



## PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development  
Meeting Date: October 2, 2019

**NOTICE** is hereby given that the Cottonwood Heights Planning Commission will hold a Work Session Meeting, beginning at 5:00 p.m. in Room 124 (Council Workroom) and a Business Meeting, beginning at 6:00 p.m. in Room 5 (Council Chambers) located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah on **Wednesday, October 2, 2019.**

### 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

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Senior Planner prior to noon the day before the meeting.)*

#### 3.0 Business Items

##### 3.1. (Project CUP-19-012)

A public hearing and possible action on a request from San Doggy Pet Grooming for a conditional use permit to operate an animal daycare at 1873 E. Fort Union Blvd in the CR – Regional Commercial zone.

##### 3.2. (Project SPL-19-007)

A public hearing and possible action on a request by John Prince for approval of 24 mixed-use live-work townhomes, including a conditional use permit for an increase in height and a decrease in setbacks, at approximately 1650 E. Fort Union Blvd. in the MU – Mixed-Use zone.

##### 3.3. (Project CUP-19-008)

A public hearing and possible action on a request by Nathan Anderson for approval of 13 mixed-use live-work townhomes, including a conditional use permit for an increase in height and a decrease in setbacks, at 1810 E. Fort Union Blvd. in the MU – Mixed-Use zone.

#### 4.0 Consent Agenda

- 4.1. Approval of Planning Commission Minutes:
- September 4, 2019

## 5.0 Adjournment

### 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). Each speaker during the public hearing will be limited to three minutes.
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 no later than the Tuesday prior to the meeting at noon. Comments should be emailed to [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov). After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

### Notice of Participation by Telephonic/Digital Means

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

### Notice of Compliance with the American 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, September 27, 2019 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 State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 27<sup>th</sup> day of  
September 2019 Paula Melgar,  
City Recorder



# PLANNING COMMISSION STAFF REPORT

Conditional Use Permit: Animal Daycare Center

Meeting Date: October 2, 2019

Staff Contact: Andy Hulka, Planner

## Summary

### Action Requested

#### Conditional Use Permit:

Approval of an animal daycare use in the CR zone at 1873 E. Fort Union Blvd.

#### Recommendation:

Approve, with conditions.

#### Applicant:

San Doggy Pet Grooming

#### Project #:

CUP-19-012



## Context

### Subject Property:

1873 E. Fort Union Blvd

### Property Owner:

Magna Investment & Development LTD

### Acres:

2.89

### Parcel #:

22-21-477-011



Land Use & Zoning

**Site**

Commercial Retail Space  
(Cottonwood Plaza)

**Surrounding Properties**

North:

Single-Family Residential

South:

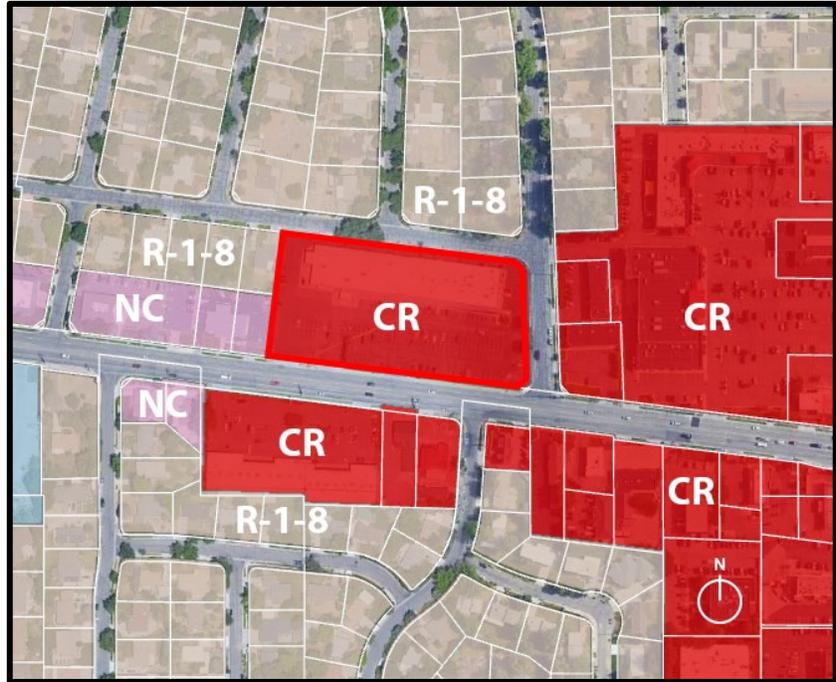
Commercial (Wasatch Exotic  
Pets, Salt Lake Islamic Center,  
Plaza 7000)

East:

Commercial (Lunchbox Wax.  
Mathnasium, Papa Murphy's)

West:

Commercial (Chase Bank)



Site Photo



## Analysis

### Conditional Use Permits

The CR zone allows for day care centers as a Conditional Use. Kennels are defined in city code but are not specifically listed as a permitted or conditional use within any zone in the city. An administrative interpretation in 2012 determined that “day care centers,” a conditional use within the CR zone, included animal day care.

### Criteria for Granting the Conditional Use permit

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

*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 (see 19.84.020.B CH Code).*

### Proposal

San Doggy Pet Grooming is currently in operation as a pet grooming business, which requires clients to pick up their dog within one hour of the grooming service. The business is requesting approval of a conditional use permit to operate an animal daycare to allow dogs to be kept in kennels for later pick-up. The applicant anticipates 10-15 dogs using the daycare service per day.

### Potential Impact & Mitigation

#### Noise & Waste

The applicant’s narrative anticipates an average of 10-15 dogs using the daycare service per day. Dogs will be kept indoors in an effort to limit potential noise and smell impacts to neighboring properties. The daycare service will be limited to business hours, so there will be no additional impact to neighbors in the evenings. Staff will take dogs for a walk twice a day on scheduled breaks. The dogs will be taken out one at a time on a leash so that employees will always remain in full control of the animals. Taking the dogs out individually instead of as a group will minimize potential disturbances to neighboring properties.





*Grass Area A*



*Grass Area B*

### Determination

The planning commission is required to approve or deny a conditional use based upon written findings of fact with regard to a set of standard (*italicized type below*) (see 19.84.080 CH Code). Staff has prepared findings of fact that the commission can consider adopting for each standard (*unitalicized type below*):

Per 19.84.080.B, CH Code, *"The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in the specific zoning district.*

*The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:*

1. *That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;*

**Finding of Fact:** The property located at 1873 E. Fort Union Blvd. is located in the CR – Regional Commercial zone and animal daycare uses are a conditional use within that zone.

2. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;*

**Finding of Fact:** The proposed use is to be fully contained in an existing building on the property. Noises or transference of the animals to the building will be limited to the parking lot of the property. Landscaping and parking buffer the use from adjacent buildings. Residential property is to the rear and side of the building away from the business entrance. For these reasons, any detriment due to noise coming from the parking lot seem to be already mitigated by the nature and location of the subject use's location.

3. *That 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;*

**Findings of Fact:** The use is a commercial service that is fitting within the intent of the CR zone. The existing business is currently in operation as a pet grooming service. Commercial services, such as an animal daycare, are compatible with the planning goals and objectives of the city as they provide services to residents, promote business and economic activity, and keep property productively utilized, and increase the tax base.

4. *That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;*

**Findings of Fact:** Neighboring uses are of commercial character with patrons coming and going for brief periods throughout the day. These uses are also largely conducted within buildings with patrons solely utilizing adjacent parking areas to arrive and depart from the premises. These situations are in harmony with the proposed animal daycare use.

5. *That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;*

**Findings of Fact:** As an animal daycare, any outdoor noise generated during arrival or departure of clients, should be limited to regular day-time business hours.

**Potential Mitigating Condition of Approval:**

- That the business use is limited to receiving patrons during regular daytime hours of 8:00 a.m. to 6:00 p.m. Monday through Friday.
- Install one 1-2 x 18-inch sign near the entrance requesting animals to be restrained.

6. *That protection of property values, the environment, and the tax base for the city will be assured;*

**Findings of Fact:** Productive economic utilization of the property with mitigated detriments will increase on-site and adjacent use property values. No degradation to the environment is anticipated. Increase utilization of commercial property increases the tax base.

7. *That the use will comply with the city's general plan;*

**Findings of Fact:** Commercial uses are within the goal of the City's general plan.

8. *That some form of a guaranty assuring compliance to all imposed conditions will be imposed on the applicant or owner;*

**Findings of Fact:** The city licenses and regulates all business activity within the city. Conditional use permit conditions are required by city staff to be installed and inspected prior to final approval.

9. *That the internal circulation system of the proposed development is properly designed;*

**Findings of Fact:** The internal circulation system is already been approved and in place as the proposed uses is utilizing an existing building a developed site.

10. *That existing and proposed utility services will be adequate for the proposed development;*

**Findings of Fact:** Utility services are adequate for the proposed use.

11. *That appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts;*

**Findings of Fact:** The site is currently buffered by on-site and off-site landscaping and parking lots. The proposed use is not anticipated to increase light, noise and/or visual impacts.

12. *That 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;*

**Findings of Fact:** The use will be housed on an existing site already developed to conform with the city's land use ordinance and applicable design standards in force when the development occurred.

13. *That landscaping appropriate for the scale of the development and surrounding uses will be installed in compliance with all applicable ordinances;*

**Findings of Fact:** The landscaping is typical for that which currently exists within the CR zone. No change to landscaping is proposed.

14. *That the proposed use preserves historical, architectural and environmental features of the property; and*

**Findings of Fact:** No change to the site is proposed.

15. *That operating and delivery hours will compatible with adjacent land uses.*

**Findings of Fact:** As an animal daycare, the arrival or departure of clients should be limited to regular day-time business hours.

**Potential Mitigating Condition of Approval:**

- That the animal daycare use is limited to receiving patrons during regular daytime hours of 8 a.m. to 6 p.m.

16. *The foregoing approval standards shall be subject to any contrary requirements of Utah Code Ann. § 10-9a507, as amended.*

**Findings of Fact:** There is no conflict Utah Code Ann. [§ 10-9a-507](#), which governs how municipalities regulate conditional uses.

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## Recommendation

Staff recommends approval, with conditions as outlined below:

### Recommended Conditions of Approval

Already stated as potential mitigating conditions of approval in this report, staff recommends that the Planning Commission impose the following conditions as part of the conditional use permit:

1. Install one 12- x 18-inch sign near the entrance requesting animals to be restrained.
2. That the animal daycare use is limited to receiving patrons during the regular daytime hours of 8 a.m. to 6 p.m.

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## Conclusions - Findings for Approval

- The proposed animal daycare use is a conditional use within the CR – Regional Commercial zone.
- Proper notice was given in accordance with local and state requirements.
- A public hearing was held in accordance with local and state requirements.
- That the Planning Commission adopts the written *Findings of Fact* outlined in the analysis of this report as demonstrating that the proposed animal day care use is compliance with the conditional use permit standards and that reasonable conditions are proposed to mitigate the reasonably anticipated detrimental effects of the proposed use.
- That the Planning Commission adopt the recommended conditions of approval in this report as reasonable conditions to mitigate the anticipated detrimental effects of the proposed use.

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## Model Motions

### Approval

I move that we approve project CUP-19-012, with the recommended conditions, based upon the findings for approval outlined in the staff report:

- List additional conditions...
- List findings for additional conditions...

## Denial

I move that we deny project CUP-19-012, based on the following findings:

- List findings for denial...

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## Attachments

- Applicant Statement



September 4, 2019

City of Cottonwood Heights  
c/o Andy Hulka  
2277 East Bengal Boulevard  
Cottonwood Heights, UT 84121

Dear Andy,

Please find the enclosed Conditional Use Permit Application & check in the amount of \$350.00. The application is for the use of a portion of the interior of our existing dog grooming salon as a dog day care for existing and new clientele. Our grooming salon is already divided by a solid wall with doorways separating the front lobby from our grooming and bathing areas. The bathing area currently has over 30 dog kennels which are used in our regular course of business.

We have had some of our existing clients ask to drop their dog off for grooming before they go to work, and then pick their dog back up after work. Our current company policy does not allow for this as we request dog owners to pick up their dog within 1 hour of us completing the grooming service on their dog. To facilitate this “day care” request and to offer the service to potential new clientele we are submitting this application to your office. Here are the details:

- Day care for dogs only, between the hours of 8:00am to 6:00pm Monday through Friday (NO overnight boarding).
- Dogs to be kept in individual kennels and kept separate from each other, unless dogs from the same household are requested by the owner to be kenneled together.
- We will be adding 16 kennels for the use of dog day care and would estimate an average of 10 – 15 dogs using day care per day & will be kept indoors, limiting sounds & smell.
- Dogs will be given water, food (if brought by owner), and bathroom breaks twice daily in the outdoor grass area we have access to on the property which is already used by our grooming salon. This area is kept clean by our employees & property maintenance.

Thank you in advance for your time, and please let me know if there are any further questions.

Sincerely,

Tony Serrano  
Managing Director  
SDPG, LLC dba SAN DOGGY Pet Grooming  
[Tony@sandoggypets.com](mailto:Tony@sandoggypets.com)  
B: (801) 942-7979  
C: (801) 548-2635



# PLANNING COMMISSION STAFF REPORT

Union Lofts - 23 Live/Work Townhomes

Meeting Date: October 2, 2019

Staff Contact: Matt Taylor, Senior Planner

## Summary

Changes to this report from the September 4, 2019 Planning Commission report are indicated by **highlighted headings**.

**Applicant:** John Prince (1700 Fort Union Partners, LLC)

**Subject Properties:**

1658 S. 1700 E.

1648, 1680, 1690 E. Fort Union Blvd.

**Action Requested:**

1. Site Plan Approval of 23 mixed-use live/work townhomes.
2. Conditional Use Permit for an additional building story and a decrease in front and street side setbacks.

**Recommendation:**

Continue item to the October Planning Commission meeting.



**Project #:** SPL-19-007

## Context

Property Owner	Address -- Parcel #	Acres
Silvia Ann Johnson	1648 E. Fort Union Blvd. <a href="#">2221380007</a>	0.24
Chytraus, Darlene H; Tr	1680 E. Fort Union Blvd. <a href="#">2221380008</a>	0.21
1700 Fort Union Partners, LLC	1690 E. Fort Union Blvd. <a href="#">2221380009</a>	0.44
1700 Fort Union Partners, LLC	6958 S 1700 E <a href="#">2221380014</a>	0.24
	Total Acres:	1.13
	Units per Acre:	20.4



Site Photos

Subject Properties – Looking Southeast



Subject Properties – Looking Southwest



## Zoning and Land Use

### Site

**Zone:** MU - Mixed Use / Gateway Overlay District  
**Land Use:** Single-Family Residential, Vacant

### North

**Zone(s):** PF - Public Facilities / R-2-8 - Multi-Family Res.  
**Land Use:** Park, Twin Homes

### South

**Zone:** R-1-8 –Single Family Res.  
**Land Use:** Single-Family Res.

### East

**Zone:** R-1-8 –Single Family Res.  
**Land Use:** Single-Family Res.

### West

**Zone:** R-1-8 –Single Family Res.  
**Land Use:** Single-Family Res.



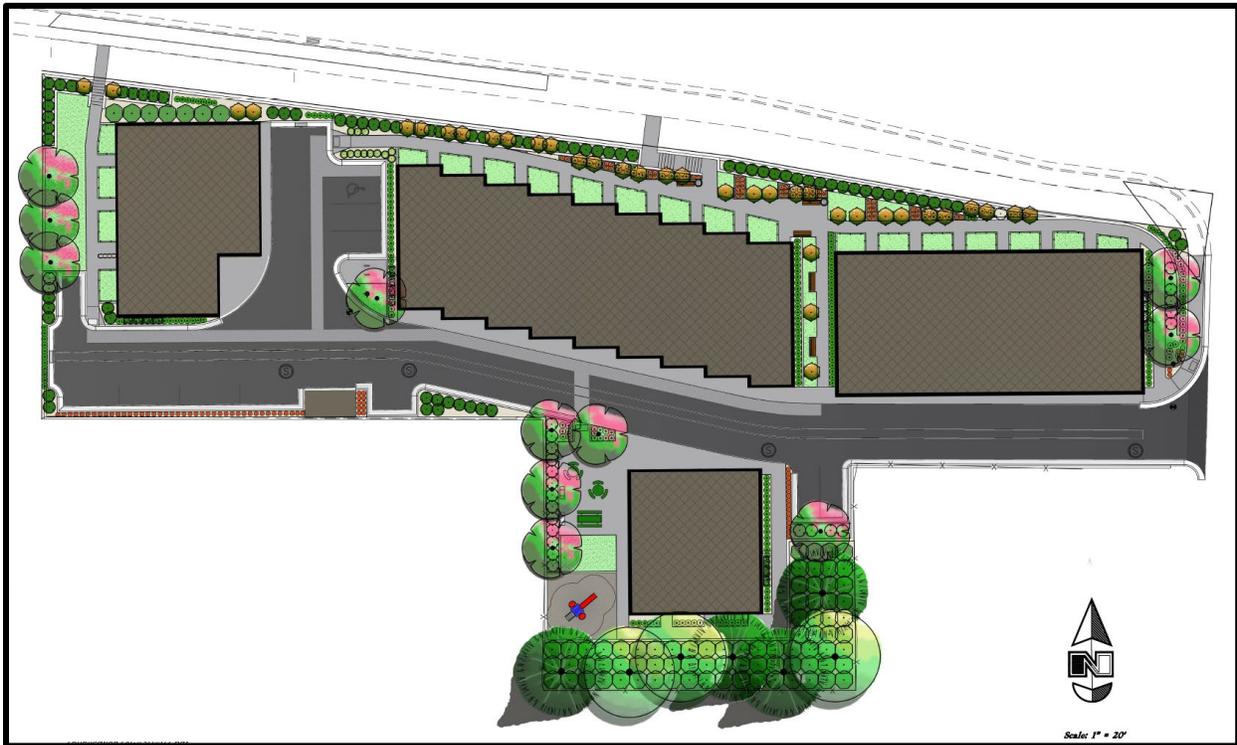
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## Analysis

### Request

An application has been made by John Prince (1700 Fort Union Partners, LLC) for site plan approval of 23 mixed-use live/work townhomes and a conditional use permit for an increase in height and a decrease in setbacks.





### Planning Commission Authority

The Planning commission is required to review site plans for all new developments in the MU zone, as required by section 19.36.110 of the zoning ordinance:

**19.36.110 Site plan required.**

*Developments in the MU zone must submit a site plan, which is subject to planning commission approval.*

The Planning commission is required to approve requests to increase height or reduce setbacks in the MU zone, as required by section 19.36.030 of the zoning ordinance:

**19.36.30 Conditional uses.**

*C. Any applicant requesting an increase in height or decrease in setbacks which are standard in the MU zone, or any other variation based on permitted approval under this chapter, shall be considered a conditional use.*

### Architectural Review Commission

This property is in the city's Gateway Overlay District, which requires the Architectural Review Commission (ARC) to issue a Certificate of Appropriateness for all new development, which was issued for this project on September 24, 2019.

### Proposal

The applicant has submitted a written narrative for Planning commission consideration (see attachment 1). Copies of the written narrative and all relevant plans have been attached to this report for reference.

## Ordinance Review

### Summary

	PERMITTED	PROPOSED
<b>HEIGHT</b>	45' max. in Gateway Overlay	33.5'
<b>STORIES</b>	2 permitted, 3 max with CUP.	3 (PC must approve 3 <sup>rd</sup> story)
<b>LOT COVERAGE</b>	65% max.	31%
<b>DENSITY</b>	35 units/acre max.	20.35 units/acre
<b>SETBACKS</b>		
FRONT (NORTH):	20'	7.75' (min.) 18' (average) 26' (average with street dedication) (PC must approve setback reduction)
REAR (SOUTH):	25'	25' (min)
SIDE (EAST):	20'	14' (PC must approve setback reduction)
SIDE (WEST):	25'	25' (min)
<b>PARKING</b>	31 residential (1.34 spaces per unit) 10 office	56 stalls

### Use

One permitted use for this site is “mixed-use residential buildings as defined” in the MU zone.

#### **19.36.040 Mixed-use building.**

*A mixed-use building is a single building containing more than one type of land use, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated.*

Each of the 23 units has a main-floor area suitable for several of the permitted and conditional uses as allowed in the MU zone.

**Analysis:** The proposed use of live/work townhomes is compatible as a “mixed-use residential building” as permitted in the MU zone.

### Fort Union Blvd Corridor Right-of-Way Requirements

#### **19.76.050.B Off-site improvements required**

*The applicant for a building or conditional use permit for all dwellings, commercial or industrial uses, and all other business and public and quasi-public uses shall provide curb, gutter, sidewalk and asphalt along the entire property line which abuts any public road or street in cases where it does not exist at city standards.*

#### **14.08.040 Determination of width of right-of-way**

*The department may, subject to ordinances adopted by the city council, determine the permissible width of rights-of-way for public highways in the city.*

### Fort Union Corridor Master Plan Cross Section

It is the policy to reconstruct Fort Union Blvd to the cross section as adopted by Cottonwood Heights Ordinance 268. Additional right-of-way will need to be dedicated to accomplishing this. Although this will affect the front yard setback, staff recommends approval of the previously discussed reduced setbacks to accommodate the right-of-way expansion. The corridor bike lane will alternatively be developed as a park/planter strip for the time being. The property line will need to be 48 feet from the existing Fort Union centerline to the back of sidewalk. (see Fort Union Corridor Area Master Plan).



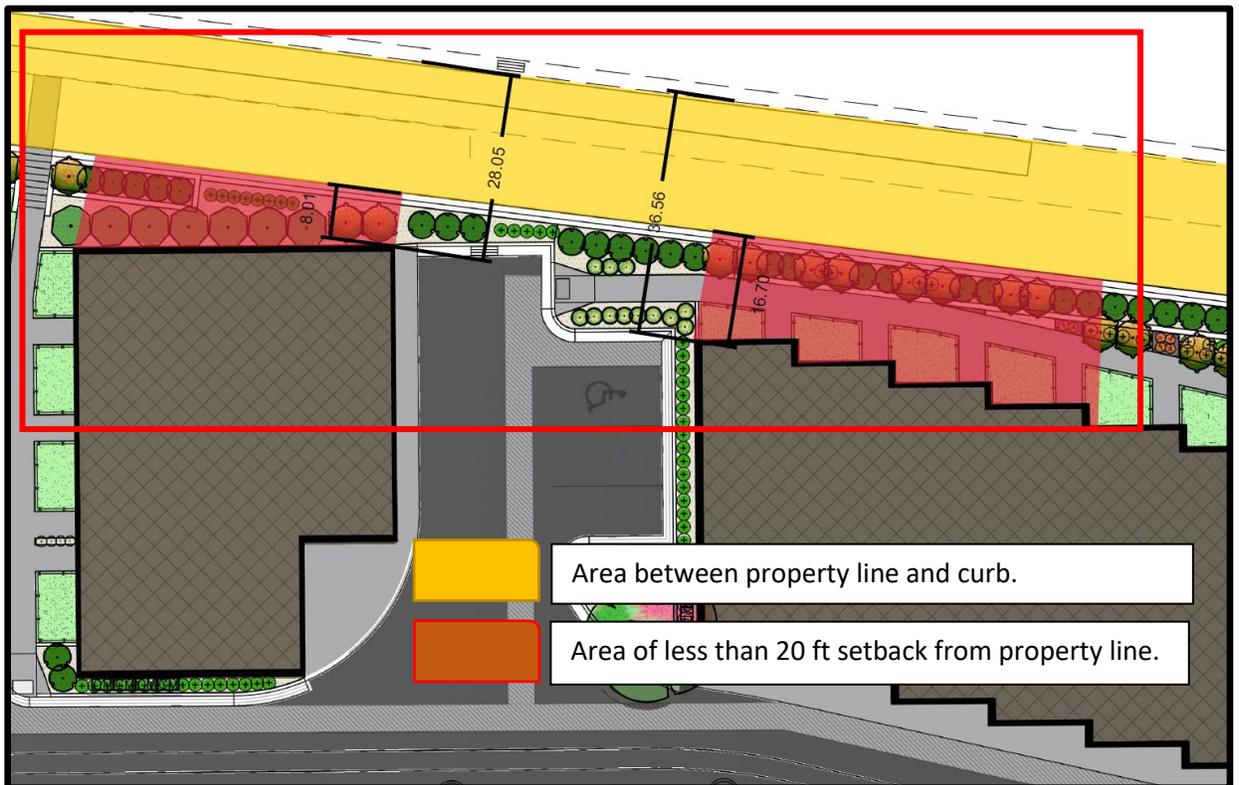
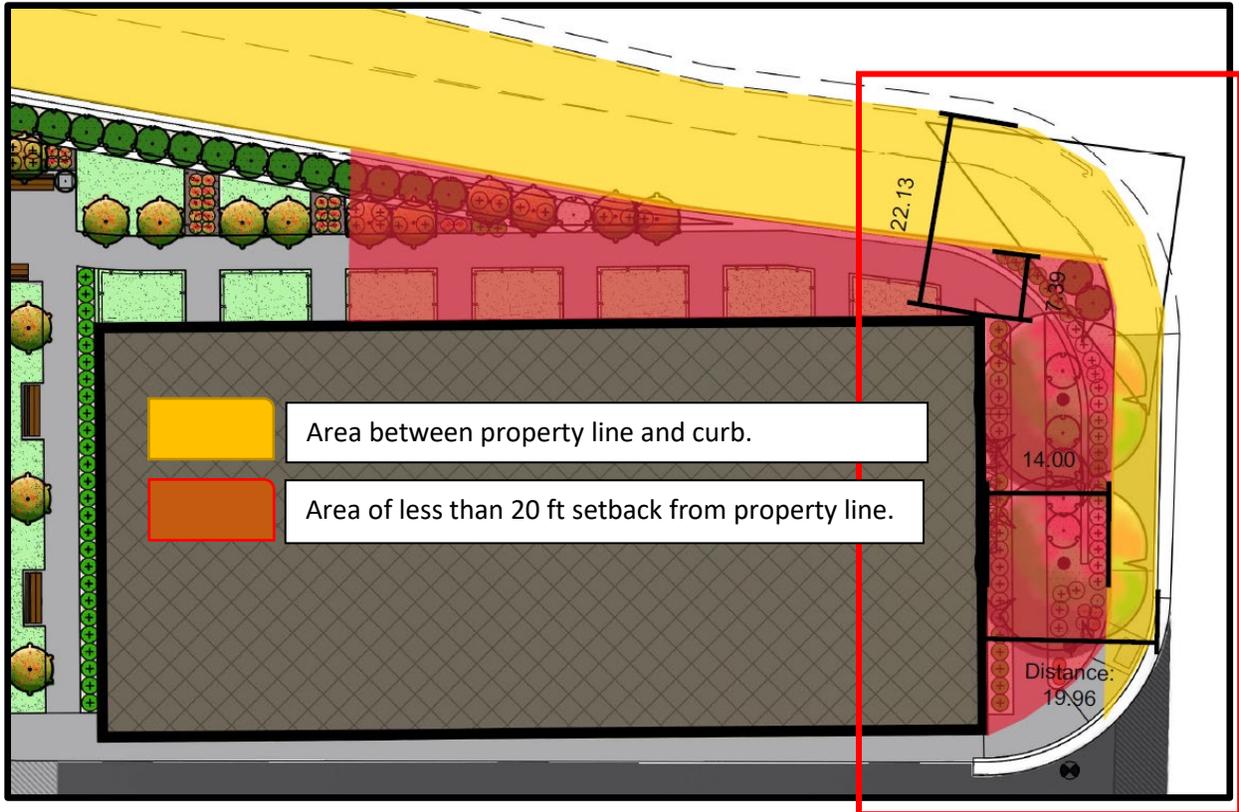
**Analysis:** This requirement is discussed first as it affects the applicant's proposed setbacks.

### Setbacks

Setbacks are measure to the property line, not to the sidewalk or curb line. The west side and south rear setbacks all meet the required setbacks for building adjacent to single-family residential properties. The applicant is requesting an exception to the north front and east side yard, 7.4 and 14 feet, respectively. However, it should be noted that the average setback along the front yard is 18 feet. All other setback meets zoning minimums. **The areas highlighted in red have less than 20 feet of required setback, much of that due to the city requiring property to be dedicated for Fort Union Blvd. corridor improvements.**

### Right-of-Way Dedication

The city is requiring the dedication of 8 feet of property along the north property line for additional right-of-way along Fort Union Blvd. The purpose is for improvements to accomplish the goals of the Fort Union Corridor Master Plan that call for redesigning the street into a pedestrian-friendly, mixed use, downtown environment. **The areas highlighted in gold shading indicates the distance from the property line to the existing curb line.**



**19.36.30 Conditional uses.**

*C. Any applicant requesting an increase in height or decrease in setbacks which are standard in the MU zone, or any other variation based on permitted planning commission approval under this chapter, shall be considered a conditional use.*

**19.36.070 Development standards.**

*Any development in the MU zone shall conform to the city's general plan, the standards of the city's Gateway Overlay District (if applicable), and the standards of this chapter.*

*Fort Union Main Street Corridor Area Plan*

The City Council adopted the Fort Union Main Street Corridor Area Plan “as an element of the City’s General Plan” ... and is “deemed to augment” it. The Fort Union Plan encourages new development to create a “main street” feel:

*New structures shall be constructed so as to maintain a traditional streetscape edge. The setbacks of adjacent structures and context of spacing between buildings shall be considered in determining the appropriate building setback. At a minimum, a new structure shall be constructed within a Build-to-Zone between 15’ and 25’ from the public street right of way. If site circumstances dictate, a new structure may be constructed as close as 10’ of the public street right of way (p. 84).*

Examples of typical main streets are illustrated in *attachment 2*.

*Conditional Use Permit Standards Analysis – Setbacks*

The planning commission is required to approve or deny a conditional use based upon written findings of fact that address a set of standards (see 19.84.080 CH Code).

Per 19.84.080.B, CH Code, “*The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in the specific zoning district. The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:*

See *attachment 3* for a full list of conditional use permit standards and proposed findings for approval.

**Setback Reduction Analysis:** The reduced setbacks are within the design goals and guidance of the City Design Guidelines and supports the goals of the General Plan. The reduced setbacks do not create detriments to the health, safety, and welfare of the community and findings can be adopted that support the standards for the issuance of a conditional use permit.

*Height*

The proposed building is three-stories and approximately 33.5 feet from the natural grade to the highest point of the roof structure. The maximum height permitted in the MU zone is 35 feet. Although the applicant is not asking for additional height, the Gateway Design Corridor does allow up to 45 feet (19.49.030 CH Code).

**Analysis:** The height of this project is in full compliance with the provisions of City code. The building is approximately the same height of the maximum height of that allowed for a single-family residence in the adjoining R-1-8 Single Family zone. However, there is a difference in the scale of the building massing that will communicate a higher building height to observers.

### Number of Stories

The MU zone does limit the number of stories in a building to two stories unless the planning commission approves a conditional use permit finding that the number of stories from two to three will not adversely affect the public health, safety or welfare:

#### **19.36.050 Maximum height of structures.**

*Structures in a MU zone shall not exceed a height of two stories, or 35 feet, whichever is less. The planning commission, after receiving favorable recommendation from the DRC, may increase the maximum height of a structure in a MU zone to no more than three stories, upon a finding that such increased height will not adversely affect the public health, safety or welfare.*

#### **19.49.030 Gateway Overlay District**

*(G)... (1) In no case shall structure height exceed 45 feet in the Gateway Overlay District.*



### Fort Union Main Street Corridor Area Plan

The City Council adopted the Fort Union Main Street Corridor Area Plan “as an element of the City’s General Plan...” and “deemed to augment” it. The Fort Union Plan encourages vertical massing of new development to create a “main street” feel:

*10. Goal: Establish a Critical Mass of Development: To create a more compact and walkable “City*

*center”/”main street” along Fort Union, it will be important to develop a critical mass of buildings that will not be overwhelmed by parking, while maintaining new urbanist development where the urban design promotes environmentally friendly practices by creating walkable neighborhoods containing a wide range of housing and job types consistent with small-city feel that comes with Cottonwood Heights. New development is planned in such a way that doesn’t spread buildings too far apart or intersperse parking between buildings. Furthermore, the overall development program encourages vertical massing (the equivalent of two to four stories) to the extent possible rather than creating a horizontal sea of sprawling one-story buildings. (p. 74)*

**19.36.070 Development standards.**

*Any development in the MU zone shall conform to the city’s general plan, the standards of the city’s Gateway Overlay District (if applicable), and the standards of this chapter.*

**Conditional Use Permit Standards Analysis – Number of Stories.** The planning commission is required to approve or deny a conditional use based upon written findings of fact that address a set of standard (see 19.84.080 CH Code). Staff has prepared findings of fact that the commission can consider adopting for each standard.

Per 19.84.080.B, CH Code, *“The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in the specific zoning district. The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:*

See *attachment 3* for a full list of conditional use permit standards and proposed findings for approval.

**Analysis:** A conditional use permit is required to increase the maximum height from 2 stories to 3 stories within the permitted height of 45’ in the MU zone / Gateway Overlay District. Staff recommends approval of the additional building story as it is within normal ordinance height provisions and supports the goals of the General Plan.

## Lighting

### Lighting

The applicant has submitted a landscape plan that demonstrates substantial compliance with the lighting ordinance.

**19.36.120 Lighting.**

- A. Uniformity of lighting is desirable to achieve an overall objective of continuity and to avoid objectionable glare.*
- B. The maximum height of luminaries shall be 18 feet unless the planning commission requires a lower height as part of conditional use approval. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in a residential or agricultural zone or an adjacent residential or agricultural use.*
- C. Pedestrian walkways shall be lighted.*
- D. All lighting next to residential zones, or where the planning commission requires, shall be directional; shall contain hoods or other measures to hide the light source; shall be no more than 15 feet in height to reduce light pollution and light spillage to the adjacent residential zone. The city may require a photometric study to be provided by the applicant demonstrating that such*

*unacceptable light spillage to adjacent residential zones will not result, as determined by city staff.*



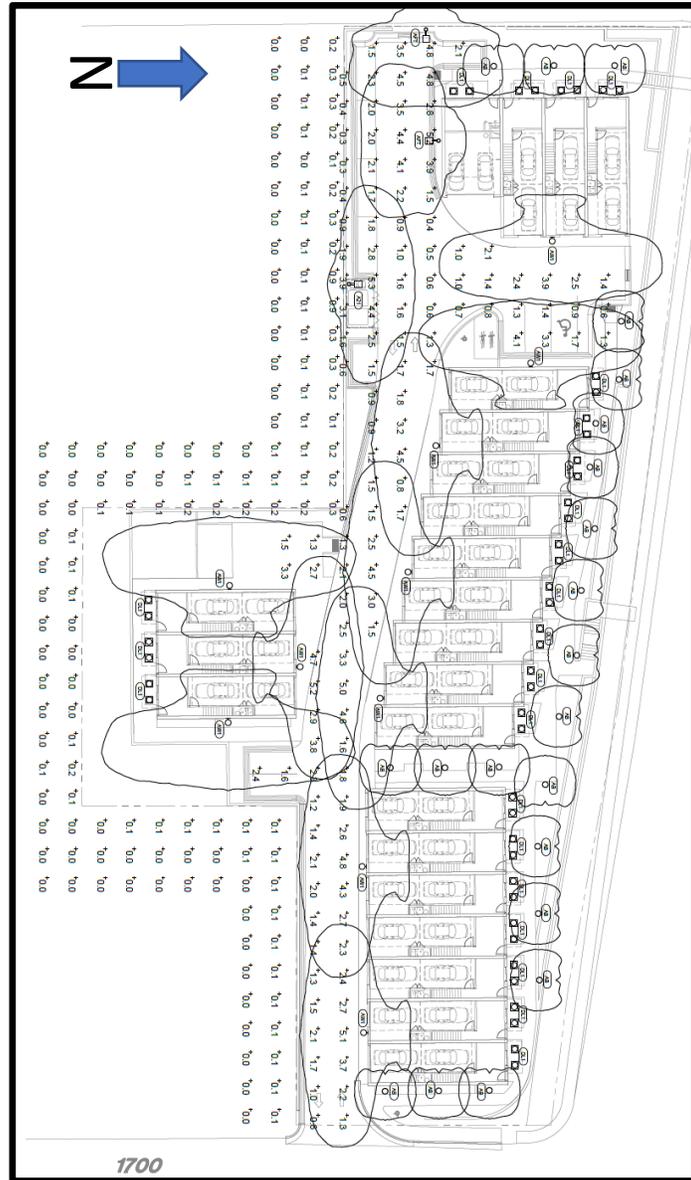
*Proposed Light Bollard*



*Proposed Light Pole*



*Propose Wall Mount Light*



**Analysis:** The lighting plan demonstrates substantial compliance with the ordinance.

**Screening & Fencing**

Plans have been submitted that demonstrate compliance with city codes for screening of dumpsters and mechanical equipment, and perimeter fencing. The screening materials is IPE Wood Siding that matches the wood siding on the buildings. The material has been approved by the ARC.



## Signage Plan

**19.87.060.D.11. Signage plan.** The planning commission shall approve an overall signage plan during the site plan approval process. All information to be provided for the sign approval may be submitted concurrently with site plan application materials but is not required.



**Analysis:** The proposed signage seems appropriate to the scale and size of main-floor work portion of each dwelling unit. It is recommended that as a condition of approval that provisions be incorporated into the development CC&Rs and condominium plat limiting signage to the development sign plan. The ARC has authorized staff to finalize detailed schematics for the dimensions of signage and ratio to wall space.

## Parking

The required parking for residential condominiums/townhomes is 1.38 vehicles per dwelling unit. 32 parking stalls are required for 23 townhomes. The required parking for office uses is 2.84 vehicles per 1,000 sq. ft. 10 parking stalls are required for 3,186 sq. ft. of office. The total number of required parking stalls for the mixed-use development is 43 stalls and the plan provide 56 stalls.

**Analysis:** The plan complies with all parking regulations and design standards. It is recommended as a condition of approval that the exterior parking stalls be sufficiently signed to indicate that parking is for business patrons and visitors only between the hours of 8:00 am and 5:00 pm and that this regulation is

incorporated into the development CC&Rs and condominium plat. It is also recommended that the CC&Rs explicitly detail the agreement among condominium owners on use of parking spaces in common areas.

### Traffic Study

"The analysis includes existing conditions as well as future projected traffic conditions in 2024 traffic which is 5 years past the opening date in 2019. Traffic estimated to be generated by the site are based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual* (10<sup>th</sup> Edition) and requests by the owner. Background traffic growth is based on historic traffic growth from UDOT data.

### Key Findings Conducted By the Horrocks Engineers

1. Existing Conditions Analysis: all study intersections operate at acceptable Level of Service (LOS). Mitigations are not recommended.
2. The proposed development is estimated to generate approximately 168 new external daily trips, with 11 trips during the AM peak and 13 trips during the PM peak.
3. The proposed project is estimated to require 38 parking spaces in order to meet ITE standards.  
According to site plan, the project provides 46 parking spaces which is above ITE standard.
4. The project will take place on land that currently contains 4 houses. These will be removed to proceed with project plans.
5. Two driveways will be removed from Fort Union which will reduce delay and increase traffic flow.
6. Existing Conditions plus Project Traffic Analysis: all study intersections operate at acceptable LOS. Mitigations are not recommended.
7. 2024 Background Traffic Analysis: all study intersections operate at acceptable LOS. Mitigations are not recommended.
8. 2024 Background Plus Project Traffic Analysis: All study intersections operate at an acceptable LOS. Mitigations are not recommended."

### Miscellaneous

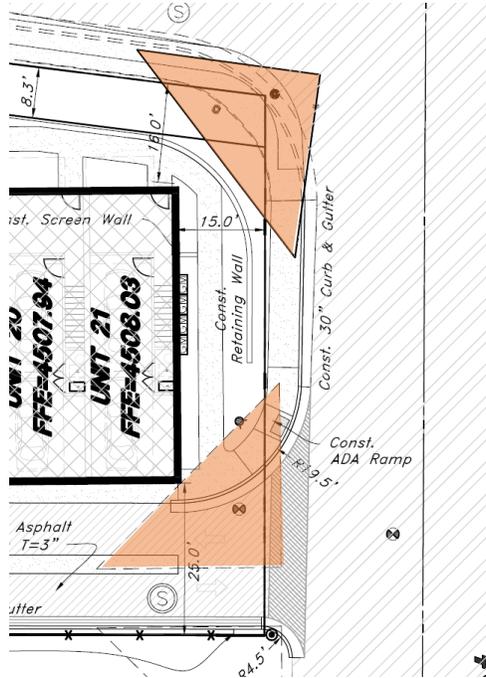
#### 1700 Entry and Pedestrian Improvements

In addition to adding an ADA accessible ramp that connect so the external and internal sidewalk systems, a crosswalk is proposed to cross the entry to the project. Further the ARC required that the internal pedestrian circulation system be extended along the full length of the internal driveway.

### Clear View

The Planning Commission requested additional information on the clear view areas at the intersection of Fort Union Blvd. and 1700 East and the internal driveway.

*A. Intersecting streets and clear visibility. In all zones, no obstruction to view in excess of three feet in height shall be placed on any corner lot within a triangular area formed by public or private street property lines and a line connecting them at points 30 feet from the intersection of the street lines, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers. (19.76.050 CH Code)*



## Site Grading

The Planning Commission requested information on the feasibility of lowering the entire site to be graded at level with Fort Union Blvd. This is the response from the applicant's engineer:

Block 17 Lowering to Street level Inbox x



**Guy Williams**  
to me ▾

Tue, Sep 10, 9:47 AM (1 day ago) ☆ ↶ ⋮

John,

We have some major concerns about the request to lower the site down to street level of Fort Union Blvd.

1. The access drive from 1700 East would be severely steep and would likely cause issues for fire department access and residents, access to site/units.
2. Would require the export of an estimated 15,000 CY of dirt at an estimated cost of \$450,000 (includes cost of dirt moving and truck hauling).
3. Removing 6'-12' of dirt across the site would greatly increase the risk of unforeseen settling in the dirt and would most likely cause issues in differential settling in the units/access drive/ and wet utilities.
4. Would necessitate having a 16'-18' retaining wall along south property line along neighbors properties.
5. Would create utility conflicts between water, sewer, and storm drain.

Guy Williams, EIT

Project Manager  
Great Basin Engineering, Inc.  
Cell: (213)-500-5936  
Office: (801) 394-4515  
[gwilliams@greatbasineng.com](mailto:gwilliams@greatbasineng.com)

## Recommendation

Staff recommends approval of the application, with recommended conditions:

1. That provisions be incorporated into the development CC&Rs and condominium plat limiting signage to the development sign plan or seek specific modification of sign plan by architectural review committee approval.
2. That the exterior parking stalls be sufficiently signed to indicate that parking is for business patrons and visitors only between the hours of 8:00 am and 5:00 pm and that this regulation is incorporated into the development CC&Rs and condominium plat and also explicitly detail the agreement among condominium owners on use of parking spaces in common areas.
3. That all conditions of the Architectural Review Commission's Certificate of Design Compliance be adhered to in the final plan.

---

## Conclusions - Findings for Approval

- The proposed use is in compliance with the standards of the MU – Mixed-Use zone.
- Proper notice was given in accordance with local and state requirements.
- A public hearing was held in accordance with local and state requirements.
- That the Planning Commission adopts the written *Findings of Fact* outlined in the analysis of this report as demonstrating that the proposed third-story and decreased street-side setbacks is compliance with the conditional use permit standards and that reasonable conditions are proposed to mitigate the reasonably anticipated detrimental effects of the proposed use.
- That the Planning Commission adopt the recommended conditions of approval in this report as reasonable conditions to mitigate the anticipated detrimental effects of the proposed use.

---

## Model Motions

### Approval

I move to approve project SPL-19-007, based upon the recommended conditions and findings outlined in this staff report:

- List any other findings or conditions of approval...

### Denial

I move to deny project SPL-19-007, based on the following findings:

- List findings for denial...

---

## Attachments

1. Applicant Written Statement
2. Typical Main Streets
3. Conditional Use Permit Standards Analysis and Findings – Height and Setbacks
4. Project Plans
5. Public Comment

**Attachment 1 - Applicant Written Narrative**

General Plan and Zoning Compliance Statement

Fort Union General Plan Paragraph

*"The Fort Union Boulevard Area is comprised of active centers along the corridor that connects residents, employees and visitors with the area ski resorts, regional businesses, downtown Salt Lake City, the SLC international airport and the University of Utah and Westminster College, in addition to providing local service to amenities along the corridor itself.*

*Long-time and new residents mix in public spaces created to meet the needs of a diverse population. Significant automobile traffic still travels through the area, but it does not overshadow the built environment and drivers now know when they enter the area that they are traveling through a distinct and special place. Also, transit service provides frequent and efficient travel options, making it easy to get around without use of a car.*

*A designated bicycle lane on Fort Union enables cyclists to travel safely through the area and to destinations along the way."*

Fort Union Partners has spent a great deal of thought developing a design that Cottonwood Heights can be proud of for years to come, and that encapsulates the spirit of the Fort Union Plan. A first glance shows a walkable design that integrates seamlessly with Fort Union Blvd. Citizens will be able to take a stroll through a beautifully landscaped corridor connecting new residents and old. Benches, potential bike lanes, and a compelling visual facade will draw residents to this area and immediately bolster an area of Fort Union in desperate need of gentrification. As stated in the general plan, when residents enter this project they will immediately feel it is "a distinct and special place." The immaculately designed townhomes / live-work units are the vision of Pierre Languet at Axis Architects, a best in class Architecture firm that designs modern commercial and residential buildings. Block 17 is a classic modern design seen throughout Cottonwood Heights that will endure for years to come.

We hope you love it as much as we do.

**Attachment 2 - Examples of Traditional Main Streets**

Photos from the Fort Union Blvd. Corridor Plan



Holladay, Utah



Park City, Utah



Bountiful, Utah



Bountiful, Utah



Provo, Utah



**Attachment 3 - Conditional Use Permit Standards Analysis and Findings – Height and Setbacks**

The planning commission is required to approve or deny a conditional use based upon written findings of fact with regard to a set of standard (italicized type below) (see 19.84.080 CH Code). Staff has prepared findings of fact that the commission can consider adopting for each standard (unitalicized type below):

Per 19.84.080.B, CH Code, *“The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in the specific zoning district. The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:*

1. *That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;*

**Finding of Fact:** Increased height of 3 stories and a reduced setback are both conditional uses within the MU zone.

2. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;*

**Finding of Fact:** Neither use of property will be detrimental to health, safety, comfort, order or general welfare of persons residing or working in the vicinity.

3. *That 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;*

**Findings of Fact:** The request for an increase in stories and decrease in setbacks is supportive of the planning goals and objectives of the city, particularly those outlined in the General Plan Fort Union Corridor Master Plan.

4. *That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;*

**Findings of Fact:** Neighboring uses will be along Fort Union are planned to be similar in scale and nature as the proposed development. The development maintains the required setbacks to adjacent single-family development areas and will be no less in setback distance or greater in building height than that which is permitted within the R-1-8 zone.

5. *That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;*

**Findings of Fact:** As a primarily residential use with a limited mixed-use office component, no greater nuisances are anticipated than a typical single-family development where home occupations are allowed.

6. *That protection of property values, the environment, and the tax base for the city will be assured;*

**Findings of Fact:** The proposed development will increase the tax base and help achieve the long-range goals of the Fort Union Corridor Master Plan, which in turn should increase economic activity for the city as a whole.

7. *That the use will comply with the city's general plan;*

**Findings of Fact:** The proposed development complies with the goals of the city's general plan.

8. *That some form of a guaranty assuring compliance to all imposed conditions will be imposed on the applicant or owner;*

**Findings of Fact:** Guarantees will be imposed at the time of development in the form of a cash bond or equivalent to ensure that infrastructure and landscaping is installed as designed.

9. *That the internal circulation system of the proposed development is properly designed;*

**Findings of Fact:** The internal circulation system designed to minimize impacts on adjoining street network, particularly, by reducing curb-cuts and conflict points on Fort Union Boulevard and redirecting traffic to a signalized intersection on a local street.

10. *That existing and proposed utility services will be adequate for the proposed development;*

**Findings of Fact:** Utility services are adequate for the proposed use.

11. *That appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts;*

**Findings of Fact:** The site is planned to be buffered by landscaping and setbacks keeping the new development buffered from existing development. The proposed lighting plan should mitigate any issues from light. The increase in height and decreased setbacks will not be a source of noise. The design review committee has issued a certificate of design compliance that mitigates visual impacts.

12. *That 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;*

**Findings of Fact:** The proposed project has achieved the standards of goals of the above documents.

13. *That landscaping appropriate for the scale of the development and surrounding uses will be installed in compliance with all applicable ordinances;*

**Findings of Fact:** The landscaping is typical for that which currently exists within the MU zone.

14. *That the proposed use preserves historical, architectural and environmental features of the property; and*

**Findings of Fact:** No identified historical, architectural and/or environmental features on the site have been identified.

15. *That operating and delivery hours will compatible with adjacent land uses.*

**Findings of Fact:** The hours of use are 24/7 as is that of the adjacent single-family residential uses.

16. *The foregoing approval standards shall be subject to any contrary requirements of Utah Code Ann. § 10-9a507, as amended.*

**Findings of Fact:** There is no conflict Utah Code Ann. [§ 10-9a-507](#), which governs how municipalities regulate conditional uses.





FORT UNION TOWNHOMES - 3D VIEWS







FORT UNION TOWNHOMES - 3D VIEWS











IPE WOOD ENTRY GATE

LIVE/WORK SIGNAGE LOCATION TYP. 10 S.F. MAX

MATCH LINE AREA 1 AREA 2

133'-6" ABOVE GRADE

- HARD COAT PLASTER COLOR 2 TYP.
- HARD COAT PLASTER COLOR 1 TYP.
- IPE WOOD SIDING TYP.
- GLAZING TYP.
- BLACK BRICK TYP.
- IPE WOOD FENCE - 3" TALL.
- LANDSCAPING TYP.
- RETAINING WALL TYP. (CONCRETE OR CMU)

**B1** NORTH ELEVATION - B UNITS

SCALE: 1/8"=1'-0"



MATCH LINE AREA 1 AREA 2

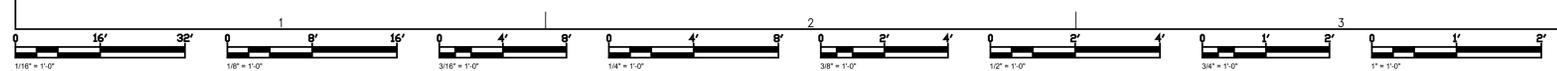
133'-6" ABOVE GRADE

133'-6" ABOVE GRADE

RETAINING WALL TYP. (CONCRETE OR CMU)

**A1** NORTH ELEVATION B UNITS - CONT.

SCALE: 1/8"=1'-0"



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**Axis Architects**

927 SOUTH STATE STREET SALT LAKE CITY UTAH 84111 P. 355-3003

NOT FOR CONSTRUCTION

**FORT UNION TOWNHOMES**  
**6958 S. 1700 E**  
 COTTONWOOD HEIGHTS, UTAH  
 SCHEMATIC DESIGN

Revision #	Date

Axis Job #	1901
Owner #	
Date	8/19/2019
Drawn	
Checked	

ELEVATIONS

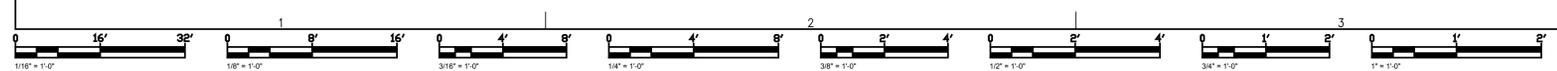
**AE201**



**B1 SOUTH ELEVATION - B UNITS**  
SCALE: 1/8"=1'-0"



**A1 SOUTH ELEVATION B UNITS - CONT.**  
SCALE: 1/8"=1'-0"



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Drawn	
Checked	

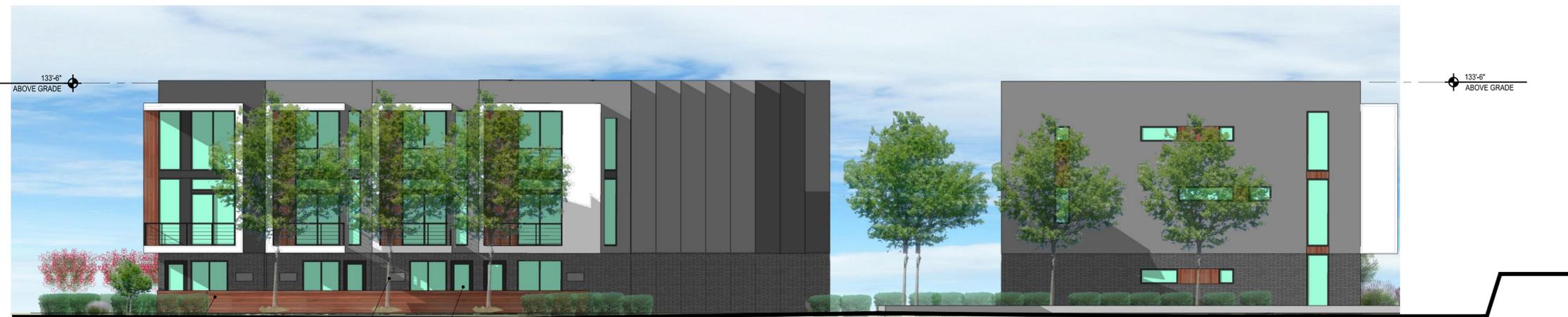
ELEVATIONS

**AE202**



**C1 NORTH ELEVATION B UNIT**  
SCALE: 1/8"=1'-0"

- 133'-6" ABOVE GRADE
- HARD COAT PLASTER COLOR 1 TYP.
- IPE WOOD SIDING TYP.
- GLAZING TYP.
- FRENCH RAILING - TYP.
- BLACK BRICK TYP.
- GARAGE DOOR TYP.

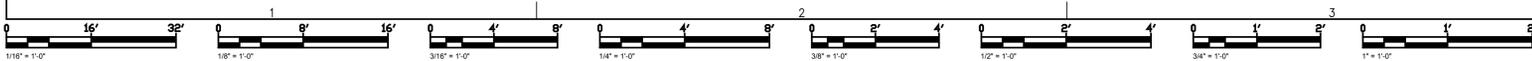


**B1 WEST ELEVATION A UNITS AND B UNITS**  
SCALE: 1/8"=1'-0"

- IPE WOOD FENCE - 3' TALL
- LIVE/WORK SIGNAGE LOCATION TYP. 10 S.F. MAX
- ENTRY DOOR



**A1 EAST ELEVATION A UNITS AND B UNITS**  
SCALE: 1/8"=1'-0"



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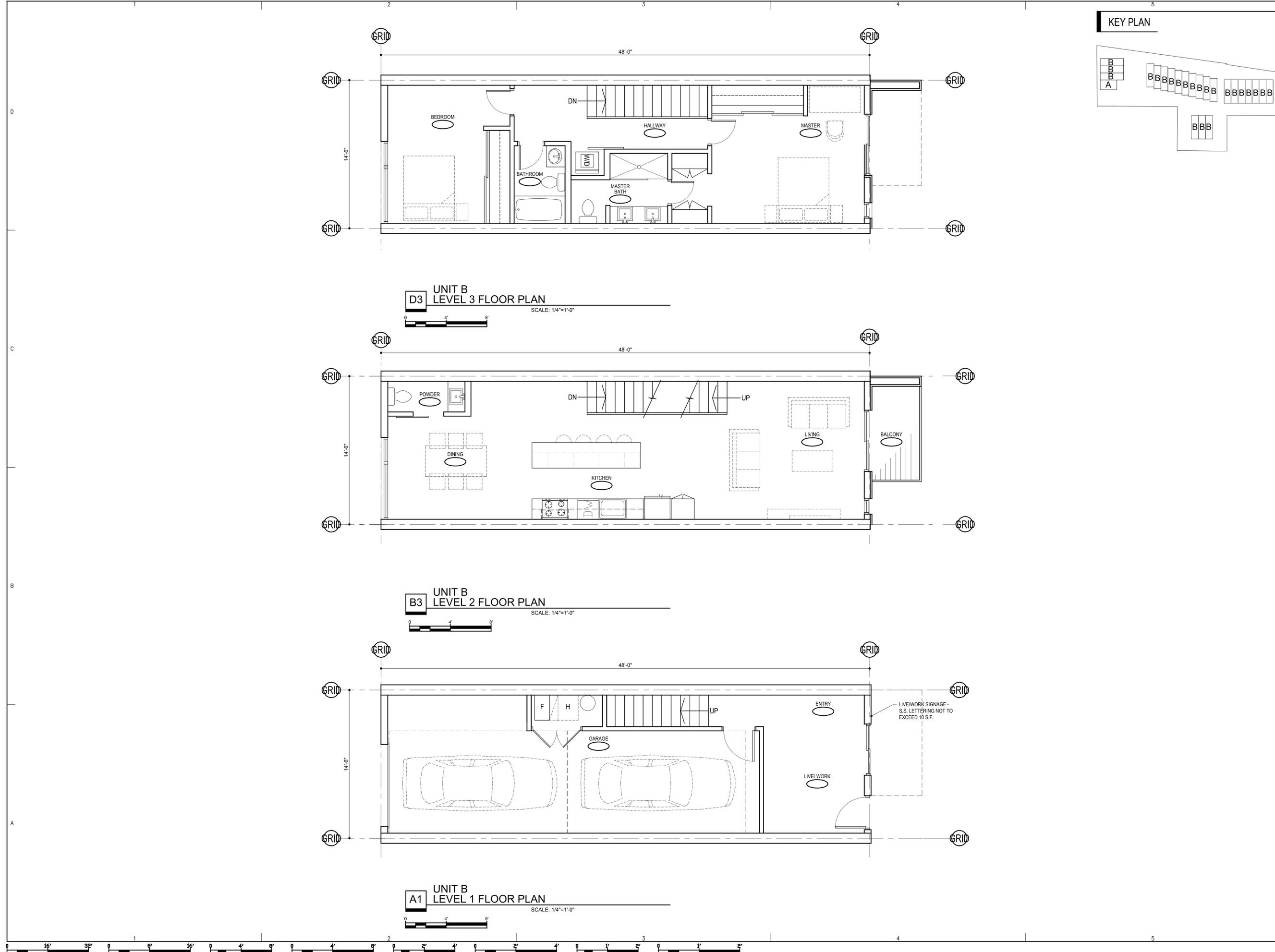
Revision #	Date

Axis Job #	1901
Owner #	
Date	8/19/2019
Drawn	
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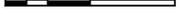
ELEVATIONS

AE203



**D3** UNIT B  
LEVEL 3 FLOOR PLAN

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



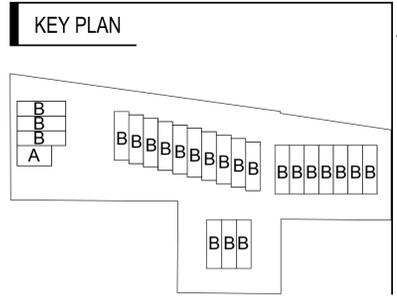
**B3** UNIT B  
LEVEL 2 FLOOR PLAN

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



**A1** UNIT B  
LEVEL 1 FLOOR PLAN

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



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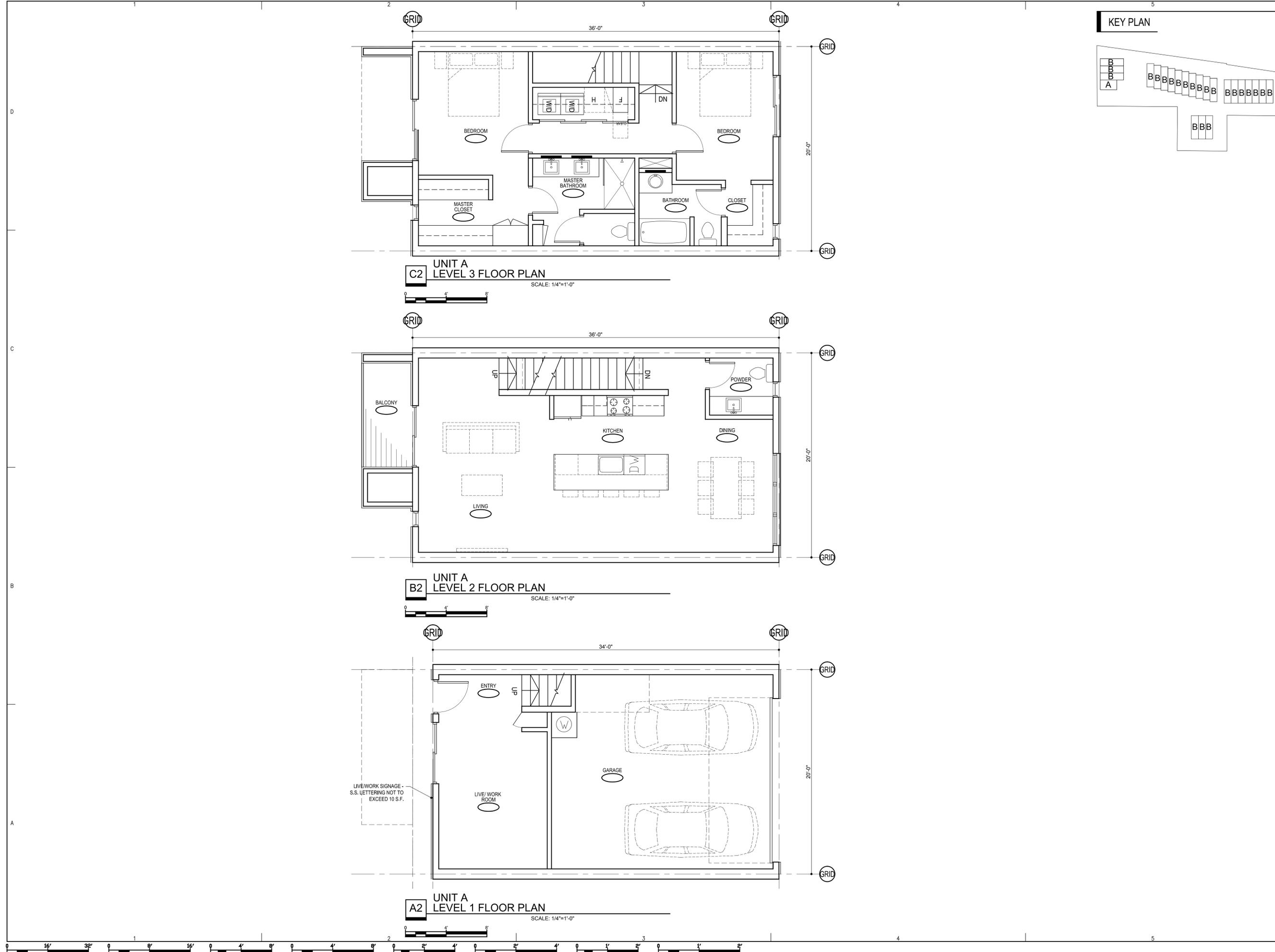
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**FORT UNION TOWNHOMES**  
**6958 S. 1700 E**  
 COTTONWOOD HEIGHTS, UTAH  
 SCHEMATIC DESIGN

Revision #	Date
Axis Job #	1901
Owner #	
Date	8/7/2019
Drawn	
Checked	

FLOOR PLANS - UNIT C

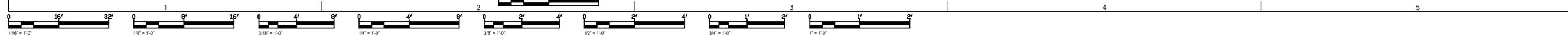
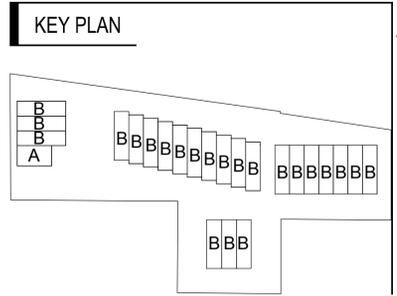
**AE101**



**C2** UNIT A  
LEVEL 3 FLOOR PLAN  
SCALE: 1/4"=1'-0"

**B2** UNIT A  
LEVEL 2 FLOOR PLAN  
SCALE: 1/4"=1'-0"

**A2** UNIT A  
LEVEL 1 FLOOR PLAN  
SCALE: 1/4"=1'-0"



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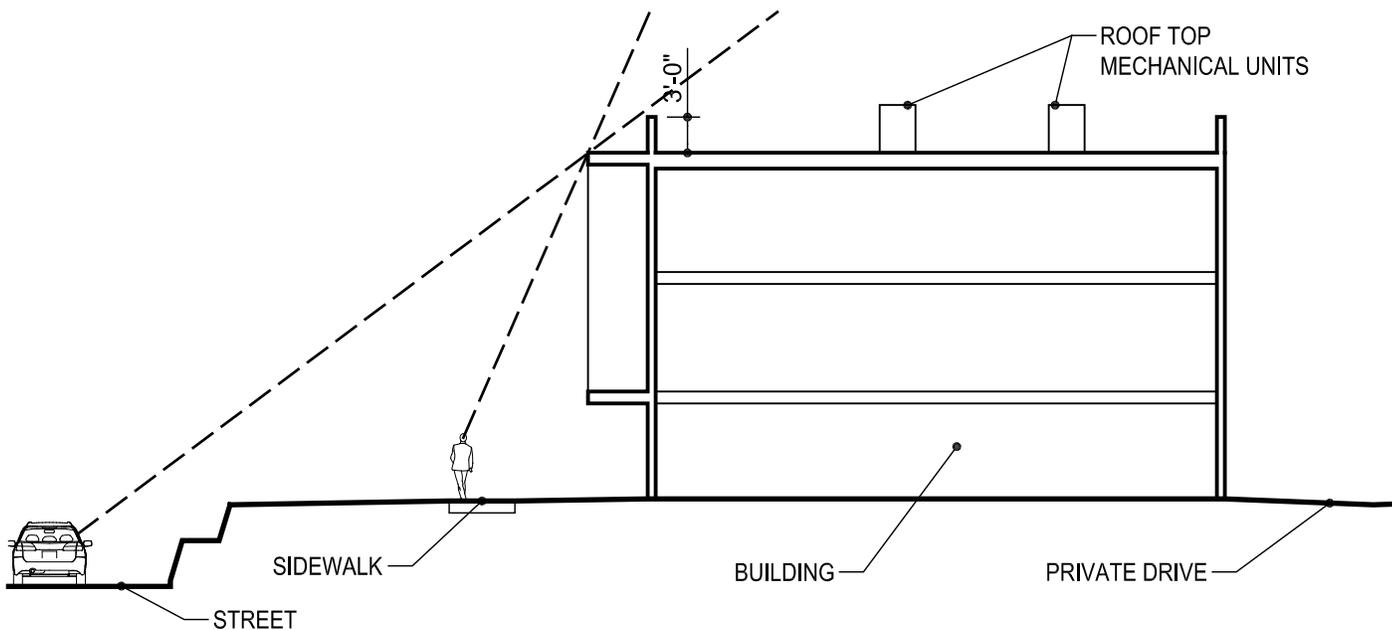
**FORT UNION TOWNHOMES**  
**6958 S. 1700 E**  
 COTTONWOOD HEIGHTS, UTAH  
 SCHEMATIC DESIGN

Revision #	Date

Axis Job # 1901  
 Owner #  
 Date 8/7/2019  
 Drawn  
 Checked

FLOOR PLANS - UNIT A

**AE102**



# SCREENING ROOF TOP MECHANICAL UNITS

DET. NAME:

DET NUMBER:

SCALE: 1/16" = 1'-0"

ISSUED: 05.14.2019 REVISION:

PROJECT: FORT UNION TOWNHOMES

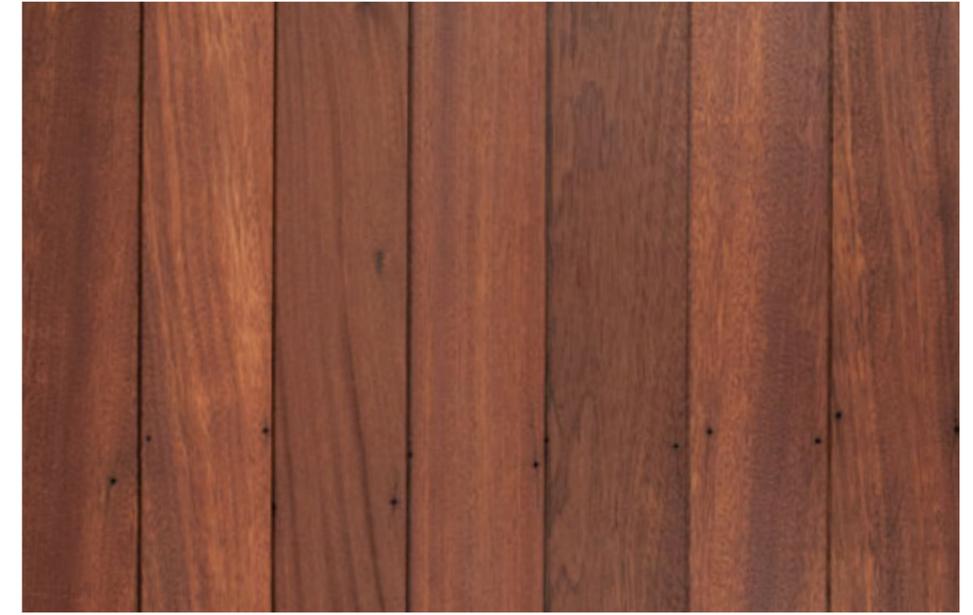
## ST-01



BLACK BRICK



GLASS



IPE WOOD SIDING - VERTICAL ORIENTATION



STUCCO  
WHITE AND GRAY



IPE WOOD SIDING - 3' TALL-  
HORIZONTAL ORIENTATION



6' TALL GALVANIZED CHAIN LINK PRIVACY  
FENCE W/ BLACK FABRIC - REAR OF PROPERTY



# PLANNING COMMISSION STAFF REPORT

Union Lofts - 13 Live/Work Townhomes

Meeting Date: October 2, 2019

Staff Contact: Andy Hulka, Associate Planner

---

## Summary

**Applicant:** Nathan Anderson  
(Union Lofts, LLC)

**Subject Property:**  
1810 E. Fort Union Blvd.

**Action Requested:**

1. Site Plan Approval of 13 mixed-use live/work townhomes.
2. Conditional Use Permit for an increase in height and a decrease in setbacks.
3. Preliminary plat approval of a 13-lot subdivision.

**Recommendation**

Continue consideration to allow for further ARC review.

**Project #:** CUP-19-008



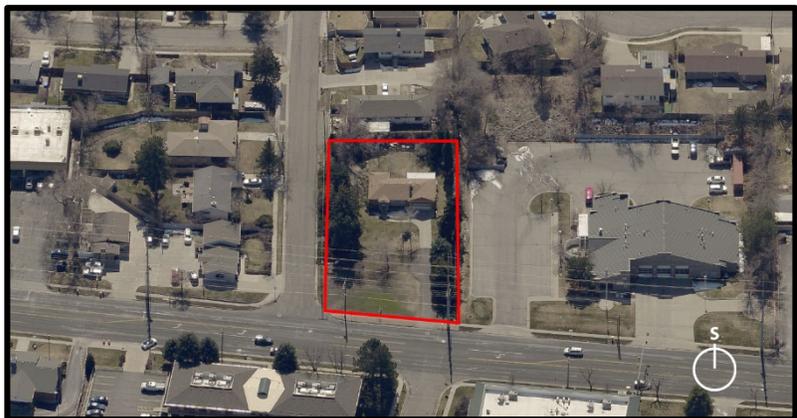
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## Context

**Property Owner:**  
Union Lofts, LLC

**Acres:**  
0.54 acres

**Parcel #:**  
22-21-460-005



Site Photos

1810 E. Fort Union Blvd. (Looking south from Fort Union Blvd.)



Zoning

**Site:**

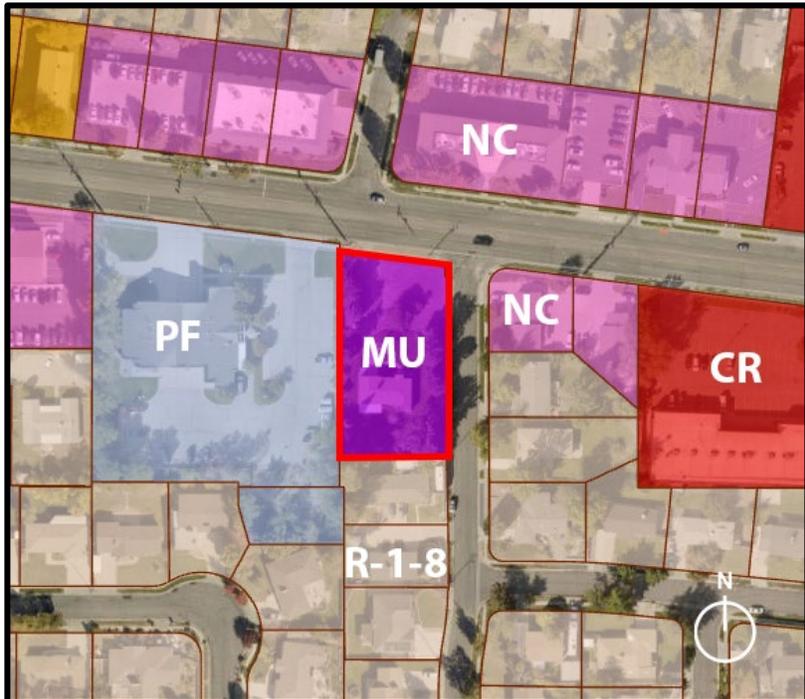
MU: Mixed Use zone

**Surrounding Properties:**

PF: Public Facilities (Fire Station)

NC: Neighborhood Commercial zone

R-1-8: Residential Single-Family zone (Adjacent property to the south is a legal nonconforming duplex)



## Analysis

### September Planning Commission Public Hearing

The Planning Commission held a public hearing for this application on September 4, 2019. After public comment and discussion on the project, the Commission voted to continue the item to the October Planning Commission meeting. A copy of the September 4<sup>th</sup> staff report is attached to this report for reference. This report will focus on changes and updates that have been made to the proposal since the September Planning Commission meeting.

### Architectural Review Commission (ARC) Review

The ARC reviewed this application on September 24, 2019. During the meeting, commissioners discussed their concerns about the project, including concerns about reducing the setbacks and issues with pedestrian circulation on site. Several commissioners expressed a general sense that perhaps the project was too maximized and could possibly fit better with a reduction in units. The Commission voted to table the item with recommendations to redesign the project to comply with all required setbacks.

### Project Updates

#### Applicant's Comments

During the September Planning Commission meeting, the applicant made comments addressing some of the concerns expressed by Commissioners. Some of the items have been addressed or clarified and some will require additional updates. Because of the ARC recommendation to redesign the project to fit within setbacks, it is anticipated that the plans will be modified significantly and require further review.

- Building Height
  - The applicant stated that the rooftop decks would be removed to meet the permitted height requirements and that anything above 35 feet would be removed.
  - **Staff update: The applicant has expressed his intent to push the building down by removing excess dirt to get the overall building height below 35 feet. Structures in the Gateway Overlay District may not exceed 45 feet in height (19.49.060.G.1). Staff will verify building height when revised plans are submitted.**
- Setbacks
  - The applicant stated the side setback adjacent to the fire station would be pulled back to 10 feet, that the side setback along Brookhill Dr. would be redesigned to 10 feet, and that the setback along Fort Union would be 20 feet.
  - **Staff update: Based on the feedback from the ARC, the applicant's intent is to redesign the site to accommodate a 20-foot setback along Brookhill Dr. Staff will verify setbacks when revised plans are submitted.**
- Landscaping
  - The applicant stated that the proposed street trees would be allowed under the Fort Union power lines.
  - **Staff update: Staff confirmed with Rocky Mountain Power that trees would not be removed along Fort Union Blvd. if the mature height does not exceed 25 feet.**
- Project Examples
  - The applicant stated that he has completed similar live-work units in Salt Lake City and would provide examples to the Commission for reference.
  - **Staff update: The applicant submitted the following list of his most recent townhome developments:**

1. **Brickyard Lofts: 1257 East Elgin Avenue in Millcreek City 14-townhomes on .51 acres/PUD.**
2. **Millbrook Lofts: 1431 East 3900 South in Millcreek City 28-townhomes on 1.21 acres/PUD.**
3. **Marmalade District Lofts: 312 Reed Avenue in SLC 10-townhomes on .32 acres/PUD.**
4. **West Capitol Lofts: 318 West 700 North in SLC-RDA 8-Live/Work townhomes on .44 acres/PUD.**

### **Commissioners' Comments**

Members of the Planning Commission made several recommendations for the applicant and staff to follow up on:

- **Parking**
  - Respond to a concern about the traffic study referencing two-story buildings rather than three-story buildings as proposed.
  - **Staff update: The traffic study used trip generation numbers for "mid-rise apartments," which are defined in the trip generation manual as apartment buildings from 3-10 stories. The trip generation numbers are calculated per unit. Although the numbers accurately reflect the type of proposed development, the traffic letter should be updated to remove any references to a two-story building.**
- **Right-of-Way**
  - Confirm the right-of-way width on Brookhill Dr.
  - **Staff update: The asphalt width on Brookhill Dr. is approximately 25 feet, which is the standard width required in the city. The applicant will be required to make the standard frontage improvements including curb & gutter, parkstrip, and sidewalk. Staff will verify frontage improvements along Brookhill Dr. when the revised plans are submitted.**

### **Attachments**

1. Public Comment
2. Most Recent Plans
3. September 4, 2019 Staff Report (attached as separate PDF)

**From:** [Nicki Selfridge](#)  
**To:** [Andrew Hulka](#); [Matthew Taylor](#)  
**Subject:** [EXT:]Re: Union Lofts Development citizens concerns  
**Date:** Tuesday, September 3, 2019 9:09:37 AM

---

This is a revision made after viewing the updated plans and conditional use request.

I am Nicki Selfridge. My family and I love living in Cottonwood Heights. My husband, Laron Selfridge and I are 13 year residents and live at 7020 Brookhill Dr.  
Please relay these concerns to the Planning Commission and the ARC.

This development has potential for being good for our neighborhood and has some great aspects to it.

Neighbors currently have the following concerns about the Union Lofts Development.

#### Height

This proposed development is very tall and is taller than all Mixed Use buildings adjacent to this lot. We understand that it is in line with the general plan but would like the transition in height to be more gradual to the residential zone.

According to the Mixed Use zone the requirement for the development should not exceed two stories, it is the lesser of the two options. The plans are showing a height of 3 stories above grade on the southside and 4 stories above grade on the North.

The current home, a duplex, to the south is located ONLY 18 feet from the property line. There will be a clear view of the duplex backyards from both the 3rd and 4th levels. Which, the townhome owners most likely will find undesirable.

We desire that the conditional use for increase in height to be denied due to the fact that it may be detrimental to the comfort of current owners/residents and the new townhome owners.

If the city decides to approve the requested height, we hope that at least the south four units not be approved for the 4th level as a curtesy to the existing owners/residents and to protect the townhome owners from an unsightly view.

#### Privacy

Because there are windows and balconies the surrounding neighbors would like to see more privacy trees and would like to request that mature conifer trees, that are tall and wide be planted along the south and east sides of the property.

#### Traffic and Parking

Neighbors are concerned about the increase in traffic and additional parking on the street.

Where will the clients and personal assistants park for the possible 13 businesses if the 5 parking spaces are not adequate? 19.80.050(B)

The garages are the smallest possible size for 2 car garages. Will each units garage be usable for 2 vehicles? Large vehicles?

There really needs to be four more feet to park 2 cars comfortably.

Can the guest parking be labeled as to hinder townhome residents from using it as additional parking if their garage space is not adequate?

From the corner of Fort Union Blvd on Brookhill Dr. heading south, there will be possibly 5 to 6 on street parallel parking spaces on the west side of the street along this property. The line of site is limited for drivers backing out of driveways, especially for the two adjacent properties that share a common driveway just south of the proposed development. Vehicles turning from Fort Union Blvd. onto Brookhill Dr. often speed up pretty quickly making it even more difficult to pull out of driveways.

Where will the snow be plowed in the off street parking area during the winter?

### Garbage

Where are the garbage enclosures and location for the garbage dumpster or bins?

If there are mobile garbage bins for each unit on the street it will limit on street parking on Brookhill Drive on garbage day.

If there is a garbage dumpster along the back of the property the neighbors have very small yards and may smell the garbage while sitting enjoying their dinner on their back patios.

Where will the garbage bins or dumpster be located on the property?

### Aesthetics

Many of the neighbors enjoyed the beautiful large trees that were on the lot and it would be nice to have a more earthy or natural tones on the façade. The brown aluminum goes a little toward that. The current color scheme seems sterile and the dark and light is a very stark contrast. We would like to see less of a contrast and a greater blending.

Suggestions to consider for the ARC:

Earthy or natural tones for the façade.

Can window awnings be added for greater architectural diversity?

### Sidewalk to Ridgecrest Elementary

Most likely there will be children living in these units and to promote a walkable community it would be advantageous to put in sidewalks on the west side of Brookhill Drive at least up to 7030 Brookhill Dr. Yes, there is sidewalk on the east side of Brookhill but most likely children living in these units will not cross Brookhill so close to Fort Union to use the east sidewalk. It would make it safer for the children and it would be a nice gesture to the adjacent property owners if the developer would continue the sidewalk up to the existing sidewalk at 7030 Brookhill Dr.

### Outdoor lighting

Is there a lighting plan? Does it consider the neighbors to the east and south?

### Mechanical

Where will the mechanical (AC units) be located?

### Utilities

Where are the electrical transformers going to be located?

### Construction Mitigation

How will the dust and noise be mitigated during construction?

Traffic flow?

Just a comment about the 23 townhomes at 1700 E, to John Prince and 1700 Fort Union Partners, LLC).

John and LLC, if it is possible to develop something in a way to make peoples lives easier, THEN DO IT. Those two car deep garages will be VERY inconvenient for the residents there. I can just see them pulling one car out and parking it in the guest parking and then pulling the other car out to drive somewhere. And then they have to pull the other car back in the garage. Wow! That is so unnecessary.

# UNION LOFTS

## 1760 FORT UNION BLVD COTTONWOOD HEIGHTS, UT 84121

9-9-19



Russell Platt Architecture  
4301 West 4370 South  
West Valley City, Utah 84120  
801-580-0108



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COVER SHEET

SHEET NUMBER:

C100

**VICINITY MAP**



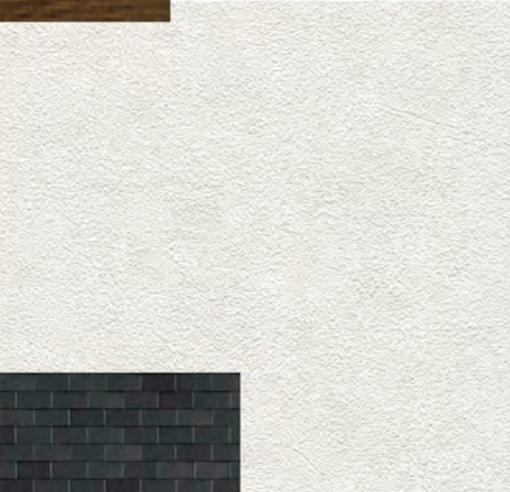
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Sheet Number	Sheet Name
C100	COVER SHEET
C101	MATERIAL BOARD
A101	LEVEL 1 FLOOR PLANS
A102	LEVEL 2 FLOOR PLANS
A103	LEVEL 3 FLOOR PLANS
A104	LEVEL 4 FLOOR PLANS
A105	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A801	ISOMETRIC VIEWS HEIGHT STUDY

Sheet List	
Sheet Number	Sheet Name
A802	EXISTING GRADE 35' OFFSET HEIGHT STUDY
A901	RENDERINGS
A902	RENDERINGS
A903	RENDERINGS
A904	RENDERINGS
A905	RENDERINGS
A906	RENDERINGS
A907	RENDERINGS
A908	RENDERINGS
A909	RENDERINGS
A910	RENDERINGS





ALUMABOARD SIDING



WHITE STUCCO



BLACK BRICK

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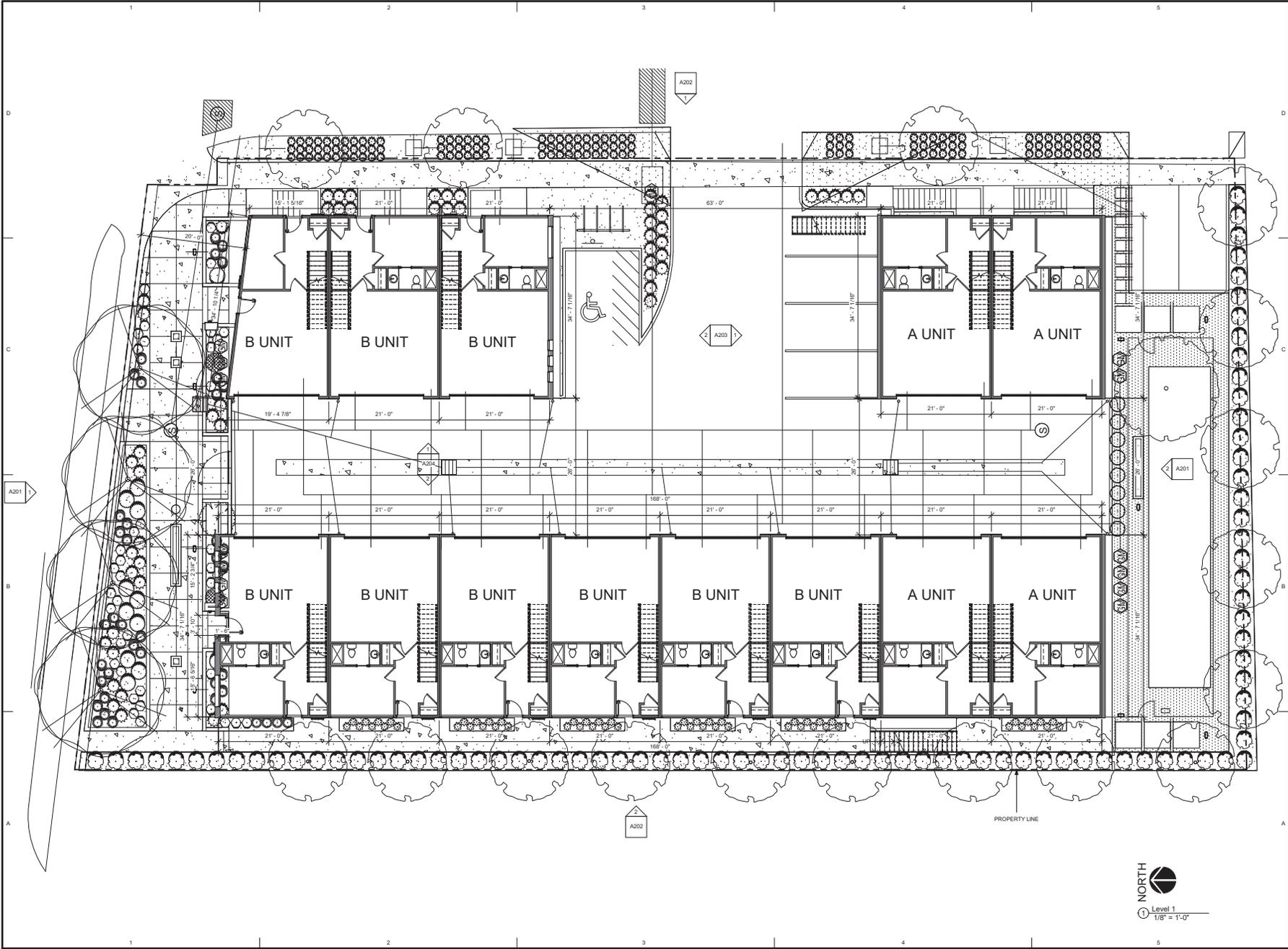
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**MATERIAL BOARD**

SHEET NUMBER  
**C101**



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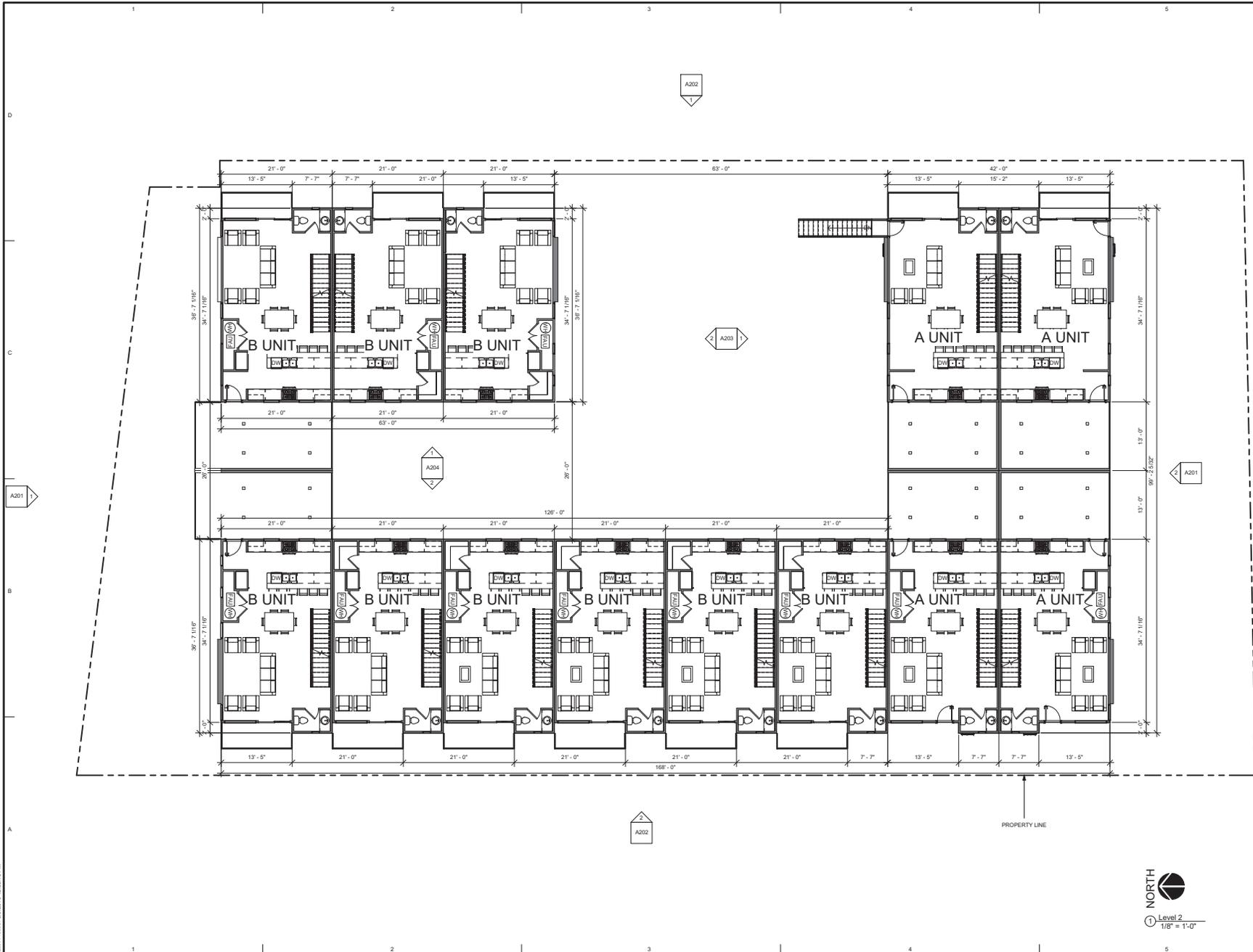
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**LEVEL 1 FLOOR PLANS**

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**A101**

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LEVEL 2 FLOOR PLANS

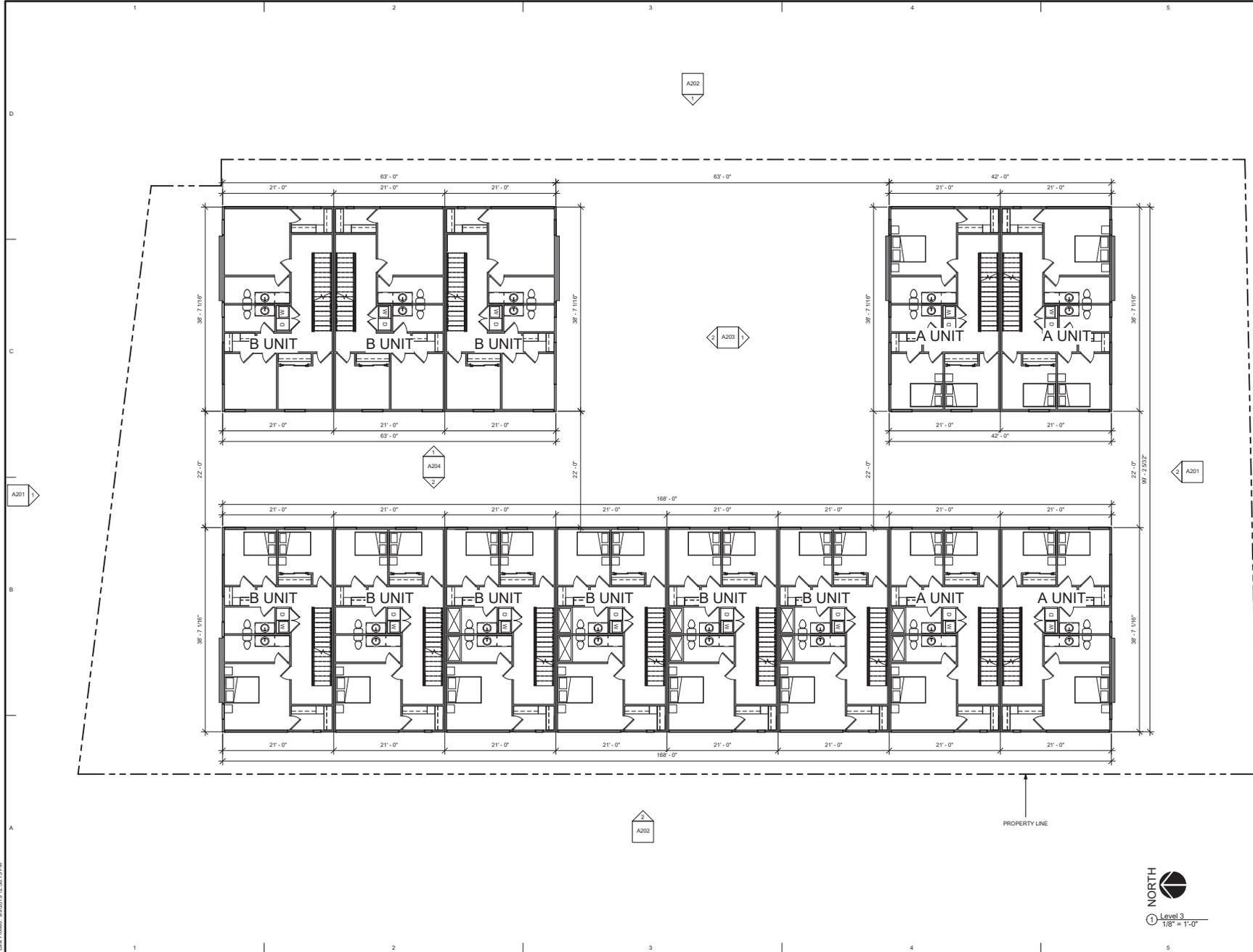
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A102



Level 2  
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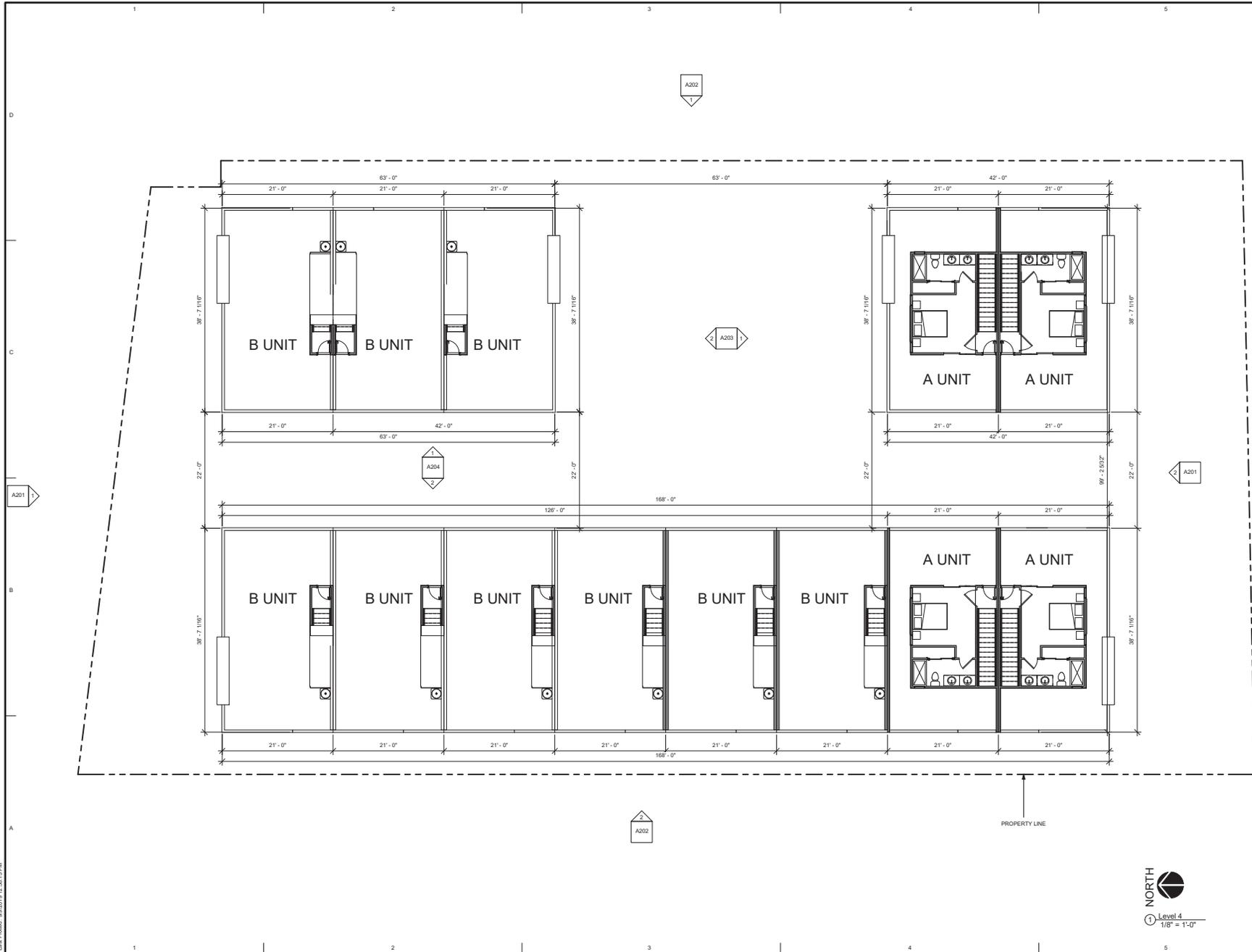
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**LEVEL 3 FLOOR PLANS**

SHEET NUMBER

**A103**

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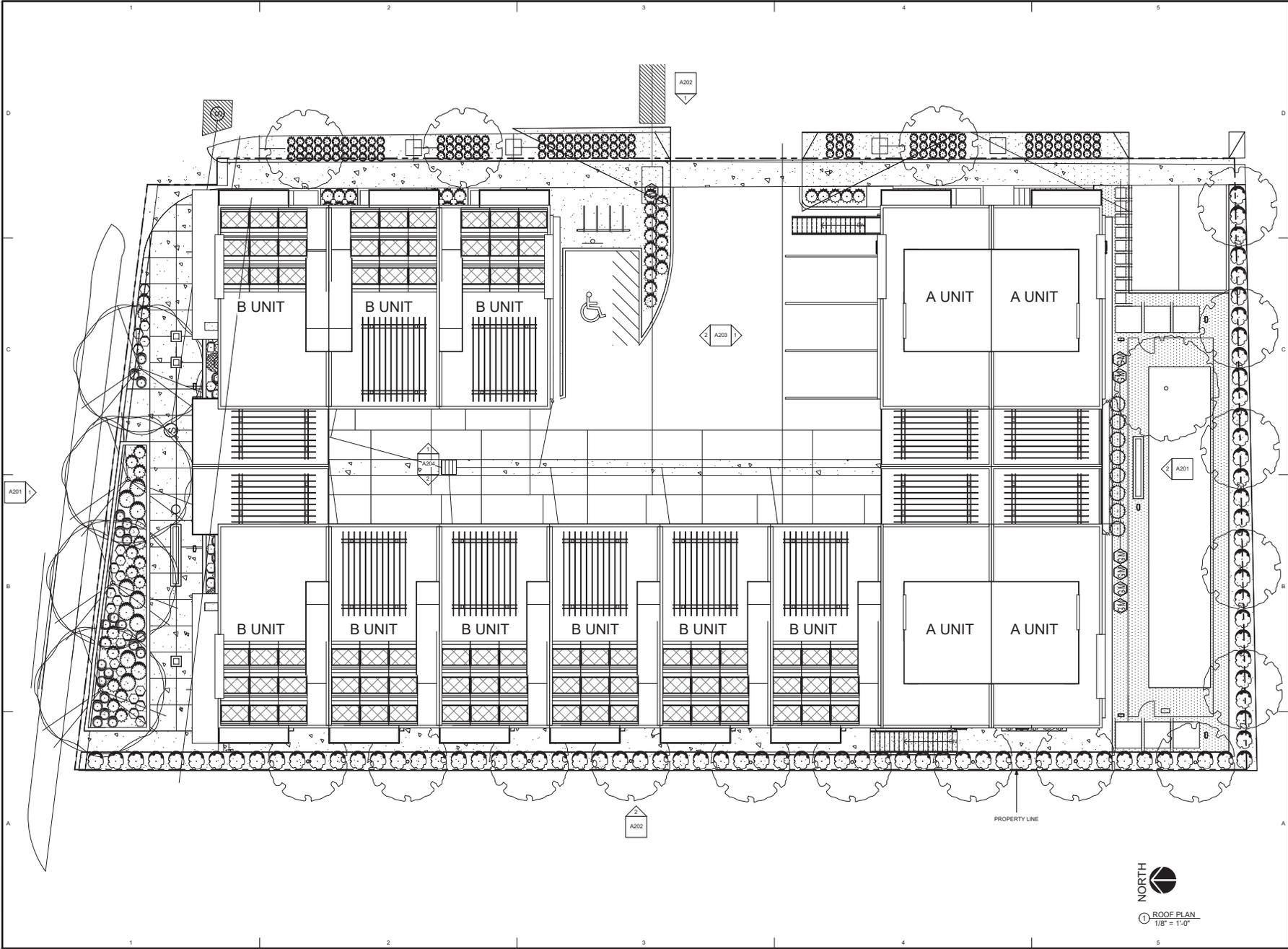
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**LEVEL 4 FLOOR PLANS**

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**A104**



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**ROOF PLAN**

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**A105**

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1 ROOF PLAN  
1/8" = 1'-0"



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**ELEVATIONS**

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**A201**

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① EAST  
1/8" = 1'-0"

② WEST  
1/8" = 1'-0"

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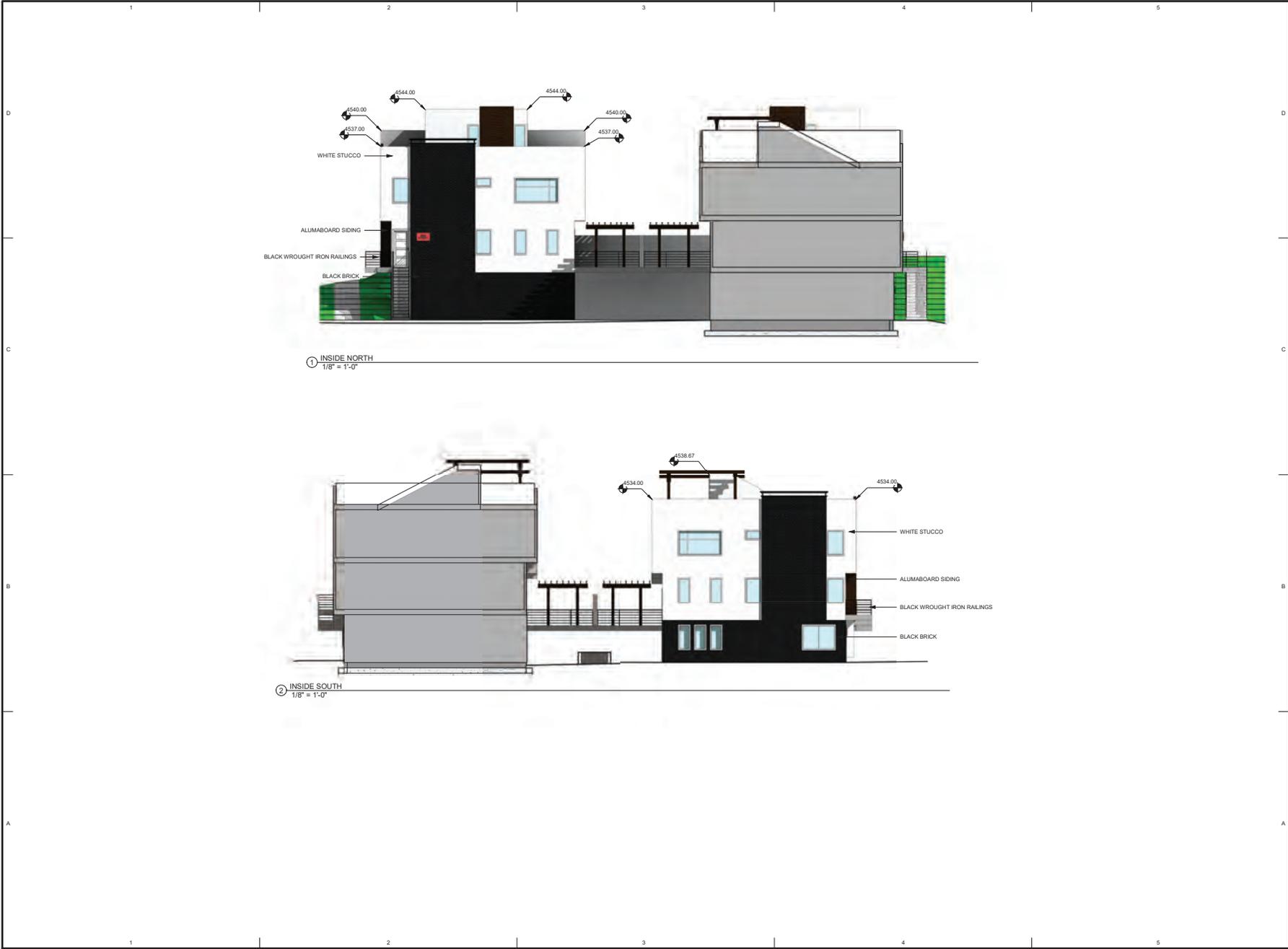
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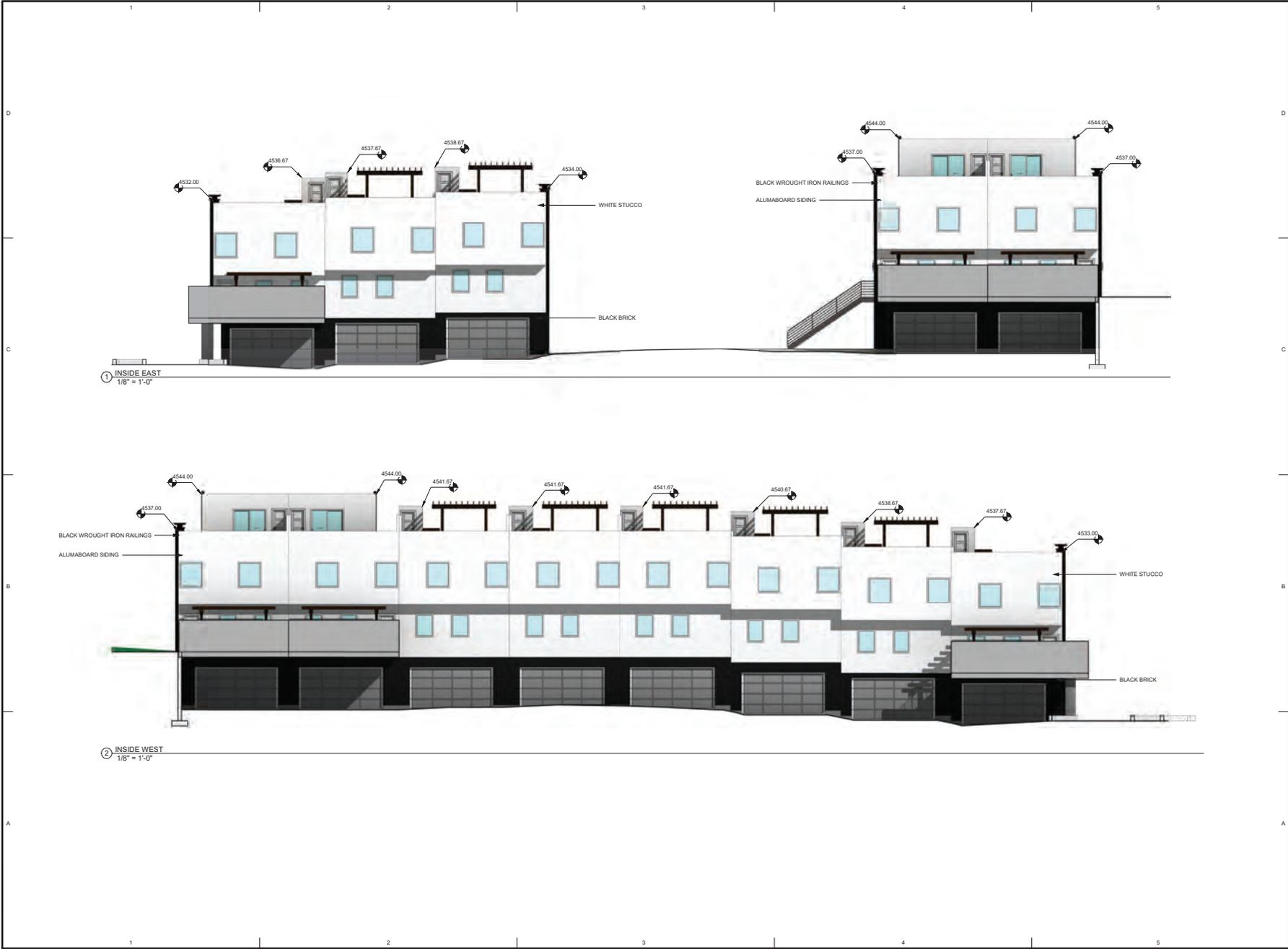
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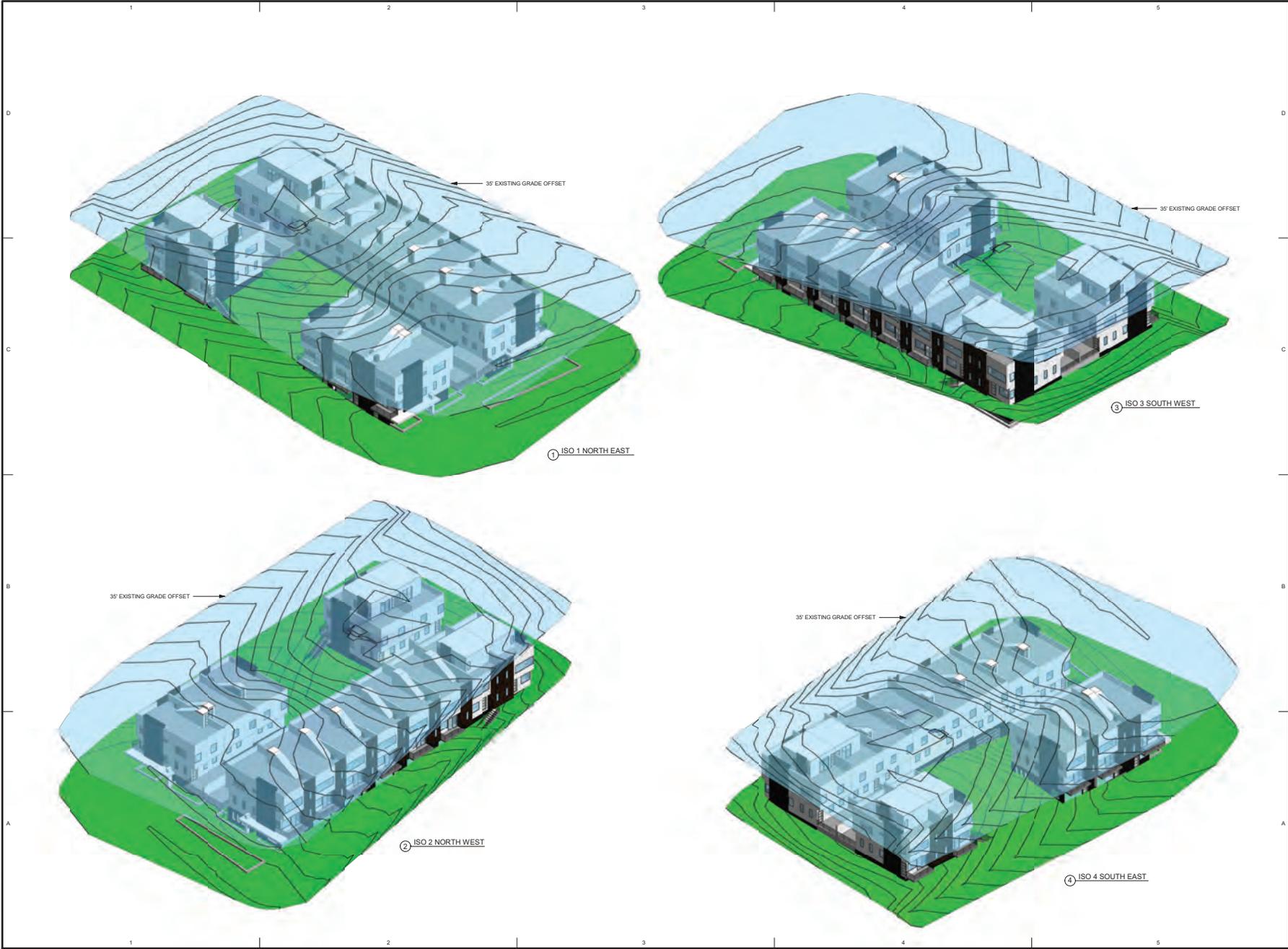
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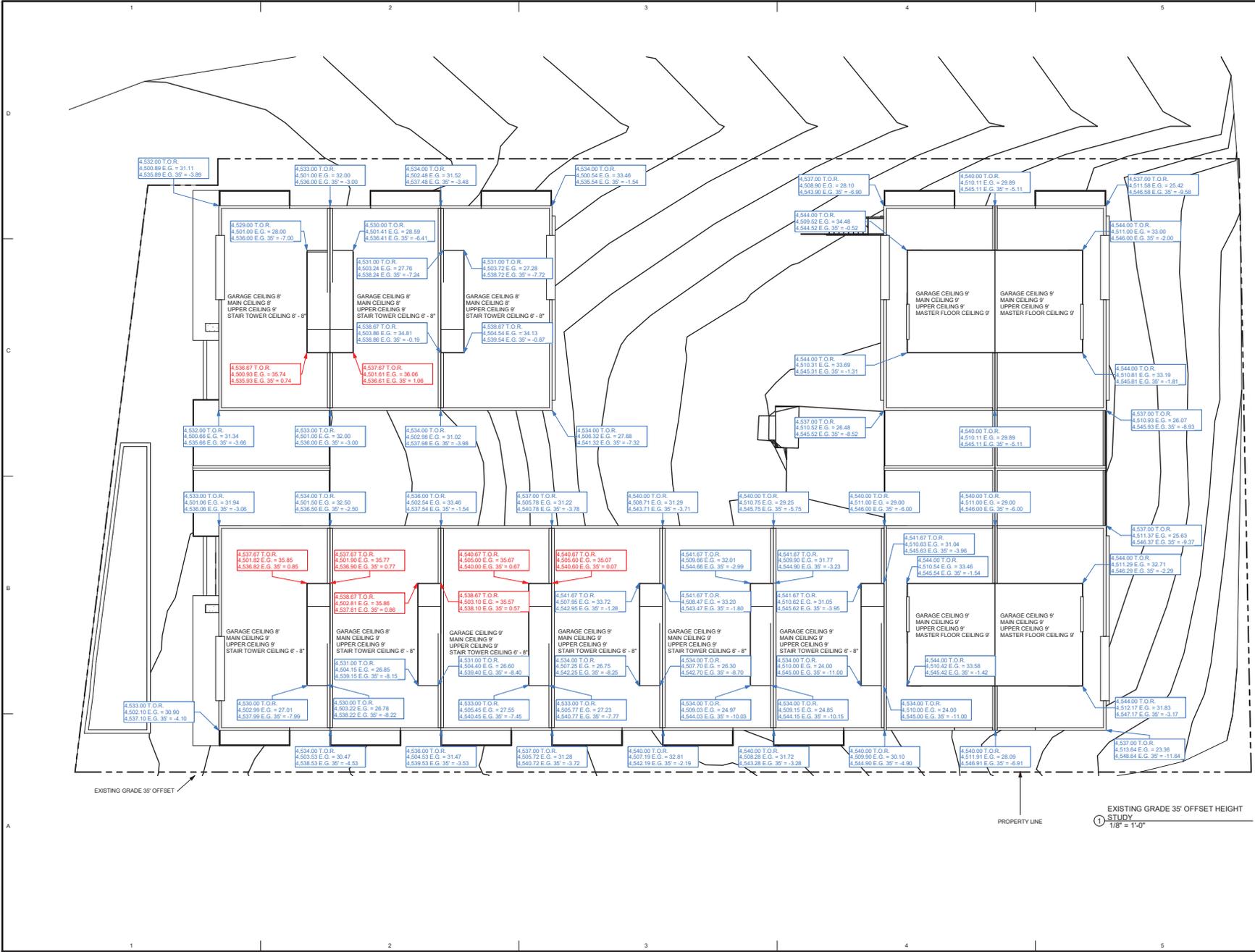
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EXISTING GRADE 35' OFFSET HEIGHT STUDY

A802

EXISTING GRADE 35' OFFSET HEIGHT STUDY  
1/8" = 1'-0"

Unit Render: 10/20/19 12:48:16 PM



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**UNION LOFTS**  
 1760 FORT UNION BLVD  
 COTTONWOOD HEIGHTS, UT 84121

NO.	DATE	DESCRIPTION

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**RUSSELL PLATT ARCHITECTURE**

Russell Platt Architecture  
 4301 West 4570 South  
 West Valley City, Utah 84120  
 801-580-0108



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PROJECT NAME

**UNION LOFTS**  
 1760 FORT UNION BLVD  
 COTTONWOOD HEIGHTS, UT 84121

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 4301 West 4570 South  
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 801-580-0108

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PROFESSIONAL STAMP

*Russell Platt*  
 RUSSELL PLATT  
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**UNION LOFTS**  
 1760 FORT UNION BLVD  
 COTTONWOOD HEIGHTS, UT 84121

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# UNION LOFTS

## 1760 FORT UNION BLVD COTTONWOOD HEIGHTS, UT 84121

9-9-19



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801-580-0108



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UNION LOFTS  
1760 FORT UNION BLVD  
COTTONWOOD HEIGHTS, UT 84121

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COVER SHEET

SHEET NUMBER:

C100

**VICINITY MAP**



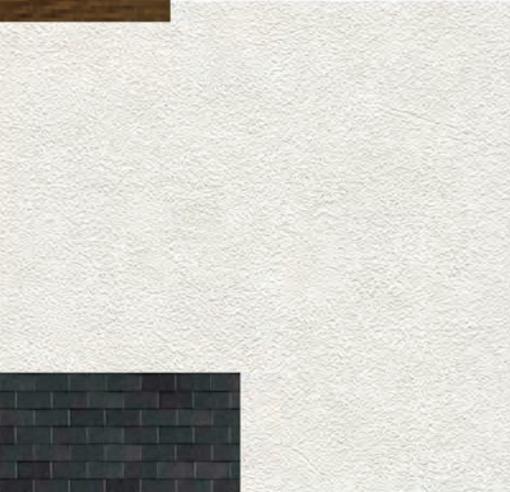
Sheet List	
Sheet Number	Sheet Name
C100	COVER SHEET
C101	MATERIAL BOARD
A101	LEVEL 1 FLOOR PLANS
A102	LEVEL 2 FLOOR PLANS
A103	LEVEL 3 FLOOR PLANS
A104	LEVEL 4 FLOOR PLANS
A105	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A801	ISOMETRIC VIEWS HEIGHT STUDY

Sheet List	
Sheet Number	Sheet Name
A802	EXISTING GRADE 35' OFFSET HEIGHT STUDY
A901	RENDERINGS
A902	RENDERINGS
A903	RENDERINGS
A904	RENDERINGS
A905	RENDERINGS
A906	RENDERINGS
A907	RENDERINGS
A908	RENDERINGS
A909	RENDERINGS
A910	RENDERINGS





ALUMABOARD SIDING



WHITE STUCCO



BLACK BRICK

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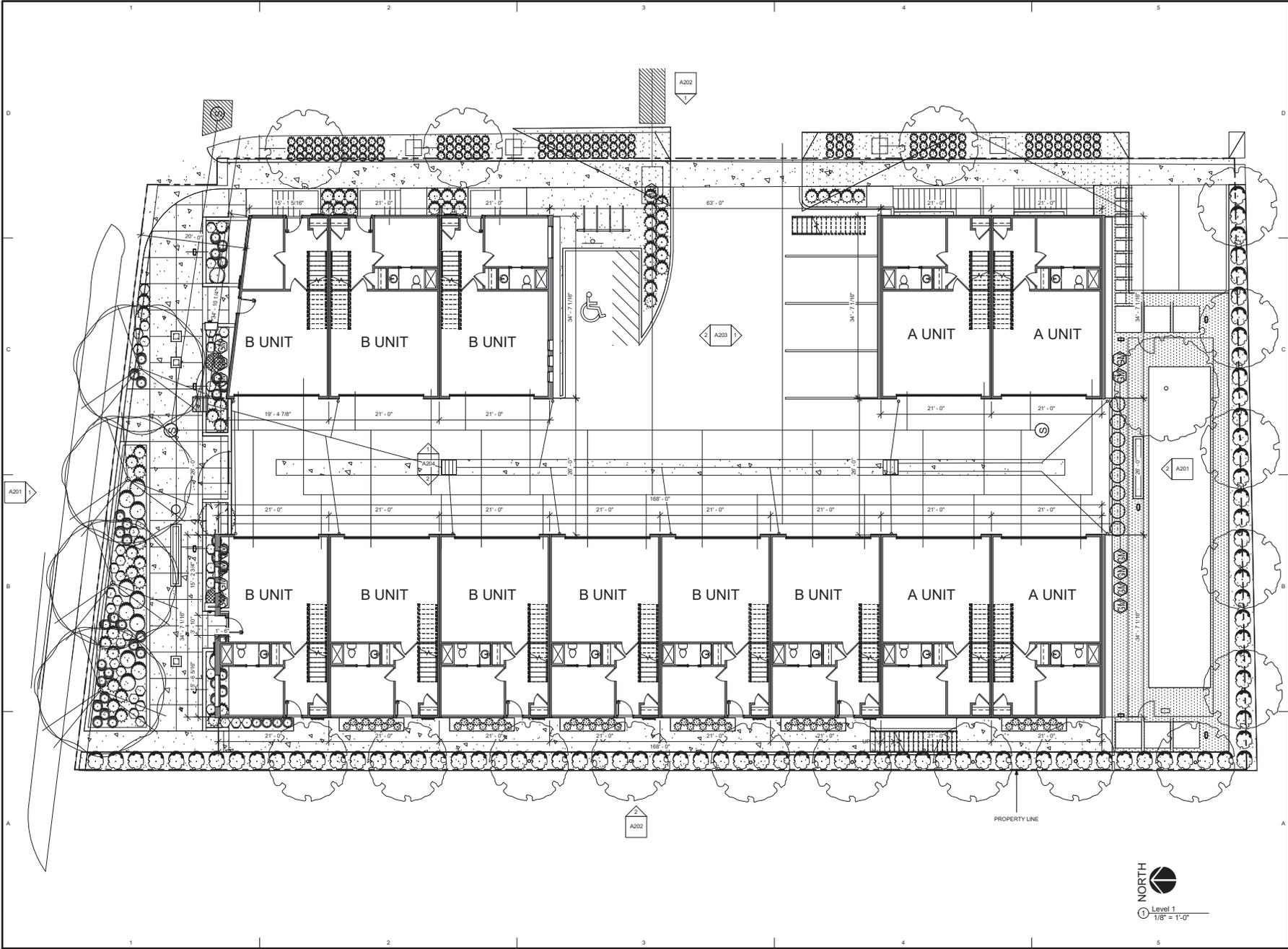
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**MATERIAL BOARD**

SHEET NUMBER  
**C101**



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**LEVEL 1 FLOOR PLANS**

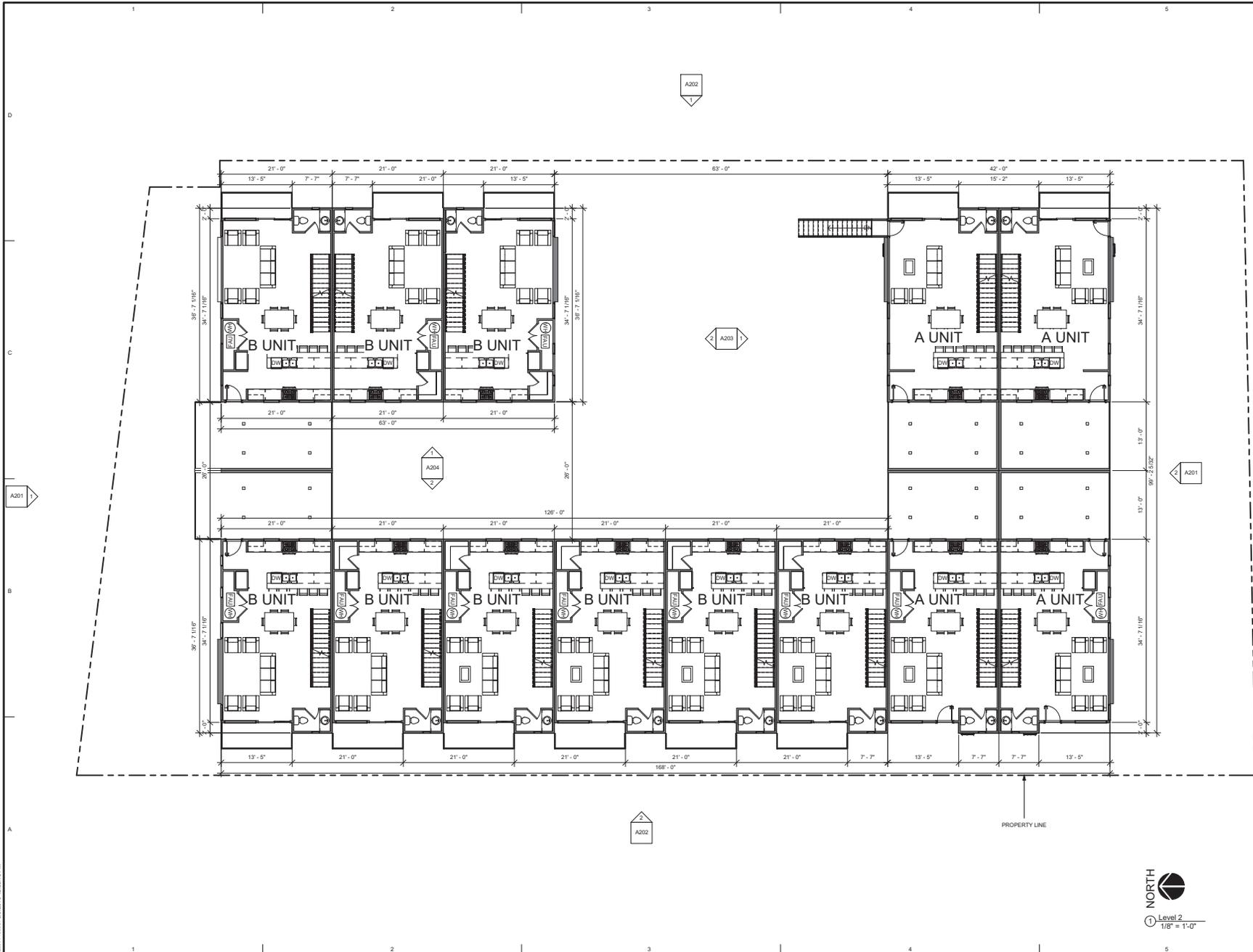
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PROPERTY LINE

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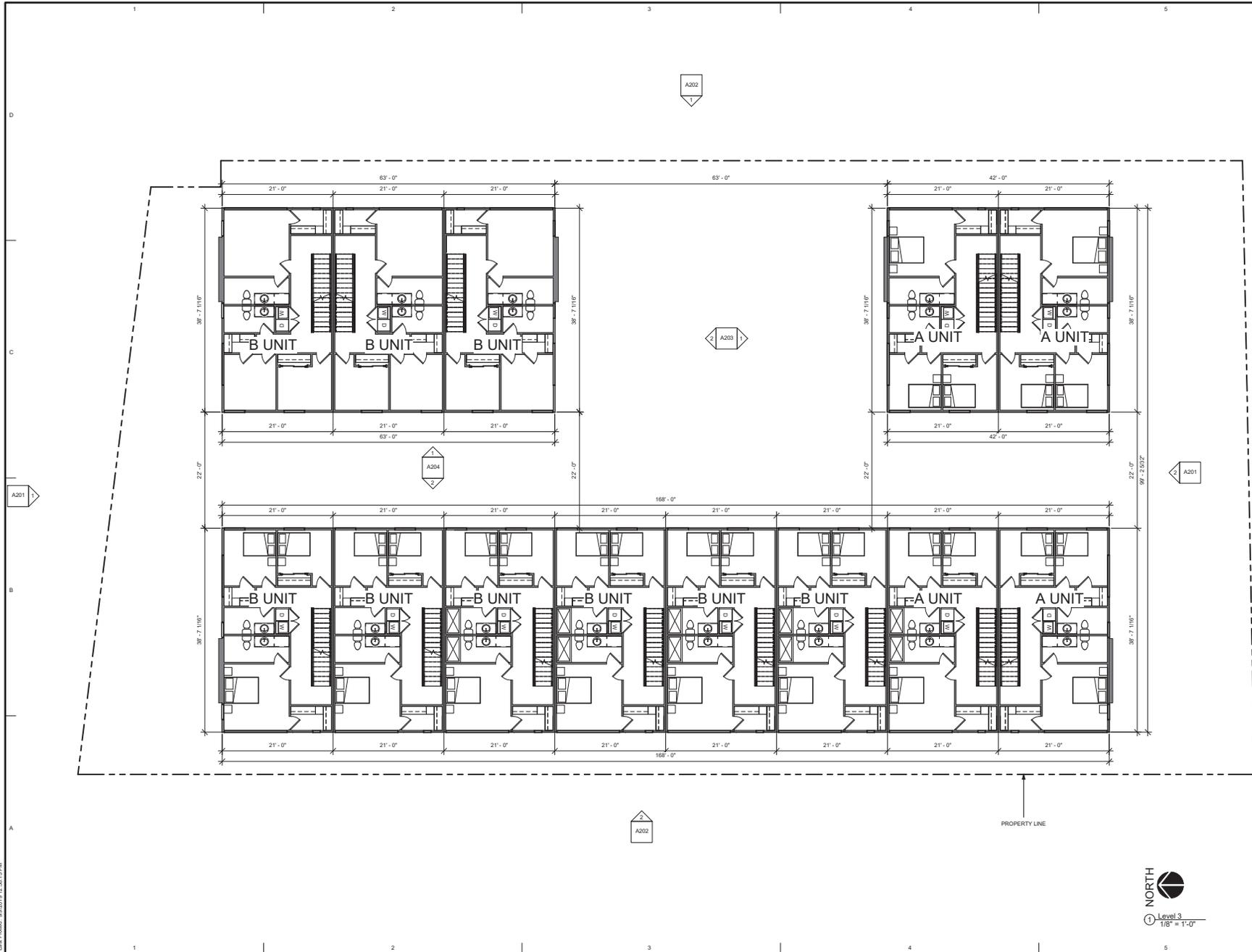
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LEVEL 2 FLOOR PLANS

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A102

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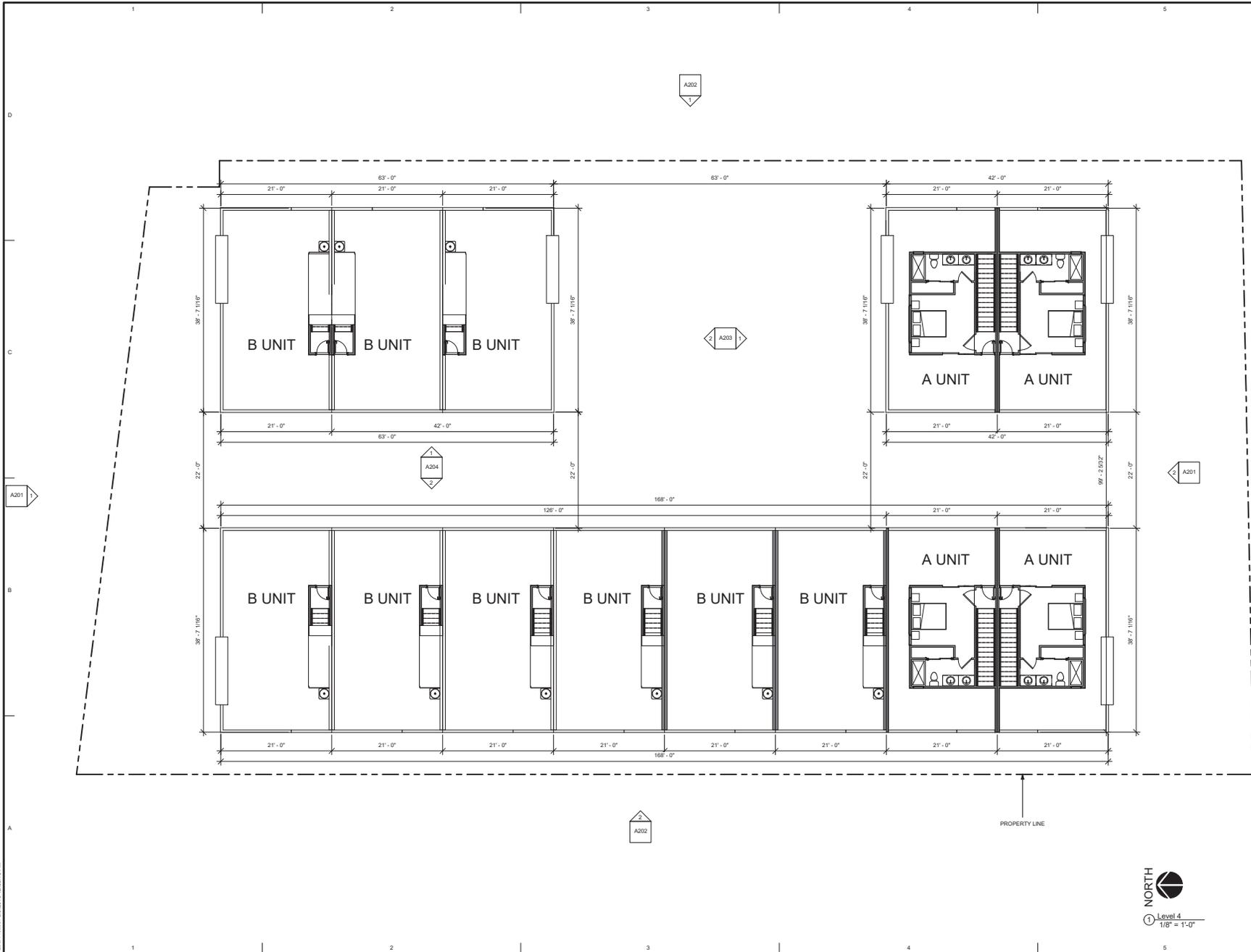
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**LEVEL 3 FLOOR PLANS**

SHEET NUMBER

**A103**

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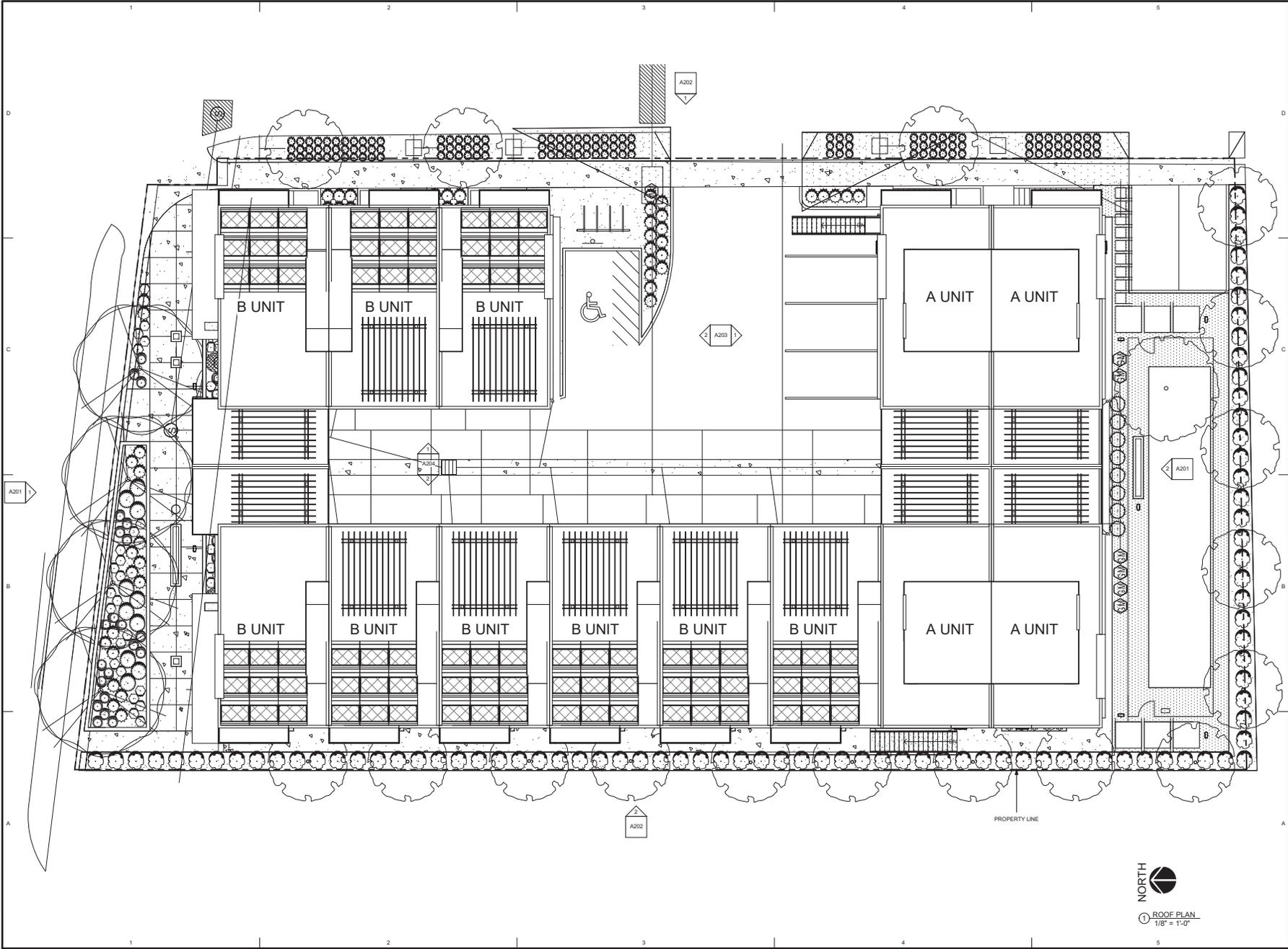
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**LEVEL 4 FLOOR PLANS**

SHEET NUMBER:  
**A104**



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4301 West 4570 South  
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*Licensed Architect*  
**Russell Platt**  
STATE OF UTAH

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**ROOF PLAN**

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SHEET NUMBER

**A105**

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1 ROOF PLAN  
1/8" = 1'-0"



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 801-580-0108



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PROJECT NAME  
**UNION LOFTS**  
 1760 FORT UNION BLVD  
 COTTONWOOD HEIGHTS, UT 84121

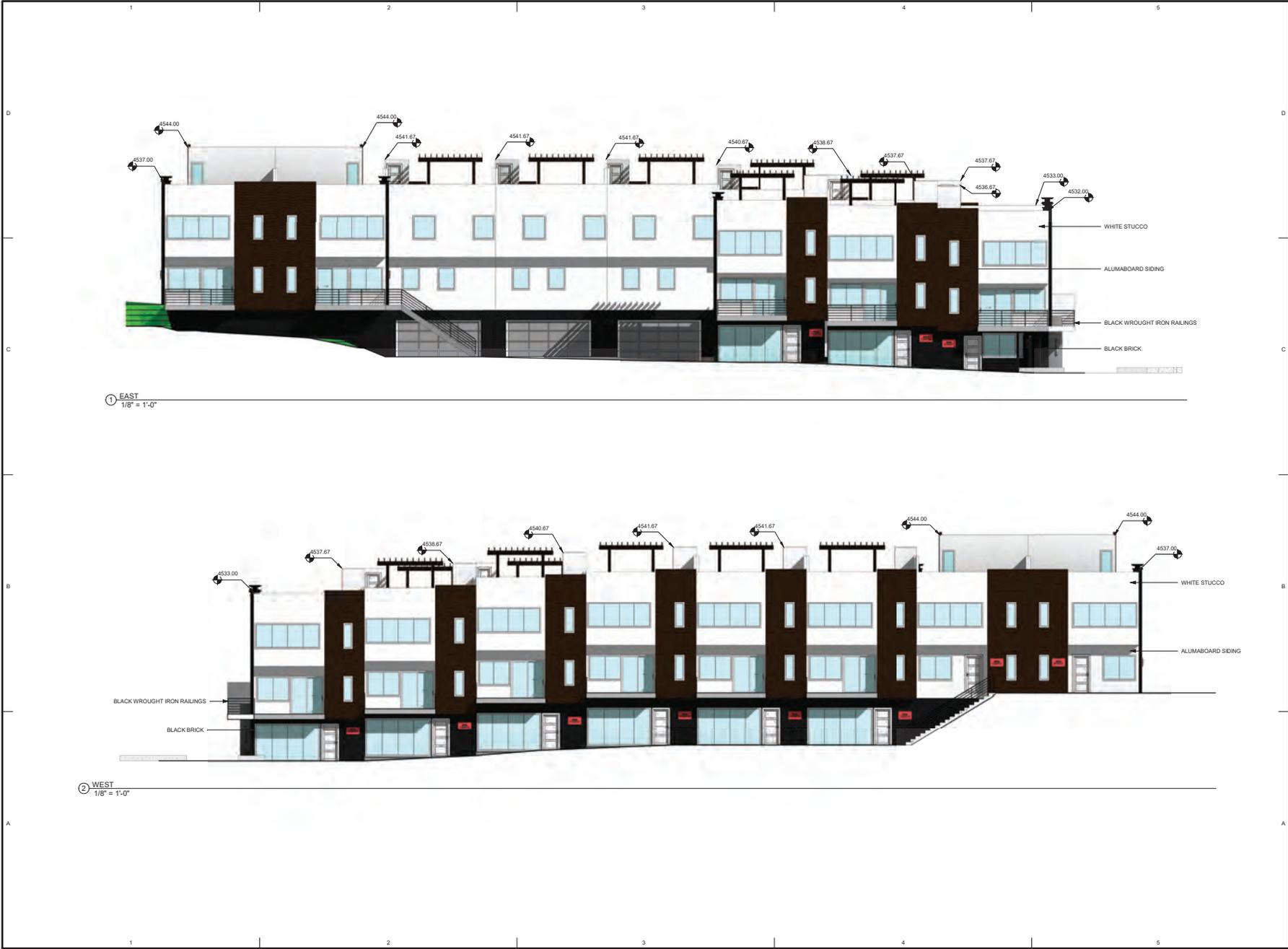
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**ELEVATIONS**

SHEET NUMBER  
**A201**

Unit: Feet: 10/20/19 12:46:35 PM



① EAST  
1/8" = 1'-0"

② WEST  
1/8" = 1'-0"

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CODE OFFICIAL STAMP

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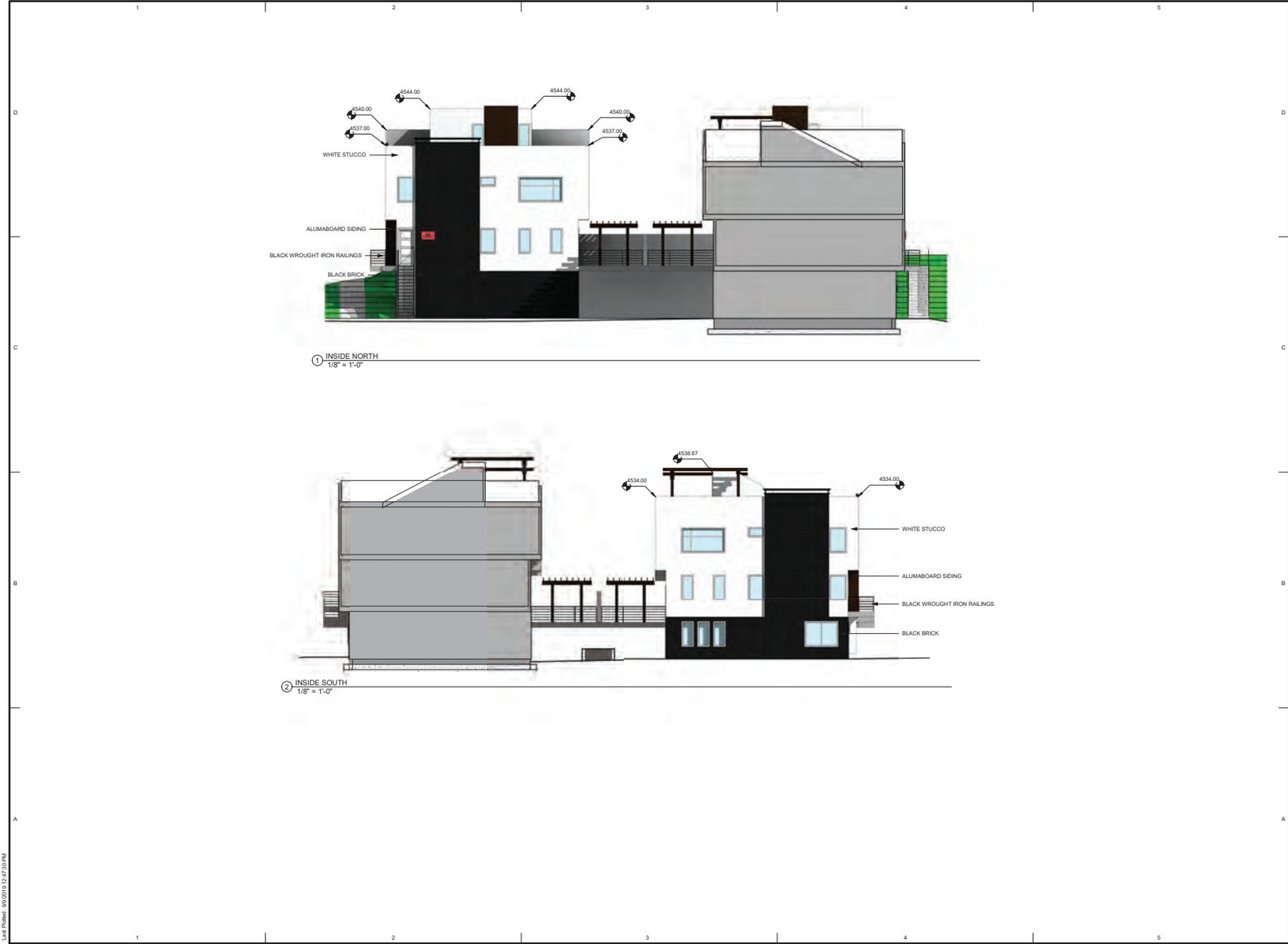
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**ELEVATIONS**

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**A202**

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PROFESSIONAL STAMP

*Richard Russell Platt*  
RUSSELL PLATT  
STATE OF UTAH

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PROJECT NAME

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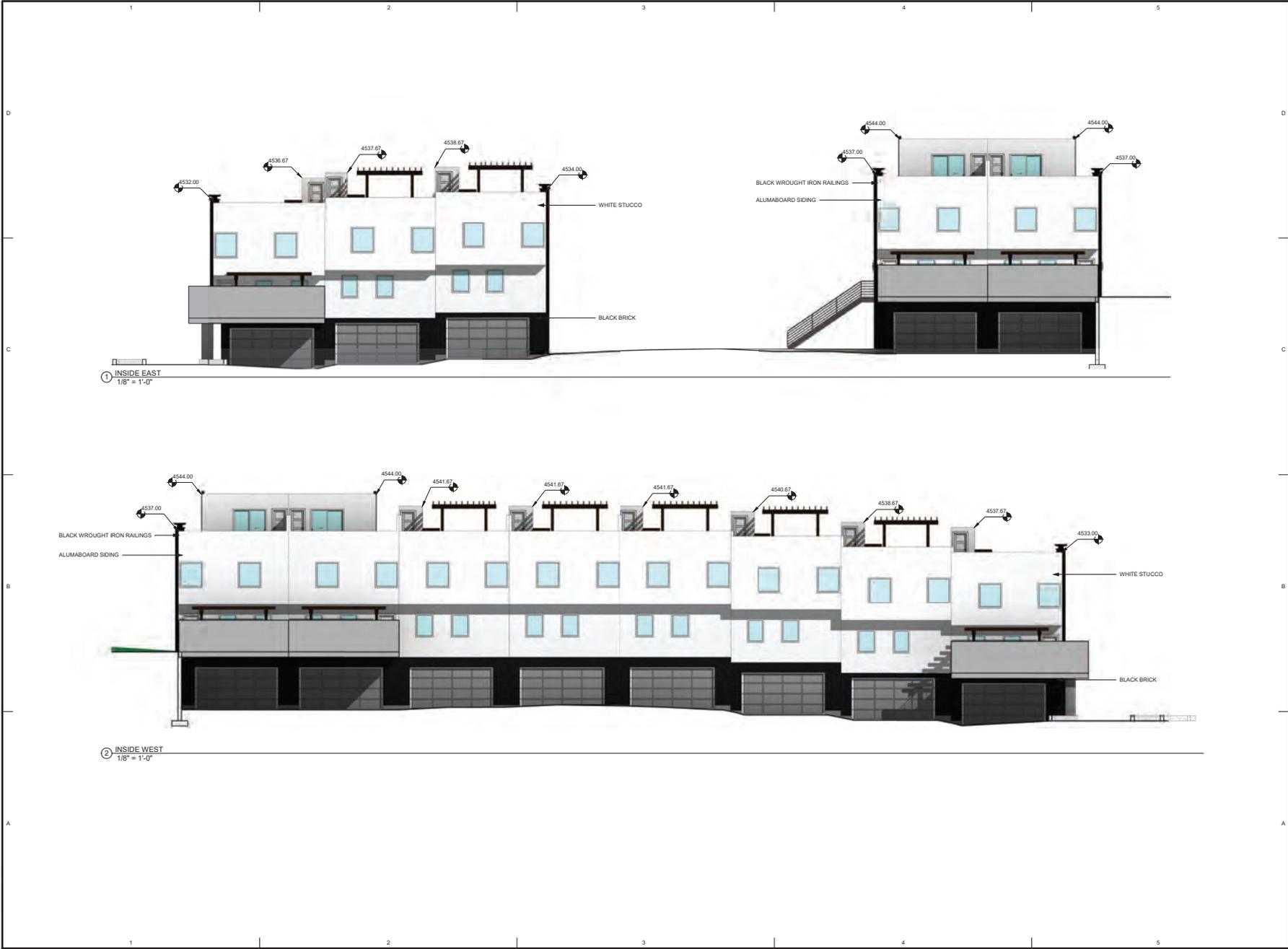
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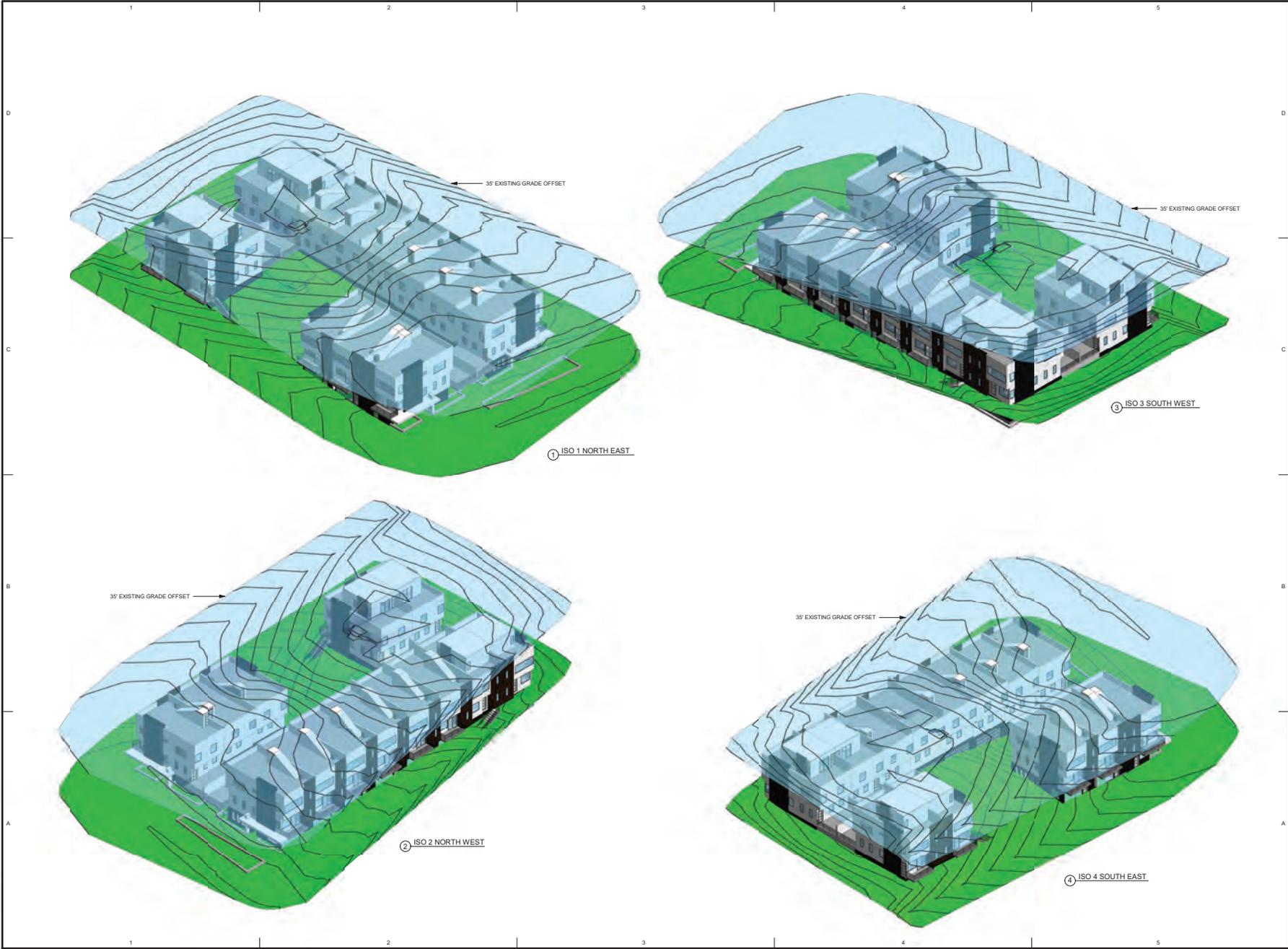
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**ELEVATIONS**  
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**A204**

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801-580-0108

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PROFESSIONAL STAMP

ARCHITECT

*Russell Platt*

RUSSELL PLATT

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PROJECT NAME

**UNION LOFTS**

1760 FORT UNION BLVD  
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SHEET TITLE

**ISOMETRIC VIEWS HEIGHT STUDY**

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**A801**

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**UNION LOFTS**  
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PROFESSIONAL STAMP

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