

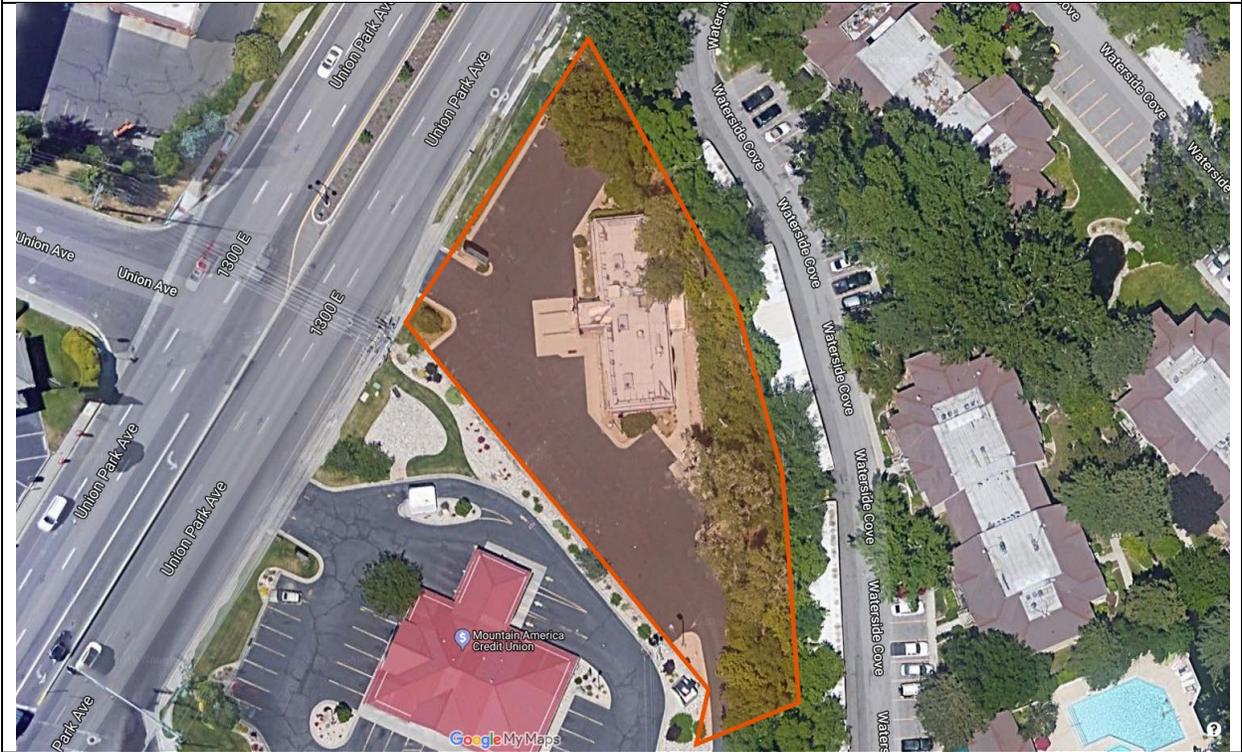
Cottonwood Heights MAJOR DEVELOPMENT ACTIVITY REPORT October - December 2019

New: [ONLINE INTERACTIVE MAP VERSION](#)

COUNCIL DISTRICT 1

PROJECT UPDATE

| | |
|---|---|
| File: CUP-19-005 | Project Name: 7-Eleven Convenience Store |
| Address: 7269 S Union Park Avenue | Applicant: Stephen Selu |
| Type of Application: Conditional Use - Site Plan Approval – New Convenience Store Structure. | Current Zoning: CR – Regional Commercial |
| Next Meeting: n/a | Staff Contact: Andrew Hulka |
| Status: The final site plan and building permit has been approved. | |



COUNCIL DISTRICT 1

PROJECT UPDATE

| | |
|--|---------------------------------------|
| File: CUP-19-008 | Project Name: Union Lofts |
| Address: 1810 E Fort Union Blvd | Applicant: Nathan Anderson |
| Type of Application: Conditional Use - Site Plan Approval – 12 townhomes. | Current Zoning: MU – Mixed Use |
| Next Meeting: n/a | Staff Contact: Andrew Hulka |

Status: The Planning Commission approved the preliminary plan on November 6, 2019. The final site plan has been submitted and is under review for final site plan approval. After final site plan approval and project bonding, a building permit may be issued.



COUNCIL DISTRICT 1

PROJECT UPDATE

| | |
|--|---|
| File: SUB-19-004 | Project Name: Union Lofts Condominium Plat |
| Address: 1810 E Fort Union Blvd | Applicant: Nathan Anderson |
| Type of Application: Condominium Plat – 12 unit subdivision | Current Zoning: MU – Mixed-Use |
| Next Meeting: n/a | Staff Contact: Andrew Hulka |

Status: This application is dependent on the final site plan approval for this project. After final site plan approval is granted and project bonding is submitted, this 12-unit unit townhome development, may have a condominium plat approved allowing each unit to be sold as a stand-alone project.



COUNCIL DISTRICT 1

PROJECT UPDATE

| | |
|---|---|
| File: CUP-19-012 | Project Name: Dog Daycare - San Doggy Pet Grooming |
| Address: 1873 E Fort Union Blvd | Applicant: SDPG, LLC dba SanDoggy Pet Grooming |
| Type of Application: Conditional Use – Daycare - | Current Zoning: CR – Regional Commercial |
| Next Meeting: n/a | Staff Contact: Andrew Hulka |

Status: This conditional use permit was approved by the Planning Commission on October 2, 2019.



COUNCIL DISTRICT 1
PROJECT UPDATE

| | |
|---|--|
| File: SPL-19-007 | Project Name: Block 17 Townhomes |
| Address: 1648 E Fort Union Blvd | Applicant: John Prince, Prince Assets LLC |
| Type of Application: Site Plan / ARC Approval – 23 Live-work Townhomes | Current Zoning: MU – Mixed Use |
| Next Meeting: n/a | Staff Contact: Matt Taylor |

Status: The Planning Commission approved the preliminary plan on October 2, 2019. The final site plan has been submitted and is under review for final site plan approval. After final site plan approval and project bonding, a building permit may be issued.



COUNCIL DISTRICT 1
PROJECT UPDATE

| | |
|--|--|
| File: SUB-19-010 | Project Name: Fort Union Townhomes |
| Address: 1650 E Fort Union Blvd | Applicant: John Prince, Prince Assets LLC |
| Type of Application: Condominium Plat – 23 Unit Townhome Subdivision. | Current Zoning: MU – Mixed-Use |
| Next Meeting: | Staff Contact: Matt Taylor |

Status: This application is dependent on the final site plan approval for this project. After final site plan approval is granted and project bonding is submitted, this 23-unit unit townhome development, may have a condominium plat approved allowing each unit to be sold as a stand-alone project.

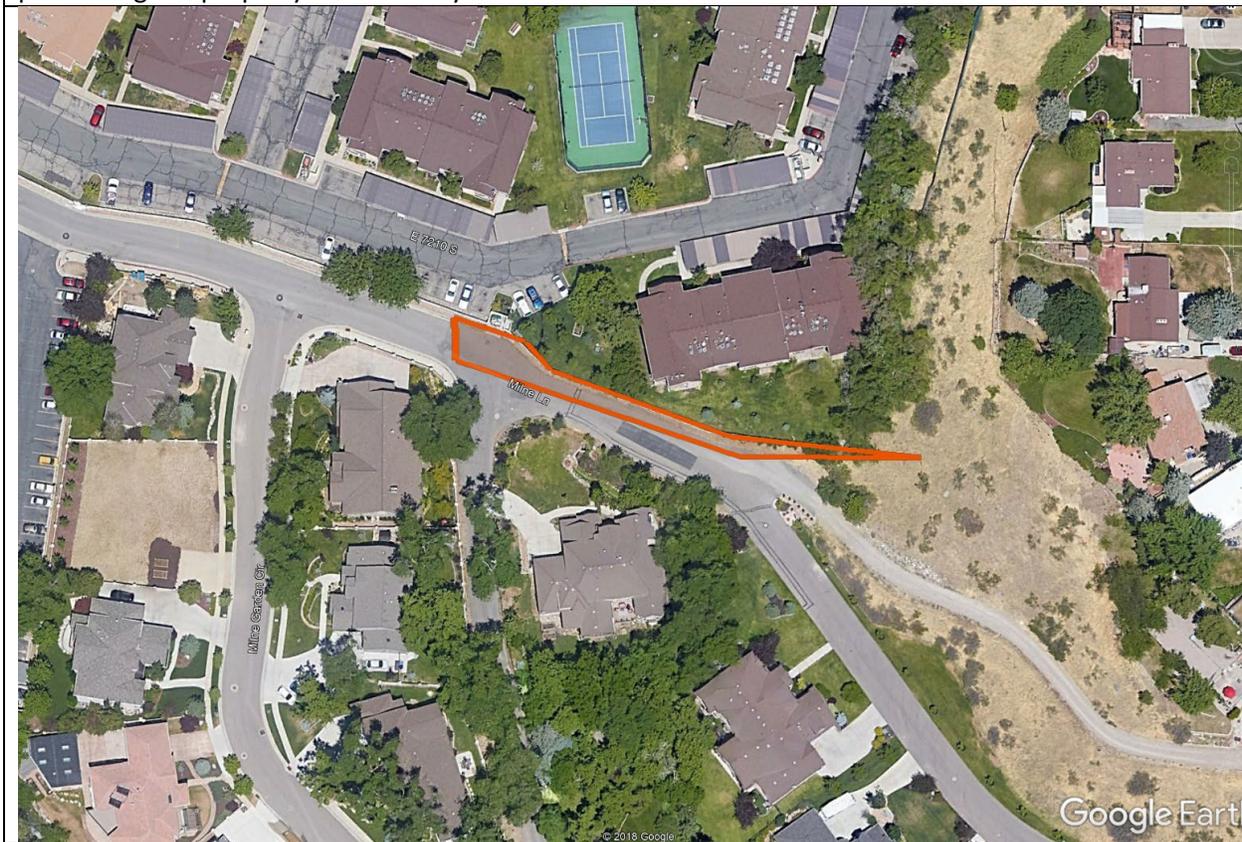


COUNCIL DISTRICT 1

NEW PROJECT

| | |
|---|--|
| File: SVP-19-001 | Project Name: Surplus Property for Art Milne |
| Address: 7221 S Milne Lane | Applicant: Art Milne |
| Type of Application: Surplus Property Vacation | Current Zoning: RM – Residential Multi-Family |
| Next Meeting: n/a | Staff Contact: Mike Johnson |

Status: The applicant request that the city place the outlined property on the City's surplus property list. The City Council placed the property on the surplus property list on **December 3, 2019**. The city is awaiting the applicant to respond with appropriate title work and other documentation before purchasing the property from the city.



DISTRICT 1 RECENT BUILDING PERMITS

(Permits Issued October- December 2019)

| CH Permit # | Permit Type | Parcel Address | Description |
|--------------------|--------------------|-------------------------------|------------------------|
| BP-19-1029 | Tenant Improvement | 1265 Fort Union Blvd #200 | Horrocks Engineers |
| BP-19-0909 | New SFD | 1950 E FOREST CREEK LN | SFD - Law |
| BP-18-0555 | New Commerical | 6686 S HIGHLAND DR | Trilogy Medical Center |
| BP-19-0472 | Tenant Improvement | 6890 S Highland Dr | TI - KFC |
| BP-19-0622 | Tenant Improvement | 6985 S Union Park Center #600 | TI - Power Engineers |
| BP-19-0938 | Tenant Improvement | 6985 Union Park Center #650 | TI - Northwest Bank |
| BP-19-0905 | Tenant Improvement | 6989 S 1300 E | Trader Joes - Remodel |
| BP-19-0959 | New SFD | 7367 S MILNE LN | NSFD - Marriott |

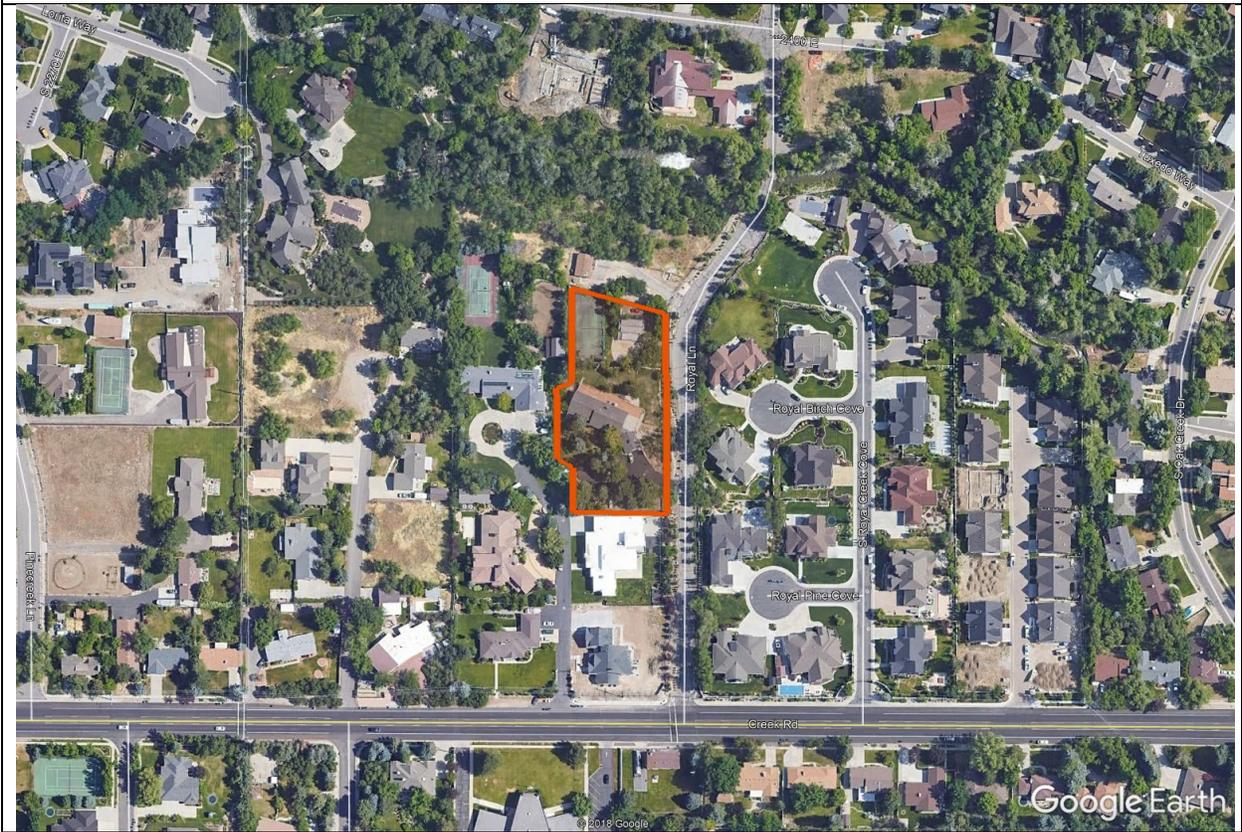
*SFD – SingleFamily

COUNCIL DISTRICT 2

NEW PROJECT

| | |
|--|---|
| File: ZMA-19-005 | Project Name: Rezone from RR-1-43 to RR-1-21 |
| Address: 8120 S Royal Lane | Applicant: Mohammad Pourkazemi |
| Type of Application: Zoning Map Amendment from RR-1-43 to RR-1-21 | Current Zoning: RR-1-43 |
| Next Meeting: n/a | Staff Contact: Matt Taylor |

Status: On December 6, 2019, the Planning Commission recommended that the City Council approve the requested rezone. This will be scheduled to be heard by the Planning Commission in January of 2020.

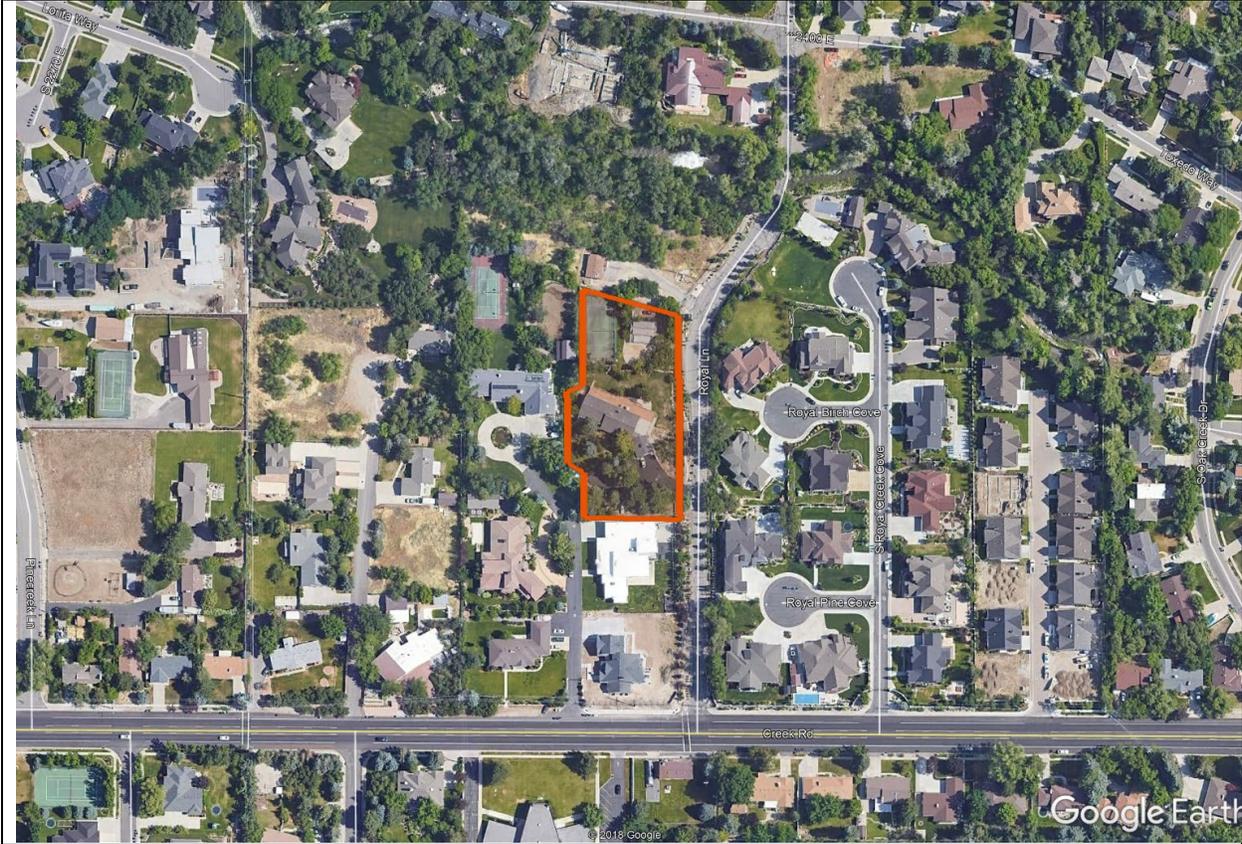


COUNCIL DISTRICT 2

NEW PROJECT

| | |
|---|--|
| File: SUB-19-009 | Project Name: Sarah Subdivision |
| Address: 8120 Royal Ln | Applicant: Mohammad Pourkazemi |
| Type of Application: Subdivision Plat – 2 lots | Current Zoning: RR-1-43 |
| Next Meeting: n/a | Staff Contact: Matt Taylor |

Status: This subdivision application seeks to create two lots from an existing lot. It can only be approved if the City Council approves the associated rezone request from RR-1-43 to RR-1-21.



DISTRICT 2 RECENT BUILDING PERMITS

(Permits Issued October- December 2019)

| CH Permit # | Permit Type | Parcel Address | Description |
|--------------------|--------------------|-----------------------|-----------------------------|
| BP-19-0013 | New SFD | 2817 E DENMARK DR | SFD - Watson Hollow Lot 9 |
| BP-19-0665 | New SFD | 8037 S Denmark Circle | SFD - Watson Hollow Lot 16 |
| BP-19-0238 | New SFD | 8054 S Denmark Cir | SFD - Watson Hollow Lot 14 |
| BP-19-0676 | New SFD | 8058 S Tarring Ct | SFD - Watson Hollow Lot 205 |

COUNCIL DISTRICT 3

NEW PROJECT

| | |
|---|---|
| File: AHO-19-005 | Project Name: Praxair Equipment Relocation |
| Address: 6880 S 2300 E | Applicant: Praxair, Inc. |
| Type of Application: Noncomplying Structure Relocation – Move new equipment further from existing residential. | Current Zoning: CR – Regional Commercial |
| Next Meeting: na | Staff Contact: Sam DeSeelhorst |
| Status: The Appeals Hearing Officer approved this request on December 12, 2019. | |



COUNCIL DISTRICT 3

PROJECT UPDATE

| | |
|---|--|
| File: CUP-19-007 | Project Name: Healthy Pets Doggy Day Care |
| Address: 2315 Fort Union Blvd | Applicant: Jared Smart |
| Type of Application: Conditional Use – Daycare (Animal) | Current Zoning: CR – Regional Commercial |
| Next Meeting: n/a | Staff Contact: Matt Taylor |
| Status: This application has been withdrawn due to the lease being invalidated over property ownership legal issues. | |

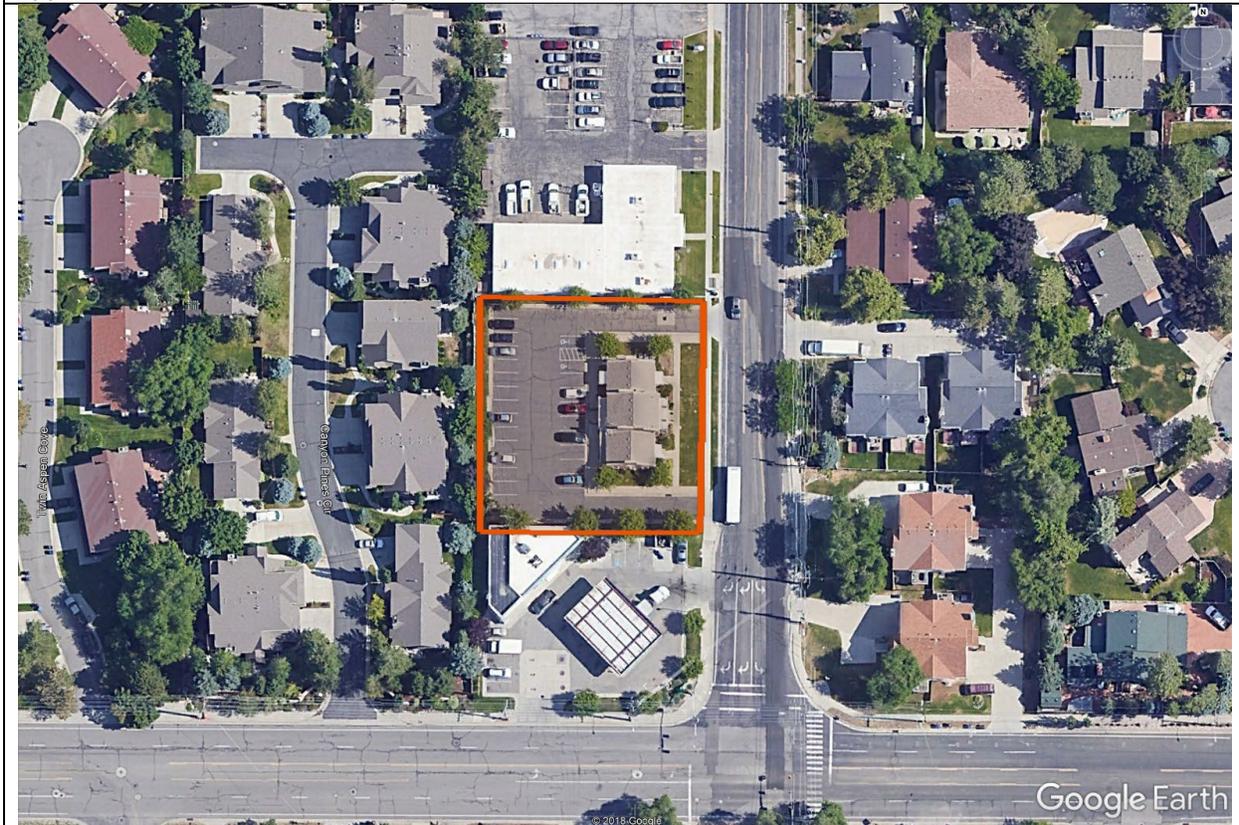


COUNCIL DISTRICT 3

NEW PROJECT

| | |
|--|---|
| File: CUP-19-019 | Project Name: Mixed Use Office and Bed and Breakfast |
| Address: 6970 S 3000 E | Applicant: Castlewood Development |
| Type of Application: Conditional Use Permit – Office / Apartments / Bed and Breakfast | Current Zoning: NC – Neighborhood Commercial |
| Next Meeting: PC – January 8, 2019 | Staff Contact: Matt Taylor |

Status: The Planning Commission continued this item from the December 6, 2019 meeting for the applicant to reconsider aspects of the request and to receive additional information. The applicant does plan on modifying the request at the upcoming January 8, 2019 Planning Commission to ask for an Office and Bed and Breakfast Use, and withdraw the request for apartments use. Further, the applicant will be amending the plan to correct code deficiencies and address PC concerns.



COUNCIL DISTRICT 3

NEW PROJECT

| | |
|---|--|
| File: SUB-19-008 | Project Name: Canyon Centre Condo Amended |
| Address: 7250 S Wasatch Blvd | Applicant: Canyon Centre Capital LLC |
| Type of Application: Subdivision Plat Amendment – Addition of two additional building pads. | Current Zoning: MU – Mixed Use |
| Next Meeting: n/a | Staff Contact: Mike Johnson |
| Status: This subdivision plat amendment was approved administratively in November 2019. It added two buildable pads that are currently planned to facilitate an additional restaurant and a salon on the site. | |



DISTRICT 3 RECENT BUILDING PERMITS

(Permits Issued October- December 2019)

| CH Permit # | Permit Type | Parcel Address | Description |
|--------------------|--------------------|-----------------------|---------------------------------------|
| BP-19-0875 | Tenant Improvement | 6340 S 3000 E | Tenant Finish - Suite 400 |
| BP-19-0395 | New SFD | 7148 S PONDEROSA DR | SFD - Gudjenova (Fire reconstruction) |

COUNCIL DISTRICT 4

PROJECT UPDATE

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) |
| Last Meeting: November 6, 2019 PC Work Session | Staff Contact: Matt Taylor |

Status: Staff has reviewed the project in detail and submitted a list of required corrections and requested additional documentation. The project will not proceed to Planning Commission consideration for a recommendation to the City Council until substantial conformance with City ordinances and development regulations has been demonstrated.



COUNCIL DISTRICT 4

PROJECT UPDATE

| | |
|---|---|
| File: SUB-19-002 | Project Name: Granite Oaks 3rd Amended |
| Address: 9502 S Granite Trail Ln | Applicant: Brady Morris |
| Type of Application: Subdivision Vacation & Final Subdivision – 6-lot subdivision. | Current Zoning: R-1-15 Single-Family Residential |
| Next Meeting: n/a | Staff Contact: Matt Taylor |

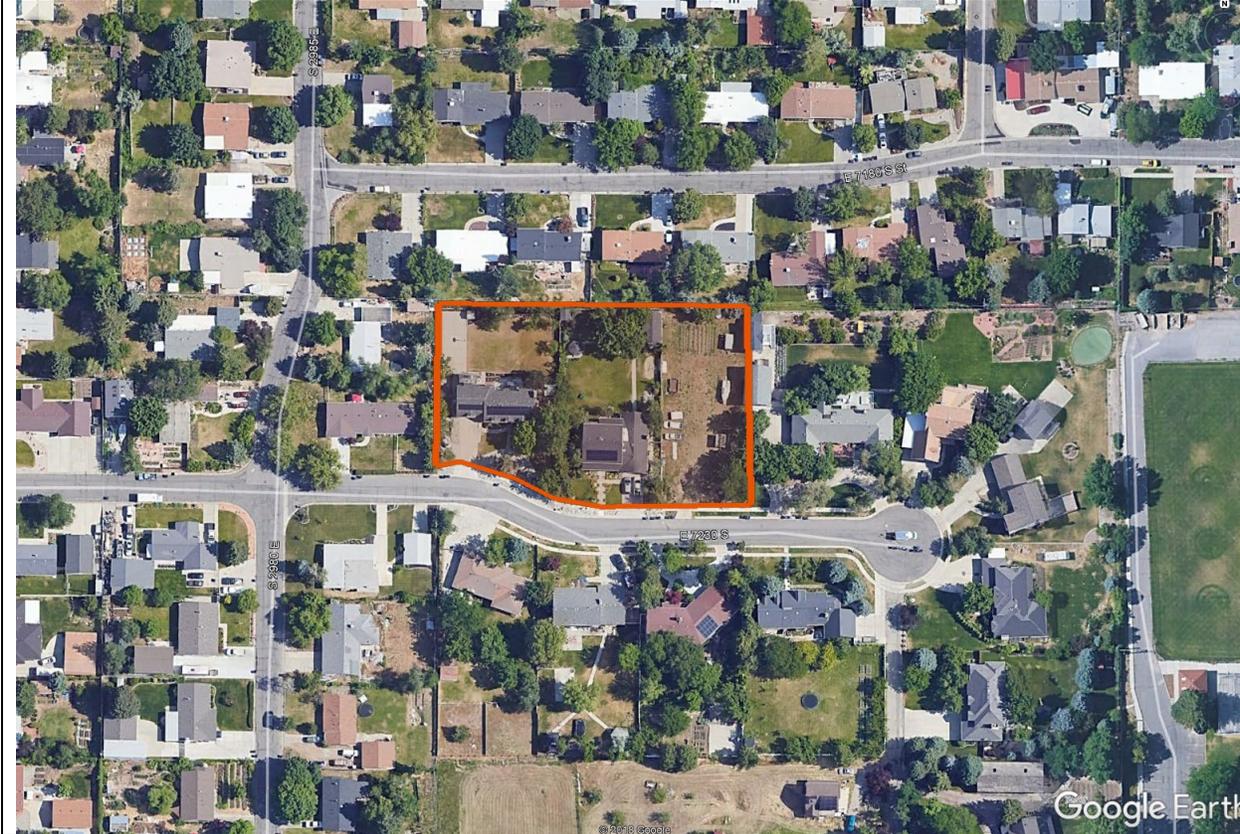
Status: Although we met with the applicant in September, no followup or additional documentation or information has been submitted to allow this project to proceed. This application will be considered for closure due to inactivity in the coming months.



COUNCIL DISTRICT 4

PROJECT UPDATE

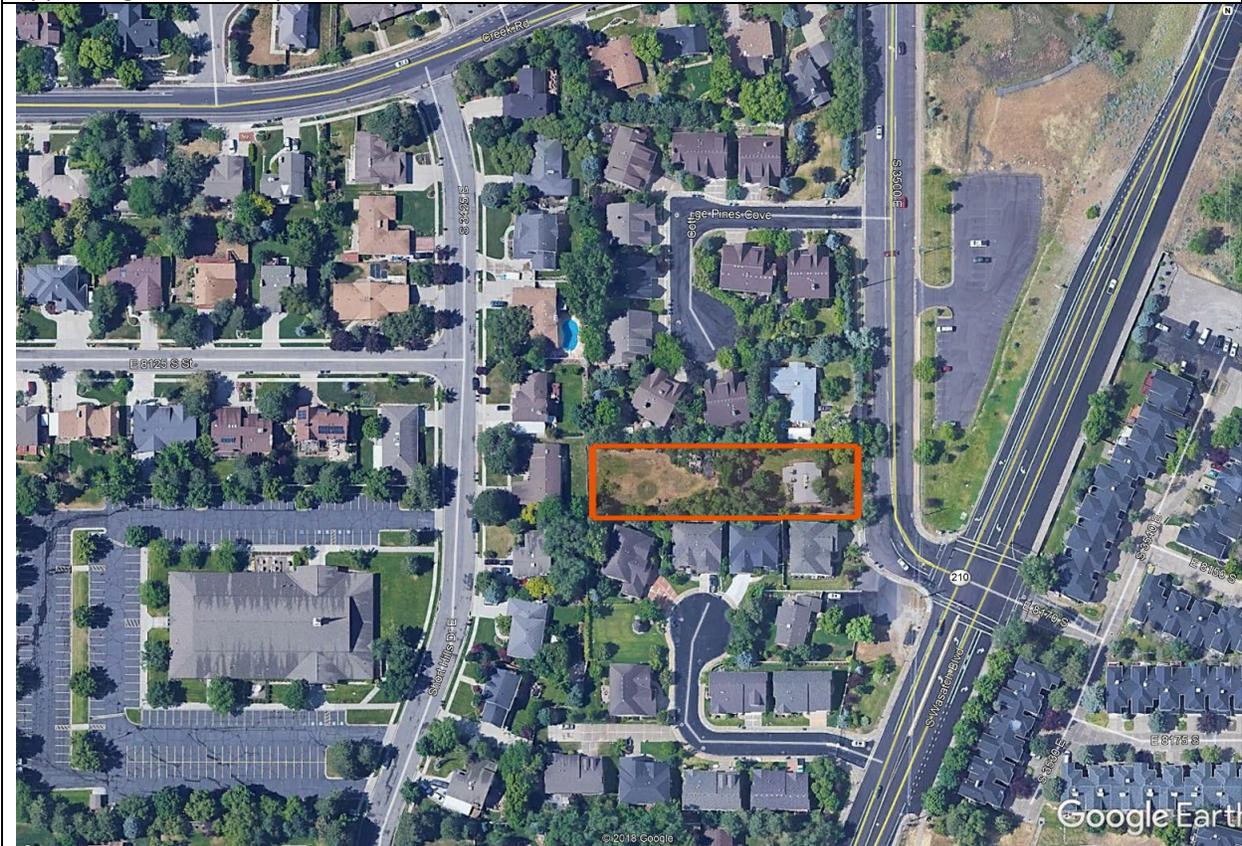
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|--|--|
| File: SUB-19-003 | Project Name: Ballstaedt Estates Phase II |
| Address: 3029 E Sundrift | Applicant: Paul Ballstaedt |
| Type of Application: Subdivision Vacation & Final Subdivision – 2 to 3 lots | Current Zoning: R-1-8 |
| Next Meeting: n/a | Staff Contact: Matt Taylor |
| Status: This plat amendment | |



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

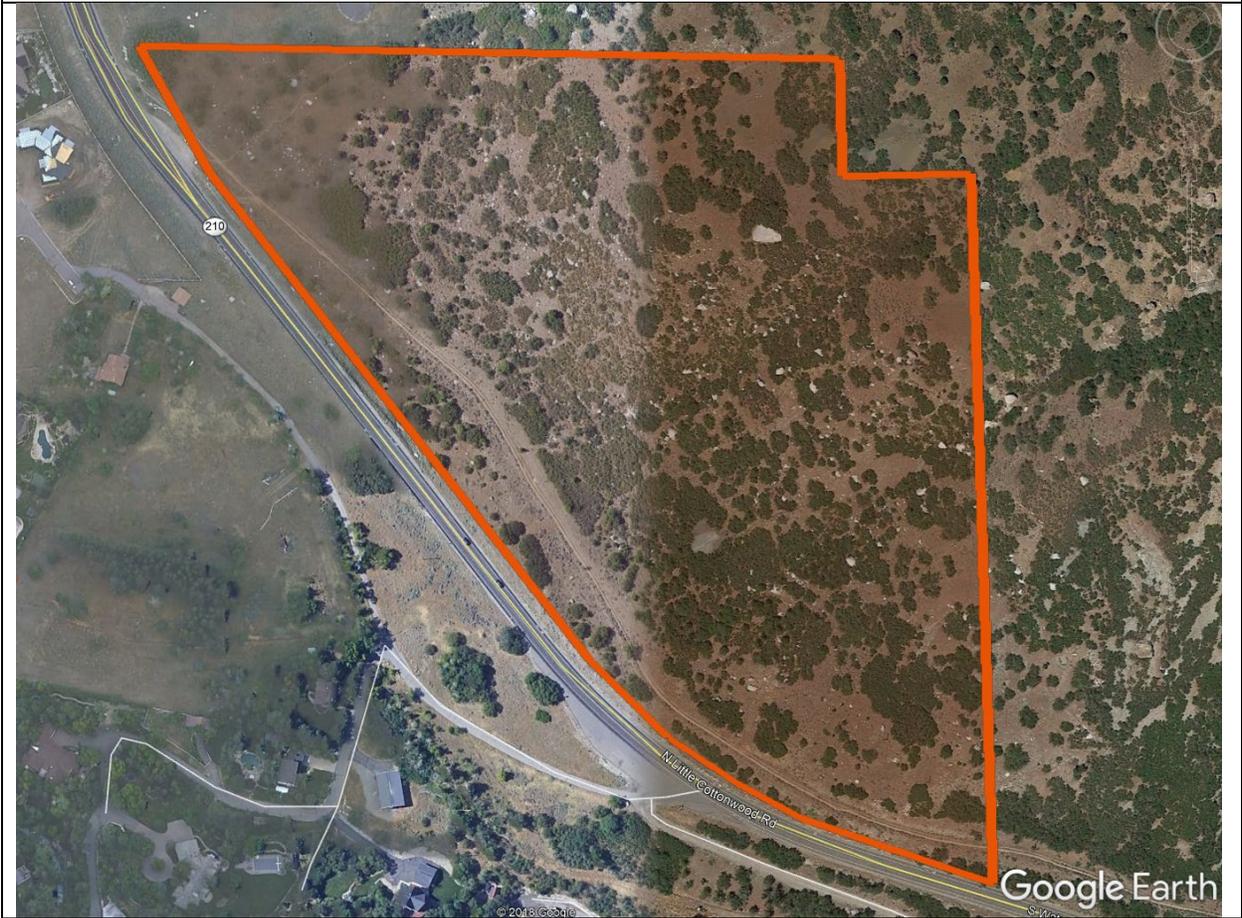
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|--|--|
| File: SUB-19-006 | Project Name: Castle Valley Properties Subdivision |
| Address: 8140 S 3500 E | Applicant: Castle Valley Properties - Brett Stevens |
| Type of Application: Final Subdivision – 2 lots | Current Zoning: R-1-8 Single-Family Subdivision |
| Next Meeting: n/a – Administrative Approval | Staff Contact: Matt Taylor |
| Status: This two-lot subdivision has a few minor amendments to the final plan before being approved. After corrected plans and bonding have been submitted, the final plat (which has been signed by all approving bodies) may be recorded. | |



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

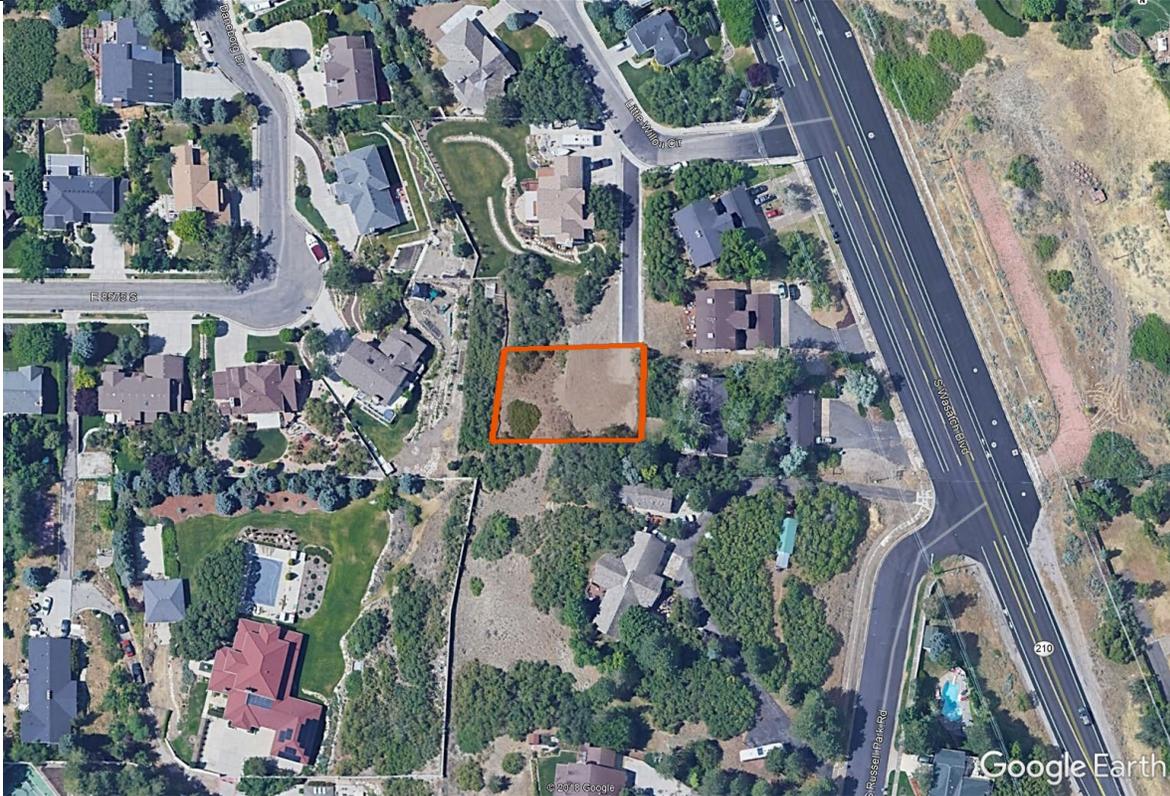
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|---|---|
| File: SUB-19-011 | Project Name: Granite View Estates |
| Address: 9361 S North Little Cottonwood Canyon Rd | Applicant: L.C. Canyon Partners, LLC |
| Type of Application: Subdivision Plat – 11-lot subdivision | Current Zoning: R-1-21 (ZC) – Rural Residential with Zoning Conditions |
| Next Meeting: Not ready to be scheduled. | Staff Contact: Matt Taylor |
| Status: This project is nearing completion of the first submittal review. There are substantial issues that need to be addressed and resolved. This item will not be scheduled for a Planning Commission hearing until substantial conformance with city code is achieved. | |



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

| | |
|---|--|
| File: SUB-19-012 | Project Name: Flag Lot Exception |
| Address: 8564 S Little Willow Cir | Applicant: Mo Vedadi |
| Type of Application: Subdivision Exception | Current Zoning: R-1-8 Single Family Residential |
| Next Meeting: | Staff Contact: Andrew Hulka |
| Status: The City Council approved amended setbacks for a structure located at this address on December 17, 2019. | |



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

| | |
|--|--|
| File: SUB-19-013 | Project Name: Pine Orchard Subdivision |
| Address: 8296 S Wasatch Blvd | Applicant: Waterski Holdings, LLC |
| Type of Application: Subdivision Plat | Current Zoning: R-1-8 Single Family Subdivision |
| Next Meeting: n/a | Staff Contact: Andrew Hulka |

Status: The first review has been finalized and is awaiting resubmission of revised plans. This will be administratively approved after the applicant has submitted evidence that all city codes and regulations have been complied with and bonding has been submitted.



DISTRICT 4 RECENT BUILDING PERMITS

(Permits Issued October- December 2019)

| CH Permit # | Permit Type | Parcel Address | Description |
|-------------|----------------|---------------------------|---|
| BP-19-0778 | New SFD | 3366 E Jalais Hill Ln | SFD - Giverny Lot 411 (Harrell) |
| BP-18-0515 | New SFD | 3367 E Jallais Court | SFD - Giverny Lot 401 (Belgique Residence) |
| BP-19-0180 | New SFD | 3393 E La Vie Lane | SFD - Giverny Lot 203 (Maya) |
| BP-18-0475 | New SFD | 3403 E La Vie Lane | SFD - Giverny Lot 202 Maya Plan |
| BP-19-0127 | New SFD | 3403 E Sylvette Ln | SFD - Giverny Lot 219 (Maya) |
| BP-19-0188 | New SFD | 3415 E Jalais Hill Lane | SFD - Giverny Lot 230 |
| BP-19-0451 | New SFD | 3419 East 8350 South | SFD - Wailes Lot 102 (Pickens) |
| BP-19-0963 | New SFD | 3421 E Monet Lane | Giverny 325 - New House |
| BP-19-0957 | New SFD | 3421 E Sylvette Lane | Giverny 217 - New House |
| BP-19-0555 | New SFD | 3476 E Breton Ln | SFD - Giverny Lot 143 (Breton) |
| BP-19-0811 | New SFD | 3483 E Bougival Lane | Giverny 146 - New House |
| BP-19-1041 | New SFD | 3485 E BRETON LN | Giverny 134 - New House |
| BP-19-1094 | New SFD | 3486 E BRETON LN | Giverny 142 |
| BP-19-1030 | New SFD | 3494 E BRETON LN | Giverny 141 - New House |
| BP-19-0200 | New SFD | 3507 E Bougival Lane | SFD - Giverny Lot 149 (Galette) |
| BP-19-0398 | New SFD | 3515 E Bougival Ln | SFD - Giverny Lot 150 (Breton) |
| BP-19-0858 | New SFD | 3531 E Bougival Lane | Giverny 152 - New House |
| BP-19-0269 | New SFD | 3538 E Bougival Lane | SFD - Giverny Lot 156 (Galette) |
| BP-18-0122 | New SFD | 3635 E GRANITE BENCH LN | SFD - Granite Oaks Lot 32 (Pardoe) |
| BP-16-0110 | New Commerical | 7323 S CANYON CENTRE PKWY | Canyon Centre Parking Garage |
| BP-18-0936 | New Commerical | 7350 S Wasatch Blvd. | New Commercial - Dugala Restaurant & Distillery |
| BP-19-0554 | New SFD | 9142 S Renoir Ln | SFD - Giverny Lot 125 (Galette) |
| BP-19-0920 | New SFD | 9155 S Bougival Lane | Giverny 153 - NSFD |
| BP-19-0809 | New SFD | 9156 S Renoir Ln | Giverny 123 - New House |
| BP-19-0964 | New SFD | 9163 S Bougival Lane | Giverny 154 - New House |
| BP-19-0399 | New SFD | 9164 S Renoir Lane | SFD - Giverny Lot 122 (Bougival) |
| BP-19-0947 | New SFD | 9173 S Bougival Lane | Giverny 155 - New House |
| BP-19-0121 | New SFD | 9194 S Jalais Hill Ln | SFD - Giverny Lot 416 (Bunnell) |
| BP-19-0247 | New SFD | 9422 S Granite Trail Ln | SFD - Granite Oaks Lot 21 |

CITY-WIDE PROJECTS

NEW PROJECT

Project: Planned Development District Text Amendment

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

Preliminary feedback presented to Planning Commission and City Council in November and December. Consultant is preparing a rough draft ordinance for public input.

NEW PROJECT

Project: Tree Ordinance

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Matt Taylor

Preliminary draft work has begun for a tree ordinance regarding trees in the right of way and on city-owned properties.

PROJECT UPDATE

Project: Sensitive Lands (SLEDS) Ordinance Revisions

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

Preliminary feedback presented to Planning Commission and City Council in November and December. Consultant is preparing a rough draft ordinance for public input.

PROJECT UPDATE

Project: Affordable Housing Plan Update

Address: City-wide

Type of Application: General Plan

Staff Contact: Matthew Taylor

The City Council approved the affordable housing plan on November 17, 2019.

PROJECT UPDATE

Project: Amend Parking Standards Regarding Tandem Parking

Address: City-wide

Type of Application: Zoning Text Amendment

Staff Contact: Matthew Taylor

The City Council approved the ordinance amendment on December 3, 2019

PROJECT UPDATE

Project: Outdoor Lighting Regulations (Dark Skies Ordinance)

Address: City-wide

Type of Application: Zoning Ordinance Chapter

Staff Contact: Matthew Taylor

The City Council approved the new outdoor lighting regulations 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 Access Master Plan

Address: City-wide

Type of Project: Trailhead and Access Master Plan for BST

Staff Contact: Mike Johnson

The project consultant has prepared a draft report outline and an open house will be scheduled in early 2020 for public input.

ECONOMIC DEVELOPMENT PROJECTS

PROJECT UPDATE

Project: Local Business Outreach

Project Location: City-wide

Type of Project: Business Outreach

Staff Contact: Mike Johnson, Sherrie Martell

October 2019

- CHBA Connects Luncheon (topic: emergency preparedness with Stan Rosenzweig)– October 9
- Ribbon Cutting – Canyon’s Veterinary Clinic – October 11
- CHBA member event: How to Ski into your 80’s – October 22
- CHBA Community Event - Trunk or Treat – October 31

November 2019

- Ribbon Cutting – Alternative Behavior Strategies – November 5
- Ribbon Cutting – Exit Realty Plus – November 7
- Ribbon Cutting – WSI of Utah – November 8
- Ribbon Cutting – Saola – November 12
- Ribbon Cutting – ACE Hardware – November 12
- CHBA Connects Luncheon (Teach us One Thing About your Business)– November 13
- Emergency Training for Family Safety – November 14
- Ribbon Cutting – Little Code Academy – November 15
- CHBA New Business Luncheon – November 22 (Exit Realty Plus, Stanley Consultants, Alternative Behavior Solutions, Northwest Bank, and Little Code Academy)
- CHBA Ladies Business Social – November October 28
- CHBA Community Event – Collecting Items for The Road Home in Midvale - All Month

December 2019 –

- Drop off donation items from businesses to community to Road Home - December 2
- CHBA Board of Directors meeting - December 12
- CHBA December Social – wrapping for Sub for Santa Program – December 12
- Deliver Sub for Santa to families – December 13
- Early preparations underway for Death By Chocolate (Feb. 6)