



# PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development  
Meeting Date: July 1, 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, July 1, 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 for up to three minutes per submission. 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. 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.

#### 3.2 (Project PDD-19-001)

A public hearing request from AJ Rock, LLC, for an ordinance amendment, zone map amendment, and approval of a development plan for approximately 21.5 acres of property located at 6695 S. Wasatch Blvd. utilizing the city's Planned Development District (PDD) ordinance and changing the zoning designation from F-1-21 (Foothill Residential) to PDD-2 (this is a zoning designation prepared specifically for the subject property by the applicant, within the guidelines of chapter 19.51 of the city zoning ordinance).

## 4.0 Consent Agenda

### 4.1 Approval of Planning Commission Minutes

#### 4.1.1 June 3, 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, June 26, 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 26<sup>th</sup> day of June, 2020, Paula Melgar, City Recorder



## PLANNING COMMISSION STAFF REPORT

Conditional Use Permit: Wireless Telecommunications Facility

Meeting Date: July 1, 2020

Staff Contact: Andy Hulka, Planner

(801-944-7065, ahulka@ch.utah.gov)

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### Summary

**Project #:**

CUP-20-009

**Subject Property:**

8800 S. Kings Hill Dr. #A

**Actions Requested:**

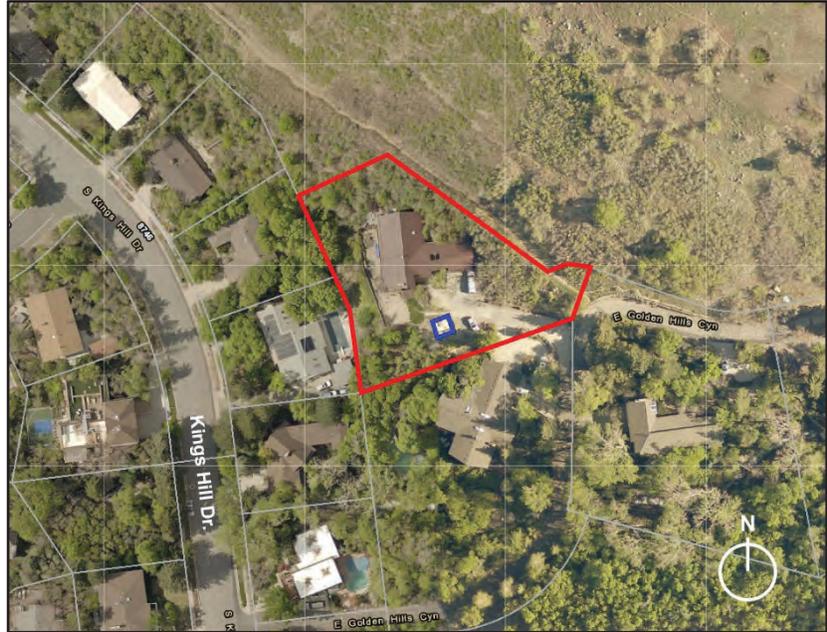
1. Conditional use permit for a wireless telecommunication facility.
2. Reduction to the minimum yard requirements for a public use.

**Applicant:**

Dimond Zollinger (SLC  
Department of Public Utilities)

**Recommendation:**

Approve, with conditions



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

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### Context

**Property Owner:**

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

**Parcel Number:**

28-01-127-009

**Acres:**

0.70 acres

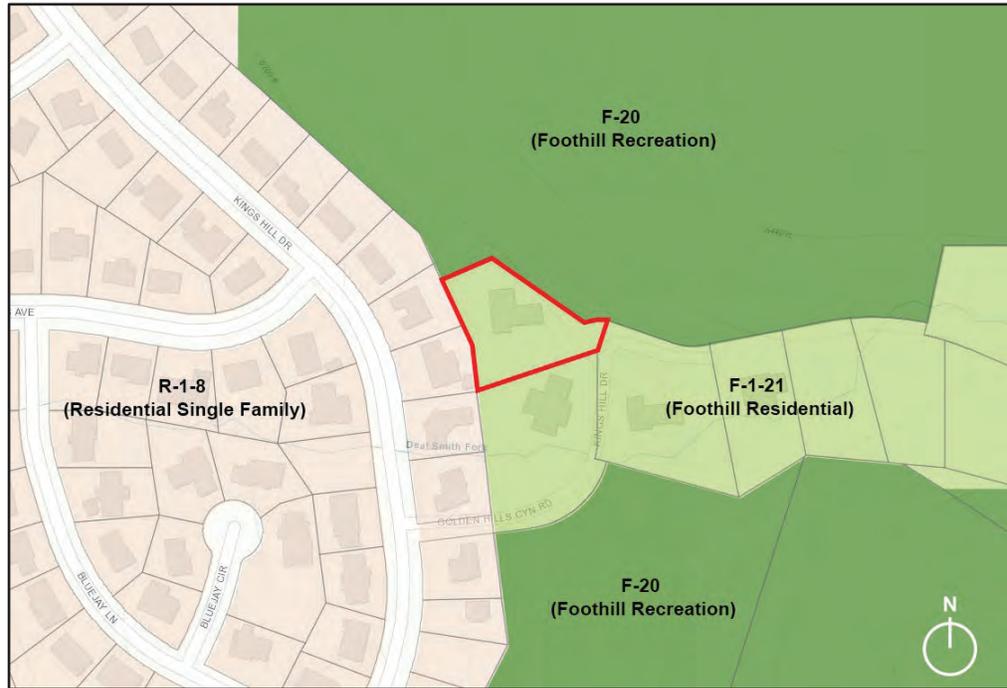


*Looking west from driveway*

## 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*

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## Background

### June 3<sup>rd</sup> Planning Commission Meeting

This application was originally scheduled for a public hearing and possible action at the June 3<sup>rd</sup> Planning Commission meeting. At the applicant's request, the item was continued to the July 1<sup>st</sup> Planning Commission meeting to allow additional time for the applicant to coordinate with the property owner and address other neighborhood concerns.

On June 24<sup>th</sup>, 2020, representatives from the Salt Lake City Department of Public Utilities (SLCDPU) met with residents of the Golden Hills Canyon Subdivision to discuss their concerns. The applicant (Dimond Zollinger, SLCDPU) submitted the following information about the meeting:

*Today Jeff Grimsdell (SLCPU Water Distribution Manger), Delmas Johnson (Design Engineer – J-U-B Engineers) and I met with Tyler Harris (future property owner), Jason Ehrhart (8795 Kings Hill Drive), Nicholas Chachas (8800 Kings Hill unit B), and the residents that live in the home at 8811 S Kings Hill Drive to discuss the project further and to address their concerns. It was confirmed that our proposed generator location was the reason the property owner was opposed to the generator, rather than the generator itself, because the placement conflicted with his atv access into his back yard. We were able to come up with three alternative locations to place the generator that Tyler was in agreement with. Our design engineer is now looking into the*

*feasibility of each of these options to determine which would be best. When that is determined we will incorporate these changes into the design drawings.*

*Tyler stated that he is in agreement with the above ground entrance structure that is included in our proposal. He expressed that he does see the need for this upgrade for the safety of our operators and expressed gratitude for us working with him to match the siding and roofing to his home.*

*However, the property owner and other neighboring residents are still opposed to the antenna. We brought the actual antenna with us so they could see the exact size and explained to them further the reasons we recommend that it be included in the rehabilitation of the pump station. We were able to address their questions and they agreed that SCADA system would bring value to the project but want us to be able to connect this technology to our system by some other means. We explained that we have looked into other options but the antenna is the only secure and compatible way that we can connect the new SCADA system into the SLCPU Network.*

Additional responses sent from the applicant to concerned neighbors by email have been attached to this report for Planning Commission review and consideration. Staff added a new condition of approval requiring the applicant to verify their legal right to build in the easement or obtain owner's consent, subject to approval by the City Attorney.

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## 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.

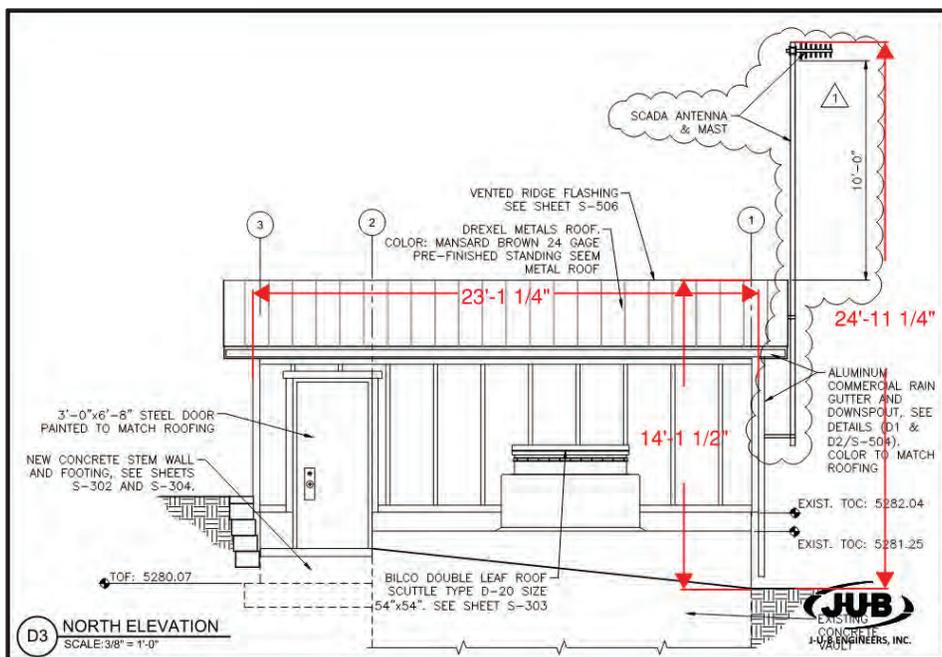
### Proposed Site Plan, Design, and Photos

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.

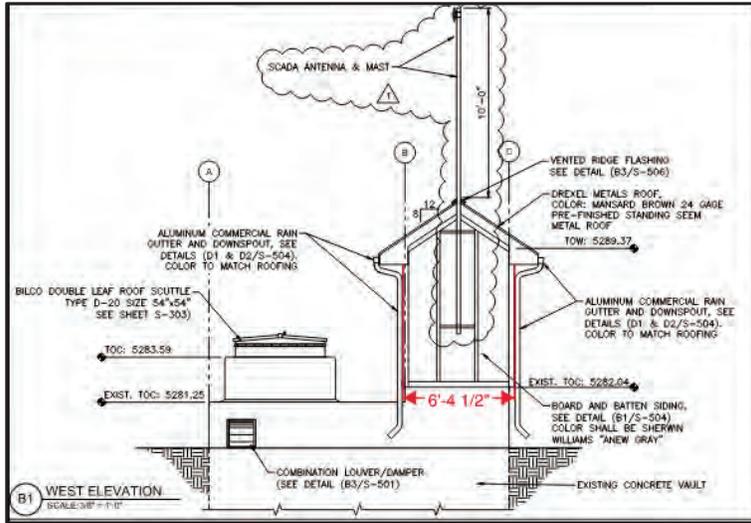


Site Plan

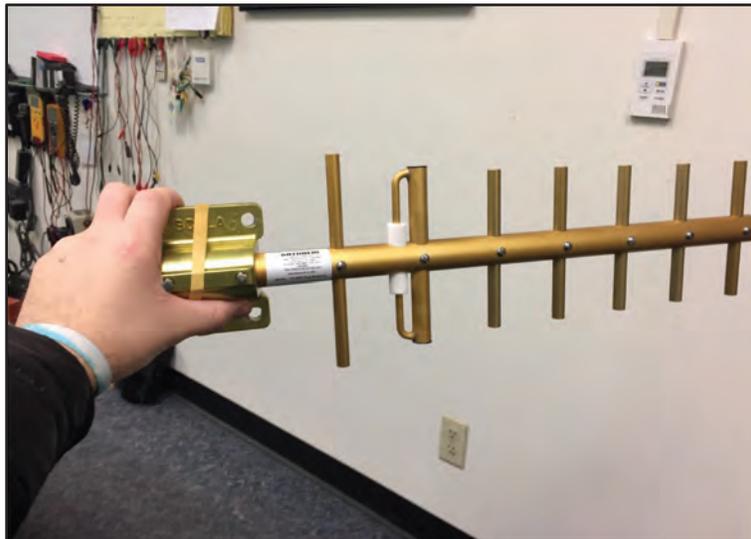
The above-ground entrance structure is proposed to be approximately 6.5 ft. by 23 ft. (approx. 150 sq. ft.) and just over 14 ft. above grade at the highest point (or about 10.5 ft. above the existing concrete). The SCADA antenna is proposed to be approximately 24-25 ft. above existing grade on the west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

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## 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.
9. Applicant shall provide proof of legal right to build in the existing pump station easement or appropriate owner's consent to build as proposed, subject to approval of the City Attorney.

## 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
- Citizen Comments

**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**

ERIN MENDENHALL – MAYOR

CITY COUNCIL

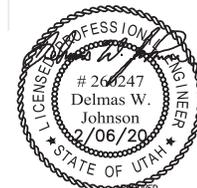
JAMES ROGERS	DARIN MANO
ANDREW JOHNSTON	DAN DUGAN
CHRIS WHARTON	AMY FOWLER
ANA VALDEMOROS	

APPROVED

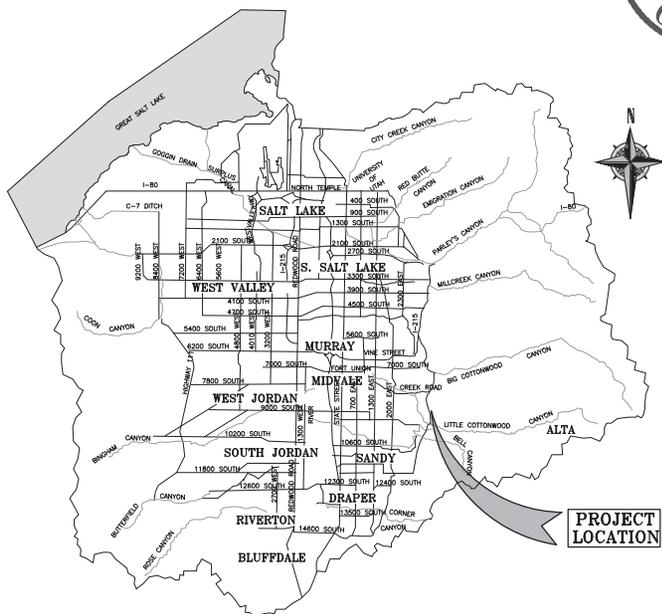
\_\_\_\_\_  
 LAURA BRIEFER  
 DIRECTOR OF PUBLIC UTILITIES

APPROVED

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



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



**PROJECT VICINITY MAP**

**PROJECT LOCATION**



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





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**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  
 DRAWN BY: JMM  
 CHECKED BY: JMM  
 DATE: May 2020  
 EWO NO: 03110366  
 ACCOUNT NO: 03110366

NO.	DATE	REVISIONS	MADE BY	APPROVED BY
1	5/20/20	ADDITION OF SCADA ANTENNA LOCATION	JMM	JMM

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



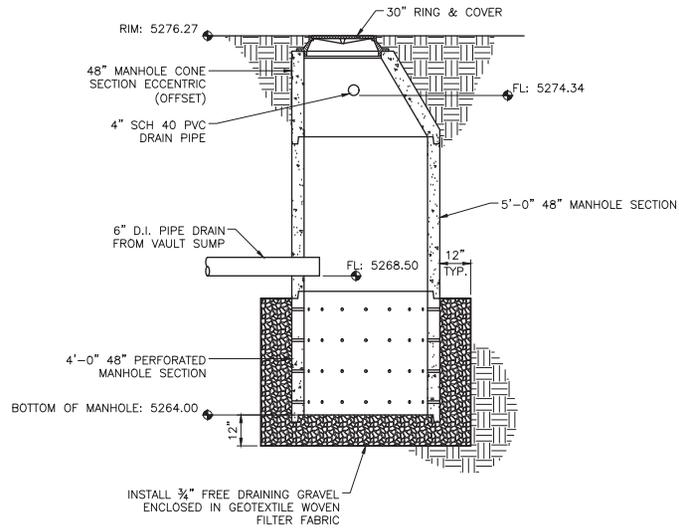
**CALL BEFORE YOU DIG.**  
 IT'S FREE AND IT'S THE LAW.

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

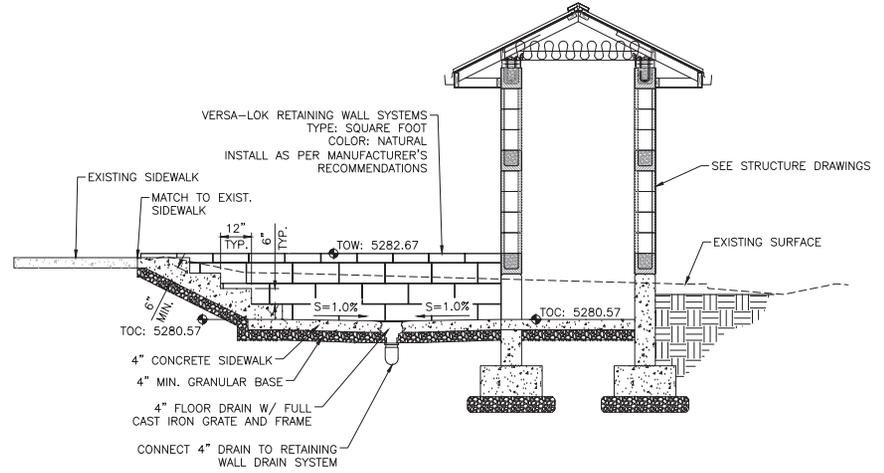
Dig Safely.

DRAWING NO.  
**C-103**  
 SHEET 09 OF 49

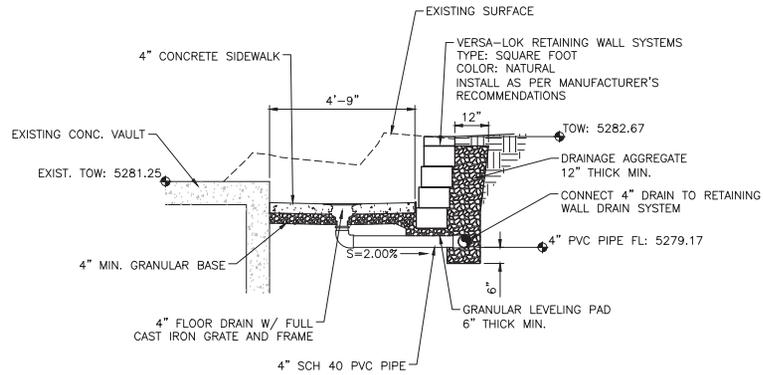
\\S:\FILES\Public\Projects\JUB\Salt Lake City Public Utilities\Golden Hills Pump Station\CAD\Sheet\Detail\B1-19-004\_C-501.dwg Mar 05, 2020 - 2:27pm



**B1** 48" DIA. DRAIN SUMP  
SCALE: NOT TO SCALE



**B3** APPROACH SIDEWALK SECTION  
SCALE: NOT TO SCALE

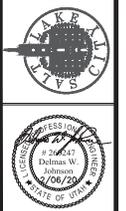


**D1** APPROACH SIDEWALK/RETAINING WALL SECTION  
SCALE: NOT TO SCALE

SCALE:	NONE
DESIGNED BY:	MJC
DRAWN BY:	JMM
CHECKED BY:	DML
APPROVED BY:	DML
DATE:	March 2020
TWO NO.:	03111806
ACCOUNT NO.:	03111806

NO.	DATE	REVISIONS

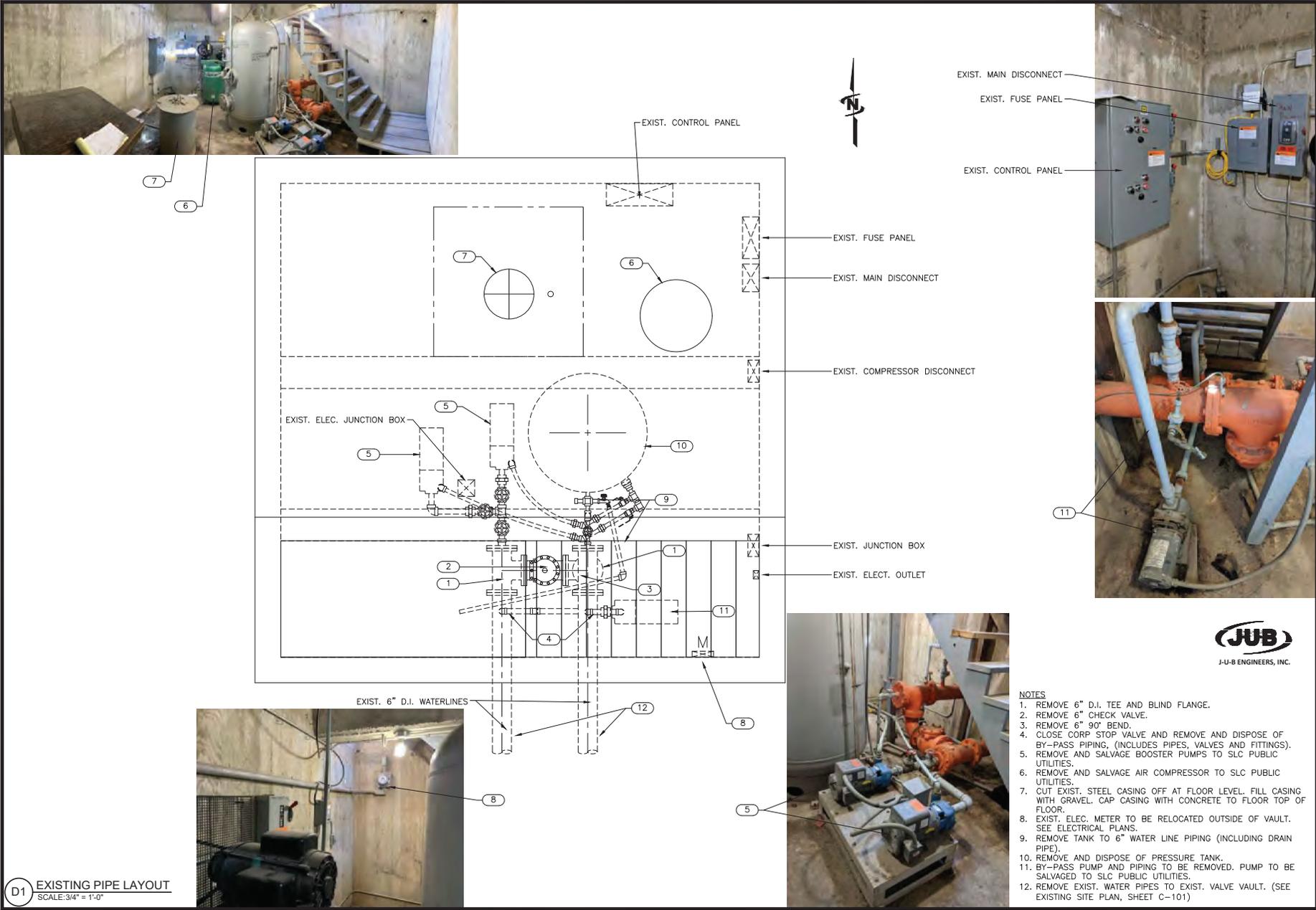
SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES  
 GOLDEN HILLS PUMP STATION  
 REHABILITATION  
 DETAILS



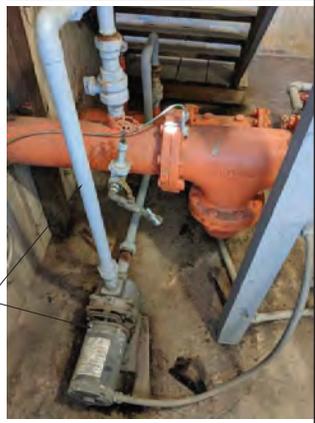
DRAWING NO.  
**C-501**  
 SHEET 10 OF 49

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



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



- 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	
DESIGNED BY: MJC	DATE: March 2020
DRAWN BY: JMM	APPROVED BY: DMJ
CHECKED BY: DMJ	EWO NO: 1118366
ACCOUNT NO: 215118366	

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

NO.	DATE	REVISIONS

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES  
GOLDEN HILLS PUMP STATION  
REHABILITATION  
**MECHANICAL REMOVAL**

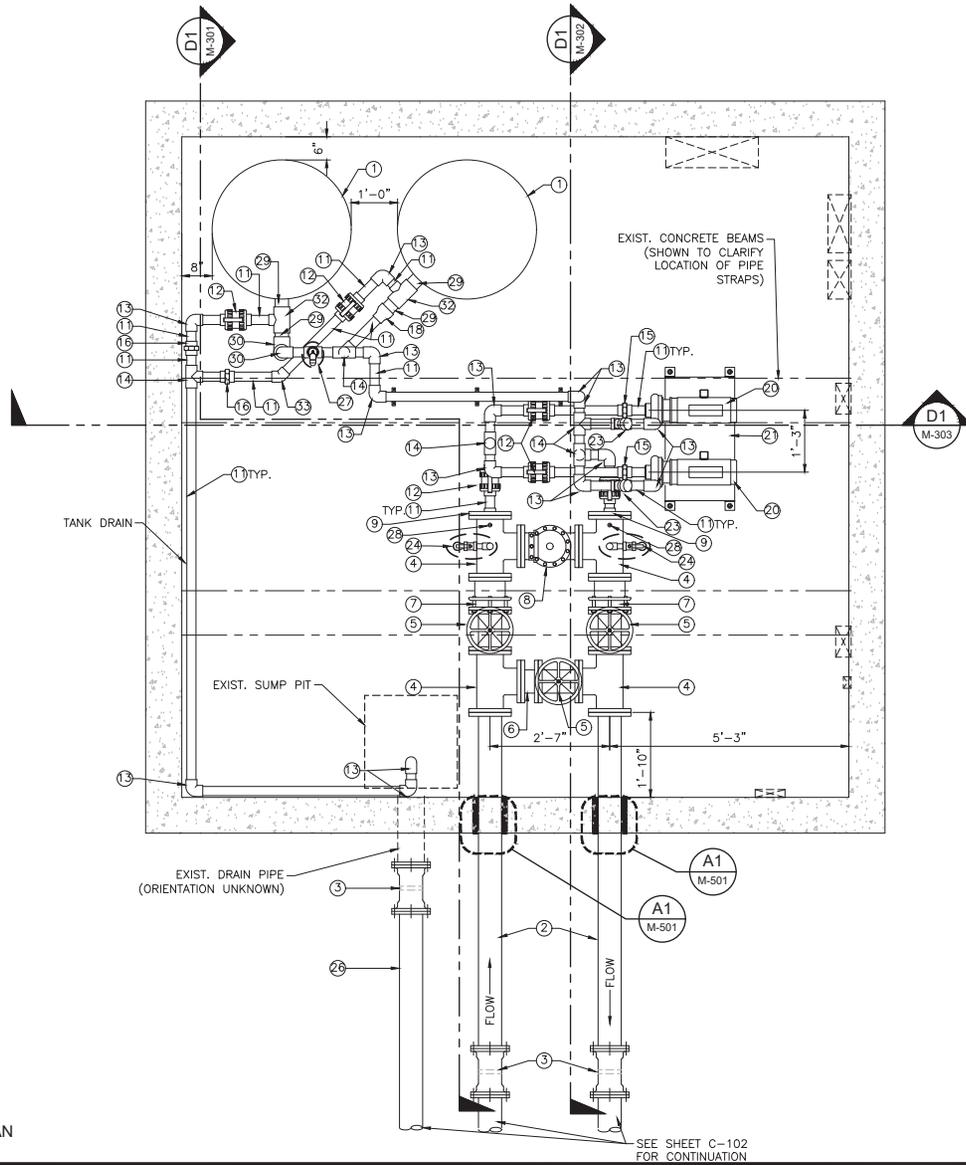
**JUB**  
J-U-B ENGINEERS, INC.

PROFESSIONAL ENGINEER  
Dedman W. Jankins  
No. 106720  
STATE OF UTAH

DRAWING NO.  
**M-101**

SHEET 13 OF 49

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

SEE SHEET C-102  
FOR CONTINUATION



**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

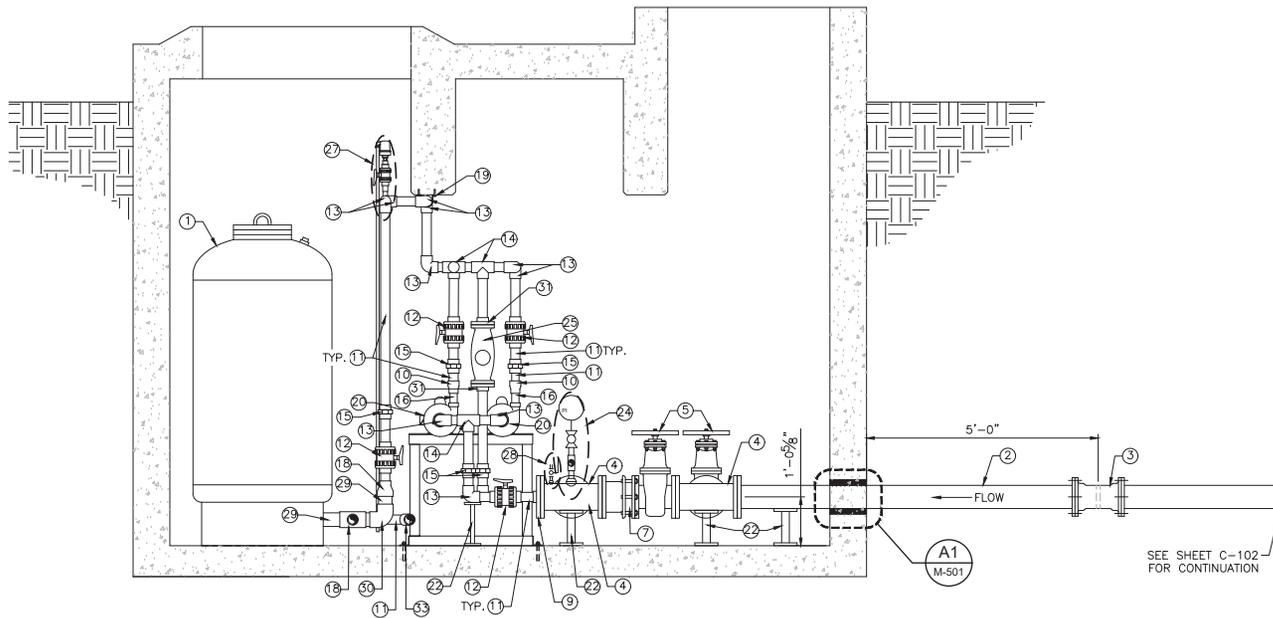


SCALE: NONE	DESIGNED BY: MJC	DRAWN BY: JMM	CHECKED BY: DMJ	APPROVED BY: DMJ	DATE: March 2020	EWO NO: 215118366	ACCOUNT NO: 215118366
<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING							
SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION REHABILITATION <b>MECHANICAL LAYOUT</b>							
DRAWING NO. <b>M-102</b>							
SHEET <b>14</b> OF <b>49</b>							



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**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)
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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
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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 _____ _____ _____	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>
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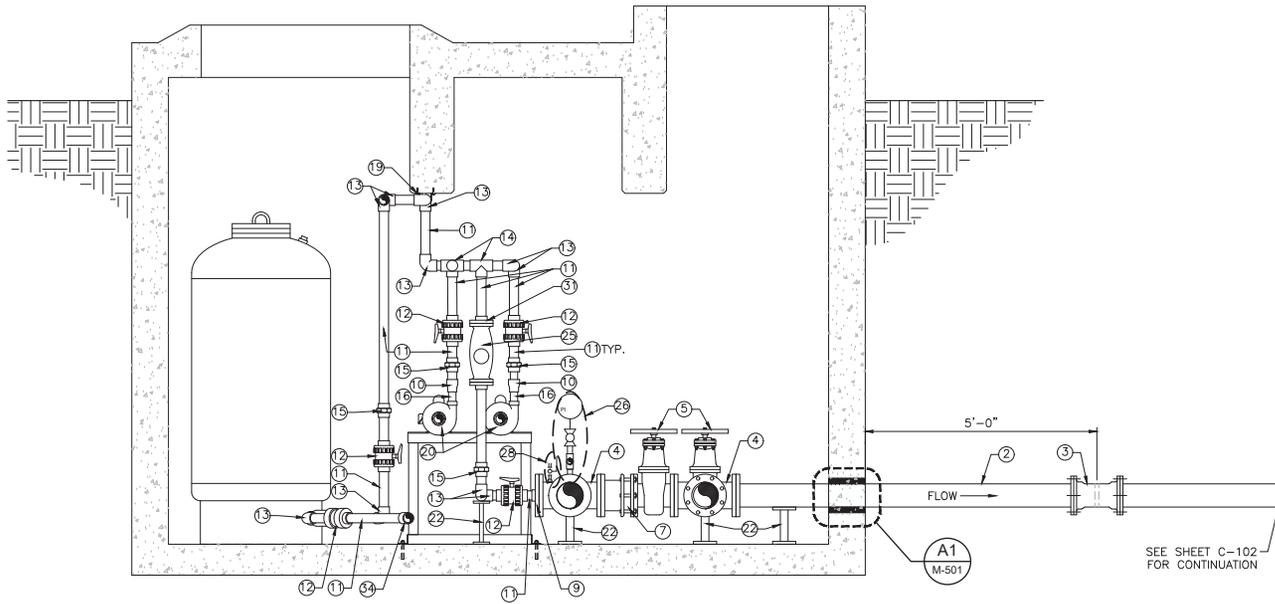


J-U-B ENGINEERS, INC.

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

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



SEE SHEET C-102 FOR CONTINUATION

**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
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18. 3" x 2" SCH 80 PVC REDUCER
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22. PIPE SUPPORT. (SEE DETAIL D2/M-501)
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24. SAMPLING TAP/PRESSURE GAUGE. (SEE DETAIL D2/M-501)
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26. 6" SDR 35 PVC PIPE
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28. PRESSURE TRANSMITTER. (SEE DETAIL B2/M-501)
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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	<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING
DESIGNED BY: MJC	DRAWN BY: JMM
CHECKED BY: DMJ	APPROVED BY: DMJ
DATE: March 2020	EWO NO: 1118366
ACCOUNT NO: 151818366	

NO.	DATE	REVISIONS

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



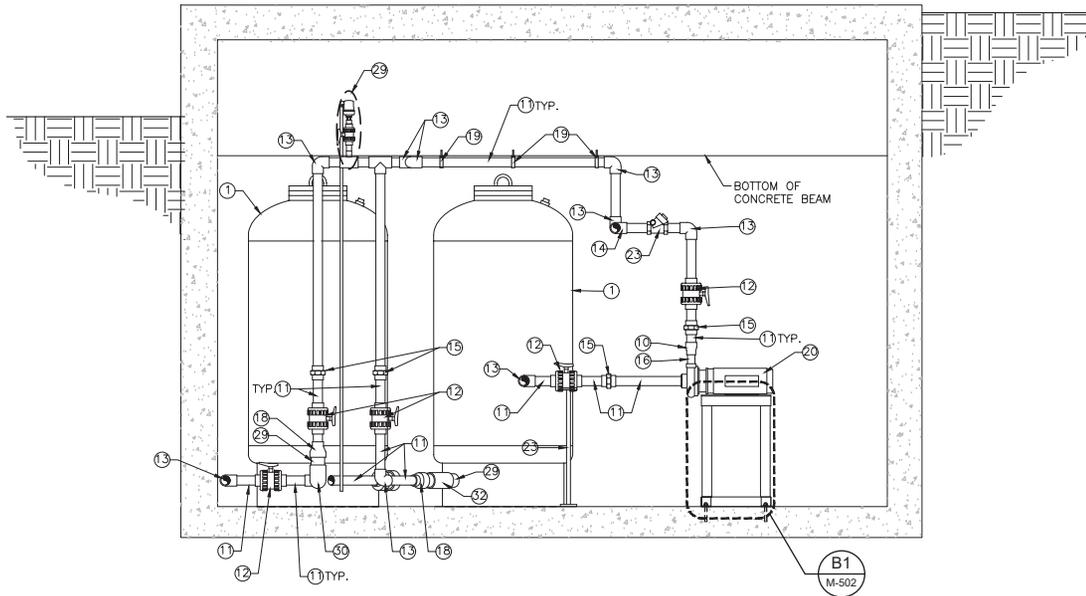
DRAWING NO.  
**M-302**

SHEET **17** OF **49**



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**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
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24. SAMPLING TAP/PRESSURE GAUGE. (SEE DETAIL D2/M-501)
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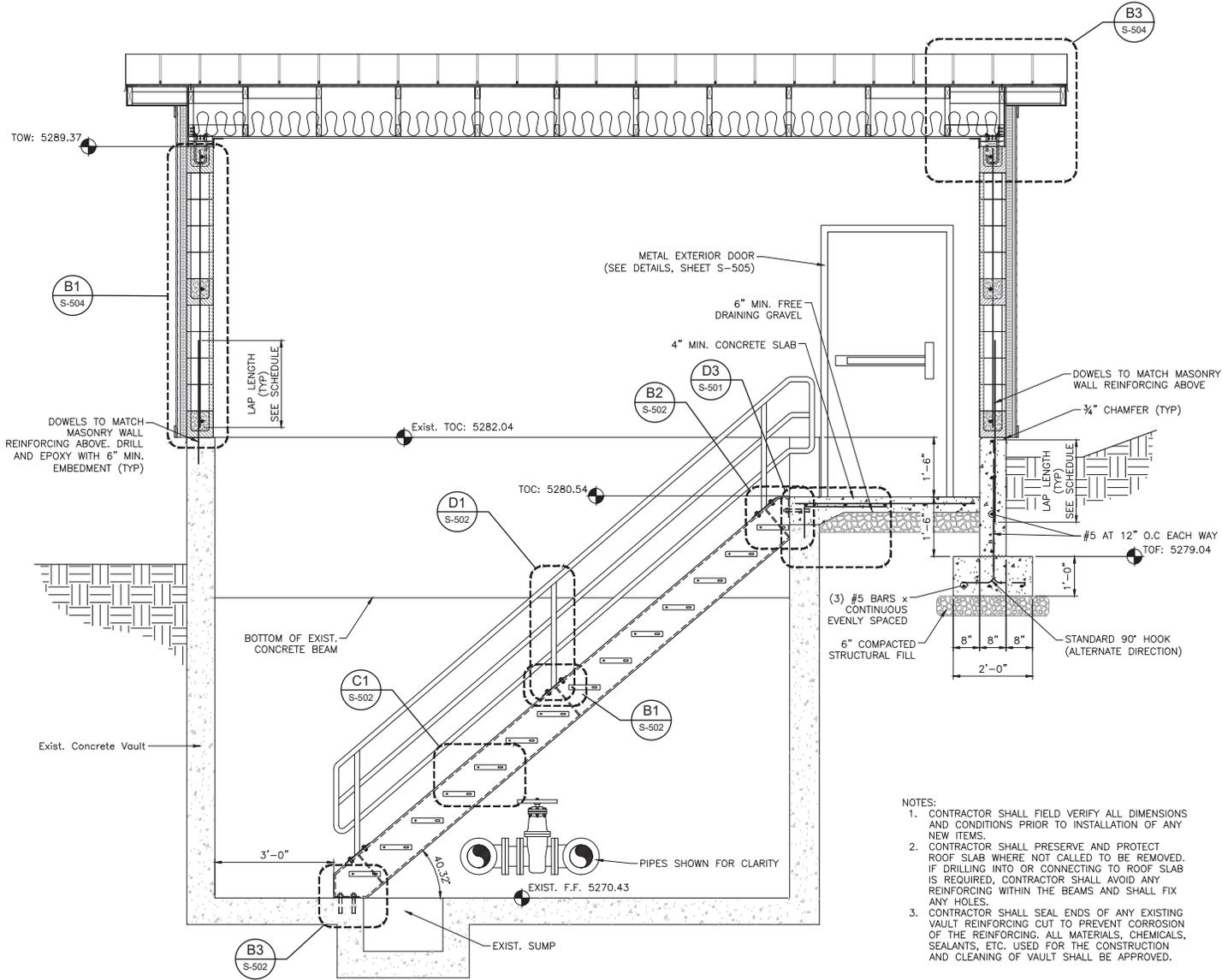
SCALE: NONE DESIGNED BY: MJC DRAWN BY: JMM CHECKED BY: DMJ APPROVED BY: DMJ DATE: March 2020 EWO NO: 215112866 ACCOUNT NO: 215112866	<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING	AUTH: BY: _____ MAKE BY: _____ REVISIONS: _____ MIN. DATE: _____	SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION REHABILITATION <b>PIPING SECTION</b>
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DRAWING NO.	<b>M-303</b>
SHEET	<b>18 OF 49</b>





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- 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.

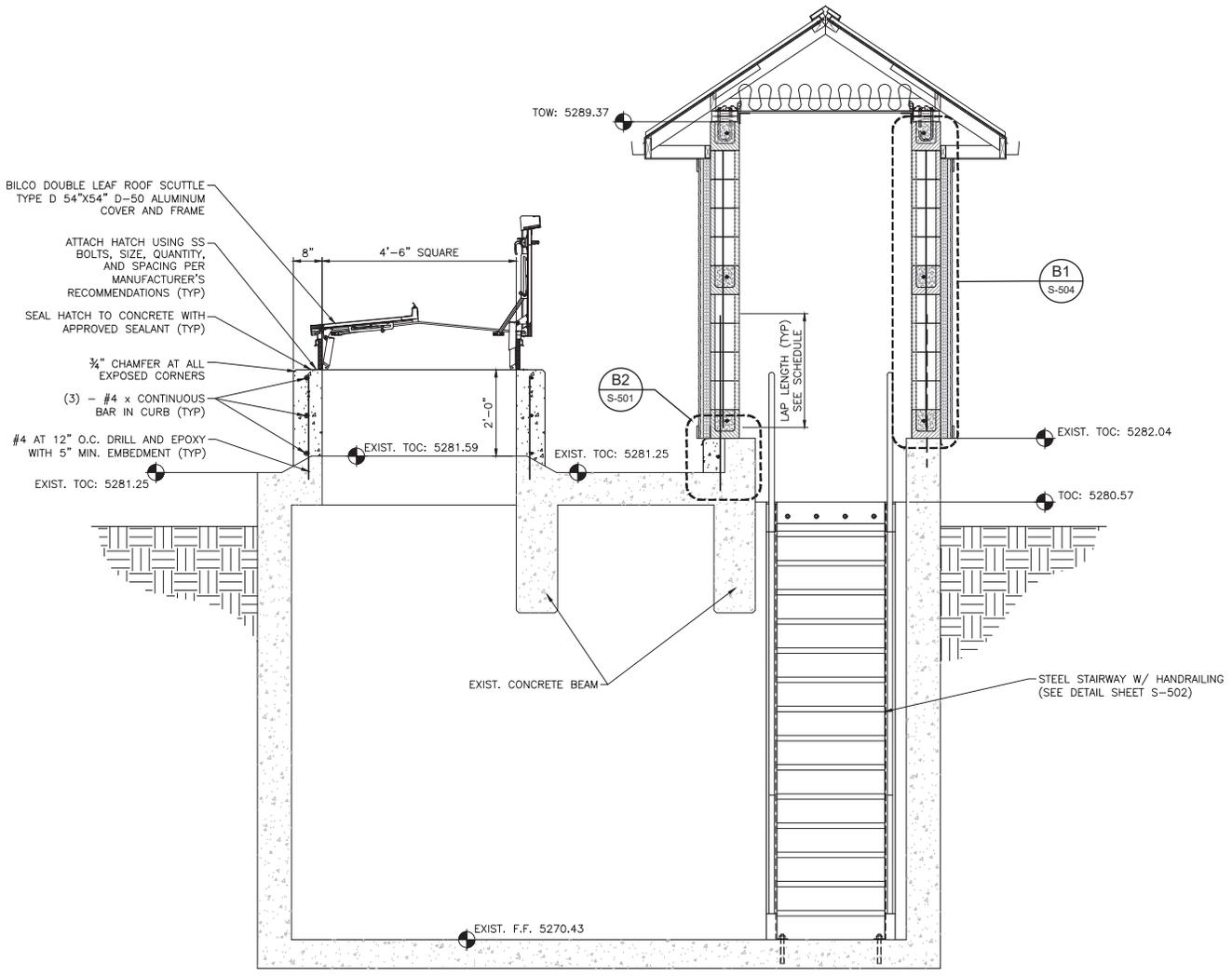
D1 VAULT SECTION  
SCALE: 3/4" = 1'-0"



DESIGNED BY: JMM		DRAWN BY: JMM		CHECKED BY: JMM		APPROVED BY: JMM		DATE: March 2020		EWO NO: XXXXXXX		ACCOUNT NO: 21010846	
SCALE: NONE		<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING											
SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION REHABILITATION <b>VAULT SECTION</b>													
DRAWING NO. S-302													
SHEET 29 OF 49													

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**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.
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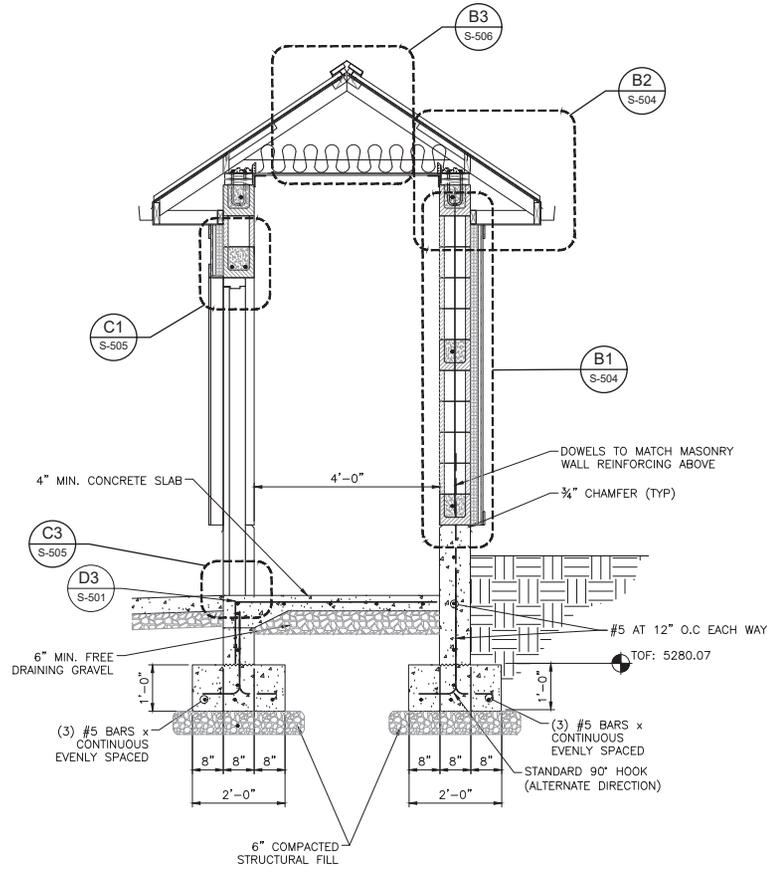


SCALE: NONE	DESIGNED BY: JMM DRAWN BY: JMM CHECKED BY: JMM APPROVED BY: JMM	DATE: March 2020 EWO INC. XXXXXXXX ACCOUNT NO. 21215846	<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING
MADE BY:	AUTH. BY:		
NO.	DATE		
REVISIONS			
SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES GOLDEN HILLS PUMP STATION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

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**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.: XXXXXXXX  
 ACCOUNT NO.: 212115846

NO.	DATE	REVISIONS	MADE BY	AUTH BY

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



DRAWING NO.  
**S-304**



**From:** [Zollinger, Dimond](#)  
**To:** [Andrew Hulka](#)  
**Cc:** [Turner, Sharon](#); [Mullen, Holly](#)  
**Subject:** [EXT:]Golden Hills Resident Response 1  
**Date:** Wednesday, June 17, 2020 3:53:58 PM  
**Attachments:** [Resident Notice No 2 of SCADA Antenna.pdf](#)

---

Andy,

Below in blue is my response to Jason Ehrhart's email (shown below). Could you please pass this on to him? Along with the digital copy of the Resident Notice form that is attached?

-----Original Message-----

**From:** Jase Ehrhart <[jase\\_ehrhart@yahoo.com](mailto:jase_ehrhart@yahoo.com)>  
**Sent:** Tuesday, June 9, 2020 6:21 AM  
**To:** Andrew Hulka <[AHulka@ch.utah.gov](mailto:AHulka@ch.utah.gov)>  
**Subject:** [EXT:]Comment on antenna on Golden Hills Way.

Hi, my name is Jason Ehrhart, I live at 8795 Kings Hill Drive. And I would like to have a comment registered on the change of the water pump on my driveway. I would like to know why this can't be done over and in the ground Internet connection that would require far less money and far less intrusion into a private household. A direct Internet connection would be a less expensive option and because communication is no longer going over the airwaves probably a higher security solution as well.

Jason Ehrhart

This brief note was sent from a mobile device, please forgive any misspellings or grammatical errors.

Dear Jason,

Thank you for reaching out with your comments about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) have looked into the possibility of connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line; however, we feel that these alternatives would be less secure and would create the opportunity to have our system hacked. If someone was able to hack into this one pump station, they could gain access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military). Maintaining water quality and being able to monitor the water distribution is important for public safety. For this reason, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project in order to best serve the community and keep our system secure.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

**DIMOND ZOLLINGER, PE**

SLCDPU CONTRACTOR

CRS ENGINEERS

OFFICE (801) 483-6766

CELL (208) 431-2718

[dimond.zollinger@slcgov.com](mailto:dimond.zollinger@slcgov.com)

[dimond.zollinger@crsengineers.com](mailto:dimond.zollinger@crsengineers.com)

**EXTERNAL ATTACHMENT: Only Open if you trust this sender.**

**From:** [Zollinger, Dimond](#)  
**To:** [Andrew Hulka](#)  
**Cc:** [Mullen, Holly](#); [Turner, Sharon](#)  
**Subject:** [EXT:]Golden Hills Resident Response 2  
**Date:** Wednesday, June 17, 2020 3:59:15 PM  
**Attachments:** [Resident Notice No 2 of SCADA Antenna.pdf](#)

---

Andy,

Below in blue is my response to Jackie McDowell email shown below. Could you please pass this on to her? Along with the digital copy of the Resident Notice form that is attached?

**From:** [Jackie McDowell](#)  
**To:** [Andrew Hulka](#)  
**Subject:** [EXT:]Antenna on private property.  
**Date:** Wednesday, June 3, 2020 4:44:10 PM

---

I am writing because I am opposed to the telecommunications antenna going up on a private home without the owners consent.

I don't understand how that can be even considered. I certainly would not want this happening on my property.

Sincerely,  
A concerned neighbor and friend.

Dear Jackie,

Thank you for reaching out with your comment about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public via efficient water distribution. Upon realizing the need to rehabilitate the pump station, we have been working extensively with the property owner to try to find a mutually beneficial product. Although the pump station is located on private property, SLCPU owns an easement for this pump station. Rehabilitation of this pump station is authorized within our easement and our legal counsel has advised that the upgrades, including the antenna, are an allowable action.

We understand an antenna is visible and have looked extensively into the other possibilities like connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line; however, we feel that these alternatives would be less secure and would put our system at risk of being hacked. If someone was able to hack into this one pump station they could get access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military. In order to continue to provide you and the other residents of Golden Hills Subdivision with the highest quality water and the infrastructure to deliver it, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project.

Thank you again for reaching out.

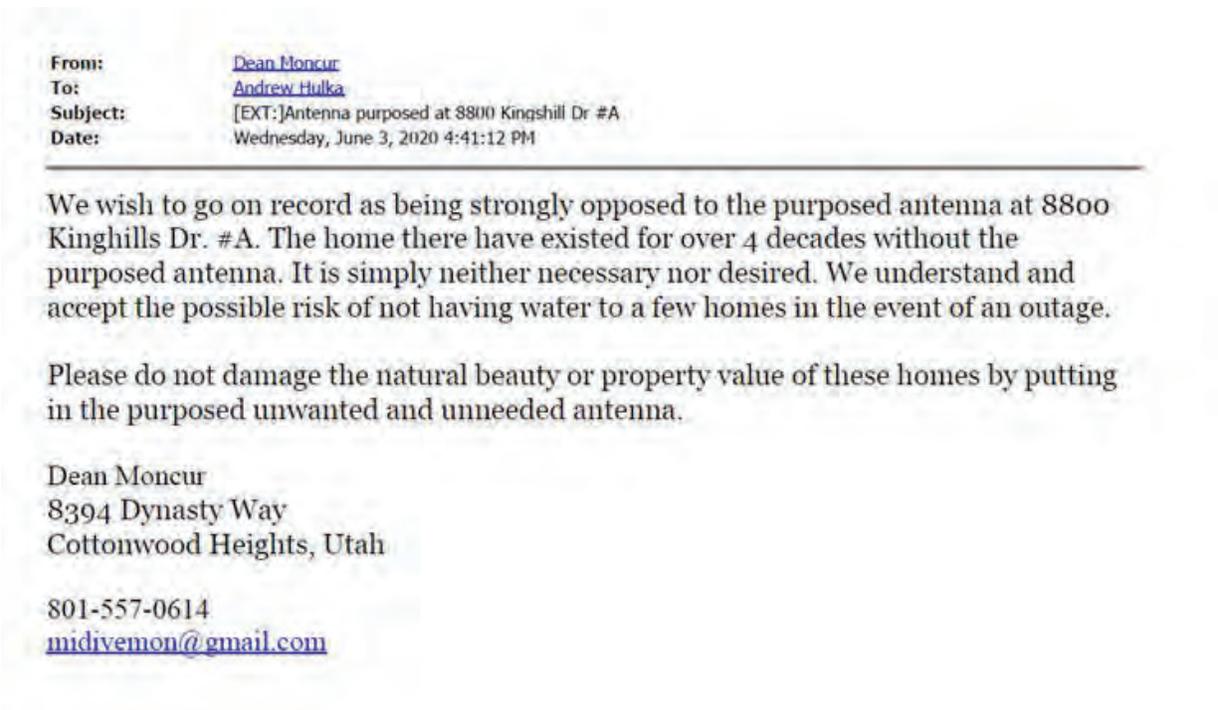
Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

**From:** [Zollinger, Dimond](#)  
**To:** [Andrew Hulka](#)  
**Cc:** [Turner, Sharon](#); [Mullen, Holly](#)  
**Subject:** [EXT:]Golden Hills Resident Response 3  
**Date:** Wednesday, June 17, 2020 4:04:56 PM  
**Attachments:** [Resident Notice No 2 of SCADA Antenna.pdf](#)

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Andy,

Below in blue is my response to Dean Moncur's email shown below. Could you please pass this on to him? Along with the digital copy of the Resident Notice form that is attached?



Dear Dean,

Thank you for reaching out with your comment about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public by efficient water distribution. The proposed SCADA system will allow SLCDPU to monitor the pump station and the water quality in real time and allow us to be alerted and to react immediately if problems were to arise. This is becoming more important as the current waterline and other forms of infrastructure in the area are starting to age. We have looked into the possibility of connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line but we feel that these options would be less secure. The potential of being hacked is increased using any of these alternatives. If someone was able to hack into this one pump station, they could gain access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military). Maintaining water quality and being able to monitor the water distribution is important for public safety. For this reason, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project in order to best serve the community and keep our system secure.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

Thank you again for reaching out and sharing your thoughts.

From: [Zollinger, Dimond](#)  
To: [Andrew Hulka](#)  
Cc: [Mullen, Holly](#); [Turner, Sharon](#)  
Subject: [EXT:]Golden Hills Resident Response 4  
Date: Wednesday, June 17, 2020 4:10:51 PM  
Attachments: [Resident Notice No 2 of SCADA Antenna.pdf](#)

---

Andy,

Below in blue is my response to Tyler Slater's email shown below. Could you please pass this on to him? Along with the digital copy of the Resident Notice form that is attached?

**From:** [Tyler Slater](#)  
**To:** [Andrew Hulka](#)  
**Subject:** [EXT:]Comment on request for wireless telecommunication facility @ 8800 S. Kings Hill Dr #A F-1-21  
**Date:** Wednesday, June 3, 2020 7:55:06 AM

---

To the Cottonwood Heights Planning Commission:

About 18 months ago our family moved to the house across the street to the residence where the proposed rooftop antenna is proposed to be installed. We had been saving for year to be able to purchase our dream home that matched our requirements, namely seclusion and natural beauty. The proposed antenna would erode the natural beauty of the area and give it a much less secluded feel. It will lower the property value of the home we just purchased. I strongly urge the commission to find alternative solutions. Here are a few ideas: wait for improved technology, use cellular signal, tap in to one of our WiFi networks, use the upcoming [Starlink satellite internet](#). Surely avoidable eye sore antennas are not in line with the values and character of this area.

Dear Tyler,

Thank you for reaching out with your concern about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public via efficient water distribution. The proposed SCADA system will allow us to monitor the pump station and the water quality in real time. It will also allow us to be alerted and to react immediately if problems were to arise. This is becoming increasingly important as the current waterline next to your home and other forms of infrastructure in the area are starting to age. We understand an antenna is visible and have looked extensively into the other possibilities like connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line; however, we feel that these alternatives would be less secure and would put our system at risk of being hacked. If someone was able to hack into this one pump station they could get access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military). In order to continue to provide you and the other residents of Golden Hills Subdivision with the highest quality water and the infrastructure to deliver it, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

Thank you again for reaching out.

DIMOND ZOLLINGER, PE

SLCDPU CONTRACTOR

CRS ENGINEERS

OFFICE (801) 483-6766

CELL (208) 431-2718

**From:** [Zollinger\\_Diamond](#)  
**To:** [Andrew Hulka](#)  
**Cc:** [Mullen, Holly](#); [Turner, Sharon](#)  
**Subject:** [EXT:]Golden Hills Resident Response 5  
**Date:** Wednesday, June 17, 2020 4:15:10 PM  
**Attachments:** [Resident Notice No 2 of SCADA Antenna.pdf](#)

---

Andy,

Below in blue is my response to Nicholas Chachas' email shown below. Could you please pass this on to him? Along with the digital copy of the Resident Notice form that is attached?

**From:** [Nicholas Chachas](#)  
**To:** [Andrew Hulka](#)  
**Subject:** [EXT:]Communication antenna for water pump at 8800 kings hill unit A  
**Date:** Wednesday, June 3, 2020 4:39:34 PM

---

Hello. This is the Chachas family at 8800 Kings hill unit B. We are 100% losses to you installing this antenna. We've purchased this property for it's unique mountain setting to be away from everything just like this antenna. It's the year 2020 not 1960. If communication is a necessity there must be a more modern appropriate way. This antenna will directly disrupt our view and his quite hideous. Communication with this water tower has been done personally by the water company paid for by our tax dollars. This antenna is not exceptable.

Thank you  
Nicholas Chachas

Dear Nicholas,

Thank you for reaching out with your concern about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public via efficient water distribution. The proposed SCADA system will allow us to monitor the pump station and the water quality in real time. It will also allow us to be alerted and to react immediately if problems were to arise. For example, if there was water main break it would currently require that someone within the neighborhood notice it and then notify us before we could respond. This delay could result in significant more damage than if it was being monitored by the SCADA system.

Updates are becoming increasingly important as the current waterline next to your home and other forms of infrastructure in the area are starting to age. While our operators manually inspect the pump station several times a week, this is not an efficient use of resources. The new system will greatly reduce the need for and the number of manual inspection visits, in addition to the other benefits.

We understand an antenna is visible and have looked into the other possibilities like connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line. However, these alternative options would be less secure and would create the possibility of our system getting hacked. If someone was able to hack into this one pump station they could get access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military). In order to continue to provide you and the other residents of Golden Hills Subdivision with the highest quality water and the infrastructure to deliver it, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project.

Thank you again for reaching out and please let me know if you have any questions.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

DIMOND ZOLLINGER, PE

SLCDPU CONTRACTOR

CRS ENGINEERS

OFFICE (801) 483-6766

CELL (208) 431-2718

[dimond.zollinger@slcgov.com](mailto:dimond.zollinger@slcgov.com)

[dimond.zollinger@crsengineers.com](mailto:dimond.zollinger@crsengineers.com)

EXTERNAL ATTACHMENT: Only Open if you trust this sender.

From: [Zollinger, Dimond](#)  
To: [Andrew Hulka](#)  
Cc: [Mullen, Holly](#); [Turner, Sharon](#)  
Subject: [EXT:]Golden Hills Resident Response 6  
Date: Wednesday, June 17, 2020 4:18:38 PM  
Attachments: [Resident Notice No 2 of SCADA Antenna.pdf](#)

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Andy,

Below in blue is my response to Michelle Lewis' email shown below. Could you please pass this on to her? Along with the digital copy of the Resident Notice form that is attached?

**From:** [Michelle Lewis](#)  
**To:** [Andrew Hulka](#)  
**Subject:** [EXT:]Hearing for telecom antenna  
**Date:** Wednesday, June 3, 2020 4:27:49 PM

---

I'm writing you regarding the telecom antenna proposed for 8800 S Kings Hill Dr. I am confused as to how this could be proposed without the consent of the owner. I live down the street and I am concerned what this abuse of power would mean for our neighborhood.

Michelle Lewis

[Sent from Yahoo Mail on Android](#)

Dear Michelle,

Thank you for reaching out with your comment about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public via efficient water distribution. Upon realizing the need to rehabilitate the pump station, we have been working extensively with the property owner to try to find a mutually beneficial product. Although the pump station is located on private property, SLCPU owns an easement for this pump station. Rehabilitation of this pump station is authorized within our easement and our legal counsel has advised that the upgrades, including the antenna, are an allowable action.

We understand an antenna is visible and have looked extensively into the other possibilities like connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line; however, we feel that these alternatives would be less secure and would put our system at risk of being hacked. If someone was able to hack into this one pump station they could get access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military. In order to continue to provide you and the other residents of Golden Hills Subdivision with the highest quality water and the infrastructure to deliver it, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project.

Thank you again for reaching out.

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DIMOND ZOLLINGER, PE

SLCDPU CONTRACTOR

CRS ENGINEERS

OFFICE (801) 483-6766

**From:** [Zollinger, Dimond](#)  
**To:** [Andrew Hulka](#)  
**Cc:** [Mullen, Holly](#); [Turner, Sharon](#)  
**Subject:** [EXT:]Golden Hills Resident Response 7  
**Date:** Wednesday, June 17, 2020 9:31:04 PM  
**Attachments:** [Resident Notice No 2 of SCADA Antenna.pdf](#)

---

Andy,

Below in blue is my response to Freddie Fredricksen's email shown below. Could you please pass this on to him? Along with the digital copy of the Resident Notice form that is attached?

**From:** [We LOVE Furniture](#)  
**To:** [Andrew Hulka](#)  
**Subject:** [EXT:]No radio tower in DeafSmith Canyon  
**Date:** Wednesday, June 3, 2020 5:34:12 PM

---

Please reconsider the obstruction caused and beauty lost forever , by adding an unnecessary tower in Deaf Smith Canyon.

I live at the mouth of the canyon and for 15 years enjoyed its beauty .

Please do not ruin it.

Freddie Fredricksen

Dear Freddie,

Thank you for reaching out with your concern about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public via efficient water distribution. The proposed SCADA system will allow us to monitor the pump station and the water quality in real time. It will also allow us to be alerted and to react immediately if problems were to arise. This is becoming increasingly important as the current waterline and other forms of infrastructure in the area are starting to age. We understand an antenna is visible and have looked extensively into the other possibilities like connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line; however, we feel that these alternatives would be less secure and would put our system at risk of being hacked. If someone was able to hack into this one pump station they could get access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military. In order to continue to provide residents of Golden Hills Subdivision with the highest quality water and the infrastructure to deliver it, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project.

Thank you again for reaching out.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

DIMOND ZOLLINGER, PE

SLCDPU CONTRACTOR

CRS ENGINEERS

From: [Zollinger, Dimond](#)  
To: [Andrew Hulka](#)  
Cc: [Mullen, Holly](#); [Turner, Sharon](#)  
Subject: [EXT:]Golden Hills Resident Response 8  
Date: Wednesday, June 17, 2020 9:37:21 PM

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Andy,

Below in red are my responses to Kevin Farley's questions from the email shown below. Could you please pass this on to him?

From: [Kevin Farley](#)  
To: [Andrew Hulka](#)  
Cc: [Kevin Farley](#); [KEVIN FARLEY](#)  
Subject: [EXT:]RE: Planning Commission 8800S Kings Hill Dr #A  
Date: Wednesday, June 3, 2020 2:45:08 PM

---

Hello –

I live at 8763 South Kings Hill Drive, adjacent (to the west) the property at 8800 South.

Here are my questions regarding the project:

- 1 – will my driveway (8763 South Kings Hill Dr) be used for access to construction?
- 2 – where will the construction crew park on workdays?
- 3 – will the antenna require that trees on my property be trimmed or limited to a certain height, for antenna line-of-sight or other reasons, now or in the future?
- 4 – will the antenna restrict my ability to modify my house / garage structure in any way in the future, such as adding a second story or modifying my roof to my house and/or garage?
- 5 – will the antenna interfere with wireless or cell service?
- 6 – will the antenna attract lightning?
- 7 – will the new pumphouse generate noise ?
- 8 – during construction will there be interruption of utilities – electric, water, etc? if so will there be reasonable advance warning?

Thank you,

[Kevin J. Farley, PE](#)  
8763 South Kings Hill Drive  
Cottonwood Heights, Utah

Dear Kevin,

Thank you for reaching out with your questions about the Golden Hills Pump Station Rehabilitation Project. Please see my responses (in red) to your questions below:

1. Will my driveway be used for access do construction? **No, access to the construction site will be from the private road into the Golden Hills Subdivision.**
2. Where will the construction crew park on workdays? **It is anticipated that the majority of the construction crew will park near the entrance to the private road along King Hill Dr. There will likely be a tool truck and construction equipment on site in Parcel A. Construction crews will be required to coordinate with property owner.**
3. Will the antenna require that trees on my property be trimmed or limited to a certain height, for antenna line-of-site or other reasons, no or in the future? **It is not anticipated that your trees will need to be trimmed. There is a possibility in the future that some trimming may need to be done but only if the current tree height is greatly exceeded.**
4. Will the antenna restrict my ability to modify my house/garage structure in any way in the future, such as adding a second story or modifying my rood to my house and/or garage? **No, there is approximately 50 feet of elevation difference from your home to the antenna which provides enough clearance for the signal even if you increased the height of your home.**
5. Will the antenna interfere with wireless or cell service? **No, the SCADA system runs on a different frequency band and should not interfere with wireless or cell service.**
6. Will the antenna attract lightning? **There is a small possibility that lightning may strike the antenna. However, SLCPU has never had a SCADA antenna hit by a lightning strike. The antenna will be grounded for the protection of homeowners from a lightning strike.**
7. Will the new pumphouse generate noise? **The new pumps do make noise but they will be located in the underground portion of the**

pumphouse, similar to their current location within the vault. It is anticipated that the noise levels will be consistent with or slightly less than the current pump station.

8. During construction will there be interruption of utilities – electric, water, etc? If so will there be reasonable advance warning? There may be moments of interrupted water service to the residents serviced by the pump station during construction. These interruptions are anticipated to be minimal. Residents will be given a minimum of 48 hour advance notice for planned disruptions. Your home is not serviced by the pump station so it is not expected any or your utility services will be interrupted.

Please let me know if you have any other questions or concerns with this project.

DIMOND ZOLLINGER, PE

SLCDPU CONTRACTOR

CRS ENGINEERS

OFFICE (801) 483-6766

CELL (208) 431-2718

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[dimond.zollinger@crsengineers.com](mailto:dimond.zollinger@crsengineers.com)

EXTERNAL ATTACHMENT: Only Open if you trust this sender.

**From:** [Zollinger, Dimond](#)  
**To:** [Andrew Hulka](#)  
**Cc:** [Mullen, Holly](#); [Turner, Sharon](#)  
**Subject:** [EXT:]Golden Hills Resident Response 9  
**Date:** Wednesday, June 17, 2020 9:40:43 PM  
**Attachments:** [Resident Notice No 2 of SCADA Antenna.pdf](#)

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Andy,

Below in blue is my response to Hallie & Matthew Yurick's email shown below. Could you please pass this on to them? Along with the digital copy of the Resident Notice form that is attached?

**From:** [Hallie & Matt Yurick](#)  
**To:** [Andrew Hulka](#)  
**Subject:** [EXT:]Wireless Telecom Facility  
**Date:** Wednesday, June 3, 2020 3:40:25 PM

---

Hello,  
Hallie Yurick and Matthew Yurick **OPPOSE** a Wireless Telecom Facility being placed at the home of 8800 Kings Hill Dr #A.  
If this were our home, I would prefer to be consulted and part of the decision making process before something was placed on our home.

Thank you,  
Hallie & Matt Yurick  
8721 S Kings Hill Dr

Dear Hallie & Matt,

Thank you for reaching out with your comment about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public via efficient water distribution. Upon realizing the need to rehabilitate the pump station, we have been working extensively with the property owner to try to find a mutually beneficial product. Although the pump station is located on private property, SLCPU owns an easement for this pump station. Rehabilitation of this pump station is authorized within our easement and our legal counsel has advised that the upgrades, including the antenna, are an allowable action.

We understand an antenna is visible and have looked extensively into the other possibilities like connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line; however, we feel that these alternatives would be less secure and would put our system at risk of being hacked. If someone was able to hack into this one pump station they could get access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military. In order to continue to provide you and the other residents of Golden Hills Subdivision with the highest quality water and the infrastructure to deliver it, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project.

Thank you again for reaching out.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

DIMOND ZOLLINGER, PE



# Golden Hills Pump Station Rehab Project Summer 2020

**May 14, 2020**

Attn: Residents of Golden Hill Subdivision  
Salt Lake City, UT 84121

Re: SCADA Antenna 2.0 for Water Pump Station

Dear Golden Hill Subdivision Residents:

Salt Lake City Department of Public Utilities (SLCDPU) is proceeding with the rehabilitation of the Golden Hills Pump Station and a contractor has been selected for the construction of the project. Construction is scheduled to begin in 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.



The Golden Hills Pump Station is located on an easement owned by SLCDPU. The language in the easement states it is for the "installation, maintenance, replacement and repair of the pump station" so there is no possibility of other utility companies installing antennas (i.e. cellular 5G antennas) on this pump station in the future.

Please reach out to me if there are any more questions or concerns on this project. Your feedback is important to me.

Sincerely,

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

**From:** Jase Ehrhart <jase\_ehrhart@yahoo.com>  
**Sent:** Tuesday, June 9, 2020 6:21 AM  
**To:** Andrew Hulka  
**Subject:** [EXT:]Comment on antenna on Golden Hills Way.

Hi, my name is Jason Ehrhart, I live at 8795 Kings Hill Drive. And I would like to have a comment registered on the change of the water pump on my driveway. I would like to know why this can't be done over and in the ground Internet connection that would require far less money and far less intrusion into a private household. A direct Internet connection would be a less expensive option and because communication is no longer going over the airwaves probably a higher security solution as well.

Jason Ehrhart

This brief note was sent from a mobile device, please forgive any misspellings or grammatical errors.

From: [Theadora Sakata](#)  
To: [Andrew Hulka](#)  
Subject: [EXT:]Concern regarding 8800 S Kings Hill Unit A  
Date: Wednesday, June 3, 2020 6:54:21 PM

---

Dear Cottonwood Heights Planning Commission,

I'm writing to express concern over a recent Department of Public Utilities request to place a wireless telecommunications facility and reduce minimum yard requirements at 8800 S Kings Hill Dr, Unit A, in the Foothill Residential Zone.

We have been given woefully little detail over what this facility would entail, what its construction would require of the neighborhood, and what environmental as well as zoning/legal impacts it would carry moving forward.

There is a rumor that it would require the installation of a 10 to 20 foot tower requiring line of sight connection to another facility, and that some of the trees on neighboring properties would need to be cut back or cut down. As a homeowner and resident to a nearby property without air conditioning or swamp cooling, the local trees play an important part in keeping our property habitable in the summer. I am also concerned that such an installation would create a visual blight on the landscape that would threaten our property values.

Is a line of sight tower really the only option we have? What kind of machinery is required to make improvements on the drinking water pump? What are the expected environmental impacts?

Will this set further precedent for altering property size requirements for other uses zoned similarly?

Thank you for the opportunity to comment and ask questions.

Theadora Sakata  
8811 S Kings Hill Dr  
Cottonwood Heights, UT

From: [Jason Ehrhart](#)  
To: [dimond.zollinger@slcgov.com](mailto:dimond.zollinger@slcgov.com); [Andrew Hulka](#)  
Subject: [EXT:]Fwd: RE: [EXT:]Comment on antenna on Golden Hills Way.  
Date: Monday, June 22, 2020 2:11:17 PM

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Hi Dimond,

Andrew kindly forwarded your comments to me, I felt compelled to reply.

I have taught the science of crypto during my work in the high tech industry. In fact, I worked for Netscape when the initial encryption protocol SSL/TLS was invented and have worked with RSA, Symantec, and many other organizations that make up the security realm of our industry. It's a favorite topic of mine. I have worked on security projects in the financial services and healthcare industries and promote security everywhere.

If you use a symmetric 256 or 512 bit key, like they use in three letter acronym federal agencies including the DoD, you have a strongly secure connection. This can be done with any internet connection just as it could via radio or WiFi signals through the air. The networking stack is very similar in many ways and it shouldn't matter if it is done via a wired connection, or a wireless connection, (such as radio or WiFi). You're securing a client, i.e. the pump station, with the host or service. During the second Iraq war, 128 bit symmetrical keys were broken and the NSA no longer recommends them for use where security matters.

The truth here is, and I think you could agree, that a determined attacker could break signals in either physical network layer, (wired or wireless), given enough time and effort. The DoD actually manages this risk by compartmentalizing each access point, so that if such a determined attacker managed to gain access to the network, perhaps via a captured device, it has access to nearly nothing else in the network. Also, using your example, if a person was to gain access to the pump station, it would probably be rather obvious, especially since it sits in my neighbor's yard. Whereas access to a wireless signal could happen from an attacker's living room or bedroom and be somewhat less obvious. As such, I stand by my assertion that an internet connection underground would be considerably less

expensive and just as secure,  
if not more secure, than a wireless connection.

I understand and fully agree that maintaining water quality is a public safety issue. No arguments here on that topic.

So you are aware, I am a neighbor to this pump station location, and have received your resident notification, thank you very much. We appreciate your efforts to keep us in the loop. It wont do much to my yard, but I do know the neighbor whose yard this does directly effect and I can share with you that they are not happy about this at all. I also fully understand that this pump station needs to be upgraded.

Best regards and thank you for the hard work that you do on our behalf.

-Jason Ehrhart

----- Forwarded Message -----

**Subject:**RE: [EXT:]Comment on antenna on Golden Hills Way.

**Date:**Thu, 18 Jun 2020 17:50:10 +0000

**From:**Andrew Hulka <[AHulka@ch.utah.gov](mailto:AHulka@ch.utah.gov)>

**To:**Jase Ehrhart <[jase\\_ehrhart@yahoo.com](mailto:jase_ehrhart@yahoo.com)>

Jason,

Please see the response below from the SLCDPU project manager. If you have more questions or concerns, please route them through me by email if you want it included in the public record. If you have more informal or informational questions, you can contact Dimond through his email below.

Thanks,

Andy Hulka  
Planner  
City of Cottonwood Heights  
(801)944-7065

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.” –Jane Jacobs

-----

Dear Jason,

Thank you for reaching out with your comments about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) have looked into the possibility of connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line; however, we feel that these alternatives

would be less secure and would create the opportunity to have our system hacked. If someone was able to hack into this one pump station, they could gain access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military). Maintaining water quality and being able to monitor the water distribution is important for public safety. For this reason, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project in order to best serve the community and keep our system secure.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

DIMOND ZOLLINGER, PE  
SLCDPU CONTRACTOR

CRS ENGINEERS  
OFFICE (801) 483-6766  
CELL (208) 431-2718  
[dimond.zollinger@slcgov.com](mailto:dimond.zollinger@slcgov.com)  
[dimond.zollinger@crsengineers.com](mailto:dimond.zollinger@crsengineers.com)

-----Original Message-----

From: Jase Ehrhart <[jase\\_ehrhart@yahoo.com](mailto:jase_ehrhart@yahoo.com)> Sent: Wednesday, June 3, 2020 4:51 PM

To: Andrew Hulka <[AHulka@ch.utah.gov](mailto:AHulka@ch.utah.gov)>

Subject: [EXT:]Comment on antenna on Golden Hills Way.

Hi, my name is Jason Ehrhart, I live at 8795 Kings Hill Drive. And I would like to have a comment registered on the change of the water pump on my driveway. I would like to know why this can't be done over and in the ground Internet connection that would require far less money and far less intrusion into a private household. A direct Internet connection would be a less expensive option and because communication is no longer going over the airwaves probably a higher security solution as well.

Jason Ehrhart

This brief note was sent from a mobile device, please forgive any misspellings or grammatical errors.

**From:** [Zollinger, Dimond](#)  
**To:** ["Jason Ehrhart"; Andrew Hulka](#)  
**Cc:** [Mullen, Holly; Turner, Sharon](#)  
**Subject:** [EXT:]RE: (EXTERNAL) Fwd: RE: [EXT:]Comment on antenna on Golden Hills Way.  
**Date:** Tuesday, June 23, 2020 5:00:42 PM

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Jason,

Thank you for reaching out further. It is clear that you have a lot of experience with cyber security and we appreciate the knowledge you have shared. The opinions of all residents are considered and important to us as we try to update the pump station. With that said I would like to give some more details about our system. The Salt Lake City Department of Public Utilities (SLCPU) SCADA Network communicates back and forth from our office to all of our pump stations, water tanks, dams, stream gauges, sewer lift stations, etc. that we own. The signal is a scrambled radio wave that is sent on a registered frequency band that we own that cannot be connected to by the internet, WIFI, or cell signal. This frequency band is licensed by the FCC as a public network and we are authorized to use it. The system is a short range local system that can only be accessed within the range of our office (most of Salt Lake County). This local system would require a hacker to be within range of our signal in order to attempt to hack it. This results in exponentially less exposure than if the data was online because then a determined hacker from anywhere in the world could try to hack in. SLCPU water distribution and SCADA network is regulated by the Division of Drinking Water (DDW) and we are audited by them often. These audits have repeatedly confirmed that our system is one of the most secure in the United States.

You noted that the pump station is at the end of its life cycle which is true but the water main line and the water service connections into homes are also aging and becoming more at risk. The SCADA system would allow us to instantly be alerted to drop in pressure, pump malfunction, or water contamination. It also give us the ability to turn on or off the water remotely if there was a main break, fire, security breach, or system malfunction. Currently we could not respond to these types of issues until they were significant enough for warrant a resident response (assuming they are even home) before we could be alerted and respond. These delays could result in significant more damage and risk.

We appreciate your concern and comments but it is recommended that the SCADA system and resulting antenna be installed on this pump station in order to provide the residents a better and safer product.

Thank you again for reaching out,

**DIMOND ZOLLINGER, PE**

SLCPU CONTRACTOR

CRS ENGINEERS

OFFICE (801) 483-6766

CELL (208) 431-2718

[dimond.zollinger@slcgov.com](mailto:dimond.zollinger@slcgov.com)

[dimond.zollinger@crsengineers.com](mailto:dimond.zollinger@crsengineers.com)

---

**From:** Jason Ehrhart <Jase\_Ehrhart@yahoo.com>

**Sent:** Monday, June 22, 2020 2:11 PM

**To:** Zollinger, Dimond <Dimond.Zollinger@slcgov.com>; Andrew Hulka <AHulka@ch.utah.gov>

**Subject:** (EXTERNAL) Fwd: RE: [EXT:]Comment on antenna on Golden Hills Way.

Hi Dimond,

Andrew kindly forwarded your comments to me, I felt compelled to reply.

I have taught the science of crypto during my work in the high tech industry. In fact, I worked for Netscape when the initial encryption protocol SSL/TLS was invented and have worked with RSA, Symantec, and many other organizations that make up the security realm of our industry. It's a favorite topic of mine.

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The truth here is, and I think you could agree, that a determined attacker could break signals in either physical network layer, (wired or wireless), given enough time and effort. The DoD actually

manages this risk by compartmentalizing each access point, so that if such a determined attacker managed to gain access to the network, perhaps via a captured device, it has access to nearly nothing else in the network. Also, using your example, if a person was to gain access to the pump station, it would probably be rather obvious, especially since it sits in my neighbor's yard. Whereas access to a wireless signal could happen from an attacker's living room or bedroom and be somewhat less obvious. As such, I stand by my assertion that an internet connection underground would be considerably less expensive and just as secure, if not more secure, than a wireless connection.

I understand and fully agree that maintaining water quality is a public safety issue. No arguments here on that topic.

So you are aware, I am a neighbor to this pump station location, and have received your resident notification, thank you very much. We appreciate your efforts to keep us in the loop. It wont do much to my yard, but I do know the neighbor whose yard this does directly effect and I can share with you that they are not happy about this at all. I also fully understand that this pump station needs to be upgraded.

Best regards and thank you for the hard work that you do on our behalf.

-Jason Ehrhart

----- Forwarded Message -----

**Subject:**RE: [EXT:]Comment on antenna on Golden Hills Way.

**Date:**Thu, 18 Jun 2020 17:50:10 +0000

**From:**Andrew Hulka <[AHulka@ch.utah.gov](mailto:AHulka@ch.utah.gov)>

**To:**Jase Ehrhart <[jase\\_ehrhart@yahoo.com](mailto:jase_ehrhart@yahoo.com)>

Jason,

Please see the response below from the SLCDPU project manager. If you have more questions or concerns, please route them through me by email if you want it included in the public record. If you have more informal or informational questions, you can contact Dimond through his email below.

Thanks,

Andy Hulka  
Planner  
City of Cottonwood Heights  
(801)944-7065

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.” –Jane Jacobs

-----  
Dear Jason,

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DIMOND ZOLLINGER, PE  
SLCDPU CONTRACTOR

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OFFICE (801) 483-6766  
CELL (208) 431-2718  
[dimond.zollinger@slcgov.com](mailto:dimond.zollinger@slcgov.com)  
[dimond.zollinger@crsengineers.com](mailto:dimond.zollinger@crsengineers.com)

-----Original Message-----

From: Jase Ehrhart <[jase\\_ehrhart@yahoo.com](mailto:jase_ehrhart@yahoo.com)> Sent: Wednesday, June 3, 2020 4:51 PM

To: Andrew Hulka <[AHulka@ch.utah.gov](mailto:AHulka@ch.utah.gov)>

Subject: [EXT:]Comment on antenna on Golden Hills Way.

Hi, my name is Jason Ehrhart, I live at 8795 Kings Hill Drive. And I would like to have a comment registered on the change of the water pump on my driveway. I would like to know why this can't be done over and in the ground Internet connection that would require far less money and far less intrusion into a private household. A direct Internet connection would be a less expensive option and because communication is no longer going over the airwaves probably a higher security solution as well.

Jason Ehrhart

This brief note was sent from a mobile device, please forgive any misspellings or grammatical errors.

From: [Dean Moncur](#)  
To: [Andrew Hulka](#)  
Subject: [EXT:]Re: [EXT:]Antenna purposed at 8800 Kingshill Dr #A  
Date: Thursday, June 18, 2020 12:10:16 PM

---

VHF communication is not less susceptible to hacking than cell phone or wireless systems using strong passwords. In fact, VHF communications are less secure than WI-FI and cell systems.

We remaining strongly opposed to this antenna. And respectfully request that you honor our feelings shared with others in our neighborhood.

Thanks!

Dean Moncur

On Thu, Jun 18, 2020 at 11:55 AM Andrew Hulka <[AHulka@ch.utah.gov](mailto:AHulka@ch.utah.gov)> wrote:

Dean,

Please see the response below from the SLCDPU project manager. If you have more questions or concerns, please route them through me by email if you want it included in the public record. If you have more informal or informational questions, you can contact Dimond through his email below.

Thanks,

Andy Hulka

Planner

City of Cottonwood Heights

(801)944-7065

*“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”*

*–Jane Jacobs*

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Dear Dean,

Thank you for reaching out with your comment about the proposed SCADA antenna for the Golden Hills Pump Station. We at Salt Lake City Department of Public Utilities (SLCPU) are focused on delivering high quality water to the public by efficient water distribution. The proposed SCADA system will allow SLCDPU to monitor the pump station and the water quality in real time and allow us to be alerted and to react immediately if problems were to arise. This is becoming more important as the current waterline and other forms of infrastructure in the area are starting to age. We have looked into the possibility of connecting the pump station SCADA system to a cell phone signal, WIFI, or into the underground internet line but we feel that these options would be less secure. The potential of being hacked is increased using any of these alternatives. If someone was able to hack into this one pump station, they could gain access to the entire system. SLCPU's entire SCADA network functions by sending and receiving data by an encrypted signal through line of site technology (similar to what is used by the United States Military). Maintaining water quality and being able to monitor the water distribution is important for public safety. For this reason, we are proposing the antenna be included in the Golden Hills Pump Station Rehabilitation Project in order to best serve the community and keep our system secure.

Please see attached Resident Notification Form that was delivered (May 14, 2020) to area residents for more information about the project.

Thank you again for reaching out and sharing your thoughts.

**DIMOND ZOLLINGER, PE**

SLCDPU CONTRACTOR

CRS ENGINEERS

OFFICE (801) 483-6766

CELL (208) 431-2718

[dimond.zollinger@slcgov.com](mailto:dimond.zollinger@slcgov.com)

[dimond.zollinger@crsengineers.com](mailto:dimond.zollinger@crsengineers.com)

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**From:** Dean Moncur <[midivemon@gmail.com](mailto:midivemon@gmail.com)>  
**Sent:** Wednesday, June 3, 2020 4:41 PM  
**To:** Andrew Hulka <[AHulka@ch.utah.gov](mailto:AHulka@ch.utah.gov)>  
**Subject:** [EXT:]Antenna purposed at 8800 Kingshill Dr #A

We wish to go on record as being strongly opposed to the purposed antenna at 8800 Kinghills Dr. #A. The home there have existed for over 4 decades without the purposed antenna. It is simply neither necessary nor desired. We understand and accept the possible risk of not having water to a few homes in the event of an outage.

Please do not damage the natural beauty or property value of these homes by putting in the purposed unwanted and unneeded antenna.

Dean Moncur

[8394 Dynasty Way](#)

[Cottonwood Heights, Utah](#)

801-557-0614

[midivemon@gmail.com](mailto:midivemon@gmail.com)

--

Dean R. Moncur



# PLANNING COMMISSION STAFF UPDATE MEMO

Planned Development District – 6695 S. Wasatch Blvd.

July 1, 2020

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

## Summary

**Applicant:**  
AJ Rock, LLC

**Subject Properties**  
6695 S. Wasatch Blvd.

**Action Requested**  
Zone map amendment from F-1-21 to PDD-2 (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 Properties

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



## Outstanding Issues Requiring Resolution Prior to Recommendations

The applicant requested that Community Development Department schedule their request for a Planning Commission Public Hearing although several outstanding items had not been finally resolved.

### Preliminary Engineering Drawings

The Public Works Department cannot provide a recommendation of approval to the Planning Commission until the applicant has demonstrated that the conceptual project plan will function within city and generally accepted engineering practices. Insufficient information has been provided in the preliminary engineering drawings (grading, stormwater, slope reclamation, geologic investigation, etc.) preventing a final recommendation (see Attachment 4).

Preliminary plans should also identify dedications for Gun Club Road.

### Inconsistent Development Plans

The applicant has amended the site plan twice of their own accord and have made additional changes based upon staff and Architectural Review Commission feedback. Accordingly, there is inconsistency between the current development plan and supporting documents such as the master landscape plan. All site plans need to be consistent with each other as they will be adopted as part of the regulating zoning ordinance.

### Refinements to Proposed Regulating Zoning Ordinance

Some exemptions may need to be specified in the regulating ordinance for this PDD development plan. These have not been finalized and further review from the Public Works department is needed prior to finalization of the proposed ordinance. Additional regulations require drafting:

- Hillside reclamation/bonding standards.
- Utilization and maintenance standards for any angled right-of-way parking.
- Shared parking and cross-over agreement standards.

### Shared Parking Analysis.

Staff has concluded a shared parking analysis, but refinements are needed prior to distribution to the Planning Commission. An update on this issue will be provided at the Planning Commission meeting.

### Affordable Housing

The applicant's current Below Market Rate/Senior/Disabled housing proposal does not meet the global standards for PDD zones. A new proposal by the applicant should be prepared.

### Pending Updates from the Metropolitan Water District and UDOT

Staff is reaching out to these entities to determine if there are any major site issues or requirements with the current development plan proposal.

## Applicant's Proposal

The applicant is requesting to utilize the city's Planned Development District (PDD) ordinance (Chapter 19.51) to amend the zoning designation of the above-mentioned property from F-1-21 Zone (Foothill Residential) to a newly created zone, the PDD-2 Zone (Wasatch Rock Redevelopment Planned Development District). This zone does not exist yet.

## Process to Create a New PDD Zone on Zoning Map

The PDD ordinance establishes the process to create a new PDD Zone, as follows:

1. The PDD ordinance limits the creation of new PDD zones to a limited number of areas within the City. These areas are further subdivided into three development intensity areas: Tier 1, 2, and 3 – Tier 1 allowing the highest intensity of development. The property proposed for the rezone falls within Tier 1 (see Figure 1).

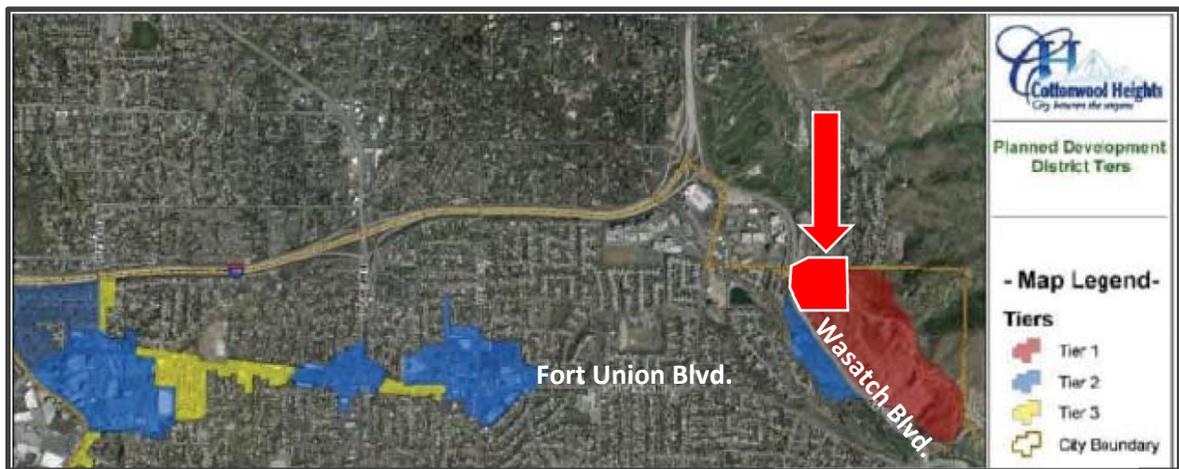


FIGURE 1 - PDD TIER MAP - OVERLAID WITH LOCATION OF PROPOSED REZONE.

2. The Planning Commission recommends to the City Council, and the City Council approves, two actions:
  - a. The zoning map is amended to designate an area for a new PDD zone.
  - b. The zoning ordinance is amended to adopt a new PDD subchapter regulating the area within the new zone. The regulations fall within the scope that the PDD regulating chapter permit.
3. The new ordinance regulates allowed uses, setbacks, heights, signage, lighting standards, landscaping requirements, supplemental design standards, and other aspect of the future development (see Attachment 2).
4. A development plan is adopted as part of the ordinance as an exhibit. The future development of each phase of the site is required to follow the overall scope and direction as shown on this development plan (see Attachment 1).

## PDD Approval Timeline

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

1. Pre-Application Conference
  - a. The applicant met with the Community Development Director, and the Development Review Committee multiple times prior to an application being submitted;
2. Concept Plan
  - a. A concept plan is required when a PDD application contains more than 50 dwelling units and/or five or more acres of non-residential development. The concept plan is required to be presented in a planning commission work session at least once prior to full application;
  - b. The applicant presented a concept plan in 2018;
3. Community Workshop
  - a. At least two community workshops are required to be held by the applicant, independently of the city, to present the proposal and understand the concerns of nearby residents. Meeting notes are required to be submitted to city staff as part of the official PDD application;
  - b. The applicant held neighborhood meetings May 20 and July 15, 2019 (minutes – Attachment 15)
4. Draft Planned Development Zone (PDZ) Plan Submittal
  - a. A draft application submittal is required to be submitted after the pre-application conference to be reviewed for minimum compliance with the PDD ordinance;
  - b. Staff completed a comprehensive preliminary review of the applicant's draft PDZ plan submittal. Many of the material review comments have been addressed and incorporated into the current proposal;
5. PDD zone Application
  - a. This step constitutes an official plan submittal and the beginning of the public process. This step requires detailed submittal materials, per ordinance. Staff has reviewed this application to ensure that each item is present in the application. If an item is not present, it becomes a condition of final approval to provide it for review;
6. Department Review and Report
  - a. A complete review has been completed for the official plan submittal. This report, as well as all city correction letters to date constitute compliance with this step;
7. Public Notice
  - a. Public notice is required to comply with state and local regulations pertaining to the adoption and/or amendment of land use regulations;
  - b. See public notice section at the end of this report for details
8. Planning Commission Review and Recommendation
  - a. The planning commission reviews PDD proposals in the same manner as it reviews other legislative matters. It will take official public comments, request any modifications it sees fit, and ultimately make a final recommendation to the City Council for final consideration; **\*\*\*We are currently at this stage in the process.\*\*\***
9. City Council Review and Decision
  - a. After a planning commission recommendation, the city council may seek additional public input and will take final action to either approve or deny the proposal.

## Proposed Ordinance

**Development plan:** Each phase of this development will be governed by the development plan, including total building heights, setbacks, density (total number of units), required parking, landscaping, open space, and signage.

**Allowed uses:** Multi-family dwelling units, hotels, office space, retail, and restaurants.

**Height:** Maximum height from the grade per the proposed development plan:

**Architectural Standards:** The applicant has received a certificate of design compliance from the Architectural Review Commission (ARC). The ARC has recommended supplemental design guidelines that will be applied to each final phase of the project. Each phase of the development will be required to meet the city design guidelines as well as supplemental design guidelines that are adopted as part of the ordinance.

**Lighting:** Lighting will comply with Chapter 19.77 – Outdoor Lighting Regulations, with the exception that reduced lighting standards east of Wasatch Blvd will not apply.

**Below Market Rate / Senior/ Disabled Housing (affordable) Requirement:** The proposed ordinance outlines that 10% all residential units will be senior housing units. The proposed ordinance states that the units will “be discounted ten percent (10%) to be in line with similar market rate unit.”

### *Staff Analysis of BMR Housing Requirements*

The PDD ordinance provides the following instructions on providing affordable housing:

“All PD zone ordinances shall require the development to include below market rate or senior/disabled housing units (collectively, "BMR units") equal to at least ten percent (subject to a threshold) of the total number of dwelling units contained within the zone, as shown on Table 1. Required BMR units shall be affordable to households earning not more than 50% of the city's median income, and shall be provided in accordance with the standards, definitions and procedures contained in this code and/or the PDD ordinance.”

When the city approved the PDD-1 zone, the city maintained its interpretation that whether it was BMR, senior, or disabled housing, that the ordinance specifically identifies them all collectively as “BMR units.” The ordinance later states that “BMR units shall be affordable to households earning not more than 50% of the city’s median income...”

### *Staff Recommendation*

Staff recommends that the proposed PDD-2 ordinance is amended to reflect this PDD zoning regulation. If it is not amended, it will conflict with the governing provisions for the use of this zoning tool and staff will recommend denial of the application.

## Preliminary Development Plan

**Note:** This report contains several graphics of the proposed development plan. Figure 2 is the current layout. Other site layouts are included which contain outdated building, driveway, and site layouts. These older plans are included to illustrate landscaping, open space, plaza, and site amenities, cycling and pedestrian circulation, and site constraints. All these plans are required to be updated with the current site layout prior to Planning Commission approval of the development plan.

The proposed development plan consists of ten buildings on 21.56 acres. The applicant is proposing to construct the following:

Building	Units / Square Feet	Height	Parking
<b>Apartments</b>	284 units (1 and 2-bed units)	78 ft - Five stories over two parking levels.	486 – 1.7 per unit
<b>Condominium</b>	99 units	128 ft - 10 stories over two parking levels.	133 – 1.34 per unit
<b>Affordable Units</b>	35 units*	1 story over 1 parking level	47 – 1.34 per unit
<b>Retail – Pad A</b>	4,200 sq. ft.	15 ft	298 shared
<b>Retail – Pad B</b>	4,200 sq. ft.	15 ft	
<b>Mixed-Use Pad C</b>	9,400 sq. ft. per floor	45 ft	
<b>Mixed-Use Pad D</b>	9,400 sq. ft. per floor	45 ft	
<b>Retail Pad E</b>	6,140 sq. ft. per floor	15 ft	
<b>Retail Pad F</b>	6,140 sq. ft. per floor	15 ft	
<b>Hotel</b>	140 rooms.	65 ft	

Table 1 – Development Plan Summary. \*BASED ON THE NUMBER OF PROPOSED MARKET RATE APARTMENT AND CONDOMINIUM UNITS, AT LEAST 42 AFFORDABLE HOUSING UNITS ARE REQUIRED.

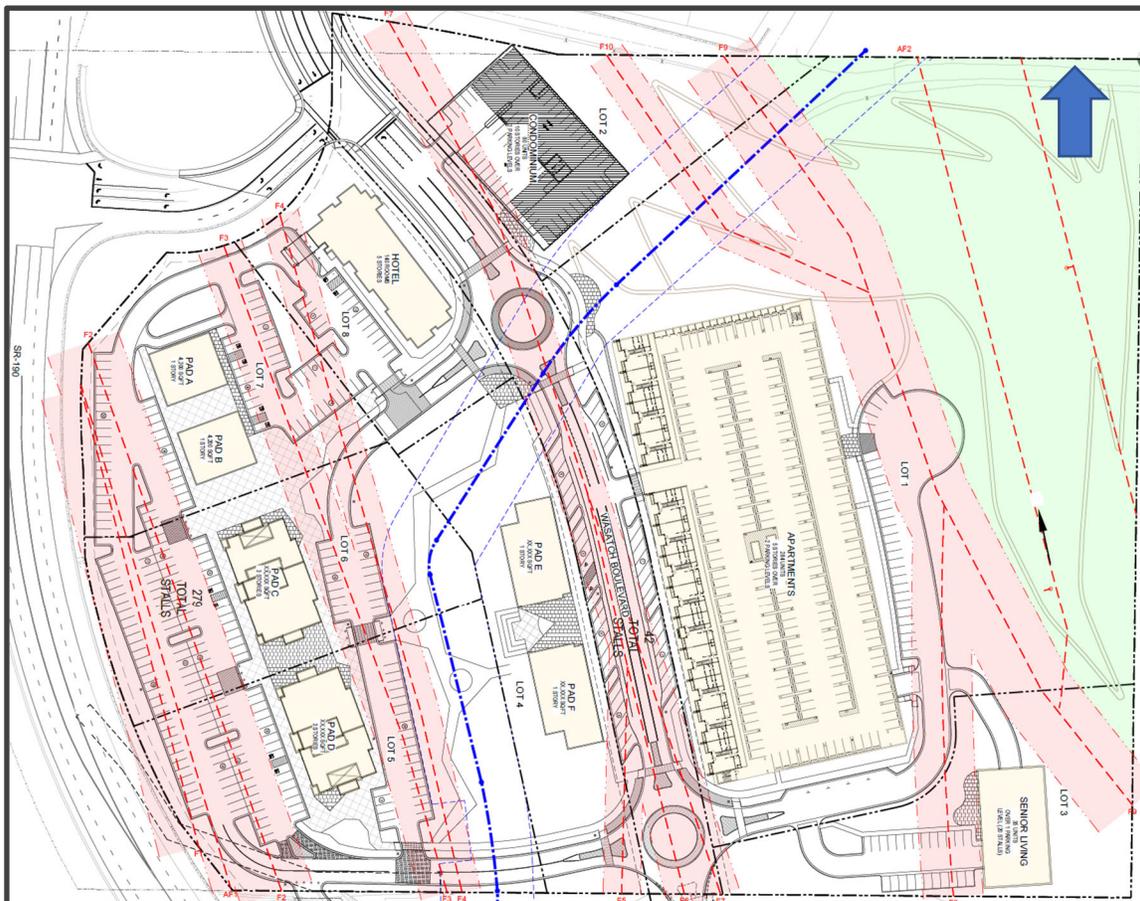


FIGURE 2- CURRENT PROPOSED SITE LAYOUT – SEE ATTACHMENT X FOR HIGH-RESOLUTION

## Height

The Tier 1 PDD area allows heights much greater than what the development plan proposes (outlined in Table 1). However, when the ordinance is adopted, the heights presented in the development plan will be the maximum building height that is required for each phase of the development.

Setback from Wasatch Blvd.	Tier 1 Allowance	Proposed
0' to 20'	No Building	No Building
20' to 50'	60' Height	No Building
50' to 100'	100' Height	45'
100' to 250'	120' Height	65'
250' to 500'	150' Height	130'
500' and greater	300' Height	130'

TABLE 2 – TIER 1 BUILDING HEIGHT ALLOWANCE / DEVELOPMENT PLAN COMPARISON

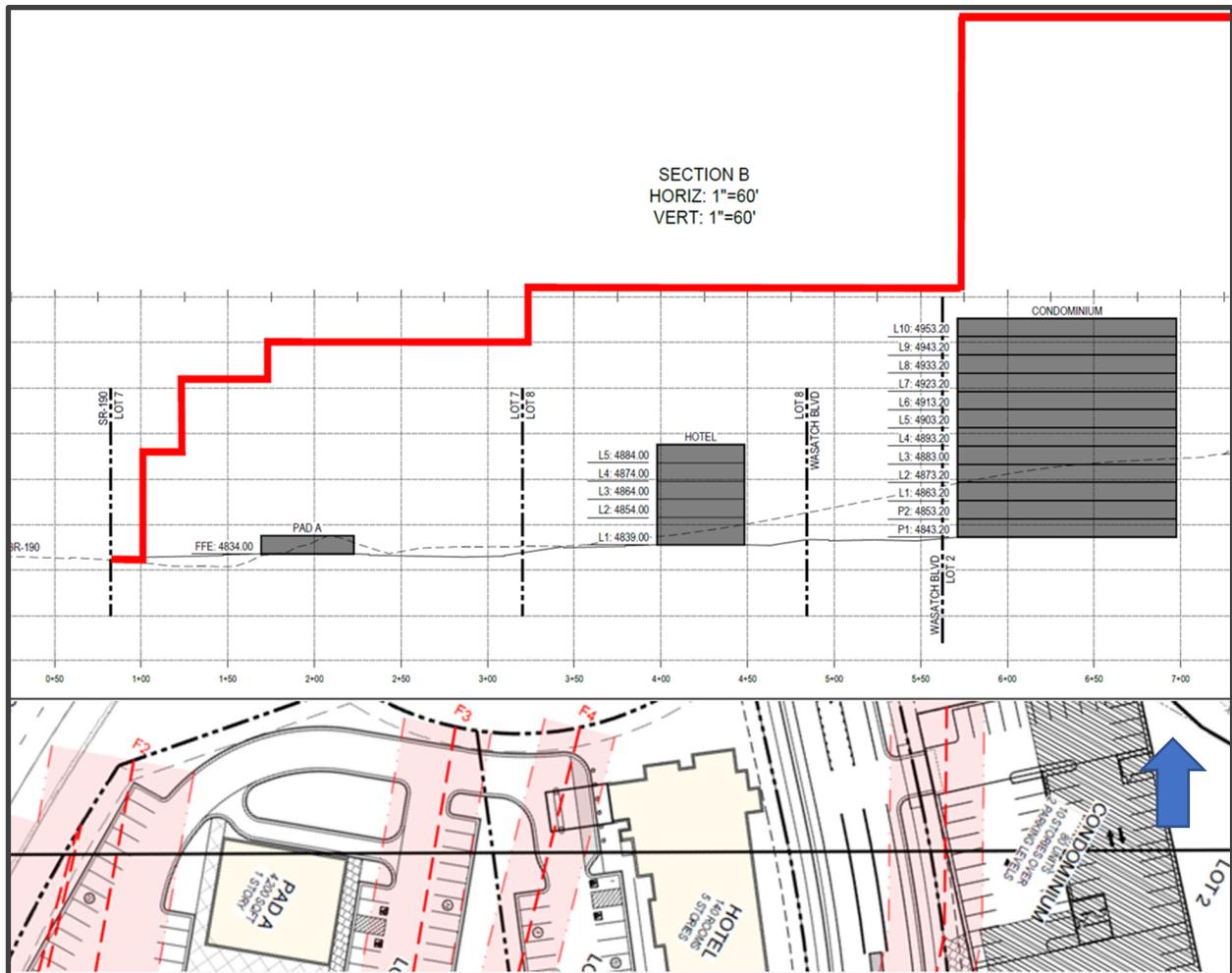


FIGURE 3 - NORTH BUILDINGS - HEIGHT CROSS SECTION (RED MAXIMUM HEIGHT PERMITTED)

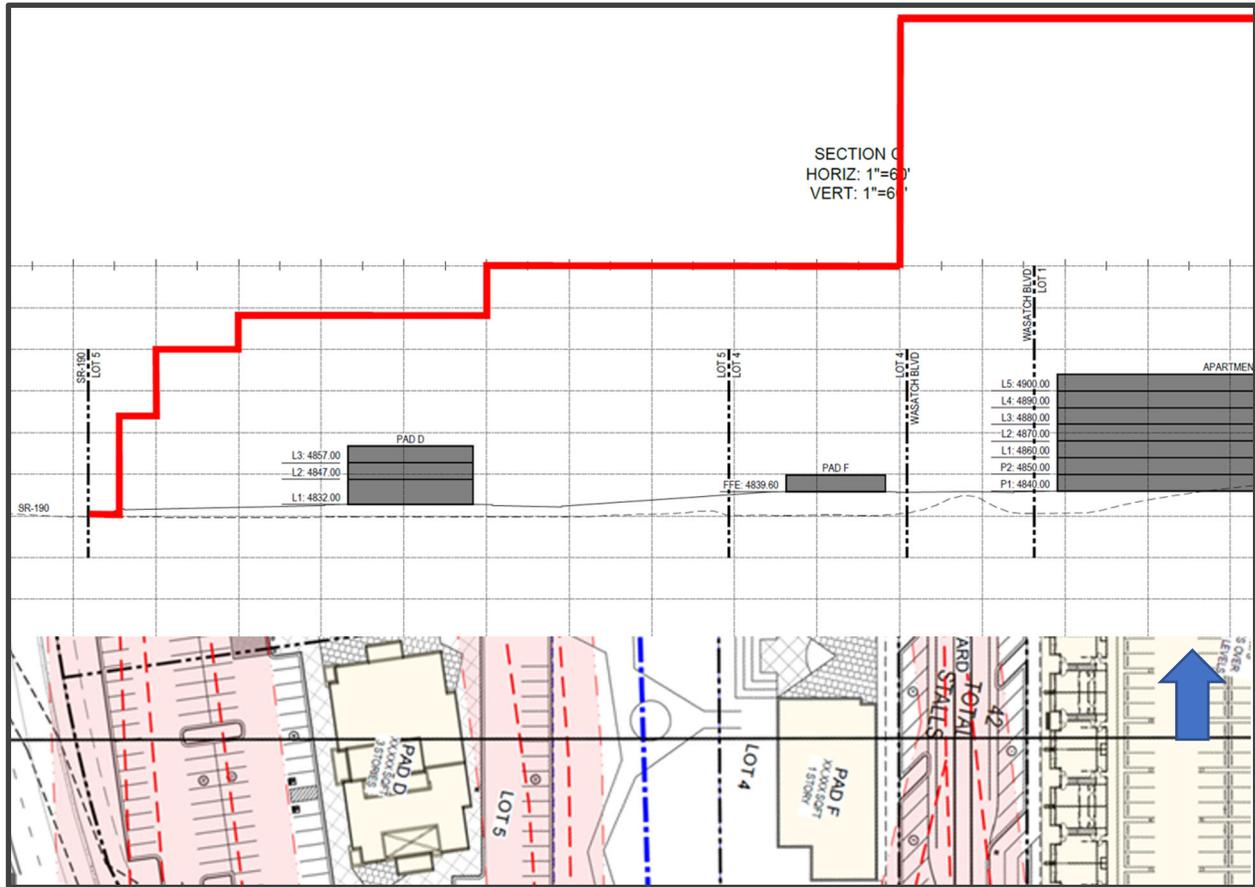


FIGURE 4 - SOUTH BUILDINGS - HEIGHT CROSS SECTION (RED MAXIMUM HEIGHT PERMITTED)

### Parking

Typically, city ordinances establish parking minimums established by ITE Parking Generation. The applicant has proposed the minimum parking for each property and use is as its identified in the development plan. To determine if this proposal is acceptable, staff conducted a parking analysis of each use against ITE Parking Generation averages (see Attachment 14).

#### *Residential Parking*

Residential parking overall is provided at a higher rate than that required by similar zoning elsewhere in the city. The condominium building as a stand-alone use has a 10-stall (7%) deficiency in stalls from typical standards, but more parking than what is required is provided at the adjacent apartment and senior housing developments.

#### *Commercial Shared Parking*

The applicant is proposing that parking is shared between businesses that have alternating peak parking demand times. A prime example of shared parking peak demand opposites would be hotel and office use. Estimating that peak demand for mixed-uses will occur during a winter weekday at noon. At this time, there will be parking demand for office, retail, restaurant, and hotel guests. Staff is currently refining the shared parking analysis and will share findings at the Planning Commission hearing.

## Preliminary Architecture and Supplemental Design Guidelines

Attachment 3 contains preliminary architecture and supplemental design guidelines that are recommended by the Architectural Review Commission to be adopted as part of the proposed ordinance. These guidelines will supplement the City's existing design guidelines and will be used by the ARC to review each phase of the development to ensure a design consistency throughout the project as it develops.

## Landscaping and Open Space

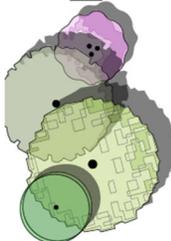


CONCRETE PAVER W  
DECOMPOSED GRAN

FIGURE 5 - LANDSCAPING/PUBLIC SPACE DETAILS (HOTEL AND PAD A ARE OUTDATED).



## PLANT SCHEDULE: MANICURED

TREES	COMMON NAME	BOTANICAL NAME
	ACE OF HEARTS REDBUD	CERCIS CANADENSIS 'ACE OF HEARTS'
	ALLEE LACEBARK ELM	ULMUS PARVIFOLIA 'ALLEE'
	GREEN VASE SAWLEAF ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'
	MUSHASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA 'MUSASHINO'
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME
	WEeping BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA PENDULA'
	KASHMIR DEODAR CEDAR	CEDRUS DEODARA 'KASHMIR'
	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'
SHRUBS	COMMON NAME	BOTANICAL NAME
	PURPLE STEMMED DOGWOOD	CORNUS ALBA 'KESSLERLINGII'
	GREENSPIRE UPRIGHT EUONYMUS	EUONYMUS JAPONICUS 'GREENSPIRE'
	WILTONII BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'
	DWARF JAPANESE GARDEN JUNIPER	JUNIPERUS PROCUMBENS 'NANA'
	HIDCOTE BLUE LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'
	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS
	LITTLE GIANT DWARF ARBORVITAE	THUJA OCCIDENTALIS 'LITTLE GIANT'
	MORGAN'S CHINESE ARBORVITAE	THUJA OCCIDENTALIS 'MORGAN'

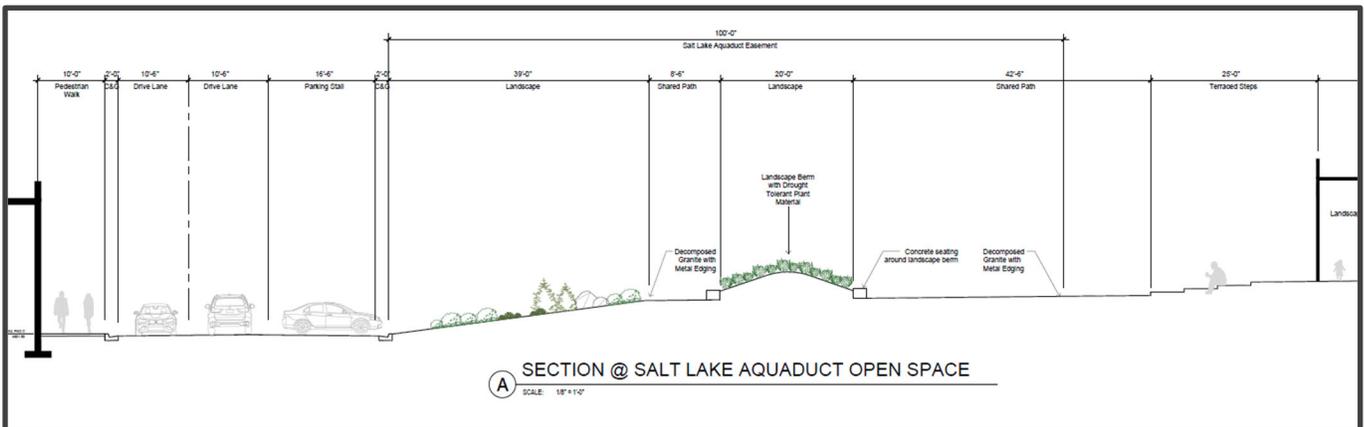
ORNAMENTAL GRASSES	COMMON NAME	BOTANICAL NAME
	BLONDE AMBITION BLUE GRAMA	BOUPELOUA GRACILIS 'BLONDE AMBITION'
	EVERLITE VARIEGATED SEDGE	CAREX OSHIMENSIS 'EVERLITE'
	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'
	PINK MUHLY	MUHLENBERGIA CAPILLARIS
	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTH WIND'
	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'MINNBLUE A'

## PLANT SCHEDULE: NATIVE

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

## NON-IRRIGATED NATIVE SEED MIX

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



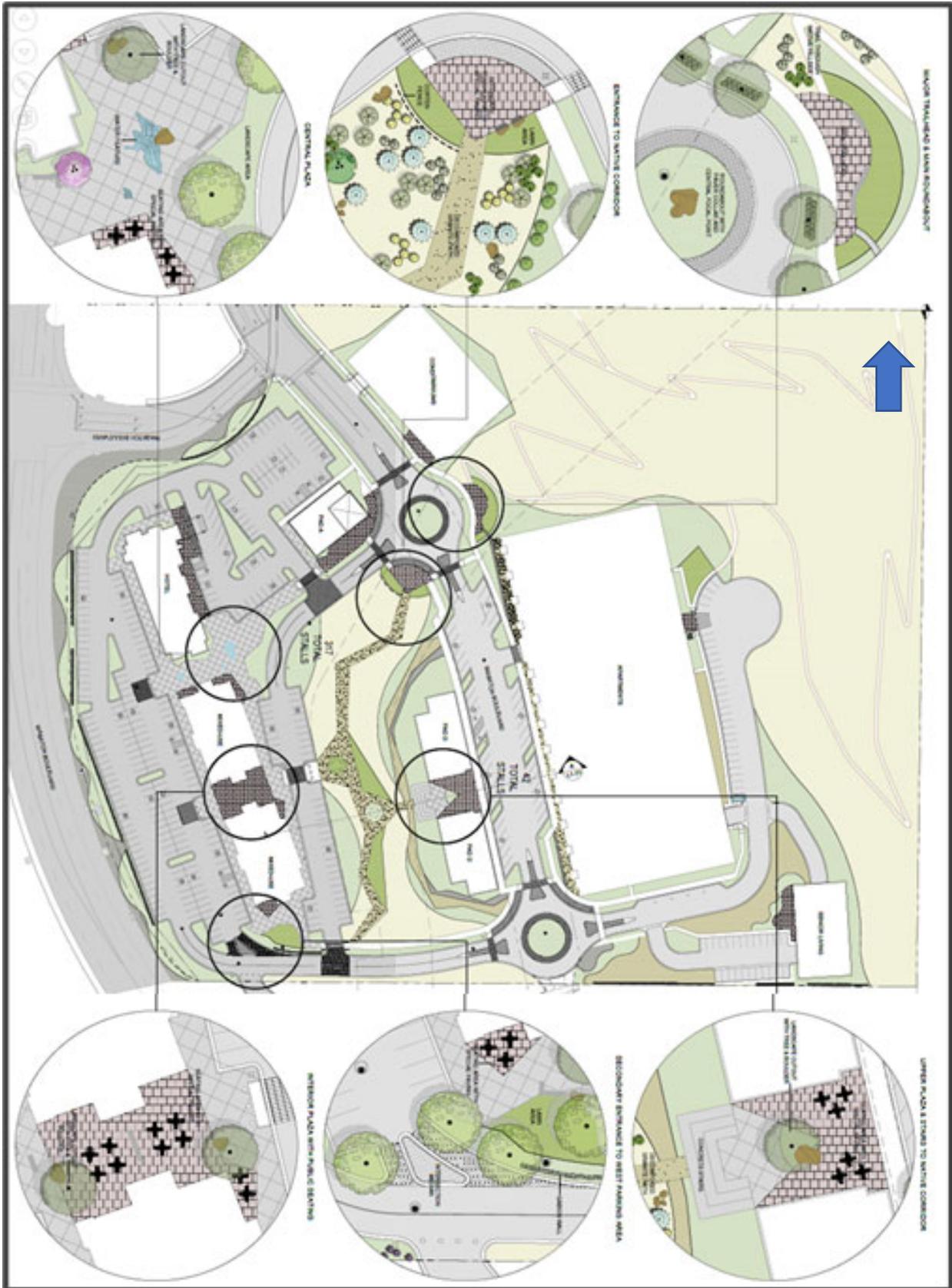


FIGURE 6 LANDSCAPING DETAIL - BUILDING SITE PLAN OUTDATED.

Signage

The rendering shows seven different signage designs labeled A through G. Design A is a tall, narrow concrete pillar with 'WASATCH ROCK' engraved vertically and horizontal panels for 'HOTEL', 'RESTAURANT', 'CONDOS', 'APARTMENTS', and 'BUSINESS'. Design B is a shorter, wider concrete pillar with 'WASATCH ROCK' engraved. Design C is a small, angled corten steel sign with a map. Design D is a large, bold '123' address sign. Design E is a directional signpost with multiple arms pointing to 'HOTEL', 'RESTAURANT', 'BUSINESS', and 'CAFE'. Design F is a trailhead sign with a map and text. Design G is a trail marker with a metal plate.

**A MAJOR MONUMENT SIGN**  
 Monolithic, pitted concrete with the development name engraved into the concrete.  
 Tenant names on removable corten steel plates.

**B MAJOR MONUMENT SIGN**  
 Monolithic, pitted concrete with the development name engraved into the concrete.  
 Does not list tenants.

**C SECONDARY MONUMENT SIGN**  
 Angled corten steel, with letters cut out of the steel and a black powder-coated metal sheet attached to the back of the sign.  
 Lists occupants in each area of development.  
 Map of a given area.

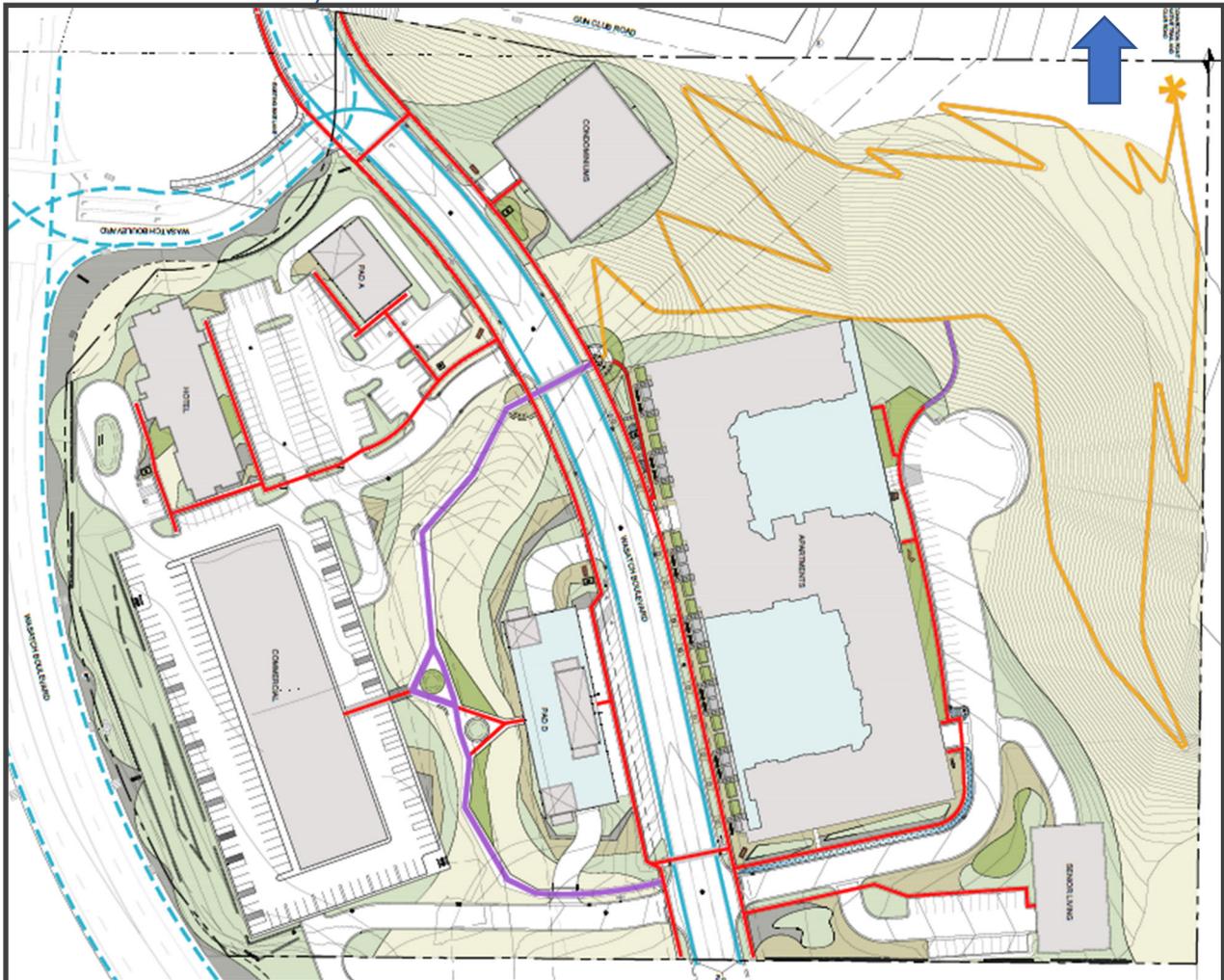
**D ADDRESS SIGNS**  
 For stand-alone buildings.  
 Numbers cut out of corten steel, in a concrete footing.

**E DIRECTIONAL SIGNAGE**  
 Corten steel sheets—attached to a post—with letters cut out of the steel and a black powder-coated metal sheet attached to the back of the corten.

**F TRAILHEAD SIGN**  
 Corten steel slats on a concrete base, with concrete bench seating on the end.  
 Corten steel overhang.  
 Trail and hillside information, with map of trails.

**G TRAIL MARKERS**  
 Corten steel sheet with metal plate attached, wherein the name of the trail, the distance, etc. is listed.

## Pedestrian and Bicycle Circulation



### 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

## Street Design

The project calls for a new main collector road to bisect the site and stub into the property southward. Based upon Architectural Review Commission feedback, the street was redesigned with a slower design speed to encourage walking and increasing bicycling. The latest iteration includes the following traffic calming measures:

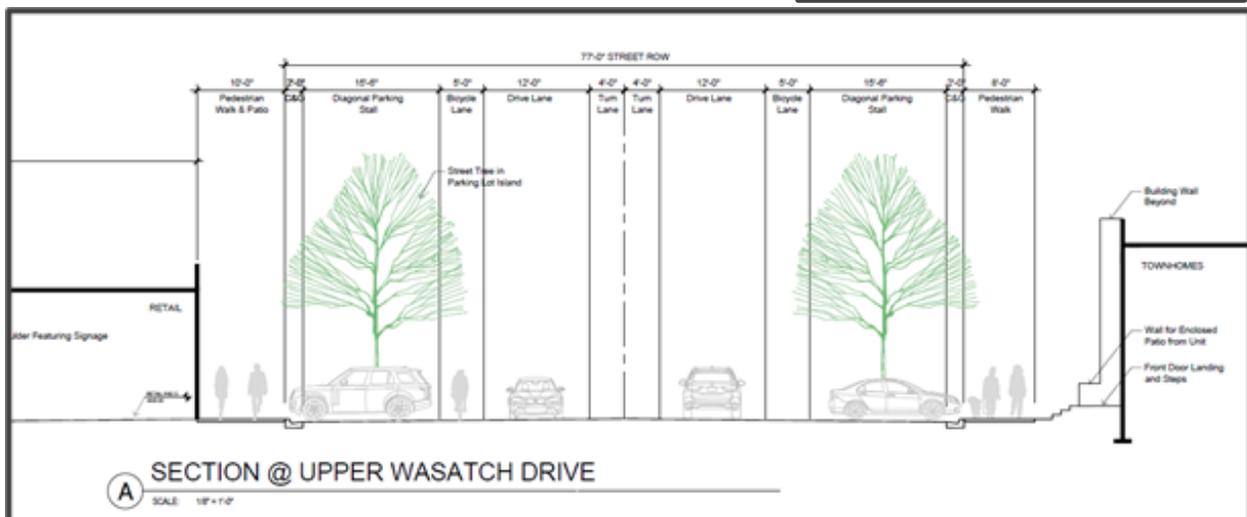
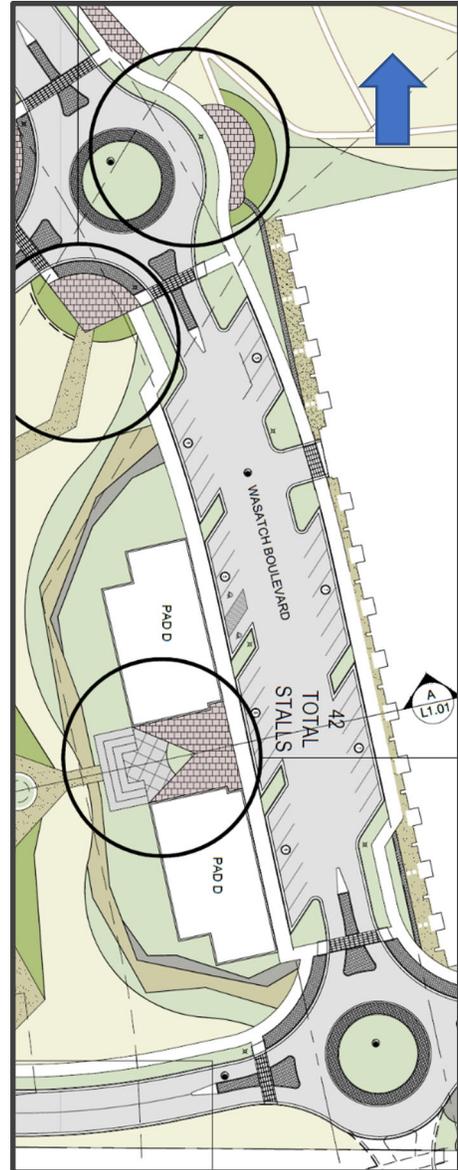
Roundabouts slow down traffic and create safer pedestrian crossings at intersections.

Angled parking on the sides of the street

## Transit

Previous presentations to the Planning Commission on this development included a discussion reporting on the applicant's efforts to consider designing a Cottonwood Canyons transit hub in partnership with UDOT. UDOT has selected a preferred site centrally located at the gravel pit south of this site for the future transit hub. A primary consideration for the preferred site is a future centrally located intersection that will allow for efficient ingress/egress onto SR-190 and fewer site constraints allowing for a larger hub facility.

Although the hub is not planned to be at this development site, the site remains in an ideal location for current and future transit service. In addition to being near a planned future mass-transit hub, the site is within just a very short walk to an existing Salt Lake City commuter/Canyon Ski Bus park-and-ride facility to the north.



## Vehicular Site Access

The site is primarily accessed via Wasatch Blvd approximately 200 feet from the SR-190 / Millrock Dr / and Wasatch Blvd Intersection. A secondary emergency access is provided for at the Southeast of the site. The property owner has a right of access over the property to the south for this purpose.

## Access Onto SR-190

SR-190 is a Utah Department of Transportation (UDOT) highway. The City does not control the ability to add signals or street access onto this route. Staff understanding, based on UDOT State Administrative Rule 930-6-7, that access from this site onto SR-190 would not be permitted, primarily for three reasons:

1. Exceptions for access are not granted when there is a reasonable alternate access. Access onto Wasatch Blvd is a reasonable alternative to SR-190 in this situation.
2. Minimum street spacing from an intersection is 1000 feet and the spacing from Wasatch Blvd centerline to the edge of the property is approximately 800 feet. Signalized intersections require ½ mile of spacing.<sup>1</sup>
3. The property south of this site has three streets (one signalized) planned. When developed, the street labeled as “Upper Wasatch” on the development plan will have access to exit the site through these egress points.

Future access to all gravel pit redevelopment sites is likely to occur as shown on Figure 7.

---

<sup>1</sup> UDOT (2013). R930-6. Access Management. Table – 1. Online:  
[https://www.udot.utah.gov/main\\_old/uconowner.gf?n=11066229893635233](https://www.udot.utah.gov/main_old/uconowner.gf?n=11066229893635233)

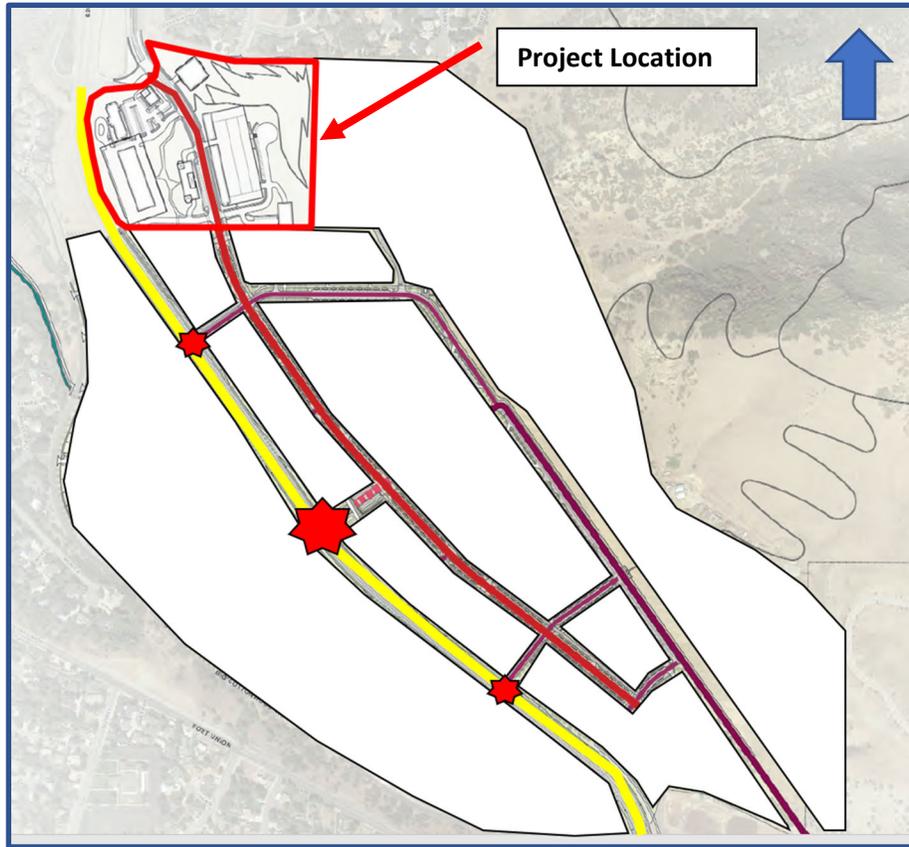


FIGURE 7 - FUTURE ACCESS POINTS FOR GRAVEL PIT REDEVELOPMENT AREAS

Documentation from UDOT confirming the application of this rule and any prohibition on street access onto SR-190 for this site will be requested of the applicant to obtain.

## Public Works/Engineering Site Plan Topics

The Cottonwood Heights Public Works Department reviews plans for engineering compliance. Because of the nature of the site as a reclamation area, and the size of the development, it is important to confirm that the development plan will work at a high-level design view. Of importance to the city is preliminary grading, geologic, and storm drainage studies. If any of these development aspects end up adjusting overall site layout, densities, and building heights, that must be determined now before the development plan becomes a part of the regulating ordinance. This is to the applicant's benefit to avoid amended site plans that conflict with the adopted ordinance. Further, as the entitlement of this site resides within the zoning parameters that are approved, it is important for the city to not entitle a site development plan by ordinance that would violate other city standards. Attachment 4 is a list of outstanding items that need addressing prior to any final recommendation from the Public Works department.

## Site Reclamation

Site reclamation refers to restoring or stabilizing previous gravel pit operations to safe and attractive conditions. The applicant has proposed the following general reclamation strategy for the former gravel pit. The development plan states:

*“that the hillside on which the site sits will be re-graded to restore the natural slope... – smoothing out the hillside -- and then be re-seeded with a native seed mix.... Throughout the site, we will incorporate the native seed mix and other native landscape corridor through the entire site.”*

The applicant has provided additional details on the initial preliminary grading plan on the strategy to reclaim the slope as shown in Figure 9.

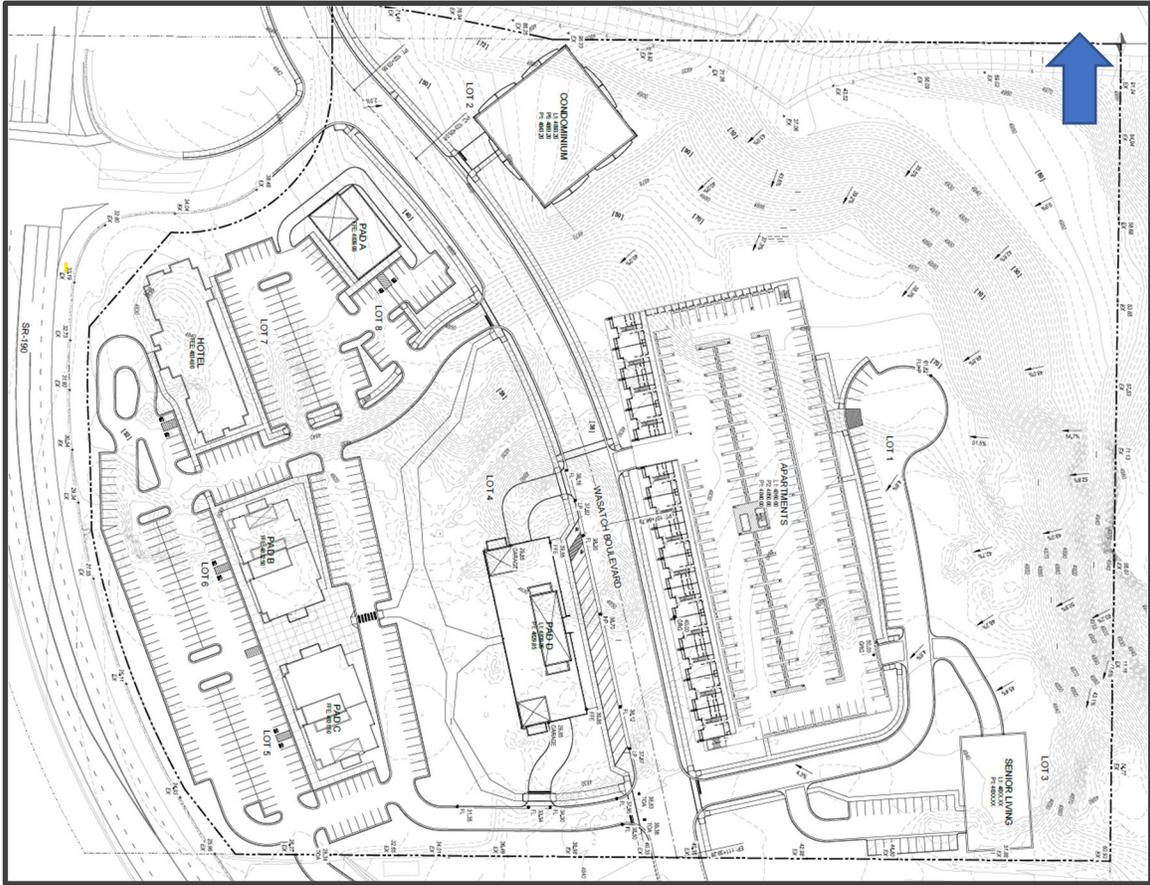
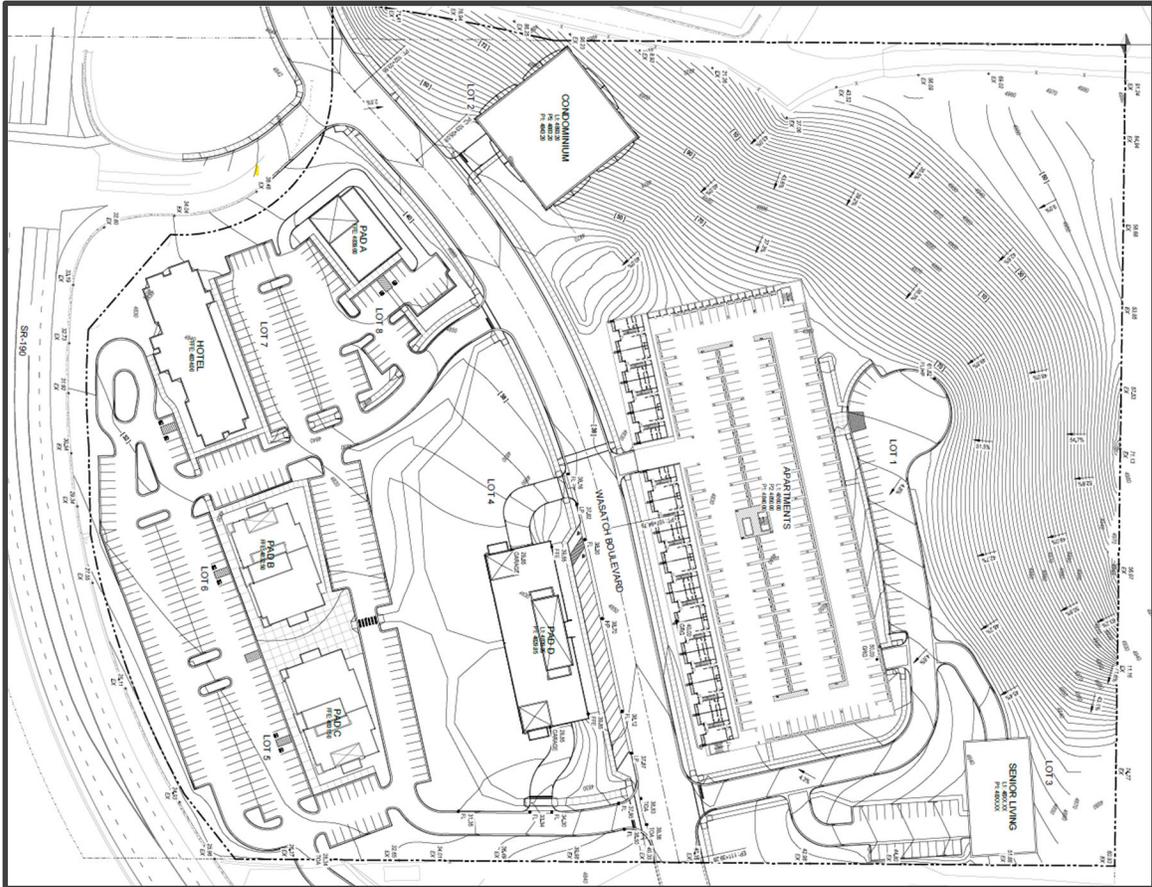


FIGURE 8 – EXISTING AND PROPOSED SITE GRADING BASED ON OLD SITE PLAN LAYOUT.



### Reclamation Vegetation

See Figure 5 for details on the vegetation proposed for the hillside. Mature vegetation assist hillside stability, although establishment must be carefully done as to water avoid run-off and soil oversaturation.

### Additional Reclamation Information Needed

Public works is requesting additional planning on the reclamation prior to providing a recommendation on the development plan. The reclamation plan shall include at a minimum:

- Scope of the disturbed areas
- Drainage impact to native vegetation
- Slope stabilization methods and compaction requirements
- Erosion control methods and Revegetation Plan

### Recommended Reclamation Ordinance Details

Planning staff proposes that specific reclamation standards are incorporated into the PDD ordinance. These will be developed when more details are received.

### Geologic Site Constraints

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

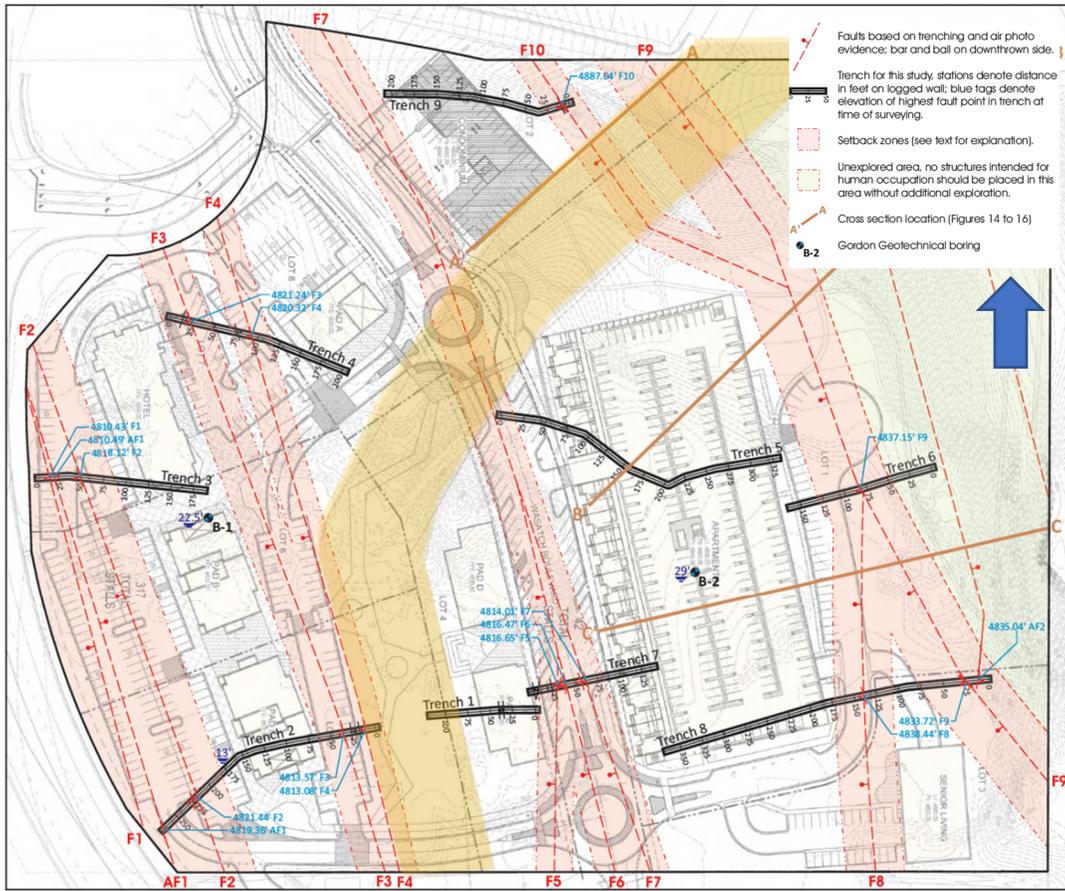


Figure 9- Major Site Constraints – Red: Fault Setback Area. Orange: MDWSS Salt Lake Aqueduc

**Red** areas on the above diagram indicate fault lines and their required setbacks. Per the Surface Fault Rupture Study, no structures intended for human occupancy should be located in these areas. Streets, driveways, yards, parking, and other non-occupied non-attached structures may be constructed in these areas.

The **orange** area is an easement for the Metropolitan Water District of Salt Lake and Sandy (MWDSS) and created to house Salt Lake Aqueduct. No building and only limited surface development, as approved by MWDSS.

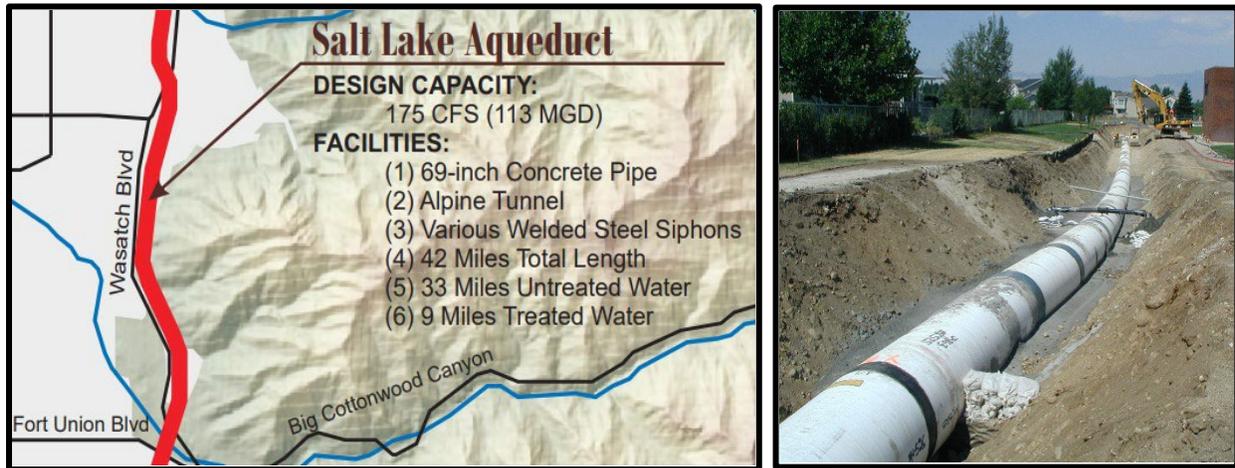


FIGURE 10 - THE SALT LAKE AQUEDUCT

## Site Geologic Considerations

The applicant has submitted the following:

### Geotechnical Study and Slope Stability Analysis

A summary of findings from the investigation are detailed on p. 13-15 on Attachment 5.

### Surface Fault Rupture Hazard Evaluation

Conclusions and recommendations are found on p. 19 of the report (Attachment 6 - p. 78). The City Geologist has provided a review and recommendations after an evaluation of the Surface Fault Rupture Hazard Evaluation (see Attachment 7)

## Staff Recommendation

As final plan design-level geotechnical engineering studies required for each final phase may present, and as Significant cuts could change fault locations and setback zone calculations, staff recommends the inclusion of ordinance language that indicates that additionally recommendations from qualified geologic engineers and accepted by the Public Works department may negate approved locations on the Development Plan.

## Traffic Impact Study

A traffic impact study was completed by Hales Engineering to analyze the impact of the proposed development on existing traffic conditions (see Attachment 8).

Key points from the study are:

- Existing traffic volumes were studied in December 2017 at:
  - 6200 S / Wasatch Blvd/Millrock Dr.
  - Gun Club Road / Wasatch Blvd.
- Peak traffic hour was determined to be between 5 pm and 6 pm (35% higher than morning peak).
- Mixed-use methodologies reduce estimated trip generation by 5% in morning peak hour and 18% in evening peak hour.
- The project estimates 4,342 vehicle trips per day at total buildout (26% less than the applicant's previous proposals with more office space). Trip generation at peak times is as follows:
- Morning peak hour trips: 273
- Evening peak hour trips: 347
- All study intersections are anticipated to continue to operate at an acceptable level of service during the evening peak hour in future (2040) traffic plus project.
- The intersection into the adjacent residential are currently and project to be at an "A" service level.
- Level "D" is considered acceptable by UDOT standards<sup>2</sup> (see figure 10).

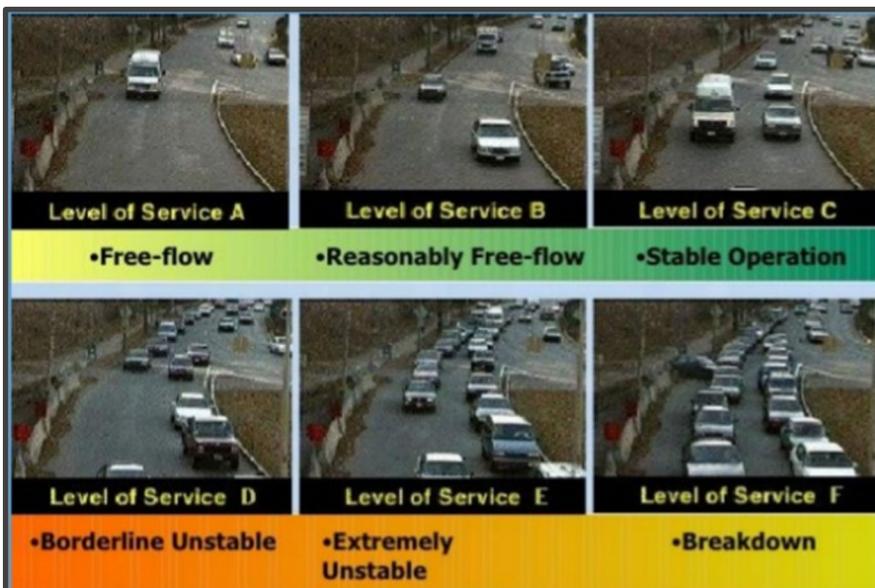


FIGURE 11 - TRAFFIC CLASSIFICATION LEVEL OF SERVICE

<sup>2</sup> UDOT (2017). Signalized Intersection Design Guidelines, p. 3. Online:  
[https://www.udot.utah.gov/main\\_old/uconowner.gf?n=13679121470326565](https://www.udot.utah.gov/main_old/uconowner.gf?n=13679121470326565)

## Traffic Study Addendum

An addendum was submitted to the city addressing:

- the internal redesign of the street to a lower-design speed,
- the inclusion of roundabouts,
- and questions on traffic impacts through the development plan when property to the south develops.

The analysis concluded:

*“It is determined that the new configuration is not likely to create any additional impact beyond what was estimated in the prior study on the existing intersections in the study area. Based on the projected ADT, it is likely that there will be some reserve capacity for the future development to the south. Should the south roundabout connect to the neighboring project to the south, it is likely that with their (southern project) accesses to SR-190, the roadway for this project would receive very little traffic flow; however, this road has enough reserve capacity to accommodate some additional vehicles.” (see Attachment 9 for the addendum).*

## Google Maps Traffic Data – 5:30 PM Peak Traffic

The Google Maps app for mobile devices collects user data, and other data sources to create real-time traffic condition maps. They also permit users to see typical traffic conditions. Although this resource does not provide specific numbers, they can help confirm peak-hour traffic conditions. Traffic on weekdays at 5:30 pm show minor slowing (orange), but never show slow or gridlock traffic on average.

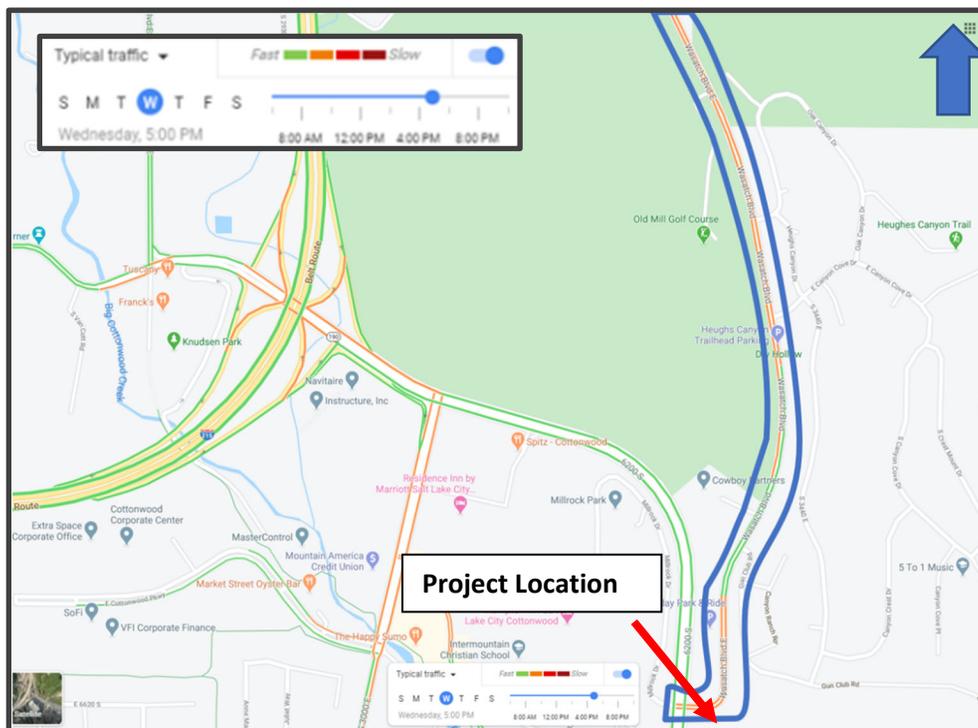


FIGURE 12 - GOOGLE MAPS APP - TRAFFIC CONGESTION AVERAGES - PEAK TRAFFIC

## Fire Department Review

Unified Fire has reviewed the plan and has found access to each building site acceptable. Proposed roundabouts will need to be designed with an appropriate radius to allow for sufficient fire apparatus turning.

---

## ANALYSIS OF PROPOSAL – KEY ISSUES

In addition to outstanding items needing resolution as outlined in the beginning of this report, the following sections will analyze:

- Evaluation of the proposal against adopted plans and policies.
- Evaluation of the proposal against PDD goals and objectives.
- Evaluation of the proposal against specific/global PDD requirements for use of a PDD zone.
- Evaluation of the proposed PDD-2 ordinance that will regulate the specifics of this site.

### Evaluation of the Proposal Against Adopted Plans

The PDD ordinance was created as a tool to better implement certain aspects of the city's General Plan. Many components of the General Plan support the Planned Development District application process. As a legislative process, the PDD gives city leadership greater input in the development process than traditional development applications. Whereas most land use and zoning changes are considered without any specific development plans, the PDD is a type of zone change application that requires applicants to include a development plan as part of the proposed zone. In exchange for this level of required detail, an applicant can create zoning standards that are custom-tailored to a specific property.

Staff has evaluated policies within the City General Plan and the Wasatch Blvd. Master Plan. The full evaluation may be found in Attachment 10.

### Evaluation of the Proposal Against PDD Goals and Objectives

The PDD zone establishes goal and objectives for its use as a regulatory/development tool. Attachment 11 contains staff complete analysis.

### Evaluation of Proposal Against PDD Global Regulations

A point-by-point analysis of the PDD global regulations and the applicant's submittal is provided. Further detail is provided in the applicant's narrative attached to this staff report. See attachment 12.

### Evaluation of Proposed PDD-2 Ordinance

The applicant has submitted a proposed zoning ordinance to regulate the specifics of the PDD-2 zone. See attachment 13.

---

## PUBLIC NOTICE

Public notice for the Planning Commission public hearing was distributed as required by State law. A 10-day notice was provided:

- Newspaper

- State public notice website
- City bulletin board
- Affected entities and adjacent municipalities.

Additional 10-day public notice was placed in the following ways:

- On-site sign.
- Mailed notice to property owners within 1,000 feet of the project boundary.
- City public notice website.
- City email distribution system.

## Public Comments

All written public comments received prior to 5:00 pm, July 1, will be distributed to the Planning Commission for their consideration.

---

## STAFF RECOMMENDATION

Staff's review of the application is based on whether the proposal complies with the baseline standards of relevant city plans, codes, ordinances, and development standards. There are outstanding issues that remain to be addressed. Staff recommends that the public hearing is continued to the July 15, 2020 Planning Commission meeting to allow the applicant to resolve outstanding issues and for staff to review their response to them.

---

## Model Motions

### Continue

I move that we project #PDD-19-001 to the July 15, 2020 Planning Commission meeting.

---

## Attachments

There are many very large files associated with this proposal. They files are available for download via this link:

[https://drive.google.com/drive/folders/1vJ-qiw2lp8XlrGZravU20A\\_-IXGioRlc](https://drive.google.com/drive/folders/1vJ-qiw2lp8XlrGZravU20A_-IXGioRlc)

Attachments 10-15 are pending and will be uploaded as soon as they are prepared.

1. Proposed Development Plan
2. Proposed PPD-2 Ordinance
3. Supplemental Design Guidelines
4. Outstanding Issues Requiring Resolution – Cottonwood Heights Public Works
5. Geotechnical Study and Slope Stability Analysis
6. Surface Fault Rupture Hazard Evaluation
7. City Geologist Review of Geotech and Surface Fault Rupture Hazard Evaluation
8. Traffic Impact Study
9. Traffic Impact Study Addendum

10. Evaluation of the Proposal Against Adopted Plans
11. Evaluation of the Proposal Against PDD Goals and Objectives
12. Evaluation of Proposal Against PDD Global Regulations
13. Evaluation of Proposed PDD-2 Ordinance
14. Shared Parking Analysis – Pending
15. Community Workshop Minutes

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 Sue Ryser, Commissioner Jesse Allen,  
12 Commissioner Douglas Rhodes, Commissioner Bob Wilde, Commissioner  
13 Dan Mills  
14

15 **Staff Present:** Senior City Planner Matthew Taylor, City Planner Andy Hulka, City  
16 Attorney Shane Topham, Deputy City Recorder Heather Sundquist  
17

18 **WORK MEETING**  
19

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

22 **1.0 Planning Commission Discussion.**  
23

24 **1.1 Review Business Meeting Agenda**  
25

26 The agenda items were reviewed.  
27

28 **1.2 (Project PDD-19-001) An update on the Wasatch Rock Planned Development**  
29 **District (“PDD”) Project and Ordinance.**  
30

31 Senior City Planner, Matt Taylor presented the staff report and reported that the above matter  
32 involves an update to the Wasatch Rock redevelopment located at 6695 South Wasatch Boulevard.  
33 The applicant has been working with the Architectural Review Commission (“ARC”) to refine the  
34 preliminary plan into a plan they can recommend moving forward along with an ordinance  
35 recommendation to the City Council. The proposed PDD is a rezone and will not only amend the  
36 zoning map but adopt a new ordinance. The intent is to adopt a copy of the preliminary plan,  
37 which will be a guiding document for the development of the center overall. A recommendation  
38 was made to the ARC for adoption of supplemental guidelines and design themes that will be  
39 included or referenced in the ordinance. With the proposed rezone, an intense review of the  
40 General Plan will take place along with any other planning documents adopted by the City that  
41 include policy guidance.  
42

43 In addition to conveying the policies to the ARC, the City’s Design Guidelines were also reviewed.  
44 Changes to the site were described. Mr. Taylor stated that feedback included that the site be slower  
45 moving and pedestrian-oriented. Site changes and connectivity issues were presented. Staff  
46 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.

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**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 City Attorney, Shane Topham confirmed it would be appropriate for public comment emails to be  
2 incorporated into the record and circulated to the Commission Members via email. By reference,  
3 the public comment emails can be read at the scheduled meeting. He believed part of the issue  
4 was that the emails are from the landowner concerning the easement that encumbers her property.  
5

6 *The motion passed with the unanimous consent of the Commission.*  
7

8 **4.0 CONSENT AGENDA**  
9

10 **4.1 Approval of Planning Commission Minutes.**  
11

12 **1.1.1 Approval of Minutes for May 6, 2020.**  
13

14 *Commissioner Wilde moved to approve the Business Meeting and Work Session minutes of*  
15 *May 6, 2020. Commissioner Rhodes seconded the motion. The motion passed with the*  
16 *unanimous consent of the Commission.*  
17

18 **5.0 ADJOURNMENT**  
19

20 *Commissioner Rhodes moved to adjourn. Commissioner Coutts seconded the motion. The*  
21 *motion passed with the unanimous consent of the Commission.*  
22

23 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: \_\_\_\_\_