

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

3  
4                                   **Wednesday, January 23, 2019**

5                                   **5:00 p.m.**

6                                   **Cottonwood Heights City Council Room**

7                                   **2277 East Bengal Boulevard**

8                                   **Cottonwood Heights, Utah**  
9

10 ***ATTENDANCE***

11  
12 **Members Present:** Chair Graig Griffin, Chris Coutts, Craig Bevan, Jesse Allen, Doug Rhodes,  
13 Alternate Bob Wilde

14  
15 **Staff Present:** City Manager Tim Tingey, Community and Economic Development  
16 Director Mike Johnson, Senior Planner Matt Taylor, Records Culture and  
17 Human Resource Director Paula Melgar, City Attorney Shane Topham  
18

19 **Excused:** Sue Ryser and Associate Planner Andrew Hulka  
20

21 **WORK SESSION**

22  
23 Planning Commission Chair Graig Griffin called the meeting to order at 5:11 p.m. and welcomed  
24 those in attendance.  
25

26 **1.0 Planning Commission Business.**

27  
28 **1.1 Review Business Meeting Agenda.**

29  
30 The agenda items were reviewed and discussed.  
31

32 **1.2 Additional Discussion Items.**

33  
34 Community and Economic Development Director, Michael Johnson, reviewed the staff report and  
35 reported that staff received written comments regarding safety and traffic impacts in the area.  
36 Acceptable conditions were discussed. The developer was working with UDOT to mitigate site  
37 circulation and confirmed that wayfinding signage will be implemented. He noted that there are  
38 two separate meetings scheduled between City staff, elected officials, and nearby residents to  
39 discuss the issues at a local level.  
40

41 Commissioner Coutts reviewed the walkability of the project and the proposed amenities. She  
42 expressed concern with the parking proposed in the Master Development Agreement and the  
43 condominium agreements and the potential for conflicting depictions. The property layout was  
44 discussed at length.  
45

1 The developer, Chris McCandless, reported that he has been involved with the project since 2008.  
2 The ADU compliant access was reviewed. Mr. McCandless pointed out that the shared parking  
3 shows which parking stalls can be used and by whom. He emphasized that all surface parking  
4 stalls are for the condominium units. Additional parking details were addressed.

5  
6 The applicant, Rebecca Bunya, stated that the hotel is required to comply with what  
7 Mr. McCandless has to abide by even though the proposed hotel is not an entirely new  
8 development. She was in favor of the symmetry and believed that to allow the windows to have a  
9 different proportion than the ones above makes the rooms less custom. Commissioner Allen  
10 recommended a trellis element or overhang be placed below to provide more interest at the  
11 pedestrian level. Exterior details were discussed.

### 12 13 **1.3 Adjournment.**

14  
15 *Commissioner Rhodes moved to adjourn the Work Session. Commissioner Coutts seconded the*  
16 *motion. The motion passed with the unanimous consent of the Commission. Commissioner*  
17 *Bevan was not present for the vote.*

18  
19 The Work Meeting adjourned at 5:57 p.m.

## 20 21 **BUSINESS MEETING**

### 22 23 **1.0 WELCOME/ACKNOWLEDGEMENTS**

24  
25 Chair Griffin called the Business Meeting to order at 6:00 p.m. and welcomed those in attendance.

26  
27 Commissioner Bevan joined the meeting via teleconference.

### 28 29 **1.1 Ex Parte Communications or Conflicts of Interest to Disclose.**

30  
31 There were no public comments.

### 32 33 **2.0 CITIZEN COMMENTS**

34  
35 There were no citizen comments.

### 36 37 **3.0 BUSINESS ITEMS**

#### 38 39 **3.1 (CUP-18-012) Action on a Request by YIP Cottonwood, LLC for a 149-Room Hotel** 40 **located at 7365 South Canyon Centre Parkway.**

41  
42 Chair Griffin opened the public hearing.

43  
44 Jim Rock was present representing the Canyon Racquet Club Condominium Association and  
45 identified himself as one of the original residents of the property. Additional comments were  
46 submitted regarding the 2014 traffic study and many did not agree that the count was the same

1 then as it is today. The main concern of the residents was with south Wasatch Boulevard.  
2 Mr. Rock emphasized that they have been in contact with the HOA's legal counsel who indicated  
3 that if a current traffic study is not performed, the City could be potentially liable. The residents  
4 were also concerned with the increase in traffic that a third hotel story will bring. Incrementally,  
5 the traffic generated will have a greater impact and there is no provision for garbage or recycling  
6 within the development. There could potentially be 44 trash and recycling containers either on the  
7 sidewalk or in the street on pick up days. He encouraged a meeting between the homeowners and  
8 staff in an effort to reach a solution.

9  
10 Leslie Kovach reported that she lives along the east side of the property. She expressed concern  
11 with the proposed hotel having five stories where it is slated for three. The hotel is a 24/7 operation  
12 overlooking private homes. She requested that the lighting requirement be removed as well as any  
13 signage along the east side. Ms. Kovach was opposed to the proposed height, noise, and garbage  
14 collection, which will have a direct impact on her. She also asked that the height be reduced.

15  
16 Charles Keeney, an owner at the Canyon Racquet Club, expressed concern with safety as a result  
17 of at least 1,000 vehicle trips per day upon completion of the hotel.

18  
19 There were no further comments. The public hearing was closed.

20  
21 Mr. Johnson presented the staff report and stated that the hotel application was for a Conditional  
22 Use Permit and the conditions imposed mitigate the impacts directly created by the proposed use.  
23 City staff and officials agree that there will be safety and traffic concerns as the area grows and  
24 develops. There are options the City was interested in exploring to resolve some of the issues apart  
25 from the hotel application. They were also working with the developer to implement three  
26 mitigation solutions that including (1) striping and 'do not block intersection' signage in front of  
27 the Canyon Racquet Club Condominiums; (2) wayfinding signage on the site to emphasize safe  
28 traffic movement; and (3) working with UDOT on a Corridor Agreement that takes access  
29 management into account to ensure safety. Mr. Johnson emphasized that many of the issues are  
30 not the direct result of the hotel. He recommended the issues remain separate.

31  
32 Mr. Johnson confirmed that they discussed the issues raised at the last meeting and have heard  
33 back from both the master developer and hotel developer to mitigate those directly impacted.

34  
35 Mr. Johnson explained that the project must comply with any relevant conditions from the original  
36 Site Master Plan approval, including one that is specific to lighting being full cutoff and shielded  
37 from adjacent residences. All standards will apply and be reviewed as part of the building permit  
38 application. Wall signage includes standards for lighting in the current City ordinance and will be  
39 required to comply as well. Commissioner Allen believed it would be beneficial to specify that  
40 there shall be no additional or uplighting of the building on the east side.

41  
42 The applicant, Rebecca Bunya, reported that there are prototype requirements that are applied to  
43 comply with the legal code. They would request a deviation from Marriott standards to comply  
44 with the Code, but not for personal issues. Mr. Johnson clarified that to incorporate that portion  
45 into a condition, any east building mounted lighting must be full cut off and shielded from uses  
46 across the street. Provisions from the mixed-use ordinance were described.

1  
2 The Commissioners discussed appropriate lighting cut off times. Commissioner Wilde believed  
3 it should be applied to the east side of the building and did not have an issue with the lighting along  
4 the west side.

5  
6 *Commissioner Coutts moved to approve Project CUP-18-012, a request by YIP Cottonwood*  
7 *LLC, for a 149-room hotel located at 7365 South Canyon Centre Parkway with the inclusion of*  
8 *the third story subject to the following:*

9  
10 **Conditions:**

- 11  
12 1. *The applicant shall meet all relevant portions of the Municipal Code.*
- 13  
14 2. *The final plans shall adhere to any relevant conditions of approval for the Master*  
15 *Development Plan as identified in the February 5, 2014, Canyon Centre staff*  
16 *report (CUP-13-011) and shall provide evidence of compliance on the*  
17 *appropriate plans prior to final approval and shall be implemented prior to the*  
18 *issuance of a certificate of occupancy.*
- 19  
20 3. *The development of the parking in front of and adjacent to shown with the hotel*  
21 *includes a continuously accessible pedestrian walkway in front of the hotel that*  
22 *can connect to the future retail and office building.*
- 23  
24 4. *The hotel address the pedestrian level of the east elevation of the building facing*  
25 *Wasatch Boulevard with additional architectural elements attached to the*  
26 *building or landscape structures.*
- 27  
28 5. *Lighting that complies with mixed-use Code 19.36.120 where it faces residential*  
29 *on the east and west face.*

30  
31 **Findings:**

- 32  
33 1. *The proposed project meets the applicable provisions of Chapter 19.36 – Mixed*  
34 *Use Zone.*
- 35  
36 2. *That an increased height to three stories will not adversely affect the public*  
37 *health, safety, or welfare as part of this approval.*
- 38  
39 3. *That the proposed project will continue to meet the applicable provisions of*  
40 *Chapter 19.84, “Conditional Uses,” of the zoning code:*
  - 41  
42 a. *That the proposed use is one of the conditional uses specifically listed in*  
43 *the zoning district in which it is to be located;*
  - 44  
45 b. *That such use will not, under the circumstances of the particular case, be*

1 *detrimental to the health, safety, comfort, order or general welfare of*  
2 *persons residing or working in the vicinity;*

3  
4 *c. That the use will comply with the intent, spirit, and regulations of this title*  
5 *and will be compatible with and implement the planning goals and*  
6 *objectives of the City;*

7  
8 *d. That the use will be harmonious with the neighboring uses in the zoning*  
9 *district in which it is to be located;*

10  
11 *e. That nuisances which would not be in harmony with the neighboring uses*  
12 *will be abated by the conditions imposed;*

13  
14 *f. That protection of property values, the environment, and the tax base for*  
15 *the city will be assured;*

16  
17 *g. That the use will comply with the city's General Plan;*

18  
19 *h. That existing and proposed utility services will be adequate for the*  
20 *proposed development;*

21  
22 *i. That appropriate buffers were approved with the existing site plan; and*

23  
24 *j. That operating, and delivery hours will be compatible with adjacent land*  
25 *uses.*

26  
27 Chair Griffin addressed concerns with an increase in traffic counts along Wasatch Boulevard and  
28 Fort Union/Cottonwood. The City Engineer was asked to review historical traffic patterns and  
29 determined there had not been a significant change. The data reflected that changes are negligible.,  
30 With respect to traffic outside of the proposed project, the City has no control as they are UDOT-  
31 owned roads.

32  
33 *The motion was seconded by Commissioner Rhodes. Vote on motion: Commissioner Coutts-*  
34 *Aye, Commissioner Allen-Aye, Commissioner Bevan-Aye, Commissioner Rhodes-Aye, Chair*  
35 *Griffin-Aye, Bob Wilde-Aye. The motion passed unanimously.*

36  
37 **4.0 ADJOURNMENT**

38  
39 *Commissioner Coutts moved to adjourn. The motion was seconded by Commissioner Rhodes.*  
40 *The motion passed with the unanimous consent of the Commission.*

41  
42 The Planning Commission Meeting adjourned at 7:15 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood*  
2 *Heights City Planning Commission Meeting held Wednesday, January 23, 2019.*

3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8

9 Minutes Approved: April 17, 2019