

Cottonwood Heights MAJOR DEVELOPMENT ACTIVITY REPORT August -September 2019

COUNCIL DISTRICT 1

RECENT PROJECTS / RECENT UPDATES

NEW PROJECT	
File: CUP-19-012	Project Name: San Doggy Pet Grooming
Address: 1873 E. Fort Union Blvd.	Applicant: Magna Investment
Type of Application: Conditional Use Permit – Daycare Facility	Current Zoning: CR – Regional Commercial
Public Meeting Date: <ul style="list-style-type: none"> 10/2/2019 PC - Scheduled 	Staff Contact: Andy Hulka
Status: This application is scheduled for the October 2nd Planning Commission.	



PROJECT UPDATE	
File: CUP-19-008	Project Name: Site Plan Approval for 13 Mixed-Use Live-Work Units and a Conditional Use Permit for increased height and decreased setbacks
Address: 1810 E. Fort Union Blvd.	Applicant: Nathan Anderson
Type of Application: Site Plan Approval and Conditional Use Permit and Subdivision	Current Zoning: MU – Mixed-Use
Public Meeting Date: <ul style="list-style-type: none"> • 9/5/2019 PC – Continued • 9/24/2019 ARC – Continued • 10/2/2019 PC - Scheduled 	Staff Contact: Andy Hulka
Status: This application is scheduled for the October 2nd Planning Commission and will be continued to be heard by the ARC on October 24, 2019.	



PROJECT UPDATE	
File: SPL-19-007	Project Name: Site Plan Approval for 23 Mixed-Use Live-Work Units and a Conditional Use Permit for increased number of stories and decreased setbacks.
Address: 1650 E. Fort Union Blvd.	Applicant: Prince Assets LLC (John Prince)
Type of Application: Site Plan Approval and Conditional Use Permit.	Current Zoning: MU – Mixed-Use
Public Meeting Date: <ul style="list-style-type: none"> • 9/5/2019 PC – Continued • 9/24/2019 ARC – Approved • 10/2/2019 PC - Scheduled 	Staff Contact: Matt Taylor
Status: The project will be considered by the Planning Commission on October 2, 2019	



PROJECT UPDATE	
File: SUB-18-006	Project Name: Woodbridge Subdivision
Address: 7380 S Milne Lane	Applicant: Jeffrey Flamm – FF-Milne Corp.
Type of Application: Subdivision – 11 Lots	Current Zoning: R-1-15 Single Family Residential
Public Meeting Date: To Be Determined	Staff Contact: Matt Taylor
Status: A meeting was held with the applicant in early August 2019 to clarify sensitive lands requirements. A follow up meeting was had on September 25 and a plan made to help the project move forward.	



DISTRICT 1 RECENT BUILDING PERMITS (Permits Issued August-September 2019)

Permit #	Permit Type	Parcel Address	Description
BP-19-0788	Tenant Improvement	6955 S Union Park Ctr #250	TI - Thom Hall
BP-19-0622	Tenant Improvement	6985 S Union Park Center #600	TI - Power Engineers
BP-19-0604	Tenant Improvement	6975 S UNION PARK CNTR - Suite 300	TI - STANLEY
BP-19-0593	Tenant Improvement	6910 S Highland Drive	TI - ABS (Alternative Behavior Solutions)
BP-19-0548	Tenant Improvement	6995 Union Park Ctr #190	TI - Avid Office Expansion

*SFD = Single Family Dwelling

CITY COUNCIL DISTRICT 2

RECENT PROJECTS / PROJECT UPDATES

DISTRICT 2 RECENT BUILDING PERMITS (Permits Issued August-September 2019)

Permit #	Permit Type	Parcel Address	Description
BP-19-0362	New SFD	8062 S Tarring Ct	SFD - Watson Hollow Lot 207
BP-19-0515	New SFD	8064 S Tarring Court	SFD - Watson Hollow Lot 208
BP-19-0238	New SFD	8054 S Denmark Cir	SFD - Watson Hollow Lot 14
BP-19-0631	Tenant Improvement	7101 S Highland Drive	TI - Brighton Bank

*SFD = Single Family Dwelling

RECENT PROJECTS / RECENT UPDATES

NEW PROJECT	
File: CUP-19-007	Project Name: Healthy Pets Animal Daycare
Address: 2315 Fort Union Blvd.	Applicant: Jared Smart Bonneville Realty
Type of Application: Conditional Use Permit to establish a pet supplies shop and animal daycare in an existing building.	Current Zoning: CR – Regional Commercial
Public Meeting Date: August 7 Planning Commission Hearing. Continued. New meeting date TBD due to status.	Staff Contact: Matt Taylor
Status: This application is on hold until a lawsuit with the property owners is settled that resolves who can sign a lease to this applicant.	



DISTRICT 3 RECENT BUILDING PERMITS (Permits issued August-September 2019)

CH Permit #	Permit Type	Parcel Address	Description
BP-19-0198	New SFD	6973 S SUNRISE HILLS CIR	SFD - Christensen
BP-19-0716	Tenant Improvement	2800 E Cottonwood Pkwy #310	TI - Sofi Expansion
BP-19-0609	Tenant Improvement	2750 E COTTONWOOD PKWY STE 110 & 120	TI - Silicon Valley Bank
BP-19-0586	Tenant Improvement	6340 S 3000 E- 4th Floor	TI - BOSE corporation

*SFD = Single Family Dwelling

RECENT PROJECTS / PROJECT UPDATES

NEW PROJECT	
File: PDD-19-001	Project Name: Wasatch Rock Redevelopment
Address: 6695 S Wasatch Blvd.	Applicant: AJ Rock, LLC
Type of Application: Planned Development District – Preliminary Plan and Rezone.	Current Zoning: F-1-21 (Foothill / Residential)
Public Meeting Date: October 16 PC Work Session	Staff Contact: Matt Taylor
Status: Staff has prepared comments for the applicant and has met with them to discuss goals and desired changes for the proposed project.	

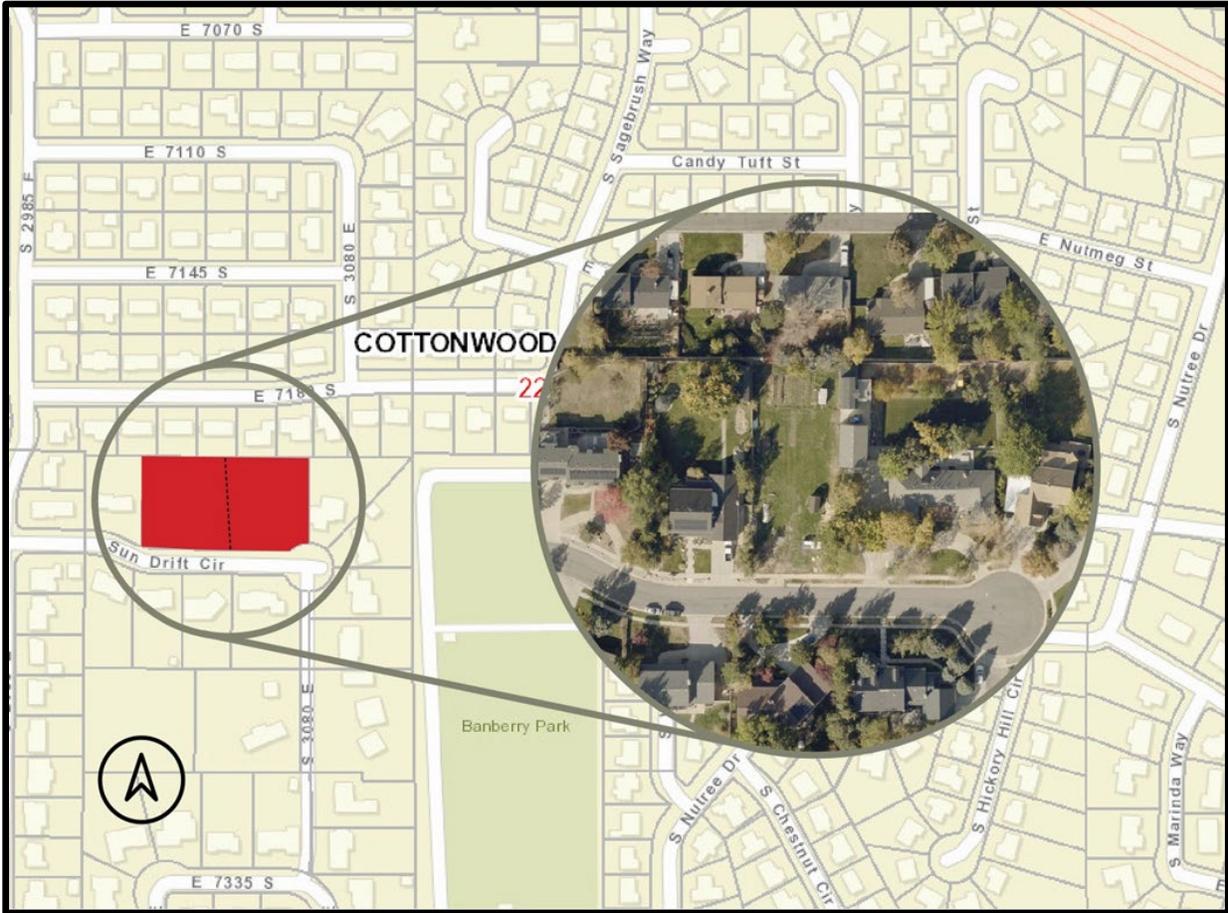


NEW PROJECT	
File: SUB-19-006	Project Name: Castle Valley Properties Subdivision
Address: 8140 S 3500 E	Applicant: Castle Valley Properties
Type of Application: 2-Lot Subdivision	Current Zoning: R-1-8 Single Family
Public Meeting Date: NA – Staff Review	Staff Contact: Matt Taylor
Status: This project proposed to subdivide the property into two lots. It has been determined to comply with all standards. The final plat has been printed on mylar and is being circulated for signatures.	

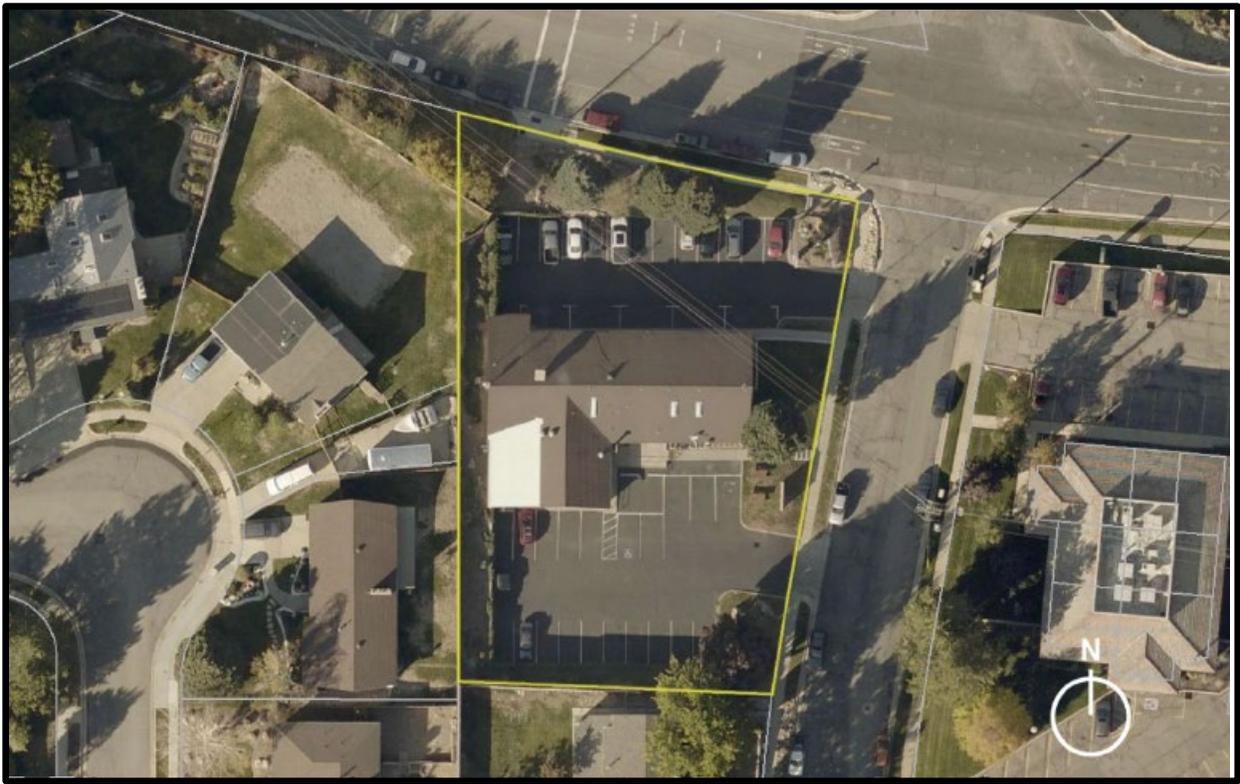


PROJECT UPDATE

File: SUB-19-003	Project Name: Ballstaedt Estates Phase 2
Address: 3029 E and 3055 E Sundrift Cir.	Applicant: Paul Ballstaedt
Type of Application: Subdivision Amendment - Create three lots from two existing lots.	Current Zoning: R-1-8 Single Family Residential
Public Meeting Date: August 7, 2019	Staff Contact: Matt Taylor
Status: The Planning Commission conditionally approved the preliminary plat. The project is pending a submission for final plan review.	



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



DISTRICT 4 RECENT BUILDING PERMITS (Permits Issued August-September 2019)

CH Permit #	Permit Type	Address	Description
BP-19-0200	New SFD	3507 E Bougival Lane	SFD - Giverny Lot 149 (Galette)
BP-19-0178	New SFD	3638 E GRANITE BENCH LN	SFD - Granite Oaks Lot 7 (Stayner)
BP-18-1037	New SFD	3498 E Bougival Ln	SFD - Giverny Lot 161 (Breton)
BP-18-0475	New SFD	3403 E La Vie Lane	SFD - Giverny Lot 202 Maya Plan
BP-19-0269	New SFD	3538 E Bougival Lane	SFD - Giverny Lot 156 (Galette)
BP-18-0497	New SFD	3750 E North Little Cottonwood Rd	SFD - Laskin
BP-19-0377	New SFD	8558 S LITTLE WILLOW CIR	SFD - Reid
BP-18-0843	New SFD	7389 S PROSPECTOR DR	SFD - Vrba
BP-18-0765	New SFD	9274 S Monet Lane	SFD - Giverny Lot 319 Marmottan Master Plan
BP-18-0637	New SFD	9242 S Jallais Ct	SFD - Giverny Lot 413 (Mann)
BP-19-0581	Tenant Improvement	3418 E BENGAL BLVD.	TI - F45 Studio
BP-19-0486	Tenant Improvement	3440 E Bengal Blvd.	TI - Ace Hardware

*SFD = Single Family Dwelling

CITY-WIDE PROJECTS

NEW PROJECT

Project: Affordable Housing Plan Update

Address: City-wide

Type of Application: General Plan

Staff Contact: Matthew Taylor

Per State Code, the required City Affordable Housing Plan requires a basic update. Additionally, new criteria for monitoring improvement in the overall status of affordable housing within the city is now required. Several standards have been selected for monitoring. GSBS has been selected as a consultant to provide the update. A contract will be considered by the Council on October 1 for approval of the contract.

NEW PROJECT

Project: Amend Parking Standards Regarding Tandem Parking

Address: City-wide

Type of Application: Zoning Text Amendment

Staff Contact: Matthew Taylor

Staff is proposing an amendment to the parking standards in Chapter 19.80 to prohibit tandem parking in most situations. The Planning Commission originally heard the proposal on September 4, 2019 and requested that staff study how other municipalities have addressed this issue. It is anticipated that the item will be considered again at the October 16 Planning Commission meeting.

PROJECT UPDATE

Project: Outdoor Lighting Regulations (Dark Skies Ordinance)

Address: City-wide

Type of Application: Zoning Ordinance Chapter

Staff Contact: Matthew Taylor

*The Council provided feedback to staff on the proposed ordinance on September 17, 2019. This proposal is **scheduled for Council action on October 16, 2019.***

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Study

Staff Contact: Matthew Taylor

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

PROJECT UPDATE

Project: Bonneville Shoreline Trail Implementation/Grant Funding

Address: City-wide

Type of Project: Implementation of the Bonneville Shoreline Trail Grant Funding

Staff Contact: Mike Johnson

The project consultant has met with Staff and has begun the evaluation/study phase of the project.

ECONOMIC DEVELOPMENT PROJECTS

PROJECT UPDATE

Project: Local Business Outreach

Project Location: City-wide

Type of Project: Business Outreach

Staff Contact: Mike Johnson, Sherrie Martell

- CHBA Bites in the Heights – Food Truck Mondays August 5, 12, 19 and 26
- Superhero Bike Ride – August 9
- Meeting with CHRC Charity Golf Tournament Committee, August 13
- CHBA Board of Directors meeting, August 14
- CHBA Connect, August 14
- CHRC Charity Golf Tournament, August 20
- Ribbon Cutting – Spaphoria, August 22
- FEMA Training with CHBA, August 26
- CHRC Charity Golf Wrap Up Meeting – September 3
- Ribbon Cutting – Rocky Mountain Mixers – September 6
- CHBA Board of Directors meeting - September 11
- CHBA New Business Luncheon – September 26 (Rocky Mountain Mixers, Network Funding, Happy Pet Services, Journey Treatment Center)
- CHBA Luncheon – roll out of strategic plan – September 27
- Ribbon Cutting – F45 Training – September 27