

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

3
4 **Wednesday, June 3, 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 Jesse Allen, Commissioner Douglas Rhodes,
12 Commissioner Bob Wilde, Commissioner Dan Mills
13

14 **Staff Present:** Senior City Planner Matthew Taylor, City Planner Andy Hulka, City
15 Attorney Shane Topham, Deputy City Recorder Heather Sundquist
16

17 **WORK MEETING**
18

19 Chair Graig Griffin called the meeting to order at 5:00 pm.
20

21 **1.0 Planning Commission Discussion.**
22

23 **1.1 Review Business Meeting Agenda**
24

25 The agenda items were reviewed.
26

27 **1.2 (Project PDD-19-001) An update on the Wasatch Rock Planned Development**
28 **District (“PDD”) Project and Ordinance.**
29

30 Senior City Planner, Matt Taylor presented the staff report and reported that the above matter
31 involves an update to the Wasatch Rock redevelopment located at 6695 South Wasatch Boulevard.
32 The applicant has been working with the Architectural Review Commission (“ARC”) to refine the
33 preliminary plan into a plan they can recommend moving forward along with an ordinance
34 recommendation to the City Council. The proposed PDD is a rezone and will not only amend the
35 zoning map but adopt a new ordinance. The intent is to adopt a copy of the preliminary plan,
36 which will be a guiding document for the development of the center overall. A recommendation
37 was made to the ARC for adoption of supplemental guidelines and design themes that will be
38 included or referenced in the ordinance. With the proposed rezone, an intense review of the
39 General Plan will take place along with any other planning documents adopted by the City that
40 include policy guidance.
41

42 In addition to conveying the policies to the ARC, the City’s Design Guidelines were also reviewed.
43 Changes to the site were described. Mr. Taylor stated that feedback included that the site be slower
44 moving and pedestrian-oriented. Site changes and connectivity issues were presented. Staff
45 recommended that the hotel layout be rotated so that the primary entrance does not face SR-190

1 and be directed inward spilling out into a more active area. The applicant made a serious effort to
2 address the comments and concerns.

3
4 Mr. Taylor reviewed the cross-section for upper Wasatch Drive and indicated they are working
5 through angled parking on a high-volume street and have asked for a revised traffic report.
6 Connectivity to the southern development areas was addressed. After several ARC meetings, they
7 were granted a Certificate of Design Compliance for the preliminary site plan and recommended
8 approval of the Design Guidelines reflected in the images presented.

9
10 Commissioner Mills was pleased with the way ARC handled the proposal. As a resident, he
11 appreciated the modifications to the condominium height and the need for flexibility given
12 COVID-19 restrictions. He asked if parking is designed with basic requirements or if they are
13 heavy on parking based on anticipation of what will be constructed to the south.

14
15 Chair Griffin stated that while reviewing the design, he questioned the placement of additional
16 parking. Distance becomes an issue but he emphasized the need for Code parking near retail.

17
18 Mr. Taylor indicated that staff is still reviewing parking. There is a proposal for some type of
19 shared parking based on usage. A visual of the most current site plan was displayed. The applicant
20 reported that they have worked collaboratively with all of the parties involved and are pleased with
21 the site plan. The PDD had been a challenge due to limited flexibility within the ordinance. As
22 the plan is phased, they will review activated uses so that at build-out they are clustered together.
23 With the hotel in the new position, there is a comfortable pedestrian-friendly connection to the
24 retail and mixed-use buildings. Pads E and F are approximately 10,000 square feet in size and
25 contain 42 parking stalls along the street that service the pads.

26
27 Chair Griffin expressed concern with the lack of parking and the site being encapsulated
28 specifically to Pads E and F with nowhere else to go.

29
30 The developer, Tom Henroid believed the proposed parking was adequate and will not pose a
31 problem. He stated that he is cognizant of the parking needs and peak hours of operation. The
32 surrounding area parking was described.

33
34 Commissioner Coutts expressed concern with the approach to the project and how parking will be
35 viewed. She believed there were mitigation options and asked the developer to turn their focus
36 from outside the site. She encouraged plans for a multi-use trail from south Wasatch Boulevard
37 to Fort Union Boulevard. She believed that doing so will soften the parking along the northwest
38 face and encourage the incorporation of a wide use path. She applauded the efforts of the developer
39 to this point.

40
41 Mr. Henroid did not believe the streetscape along SR-190 has been neglected and has been
42 discussed at length with the ARC. Buffered, heavy landscaping is proposed with on-street parking
43 to be minimized. He confirmed that they are in favor of walking trails and are currently exploring
44 various options.

45
46 It was noted that geotechnical reports will be available soon.

1
2
3
4
5
6
7
8
9

1.3 Additional Discussion Items

2.0 Adjournment.

Commissioner Wilde moved to adjourn the Work Session. Commissioner Coutts seconded the motion. The motion passed with the unanimous consent of the Commission.

The Work Session adjourned at 5:51 p.m.

1 the public comment emails can be read at the scheduled meeting. He believed part of the issue
2 was that the emails are from the landowner concerning the easement that encumbers her property.

3
4 *The motion passed with the unanimous consent of the Commission.*

5
6 **4.0 CONSENT AGENDA**

7
8 **4.1 Approval of Planning Commission Minutes.**

9
10 **1.1.1 Approval of Minutes for May 6, 2020.**

11
12 *Commissioner Wilde moved to approve the Business Meeting and Work Session minutes of*
13 *May 6, 2020. Commissioner Rhodes seconded the motion. The motion passed with the*
14 *unanimous consent of the Commission.*

15
16 **5.0 ADJOURNMENT**

17
18 *Commissioner Rhodes moved to adjourn. Commissioner Coutts seconded the motion. The*
19 *motion passed with the unanimous consent of the Commission.*

20
21 The Planning Commission Meeting adjourned at approximately 6:10 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, June 3, 2020*

3
4

5 Teri Forbes

6 Teri Forbes
7 T Forbes Group
8 Minutes Secretary

9
10 Minutes Approved: July 1, 2020