, etc).
- Internal review to determine if proposal meets planning, engineering, and serviceability standards.
- Approval of preliminary design plan by the Architectural Review Commission.
- Schedule for public hearing with Planning Commission
- After receiving a recommendation from the Planning Commission, the City Council will consider the application

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### ATTACHMENTS

1. Selected Preliminary Project Plans, Draft PDD Zone Ordinance, and Written Applicant Statements

# Vision Statement

**The Wasatch Rock Redevelopment--a non-traditional mixed-use destination with a casual, energetic atmosphere--promoting an outdoor and ecofriendly lifestyle.**

## Concept

The redevelopment will utilize the history of the “gravel pit” by integrating existing materials of rock, gravel, and water-wise native vegetation, while adding distinctive, playful qualities such as rusted metal Corten steel, gabion walls, board-formed concrete and elements of wood, stone boulders and decomposed granite. The overall effect is a resilient, functional, enhanced xeriscape design that is functional and attractive year-round.

This development serves as the perfect gateway to the mountains. Intimate spaces and gathering places will be created throughout the site, as well as connectivity for biking, pedestrians and motor vehicles. The Wasatch Rock redevelopment is near many outdoor activities, yet still close to the urban environment of Salt Lake City. Whether you are on your way to the canyons, returning from hiking or skiing, or simply want to be in the foothills, it is a unique destination all its own.

## Reclamation

For many years, the existing gravel pit has disrupted the natural environment, removing resources and altering the landscape. The Wasatch Rock Redevelopment promises to do the opposite; restore the native landscape and vegetation, while also increasing its form and function.

The hillside on which the site sits will be re-graded to restore the natural slope, thus creating a more uniform cross slope and a usable site. The development is not “dug-in” but will be softened with soil from above--smoothing out the hillside--and then reseeded with a native seed mix, returning it to its natural contour and condition. Throughout the site, we will incorporate the native seed mix and other native plants, with the goal of creating a continuous, native landscape corridor through the entire site.

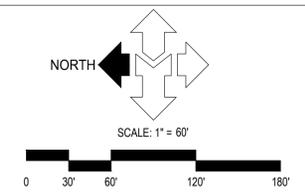
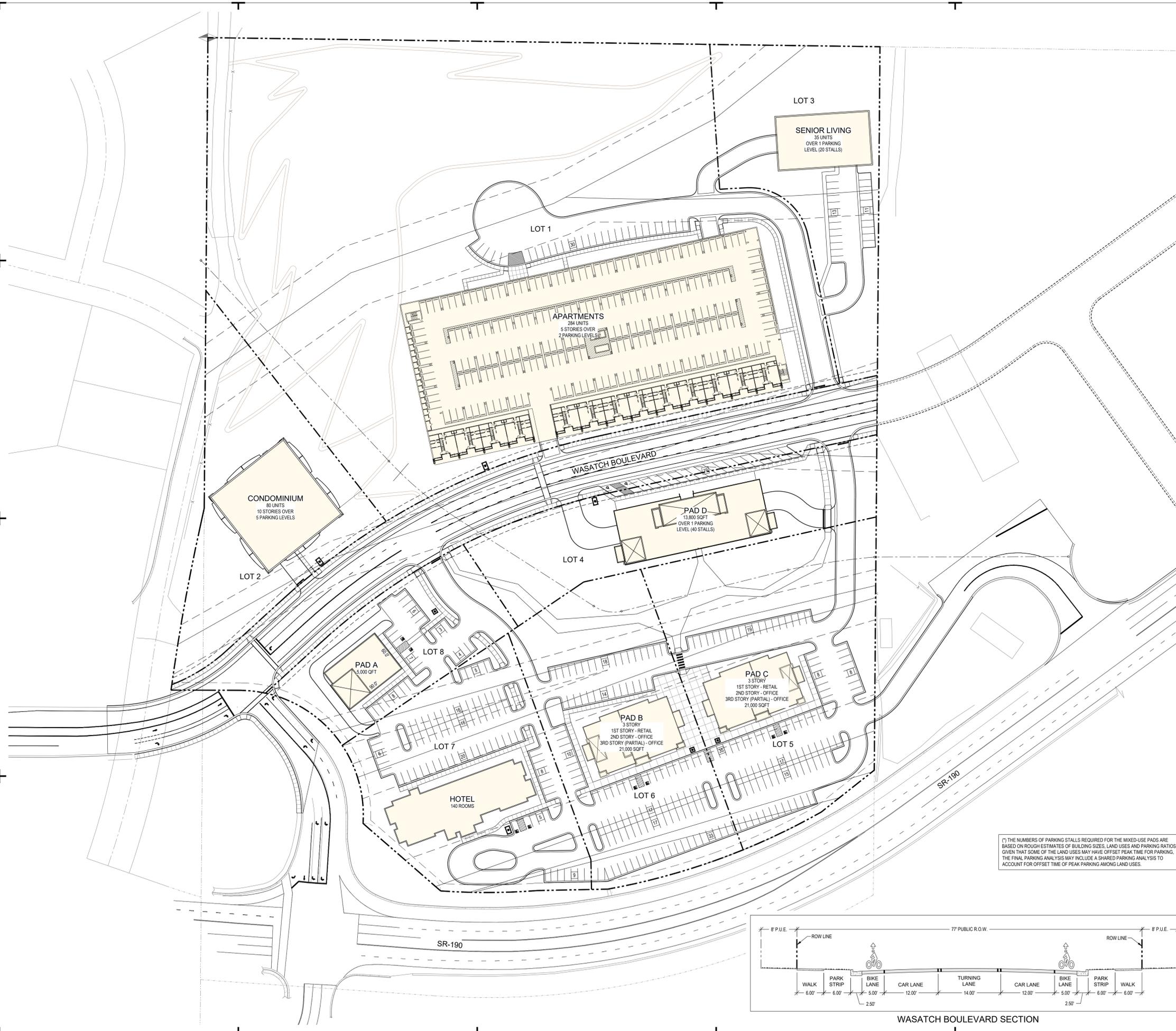
## Connectivity

The circulation of bicycle and pedestrian traffic through the site is a defining feature of Wasatch Rock Redevelopment. In addition to the shared biking and walking trails through the retail area, a new on-site trail head will connect the Bonneville Shoreline Trail with the site via a multipurpose trail along Gun Club Road. The existing bicycle path along Wasatch Boulevard will be rerouted through the Wasatch Rock site, further encouraging passers-by to utilize this unique mixed-use development and increasing access to the multipurpose trails throughout the adjacent hillside.

## Key Elements

- Intimate spaces & gathering places
- Connectivity - integrating biking, pedestrian, and motor vehicles
- Gateway to the mountains
- Integrating the outdoors & urban environment
- Rustic yet modern look and feel
- Casual vibe, perfect for shopping or just hanging out

S:\2017\res\17512\Civil\Prod\Draw\17512 Concept Overlaying Jobe Jun 04, 2019 - 2:24pm



**LOT SUMMARY**

DESCRIPTION	AREA (SQFT)	AREA (ACRES)
LOT 1	397,929	9.135 (+/-10%)
LOT 2	65,182	1.496 (+/-10%)
LOT 3	63,074	1.448 (+/-10%)
LOT 4	59,680	1.370 (+/-10%)
LOT 5	94,447	2.168 (+/-10%)
LOT 6	77,469	1.778 (+/-10%)
LOT 7	71,867	1.650 (+/-10%)
LOT 8	39,850	0.915 (+/-10%)
WASATCH BLVD	75,344	1.730 (+/-10%)
TOTAL	944,842	21.691 (+/-10%)

**LAND USE SUMMARY**

DESCRIPTION	LOT USE	AREA (SQFT) OR #
LOT 1	APARTMENTS	284 UNITS (+/-10%)
LOT 2	CONDOMINIUMS	80 UNITS (+/-10%)
LOT 3	SENIOR LIVING	35 UNITS (+/-10%)
LOT 4	COMMERCIAL	13,800 SQFT (+/-10%)
LOT 5	COMMERCIAL	8,250 SQFT (+/-10%)
	OFFICE	12,750 SQFT (+/-10%)
LOT 6	COMMERCIAL	8,250 SQFT (+/-10%)
	OFFICE	12,750 SQFT (+/-10%)
LOT 7	HOTEL	140 ROOMS (+/-10%)
LOT 8	COMMERCIAL	5,368 SQFT (+/-10%)
WASATCH BLVD	ROADWAY	75,344 SQFT

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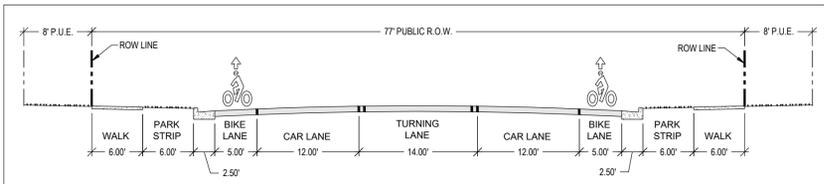
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(\*) THE NUMBERS OF PARKING STALLS REQUIRED FOR THE MIXED-USE PADS ARE BASED ON ROUGH ESTIMATES OF BUILDING SIZES, LAND USES AND PARKING RATIOS. GIVEN THAT SOME OF THE LAND USES MAY HAVE OFFSET PEAK TIME FOR PARKING, THE FINAL PARKING ANALYSIS MAY INCLUDE A SHARED PARKING ANALYSIS TO ACCOUNT FOR OFFSET TIME OF PEAK PARKING AMONG LAND USES.



**Call BEFORE YOU Dig**  
1-800-662-4111

**NOTICE!**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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Structural Engineering • Land Surveying & HDS

**WASATCH ROCK**  
6695 WASATCH BLVD  
COTTONWOOD HEIGHTS, UT

**REVISIONS**

REV	DATE	DESCRIPTION

PROJECT NO: 17512  
DRAWN BY: JHF  
CHECKED BY: TJD  
DATE: JUNE 04, 2019

**CONCEPTUAL SITE PLAN**  
**SK-01**



L1 - MASTER PLAN  
**WASATCH ROCK REDEVELOPMENT**

Cottonwood Heights, Utah

A



RETAIL PLAZA

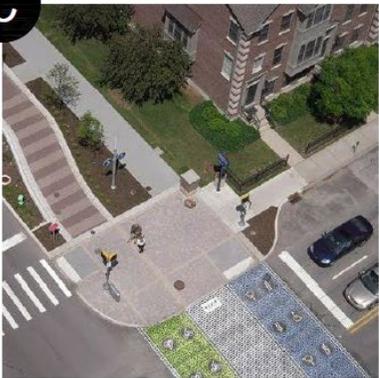


B



PATH THROUGH NATIVE LANDSCAPE CORRIDOR

C



CROSSWALK

D



TRAIL HEAD

E



PUBLIC ART

## PLANT SCHEDULE: MANICURED

TREES	COMMON NAME	BOTANICAL NAME
	ACE OF HEARTS REDBUD	CERCIS CANADENSIS 'ACE OF HEARTS'
	ALLEE LACEBARK ELM	ULMUS PARVIFOLIA 'ALLEE'
	GREEN VASE SAWLEAF ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'
	MUSHASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA 'MUSHASHINO'
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME
	WEeping BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA PENDULA'
	KASHMIR DEODAR CEDAR	CEDRUS DEODARA 'KASHMIR'
	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'
SHRUBS	COMMON NAME	BOTANICAL NAME
	PURPLE STEMMED DOGWOOD	CORNUS ALBA 'KESSLERLINGII'
	GREENSPIRE UPRIGHT EUONYMUS	EUONYMUS JAPONICUS 'GREENSPIRE'
	WILTONII BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'
	DWARF JAPANESE GARDEN JUNIPER	JUNIPERUS PROCUMBENS 'NANA'
	HIDCOTE BLUE LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'
	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS
	LITTLE GIANT DWARF ARBORVITAE	THUJA OCCIDENTALIS 'LITTLE GIANT'
	MORGAN'S CHINESE ARBORVITAE	THUJA OCCIDENTALIS 'MORGAN'
ORNAMENTAL GRASSES	COMMON NAME	BOTANICAL NAME
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	EVERLITE VARIEGATED SEDGE	CAREX OSHIMENSIS 'EVERLITE'
	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'
	PINK MUHLY	MUHLENBERGIA CAPILLARIS
	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTH WIND'
	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'MINNBLUE A'

## NON-IRRIGATED NATIVE SEED MIX

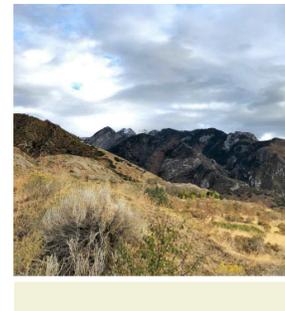
MOUNTAIN BROME	<i>Bromus marginatus</i>
SLENDER WHEATGRASS	<i>Elymus trachycaulus</i> ssp. <i>trachycaulus</i>
SANDBERG BLUEGRASS	<i>Poa secunda</i> ssp. <i>sandbergii</i>
BIG BLUEGRASS	<i>Poa secunda</i> ssp. <i>amplex</i>
SHEEP FESCUE	<i>Festuca ovina</i>
WESTERN WHEATGRASS	<i>Pascopyrum smithii</i>
BLUEBUNCH WHEATGRASS	<i>Pseudoroegneria spicata</i> ssp. <i>spicata</i>
BASIN BIG SAGEBRUSH	<i>Artemisia tridentata</i> ssp. <i>tridentata</i>
RUBBER RABBITBRUSH	<i>Ericameria nauseosa</i>
GREEN MORMON TEA	<i>Ephedra viridis</i>
BLUE GRAMA GRASS	<i>Bouteloua gracilis</i>

## PLANT SCHEDULE: NATIVE

TREES	COMMON NAME	BOTANICAL NAME
	BIGTOOTH MAPLE	ACER GRANDIDENTATUM
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME
	PINYON PINE	PINUS EDULIS
SHRUBS	COMMON NAME	BOTANICAL NAME
	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA
	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS
	GREEN MORMON TEA	EPHEDRA VIRIDIS
	RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA
	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM



LAWN



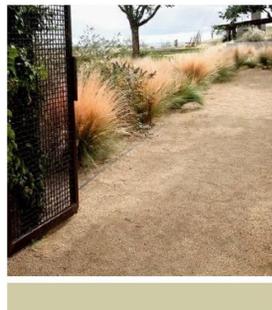
NATIVE LANDSCAPE



MANICURED LANDSCAPE



BLUE SPRUCE SEDUM



DECOMPOSED GRANITE



'WASATCH GREY' CRUSHED ROCK

## Connectivity

The circulation of bicycle and pedestrian traffic through the site is a defining feature of Wasatch Rock Redevelopment. In addition to the shared biking and walking trails through the retail area, a new on-site trail head will connect the Bonneville Shoreline Trail with the site via a multipurpose trail along Gun Club Road.

The existing bicycle path along Wasatch Boulevard will be rerouted through the Wasatch Rock site, further encouraging passers-by to utilize this unique mixed-use development and increasing access to the multipurpose trails throughout the adjacent hillside.



PEDESTRIAN PATH



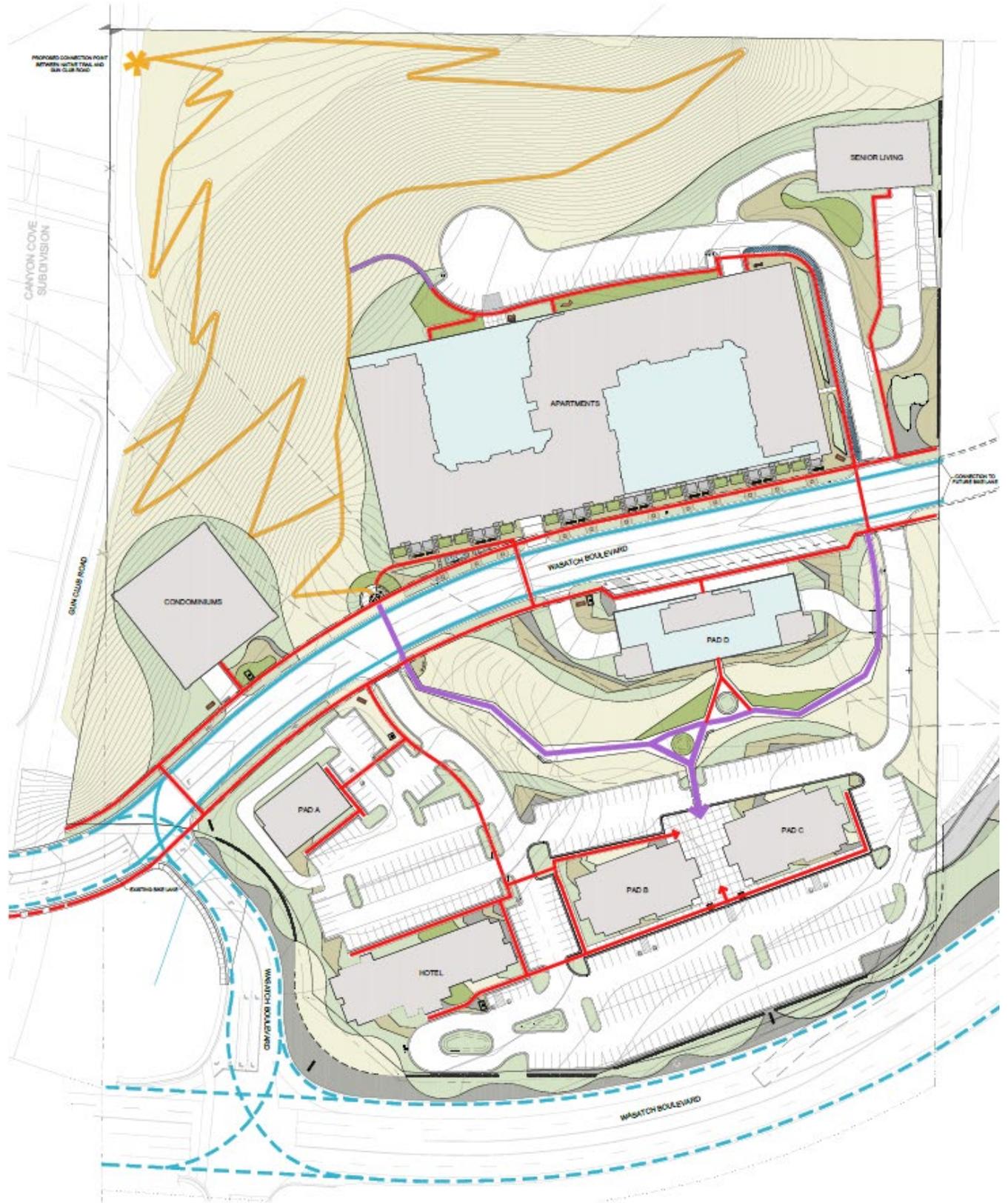
BICYCLE PATH



SHARED PEDESTRIAN AND BIKE PATH



NATIVE TRAIL



**L3 - BICYCLE & PEDESTRIAN CIRCULATION PLAN**  
**WASATCH ROCK REDEVELOPMENT**

Cottonwood Heights, Utah



PROPOSED CONNECTION  
TO BONNEVILLE  
SHORELINE TRAIL

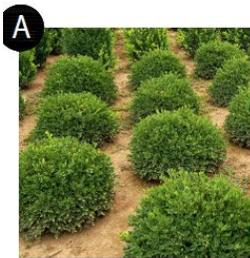
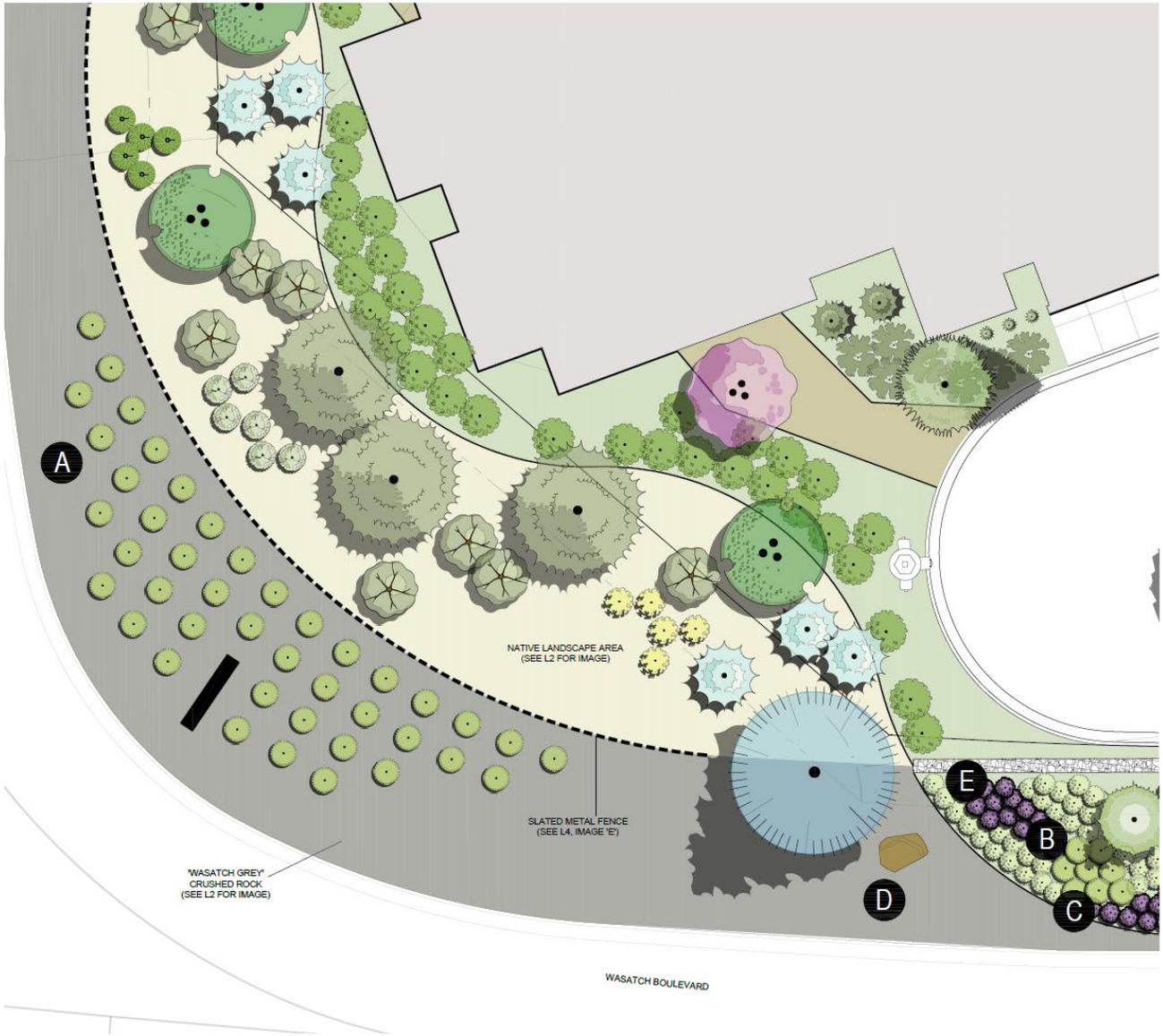
CITY BOUNDARY

DRY HOLLOW CREEK

PROPOSED TRAIL PARALLELING  
GUN CLUB ROAD

PROPOSED CONNECTION  
POINT BETWEEN NATIVE TRAIL  
& GUN CLUB ROAD

WASATCH ROCK SITE



LINEAR PLANTING AT CORNER



MASS PLANTING IN CURVILINEAR PLANTING BEDS



SHREDDED BARK MULCH



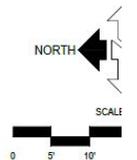
BOULDERS

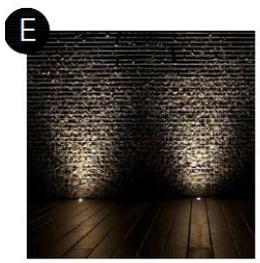
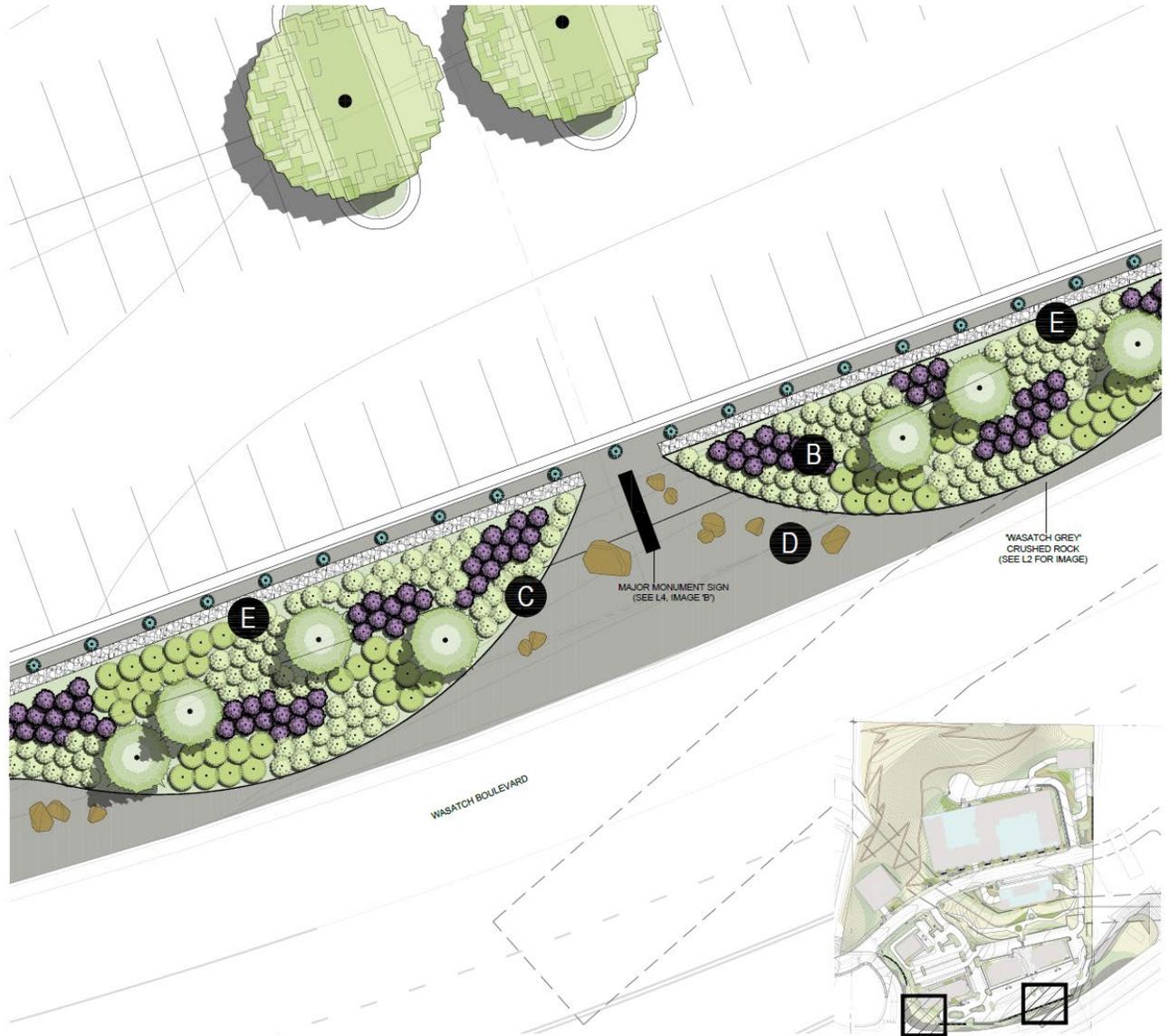


L5 - MAJOR MONUMENT & CORNER PLANTING

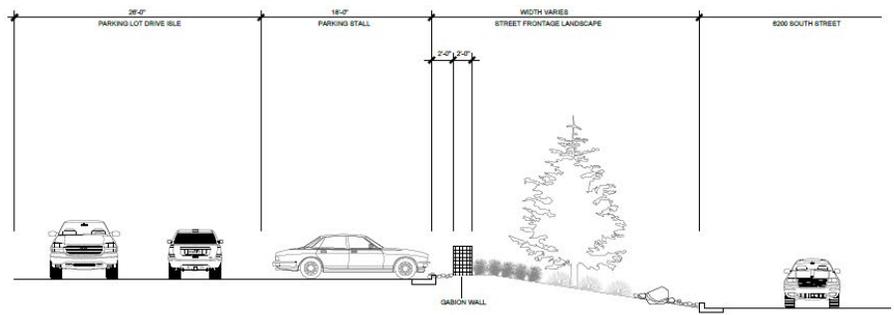
**WASATCH ROCK REDEVELOPMENT**

Cottonwood Heights, Utah





UP-LIGHTS ON GABION WALL





L6 - APARTMENT PARCEL  
**WASATCH ROCK REDEVELOPMENT**





CONCRETE PAVER WALKWAY THROUGH DECOMPOSED GRANITE



GABION WALL WITH CORTEN STEEL ENDCAP DISPLAYING HOUSE NUMBER



TRAIL MARKER



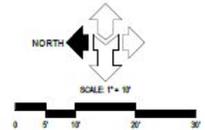
CORTEN STEEL SEATING & WATER FOUNTAIN AT TRAIL HEAD



GABION BENCH WITH CONCRETE TOP

L7 - WASATCH BLVD. & TRAIL HEAD  
**WASATCH ROCK REDEVELOPMENT**

Cottonwood Heights, Utah



## Master Sign Program Narrative

The site shall feature signs consistent with a first class mixed use project to provide adequate signage and wayfinding for the variety of uses being proposed in the application. Multiple signage types including but not limited to blade, crown, storefront, and monument signage will be located throughout the proposed project to enhance visual connection and recognition for patrons, residents, retailers, tenants, and guests. As the sign plan is developed it will be included with site plans associated with individual phases of the project.

1 | | 2 | | 3 | | 4 | | 5 | | 6

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C

B

A

1 | | 2 | | 3 | | 4 | | 5 | | 6

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	FRAMING	03.06.2019			

# GRAVEL OFFICE COMPLEX



**BWA**  
ARCHITECTS  
T 801 438 9500  
F 801 438 9501  
3115 EAST LION LANE, #200  
HOLLADAY, UTAH 84121  
BEECHERWALKER.COM

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C1 LEFT ELEVATION  
 A201 SCALE: 1/4" = 1'-0"



A1 FRONT ELEVATION  
 A201 SCALE: 1/4" = 1'-0"

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1	FRAMING	03.06.2019			

**WASATCH ROCK RETAIL  
 BUILDING 2**



**BWA**  
 ARCHITECTS

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 F 801 438 9501  
 3115 EAST LION LANE, #200  
 HOLLADAY, UTAH 84121  
 BEECHERWALKER.COM

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 CHKD BY  
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 PERMIT SET

#####  
 DRAWING NUMBER

**A201**

1 | | 2 | | 3 | | 4 | | 5 | | 6



A1 CONCEPT ELEVATIONS  
A201 SCALE: 1/8" = 1'-0"

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1	FRAMING	03.06.2018		

WASATCH ROCK RETAIL 1

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PERMIT SET

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DRAWING NUMBER  
**A201**

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A1 CONCEPT ELEVATIONS  
A201 SCALE: 1/8" = 1'-0"

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D1 NORTH ELEVATION  
1/16" = 1'-0"

D4 SOUTH ELEVATION  
1/16" = 1'-0"



B1 WEST ELEVATION 2  
1/16" = 1'-0"



A1 EAST ELEVATION 2  
1/16" = 1'-0"

MARK	ISSUE/DESCRIPTION	ISS. DATE	REV. DATE

D

C

B

A

DGP APARTMENTS  
Enter address here



PROJECT NUMBER  
Project Number  
DWN BY Author CHKD BY Checker

SCHEMATIC  
EXTERIOR ELEVATIONS

DRAWING NUMBER  
A202

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D



2  
A203  
SOUTHWEST VIEW

C

B



1  
A203  
OVERALL SOUTHWEST VIEW

A

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4  
A203  
ENTRY VIEW



3  
A203  
AIRIAL VIEW

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

D

C

B

A

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PROJECT NUMBER  
Project Number  
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SCHEMATIC

PERSPECTIVE VIEWS

DRAWING NUMBER  
**A203**

1

2

3

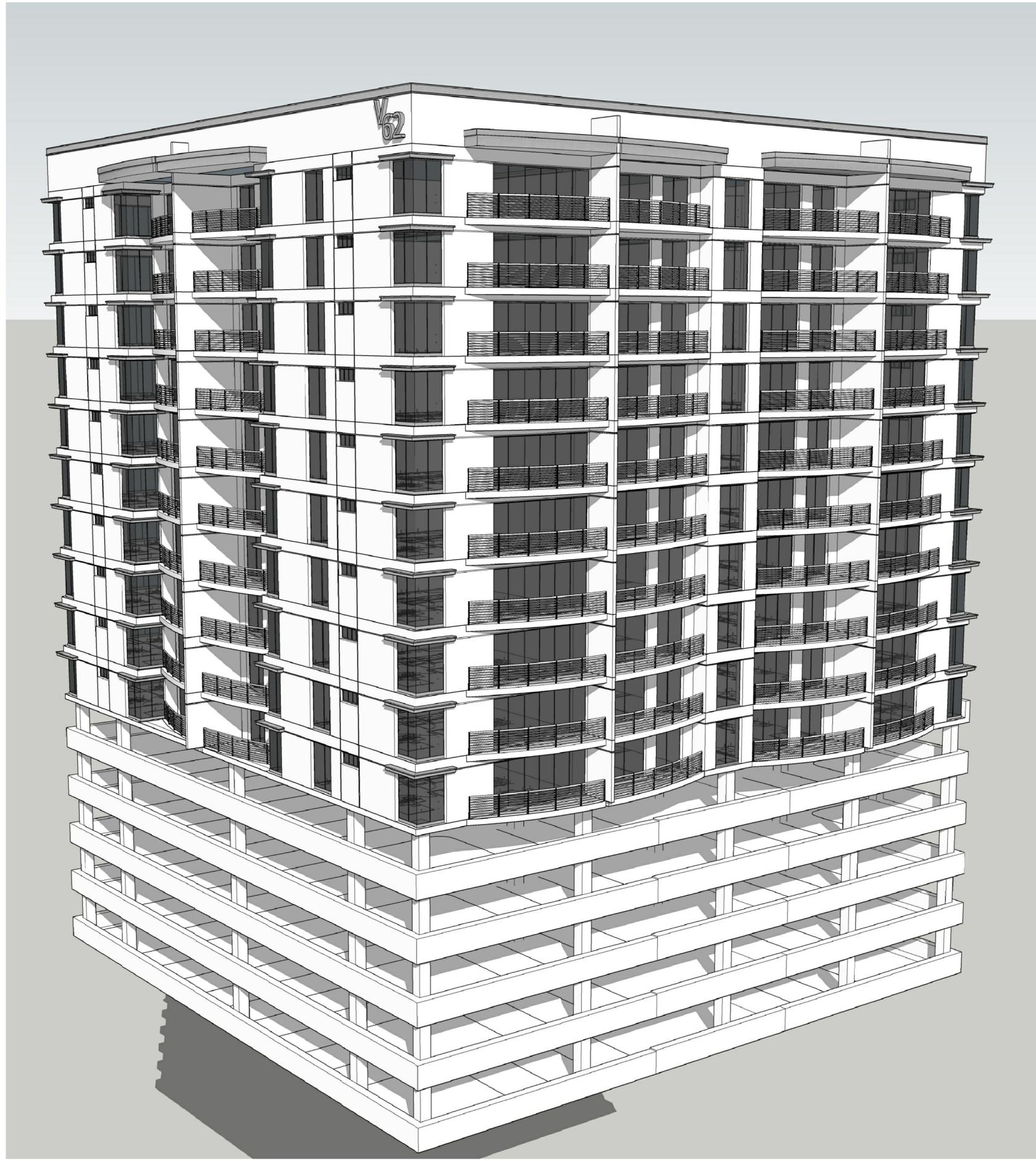
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1	FRAMING	03.06.2019			

**WASATCH ROCK CONDOS**  
COTTONWOOD UTAH



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CHKD BY	####
PERMIT SET	

####  
DRAWING NUMBER  
**A203**



## PLANNING COMMISSION STAFF REPORT

Moderate Income Housing Plan – General Plan Update

Meeting Date: October 16, 2019

Staff Contact: Matt Taylor, Senior Planner

### SUMMARY

Cottonwood Heights City requested GSBS Consulting to update the City's 2017 Moderate Income Housing Plan to be in compliance with the requirements of Utah Code Annotated (UCA) 10-9a-408. The purpose of this report is to explain the state requirements for a Moderate Income Housing Plan to be adopted as a component of the General Plan and updated on an annual basis and introduce the attached plan and annual report.

### BACKGROUND

For many years, the State has required municipalities to update the required moderate income housing plan element of their General Plan every two years. Our last update occurred in 2017. However, the state has imposed additional goals, analysis, and evaluations of strategies to achieve moderate income housing within the city. The State has mandated that these new elements of the moderate income housing plan be adopted by December 1, 2019 and subsequently submitted to the State and other agencies. Updates to the plan will then be required on an annual basis.

### STATE MANDATE AND REQUIRED REPORTING

Per Utah Code, "the general plan of a municipality... shall **plan for moderate income housing growth.** On or before December 1, 2019, [cities of the third class]... shall amend the general plan to comply.... "[see UCA 10-9a-401. General plan required -- Content.]

### **Key Definition**

*"Plan for moderate income housing"* means a written document adopted by a municipality's legislative body that includes:

- (a) an estimate of the existing supply of moderate income housing located within the municipality;
- (b) an estimate of the need for moderate income housing in the municipality for the next five years;
- (c) a survey of total residential land use;
- (d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- (e) a description of the municipality's program to encourage an adequate supply of moderate income housing." [see UCA 10-9a-103. Definitions.]

Additionally, the City Council is required to annually:

- (a) review the moderate income housing plan element of the municipality's general plan and implementation of that element of the general plan;
- (b) prepare a report on the findings of the review described in Subsection (1)(a);"

This report is to include:

- “(a) a revised estimate of the need for moderate income housing in the municipality for the next five years;
- (b) a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below:
  - (i) 80% of the adjusted median family income;
  - (ii) 50% of the adjusted median family income; and
  - (iii) 30% of the adjusted median family income;
- (c) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- (d) a description of how the municipality has implemented any of the recommendations related to moderate income housing described in Subsection 10-9a-403(2)(b)(iii).” [see UCA 10-9a-408. Reporting requirements....]

Further,

- “(ii) ... municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;” [see UCA 10-9a-403. General plan preparation,]

#### THE STATE’S EXPRESSED INTERESTS FOR CITIES

- “(b) In drafting the moderate income housing element, the planning commission
  - (i) shall *consider* the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including **moderate income housing**:
    - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
    - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;” [see UCA 10-9a-403. General plan preparation,]

#### **Key Definition**

“*Moderate income housing*” means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” [see UCA 10-9a-103. Definitions.]

#### STRATEGIES (MINIMUM THREE ARE REQUIRED)

- “(iii) ... municipalities, shall include, a recommendation to implement three or more of the following strategies: [*Highlighted strategies are focused on in the plan and reports.*]
  - (A) rezone for densities necessary to assure the production of moderate income housing;

- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
- (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
- (G) encourage higher density or moderate income residential development near major transit investment corridors;
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) allow for single room occupancy developments;
- (J) implement zoning incentives for low to moderate income units in new developments;
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
- (L) preserve existing moderate income housing;
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
- (N) participate in a community land trust program for low or moderate income housing;
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
- (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
- (V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and

(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income;” [see UCA 10-9a-403. General plan preparation.]

---

## PROCESS

- State law requires that the Planning Commission provide a recommendation to the City Council on all General Plan amendments.
  - The City Council must consider the Planning Commission’s recommendation and adopt as recommended, or modify the recommendation, prior to December 1, 2019. [see UCA 10-9a-404. Public hearing by planning commission – Adoption or rejection by legislative body]]
  - Submit the plan to the city website, the Department of Workforce Services, and Wasatch Front Regional Council.
- 

## RECOMMENDATIONS

Staff recommends approval of the 2019 Moderate Income Housing Plan update and Annual Report.

---

## CONCLUSIONS – FINDINGS FOR APPROVAL

1. The proposed 2019 Moderate Income Housing Plan and Annual Report satisfies the requirements of State code.
  2. The plan promotes the health, safety, and welfare of people within and desiring to live within the city.
- 

## MODEL MOTIONS

### Approval

I move to forward a recommendation of approval for project GPA-19-001, based upon the recommended conditions and findings outlined in this staff report:

- List any other findings or conditions of approval...

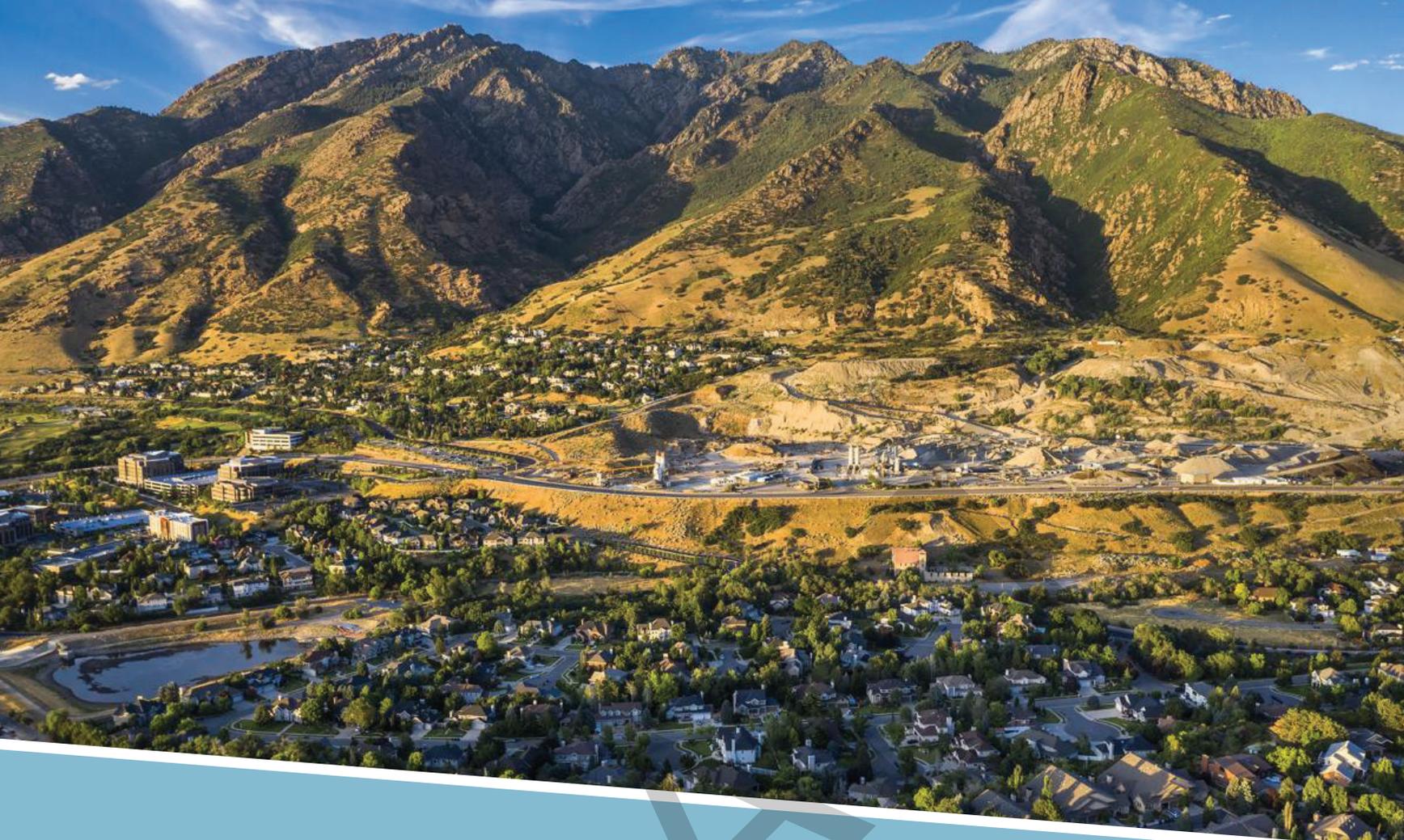
### Denial

I move to forward a recommendation of denial for project GPA-19-001, based on the following findings:

- List findings for denial...
- 

## ATTACHMENTS

1. Draft 2019 Moderate Income Housing Plan and Annual Report.



# COTTONWOOD HEIGHTS AFFORDABLE HOUSING REPORT

OCTOBER 11, 2019



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DRAFT

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## EXECUTIVE SUMMARY

Cottonwood Heights City has adopted and updated its Affordable Housing Plan in accordance with statutory requirements since incorporation. The City last updated its Affordable Housing Plan in 2017. As required by Utah Code Annotated 10-9a-408 Cottonwood Heights requested this update of the housing plan to comply with required revisions and changes adopted by the 2019 Utah State Legislature in Senate Bill 34. This update uses the Utah Affordable Housing Forecast Tool developed by the State of Utah to identify current and projected future moderate-income housing needs and resources. Cottonwood Heights provides realistic opportunities for moderate income housing to meet the needs of people of various income levels living, working or desiring to live or work in Cottonwood Heights and allow people with various incomes to benefit from and fully participate in all aspects of the Cottonwood Heights community and neighborhoods.

There currently exists a reasonable opportunity for individuals with household incomes of

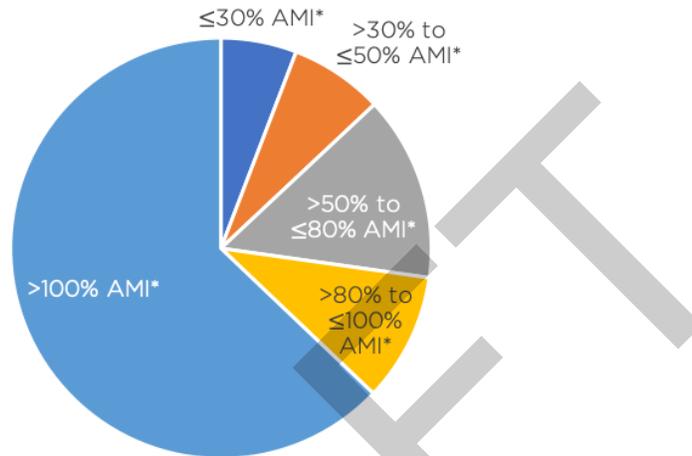
80 percent AMI to obtain affordable, quality housing in Cottonwood Heights. However, households below 80 percent Area Median Income (AMI or HAMFI) experience a significant deficit of available housing in Cottonwood Heights. These households make no more than \$69,000 annually and an affordable monthly rent/mortgage payment is no more than \$1,725/\$282,877.

Cottonwood Heights had an estimated 12,450 households in 2016 (most current CHAS data available). As seen in Table EX-1 and Figure EX-1, data from the U.S. Department of Housing and Urban Development (HUD), indicate that almost 27 percent of Cottonwood Heights' households have incomes below 80 percent of Area Median Income (AMI or HAMFI). HUD and 10-9a-408 UCA have established 80 percent AMI as the threshold for consideration for moderate income housing programs with additional thresholds established at 50 percent AMI and 30 percent AMI.

**TABLE EX-1: HOUSEHOLDS BY INCOME LEVEL IN COTTONWOOD HEIGHTS - 2016**

	TOTAL HOUSEHOLDS	% TOTAL
Household Income <= 30% HAMFI	725	5.8%
Household Income >30% to <=50% HAMFI	895	7.2%
Household Income >50% to <=80% HAMFI	1,770	14.2%
Household Income >80% to <=100% HAMFI	1,230	9.9%
Household Income >100% HAMFI	7,830	62.9%
<b>Total</b>	<b>12,450</b>	<b>100.00%</b>
<i>Source: 2016 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS)</i>		
<i>HAMFI = HUD Average Median Family Income equivalent to AMI used elsewhere in report</i>		

Figure EX-1: Households by Income Distribution



Source: HUD 2012-2016

Cottonwood Heights AMI is \$86,207. This is a Cottonwood Heights specific number. Table EX-2 is a comparison of AMI for Salt Lake County as a whole and a selection of other cities in the valley. Cottonwood Heights AMI is 127 percent of the Salt Lake County AMI and has the lowest percentage of households in the low- mod-household category (80 percent AMI and below). Figure EX-1 Shows households by income distribution in Cottonwood Heights.

TABLE EX-2: COMPARISON OF TOTAL AND LOW- MOD-HOUSEHOLDS - SALT LAKE COUNTY

JURISDICTION	TOTAL HOUSEHOLDS	AMI	HOUSEHOLDS BELOW 80% AMI	% HOUSEHOLD BELOW 80% AMI
Cottonwood Heights	12,455	\$86,207	3,390	27%
Salt Lake County	356,060	\$67,922	138,735	39%
Salt Lake City	75,430	\$54,009	38,275	51%
South Salt Lake	8,640	\$41,457	5,760	67%
Murray	18,735	\$57,662	8,460	45%

Source: 2016 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS)

Housing affordability is determined by calculating the percentage of the household's total annual gross income paid for housing costs (mortgage/rent, utilities, mortgage insurance, etc.) In Cottonwood Heights 21 percent of all households are considered "Cost Burdened" meaning they pay more than 30 percent of their

household income for housing. Within this group, 8 percent are "Severely Cost Burdened" or they pay more than 50 percent of their household income for housing. Table EX-3 is the breakdown of cost burdened households in Cottonwood Heights by income level.

**TABLE EX-3: COST BURDENED/SEVERELY COST BURDENED HOUSEHOLDS BY INCOME LEVEL - COTTONWOOD HEIGHTS**

	COST BURDENED	SEVERELY COST BURDENED	TOTAL	% COST BURDENED - ANY LEVEL	% SEVERELY COST BURDENED
Household Income <= 30% HAMFI	545	525	725	75%	72%
Household Income >30% to <=50% HAMFI	575	195	900	64%	22%
Household Income >50% to <=80% HAMFI	725	120	1,770	41%	7%
Household Income >80% to <=100% HAMFI	280	80	1,230	23%	7%
Household Income >100% HAMFI	495	100	7,830	6%	1%
Total	2,620	1,020	12,455	21%	8%

*Source: 2016 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS)*

Cottonwood Heights has identified the following strategies to increase the availability of moderate-income housing within the community:

1. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers or employment centers (10-9a-403(b)(iii)(F))
2. Implement zoning incentives for low to moderate income units on a long-term basis (10-9a-403(b)(iii)(J))
3. Utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency (10-9a-403(b)(iii)(V))

## SECTION 1 INTRODUCTION & BACKGROUND

### PRIOR AFFORDABLE HOUSING PLAN

The most current Cottonwood Heights General Plan was adopted in 2005. The City's Affordable Housing Plan has been updated since its 2005 adoption, the most recent update occurred in 2017. The tools recommended in the 2017 update to address housing affordability included:

- Regulatory Climate,
- Zoning for Higher Density,
- Accessory Apartments, and
- Mixed Uses

The City has implemented regulatory and zoning provisions allowing for mixed use and encouraging moderate income housing in the two years since the most recent update of its Affordable Housing Plan. The Mixed-Use zone permits densities up to 35 units per acre allowing for multi-family uses. The PDD zone allows for mixed uses and higher densities at specifically identified areas in the City as well as density bonuses for housing units affordable at or below 50 percent AMI. The City is also in the process of creating two new Community Development and Renewal Agency project areas that will include set asides for moderate income housing. Cottonwood Heights has also worked for neighborhood acceptance of greater density and variety of housing types in the City.

### STATUTORY REQUIREMENTS

According to UCA Section 10-9a-403(2)(a)(iii) cities of Cottonwood Heights' size are required to include in their general plan a plan that provides a realistic opportunity to meet the need for additional moderate-income housing. When drafting the moderate income housing plan the planning commission is required to consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people of various income levels living, working, or desiring to live or work in the community and to benefit from and fully participate in all aspects of neighborhood and community life. To fulfill the requirement, each city is required to identify at least three strategies from a list of 23 strategies included in UCA 10-9a-403(2)(b)(iii). The statutory strategies are:

- A. Rezone for densities necessary to assure the production of moderate-income housing
- B. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing
- C. Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing
- D. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city

- E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- F. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers or employment centers;
- G. Encourage higher density or moderate-income residential development near major transit investment corridors
- H. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities
- I. Allow for single room occupancy developments
- J. Implement zoning incentives for low- to moderate-income units in new developments
- K. Utilize strategies that preserve subsidized low- to moderate-income units on a long-term basis
- L. Preserve existing moderate-income housing
- M. Reduce impact fees, as defined in Section 11-36a-102, related to low- and moderate-income housing
- N. Participate in a community land trust program for low- or moderate-income housing
- O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- P. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing
- Q. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- R. Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- S. Apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act
- T. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing
- U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- V. Utilize a moderate-income housing set aside from a community reinvestment agency,

redevelopment agency, or community development and renewal agency

- W. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of area median income

This Moderate Income Housing Plan has been prepared in accordance with the requirements of UCA 10-9a-403(2)(b)(iii). The plan includes an estimate of the need for moderate income housing in Cottonwood Heights for the next five years, analysis and data on the number of housing units at or below:

- 80% of the adjusted median family income
- 50% of the adjusted median family income
- 30% of the adjusted median family income

The plan also provides as a description of efforts made and to be made by Cottonwood Heights to utilize a moderate income housing set aside from a community development and renewal agency area and recommended strategies as required in State Statute.

## REVIEW PROCESS

Beginning in 2020, Cottonwood Heights is required to produce a report annually that quantifies implementation of this plan. The annual report must include a revised estimate of the need for moderate income housing in the city for the next five years as well as a

description of progress made in implementing the plan by analyzing and publishing data on the number of housing units in Cottonwood Heights that are at or below:

- 80% of the adjusted median family income
- 50% of the adjusted median family income
- 30% of the adjusted median family income

A copy of the annual moderate-income housing report must be sent to the Department of Workforce Services and the Wasatch Front Regional Council.

## SECTION 2 POPULATION AND HOUSING NEEDS

### UAHFT TOOL

Current and projected population, current and projected percentage of total households at the identified adjusted median income levels, and available housing units at the identified affordability levels have been estimated using the Utah Affordable Housing Forecast Tool. Appendix A is the list of Cottonwood Heights “inputs” to the housing needs forecasting tool created by the State of Utah. The inputs focus on two basic categories:

- Housing stock
- Households

Within each of the categories the tool identifies the number of housing units and the number of households in Cottonwood Heights by affordability “band”. An affordability band is price points that are affordable to households making a certain amount of money. In the analysis, the bands are:

- less than 30 percent of area median income (AMI),
- between 30-50 percent of AMI,

- between 50-80 percent of AMI,
- between 80-100 percent of AMI and
- over 100 percent of AMI.

AMI is the median income of all households in the City. The Cottonwood Heights 2017 median household income was \$86,207. This is the most current figure available.

The tool uses data from the 2010 Census, the 2017 American Community Survey of the US Census and the 2016 Community Affordable Housing Strategy from HUD to estimate how many households in Cottonwood Heights fall into the various income “bands” relative to the median household income. Using the two estimates, the tool then calculates the “gap” or surplus in each “band” to identify the availability of housing units to households at a range of income levels.

### DEMOGRAPHIC SUMMARY

The Cottonwood Heights population has grown by an estimated 2 percent between 2010 and 2017. This is reflective of the increase in growth across the county (7 percent), as seen in Table 1.

**TABLE 1: COMPARATIVE SUMMARY OF COTTONWOOD HEIGHTS AND SALT LAKE COUNTY BETWEEN 2010 TO 2017**

AREA	2010		2017	
	COTTONWOOD HEIGHTS	SALT LAKE CO.	COTTONWOOD HEIGHTS	SALT LAKE CO.
Total Population	33,433	1,029,655	34,214	1,106,700
Median Household Income	70,996	58,004	86,207	67,922
Median Age	36.9	30.3	37.5	32.4

Source: U.S. Census, American Community Survey, 5-yr Data 2013-2017

Both Cottonwood Heights and Salt Lake County reported an increase in Median Household Income of 18 percent and 15 percent respectively between 2010 and 2017. Cottonwood Heights maintains a higher Median Income than surrounding areas. Median Age is also higher than the County by around 6-7 years.

Racial and Ethnic composition of Cottonwood Heights is primarily white with only 8.4 percent of the population identifying as a non-white or mixed race/ethnicity. This is higher than Salt Lake County where 19 percent of the population identifies as nonwhite, Table 2.

**TABLE 2: RACIAL AND ETHNIC COMPOSITION OF COTTONWOOD HEIGHTS AND SALT LAKE COUNTY**

RACE/ETHNICITY	% OF COTTONWOOD HEIGHTS POPULATION	% OF SALT LAKE COUNTY POPULATION
White	91.6%	80.1%
Black or African American	0.4%	1.7%
American Indian and Alaska Native	0.4%	0.8%
Asian	3.9%	3.9%
Native Hawaiian and Other Pacific Islander	0.5%	1.5%
Some other race	0.4%	8.9%
Two or more races	2.8%	3.1%
Persons of Hispanic Origin	5.4%	17.9%
Median Age	36.9	30.3
Median Household Income	70,996	58,004
Median Age	36.9	30.3

Source: U.S. Census Bureau 2013-2017 ACS

## HOUSEHOLDS

The median household income in Cottonwood Heights is just over \$86,200<sup>1</sup>. This has grown from the 2010 median income of \$70,996. Of these, almost 63 percent have household incomes greater than the median. Table 3 is the distribution of households in the City by income band from 2010 to 2016. this analysis is seen in Table 4.

To evaluate the sensitivity of the results of the Economic Impact Analysis to the assumptions relating to visitor spending, the model was run assuming that visitor spending was 25 percent lower than the visitor spending profile estimate. In the Economic Impact Analysis results tables relating to Visitor Spending (Tables 9 through 12 below) the high estimate is based on the visitor spending profile and the low estimate is based on 75 percent of the profile.

**TABLE 3: INCOME DISTRIBUTION FROM 2010 TO 2016**

	2010 (HOUSEHOLDS)	2010 PERCENTAGE	2016 (HOUSEHOLDS)	2016 PERCENTAGE
Total	12,040	-	12,450	-
≤30% AMI*	720	6.0%	725	5.8%
>30% to ≤50% AMI*	720	6.0%	895	7.2%
>50% to ≤80% AMI*	1,865	15.5%	1,770	14.2%
>80% to ≤100% AMI*	1,185	9.8%	1,230	9.9%
>100% AMI*	7,545	62.7%	7,830	62.9%

Source: 2010-2014, 2012-2016 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS)

The income distribution with Cottonwood Heights is dispersed with nearly 63 percent of households making more than the Area Median Income (AMI). This has remained comparable to 2010 Census data.

<sup>1</sup> 2012-2016 U.S. Department of Human and Urban Development

## CURRENT HOUSING NEEDS

### *Cottonwood Heights Results*

As of 2017, Cottonwood Heights' 12,661 occupied housing units, 9,310 or 74 percent are owner-occupied and 3,351 or 26 percent are renter-occupied. The rate of owner-occupied housing in Cottonwood Heights is significantly higher than the Salt Lake County, State of Utah or national rates, in Table 4.

**TABLE 4: HOUSING UNITS AND TENURE - 5 YR. AVERAGE 2012-2017**

	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	OWNER-OCCUPIED UNITS	% OWNER-OCCUPIED	RENTER-OCCUPIED	% RENTER-OCCUPIED
Cottonwood Heights	13,446	12,661	9,310	74%	3,351	26%
Salt Lake County	384,127	363,058	241,328	66%	121,730	34%
State of Utah	1,046,597	938,365	653,429	70%	284,936	30%
United States	135,393,564	118,825,921	75,833,135	64%	42,992,786	36%

Source: U.S. Census, American Community Survey, 5-yr Data 2013-2017, DP05

Owner-occupied housing units in Cottonwood Heights range in value from less than \$50,000 (197 units) to greater than \$1,000,000 (147 units)<sup>2</sup>. Pricing of the City's rental housing stock ranges from less than \$500 per month (35 units) to \$3,000 or more per month (75 units)<sup>3</sup>. Table 5 indicates the estimated percentage of total occupied units affordable to households at various levels of AMI.

**TABLE 5: PERCENT OCCUPIED HOUSING UNITS BY ATTAINABLE INCOME LEVEL**

AMI	OWNER OCCUPIED	RENTAL	TOTAL
< 30%	2%	2%	4%
30% < 50%	4%	5%	9%
50% < 80%	15%	14%	29%
80% < 100%	11%	3%	15%
> 100%	42%	1%	44%
Total	75%	25%	100%

Source: U.S. Census, American Community Survey, 5-yr Data 2013-2017

<sup>2</sup> 2013-2017 American Community Survey 5-Year Estimates

<sup>3</sup> Ibid.

## AFFORDABILITY

The U.S. Housing and Urban Development definition of housing affordability requires that housing-related expenses<sup>4</sup> are 30 percent of your gross household income or less. If your housing-related costs are more than 30 percent of your gross income your household is considered “cost-burdened”. If your housing-related costs are more than 50 percent of your gross income your household is considered “severely cost-burdened.” In Cottonwood Heights housing-related expenses affordable to the various income bands are estimated in Table 6.

**TABLE 6: AFFORDABLE HOUSING-RELATED COSTS**

	MAXIMUM AFFORDABLE COST *	MAXIMUM MORTGAGE LOAN **
≤30% AMI	\$485	\$79,752
>30% to ≤50% AMI	\$808	\$132,420
>50% to ≤80% AMI	\$1,292	\$211,871
>80% to ≤100% AMI	\$1,615	\$264,839
<i>* Includes rent/mortgage payment + related costs</i>		
<i>** Includes mortgage insurance cost</i>		

According to the UAHFT tool, 23 percent of all households in Cottonwood Heights are cost burdened. Of the cost-burdened households, 52 percent were renting and 48 percent paid mortgages. Cost-burdened renter households represent 65 percent of all low-mod renter households, 29 percent of all renter households and 8 percent of all households in Cottonwood Heights. Cost-burdened owner households represent 48 percent of all low-mod owner households, 10 percent of all owner households and 7 percent of all households in the City. Table 7 identifies the income levels of the various cost-burdened renter households.

**TABLE 7: COST-BURDENED STATUS LOW-MOD RENTER HOUSEHOLDS**

	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	OWNER-OCCUPIED UNITS	% OWNER-OCCUPIED
≤30% AMI	380	350	350	92%
>30% to ≤50% AMI	475	405	105	85%
>50% to ≤80% AMI	705	265	0	38%
Total Low-Mod	1,560	1,020	455	65%

2012-2016 U.S. Department of Human and Urban Development

<sup>4</sup> Housing-related expenses include all costs of housing (e.g. rent/mortgage payment, utilities, HOA fees)

Households paying more than 30 percent of their annual income for housing costs are considered at risk for losing their housing. In the case of Cottonwood Heights, of the cost-burdened renter households, 92 percent of households making \$25,900 or less annually are at risk and all of them pay 50 percent or more of their annual income for housing putting them at significantly higher risk than those paying 30 percent of their annual income. For renter households making between \$25,900 and \$43,100 annually, 85 percent are at risk. Of those, 26 percent pay 50 percent or more of their income for housing.

Table 8 identified the income level of the various cost burdened owner households.

**TABLE 8: COST-BURDENED STATUS LOW-MOD OWNER HOUSEHOLDS**

	HOUSEHOLDS IN CATEGORY	COST BURDENED HOUSEHOLDS	SEVERELY COST BURDENED HOUSEHOLDS	% AT RISK
≤30% AMI	345	305	285	88%
>30% to ≤50% AMI	420	165	90	39%
>50% to ≤80% AMI	1,065	460	120	43%
Total Low-Mod	1,830	930	495	51%

2012-2016 U.S. Department of Human and Urban Development

Of the cost-burdened owner households, 88 percent of households making \$25,900 or less annually are at risk. Of those, 93 percent pay 50 percent or more of their annual income for housing putting them at significantly higher risk. For owner households making between \$25,900 and \$43,100 annually, 39 percent are at risk. Of those, 55 percent pay 50 percent or more of their income for housing.

## HOUSING AVAILABILITY

Cottonwood Heights has an estimated 13,446 housing units. Of these 94 percent are occupied by either homeowners or renters. Of the occupied units, 74 percent are owner occupied. The median owner-occupied home value in Cottonwood Heights is \$349,000<sup>5</sup>. A \$349,000 home is affordable to a household making approximately \$77,300 annually. This calculation does not include mortgage insurance for down payments less than 20 percent. This is below the Cottonwood Heights household median income of \$86,207. For a rental household, the median rent in the City is approximately \$1,175 per month, affordable to households making approximately \$47,000 annually.

<sup>5</sup> 2013-2017 American Community Survey 5-Year Estimates

Table 9 is a comparison of the number of occupied housing units and the number of households in Cottonwood Heights by income band<sup>6</sup>. According to this table, the City has a housing gap in the lowest and highest income bands. This means that households in the under 30% category are “stretching” for their housing making them cost-burdened. In the upper income category, the “deficit” in housing is more likely characterized by households paying less than 30 percent for their housing.

**TABLE 9: HOUSING UNITS/HOUSEHOLDS BY INCOME BAND**

INCOME BAND	OCCUPIED HOUSING UNITS	HOUSEHOLDS	HOUSING SURPLUS/ (GAP)
≤30% AMI	466	725	(259)
>30% to ≤50% AMI	1,090	895	195
>50% to ≤80% AMI	3,648	1770	1,878
80% + AMI	7,276	9060	(1,784)
Total	12,481	12,450	31

Source: 2013-2017 American Community Survey 5-Year Estimates

However, the household data indicate that a number of households making \$69,000 or less annually are in housing units that are not considered affordable for their income level. By comparison, 39 percent of Salt Lake County households are cost burdened and 67 percent of South Salt Lake City households are cost burdened, Table 10.

**TABLE 10: COMPARISON OF TOTAL AND LOW- MOD-HOUSEHOLDS - SALT LAKE COUNTY**

JURISDICTION	TOTAL HOUSEHOLDS	AMI	HOUSEHOLDS BELOW 80% AMI	% HOUSEHOLD BELOW 80% AMI
Cottonwood Heights	12,455	\$86,207	3,390	27%
Salt Lake County	356,060	\$67,922	138,735	39%
Salt Lake City	75,430	\$54,009	38,275	51%
South Salt Lake	8,640	\$41,457	5,760	67%
Murray	18,735	\$57,662	8,460	45%

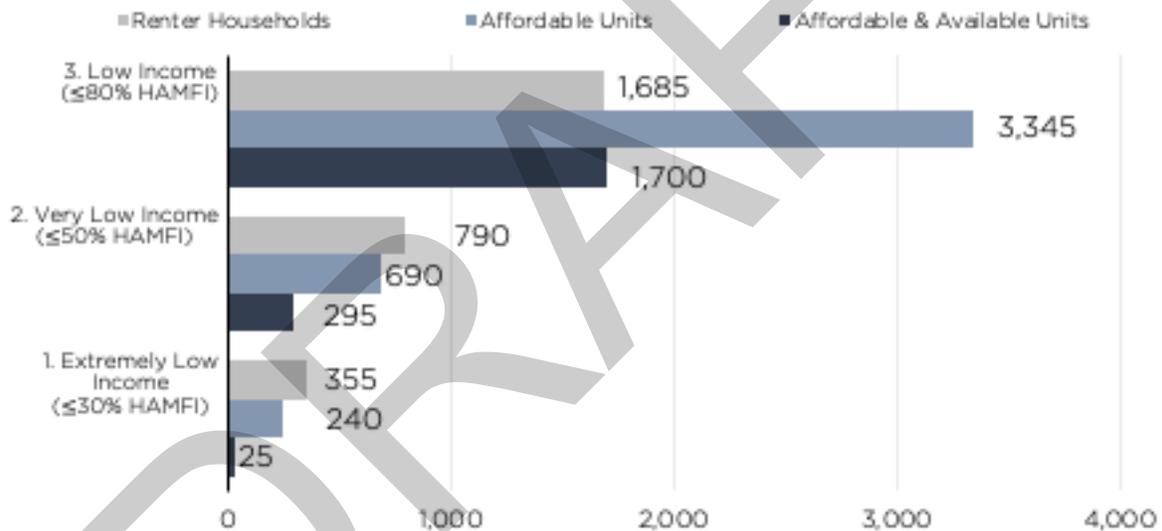
Source: 2016 4-Year HUD Comprehensive Housing Affordability Strategy Data (CHAS)

<sup>6</sup> The total households in this table differ from CHAS data because ACS data are 2016 counts

Housing affordability occurs on a spectrum. Households don't, in reality, acquire housing based strictly on their "affordability band." What this means is that when a household in the  $\leq 30\%$  AMI band "stretches"<sup>7</sup> for housing they are actually occupying a unit in the  $> 30\%$  to  $\leq 50\%$  AMI band. To the extent that the number of units in that band are inadequate households in the  $> 30\%$  to  $\leq 50\%$  AMI band may then have to stretch to the  $> 50\%$  to  $\leq 80\%$  band and so on. This effect also works in reverse.

Figure 1 illustrates the deficit of affordable AND available housing by income band in Cottonwood Heights.

Figure 1: Affordable & Available Housing Deficit 2016



Source: 2012-2016 U.S. Department of Human and Urban Development

According to the UAHFT Model, there is a surplus of affordable and available units at the 80 percent AMI level but significant deficits at the lower income levels. This is reinforced by the number of households paying more for their rent than is considered affordable.

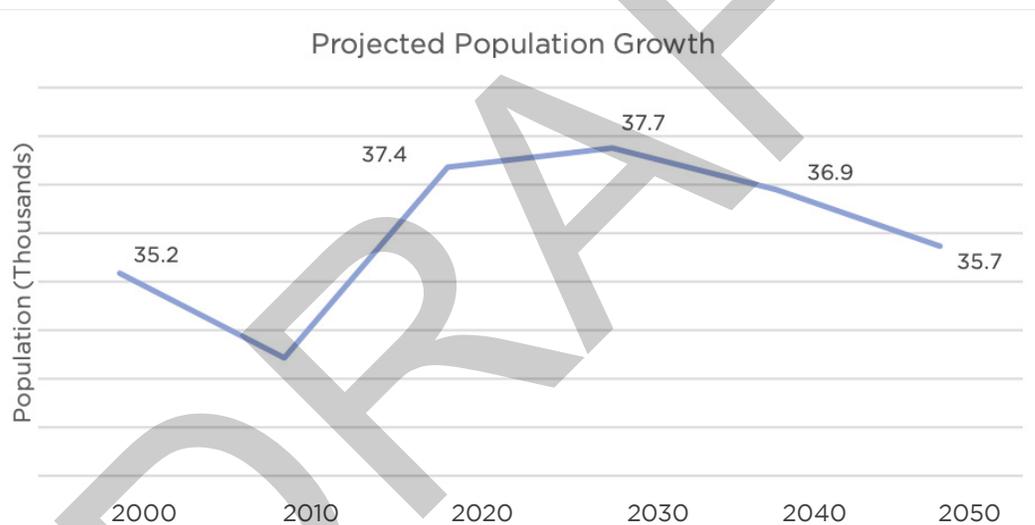
Although the UAHFT Model does not compute a similar number for owned housing, the presence of cost-burdened and severely cost-burdened households in the owned housing category indicates a similar deficit of available and affordable housing.

<sup>7</sup> 79 percent of all Cottonwood Heights households in this band.

## FUTURE HOUSING STOCK

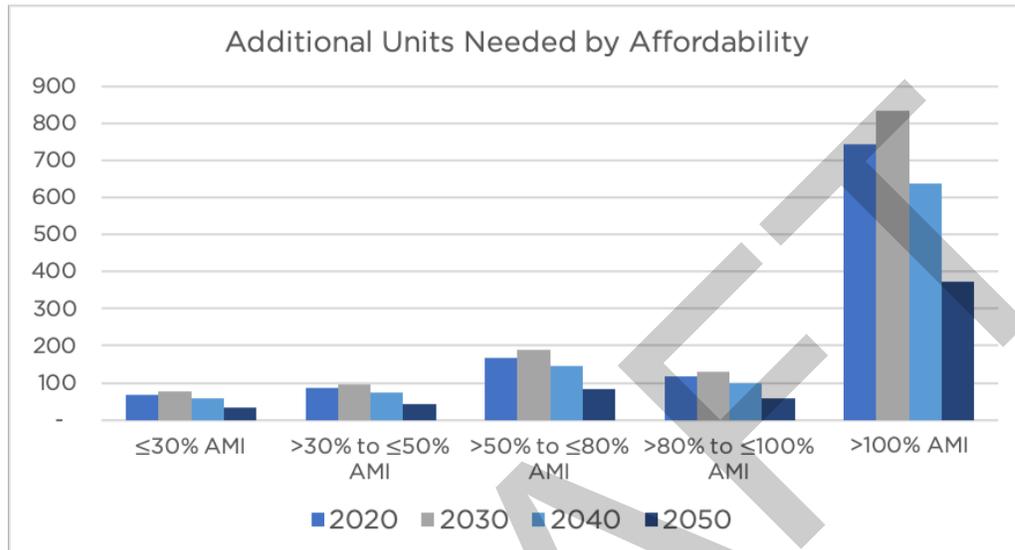
Cottonwood Heights is projected to grow from 34,117 in 2018 to 35,732 by 2050. At the City's average household size of 2.74 persons per household, an additional approximately 590 housing units will be needed. If the current distribution of household incomes is assumed, the housing deficit in the extremely low income category will increase. Figure 2 illustrates the projected deficit by income band based on Governor's Office of Management & Budget population projections for 2020, 2030, 2040 and 2050.

Figure 2: Projected Population Growth in Cottonwood Heights, 2000-2050



Source: GOPB Population Projections

Figure 3: Additional Units Needed by Affordability



Source: GOPB Population Projections, 2012-2016 U.S. Department of Human and Urban Development

Cottonwood Heights population is projected to peak in 2030. Total population is projected to decrease by 2050 probably as a result of an aging population and smaller household sizes. In 2030 a total of 13,780 units will be needed at all income levels. This is 586 more units than Cottonwood Heights has today, Figure 3. If the additional housing units are not added, Cottonwood Heights deficit in the various affordability categories may continue to increase.

## REGULATORY ENVIRONMENT

As of May 2019, Senate Bill 34 (SB-34) municipalities of 1st, 2nd, 3rd and 4th classes, and municipalities with a population of 5,000 or more and located in counties of the 1st, 2nd or 3rd class must plan to adopt a moderate income elements into their general plan. SB 34 works towards providing a diverse range of housing for all income levels in Utah. This specifically addresses the current and projected future housing shortage as Utah's population continues to grow at a rapid pace.

The moderate income housing plan must include at least three strategies chosen from a 'menu' to address housing availability. Cottonwood Heights falls within the 3rd city classification and must adhere to this legislative action by December 1, 2019.

Moving forward, Cottonwood Heights must now facilitate the opportunity for a variety of housing types to fit the needs of renters and homeowners within the community. This includes:

- 1) meeting the needs of people of various income levels living, working, or desiring to live or work in the community (509; 1198);
- 2) "allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life" (511; 1200);

- 3) Strategically address how they will provide a realistic opportunity for the development of MIH within 5 years for cities (513) and within the planning horizon for counties (1203)

Once a moderate income housing plan is established, Cottonwood Heights must annually review the plan and its implementation and post a report of their findings on their website. A copy of this report will also be submitted to the Department of Workforce Services, AOG, and Wasatch Front Regional Council. The report should include:

- A. A revised estimate of the need for moderate income housing in the next 5 years;
- B. A description of progress made to provide moderate income housing. This will happen by analyzing the availability of housing within each cost bracket based on area median income (number of units within 80%, 50%, and 30% of AMI);
- C. A plan to utilize community reinvestment strategies to effectively use a moderate income housing set-aside from their community development agency;

An explanation of how progress was made towards the selected targets chosen from the menu of MIH strategies.

## PLANS TO MEET THE AFFORDABLE HOUSING NEED

Cottonwood Heights has identified the three specific strategies from the ‘menu’ offered by SB-34. The following strategies were chosen according to community-driven goals and identified shortcomings to housing availability within the municipality.

**Strategy 1:** Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers or employment centers (10-9a-403(b)(iii)(F))

Utilizing commercial corridors provides an opportunity to provide dense mixed-use development should also include housing as a critical aspect of a given project. This provides a diverse housing option for the residents of Cottonwood Heights and offers access to employment, cultural experiences and various modal transportation options.

Cottonwood Heights recently amended their commercial development code to allow mixed use development within nodes along Fort Union Boulevard. This is expected to result in higher density and an increase of moderate income housing.

**Strategy 2:** Implement zoning incentives for low to moderate income units on a long-term basis (10-9a-403(b)(iii)(J))

Developer incentives should be used to provide developers with incentives to provide additional affordable and low-income units within a project. This can be incentivized through density bonuses, expedited approvals and fee waivers for participants. This not only increases housing availability in the area but can significantly cut costs and time for developers. Cottonwood Heights planned development includes a density bonus to developers including moderate income housing.

To date, twenty 50-percent AMI units have been developed under this provision.

**Strategy 3:** Utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency (10-9a-403(b)(iii)(V))

Cottonwood Heights adheres to the Community Development and Renewal Agency Act. This requires municipalities to set aside 10 percent of CRA funds towards the creation of moderate income housing. Cottonwood Heights is in the process of creating two new community reinvestment project areas, adding to the moderate income housing supply.

## CONCLUSIONS AND RECOMMENDATIONS

Cottonwood Heights is making strides to provide high quality moderate income housing options for current and future residents. These efforts are directly in line with Senate Bill 34 legislation through their incorporation of three specifically targeted goals to increase housing availability. This will primarily affect the 27 percent of cottonwood heights residents who have incomes at or below 80 percent AMI.

The affordability band with the highest rate of cost-constrained and severely cost-constrained households is in the  $\leq 30\%$  AMI level. These households make no more than \$25,900<sup>9</sup> annually and an affordable monthly rent/mortgage payment is no more than \$647. It is difficult to achieve this level of rent or mortgage payment in an area with high land values. The super-heated housing market throughout Salt Lake County also contributes to the deficit in affordable units.

In order to create enough new housing affordable to households in the  $\leq 30\%$  AMI affordability

band considerable subsidy will, in all likelihood, be required. The most cost-effective way for a city of Cottonwood Heights size and type is to work with other area jurisdictions to provide the type of funding needed. As appropriate locations become available, new units can be added at this level, relieving pressure on the other affordability categories.

### RECOMMENDATIONS

- 1) Continue to utilize newly amended density bonus programs included in the PDD ordinance to create set-asides at particular income levels.
- 2) Centralize focus on reinvesting CRA funding towards moderate income housing projects.
- 3) Work with other jurisdictions to create funding sources for extremely-low income housing units where appropriate.

<sup>9</sup> According to the Bureau of Labor Statistics jobs in this income category include medical assistants, construction workers and retail salespersons

DRAFT

## APPENDIX A 2017 ACS DATA

SUBJECT	COTTONWOOD HEIGHTS CITY, UTAH			
	ESTIMATE	MARGIN OF ERROR	PERCENT	PERCENT MARGIN OF ERROR
<b>HOUSING OCCUPANCY</b>				
Total housing units	13,446	+/-410	13,446	(X)
Occupied housing units	12,661	+/-372	94.2%	+/-1.5
Vacant housing units	785	+/-212	5.8%	+/-1.5

Homeowner vacancy rate	1.4	+/-0.8	(X)	(X)
Rental vacancy rate	4.0	+/-2.5	(X)	(X)

<b>UNITS IN STRUCTURE</b>				
Total housing units	13,446	+/-410	13,446	(X)
1-unit, detached	9,319	+/-387	69.3%	+/-2.1
1-unit, attached	833	+/-216	6.2%	+/-1.6
2 units	465	+/-143	3.5%	+/-1.0
3 or 4 units	210	+/-70	1.6%	+/-0.5
5 to 9 units	774	+/-173	5.8%	+/-1.2
10 to 19 units	894	+/-181	6.6%	+/-1.3
20 or more units	870	+/-171	6.5%	+/-1.3
Mobile home	81	+/-67	0.6%	+/-0.5
Boat, RV, van, etc.	0	+/-24	0.0%	+/-0.2

<b>YEAR STRUCTURE BUILT</b>				
Total housing units	13,446	+/-410	13,446	(X)
Built 2014 or later	25	+/-22	0.2%	+/-0.2
Built 2010 to 2013	236	+/-126	1.8%	+/-0.9
Built 2000 to 2009	921	+/-172	6.8%	+/-1.2
Built 1990 to 1999	2,299	+/-288	17.1%	+/-2.1
Built 1980 to 1989	2,679	+/-310	19.9%	+/-2.1
Built 1970 to 1979	4,364	+/-338	32.5%	+/-2.5
Built 1960 to 1969	1,687	+/-222	12.5%	+/-1.6
Built 1950 to 1959	1,072	+/-196	8.0%	+/-1.4
Built 1940 to 1949	137	+/-84	1.0%	+/-0.6
Built 1939 or earlier	26	+/-33	0.2%	+/-0.2

ROOMS				
Total housing units	13,446	+/-410	13,446	(X)
1 room	181	+/-104	1.3%	+/-0.8
2 rooms	278	+/-95	2.1%	+/-0.7
3 rooms	690	+/-164	5.1%	+/-1.2
4 rooms	1,378	+/-263	10.2%	+/-1.9
5 rooms	1,018	+/-197	7.6%	+/-1.5
6 rooms	1,627	+/-250	12.1%	+/-1.7
7 rooms	1,513	+/-239	11.3%	+/-1.7
8 rooms	1,765	+/-273	13.1%	+/-2.0
9 rooms or more	4,996	+/-289	37.2%	+/-2.2
Median rooms	7.5	+/-0.2	(X)	(X)

BEDROOMS				
Total housing units	13,446	+/-410	13,446	(X)
No bedroom	181	+/-104	1.3%	+/-0.8
1 bedroom	848	+/-197	6.3%	+/-1.4
2 bedrooms	2,053	+/-257	15.3%	+/-1.8
3 bedrooms	3,260	+/-343	24.2%	+/-2.3
4 bedrooms	3,367	+/-370	25.0%	+/-2.7
5 or more bedrooms	3,737	+/-306	27.8%	+/-2.4
7 rooms	1,513	+/-239	11.3%	+/-1.7
8 rooms	1,765	+/-273	13.1%	+/-2.0
9 rooms or more	4,996	+/-289	37.2%	+/-2.2
Median rooms	7.5	+/-0.2	(X)	(X)

HOUSING TENURE				
Occupied housing units	12,661	+/-372	12,661	(X)
Owner-occupied	9,310	+/-382	73.5%	+/-2.0
Renter-occupied	3,351	+/-270	26.5%	+/-2.0

Average household size of owner-occupied unit	2.77	+/-0.09	(X)	(X)
Average household size of renter-occupied unit	2.50	+/-0.17	(X)	(X)

YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	12,661	+/-372	12,661	(X)
Moved in 2015 or later	1,501	+/-249	11.9%	+/-1.9
Moved in 2010 to 2014	3,424	+/-340	27.0%	+/-2.6
Moved in 2000 to 2009	3,471	+/-383	27.4%	+/-2.8
Moved in 1990 to 1999	1,967	+/-262	15.5%	+/-2.1
Moved in 1980 to 1989	893	+/-170	7.1%	+/-1.4
Moved in 1979 and earlier	1,405	+/-193	11.1%	+/-1.5

VEHICLES AVAILABLE				
Occupied housing units	12,661	+/-372	12,661	(X)
No vehicles available	406	+/-134	3.2%	+/-1.1
1 vehicle available	3,487	+/-346	27.5%	+/-2.3
2 vehicles available	5,522	+/-370	43.6%	+/-2.5
3 or more vehicles available	3,246	+/-259	25.6%	+/-2.3

HOUSE HEATING FUEL				
Occupied housing units	12,661	+/-372	12,661	(X)
Utility gas	11,575	+/-394	91.4%	+/-1.7
Bottled, tank, or LP gas	0	+/-24	0.0%	+/-0.2
Electricity	1,053	+/-217	8.3%	+/-1.7
Fuel oil, kerosene, etc.	0	+/-24	0.0%	+/-0.2
Coal or coke	0	+/-24	0.0%	+/-0.2
Wood	0	+/-24	0.0%	+/-0.2
Solar energy	7	+/-11	0.1%	+/-0.1
Other fuel	0	+/-24	0.0%	+/-0.2
No fuel used	26	+/-34	0.2%	+/-0.3

SELECTED CHARACTERISTICS				
Occupied housing units	12,661	+/-372	12,661	(X)
Lacking complete plumbing facilities	23	+/-25	0.2%	+/-0.2
Lacking complete kitchen facilities	24	+/-23	0.2%	+/-0.2
No telephone service available	342	+/-155	2.7%	+/-1.2

OCCUPANTS PER ROOM				
Occupied housing units	12,661	+/-372	12,661	(X)
1.00 or less	12,530	+/-399	99.0%	+/-0.6
1.01 to 1.50	68	+/-56	0.5%	+/-0.4
1.51 or more	63	+/-56	0.5%	+/-0.4

VALUE				
Owner-occupied units	9,310	+/-382	9,310	(X)
Less than \$50,000	197	+/-70	2.1%	+/-0.7
\$50,000 to \$99,999	64	+/-43	0.7%	+/-0.5
\$100,000 to \$149,999	297	+/-109	3.2%	+/-1.1
\$150,000 to \$199,999	393	+/-119	4.2%	+/-1.2
\$200,000 to \$299,999	2,384	+/-270	25.6%	+/-2.6
\$300,000 to \$499,999	3,830	+/-315	41.1%	+/-2.9
\$500,000 to \$999,999	1,998	+/-208	21.5%	+/-2.4
\$1,000,000 or more	147	+/-67	1.6%	+/-0.7
Median (dollars)	349,000	+/-8,689	(X)	(X)

MORTGAGE STATUS				
Owner-occupied units	9,310	+/-382	9,310	(X)
Housing units with a mortgage	6,415	+/-412	68.9%	+/-2.8
Housing units without a mortgage	2,895	+/-254	31.1%	+/-2.8

SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	6,415	+/-412	6,415	(X)
Less than \$500	57	+/-43	0.9%	+/-0.7
\$500 to \$999	499	+/-117	7.8%	+/-1.8
\$1,000 to \$1,499	1,384	+/-251	21.6%	+/-3.3
\$1,500 to \$1,999	1,997	+/-312	31.1%	+/-4.3
\$2,000 to \$2,499	1,151	+/-194	17.9%	+/-2.9
\$2,500 to \$2,999	618	+/-134	9.6%	+/-2.1
\$3,000 or more	709	+/-165	11.1%	+/-2.6
Median (dollars)	1,836	+/-49	(X)	(X)

SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units without a mortgage	2,895	+/-254	2,895	(X)
Less than \$250	64	+/-46	2.2%	+/-1.6
\$250 to \$399	617	+/-119	21.3%	+/-4.2
\$400 to \$599	1,221	+/-207	42.2%	+/-5.4
\$600 to \$799	562	+/-137	19.4%	+/-4.3
\$800 to \$999	239	+/-86	8.3%	+/-2.8
\$1,000 or more	192	+/-70	6.6%	+/-2.4
Median (dollars)	496	+/-21	(X)	(X)

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	6,405	+/-410	6,405	(X)
Less than 20.0 percent	2,984	+/-304	46.6%	+/-3.9
20.0 to 24.9 percent	1,043	+/-198	16.3%	+/-3.1
25.0 to 29.9 percent	629	+/-183	9.8%	+/-2.7
30.0 to 34.9 percent	530	+/-142	8.3%	+/-2.1
35.0 percent or more	1,219	+/-206	19.0%	+/-2.9

Not computed	10	+/-16	(X)	(X)
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Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	2,895	+/-254	2,895	(X)
Less than 10.0 percent	1,629	+/-189	56.3%	+/-4.5
10.0 to 14.9 percent	610	+/-126	21.1%	+/-4.1
15.0 to 19.9 percent	219	+/-73	7.6%	+/-2.4
20.0 to 24.9 percent	152	+/-55	5.3%	+/-1.9
25.0 to 29.9 percent	96	+/-47	3.3%	+/-1.6
30.0 to 34.9 percent	29	+/-24	1.0%	+/-0.8
35.0 percent or more	160	+/-81	5.5%	+/-2.7

Not computed	0	+/-24	(X)	(X)
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<b>GROSS RENT</b>				
Occupied units paying rent	3,171	+/-268	3,171	(X)
Less than \$500	35	+/-53	1.1%	+/-1.7
\$500 to \$999	736	+/-182	23.2%	+/-5.3
\$1,000 to \$1,499	1,688	+/-204	53.2%	+/-5.6
\$1,500 to \$1,999	536	+/-176	16.9%	+/-5.1
\$2,000 to \$2,499	82	+/-67	2.6%	+/-2.1
\$2,500 to \$2,999	19	+/-22	0.6%	+/-0.7
\$3,000 or more	75	+/-84	2.4%	+/-2.6
Median (dollars)	1,175	+/-40	(X)	(X)
No rent paid	180	+/-85	(X)	(X)

<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRPI)</b>				
Occupied units paying rent (excluding units where GRPI cannot be computed)	3,056	+/-276	3,056	(X)
Less than 15.0 percent	649	+/-189	21.2%	+/-5.8
15.0 to 19.9 percent	428	+/-141	14.0%	+/-4.4
20.0 to 24.9 percent	523	+/-144	17.1%	+/-4.4
25.0 to 29.9 percent	446	+/-139	14.6%	+/-4.5
30.0 to 34.9 percent	206	+/-84	6.7%	+/-2.7
35.0 percent or more	804	+/-180	26.3%	+/-5.5
Not computed	295	+/-123	(X)	(X)

## APPENDIX B

# 2010 CENSUS DATA

SUBJECT	NUMBER	PERCENT
<b>SEX AND AGE</b>		
Total population	33,433	100.0
Under 5 years	2,053	6.1
5 to 9 years	2,118	6.3
10 to 14 years	2,150	6.4
15 to 19 years	2,205	6.6
20 to 24 years	2,406	7.2
25 to 29 years	2,648	7.9
30 to 34 years	2,325	7.0
35 to 39 years	2,047	6.1
40 to 44 years	1,975	5.9
45 to 49 years	2,292	6.9
50 to 54 years	2,382	7.1
55 to 59 years	2,289	6.8
60 to 64 years	2,078	6.2
65 to 69 years	1,630	4.9
70 to 74 years	1,155	3.5
75 to 79 years	756	2.3
80 to 84 years	508	1.5
85 years and over	416	1.2
Median age (years)	36.9	(X)
16 years and over	26,634	79.7
18 years and over	25,730	77.0
21 years and over	24,497	73.3
62 years and over	5,715	17.1
65 years and over	4,465	13.4
21 years and over	24,497	73.3
62 years and over	5,715	17.1
16 years and over	26,634	79.7
18 years and over	25,730	77.0
21 years and over	24,497	73.3
62 years and over	5,715	17.1

Male population	16,662	49.8
Under 5 years	1,068	3.2
5 to 9 years	1,062	3.2
10 to 14 years	1,126	3.4
15 to 19 years	1,154	3.5
20 to 24 years	1,223	3.7
25 to 29 years	1,338	4.0
30 to 34 years	1,173	3.5
35 to 39 years	1,029	3.1
40 to 44 years	989	3.0
45 to 49 years	1,085	3.2
50 to 54 years	1,215	3.6
55 to 59 years	1,103	3.3
60 to 64 years	998	3.0
65 to 69 years	790	2.4
70 to 74 years	576	1.7
75 to 79 years	355	1.1
80 to 84 years	231	0.7
85 years and over	147	0.4
Median age (years)	35.9	( X )
16 years and over	13,164	39.4
18 years and over	12,685	37.9
21 years and over	12,060	36.1
62 years and over	2,738	8.2
65 years and over	2,099	6.3
Female population	16,771	50.2
Under 5 years	985	2.9
5 to 9 years	1,056	3.2
10 to 14 years	1,024	3.1
15 to 19 years	1,051	3.1
20 to 24 years	1,183	3.5
25 to 29 years	1,310	3.9
30 to 34 years	1,152	3.4

35 to 39 years	1,018	3.0
40 to 44 years	986	2.9
45 to 49 years	1,207	3.6
50 to 54 years	1,167	3.5
55 to 59 years	1,186	3.5
60 to 64 years	1,080	3.2
65 to 69 years	840	2.5
70 to 74 years	579	1.7
75 to 79 years	401	1.2
80 to 84 years	277	0.8
85 years and over	269	0.8

Median age (years)	38.1	( X )
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RACE		
Total population	33,433	100.0
One Race	32,598	97.5
White	30,509	91.3
Black or African American	289	0.9
American Indian and Alaska Native	131	0.4
Asian	1,085	3.2
Asian Indian	149	0.4
Chinese	379	1.1
Filipino	68	0.2
Japanese	170	0.5
Korean	162	0.5
Vietnamese	43	0.1
Other Asian [1]	114	0.3
Native Hawaiian and Other Pacific Islander	108	0.3
Native Hawaiian	20	0.1
Guamanian or Chamorro	3	0.0
Samoan	24	0.1
Other Pacific Islander [2]	61	0.2
Some Other Race	476	1.4
Two or More Races	835	2.5
White; American Indian and Alaska Native [3]	83	0.2

White; Asian [3]	299	0.9
White; Black or African American [3]	119	0.4
White; Some Other Race [3]	129	0.4

Race alone or in combination with one or more other races: [4]		
White	31,275	93.5
Black or African American	467	1.4
American Indian and Alaska Native	258	0.8
Asian	1,465	4.4
Native Hawaiian and Other Pacific Islander	242	0.7
Some Other Race	649	1.9

#### HISPANIC OR LATINO

Total population	33,433	100.0
Hispanic or Latino (of any race)	1,719	5.1
Mexican	919	2.7
Puerto Rican	61	0.2
Cuban	26	0.1
Other Hispanic or Latino [5]	713	2.1
Not Hispanic or Latino	31,714	94.9

#### HISPANIC OR LATINO AND RACE

Total population	33,433	100.0
Hispanic or Latino	1,719	5.1
White alone	1,033	3.1
Black or African American alone	22	0.1
American Indian and Alaska Native alone	24	0.1
Asian alone	18	0.1
Native Hawaiian and Other Pacific Islander alone	3	0.0
Some Other Race alone	421	1.3
Two or More Races	198	0.6
Not Hispanic or Latino	31,714	94.9
White alone	29,476	88.2
Black or African American alone	267	0.8
American Indian and Alaska Native alone	107	0.3

Asian alone	1,067	3.2
Native Hawaiian and Other Pacific Islander alone	105	0.3
Some Other Race alone	55	0.2
Two or More Races	637	1.9

RELATIONSHIP		
Total population	33,433	100.0
In households	33,419	100.0
Householder	12,459	37.3
Spouse [6]	7,258	21.7
Child	10,082	30.2
Own child under 18 years	7,002	20.9
Other relatives	1,617	4.8
Under 18 years	608	1.8
65 years and over	217	0.6
Nonrelatives	2,003	6.0
Under 18 years	92	0.3
65 years and over	41	0.1

Unmarried partner	628	1.9
In group quarters	14	0.0
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	14	0.0
Male	3	0.0
Female	11	0.0

HOUSEHOLDS BY TYPE		
Total households	12,459	100.0
Family households (families) [7]	8,902	71.5
With own children under 18 years	3,643	29.2

Husband-wife family	7,258	58.3
With own children under 18 years	2,802	22.5
Male householder, no wife present	475	3.8

With own children under 18 years	230	1.8
Female householder, no husband present	1,169	9.4
With own children under 18 years	611	4.9
Nonfamily households [7]	3,557	28.5
Householder living alone	2,637	21.2
Male	1,164	9.3
65 years and over	218	1.7
Female	1,473	11.8
65 years and over	623	5.0
Households with individuals under 18 years	3,992	32.0
Households with individuals 65 years and over	3,098	24.9
Average household size	2.68	( X )
Average family size [7]	3.13	( X )

### HOUSING OCCUPANCY

Total housing units	13,194	100.0
Occupied housing units	12,459	94.4
Vacant housing units	735	5.6
For rent	310	2.3
Rented, not occupied	24	0.2
For sale only	120	0.9
Sold, not occupied	19	0.1
For seasonal, recreational, or occasional use	197	1.5
All other vacants	65	0.5
Homeowner vacancy rate (percent) [8]	1.3	( X )
Rental vacancy rate (percent) [9]	8.0	( X )

### HOUSING TENURE

Occupied housing units	12,459	100.0
Owner-occupied housing units	8,910	71.5
Population in owner-occupied housing units	25,151	( X )
Average household size of owner-occupied units	2.82	( X )
Renter-occupied housing units	3,549	28.5
Population in renter-occupied housing units	8,268	( X )
Average household size of renter-occupied units	2.33	( X )

## APPENDIX C

## 2012-2016 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT DATA

INCOME DISTRIBUTION OVERVIEW	OWNER	RENTER	TOTAL
Household Income <= 30% HAMFI	345	380	725
Household Income >30% to <=50% HAMFI	420	475	895
Household Income >50% to <=80% HAMFI	1065	705	1770
Household Income >80% to <=100% HAMFI	760	470	1230
Household Income >100% HAMFI	6355	1475	7830
Total	8945	3510	12455

HOUSING PROBLEMS OVERVIEW 1	OWNER	RENTER	TOTAL
Household has at least 1 of 4 Housing Problems	1675	1025	2700
Household has none of 4 Housing Problems	7235	2405	9640
Cost burden not available - no other problems	35	75	110
Total	8945	3510	12455

SEVERE HOUSING PROBLEMS OVERVIEW 2	OWNER	RENTER	TOTAL
Household has at least 1 of 4 Severe Housing Problems	685	480	1165
Household has none of 4 Severe Housing Problems	8225	2955	11180
Cost burden not available - no other problems	35	75	110
Total	8945	3510	12455

SEVERE HOUSING PROBLEMS OVERVIEW 3	OWNER	RENTER	TOTAL
Cost Burden <=30%	7280	2450	9730
Cost Burden >30% to <=50%	1010	584	1594
Cost Burden >50%	625	394	1019
Cost Burden not available	35	75	110
Total	8945	3510	12455

INCOME BY HOUSING PROBLEMS (OWNERS AND RENTERS)	HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS	HOUSEHOLD HAS NONE OF 4 HOUSING PROBLEMS	COST BURDEN NOT AVAILABLE - NO OTHER HOUSING PROBLEMS	TOTAL
Household Income <= 30% HAMFI	545	70	110	725
Household Income >30% to <=50% HAMFI	585	310	0	895
Household Income >50% to <=80% HAMFI	730	1040	0	1770
Household Income >80% to <=100% HAMFI	315	920	0	1230
Household Income >100% HAMFI	525	7300	0	7830
Total	2700	9640	110	12455

INCOME BY HOUSING PROBLEMS (RENTERS ONLY)	HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS	HOUSEHOLD HAS NONE OF 4 HOUSING PROBLEMS	COST BURDEN NOT AVAILABLE - NO OTHER HOUSING PROBLEMS	TOTAL
Household Income <= 30% HAMFI	275	30	75	380
Household Income >30% to <=50% HAMFI	405	70	0	475
Household Income >50% to <=80% HAMFI	265	440	0	705
Household Income >80% to <=100% HAMFI	45	425	0	470
Household Income >100% HAMFI	35	1440	0	1475
Total	1025	2405	75	3510

INCOME BY HOUSING PROBLEMS (OWNERS ONLY)	HOUSEHOLD HAS AT LEAST 1 OF 4 HOUSING PROBLEMS	HOUSEHOLD HAS NONE OF 4 HOUSING PROBLEMS	COST BURDEN NOT AVAILABLE - NO OTHER HOUSING PROBLEMS	TOTAL
Household Income <= 30% HAMFI	270	40	35	345
Household Income >30% to <=50% HAMFI	180	240	0	420
Household Income >50% to <=80% HAMFI	465	600	0	1065
Household Income >80% to <=100% HAMFI	270	495	0	760
Household Income >100% HAMFI	490	5860	0	6355
Total	1675	7235	35	8945

INCOME BY COST BURDEN (RENTERS ONLY)	COST BURDEN > 30%	COST BURDEN > 50%	TOTAL
Household Income <= 30% HAMFI	275	275	380
Household Income >30% to <=50% HAMFI	405	105	475
Household Income >50% to <=80% HAMFI	265	0	705
Household Income >80% to <=100% HAMFI	14	10	470
Household Income >100% HAMFI	19	4	1475
Total	978	394	3510

INCOME BY COST BURDEN (OWNERS ONLY)	COST BURDEN > 30%	COST BURDEN > 50%	TOTAL
Household Income <= 30% HAMFI	270	250	345
Household Income >30% to <=50% HAMFI	165	90	420
Household Income >50% to <=80% HAMFI	460	120	1065
Household Income >80% to <=100% HAMFI	265	70	760
Household Income >100% HAMFI	475	95	6355
Total	1635	625	8945

DRAFT

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# PLANNING COMMISSION STAFF REPORT

Amending Chapter 19.80 – Parking Standards

Meeting Date: October 16, 2019

Staff Contact: Matt Taylor, Senior Planner

## Summary

**Applicant:** City-Initiated

**Subject Properties:**

City-wide Impact

**Action Requested:**

1. Recommendation to the City Council

**Recommendation**

Recommend Approval

**Project #:** ZTA-19-004



## Request - Proposed Ordinance Amendment

The following is the text of the proposed ordinance:

**19.80.060 Dimensions for parking stalls.**

The dimensions of parking stalls and aisles contained within the parking areas shall be dependent upon the orientation of stalls. The table titled “Dimensions for Parking Stalls and Aisles” under section ~~19.80.120~~ [19.80.130](#) details these standards, and any deviation to these standards must be recommended by the city engineer and approved by the planning commission.

A. Tandem parking stalls are defined as the placement of parking spaces one behind the other, so that the space nearest the driveway or street access serves as the only means of access to the other space. Tandem parking spaces are allowed but the space furthest from the driveway or street access shall not count toward meeting the minimum parking ratio described in 19.80.120, except for single-family residences.

**19.80.070 Handicapped accessible parking.**

A. Handicapped parking stalls shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking.

B. Handicapped parking stalls shall be located as near as practical to a primary building entrance with access ramps negotiable for equipment used in assisting handicapped persons. A permanently affixed reflective sign and/or surface identification painting depicting the standard symbol for handicapped parking shall identify each parking stall.

C. The number of handicapped parking stalls shall conform to the minimum requirements of the Americans with Disabilities Act (ADA) and the table detailed in section ~~19.80.120~~ [19.80.130](#).

D. The dimensions of handicapped parking stalls shall be thirteen (13) feet by twenty (20) feet or such standard as may be required by the ADA.

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## Background

Tandem parking stalls are currently undefined, nor are they specifically prohibited within Cottonwood Heights City code. Therefore, at this moment, the city cannot prohibit them, or limit them in calculating parking requirements.

### Issues with tandem parking stalls.

People who park vehicles typically follow the path of least resistance. It is an inconvenience to play the parking shuffle each morning with co-occupants. The parking shuffle is the morning ritual where whoever came home first and parked first, typically leaves first. Another parker who leaves later then parks behind them and blocks them in at the end of the day. Because of this situation the first departed/first parker must ask the other parker to move their vehicle in order to exit.

Many people will take advantage of parking in more convenient locations, such as adjacent visitor parking, business parking, on-street parking, or even parking on another property, prior to utilizing parking which may require them to perform the above procedure. This can result in complaints from residents adjacent to the tandem parking site. Unenforced parking signage or other mechanisms cannot effectively overcome people's desire to engage in this behavior.

This behavior can become an issue in a suburban location with availability of adjacent parking. An ideal situation where the inconvenience of the parking shuffle is overcome and tandem parking is effective is typically in dense urban areas where on-street parking is rarely available, or restricted through enforced signage, permits, and/or fees. In this situation, those inconveniences may encourage parkers to engage in the parking shuffle and result in fewer complaints.

City planning staff does not feel that any commercial or multi-family residential location in the city is ready for unlimited tandem parking as a matter of right (except single-family residential homes). We anticipate that broadly allowing tandem parking to satisfy parking requirements in the current situation will solicit problems and issues.

### General Plan Guidance

#### **Fort Union Blvd Master Plan**

- Encourages "enhanced site planning incorporating efficient parking design" (Purpose Statement, p.11)
- Allows increased density through limited parking reductions, flexible parking requirements (p. 13, 19)

### Cleanup

Staff has also included a correction to two incorrect code references.

---

## Analysis

### Planning Commission Authority

#### **19.05.110 Powers and duties.**

*The planning commission shall have the duty to: ...*

*B. Recommend land use ordinances and a zoning map, and amendments thereto, to the city council;*

---

## Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed ordinance amendment to the City Council.

---

## Model Motions

### Approval

I move to approve project ZTA-19-004, based upon the findings outlined in this staff report:

- List any other findings or conditions of approval...

### Denial

I move to deny project ZTA-19-004, based on the following findings:

- List findings for denial...

---

## Attachments

1. Sample ordinances addressing tandem parking

## Sample of Tandem Parking Ordinances

### Midvale, Utah

“Tandem parking” means a parking design for a dwelling unit which allows parking one vehicle behind another. Such parking may not include more than two cars in depth. 17-2-20.

5. Parking Space Dimensions. All new development shall provide parking spaces of the following minimum dimensions. The city engineer may approve minor (equal to or less than ten percent) variations in parking space dimensions.... d. Tandem spaces count as two parking spaces and may only occur in residential garages or residential parking structures. 17-7-10.12.6

a. Off-Street Parking. Off-street parking areas must have unobstructed access to a street or alley. The parking area design for five or more vehicles must not encourage cars to back onto adjoining public sidewalks, parking strips, or roadways. With the exception of permitted tandem parking, parking spaces shall be independently accessible and unobstructed. 17-7-8.5

### Sandy, Utah

Tandem spaces shall be counted only as one space. 21-20-7. PUD District

### Draper, Utah

Tandem Parking Spaces: Tandem parking spaces shall count toward required parking as only a single parking space per pairing. Both spaces in a tandem pairing may be counted toward required parking in the following instances:

1. Multi-family dwellings with garages and driveways of at least the minimum dimensions of standard parking spaces; or
2. Valet parking services. 9-25-060(F) - Parking

### Holladay, Utah

Parking: Two (2) parking spaces shall be provided on each mobile home space, not in tandem. The mobile home park shall provide an automobile parking area for the use of guests. One such space shall be provided for every five (5) lots or fraction of five (5) lots within the park. Each space shall be nine feet by eighteen feet (9' x 18') in size, and shall contain such additional area as is necessary to afford adequate ingress and egress. 15.24.120(J) – Mobile Home Parks – Parking

Short term rental: 2 spaces per dwelling unit plus 1 additional space for each bedroom exceeding 2 bedrooms. For buildings with 2 dwelling units or less, the third and fourth spaces, when required, can be in tandem with the first 2 spaces required 13.80.040 – Parking, Number of Spaces Required

### Taylorsville, Utah

(No regulations found)

### Provo, Utah

Tandem parking (front to rear) shall not be permitted, except for a one-family dwelling, one-family dwelling with an accessory apartment, and a two-family dwelling when the front and back spaces in each tandem parking area are both designated to serve the same dwelling unit, and the number of covered spaces required in the respective zone are located behind the front setback. 14.37.100(9)

West Valley, Utah  
(No regulations found)

Salt Lake City, Utah

PARKING, TANDEM: The in-line parking of one motor vehicle behind another in such a way that one parking space can only be accessed through another parking space. 21A.62 - Definitions

- No regulations that utilize the term.

Huntington Beach, California

Each dwelling unit located in the Coastal Zone shall have a minimum of two on-site parking spaces. If the total coastal parking requirements exceed the total minimum parking as required by this chapter, the additional required parking spaces may be in tandem with enclosed spaces, provided the tandem space is assigned to an enclosed space and complies with the required turning radius. 231.18.D.6.a