



PLANNING COMMISSION MEETING AGENDA
JANUARY 23, 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 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, January 23, 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 Citizen Comments

(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 City Planner prior to noon the day before the meeting.)

3.0 Business Items

3.1. (CUP-18-012) Action on a request by YIP Cottonwood LLC for a 149-room hotel located at 7365 S Canyon Centre Parkway.

4.0 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. 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, January 18, 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 and the State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 18TH DAY OF JANUARY 2019
Paula Melgar, City Recorder



Planning Commission Staff Report
Meeting Date: January 23, 2018

**FILE NUMBER/
PROJECT NAME:** CUP-18-012 – Courtyard by Marriott Hotel at Canyon Centre

LOCATION: 7365 S Canyon Centre Parkway

REQUEST: Conditional Use Permit

APPLICANT: Rebecca Bunya for YIP Cottonwood LLC

RECOMMENDATION: Approval, with conditions

APPLICANT’S PROPOSAL

A conditional use permit is requested to construct a 149 room, 86,500 ft² hotel on an existing approved building pad at 7365 S. Canyon Centre Parkway in the Canyon Centre Development. In 2014, the Canyon Centre and the city’s redevelopment agency agreed to establish a Community Development Area (CDA) on the site that will allow the developer to use tax increment financing to help fund the public improvements of the project. Subsequently, the Planning Commission granted conditional use approval of the master development plan/site plan of the Canyon Centre project, which included approval of the construction of a parking garage on the east side of the property and an office building located on top of the parking garage at the southeast corner of the property. This parking garage has three other building pads in addition to the office, one of which the hotel will occupy. The parking garage is under construction. (For more information, please see applicant letter – Attachment 1).

The purpose of this conditional use application is to ensure that the proposed hotel is in conformance with city ordinance and that any new issues are identified and appropriately addressed prior to issuance of a building permit. The original staff report indicated “The remainder of development (hotel and restaurant) on lot 2 will be reviewed by the planning commission as part of future submittal.”

BACKGROUND

Previous Site History

The subject property and surrounding area was used as the Canyon Racquet Club prior to the site being razed in 2008. In 2014, the Canyon Centre and the city’s redevelopment agency agreed to establish a Community Development Area (CDA) on the site that will allow the developer to use tax increment financing to help fund the public improvements of the project.

Aerial Photograph



Zoning

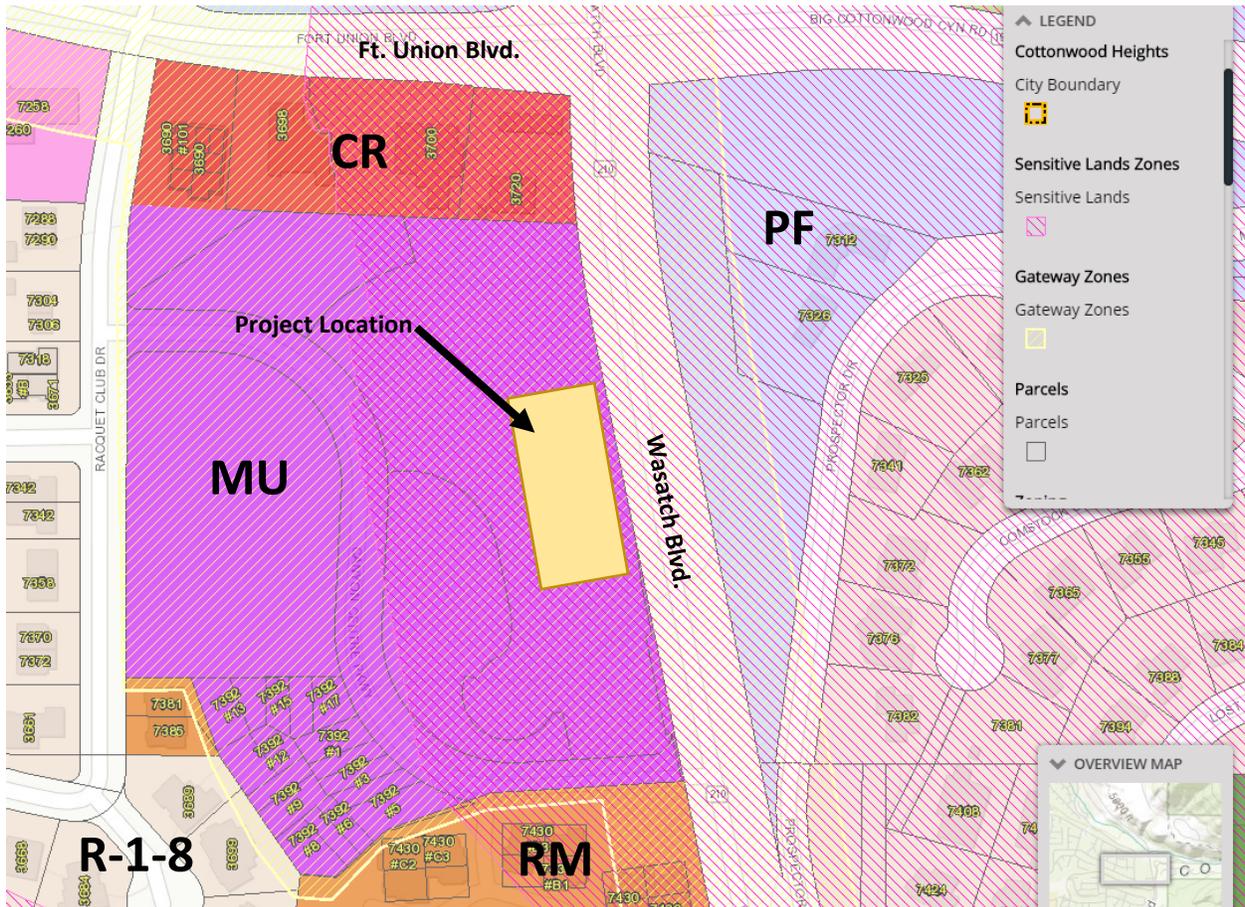
- MU (Mixed Use)
- Sensitive Lands District (requirements addressed as part of the master development)
- Gateway Overlay District (see section “Architectural Review”).

The MU zone’s purpose is to “to provide areas in the city for a mix of uses, including mixed-use developments with commercial, institutional, office and service uses apportioned on-site in a manner sensitive to the street environment and adjacent uses; to support an urban village where amenities are focused on a local main street.” (see 19.36.010).

Adjacent Zoning / Uses

- North: MU – Mixed Use / Retail and Restaurant
- South: MU – Mixed Use / Office
- East: PF – Public Facility / Open Space
- West: MU – Mixed Use / Multi-Family Residential (future development)

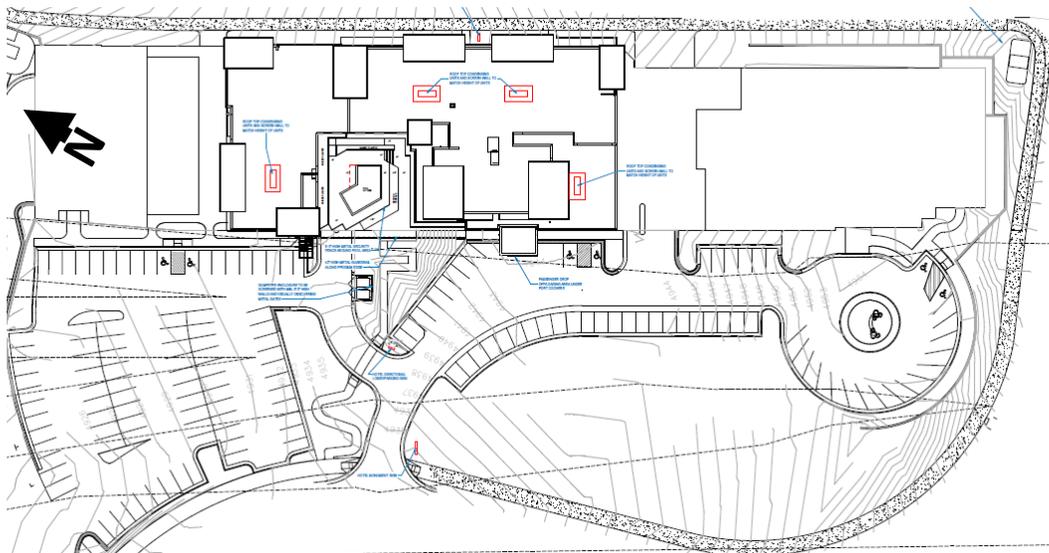
Zoning Map



Allowed Conditional Uses

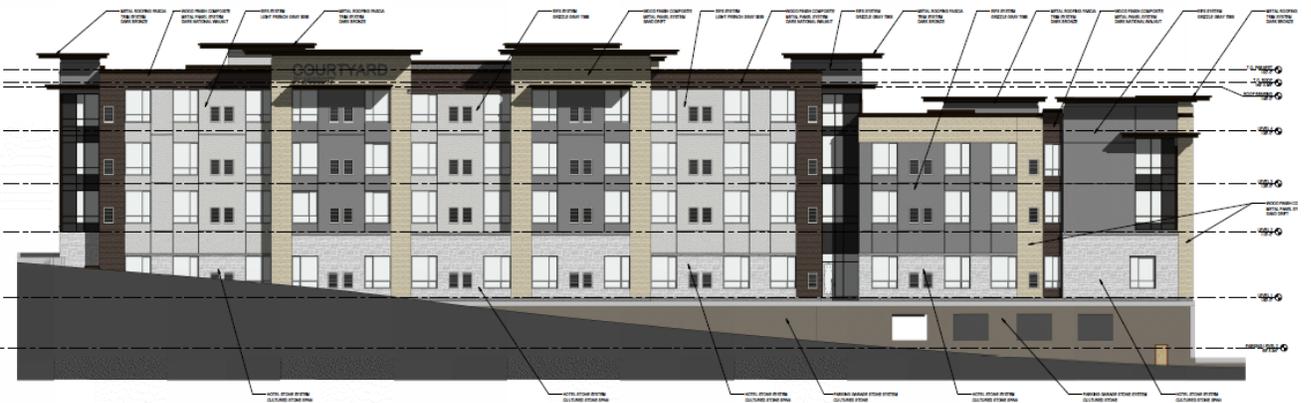
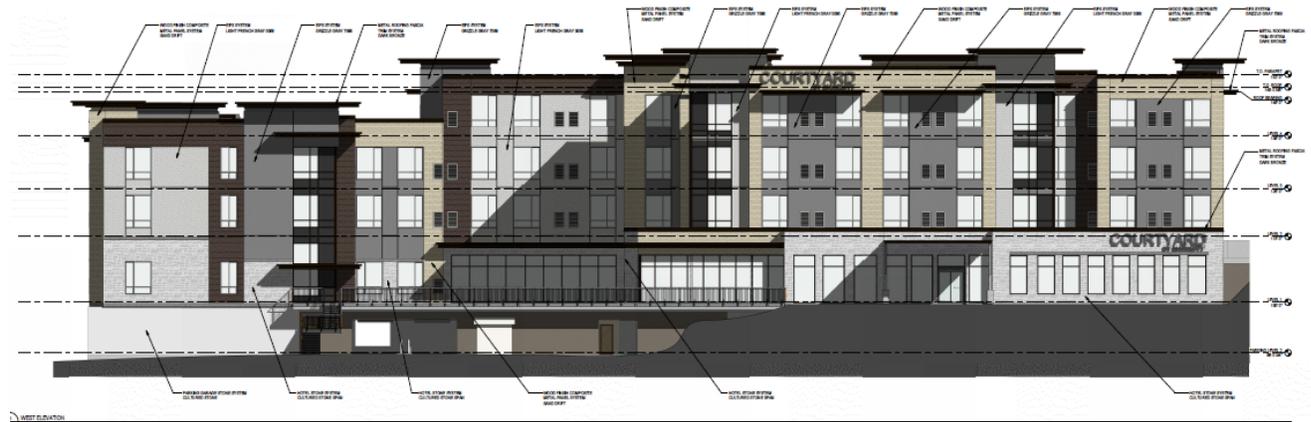
Hotels are a conditional use within the MU zone.

Site Plan



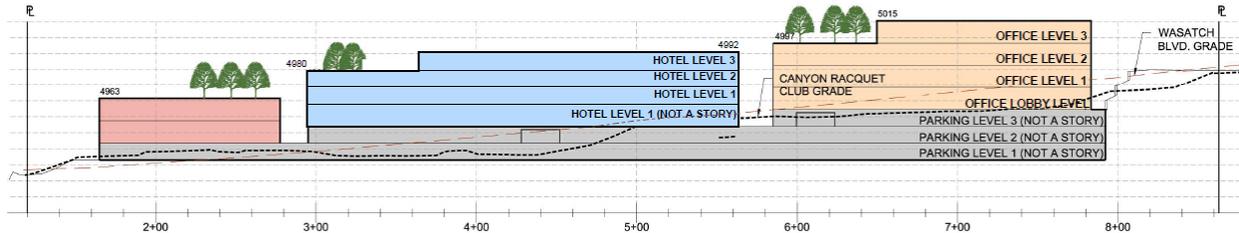
Architectural Review

The architecture is in the modern style and will be complimentary to the adjacent approved office building. The ARC issued a certificate of design compliance for the hotel on December 19, 2018 in accordance with the Gateway Overlay District (see Attachment 2).



Height

By default, the MU zone allows for two stories, but the proposal has four building levels for human occupancy. The following height graphic was approved as part of the Master Site Plan approval and establishes the allowable maximum building heights for the project.



The following ordinances were applied at the time of the master site plan approval to allow the building to be built as proposed:

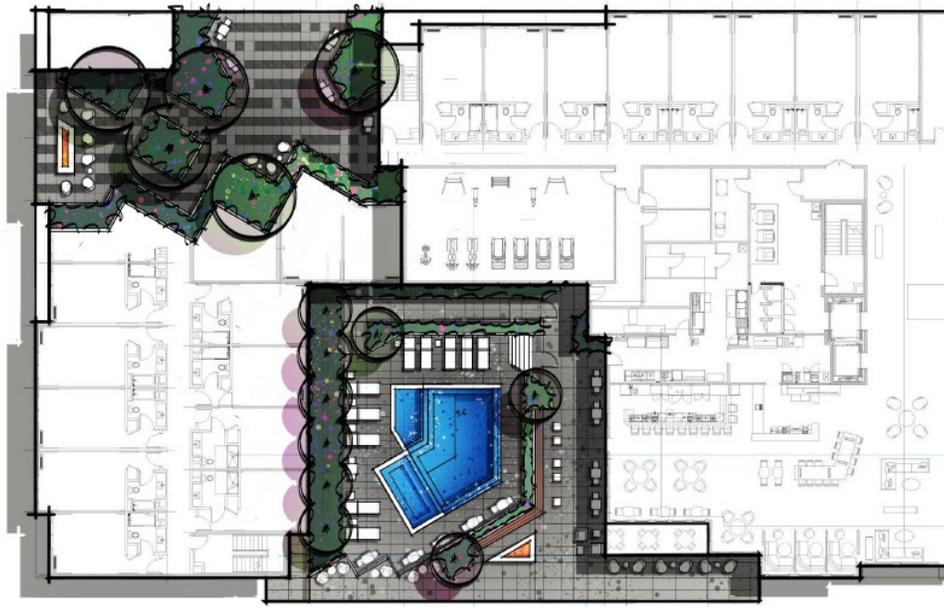
1. **Determination of Natural Grade.** The code measures height from the natural grade. This location was established as part of the previously approved site master plan (see 19.76.030.D).
2. **Stories Are Above Natural Grade.** The code does not consider building levels that are below natural grade as story “for the purposes of measuring maximum building height (see 19.76.030.I).” Under that provision, the first level of the hotel is not a story.
3. **MU Zone Third Story Exception.** The MU zone typically limits buildings to two stories but allows for the expansion to a third story “upon a finding that such increased height will not adversely affect the public health, safety, or welfare (see 19.36.050).”
4. **The Gateway Overlay District Total Height Limit.** The Gateway Overlay Zone allows an overall building height of 45 feet (see 19.49.070.G.1). The average height for all buildings on the parking structure complies with this provision, as approved by the original site development master plan.
5. **Parapets Not a Part of Height.** Roof structures that screen utilities “may be erected above the height limits prescribed in this title when approved by the planning commission.” The parapets assist walls assist in the screening and housing of equipment and create a safety wall for any persons maintaining equipment or roofing areas (see 19.76.030.G).

Lighting

Lighting will be installed as part of the master plan development. On-site lighting will be fully recessed and/or cut-off per the conditions of approval of the master site plan approval.

Landscaping

Landscaping will be installed as part of the master plan development. The building pad does have two on-site open spaces; a pool area on the first floor and an open courtyard/patio on the roof.

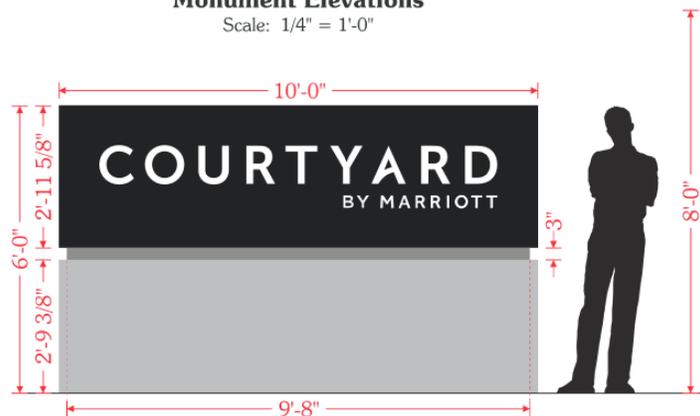


Signage

The proposed signage meets the regulations of the MU zone and the sign ordinance. This consists of one wall-sign and one monument sign per street frontage. The designs were reviewed by the ARC and received approval under the previously mentioned certificate of design compliance. The signage base will be stone that matches the hotel stone.

Monument Elevations

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



Fire

Unified Fire Authority (UFA) is currently working with the applicant to meet their standard access and fire requirements. All building permits will be reviewed by UFA officials for code compliance.

Utilities and Infrastructure

Utilities and infrastructure will be completed as part of the Canyon Centre master development plan approval.

ANALYSIS

Zoning Compliance

The proposed hotel is in compliance with the MU zone.

Traffic

The traffic study for the Master Development Plan was conducted in 2011. The original analysis considered a 240-room hotel as opposed to 149 rooms as currently proposed. Hotel traffic impact should be about 38% less than originally estimated.

Traffic – Left Turn From S. Canyon Centre Parkway at S. Wasatch Blvd.

Resident comments have expressed concern over left turning movements on Wasatch Blvd and traffic stacking blocking the intersection of Canyon Centre Drive and Racquet Club Drive, particularly at peak traffic demand. At peak traffic demand the hotel use will add less than 1 car for every 2.5 minute light cycle on Wasatch Blvd. Currently, there are insufficient traffic warrants to require signalization. However, with the addition of other uses at the site, if traffic back up that blocks the intersection, planning staff will recommend to the City Council that recommendations be obtained from the City Engineer for mitigation of the issue (possibly through striping, signage, and other means).

The City Engineer will be present at the Planning Commission to address this and other resident concerns regarding traffic (see attachment 2).

RECOMENDED CONDITIONS OF APPROVAL

The following conditions of approval could be considered by the Planning Commission for the request for approval of CUP-18-012 for a conditional use permit for a hotel located at 7365 S Canyon Centre Parkway:

1. The applicant shall meet all relevant portions of the Municipal Code.
2. The final plans shall adhere to any relevant conditions of approval for the Master Development Plan as identified in the February 5, 2014 Canyon Centre staff report (CUP-13-011) and shall provide evidence of compliance on the appropriate plans prior to final approval and shall be implemented prior to the issuance of a certificate of occupancy.

FINDINGS FOR APPROVAL

Findings for the Conditional Use Approval of a Hotel

This recommendation is based on the following findings:

1. The proposed project meets the applicable provisions of Chapter 19.36 – Mixed Use Zone.
2. That an increased height to three stories will not adversely affect the public health, safety, or welfare as part of this approval.

3. That the proposed project will continue to meet the applicable provisions of Chapter 19.84, "Conditional Uses," of the zoning code:
 - a. That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
 - b. 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;
 - c. 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;
 - d. That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;
 - e. That nuisances which would not be in harmony with the neighboring uses will be abated by the conditions imposed;
 - f. That protection of property values, the environment, and the tax base for the city will be assured;
 - g. That the use will comply with the city's general plan;
 - h. That existing and proposed utility services will be adequate for the proposed development;
 - i. That appropriate buffers were approved with the existing site plan;
 - j. That operating, and delivery hours will be compatible with adjacent land uses.

MODEL MOTIONS

Sample motion for approval – "I move we conditionally approve application CUP-18-012, a request by YIP Cottonwood LLC, for a conditional use permit for a hotel located at 7365 S Canyon Centre Parkway, subject to the conditions of approval as presented in the staff report and based on the findings listed in the staff report dated January 9, 2019, and modified by the conditions and/or findings below:

1. List any additional conditions...
2. List any additional findings..."

Sample motion for denial – "I move that we deny application CUP-18-012, a request by YIP Cottonwood LLC, for a conditional use permit for a hotel located at 7365 S Canyon Centre Parkway based on the following findings:

1. List findings for denial..."

Attachments

1. Applicant Letter
2. Project Drawings
3. Public Comment Letter from James Rock, 7430 S Wasatch Blvd., #D2

**Courtyard by Marriott Salt Lake City Cottonwood
CUP Application**

November 7, 2018

ARC Letter

Prepared by YIP Cottonwood LLC

Canyon Centre is at the heart of a landmark location within Cottonwood Heights and serves as a gateway to some of the greatest canyon and ski resorts in the world. It is within this context our project is to reflect an upmarket yet affordable hotel environment for total relaxation. Our goal is to create an inviting, comfortable and convenient gathering place for families, out-of-town guests, business travelers and local residents to experience these world-famous canyons.

Courtyard by Marriott is part of a global lodging company known for its innovation and sophisticated design. Its promise is to provide quiet luxury, crafted experiences and intuitive service. It is a premiere provider of leisure and vacation hotels. As applicant and owner, Yang Capital has charged its design professionals to develop an architectural look that fits within the Canyon Centre theme, is sensitive to its immediate surroundings and conforms to its adjoining street setting. A design that is respectful of its neighbors' views and will stand the test of time.

We are seeking approval for a 149 Room, 86,500 square foot limited service hotel. The hotel is situated on top of Canyon Centre's parking podium and will offer guests unmatched mountain views from its rooms and rooftop garden. Guests will enjoy many other amenities such as a saltwater swimming pool, a hot tub, fire pits, a bistro, a fitness facility, a business center and a conference room. Arriving guests will be greeted by a grand porte-cochere which marks the hotel lobby and provides an engaging sense of entry.

Architecturally, the hotel was conceived as a layering of stone, glass, natural wood and metal facades wrapping around a mixed-use array of interior functions for local hikers, bikers, skiers, diners and visiting guests. The use of traditional materials, with a contemporary twist, provides clean yet approachable lines befitting its gateway location. A palette of muted colors provides a welcoming and comfortable context for a getaway experience.

Building on top of a parking podium has provided an opportunity for a series of public and semi-public benefits. With connections to Wasatch Boulevard, the site and hotel are positioned for a very walkable experience with easy access to nearby restaurants, the mountain shuttles and neighboring ski resorts. Internal traffic circulation will be enhanced by signs directing visitors to parking levels with available stalls.

This drawing is an architectural rendering and is not a contract document. It is intended to provide a visual representation of the proposed project. It is not to be used for construction or other purposes without the express written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect's liability is limited to the professional services rendered by the architect.

C:\Users\jbaeher\Documents\Cottonwood Marriott Courtyard_19_baeher\baeherwalker.com.rvt

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C2 NORTH ELEVATION
A902 1/8" = 1'-0"



A2 SOUTH ELEVATION
A902 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

MARRIOTT COURTYARD - COTTONWOOD
COTTONWOOD HEIGHTS, UTAH



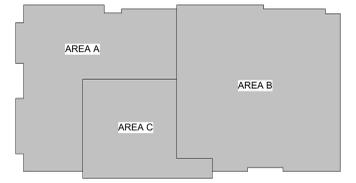
PROJECT NUMBER
Project Number
DWN BY Author
CHKD BY Checker

A SCHEMATIC
EXTERIOR ELEVATIONS
DRAWING NUMBER
A902

KEYNOTE LEGEND

FLOOR PLAN GENERAL NOTES:

- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
- B. ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF SUBSTRATE, INTERIOR WALL TO FACE OF GYPSUM BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
- C. DO NOT SCALE DRAWINGS.
- D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- E. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLICABLE. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONAL UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
- G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
- H. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- I. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- J. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- K. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- L. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
- M. SEE SHEET A602 AND A610 FOR WALL TYPES.
- N. SEE SHEET A601 FOR DOOR AND WINDOW TYPES.
- O. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- P. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTIS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- R. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS.
- S. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
- T. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
- U. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- V. IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AND PRE-RACK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.
- W. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCROACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- X. DRYER EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2012 IMC.
- Z. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORES HIGH SHALL BE PROVIDED INDIVIDUAL ENCASMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.



KEY PLAN

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE



MARRIOTT COURTYARD - COTTONWOOD
COTTONWOOD HEIGHTS, UTAH



PROJECT NUMBER
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DWN BY Author
CHKD BY Checker
A SCHEMATIC

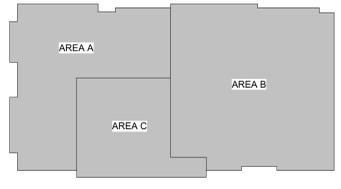
LEVEL 1 FLOOR PLAN

DRAWING NUMBER

A101

KEYNOTE LEGEND

FLOOR PLAN GENERAL NOTES:



KEY PLAN

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 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
- R. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS.
- S. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
- T. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBSIDE FLOOR/CEILING ASSEMBLIES.
- U. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- V. IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED AS PER ENLARGED UNIT SHEETS.
- W. PRE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.
- X. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENDOACH INTO THE STAIR LANDING BEYOND THE RADUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING.
- Y. DRYER EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2012 IBC.
- Z. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF OR SUPPORT A LOAD-BEARING WALL OR A NON-LOAD-BEARING WALL MORE THAN TWO STORES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.



MARK	ISSUE DESCRIPTION	ISS. DATE	REV.	DATE

MARRIOTT COURTYARD - COTTONWOOD
COTTONWOOD HEIGHTS, UTAH



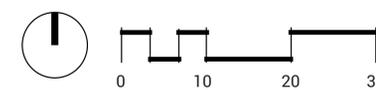
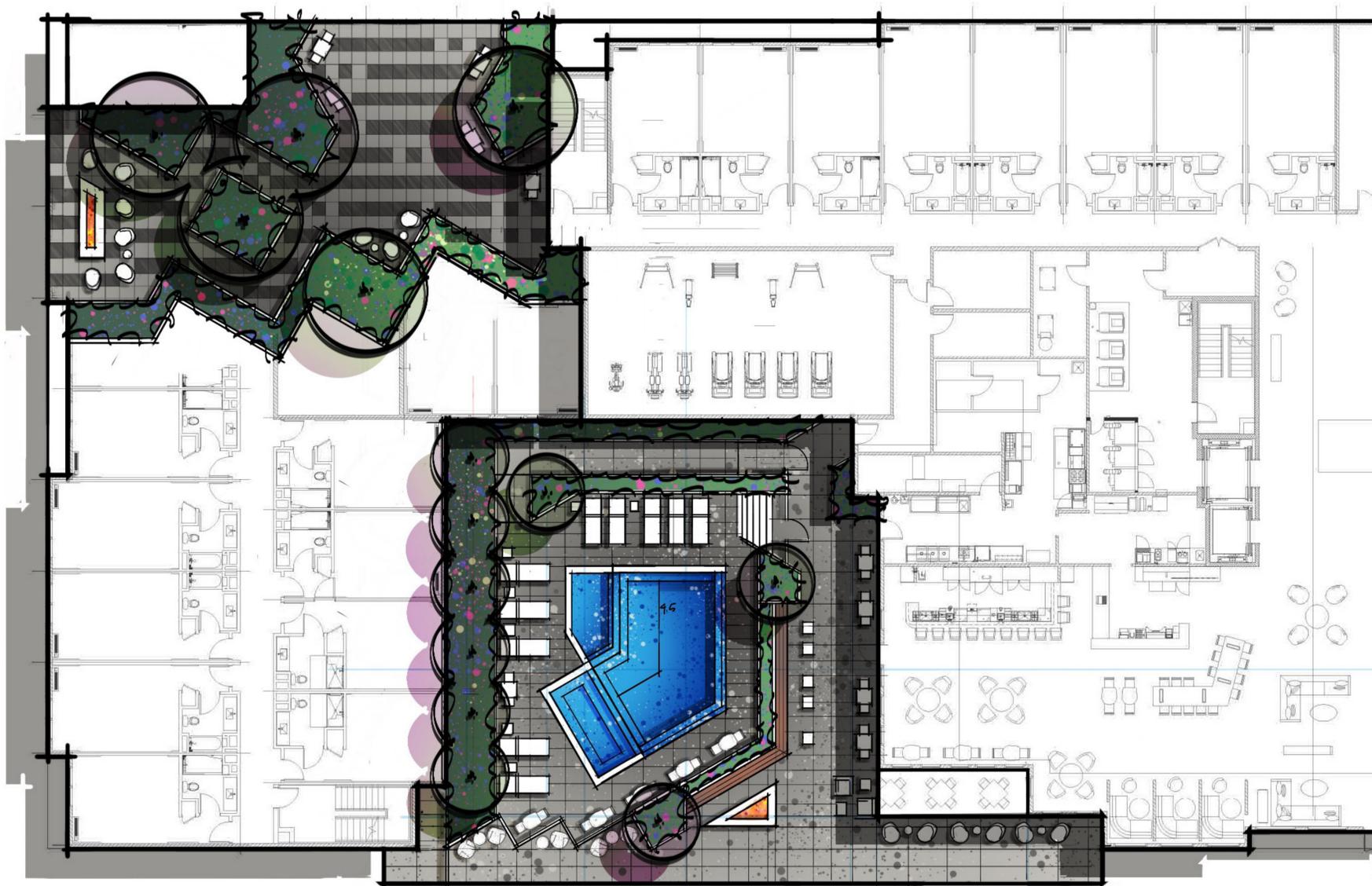
PROJECT NUMBER: A103
Project Number
DWN BY: Author
CHKD BY: Checker

SCHEMATIC

LEVEL 3 FLOOR PLAN

DRAWING NUMBER

A103



COURTYARD MARRIOTT // COTTONWOOD HEIGHTS

CONCEPT 06-A // ROOFTOP AND PODIUM POOL DECK

6/4

LOFTSIXFOUR



BWA
ARCHITECTS

COTTONWOOD MARRIOTT

Cottonwood Courtyard by Marriott
Cottonwood Heights, Utah



Cultured Stone - Span
Stone System



Longboard - Sand Drift
Wood Finish Composite
Metal Panel System



Longboard -
Dark National Walnut
Wood Finish Composite
Metal Panel System



SW - Light French Gray 0055
EIFS System



SW - Grizzle Gray 7068
EIFS System



Dark Bronze
Metal Roofing Fascia
Trim System



BWA
ARCHITECTS



**COTTONWOOD
MARRIOTT**

Cottonwood Courtyard by Marriott
Cottonwood Heights, Utah



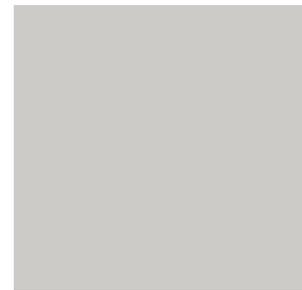
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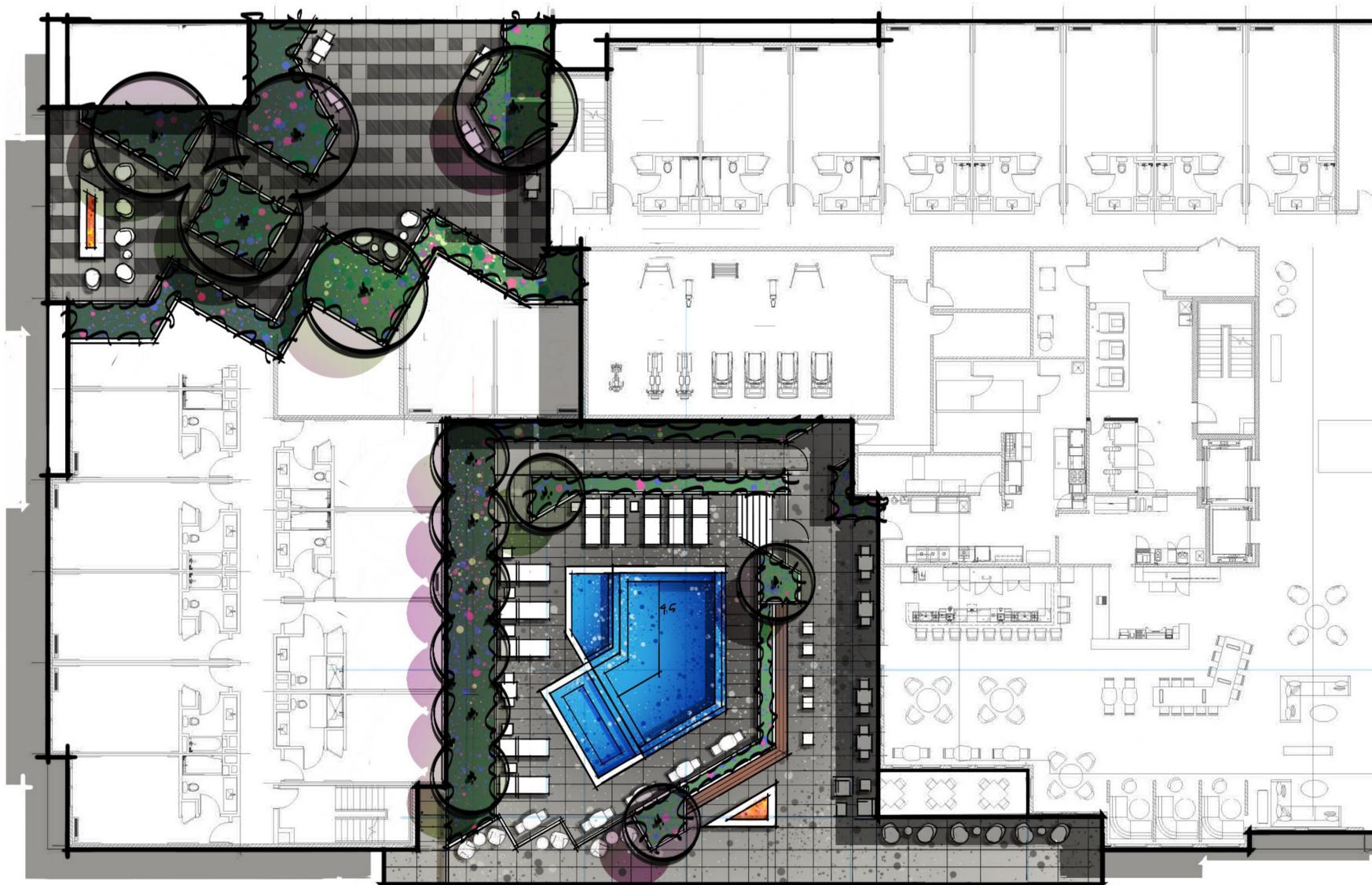


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COURTYARD
BY HARRISOTT



COURTYARD
BY MARRIOTT



COURTYARD MARRIOTT // COTTONWOOD HEIGHTS

CONCEPT 06-A // ROOFTOP AND PODIUM POOL DECK

6/4

LOFTSIXFOUR

FW: Questions in advance of consideration of the hearing for the hotel conditional use, Canyon Centre development

Wednesday, December 19, 2018 12:33 PM

Subject	FW: Questions in advance of consideration of the hearing for the hotel conditional use, Canyon Centre development
From	Michael Johnson
To	Matthew Taylor
Sent	Tuesday, December 18, 2018 7:27 PM
Attachment	 Hotel Condition...

Matt:

Here is a list of written questions regarding the Canyon Centre Hotel CUP. Let's have Brad review the traffic-related questions internally, and be prepared to address these closer to the next PC hearing.

Thanks,

Mike Johnson
Cottonwood Heights

From: James Rock <jameswrock@mac.com>
Sent: Friday, December 14, 2018 4:18 PM
To: Michael Johnson <MJohnson@ch.utah.gov>
Cc: Christine Mikell <CMikell@ch.utah.gov>; William A. Currin <wacurrin@aol.com>; Andy Dressel <adressel929@hotmail.com>; John Sears <jsears@utahoa.com>; James Rock <jameswrock@mac.com>
Subject: Questions in advance of consideration of the hearing for the hotel conditional use, Canyon Centre development

Mike,

I everything is going well for you and that you will be enjoying the rapidly approaching Christmas holiday season.

We greatly appreciate your keeping us up to date on the scheduling for the conditional use request for the proposed hotel at the Canyon Centre Parkway. Please let us know when the hearing before the Planning Commission is scheduled, which we are assuming will be in January 2019. Once the hearing is scheduled, we will be sending a position letter on behalf of the owners of the 40 owners at Canyon Racquet Club Condominiums stating our position on the request.

However, we do have a number of questions which we strongly believe need to be addressed before the public hearing and consideration of this request. We want to send them to you now so that they are not a surprise and so that the Planning Commission and staff have our specific questions and concerns in writing, and can hopefully answer and address them.

I'm including these questions and concerns both below as part of this email and attached in a Word document.

Let us know if you have any questions. I'm copying Council Member Mikell, our two other HOA board members and our property manager.

Thanks again,

Jim Rock,
on behalf of the Canyon Racquet Club Condominiums HOA Board of Directors

Before there is a consideration of the request for granting a conditional use for the proposed hotel at the Canyon Centre development, we strongly believe that there are numerous questions and issues that must be answered and addressed. These include the following:

1. **Left turn from S. Canyon Centre Parkway at S. Wasatch Blvd.** Right now, this intersection is dangerous, especially with left turns headed north onto S. Wasatch Blvd. Will this left turn be allowed? Will it be prohibited during peak periods during afternoon rush hour? Is there a possibility of a traffic light at this intersection? Our primary concern, other than safety, is that vehicles will queue on S. Canyon Center Parkway waiting for a left hand turn onto S. Wasatch Blvd, potentially impeding access by our residents to the entrance/exit of our community. This intersection has no traffic light, and has a maximum speed of 50 mph. Even a right hand turn onto S. Wasatch can be challenging. Northbound traffic on S. Wasatch comes down a hill, which increases vehicle speed and hazardous conditions. The existing left turn onto S. Wasatch Blvd is often extremely hazardous, and minimal development of the Canyon Centre development has been completed. **It is important to develop a plan for this intersection before the conditional use permit for the hotel is considered.**
1. **Exit from Canyon Centre Parking Area.** Will vehicles be allowed to turn both ways after exiting the Canyon Centre parking garage/area onto S. Canyon Center Parkway? Should a right turn only be instituted to keep traffic away from the dangerous S. Wasatch Blvd intersection?
1. **Traffic flow and parking on S. Canyon Centre Parkway.** Currently, S. Canyon Centre Parkway is three lanes, with two-way traffic and a center turning lane. We have proposed two lanes of traffic, with vehicle parking allowed where appropriate on the south side of this roadway. This parking is necessary because previous planning did not allow for adequate parking for the David Weekley townhome development. These residents depend on street parking. A left turn lane at S. Wasatch Blvd. also would be needed to accommodate any left turns that are allowed.
1. **New, independent traffic study.** Will there be a new independent and comprehensive traffic study funded by the city and not by parties with a financial interest in the project? The contact to do such a study needs to be between the city and the appropriate consultant to make sure it is not biased.
1. **Concrete wall at intersection of S. Canyon Centre Parkway and Racquet Club Drive.** There is currently a concrete wall with considerable height at this intersection that impedes sight lines, creating a hazardous condition. As traffic will need to be directed towards this intersection to reduce flow to S. Wasatch Blvd, this visual barrier needs to be eliminated or reduced in height for safety reasons.
1. **Speed limit on S. Canyon Parkway.** We strongly believe that the posted speed limit should be no more than 20 mph.
1. **Intersection of Racquet Club Drive and Fort Union Drive.** This intersection will see increased traffic, which will be very substantial during significant portions of the day. What are the plans to make this intersection safer and workable? How will left hand turns onto Fort Union Drive be regulated? Will the road be realigned or redesigned to improve safety and flow patterns for vehicles continuing across to S. Big Cottonwood Canyon Road? Will there be a traffic light at this

intersection?

James W. Rock
7430 S Wasatch Blvd #D2
Cottonwood Heights, UT 84121
cell: 703-627-8226