



# PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development  
Meeting Date: June 3, 2020

**NOTICE** is hereby given that the Cottonwood Heights Planning Commission will electronically hold a Work Session Meeting at approximately 5:00 p.m., and a Business Meeting beginning at approximately 6:00 p.m., or soon thereafter, on **Wednesday, June 3, 2020**. In view of the current COVID-19 pandemic, this meeting will occur only electronically, without a physical location, as authorized by the Governor's Executive Order 2020-05 dated March 18, 2020. The public may remotely hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>.

**\*\*\* Public comments may be submitted to City staff by email at [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov) up to the start of the meeting at 5:00 p.m., MST. Comments received by that deadline will be verbally read into the meeting's record by the Planning Commission Chair or a designee. Comments received after the start of the meeting will be forwarded to the Planning Commission, but not read into the meeting record or addressed during the meeting. There will be no opportunity for verbal comments, questions or other input by the public during this electronic meeting.\*\*\***

## 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) An update on the Wasatch Rock Planned Development District (PDD) project and ordinance.

#### 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

*General Public Comments will be read into the record following the procedure detailed above.*

### 3.0 Business Items

#### 3.1 (Project CUP-20-009)

A public hearing and possible action on a request from Dimond Zollinger (Salt Lake City Department of Public Utilities) for a conditional use permit for a wireless telecommunication facility (roof mounted antenna) and a reduction to the minimum yard requirements for a public use at 8800 S. Kings Hill Dr. #A. in the F-1-21 – Foothill Residential zone.

### 4.0 Consent Agenda

#### 4.1 Approval of Planning Commission Minutes

4.1.1 May 6, 2020 Planning Commission Minutes

### 5.0 Adjourn

**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). Written public comment received prior to the meeting will be read into the record.
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 prior to the start of the meeting to be read into the record. Comments should be emailed to [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov). Comments received after the start of the meeting will be distributed to the Commission members after the meeting.

**Notice of Compliance with the Americans with 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, May 29, 2020 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 Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 29<sup>th</sup> day of May, 2020, Paula Melgar, City Recorder



# PLANNING COMMISSION STAFF UPDATE MEMO

Planned Development District – 6695 S. Wasatch Blvd.

June 3, 2020

Staff Contact: Matt Taylor, Senior Planner  
(801) 944-7066, mtaylor@ch.utah.gov

## Summary

**Applicant:** AJ Rock, LLC

**Subject Properties:**  
6695 S. Wasatch Blvd (SR 190)

**Action Requested:**  
Zone map amendment from F-1-21 to PD-X (per 19.51 of the zoning ordinance)

**Recommendation:**  
Recommend Continuance

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



## Context

Property Owner	Address -- Parcel #	Acres
AJ Rock, LLC	6695 S. Wasatch Blvd. (SR 190) <a href="#">222-23-426-001</a>	21.56
AJ Rock, LLC	3402 E. Gun Club Rd. (Holladay City) <a href="#">22-23-279-003</a>	0.13
	Total Acres:	21.69



Site

**Use:** Single-Family Residential with Pool House

**General Plan Land Use Policy:** Mixed Use

**Zone:** F-1-21 (Foothill Residential Zone with 1/2 acre lots)

**Proposed Zone:** PD – Planned Development District with multiple uses and densities.

Surrounding

**Existing Uses:**

**North:** Single-Family Residential

**South:** Gravel Pit/Vacant Ski Shop

**West:** Highway/Single-Family Res.

**East:** Gravel Pit/Open Space

**General Plan Land Use:**

**North:** Single-Family Residential

**South:** Mixed-Use

**West:** Highway/Single-Family Res.

**East:** Mixed-Use

**Zone:**

**North:** Single-Family Residential

**South:** Gravel Pit/ CR – Regional Commercial

**West:** Highway/Single-Family Res.

**East:** Foothill Residential – 1/2 acre lots

Land Use



Zoning



## PROJECT UPDATE

This application is for a Planned Development District (PDD). PDD's are unique in that the application combines two typically separate processes into one: a zoning map amendment and a project plan approval (ultimately approved by the City Council due to its legislative nature). The process is outlined by Chapter 19.51 Cottonwood Heights City Code.

The PDD zoning classification may only be utilized in areas designated on the adopted PDD Map:

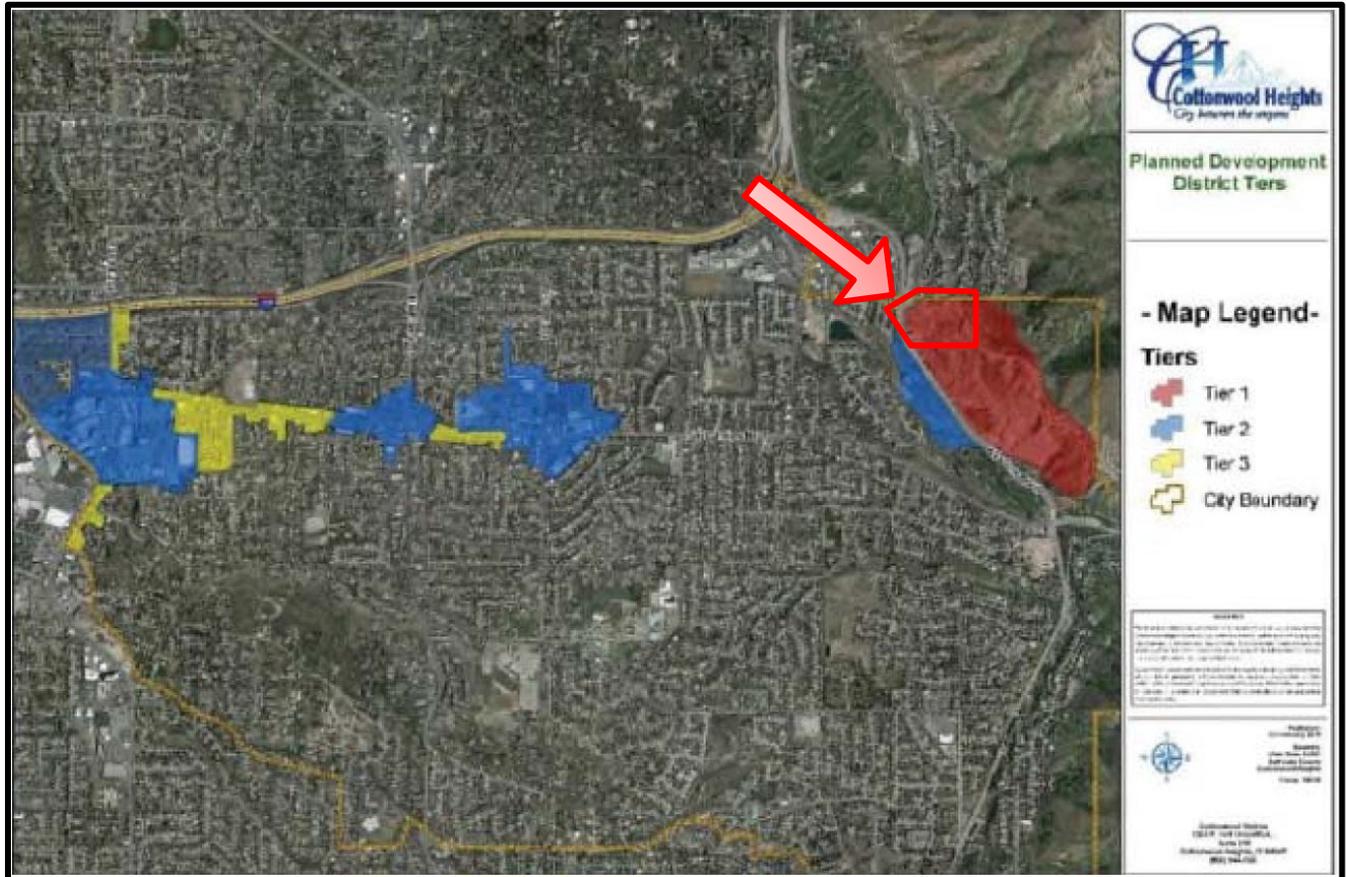


Figure 1- PDD Tiers - Map 19.51

### ARC's Role in the PDD Process

Like the Planning Commission, the ARC is an administrative body that approves applications based upon compliance with existing ordinance and design guidelines. The Planning Commission also makes recommendations to the Council on legislative items such as rezones, code amendments, and general plan amendments.

The ARC is empowered:

*"To act and assist the planning commission in formulating design guidelines and other supplemental materials relevant to architectural preservation or design review;"*

*"To approve or disapprove certificates of design compliance (described below);"*  
(19.49.020.D – Powers and Duties, CHC Code).

Further:

**“C. Certificate of design compliance.** A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District.... (19.49.030.C – Gateway Overlay District)

Although the gateway overlay design guidelines have been adopted, this project will be constructed in eight phases over several years. Each phase may be developed under different developers with differing development pressures. It is important that the entirety of the project is cohesively designed and planned.

## ARC Approval

Certificate of Design Compliance Required for Site Plan

The project plan was noticeably redesigned after the applicant received feedback from the ARC. The ARCs recommendations were based upon City design standards and staff recommendations. The ARC has granted a Certificate of Design Compliance for the project. Additionally, the ARC has recommended a package of supplemental design guidelines be included within the adopted ordinance.

Because a preliminary site plan is adopted as part of the PDD ordinance, each phase of the project will be further reviewed for compliance with City design guidelines and the supplemental design guidelines recommended to be included in the PDD ordinance (see Attachment “B”).

---

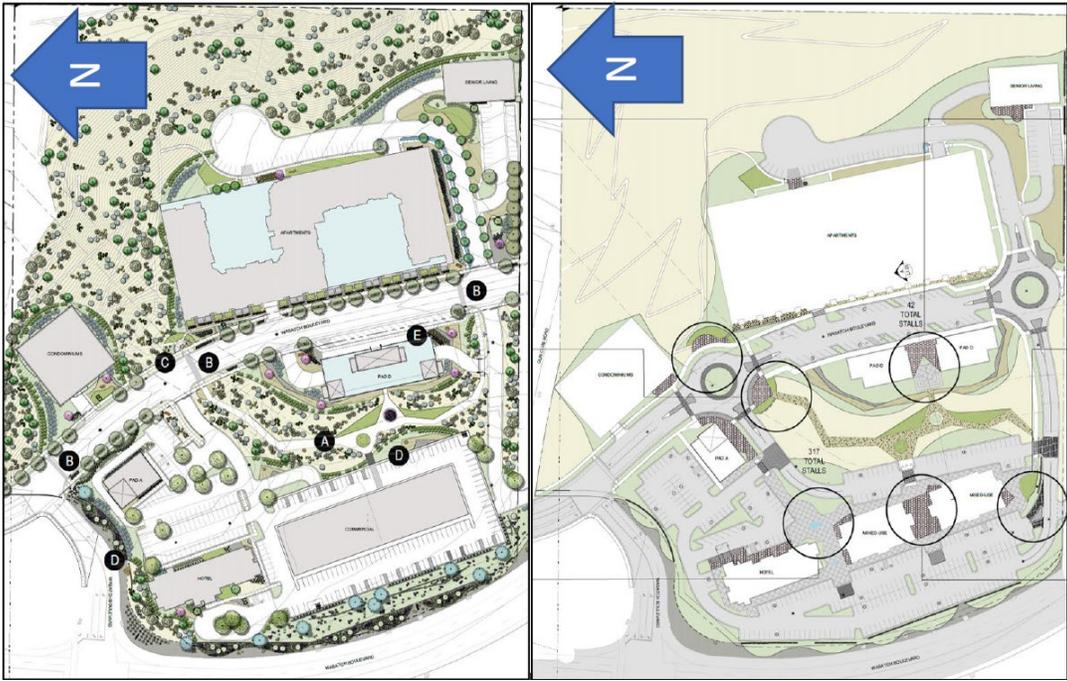
## Project Summary

The revised project site plan consists of nine buildings on 21.56 acres. The project consists of:

Building	Units	Stories	Square Feet	Parking
<b>Apartments</b>	284	7 (5 over 2 parking levels)	318,000	474
<b>Condominiums</b>	99	12 (10 over 2 parking levels)	157,000	133
<b>Senior Living</b>	35	2 (1 over 1 parking level)	18,000	47
<b>Pad A – Restaurant</b>	na	1	5,000	317 shared
<b>Pad D-1 – Retail</b>	na	1	6,200	21
<b>Pad D-2 – Retail</b>	na	1	6,200	21
<b>MU-1</b>	na	3	24,000	317 shared
<b>MU-2</b>	na	3	24,000	317 shared
<b>Hotel</b>	140	5	66,300	317 shared

## Side by Side Comparison

Since the last ARC meeting, the applicant has proposed changes based upon staff and ARC feedback.



### Summary of Major Site Design Changes

- The condominium site and building design has been modified.
- Wasatch Blvd has been redesigned for a slower design speed, traffic circles and additional angled parking.
- Pad D has been split in two and designed to integrate with the adjacent open space via a cut-through plaza.
- Pad A has been moved inward to help assist in framing a plaza space around the interior open space area.
- The hotel has been flipped to have its primary frontage face inward toward the plaza/open space.
- Additional design details have been included showing how outdoor dining, paver treatments, and water features reinforce an interior plaza design and assist in activating the space.
- The interior access has been designed more like an extension of the open space with plaza and special hard surface treatments.
- The vehicular access cutting through interior open space/plaza area functions more like a low-speed local road than a driveway aisle.
- Parking has been maximized toward Wasatch Blvd and SR-190 to minimize its impact on the urban design.

### Site Constraints

Due to two factors, the site's building area is highly constrained as illustrated below:



- **Red** areas on the above diagram indicate fault lines and their required setbacks. These exact locations are still a subject of continuing evaluation.
- The **orange** area is an easement for the Metropolitan Water District of Salt Lake and Sandy (MWDSS) and created to house Salt Lake Aqueduct.



### Project Drawings and Conceptual Building Proposals

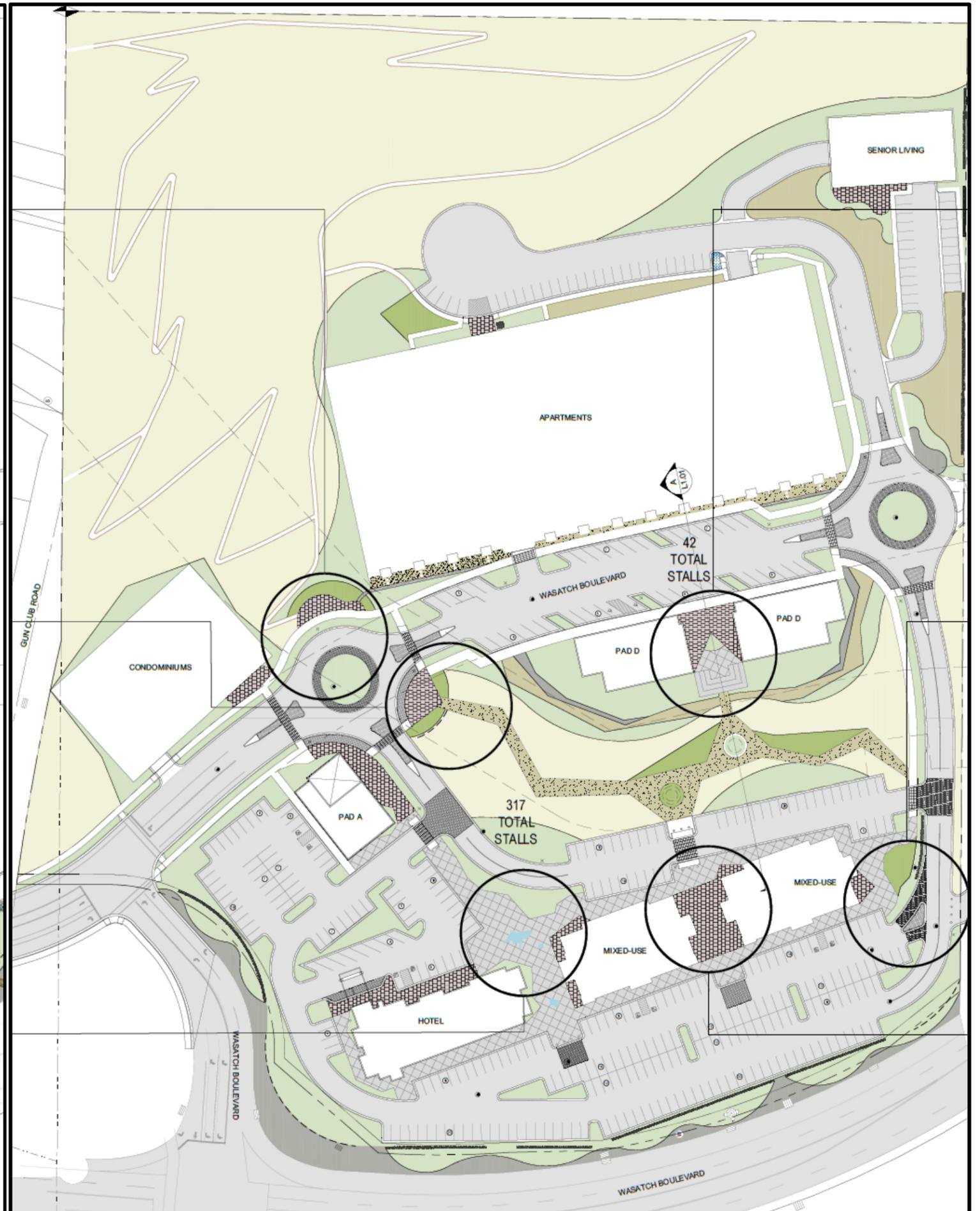
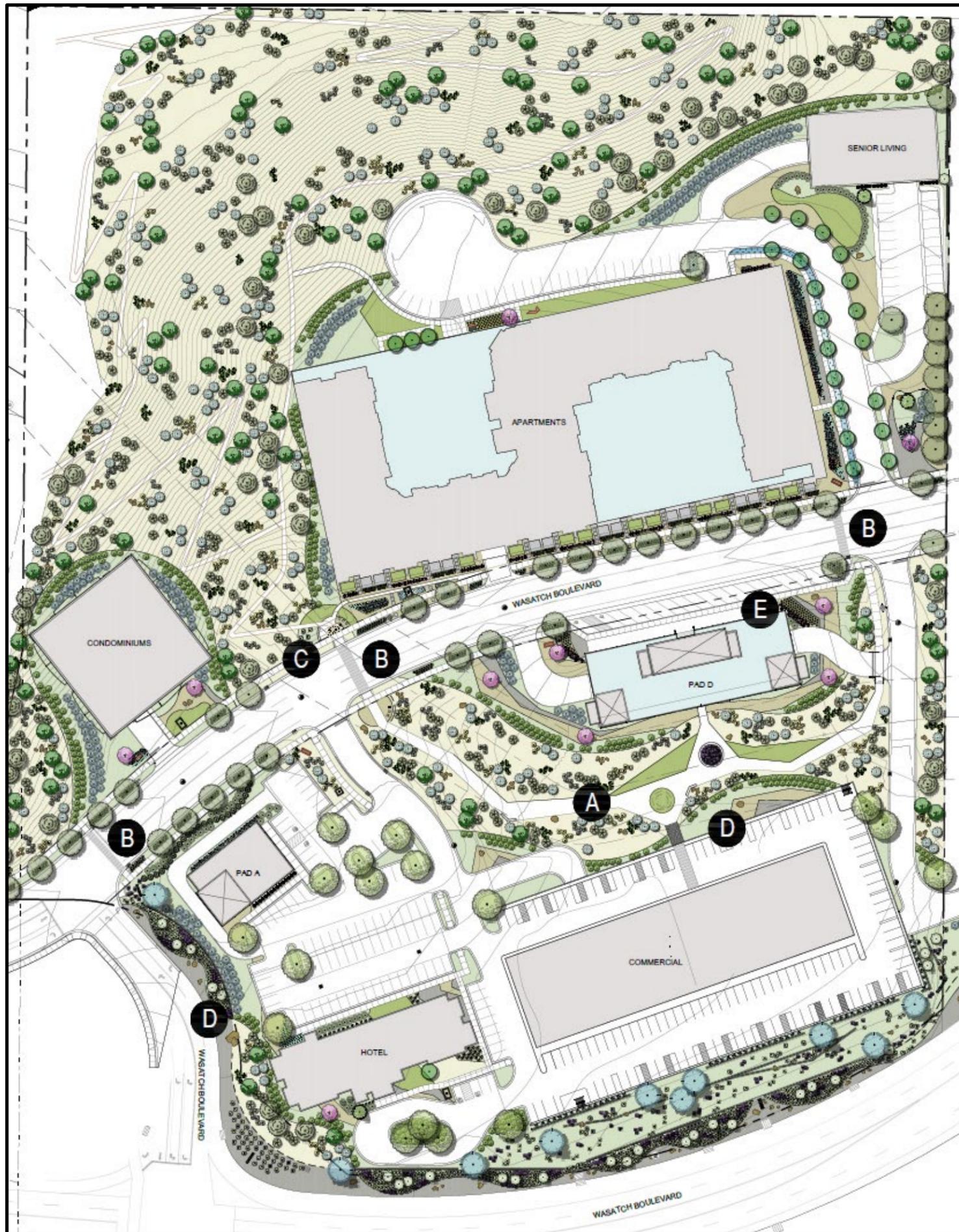
Please see Attachment “A” for the applicant’s full submittal that contains:

- Revised site plans.
- Conceptual building elevations.
- Design concepts to guide overall architectural development.

---

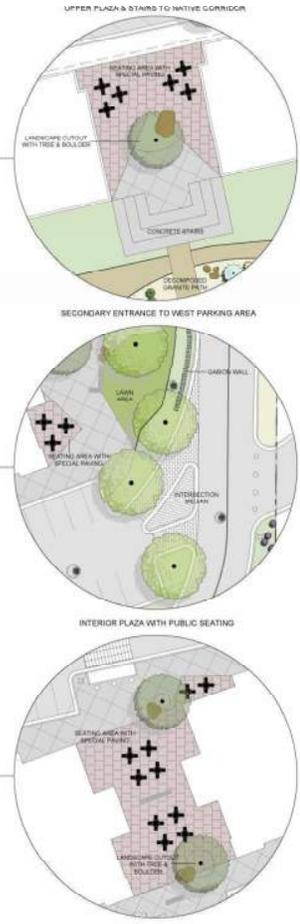
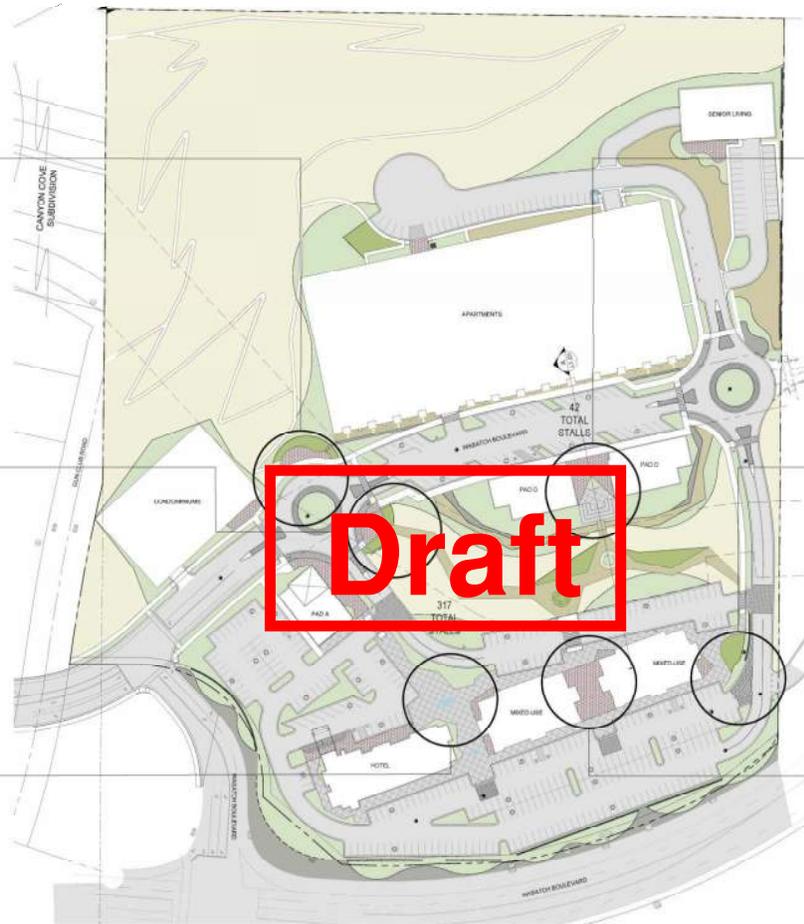
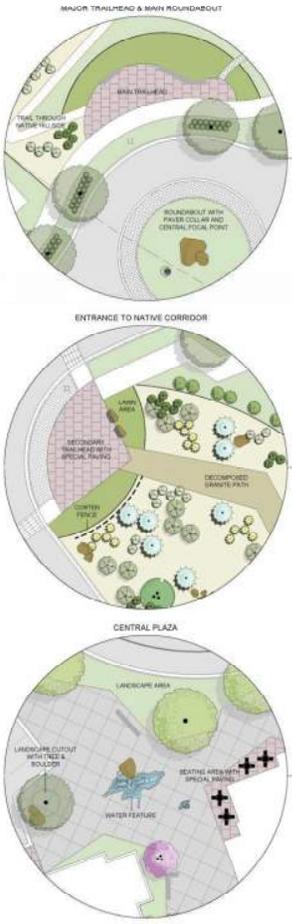
### Attachments

- A. Side-by-Side Comparison of previous and current site plan. ▲
- B. Recommended Supplemental Design Guidelines to be included in the PDD ordinance.
- C. Applicant revised plans via this link:  
<https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3A07caf2bf-d56b-4ae8-9961-c80f865cfb65>
- D. Please download previous renderings and architectural elevations via this link:  
<https://documentcloud.adobe.com/link/review?uri=urn%3Aaaid%3Aascds%3AUS%3A12baf6d0-6b5c-4a55-9a2e-9a52dc7c6eec>



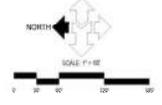
**Design Theme and Architectural Standards:**

The Project offers a variety of land uses including retail, office, hotel, for rent residential, for sale residential, and senior housing in a modern mountain village setting. The Modern Mountain architectural theme will be woven throughout the project knitting together a wide variety of building types, heights and massing to create a unified feel for the overall project. The theme will incorporate modern and rustic design elements including steel, wood beams, concrete, and glass to ground the design while incorporating exposed structural and decorative concrete in strategic places to pay homage to the former use of the site. Earth tone colors will be prevalent throughout the project to blend into the mountain backdrop. The variety of land uses, building heights and massing knit together through modern mountain architectural theme will enhance the dynamic and vibrant community at Wasatch Rock.



**L1 - MASTER SITE PLAN**  
**WASATCH ROCK REDEVELOPMENT**

Cottonwood Heights, Utah





## 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-use native vegetation, while adding distinctive, playful qualities such as rusted metal Corten-steel, galvanized, board-formed concrete and elements of wood, stone boulders and decomposed granite. The overall effect is a resilient, functional, enhanced streetscape 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 hiking, pedestrians and motor vehicles. The Wasatch Rock redevelopment is near many outdoor activities, yet will close to the urban environment of Salt Lake City. Whether you are on your way to the airport, 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 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

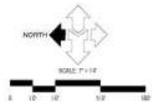
- Intimate spaces & gathering places
- Connectivity - integrating biking, pedestrian, and motor vehicles
- Gateway to the mountains
- Integrating the outdoors & urban environment
- Rustic, yet modern look and feel
- Casual vibe, perfect for shopping or just hanging out

Draft

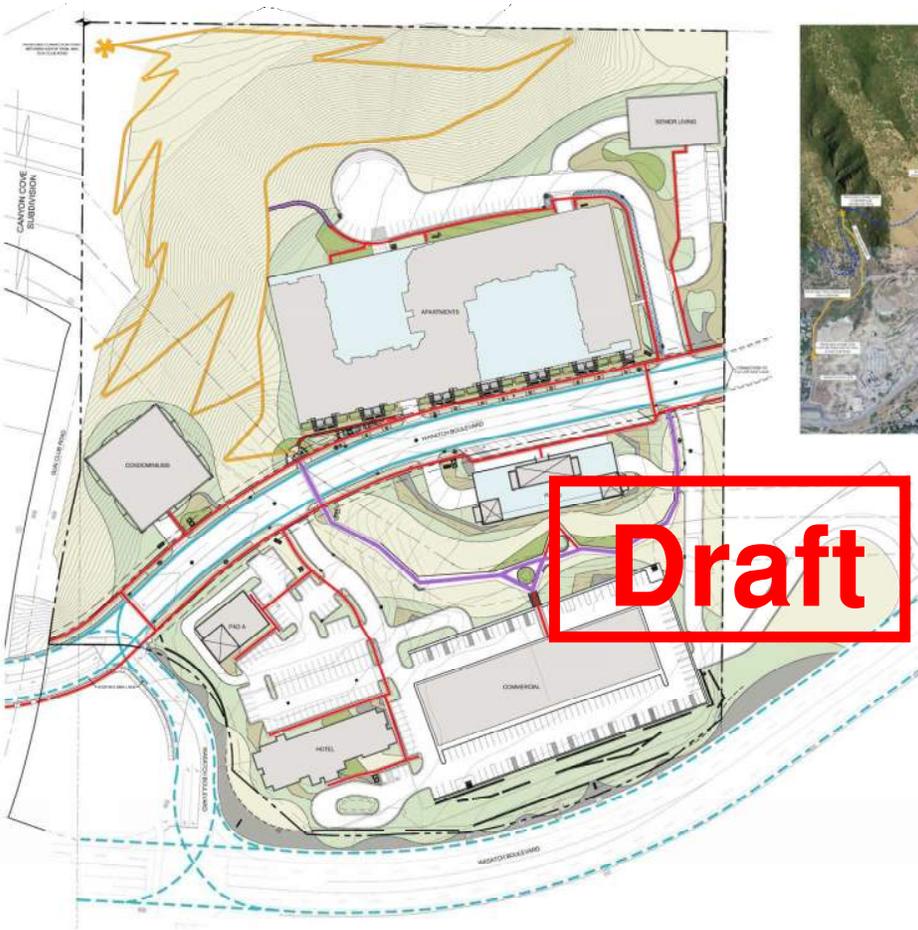


L1 - M STE || L N  
**WASATCH ROCK REDEVELOPMENT**

Cottonwood Heights, Utah







### 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



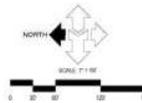
SHARED PEDESTRIAN AND BIKE PATH

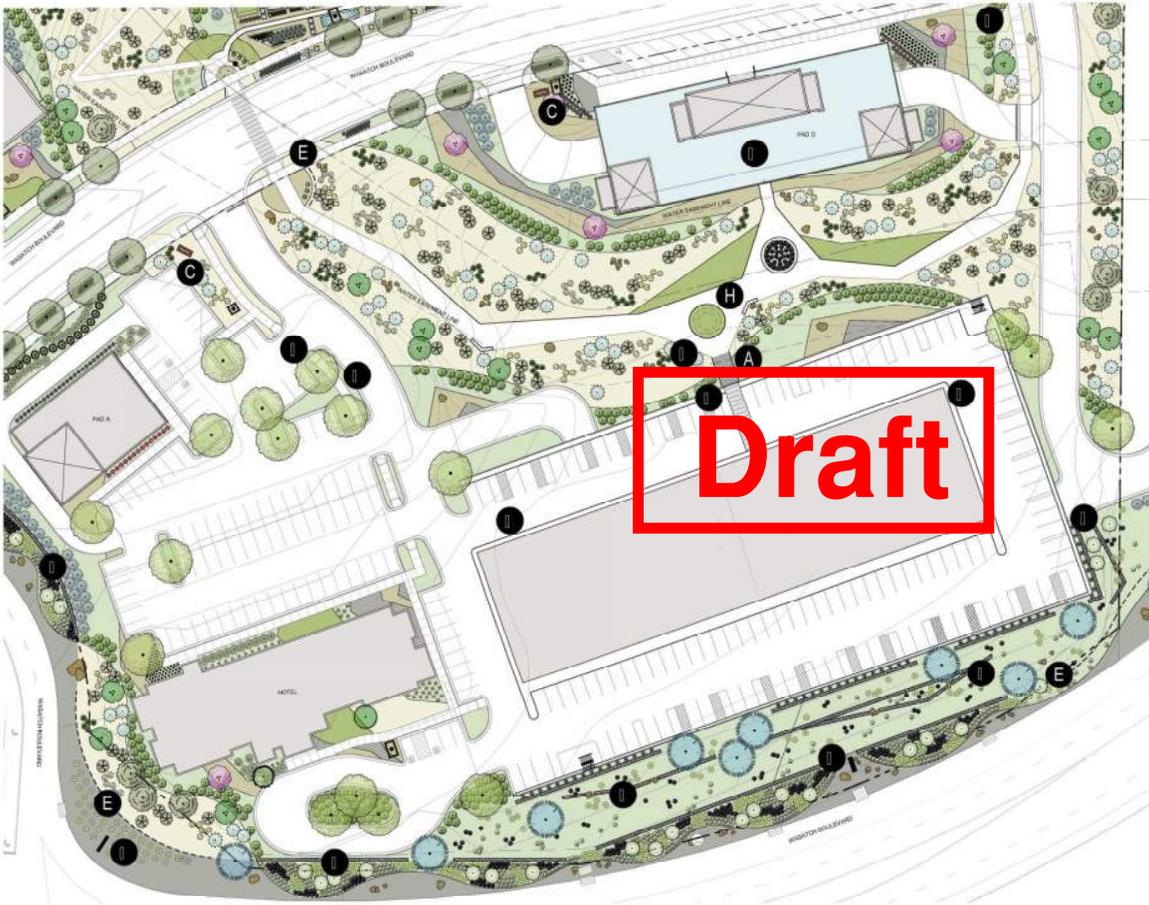


NATIVE TRAIL

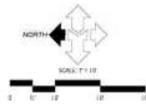
## L3 - BICYCLE & PEDESTRIAN CIRCULATION PLAN WASATCH ROCK REDEVELOPMENT

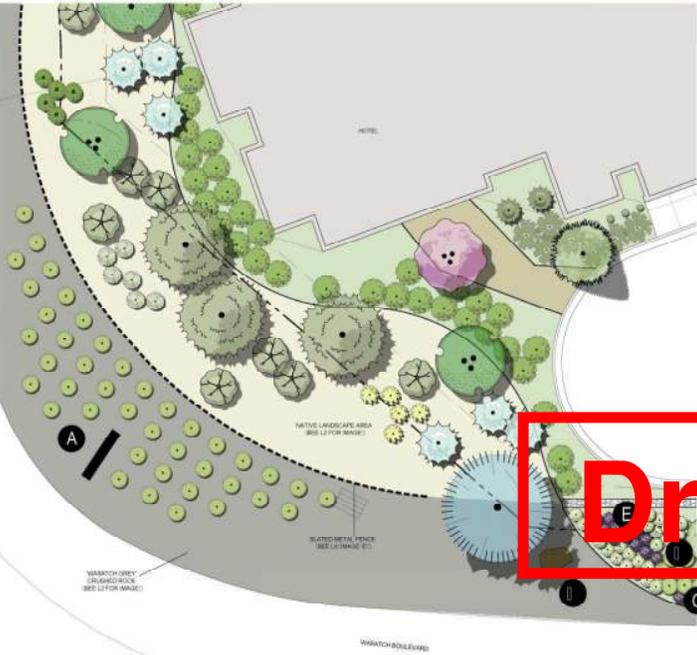
Cottonwood Heights, Utah



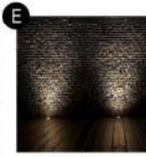


**Draft**

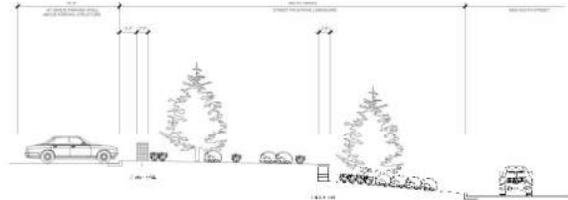




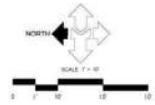
**Draft**

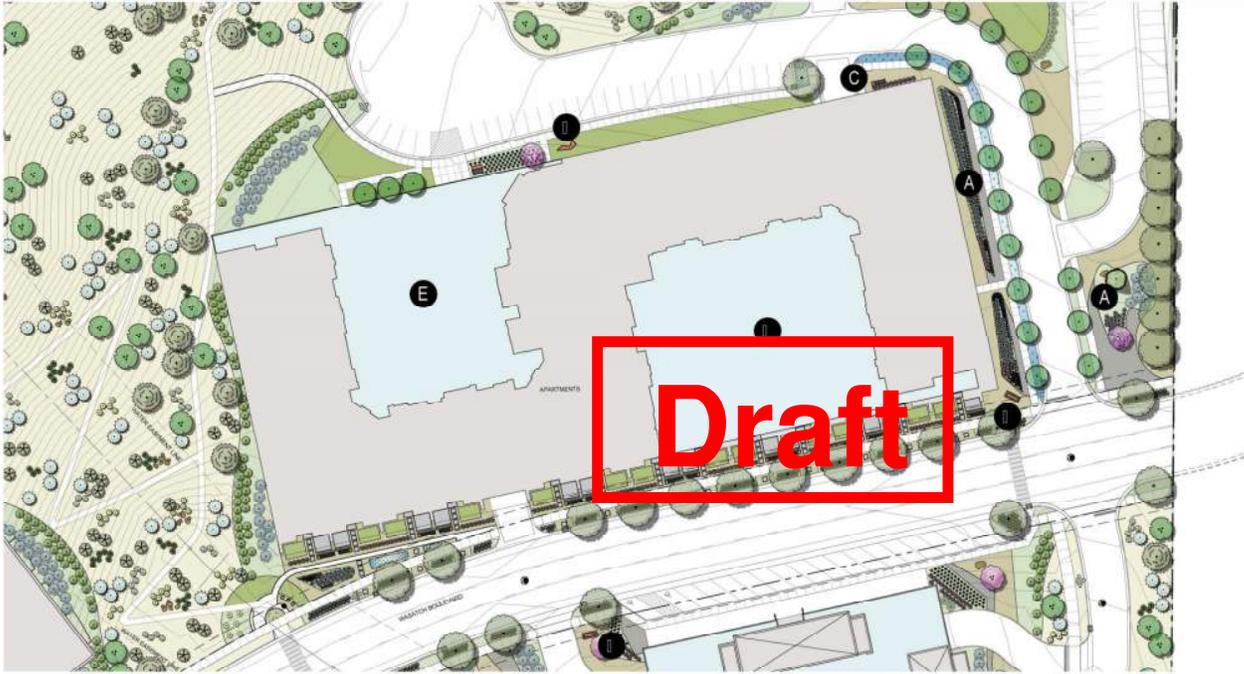


A: 8.00' x 12.00' x 12.00' (SEE L2 FOR MARKS) | B: 8.00' x 12.00' x 12.00' (SEE L2 FOR MARKS) | C: 8.00' x 12.00' x 12.00' (SEE L2 FOR MARKS) | D: 8.00' x 12.00' x 12.00' (SEE L2 FOR MARKS) | E: 8.00' x 12.00' x 12.00' (SEE L2 FOR MARKS) | F: 8.00' x 12.00' x 12.00' (SEE L2 FOR MARKS)



L I - M I - O | M O N I M E N T | C O N E I | L I N T I N I  
**WASATCH ROCK REDEVELOPMENT**  
 Cottonwood Heights, Utah





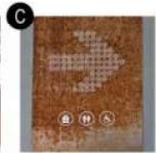
PLANTER BEDS WITH COPPER FINISH, SEE ATTACHED CONCRETE SEATING



COPPER FINISH SEATING



TEXTURED BRICK WALL



WOOD GRAY METAL FINISH SIGN



ACTIVE COURTYARD



PASSIVE COURTYARD



PASSIVE COURTYARD

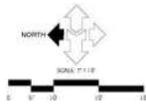


PASSIVE COURTYARD



PASSIVE COURTYARD

LI • • • • • TMENT • • • • • CEL  
**WASATCH ROCK REDEVELOPMENT**  
 Cottonwood Heights, Utah



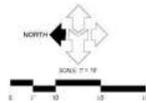
Draft



A CONCRETE PAVEMENT, 12" THICK, 18" SQUARE, 12" JOINTS  
B BRICK WALL WITH COPPER METAL SIGN  
C TRAIL MARKER  
D CONCRETE CURB WITH 4" x 6" METAL GRATE  
E GABRIOLA BED CONCRETE CURB

LI - 0 - S I TC L I O O T I L E I  
**WASATCH ROCK REDEVELOPMENT**

Cottonwood Heights, Utah

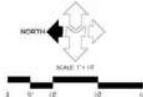




**Draft**



LI - CON | OMINI | MS | SENIO | LI | IN  
**WASATCH ROCK REDEVELOPMENT**  
 Cottonwood Heights, Utah





LIGHT FIXTURE SCHEDULE

NO.	SYMBOL	DESCRIPTION	MANUFACTURER	REMARKS	QUANTITY	UNIT	CLASS	SYSTEM	NOTES
01		REcessed LED DOWNLIGHT	OSRAM	OSRAM RAR 1000000000	1	EA	01	01	OSRAM RAR 1000000000
02		REcessed LED DOWNLIGHT	OSRAM	OSRAM RAR 1000000000	1	EA	02	02	OSRAM RAR 1000000000
03		REcessed LED DOWNLIGHT	OSRAM	OSRAM RAR 1000000000	1	EA	03	03	OSRAM RAR 1000000000
04		REcessed LED DOWNLIGHT	OSRAM	OSRAM RAR 1000000000	1	EA	04	04	OSRAM RAR 1000000000
05		REcessed LED DOWNLIGHT	OSRAM	OSRAM RAR 1000000000	1	EA	05	05	OSRAM RAR 1000000000

**DSAD SERIES - LED** P101

Mounting Styles: Standard, Flush Mount

MODEL	OPTICS	LED	VOLTAGE	MOUNTING	FINISH	OPTIONS
DSAD-101	101	101	101	101	101	101

**P201**

Specifications: P201, 100W, 120V, 1000lm, 1000000000

**Draft**

**RSX1 LED** P202 P203

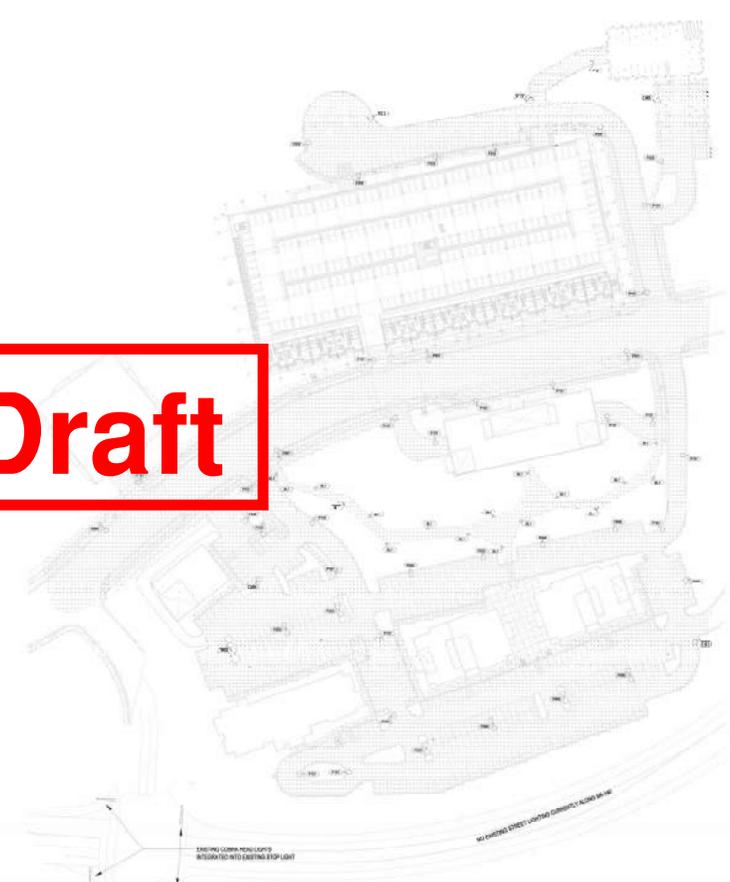
Specifications: RSX1 LED, 100W, 120V, 1000lm, 1000000000

MODEL	OPTICS	LED	VOLTAGE	MOUNTING	FINISH	OPTIONS
RSX1-202	202	202	202	202	202	202

**TORNADO SERIES - LED** BL1

Panel Option, Mounting Bracket, Flush Module

LUMINAIRE	OPTICS	LED	FINISH	OPTIONS
TORNADO-101	101	101	101	101



## **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 through out 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. Examples of the signage and monument locations are included in the landscape submission package.

### **Retail signage:**

Sign structure or sign display area allowed: The aggregate area of the wall signs displayed on a premises shall not exceed 15% of the aggregate area of the walls where signs are to be located.

How displayed: The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

### **Residential/Hospitality/Office Signage:**

Sign structure or sign display area allowed: The aggregate area of the wall signs displayed on a premises shall not exceed 15% of the aggregate area of the walls where signs are to be located.

How displayed: The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

### **Wayfinding and Internal Signage:**

Monument and directional signs shall be placed strategically to allow pedestrians to easily identify and navigate the property. Each entrance to a building shall be allowed a directional sign if desired and deemed to be useful for pedestrians. See Master Signage Plan for heights and locations of signs.

### **Additional Limitations:**

All signs must be compatible to the overarching theme and architecture of the project.

December 12, 2019

Adam Davis  
Rockworth Companies  
4655 South 2300 East, Suite 205  
Holladay, UT 84117

**RE: Wasatch Rock Redevelopment  
Site Sustainability List**

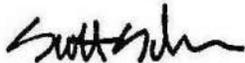
Adam,

Below is a list of items that we feel would be considered "sustainable" practices regarding the proposed site development at the Wasatch Rock Redevelopment project.

1. Water efficient landscaping
2. Maximize open space
3. Protect or restore native habitat
4. Access to public transportation
5. Connectivity between development parcels
6. Pedestrian and bicycle paths
7. Low-emitting and fuel-efficient vehicle parking
8. Storage and collection of recyclables
9. Use of regional materials where appropriate

This listing only includes items for the site and not the buildings. These items will need to be handled by the architect. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Scott "Skip" Schoonover, PLA, ASLA  
Principal Landscape Architect



In addition to the landscaping design above, the following are green build design recommendations that we will consider during construction of the project:

### **GREEN BUILD**

Principles of Sustainability for this project are proposed to include:

1. Conserve energy short term and explore renewable energy sources long term
2. Facilitate reuse and recycling of natural resources and synthetic materials
3. Design sites, structures and landscapes that are resource efficient and environmentally responsible over their entire life cycle.
4. Practice eco-friendly maintenance and clearing
5. Optimize fuel efficiency of and minimize pollutants.
6. Use high efficient, low-toxin materials, supplies and equipment that are produced and transported responsibly.

This project is proposed to have an emphasis on sustainability, including:

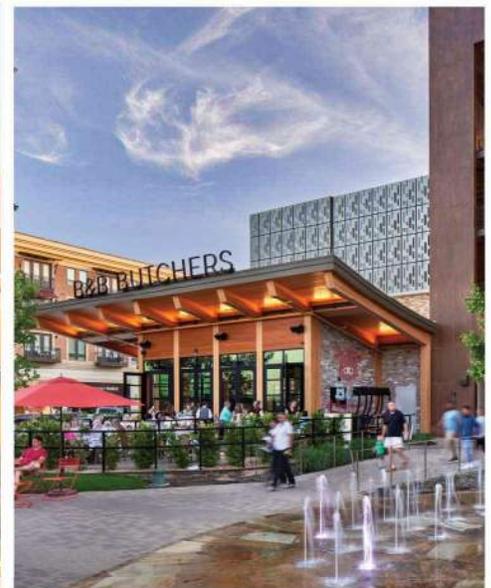
1. Efficient site design with mixed-use component and density supporting sustainability principles.
2. Meeting or exceeding Energy Conservation Codes including the 2015 International Energy Conservation Code.
3. Implementing tight exterior envelopes and efficient mechanical systems with insulation, caulking and sealing methods meeting or exceeding HERS ratings of Energy Star compliance.
4. Installing full-cavity insulation at both walls and roof elements that exceed code minimums.
5. Installing high energy efficient appliances, mechanical HVAC equipment, water heaters, and electrical light fixtures, with each component having Energy Star compliance or better.
6. Installing low-water use plumbing fixtures exceeding code minimums.
7. Installing low-E high efficient double-pane window systems with tight 4-sided flashing at the exterior envelope.

# Wasatch Rock

## Design Theme and Architectural Standards

Wasatch Rock offers a variety of land uses including retail, office, hotel, for rent residential, for sale residential, and senior housing in a modern mountain village setting to meet the needs of the Cottonwood Heights community. The Modern Mountain architectural theme will be woven throughout the project knitting together a wide variety of building types, heights and massing to create a unified feel for the overall project. Architecturally, the Modern Mountain theme will incorporate both current and rustic design elements and materials such as wood beams, steel, metal panel, glass, stone, and concrete to ground the design while incorporating exposed structural and decorative concrete used strategically to pay homage to the former use of the site. Earth tone colors will be prevalent throughout the project to complement and blend into the mountain backdrop. The wide variety of building types, heights and massing will be unified by the Modern Mountain design theme creating Wasatch Rock, a new vibrant community within Cottonwood Heights.

## Overall Village Inspiration Images



## Office/Mixed-Use Inspiration Images



## Hotel Inspiration Images



## Retail Inspiration Images



## Residential Condo/Apartment Inspiration Images



# Senior Housing Inspiration Images

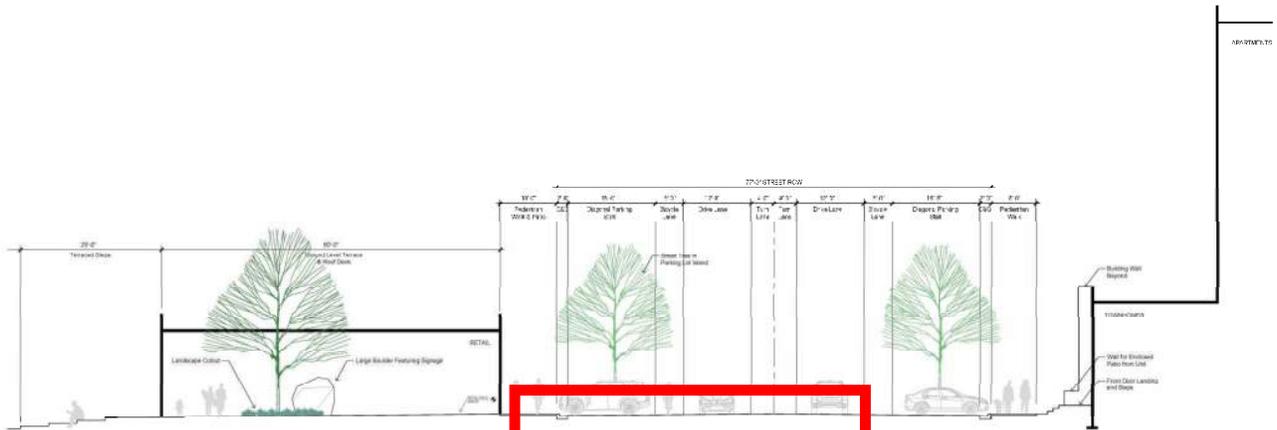


## Parking Structure Screening Inspiration Images

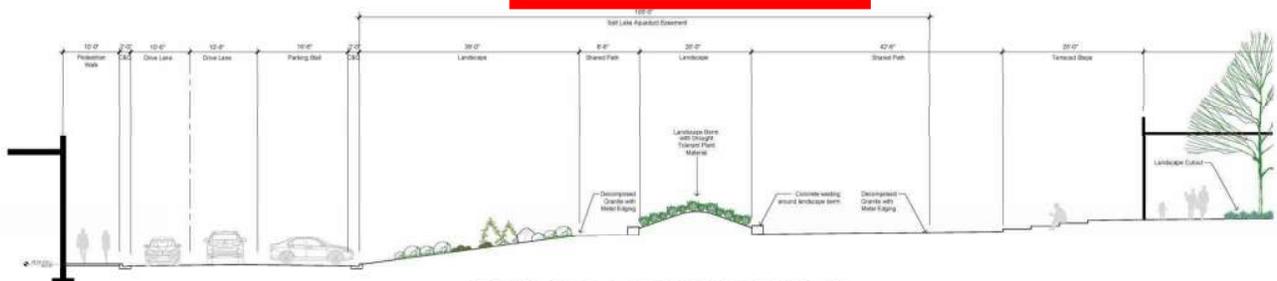








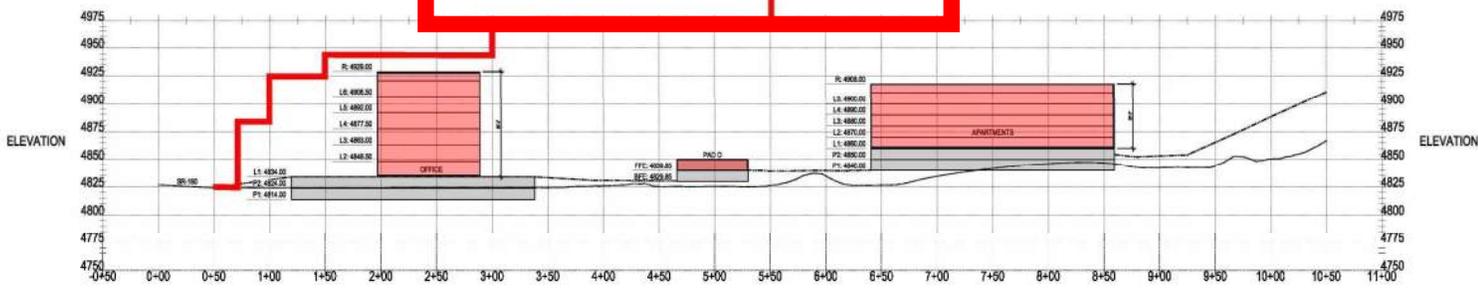
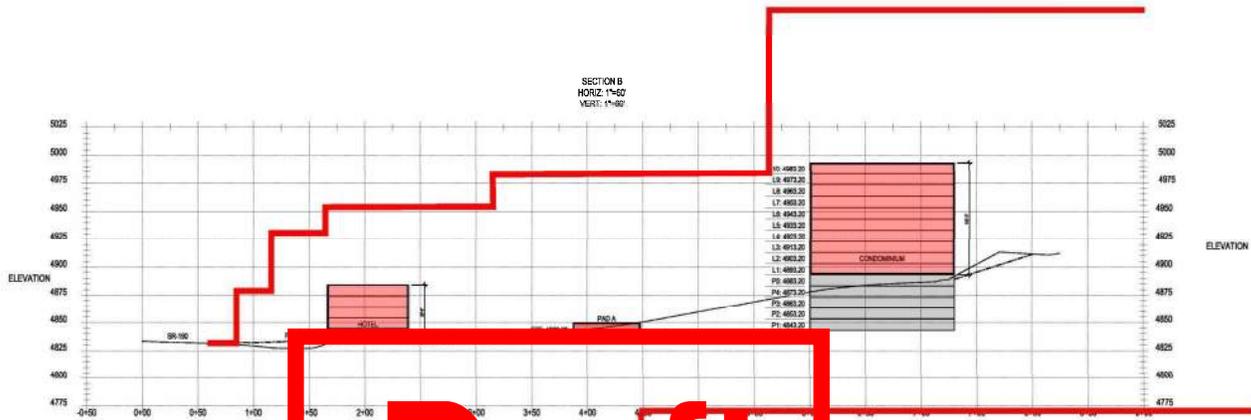
SECTION @ UPPER WASATCH DRIVE  
 SCALE: 1/8" = 1'-0"  
**Draft**



SECTION @ SALT LAKE AQUADUCT OPEN SPACE  
 SCALE: 1/8" = 1'-0"

L10 - SITE SECTION  
**WASATCH ROCK REDEVELOPMENT**  
 Cottonwood Heights, Utah







# PLANNING COMMISSION STAFF REPORT

Conditional Use Permit: Wireless Telecommunications Facility

Meeting Date: June 3, 2020

Staff Contact: Andy Hulka, Planner  
(801-944-7065, ahulka@ch.utah.gov)

## Summary

**Project #:**

CUP-20-009

**Subject Property:**

8800 S. Kings Hill Dr. #A

**Actions Requested:**

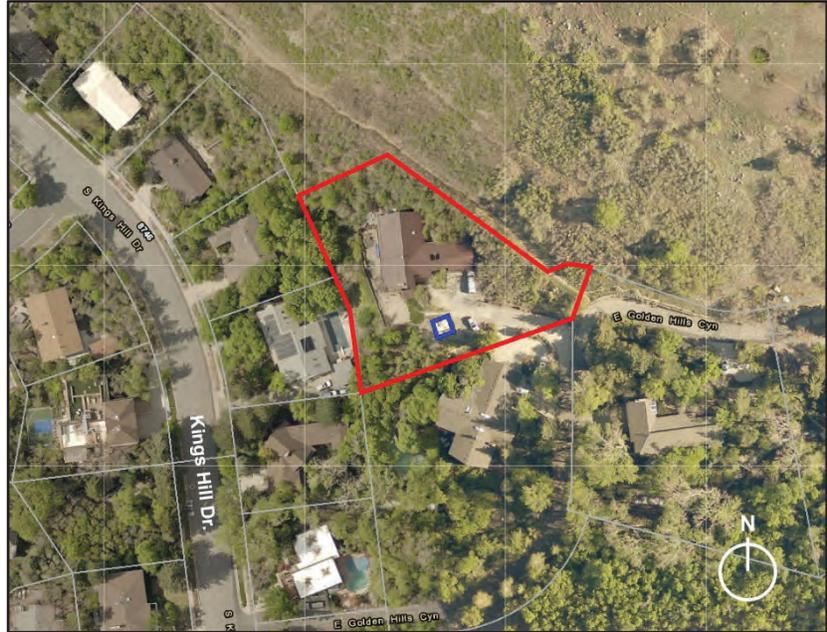
1. Conditional use permit for a wireless telecommunication facility.
2. Reduction to the minimum yard requirements for a public use.

**Applicant:**

Dimond Zollinger (SLC  
Department of Public Utilities)

**Recommendation:**

Approve, with conditions



*Aerial View (with proposed facility location in blue)*

## Context

**Property Owner:**

Suzanne Harris  
(Easement owned by SLC  
Department of Public Utilities)

**Parcel Number:**

28-01-127-009

**Acres:**

0.70 acres

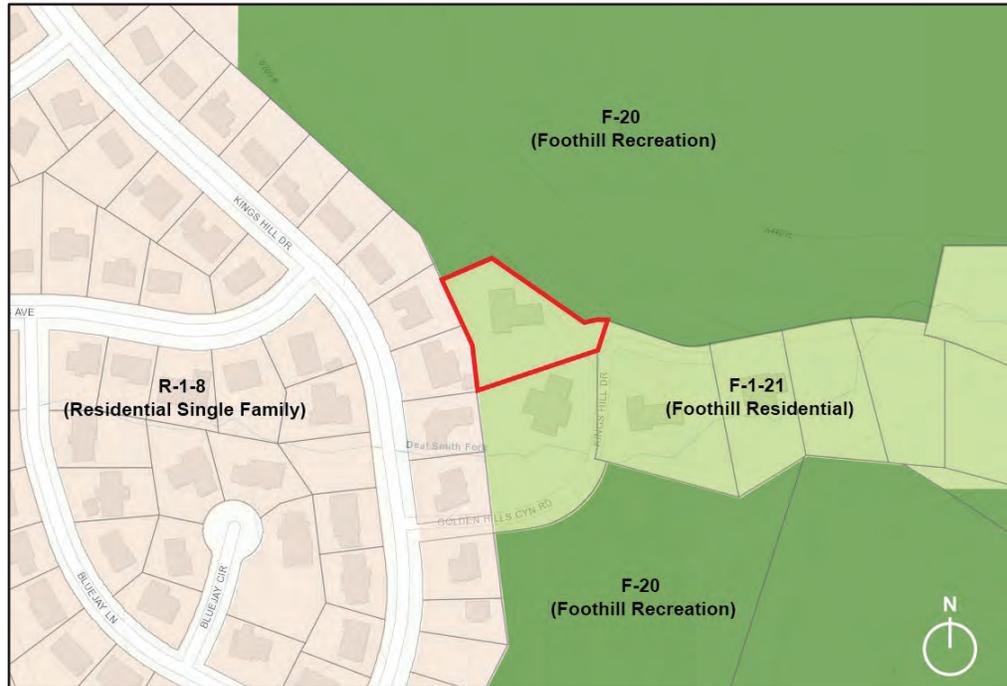


*Looking west from driveway*

## Zoning and Land Use

**Zone:**  
F-1-21 (Foothill Residential)

**Land Use:**  
Sensitive Lands



*Zoning Vicinity Map*

## Site Photos



*Existing pump station, looking north towards the primary dwelling*



*Existing pump station, looking west towards neighboring property*

---

## Request

### Applicant Proposal

Salt Lake City Department of Public Utilities (SLCDPU) has submitted a conditional use permit application for a new wireless facility at 8800 S. Kings Hill Dr. #A. There is an existing underground pump station on the property that was built in 1970 to supply drinking water to the homes in the Golden Hills Subdivision. SLCDPU plans to rehabilitate the pump station by replacing the pumps and piping and making improvements to the structure itself. The structure improvements will include an above-ground pump vault entrance with a ten-foot Supervisory Control and Data Acquisitions (SCADA) antenna on top. The SCADA antenna will allow SLCDPU to remotely control the pump station and monitor water quality.

SLCDPU initially proposed a 30-foot standalone SCADA antenna elsewhere on the property but revised the design to the current proposal after receiving feedback from neighboring property owners. The applicant's intent is to use colors and materials on the above-ground structure to match the primary dwelling on the property.

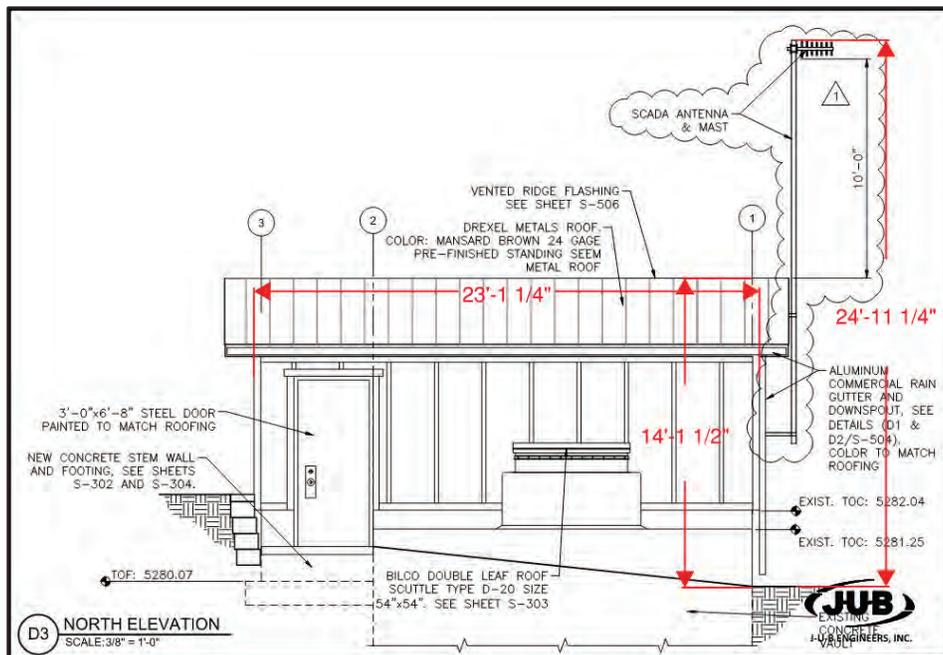
### Proposed Site Plan, Design, and Photos

All proposed improvements will take place in the location of the existing pump station, which is in the side yard area of the residential property.

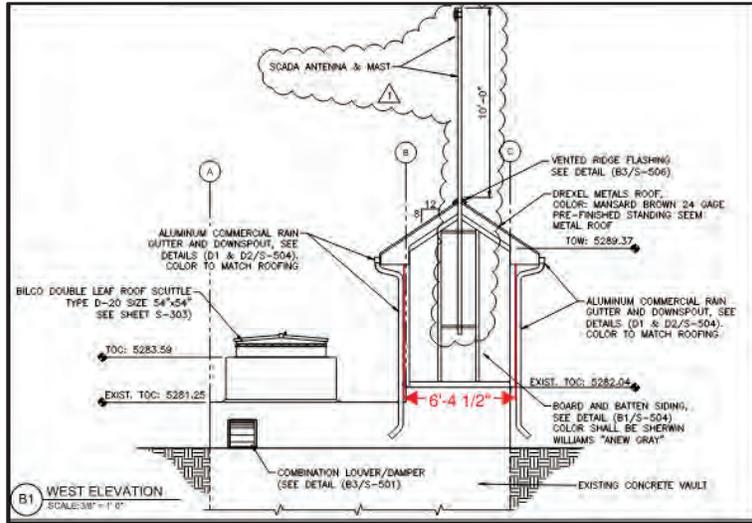


Site Plan

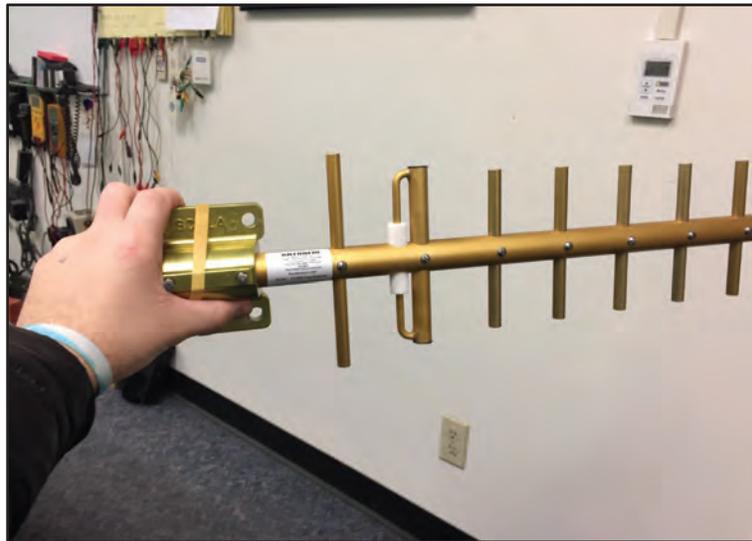
The above-ground entrance structure is proposed to be approximately 6.5 ft. by 23 ft. (approx. 150 sq. ft.) and just over 14 ft. above grade at the highest point (or about 10.5 ft. above the existing concrete). The SCADA antenna is proposed to be approximately 24-25 ft. above existing grade on the west side of the structure (about 20 ft. over the existing concrete).



North Elevation



*West Elevation*



*Proposed SCADA Antenna*



*Example SCADA Antenna on Other SLCDPU Pump Station*

---

## Ordinance Review

### Conditional Uses

Roof mounted wireless facilities are classified as a conditional use, allowable only on nonresidential buildings in the F-1-21 (Foothill Residential) zone, per section 19.83.050 of the zoning ordinance (Allowable Uses). The Planning Commission may review the request to determine whether the materials and colors match or blend with the surrounding natural or built environment to the greatest extent practicable. The Planning Commission may not consider electromagnetic or microwave radiation when considering a conditional use for a wireless facility:

**19.83.090 Additional Conditional Use Requirements.**

*I. In considering a conditional use application for a telecommunications tower, the planning commission shall not consider evidence that the electromagnetic or microwave radiation used by communication services detrimentally affects public health or the environment. The planning commission may, however, consider other valid health and safety concerns, such as structural integrity, electrical safety, etc.*

In order for the antenna to be located on the edge of the roof as proposed, the antenna must be a stealth facility, as defined in the zoning ordinance:

**19.83.020 Definitions.**

*“Stealth facility” means a facility which is either: (1) virtually invisible to the casual observer, such as an antenna behind louvers on a building, or inside a steeple or similar structure; or (2) camouflaged, through stealth design, so as to blend in with its surroundings to such an extent that it is indistinguishable by the casual observer from the structure on which it is placed or the surrounding in which it is located. Examples of stealth facilities include antennas which are disguised as flagpoles, as indigenous trees, as rocks, or as architectural elements such as dormers, steeples and chimneys. To qualify as “stealth” design, the item in question must match the type of item that it is mimicking in size, scale, shape, dimensions, color, materials, function and other attributes as closely as possible, as reasonably determined by the city.*

The Planning Commission must also authorize a reduction to the yard requirements for the structure. Typically, accessory structures in residential zones are not allowed to be located in a front, side, or corner side yard area of any lot, per section 19.76.030.B of the zoning ordinance (Accessory Buildings – Area of Coverage and Building Area). Because this structure is for a public use (water utility), the Planning Commission may authorize the above-ground portion of the structure to be located in the side yard area of the property:

**19.76.030 Structures, bulk and massing requirements.**

*C. Public use—reduced lot area and yards. The minimum lot area and minimum yard requirements of this title may be reduced by the planning commission for a public use. The planning commission shall not authorize a reduction in the lot area or yard requirements if rule 19.76.030(H), “Additional height allowed when,” is in use, or unless the evidence presented is such as to establish that the reduction will not, under the circumstances of the particular case, be*

*detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.*

**Staff Analysis: The request is generally compliant with the requirements of the zoning ordinance for a public use with a roof mounted wireless facility. The Planning Commission should review and make specific recommendations for what stealth design method would be appropriate for this project.**

### Criteria for Granting the Conditional Use Permit

The city code establishes the criteria by which a conditional use permit may be issued:

**19.84.020 Approval standard.**

*A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

### Recommendation

Staff recommends approval of CUP-20-009, with the following conditions of approval:

1. A building permit must be obtained from the city prior to construction of the facility.
2. As part of the building permit application, the applicant must submit a certificate from a licensed professional engineer certifying that the design of the facility meets all applicable standards for the facility, including, but not limited to: electrical safety, material and design integrity, seismic safety, etc.
3. The antenna must be designed as a stealth facility, which is camouflaged so as to blend in with its surroundings to such an extent that it is indistinguishable by the casual observer from the structure on which it is placed or the surrounding in which it is located. The antenna may be disguised as a flagpole, designed as part of an architectural element such as a steeple or chimney, or otherwise camouflaged with materials and colors that blend in with the surrounding area as approved by the Planning Commission.
4. On no more than one occasion within six months after the facility has been constructed, the Planning Commission or the department may require the color be changed if it is determined that the original color does not blend with the surroundings.
5. The roof mounted antenna shall not vary from the height requirements for accessory structures in the F-1-21 zone. The distance from the top of the antenna to the average natural grade of the above-ground entrance structure must not exceed 20 feet.
6. Continuous outside lighting of the facility is prohibited.
7. Any existing landscaping disturbed or removed during the construction process must be repaired or replaced by the applicant.
8. All utility lines on the lot leading to the accessory building and antenna structure shall be underground.

## Conclusions - Findings for Approval

- The proposed use described in the report is a conditional use in the F-1-21 – Foothill Residential zone.
- A public hearing was held in accordance with local and state requirements.
- The use will comply with the intent, spirit, and regulations of this title and will be compatible with and implement the planning goals and objectives of the city.
- The use will be harmonious with the neighboring uses in the zoning district in which it is to be located.
- Nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed.
- Protection of property values, the environment, and the tax base for the city will be assured.
- The use will comply with the city’s general plan.
- The proposed facility is compatible with the height and mass of existing buildings.
- The proposed facility will be located in a position to provide visual screening to the greatest extent practicable.
- Existing vegetation on the site will be preserved to the greatest extent practicable.
- The facility does not create an unreasonable adverse impact on the city’s mountain viewsheds or other scenic resources.
- Staff will verify compliance with all imposed conditions upon review of the required building permit application.
- Appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts.
- The architecture and building materials are consistent with the development and surrounding uses, and otherwise compatible with the city’s general plan, subdivision ordinance, land use ordinance, and any applicable design standards.
- The reduction of minimum yard requirements for the accessory structure will not, under the circumstances of this particular case, be detrimental to the health, safety or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity.

## Model Motions

### Approval

I move that we approve project CUP-20-009, based upon the conditions and findings for approval outlined in the staff report:

- List any additional conditions of approval...

### Denial

I move that we deny project CUP-20-009, based on the following findings:

- List findings for denial...

## Attachments

- Proposed Plans

**May 15, 2020**

Attn: City of Cottonwood Heights Planning Commission

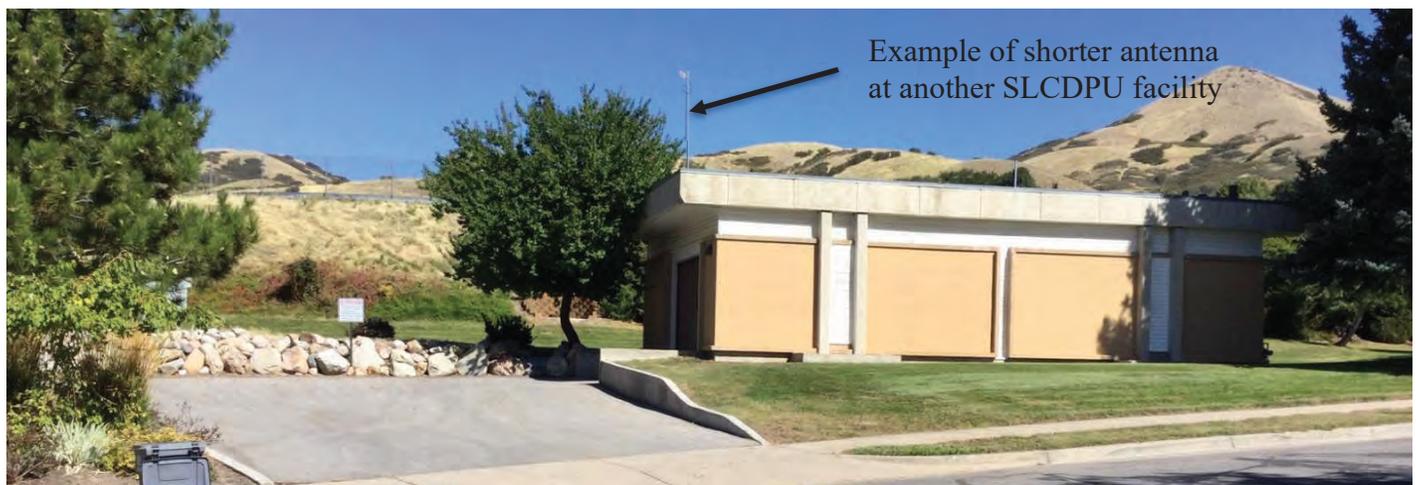
Re: SCADA Antenna for the Golden Hills Pump Station Rehabilitation Project

Dear Members of the Planning Commission:

Salt Lake City Department of Public Utilities (SLCDPU) will be rehabilitating the existing Golden Hills Pump Station located at 8800 S. Kings Hill Drive #A. This pump station was built in 1970 and supplies drinking water to the homes in the Golden Hills Subdivision. The pump station is located on private property but SLCDPU owns an Easement for the pump station and waterline in this subdivision. Rehabilitating this station is necessary as it is no longer safe for our crews to operate and the mechanical components are well past their functioning life span. The rehabilitation will include new piping, new pumps, improvements to the site and structure itself, and is scheduled for this summer (2020).

The rehabilitation of the pump station includes installing a SCADA (Supervisory Control and Data Acquisitions) system. The new SCADA system will allow SLCDPU to control and monitor the pump station and water quality remotely in real time by sending and receiving data through an antenna to our network by line of site telemetry. Due to the pump station's location being in a canyon the antenna was initially proposed to be 30 feet tall to transmit and receive signals. However, a new proposal is for a shorter antenna to be installed on top of the pump station building.

There have been several residents that have reached out with concerns about the proposed 30-foot-tall standalone antenna. Due to these concerns our SCADA and Engineering team have re-accessed the situation and propose another option that would have less of an impact to residents. SLCDPU will now install a receiver station at one of our water reservoirs located in line of sight approximately eight miles to the northwest of Golden Hills in order to relay the signal to our network. This will allow the new antenna at Golden Hills to be much shorter (by approximately 10 feet) because the receiver station would have a less impeded line of site. The new approximately 10-foot-tall antenna will be placed on the roof of the new pump station structure. For reference, see photo below of a similar antenna on one of SLCDPU other pump stations.



Residents were also concerned that allowing this antenna would open the door for other utility companies to install antennas (i.e. cellular 5G antennas) at this location. This would not be the case as the proposed antenna would be in the SLCDPU Easement and the Easements specifies it is only for the "installation, maintenance, replacement and repair of the pumping station".



## Golden Hills Pump Station Rehab Project Summer 2020

SLCDPU would like the Planning Commission for the City of Cottonwood Heights to approve the installation of this SCADA antenna for the Golden Hills Pump Station. The SCADA system would bring the pump station to current system standards, eliminate the need and possible error of manually checking the system, and help SLCDPU to continue to provide safe drinking water by being able to more closely monitor the pump station and water quality.

Sincerely,

A handwritten signature in black ink, appearing to read "Dimond Zollinger".

Dimond Zollinger - Project Engineer

Salt Lake City Department of Public Utilities  
1805 West 500 South  
Salt Lake City, UT 84104  
[Dimond.zollinger@slcgov.com](mailto:Dimond.zollinger@slcgov.com),  
(801) 483-6766

# SALT LAKE CITY CORPORATION

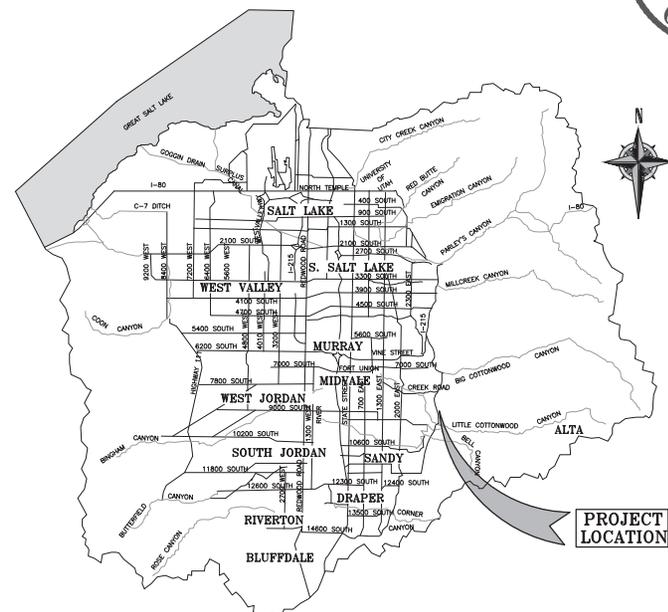
## THE DEPARTMENT OF PUBLIC UTILITIES

DRAWINGS FOR CONSTRUCTION OF  
**GOLDEN HILLS PUMP STATION REHABILITATION**

PROJECT NO. 513416366  
 FISCAL YEAR 2019-2020



**Public**  
**Utilities**



**PROJECT VICINITY MAP**



ERIN MENDENHALL – MAYOR

CITY COUNCIL

JAMES ROGERS	DARIN MANO
ANDREW JOHNSTON	DAN DUGAN
CHRIS WHARTON	AMY FOWLER
ANA VALDEMOROS	

APPROVED

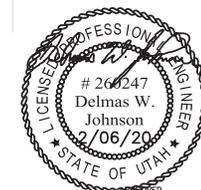
\_\_\_\_\_  
 LAURA BRIEFER  
 DIRECTOR OF PUBLIC UTILITIES



**J-U-B ENGINEERS, INC.**  
 392 E. WINCHESTER ST.  
 SUITE 300  
 SALT LAKE CITY, UT 84107  
 phone: 801.886.9052  
 www.jub.com

APPROVED

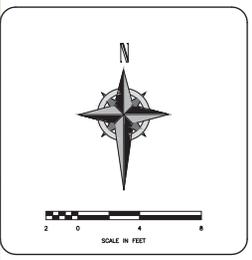
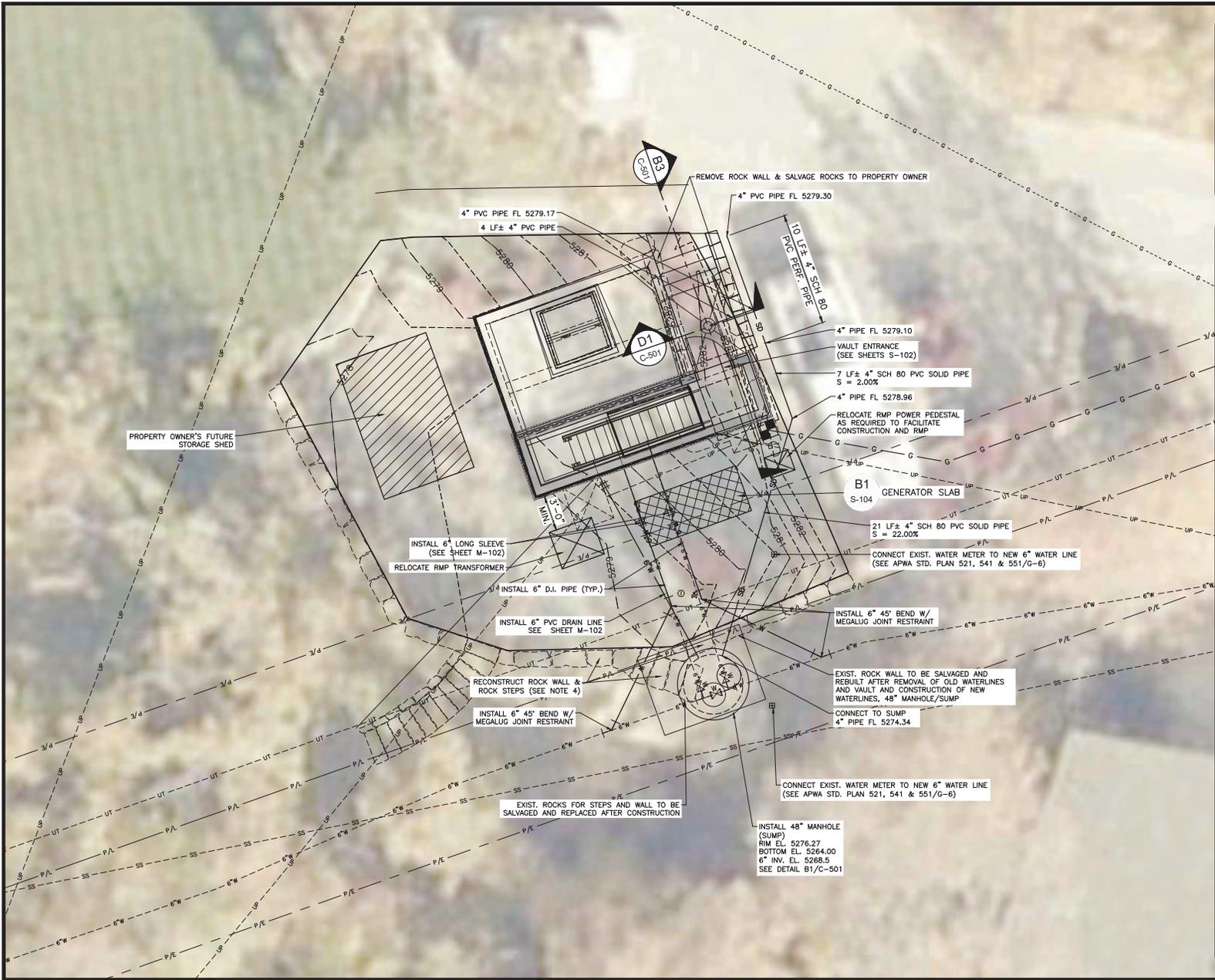
\_\_\_\_\_  
 JASON BROWN, P.E.  
 CHIEF ENGINEER



\_\_\_\_\_  
 DELMAS W. JOHNSON P.E.  
 PROJECT ENGINEER



\\S:\FILES\Projects\Projects\JUB\Salt Lake City Public Utilities\33-19-224 Golden Hills Pump Station\CAD\Sheet\Civil\33-19-004-C-101\_Site-Plan.dwg Mod: 05/20/20 - 2:07pm



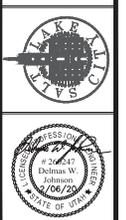
**SHEET NOTES**

1. SEE STRUCTURAL DRAWINGS FOR PUMP VAULT IMPROVEMENTS.
2. SEE MECHANICAL DRAWINGS FOR PIPING IMPROVEMENTS.
3. INSTALL 48" MANHOLE/SUMP IN THE LOCATION OF THE EXISTING VALVE VAULT AFTER THE VAULT HAS BEEN REMOVED.
4. PRIOR TO DEMOLITION OF EXIST. VALVE VAULT THE ROCK RETAINING WALL AND ROCK STEPS SHALL BE REMOVED AND STOCKPILED ON SITE. AFTER WATERLINES AND SUMP HAVE BEEN INSTALLED, THE CONTRACTOR SHALL RECONSTRUCT ROCK RETAINING WALL AND STEPS MATCHING THE REMAINING WALL CONSTRUCTION.

SCALE: 1" = 4'  
**VERIFY SCALE**  
 BAR IS ONE INCH ON ORIGINAL DRAWING

NO.	DATE	REVISIONS	MADE BY	AUTH. BY

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES  
**GOLDEN HILLS PUMP STATION**  
 REHABILITATION  
**SITE IMPROVEMENT PLAN**



**CALL BEFORE YOU DIG.**  
 IT'S FREE AND IT'S THE LAW.  
 BLUE STAKES OF UTAH  
 Utility Notification Center, Inc.  
 1-800-662-4111  
 www.bluestakes.org  
 Dig Safely.

DRAWING NO.  
**C-102**  
 SHEET 08 OF 49

\\S:\FILES\Public\Projects\JUB\Salt Lake City Public Utilities\33-19-224 Golden Hills Pump Station\CAD\Sheet\Civil\33-19-004-C-101-Site-Plan.dwg May 20, 2020 - 4:38pm



**SHEET NOTES**

1. LOCATION AND SIZE OF NEW GAS SERVICE TO BE DETERMINED BY DOMINION ENERGY.

SCALE: 1" = 10'

**VERIFY SCALE**  
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGNED BY: MJC	DATE: 11/20/20
DRAWN BY: JMM	DATE: May 2020
CHECKED BY: JMM	
APPROVED BY: JMM	
EWO NO: 03/14/066	
ACCOUNT NO: 03/14/066	

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/20/20	ADDITION OF SCADA ANTENNA LOCATION

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES  
**GOLDEN HILLS PUMP STATION  
 REHABILITATION**  
**SITE UTILITY PLAN**

**CALL BEFORE YOU DIG.**  
 IT'S FREE AND IT'S THE LAW.

**BLUE STAKES OF UTAH**  
 Utility Notification Center, Inc.  
 1-800-662-4111  
 www.bluestakes.org

Dig Safely.

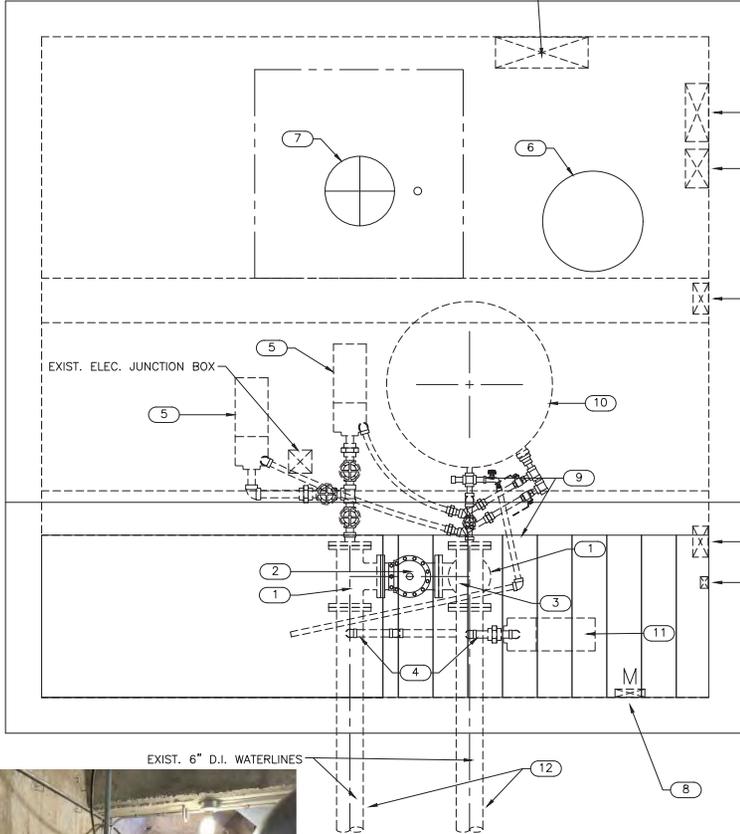
DRAWING NO.  
**C-103**

SHEET **09** OF **49**



\\SCLFILES\Public\Projects\JUB\Site - Lake City Public Utilities\GIS-19-224 Golden Hills Pump Station\CAD\Sheet\Mechanical\08-19-2024\_M-101.dwg Mar 05, 2020 - 2:09pm

**D1** EXISTING PIPE LAYOUT  
SCALE: 3/4" = 1'-0"



EXIST. MAIN DISCONNECT  
EXIST. FUSE PANEL  
EXIST. CONTROL PANEL

EXIST. FUSE PANEL  
EXIST. MAIN DISCONNECT

EXIST. COMPRESSOR DISCONNECT

EXIST. ELEC. JUNCTION BOX

EXIST. JUNCTION BOX  
EXIST. ELECT. OUTLET

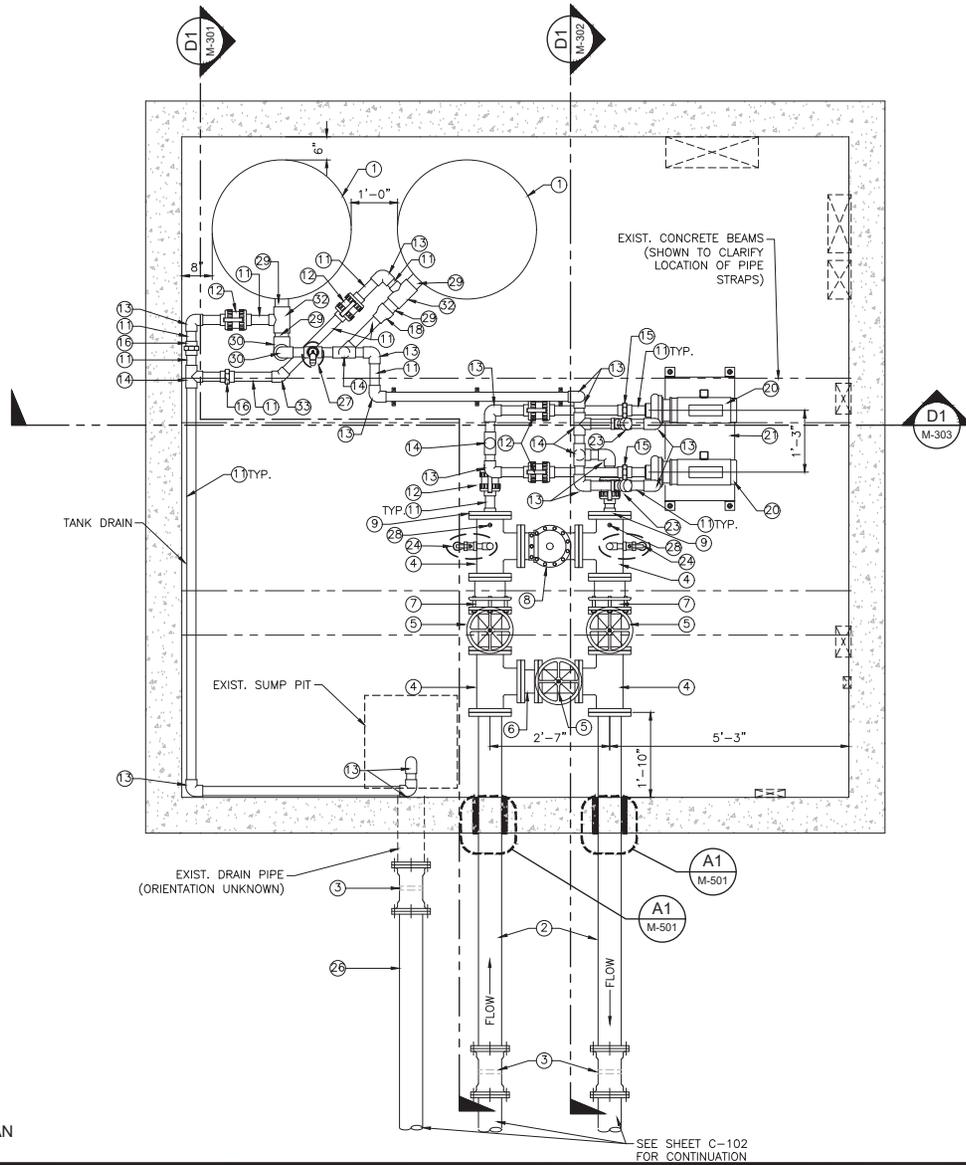
EXIST. 6" D.I. WATERLINES



- NOTES**
1. REMOVE 6" D.I. TEE AND BLIND FLANGE.
  2. REMOVE 6" CHECK VALVE.
  3. REMOVE 6" 90° BEND.
  4. CLOSE CORP STOP VALVE AND REMOVE AND DISPOSE OF BY-PASS PIPING, (INCLUDES PIPES, VALVES AND FITTINGS).
  5. REMOVE AND SALVAGE BOOSTER PUMPS TO SLC PUBLIC UTILITIES.
  6. REMOVE AND SALVAGE AIR COMPRESSOR TO SLC PUBLIC UTILITIES.
  7. CUT EXIST. STEEL CASING OFF AT FLOOR LEVEL. FILL CASING WITH GRAVEL. CAP CASING WITH CONCRETE TO FLOOR TOP OF FLOOR.
  8. EXIST. ELEC. METER TO BE RELOCATED OUTSIDE OF VAULT. SEE ELECTRICAL PLANS.
  9. REMOVE TANK TO 6" WATER LINE PIPING (INCLUDING DRAIN PIPE).
  10. REMOVE AND DISPOSE OF PRESSURE TANK.
  11. BY-PASS PUMP AND PIPING TO BE REMOVED. PUMP TO BE SALVAGED TO SLC PUBLIC UTILITIES.
  12. REMOVE EXIST. WATER PIPES TO EXIST. VALVE VAULT. (SEE EXISTING SITE PLAN, SHEET C-101)

SCALE: NONE		<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING
DESIGNED BY: MJC	DRAWN BY: JMM	
MADE BY:	CHECKED BY: DMJ	APPROVED BY: DMJ
NO. DATE	DATE: March 2020	EWO NO: 112866
ACCOUNT NO. 215112866		
REVISIONS		
SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION REHABILITATION <b>MECHANICAL REMOVAL</b>		
DRAWING NO. <b>M-101</b>		
SHEET 13 OF 49		

\\S:\FILES\Public\Projects\JUB\Salt Lake City Public Utilities\Golden Hills Pump Station\CAD\Sheet\Mechanical\05-19-24\_05-19-24\_M-102\_M-101.dwg Mar 05, 2020 - 2:09pm



PIPING LAYOUT PLAN  
SCALE: 3/4" = 1'-0"

**MATERIALS LIST**

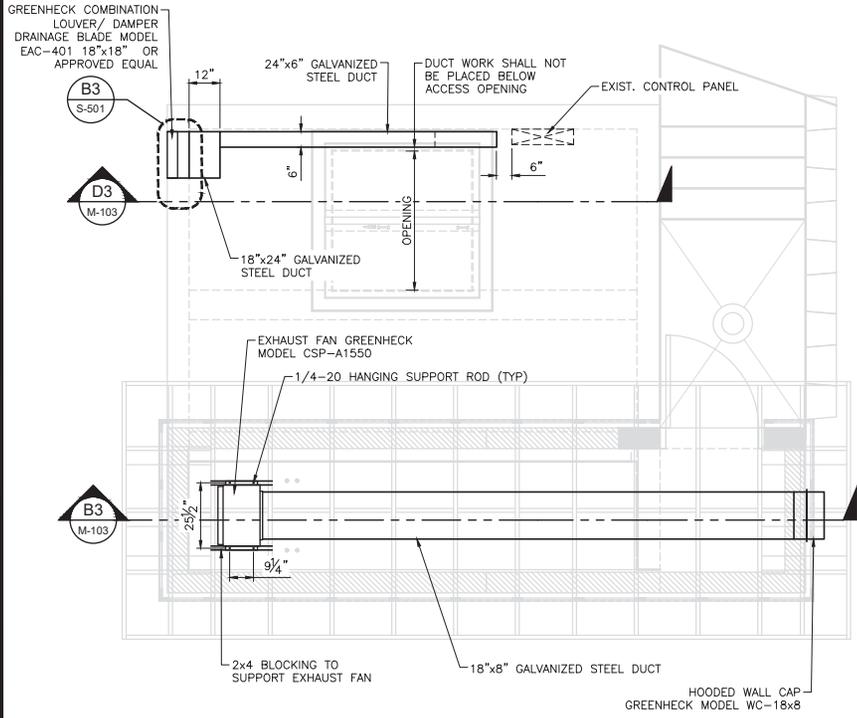
1. PRESSURE TANK W/SIESMIC RESTRAINTS
2. 6" D.I. PIPE (FLGXPE)
3. 6" LONG SLEEVE (MJ)
4. 6" D.I. TEE (FLG)
5. 6" GATE VALVE (FLG)
6. 6" D.I. PIPE (FLG)
7. 6" FLANGE COUPLING ADAPTOR WITH RESTRAINING LUGS
8. 6" CHECK VALVE (FLG)
9. 6" BLIND FLANGE W/ 2" TAP
10. 2" x 1 1/2" PVC REDUCER
11. 2" SCH 80 PVC PIPE
12. 2" SCH 80 PVC TURN BALL VALVE, UNIVERSAL ENDS, TRUE UNION
13. 2" SCH 80 PVC 90° BEND
14. 2" SCH 80 PVC TEE
15. 2" SCH 80 PVC UNION
16. 1 1/2" SCH 80 PVC PIPE
17. 3" SCH 80 PVC TEE
18. 3" x 2" SCH 80 PVC REDUCER
19. 2" 2 HOLE GALVANIZED PIPE STRAP
20. 1 1/2" x 2" BOOSTER PUMP
21. PUMP PEDESTAL. (SEE DETAIL B1/M-502)
22. PIPE SUPPORT. (SEE DETAIL D2/M-501)
23. 2" BRASS CHECK VALVE (THD.)
24. SAMPLING TAP/PRESSURE GAUGE. (SEE DETAIL D2/M-501)
25. 2" COMPOUND WATER METER (VERTICAL ORIENTATION)
26. 6" SDR 35 PVC PIPE
27. 1" AIR/VACUUM RELIEF VALVE ASSEMBLY (SEE DETAIL B3/M-501)
28. PRESSURE TRANSMITTER. (SEE DETAIL B2/M-501)
29. 3" SCH 80 PVC PIPE
30. 3" SCH 80 PVC 90° BEND
31. 2" SCH 80 PVC FLANGE
32. 3"x3"x2" SCH 80 PVC TEE
33. 3"x2" SCH 80 PVC REDUCER
34. 2" SCH 80 45° BEND



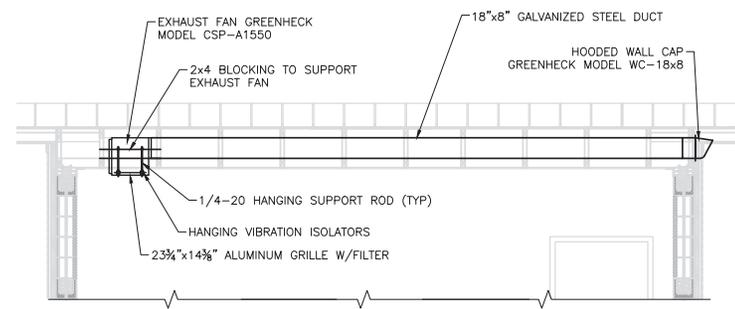
SCALE: NONE BAR IS ONE INCH ON ORIGINAL DRAWING	DESIGNED BY: MJC DRAWN BY: JMM CHECKED BY: DMJ APPROVED BY: DMJ DATE: March 2020 EWO NO: 21512866 ACCOUNT NO: 21512866	<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING	REVISIONS NO. DATE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34	SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION REHABILITATION <b>MECHANICAL LAYOUT</b>		DRAWING NO. <b>M-102</b> SHEET <b>14</b> OF <b>49</b>
--	--	--	--	--	--	---



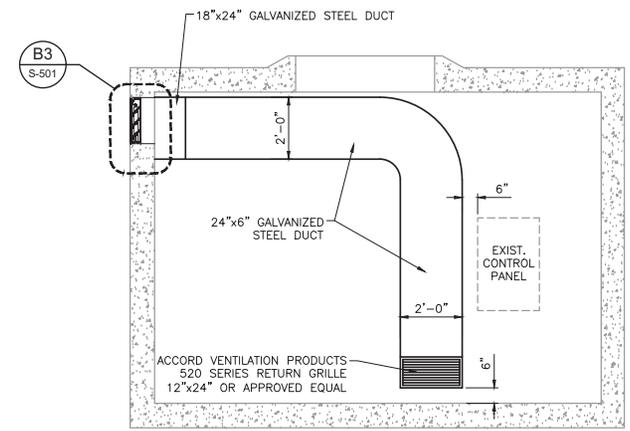
\\S:\FILES\Public\Projects\JUB\Salt Lake City Public Utilities\Golden Hills Pump Station\CAD\Sheet\Mechanical\05-19-24\05-19-24\_M-101.dwg Mar 05, 2020 - 2:10pm



**D1** VENTILATION PLAN  
SCALE: 3/4" = 1'-0"



**B3** EXHAUST DUCT ELEVATION  
SCALE: 1/2" = 1'-0"



**D3** AIR INTAKE DUCT ELEVATION  
SCALE: 1/2" = 1'-0"

SCALE:	NONE
DESIGNED BY:	MJC
DRAWN BY:	JMM
CHECKED BY:	DMJ
APPROVED BY:	DMJ
DATE:	March 2020
EWO NO.:	15141286
ACCOUNT NO.:	15141286

NO.	DATE	REVISIONS

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES  
GOLDEN HILLS PUMP STATION  
REHABILITATION  
**VENTILATION PLAN**

PROFESSIONAL ENGINEER  
Dennis W. Johnson  
1/08/20  
STATE OF UTAH

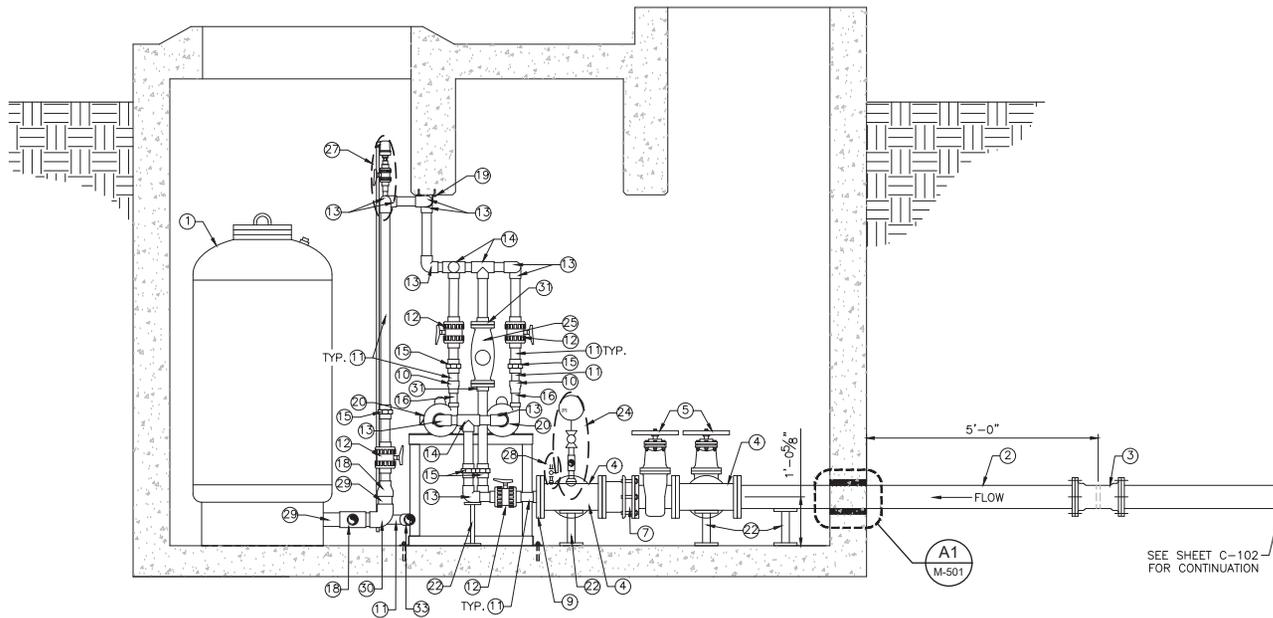
DRAWING NO.  
**M-103**

SHEET **15** OF **49**



\\S:\FILES\Public\Projects\JUB\Salt Lake City Public Utilities\Golden Hills Pump Station\CAD\Sheet\Mechanical\05-19-224\_M-101x.dwg Mar 05, 2020 - 2:11pm

**D1 PIPING SECTION**  
SCALE: 3/4" = 1'-0"



**MATERIALS LIST**

1. PRESSURE TANK W/SIEMIC RESTRAINTS
2. 6" D.I. PIPE (FLGXPE)
3. 6" LONG SLEEVE (MJ)
4. 6" D.I. TEE (FLG)
5. 6" GATE VALVE (FLG)
6. 6" D.I. PIPE (FLG)
7. 6" FLANGE COUPLING ADAPTOR WITH RESTRAINING LUGS
8. 6" CHECK VALVE (FLG)
9. 6" BLIND FLANGE W/ 2" TAP
10. 2" x 1 1/2" PVC REDUCER
11. 2" SCH 80 PVC PIPE
12. 2" SCH 80 PVC TURN BALL VALVE, UNIVERSAL ENDS, TRUE UNION
13. 2" SCH 80 PVC 90° BEND
14. 2" SCH 80 PVC TEE
15. 2" SCH 80 PVC UNION
16. 1 1/2" SCH 80 PVC PIPE
17. 3" SCH 80 PVC TEE
18. 3" x 2" SCH 80 PVC REDUCER
19. 2" 2 HOLE GALVANIZED PIPE STRAP
20. 1 1/2" x 2" BOOSTER PUMP
21. PUMP PEDESTAL. (SEE DETAIL B1/M-502)
22. PIPE SUPPORT. (SEE DETAIL D2/M-501)
23. 2" BRASS CHECK VALVE (THD.)
24. SAMPLING TAP/PRESSURE GAUGE. (SEE DETAIL D2/M-501)
25. 2" COMPOUND WATER METER (VERTICAL ORIENTATION)
26. 6" SDR 35 PVC PIPE
27. 1" AIR/VACUUM RELIEF VALVE ASSEMBLY (SEE DETAIL B3/M-501)
28. PRESSURE TRANSMITTER. (SEE DETAIL B2/M-501)
29. 3" SCH 80 PVC PIPE
30. 3" SCH 80 PVC 90° BEND
31. 2" SCH 80 PVC FLANGE
32. 3"x3"x2" SCH 80 PVC TEE
33. 3"x2" SCH 80 PVC REDUCER
34. 2" SCH 80 45° BEND

SCALE: NONE DESIGNED BY: MJC DRAWN BY: JMB CHECKED BY: DMJ APPROVED BY: DMJ DATE: March 2020 EWO NO: 215218266 ACCOUNT NO: 215218266	REVISIONS NO. DATE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION REHABILITATION <b>PIPING SECTION</b>
---	--	---	---

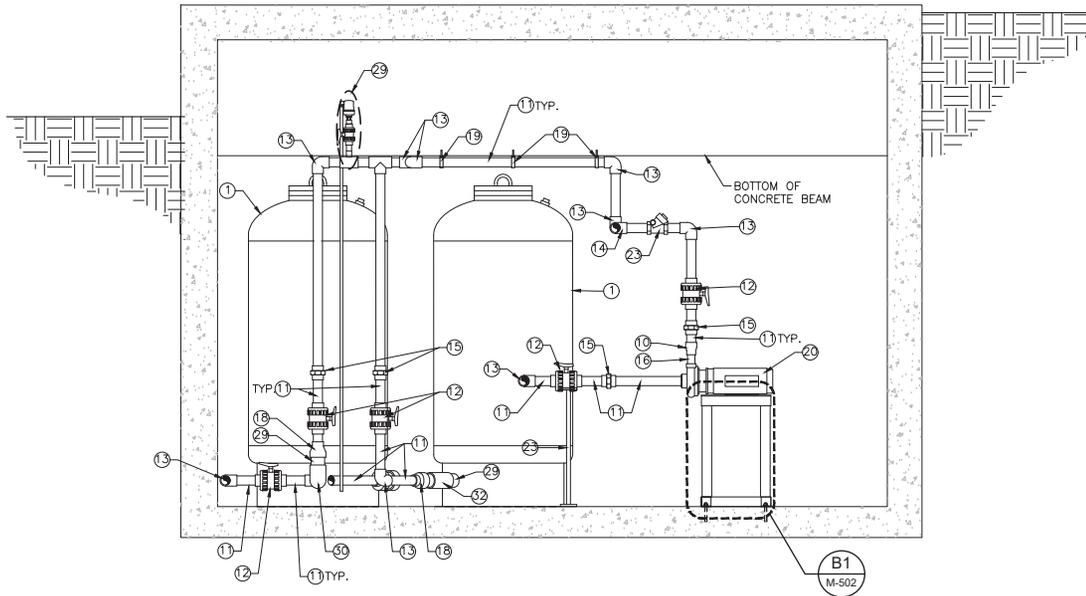
DRAWING NO.	<b>M-301</b>
SHEET	16 OF 49



\\S:\FILES\Public\Projects\JUB\Salt Lake City Public Utilities\Golden Hills Pump Station\CAD\Sheet\Mechanical\05-19-224\_M-19-024\_M-19-024.dwg Mar 05, 2020 - 2:13pm

**D1 PIPING SECTION**

SCALE: 3/4" = 1'-0"



**MATERIALS LIST**

1. PRESSURE TANK W/SIEMIC RESTRAINTS
2. 6" D.I. PIPE (FLGXPE)
3. 6" LONG SLEEVE (MJ)
4. 6" D.I. TEE (FLG)
5. 6" GATE VALVE (FLG)
6. 6" D.I. PIPE (FLG)
7. 6" FLANGE COUPLING ADAPTOR WITH RESTRAINING LUGS
8. 6" CHECK VALVE (FLG)
9. 6" BLIND FLANGE W/ 2" TAP
10. 2" x 1 1/2" PVC REDUCER
11. 2" SCH 80 PVC PIPE
12. 2" SCH 80 PVC TURN BALL VALVE, UNIVERSAL ENDS, TRUE UNION
13. 2" SCH 80 PVC 90° BEND
14. 2" SCH 80 PVC TEE
15. 2" SCH 80 PVC UNION
16. 1 1/2" SCH 80 PVC PIPE
17. 3" SCH 80 PVC TEE
18. 3" x 2" SCH 80 PVC REDUCER
19. 2" 2 HOLE GALVANIZED PIPE STRAP
20. 1 1/2" x 2" BOOSTER PUMP
21. PUMP PEDESTAL. (SEE DETAIL B1/M-502)
22. PIPE SUPPORT. (SEE DETAIL D2/M-501)
23. 2" BRASS CHECK VALVE (THD.)
24. SAMPLING TAP/PRESSURE GAUGE. (SEE DETAIL D2/M-501)
25. 2" COMPOUND WATER METER (VERTICAL ORIENTATION)
26. 6" SDR 35 PVC PIPE
27. 1" AIR/VACUUM RELIEF VALVE ASSEMBLY (SEE DETAIL B3/M-501)
28. PRESSURE TRANSMITTER. (SEE DETAIL B2/M-501)
29. 3" SCH 80 PVC PIPE
30. 3" SCH 80 PVC 90° BEND
31. 2" SCH 80 PVC FLANGE
32. 3"x3"x2" SCH 80 PVC TEE
33. 3"x2" SCH 80 PVC REDUCER
34. 2" SCH 80 45° BEND

SCALE: NONE  
**VERIFY SCALE**  
 BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGNED BY: MJC  
 DRAWN BY: JMM  
 CHECKED BY: DMJ  
 APPROVED BY: DMJ  
 DATE: March 2020  
 EWO NO: 215118366  
 ACCOUNT NO: 215118366

NO.	DATE	REVISIONS

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES  
 GOLDEN HILLS PUMP STATION  
 REHABILITATION  
**PIPING SECTION**



DRAWING NO.  
**M-303**

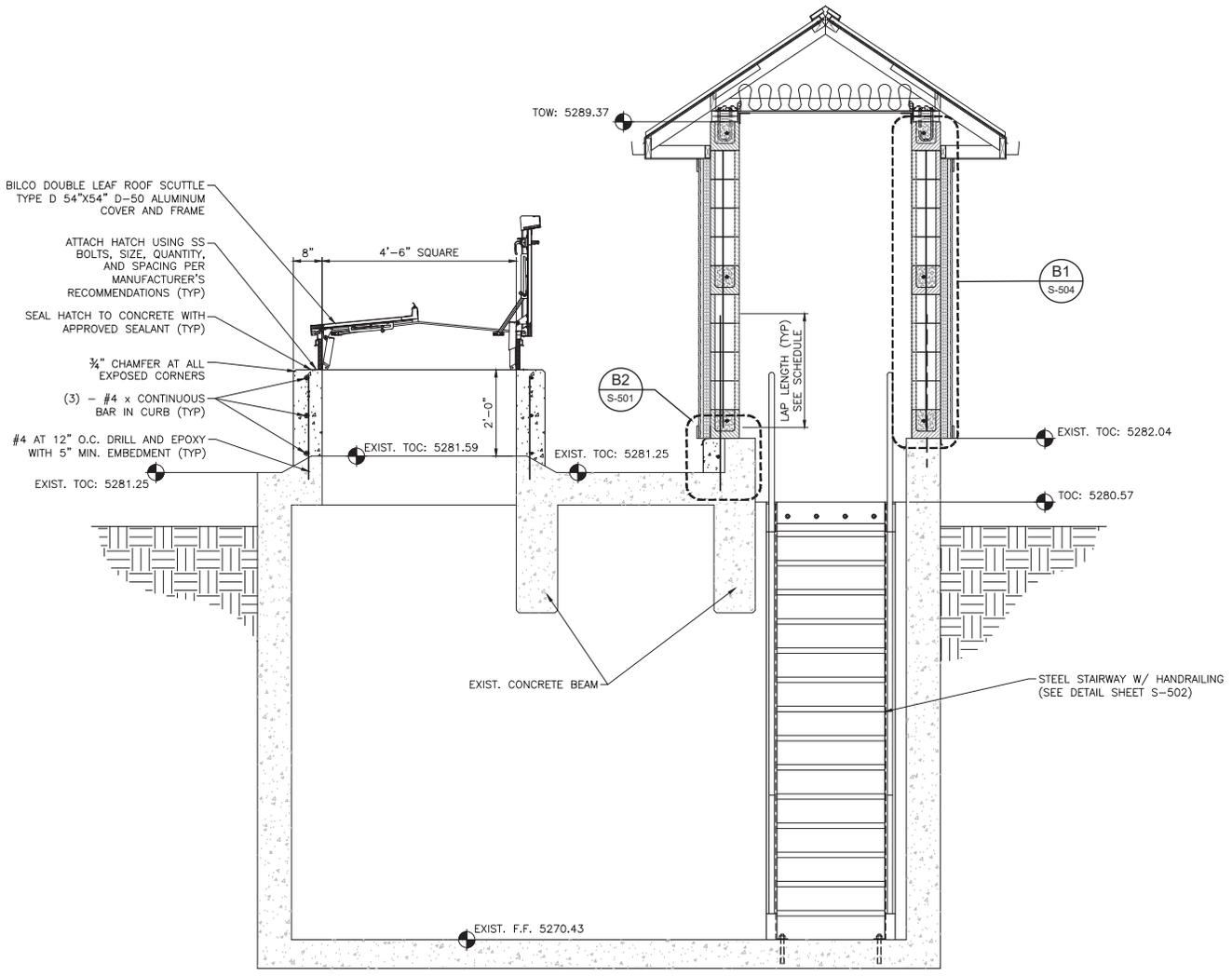






\\S:\FILES\Public\Projects\JUB\Set. Lake City Public Utilities\33-19-224 Golden Hills Pump Station\CAD\Sheet\Structural\33-19-024\_S-10.rdw Mar 05, 2020 - 2:17pm

**D1 VAULT SECTION**  
SCALE: 3/4" = 1'-0"



- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO INSTALLATION OF ANY NEW ITEMS.
  2. CONTRACTOR SHALL PRESERVE AND PROTECT ROOF SLAB WHERE NOT CALLED TO BE REMOVED. IF DRILLING INTO OR CONNECTING TO ROOF SLAB IS REQUIRED, CONTRACTOR SHALL AVOID ANY REINFORCING WITHIN THE BEAMS AND SHALL FIX ANY HOLES.
  3. CONTRACTOR SHALL SEAL ENDS OF ANY EXISTING VAULT REINFORCING CUT TO PREVENT CORROSION OF THE REINFORCING. ALL MATERIALS, CHEMICALS, SEALANTS, ETC. USED FOR THE CONSTRUCTION AND CLEANING OF VAULT SHALL BE APPROVED.

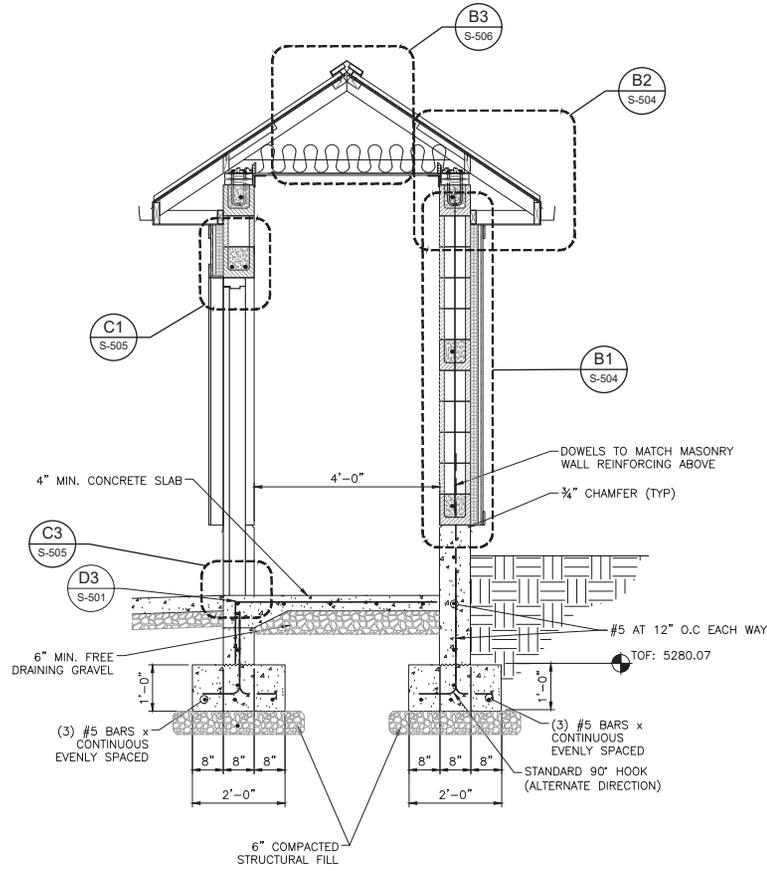


SCALE: NONE	DESIGNED BY: JMM DRAWN BY: JMM CHECKED BY: JMM APPROVED BY: JMM	DATE: March 2020 EWO INC. XXXXXXXX ACCOUNT NO. 21215846	<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING
NO. DATE	AUTH. BY	MAKE BY	REVISIONS
SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION REHABILITATION <b>VAULT SECTION</b>			
			
DRAWING NO. <b>S-303</b>			
SHEET <b>30</b> OF <b>49</b>			

\\S:\FILES\Public\Projects\JUB\Site Lake City Public Utilities\Golden Hills Pump Station\CAD\Sheet\Structural\03-19-024\_S-101.dwg Mar 05, 2020 - 2:17pm

**D1 VAULT ENTRANCE SECTION**

SCALE: 3/4" = 1'-0"



SCALE: NONE  
**VERIFY SCALE**  
 BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGNED BY: JUB  
 DRAWN BY: JUB  
 CHECKED BY: JUB  
 APPROVED BY: JUB  
 DATE: March 2020  
 FWO NO.: X000000  
 ACCOUNT NO.: 21010000

NO.	DATE	REVISIONS	MADE BY	APPR. BY

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES  
 GOLDEN HILLS PUMP STATION  
 REHABILITATION  
**VAULT ENTRANCE SECTION**



DRAWING NO.  
**S-304**



1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**  
2 **PLANNING COMMISSION WORK MEETING**

3  
4 **Wednesday, May 6, 2020**  
5 **5:00 p.m.**  
6 **Conducted Electronically**  
7

8 ***ATTENDANCE***  
9

10 **Members Present:** Chair Graig Griffin, Commissioner Chris Coutts, Commissioner Craig  
11 Bevan, Commissioner Sue Ryser, Commissioner Jesse Allen,  
12 Commissioner Douglas Rhodes, Commissioner Bob Wilde, Commissioner  
13 Dan Mills  
14

15 **Staff Present:** Community/Economic Development Director Michael Johnson, Senior  
16 Planner Matthew Taylor, City Attorney Shane Topham, Deputy City  
17 Recorder Heather Sundquist  
18

19 **WORK MEETING**  
20

21 Chair Graig Griffin called the meeting to order at 5:00 pm.  
22

23 **1.0 Planning Commission Discussion.**  
24

25 **1.1 Review Business Meeting Agenda**  
26

27 **1.2 (Project GPA-20-001) Introductory Discussion on the Goals and Objectives of**  
28 **a City-Wide Parks, Trails, Open Space, and Urban Forestry Master Plan.**  
29

30 Community/Economic Development Director, Mike Johnson reported that staff has worked  
31 diligently over the past year to create the City-wide Parks, Trails, and Open Space Master Plan.  
32 They recently added the Urban Forestry Master Plan, which echoes the recently adopted Tree  
33 Ordinance. Major discussions are to take place with the City's Park, Trails, and Open Space  
34 Committee later in the month with formal Planning Commission consideration to follow.  
35

36 Senior City Planner, Matthew Taylor presented the staff report and described the elements  
37 previously reviewed and introduced to the City Council. The purpose of the plan is to preserve  
38 critical open space and habitat, increase public open space and recreational facilities, and create  
39 interconnecting open spaces and parks throughout the City. He emphasized that the focus is to  
40 look beyond the City borders and establish a foundation for an Urban Forest Management Strategy.  
41 Staff believes a plan is necessary to accommodate and address the potential increase of 2 million  
42 Utah residents on the City, residents, and facilities. He confirmed that staff inventoried all open  
43 spaces in the City regardless of whether they are privately held, which allowed for the review of  
44 every option. Doing so narrowed their goals to meaningful alternative actions.  
45

1 Mr. Taylor described the collection of background and contextual information used to develop the  
2 plan. A preliminary draft of the sharing goals and objectives was shared. Mr. Johnson noted that  
3 the goals are based on research and the needs of the City. Feedback from the Planning Commission  
4 and committee members was welcomed. More stringent language was discussed and a truly  
5 walkable community was strongly encouraged that would allow for an interface between the City  
6 of Cottonwood Heights and adjacent cities.

7  
8 **1.3 Additional Discussion Items.**  
9

10 Mr. Johnson Project SUB-20-001 that involved a request for a subdivision exception to the front  
11 yard setback requirement for two proposed lots located at 1561 East 7200 South in the R-1-8  
12 Residential Single-Family Zone.

13  
14 Mr. Taylor reviewed the proposal, which would take existing subdivision lots and combine them  
15 with a metes and bounds parcel. Because of the plat amendment, the item was presented for review  
16 and approval in late 2018. The property layout was reviewed. The primary challenges involved  
17 two easements, storm drain, and sewer proposed to be built toward the rear of the property.  
18 Because of the slope, the property requires a 20-foot slope stability setback. Setbacks were  
19 described. Staff recommended that instead of the requested 23 feet from the back of curb that 25  
20 feet be allowed. Doing so would create consistency with the 25-foot setback with all other R-1-8  
21 properties on public streets surrounding the site. Side notes to the application were discussed. The  
22 Commission members expressed concern with the building envelope and footprint.

23  
24 **2.0 Adjournment.**  
25

26 *Commissioner Rhodes moved to adjourn the Work Session. Commissioner Coutts seconded the*  
27 *motion. The motion passed with the unanimous consent of the Commission.*

28  
29 The Work Session adjourned at 5:56 p.m.

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**  
2 **PLANNING COMMISSION WORK MEETING**

3  
4 **Wednesday, May 6, 2020**  
5 **6:00 p.m.**  
6 **Conducted Electronically**  
7

8 **ATTENDANCE**  
9

10 **Members Present:** Chair Graig Griffin, Commissioner Chris Coutts, Commissioner Craig  
11 Bevan, Commissioner Sue Ryser, Commissioner Jesse Allen,  
12 Commissioner Douglas Rhodes, Commissioner Bob Wilde, Commission  
13 Dan Mills  
14

15 **Staff Present:** Community/Economic Development Director Michael Johnson, Senior  
16 Planner Matthew Taylor, City Attorney Shane Topham, Deputy City  
17 Recorder Heather Sundquist  
18  
19

20 **BUSINESS MEETING**  
21

22 Chair Graig Griffin called the Business Meeting to order at approximately 6:00 p.m.  
23

24 **1.0 Welcome and Acknowledgments.**  
25

26 Chair Griffin welcomed those in attendance.  
27

28 **2.0 Business Items**  
29

30 **2.1 (Project SUB-20-001) Public Hearing and Possible Action on a Request from**  
31 **Aaron Mehrley for a Subdivision Exception to the Front Yard Setback**  
32 **Requirement for Two Proposed Lots Generally located at 1561 East 7200**  
33 **South in the R-1-8 Residential Single-Family zone.**  
34

35 Senior City Planner, Matthew Taylor presented the staff report and stated that the above request is  
36 for a subdivision exception to the front yard setback requirement for two proposed lots generally  
37 located at 1561 East 7200 South in the R-1-8 Residential Single-Family Zone. Site restraints  
38 included a sewer and storm drain easement on the north end along with the hillside setback for  
39 slope stability. The issues strain the ability of the homes to be located any further back than the  
40 proposed easements. Mr. Taylor reviewed a property illustration and explained that the proposal  
41 would result in a similar setback as a public street.  
42

43 The applicant requested an exception where the Code allows for unusual circumstances.  
44 Exceptions were described and Mr. Taylor noted that they may be approved by the City Council  
45 after receiving a recommendation from the Planning Commission and the Planning Department.  
46 Staff recommended that a 25-foot setback be granted rather than the 23-foot from the curb line

1 resulting in a 39.5-foot setback from the centerline of the private road. It was concluded that the  
2 existing design of the private road will not likely be expanded to include planters and sidewalk  
3 and there are site constraints that limit the placement of the proposed home.  
4

5 Chair Griffin opened the public hearing.  
6

7 Community Development Director Michael Johnson read the following citizen comments into the  
8 record.  
9

10 Rick Urbom of the Platinum Heights PUD reported that meetings were held in his home with  
11 Aaron Mehrley on March 4 and 5 and again on July 31, 2019, to reach an agreement between  
12 Mr. Mehrley, the developer, and Matt Macklis of Platinum Construction. Attorneys from both  
13 sides reviewed documentation and the plan was to have Mr. Macklis use a Special Warranty Deed  
14 to deed the detention basin back to Mr. Mehrley. There was also a written agreement entered into  
15 between the two parties. All documentation was completed and sent to Mr. Mehrley in November  
16 of 2019 but not signed. A good faith agreement was entered into between the parties in an effort  
17 to have the two new homeowners in the near future pay for their portion of the snow removal,  
18 which was estimated at less than \$250 per year, and road repair/seal work to be done after  
19 construction. Mr. Urbom believed that Mr. Mehrley was unwilling to pay for their portion or  
20 negotiate in good faith. Mr. Urbom was not opposed to the proposed subdivision exception to the  
21 front yard setback requirement for the two proposed lots to the north of Hadleys View Drive.  
22

23 Property Agent, John McGee, appreciated what staff had prepared and preferred to keep the  
24 setbacks as they proposed.  
25

26 Commissioner Rhodes asked about the potential to share snow removal and cement sealing costs.  
27 Mr. McGee confirmed that documentation was submitted reflecting the conditions under which  
28 Mr. Mehrley would grant them the property. He would not participate in any of the maintenance.  
29

30 There were no further comments. The public hearing was closed.  
31

32 In response to concern regarding safety configuration, Mr. Taylor confirmed that the Unified Fire  
33 Authority (“UFA”) has reviewed the proposal and approved the layout.  
34

35 ***Commissioner Bevan moved to forward a positive recommendation to the City Council on***  
36 ***Project SUB-20-001. An exception to the front building line distance from a private street***  
37 ***centerline standard in Section 14.12.130 (Private Roadways) was granted for 25 feet from the***  
38 ***back of the curb (39.5 feet from street centerline) subject to the following conditions:***  
39

- 40 1. ***The existing design of the road will not likely be expanded to include a***  
41 ***sidewalk/planter strip on the north side at any time in the future.***  
42
- 43 2. ***There are site constraints that limit the placement of the proposed home further***  
44 ***back on the lot.***  
45

1           3.     *A limited exception to the building line distance from the street centerline will*  
2                     *not be detrimental to public safety or welfare.*

3  
4     *Commissioner Bevan seconded the motion. Vote on motion: Commissioner Allen-Aye,*  
5     *Commissioner Ryser-Aye, Commissioner Wilde-Aye, Commissioner Coutts-Aye, Commissioner*  
6     *Mills-Aye, Commissioner Rhodes-Aye, Commissioner Bevan-Aye, Chair Graig Griffin-Aye.*  
7     *The motion passed unanimously.*

8  
9     **3.0     CONSENT AGENDA**

10  
11           **3.1     Approval of Planning Commission Minutes.**

12  
13                     **3.1.1   Approval of Minutes for April 15, 2020.**

14  
15     *Commissioner Coutts moved to approve the Business Meeting and Work Session minutes of*  
16     *April 15, 2020. Commissioner Allen seconded the motion. Vote on motion: Commissioner*  
17     *Allen-Aye, Commissioner Ryser-Aye, Commissioner Wilde-Aye, Commissioner Coutts-Aye,*  
18     *Commissioner Mills-Aye, Commissioner Rhodes-Aye, Commissioner Bevan-Aye, Chair Graig*  
19     *Griffin-Abstained. The motion passed unanimously with one abstention.*

20  
21     **4.0     ADJOURNMENT**

22  
23     *Commissioner Mills moved to adjourn. Commissioner Bevan seconded the motion. The motion*  
24     *passed with the unanimous consent of the Commission.*

25  
26     The Planning Commission Meeting adjourned at approximately 6:24 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*  
2 *Cottonwood Heights City Planning Commission Meeting held Wednesday, May 6, 2020*

3  
4

5 Teri Forbes

6 Teri Forbes  
7 T Forbes Group  
8 Minutes Secretary

9  
10 Minutes Approved: \_\_\_\_\_