



**PLANNING COMMISSION MEETING AGENDA**  
JANUARY 9, 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 9, 2019.

**5:00 p.m. WORK MEETING**

**1.0 Planning Commission Business**

**1.1. Election of the Chair and Vice-chair of the Cottonwood Heights Planning Commission**

**1.2. Review Business Meeting Agenda**

*The Commission will review and discuss agenda items.*

**1.3. 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 Business Items**

2.1. (CUP-18-012) Public hearing and action on a request by YIP Cottonwood LLC for a 149-room hotel located at 7365 S Canyon Centre Parkway.

2.2. (ZMA-18-001) Public hearing and recommendation to the City Council on a request from Breen Homes for a General Plan land use map amendment from Residential – Low Density to Residential – Medium Density and a zone map amendment from R-1-8 to R-2-8 on the properties located at 7559 & 7571 South Prospector Drive.

2.3. (ZTA-18-003) Public hearing and recommendation to the City Council on a request from Kimley-Horn for a zoning text amendment to amend Section 19.82.040 – Wall Signs.

*The proposed amendment would assist businesses that have a setback over 150 feet and a façade over 350 linear feet in width to be allowed an expanded sign height from 8 to 12 feet and allow an increased amount of sign coverage over multiple signs on the façade.*

**3.0 Consent Agenda**

3.1. Approval of Minutes for October 17, 2018

3.2. Approval of Minutes for November 7, 2018

**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](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 Thursday, January 3, 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 3RD DAY OF JANUARY 2019

Paula Melgar, City Recorder



**Planning Commission Staff Report**  
Meeting Date: January 9, 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

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**APPLICANT’S PROPOSAL**

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A conditional use permit is requested to construct a 149 room, 86,500 ft<sup>2</sup> 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**

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**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

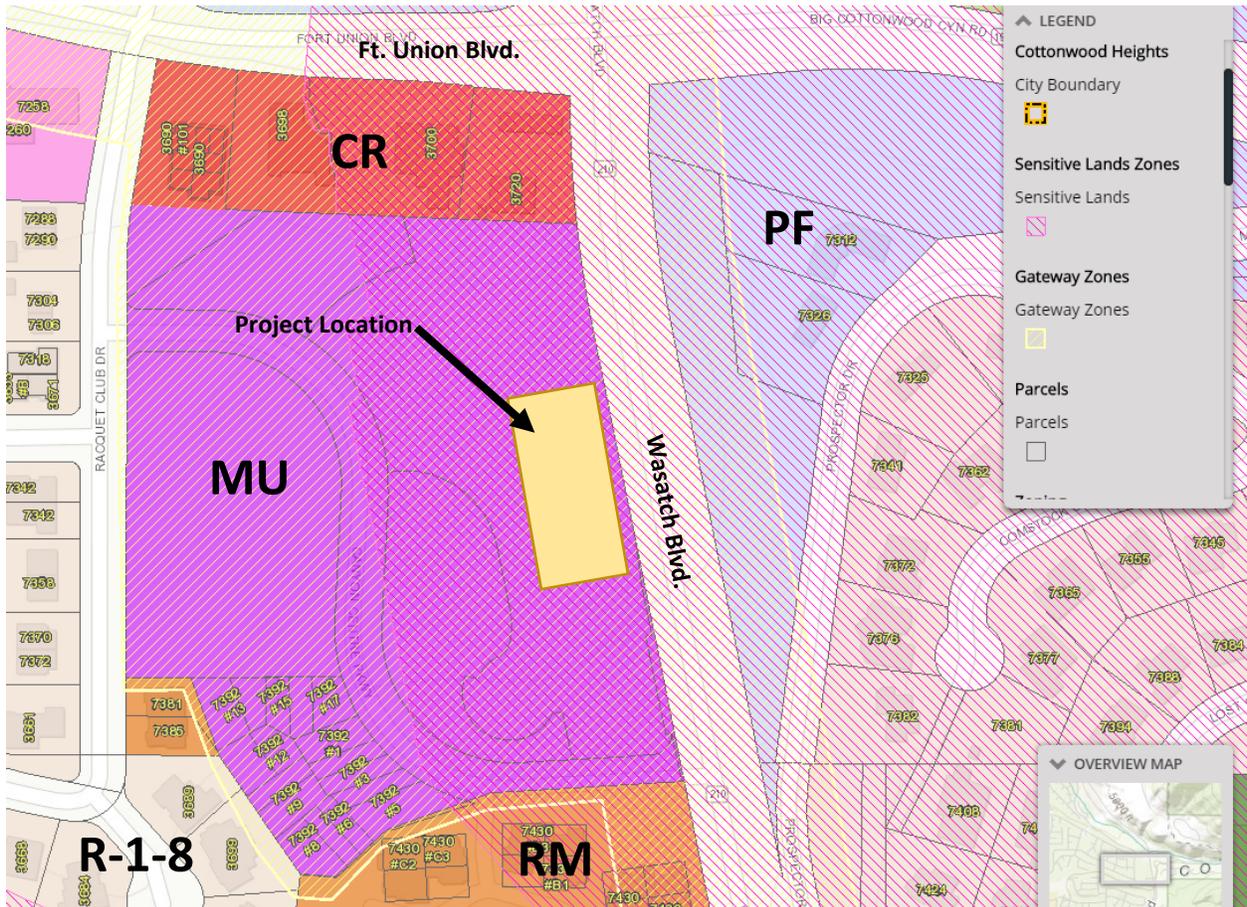
- MU (Mixed Use)
- Sensitive Lands District (requirements addressed as part of the master development)
- Gateway Overlay District (see section “Architectural Review”).

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)

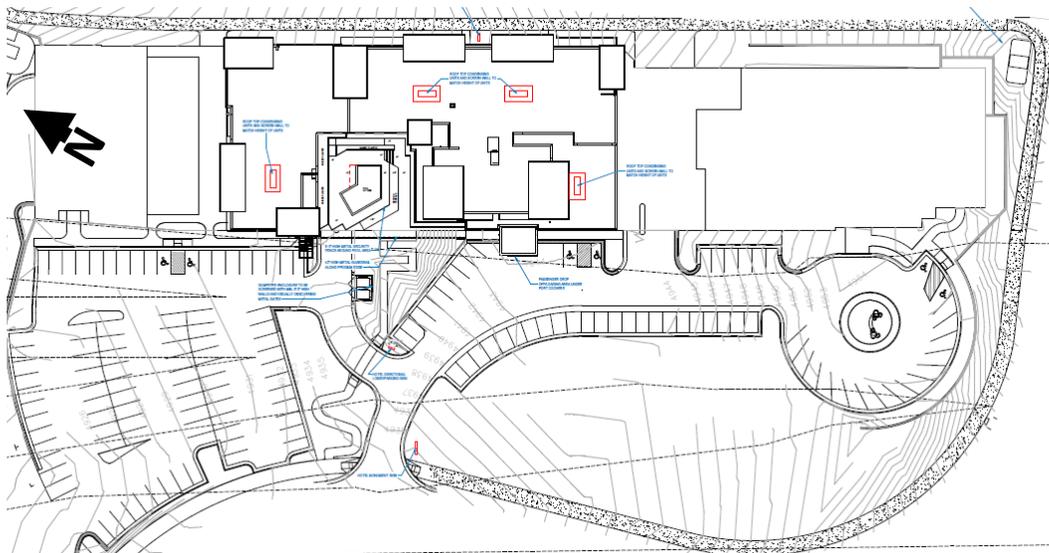
### Zoning Map



### Allowed Conditional Uses

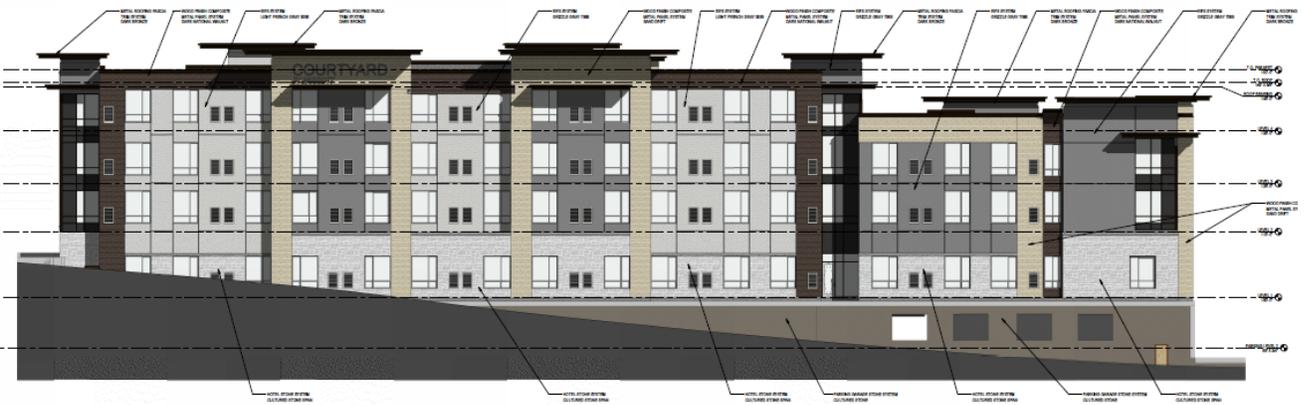
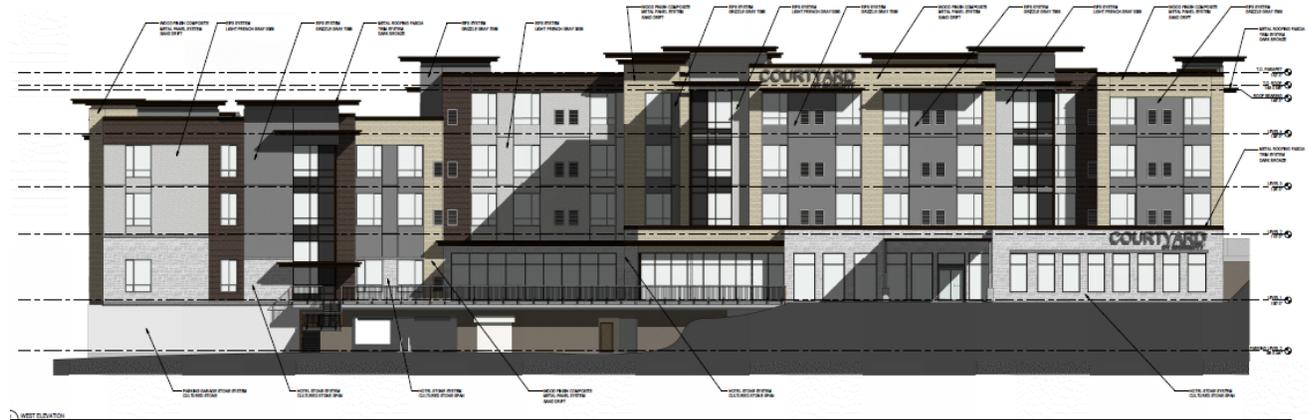
Hotels are a conditional use within the MU zone.

### Site Plan



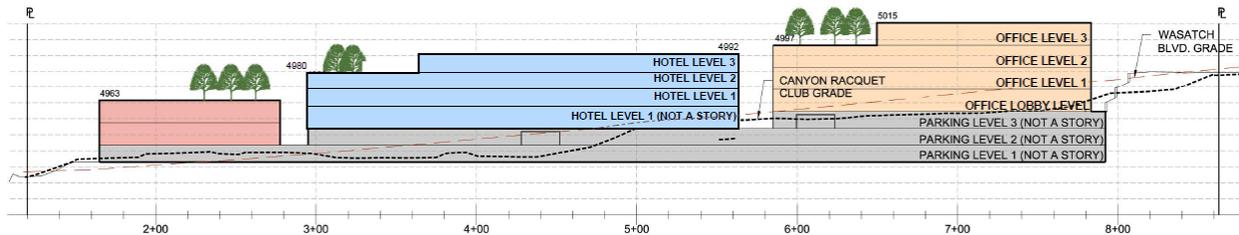
### Architectural Review

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.

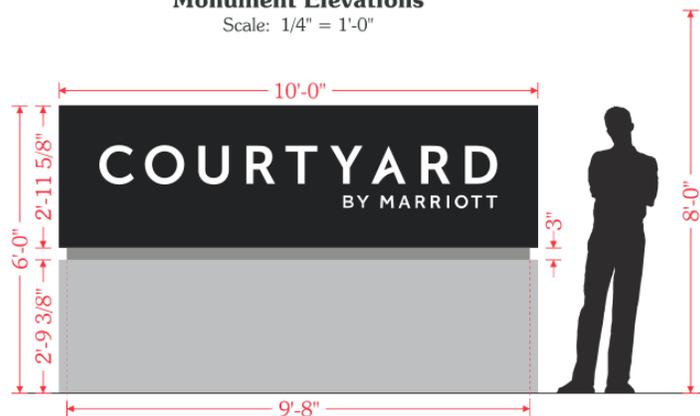


### Signage

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**

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### **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**

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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**

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### **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**

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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**

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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.



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C1 WEST ELEVATION  
1/8" = 1'-0"



A1 EAST ELEVATION  
1/8" = 1'-0"

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MARRIOTT COURTYARD - COTTONWOOD  
COTTONWOOD HEIGHTS, UTAH



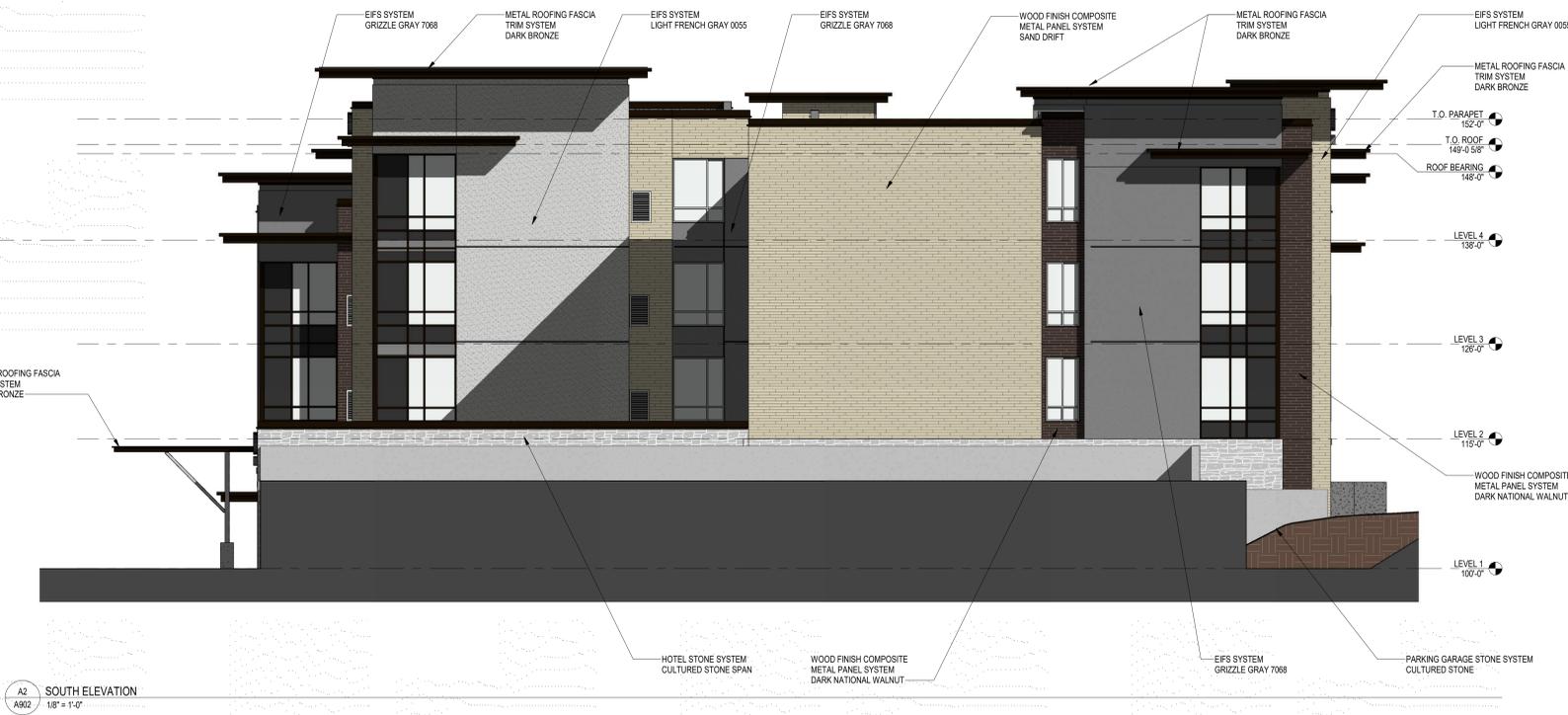
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Author	Checker
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EXTERIOR ELEVATIONS	
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C2 A902 NORTH ELEVATION  
1/8" = 1'-0"



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

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MARRIOTT COURTYARD - COTTONWOOD  
COTTONWOOD HEIGHTS, UTAH

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PROJECT NUMBER	PROJECT NUMBER
DWN BY	CHKD BY
Author	Checker

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SCHEMATIC  
EXTERIOR ELEVATIONS

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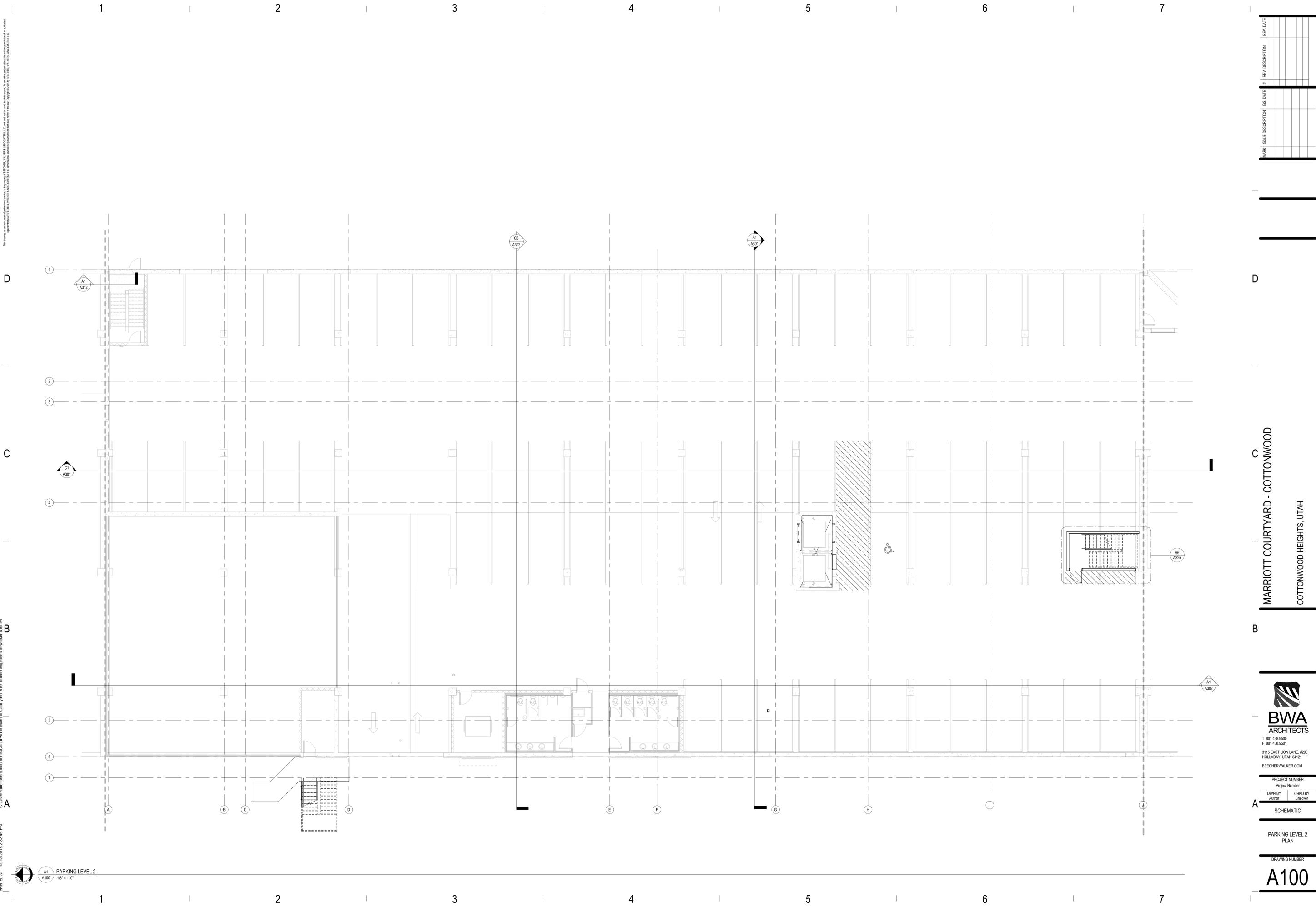
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A1 A100  
PARKING LEVEL 2  
1/8" = 1'-0"

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MARRIOTT COURTYARD - COTTONWOOD  
COTTONWOOD HEIGHTS, UTAH

**BWA**  
ARCHITECTS  
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3115 EAST LION LANE, #200  
HOLLADAY, UTAH 84121  
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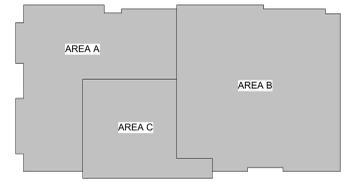
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PLAN

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**A100**

**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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**A** SCHEMATIC

LEVEL 1 FLOOR PLAN

DRAWING NUMBER

**A101**

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 T 801.438.9500 F 801.438.9501  
 BEECHERWALKER.COM





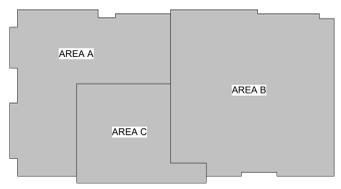
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**KEYNOTE LEGEND**



**KEY PLAN**

**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. 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'
- 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-RATED 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 FLOORCEILING 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 ENCRUACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- Y. DRYER/EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2012 IRC.
- 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 ENCASUREMENT 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



**A1 A104 LEVEL 4 FLOOR PLAN**  
1/8" = 1'-0"

**MARRIOTT COURTYARD - COTTONWOOD**  
 COTTONWOOD HEIGHTS, UTAH



PROJECT NUMBER  
 Project Number  
 DWN BY Author CHKD BY Checker

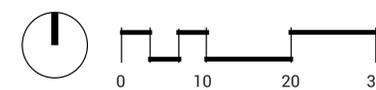
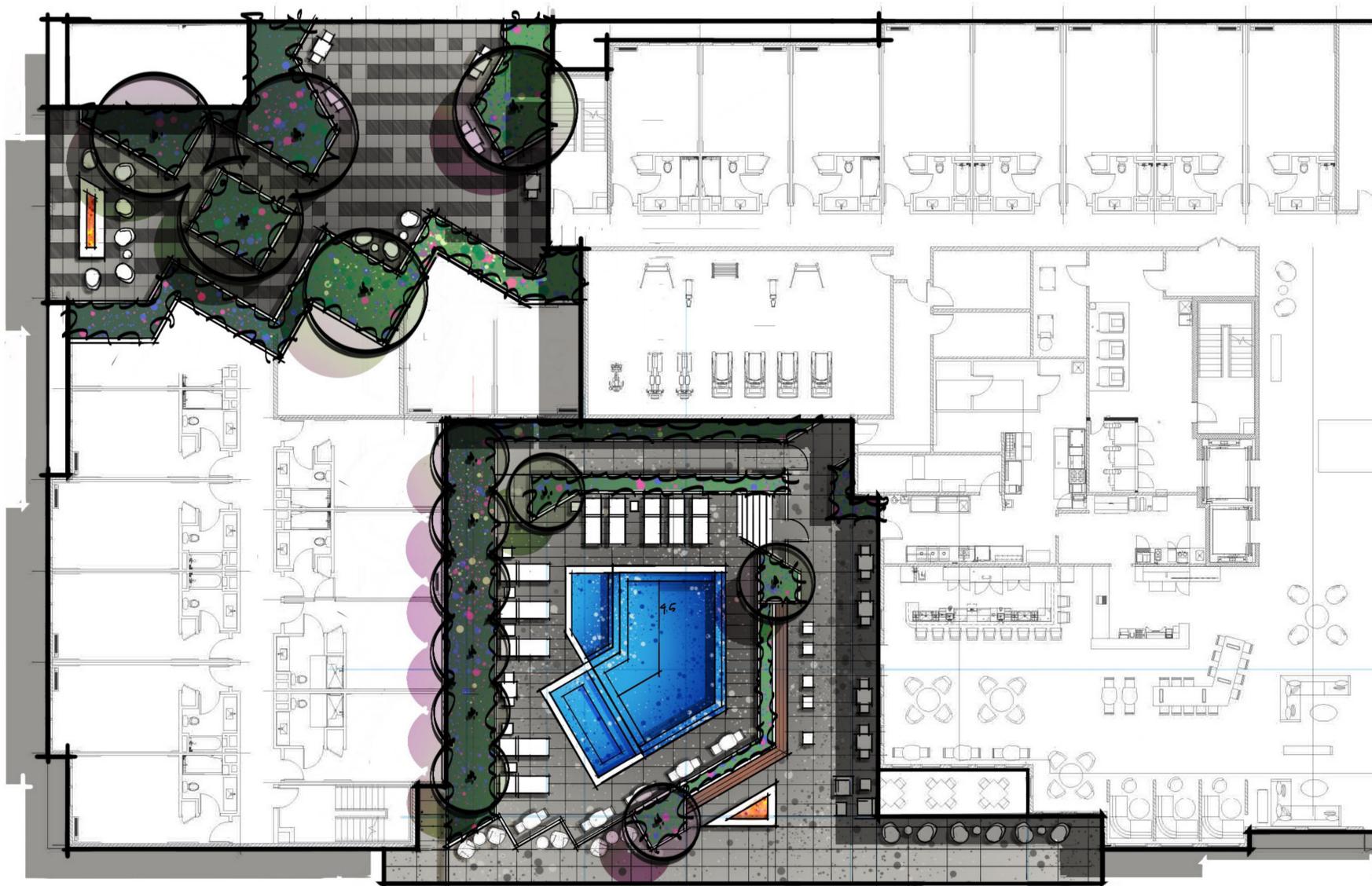
**A** SCHEMATIC

LEVEL 4 FLOOR PLAN

DRAWING NUMBER

**A104**

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# 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



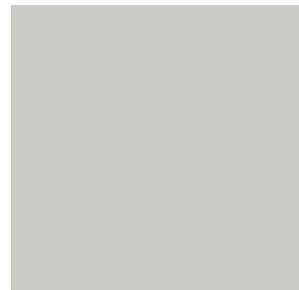
Cultured Stone - Span  
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Longboard - Sand Drift  
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Longboard -  
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Metal Panel System



SW - Light French Gray 0055  
EIFS System



SW - Grizzle Gray 7068  
EIFS System



Dark Bronze  
Metal Roofing Fascia  
Trim System



COURTYARD  
BY HILTON

COURTYARD  
BY HILTON



COURTYARD  
BY MARRIOTT



**BWA**  
ARCHITECTS

**COTTONWOOD  
MARRIOTT  
STONE SAMPLE**

Cottonwood Courtyard by Marriott  
Cottonwood Heights, Utah

The name that built an industry™

**Cultured Stone** by Boral™

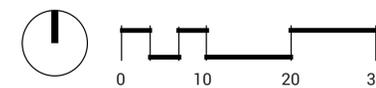
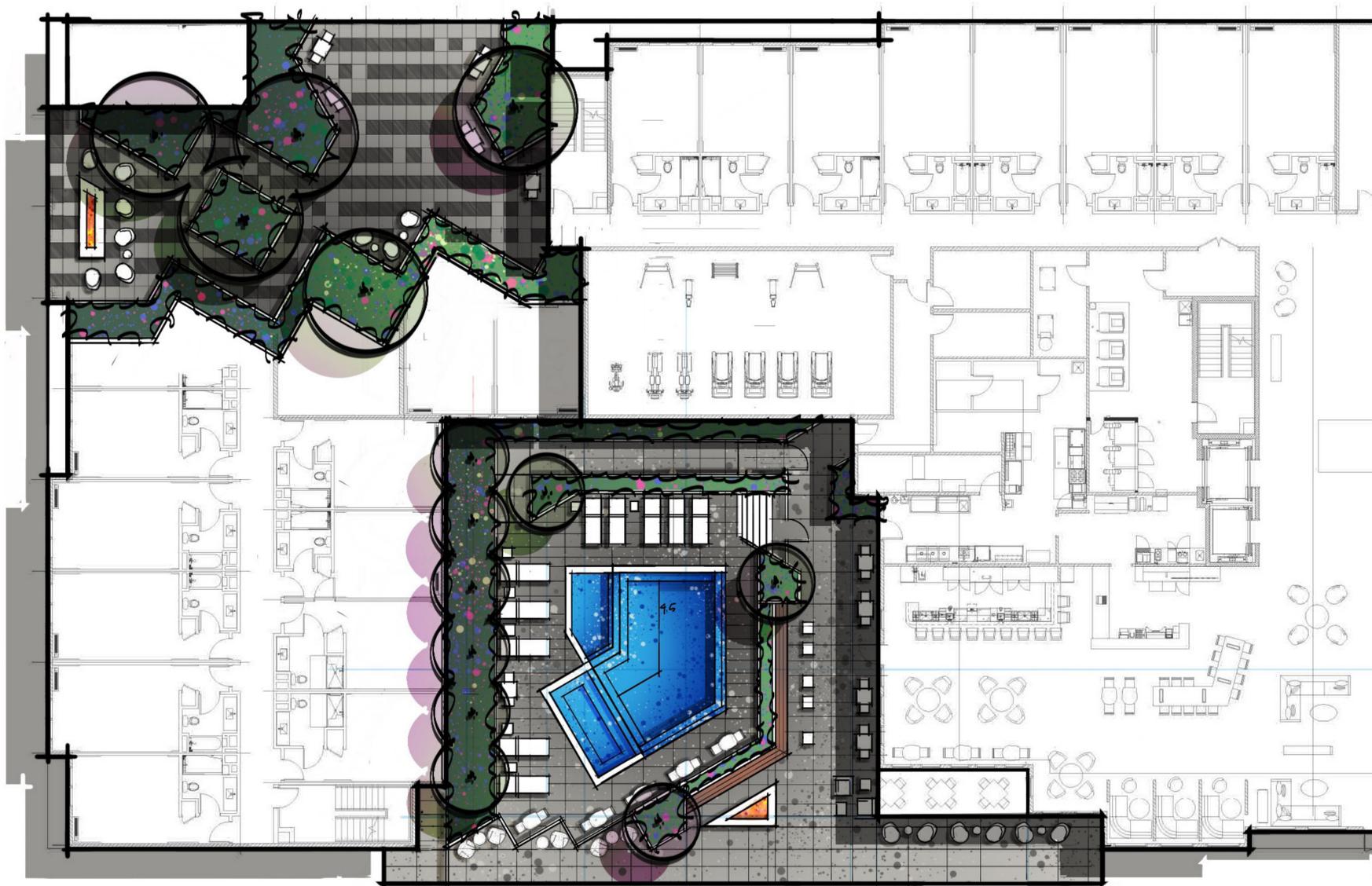


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Pattern: HSP35809

Flats\*: 3' x 8" - 7%   3' x 14" - 12%   5' x 14" - 6%   5' x 22" - 25%   8' x 22" - 50%

Corner Returns\*: 3' x 3' x 7" - 18%   5' x 3' x 10" - 32%   8' x 3' x 10" - 50%



# 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

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



# Planning Commission Staff Report

**MEETING DATE:** January 9, 2019  
**PROJECT NAME:** ZMA-18-001  
**LOCATION:** 7559 & 7571 South Prospector Drive (22-25-327-066 & 22-25-327-067)  
**REQUEST:** General Plan Land Use and Zone Map Amendment  
**APPLICANT:** Adam Breen, Breen Homes; 801-809-3516

## SUMMARY

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### Request

The applicant is requesting a land use map and zone map amendment to the two subject parcels, totaling 0.99 acres (43,023 square feet).

	Existing	Proposed
<b>Land Use</b>	Residential Low Density	Residential Medium Density
<b>Zoning</b>	R-1-8 (Residential Single-Family)	R-2-8 (Residential Multi-Family)

The property is currently undeveloped. In 2007, the city approved a variance to reduce the front yard setback because of the steep slope and a fault line that runs through the two properties. An updated fault study was completed in 2018 that found the fault line is closer to the middle of the lots than previously reported. Based on the new data, the lot at 7571 South Prospector no longer has enough buildable area for a single-family home. Because of this, the applicant is requesting to consolidate the lots and change the zoning to allow for a duplex. The lot consolidation request is under review by city staff and does not require Planning Commission approval.



### Recommendation

Based on the findings and analysis in this report, staff recommends that the Planning Commission forward a recommendation of approval to the City Council to amend the land use map and zoning map as requested.

## CONTEXT & ANALYSIS

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### Context

The subject properties are located on Prospector Drive, just east of Wasatch Boulevard. The adjacent properties are almost all zoned R-1-8 (Residential Single-Family). There is a small property on the shoulder of Wasatch Boulevard that is owned by Cottonwood Heights and is zoned PF (Public Facilities). The properties to the north and south of the subject properties along Prospector Drive were developed in the 80s and 90s under Salt Lake County jurisdiction and contain a mixture of single-family homes and duplexes. Notably, there are five existing duplexes to the south of the subject properties.

### Property History

Over the years there have been several applications made to the city in preparation for possible future development of the site:

- Project 06-039: Front Setback Variance (Approved)
  - The Board of Adjustment approved a variance to reduce the front setback from 25 feet to 15 feet at its meeting on May 17, 2007.
- Project 08-012: Lot Line Adjustment (Closed)
  - A request to split the subject properties into three lots was closed due to stagnation on October 13, 2008.
- Project SD 12-004: 3-lot Subdivision (Closed)
  - An application for a 3-lot subdivision did not proceed beyond preliminary staff review on October 22, 2012. There were a few engineering and planning issues, including the requirement for each lot to have a minimum of 3,500 square feet of buildable area.
- Project BOA 13-002: Lot Area Variance (Denied)
  - A request to reduce the sensitive lands buildable area requirements from 3,500 square feet to 2,717 square feet was denied by the Board of Adjustment on June 19, 2013 because the hardship was self-imposed.

(Add explanation about natural constraints and only one structure possible to build)

### General Plan

The General Plan land use map illustrates preferred land uses throughout the city and is used to guide decision making for rezone applications. The land use map designates the current land use of the subject properties as “Residential – Low Density.” The General Plan states that “properties that are assigned the Residential – Low Density classification are generally (but not necessarily limited to) neighborhoods consisting of single-family dwellings.” Between 2.5 and 5 dwelling units per acre is considered to be a low density by the General Plan.

The applicant’s plan to build a duplex on an acre lot matches the density description of the “Residential – Low Density” land use classification, but the General Plan states that “the Residential – Medium Density classification typically contains townhouse- and condominium-type developments.” A request to build a duplex on the property matches the “Residential – Medium Density” land use more closely, which is why this application also includes a request to amend the General Plan land use map to “Residential – Medium Density.” The General Plan also states that “If developed, vacant land in the interior of low-density areas could be developed in a manner consistent with the surrounding

development.” The applicant’s request is consistent with both the density and existing land use in the surrounding development.

#### **Staff Analysis**

**The request to amend the General Plan land use map from “Residential – Low Density” to “Residential – Medium Density” is consistent with the principles, goals, and objectives contained in chapters 1, 2, and 7 of the General Plan. The request has been noticed as required by 19.90.020, and the applicant will be required to meet all relevant portions of chapter 19.90 of the zoning ordinance (Amendments and Rezoning).**

#### **Zoning**

The properties are currently zoned R-1-8, which allows single-family detached dwellings as permitted uses. The applicant is requesting a rezone to R-2-8 (Residential Multi-Family), which allows single-family and two-family detached dwellings. The property must be rezoned in order to build a duplex.

The purpose of the zoning ordinance is to promote the “health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city.” The purpose of the R-2-8 zone is “to allow for the establishment of single- family and two-family residential developments organized in medium-density neighborhoods characteristic of traditional suburban residential developments.” Because of the geotechnical constraints on the property, a rezone to R-2-8 for these properties would only allow for two units. The applicant’s request will not adversely affect the health, safety, convenience, order, prosperity, or welfare of the city.

#### **Staff Analysis**

**The request to amend the zone map from R-1-8 (Residential Single-Family) to R-2-8 (Residential Multi-Family) is consistent with the goals of the zoning ordinance. The request has been noticed as required by 19.90.020, and the applicant will be required to meet all relevant portions of chapter 19.90 of the zoning ordinance (Amendments and Rezoning).**

#### **Attachments:**

1. Findings for Recommendation
2. Model Motions
3. Current and Proposed Land Use Maps
4. Current and Proposed Zone Maps

## **FINDINGS FOR RECOMMENDATION**

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### **Land Use Map Amendment**

Staff's recommendation of approval of the proposed land use map amendment is based on the following findings:

1. The proposed land use and density is consistent with other nearby properties fronting on Prospector Drive;
2. The proposed land use map amendment is consistent with the principles, goals, and objectives of the General Plan;
3. The proposed land use map amendment will be completed in accordance with the procedure as outlined in 19.90.010 "Amendment Procedure" of the Cottonwood Heights Municipal Code;
4. Proper notice was given in accordance with all local and state noticing requirements.

### **Zone Map Amendment**

Staff's recommendation of approval of the proposed zone map amendment is based on the following findings:

1. The proposed zone map amendment from R-1-8 to R-2-8 is consistent with the proposed land use map amendment;
2. The proposed zone map amendment better accommodates future reinvestment in and redevelopment of the subject properties than the current zone;
3. Future development impacts of the proposed zone will be appropriately mitigated through requisite site plan and permit review;
4. The zone map amendment is done in accordance with the procedure outlined in 19.90.010 "Amendment Procedure" of the Cottonwood Heights Municipal Code;
5. Proper notice was given in accordance with all local and state noticing requirements.

## MODEL MOTIONS

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### Land Use Map Amendment

- Approval – “I move that we forward a recommendation of approval to the City Council for the General Plan land use map amendment portion of Project ZMA-18-001, a request from Breen Homes for a change in land use designation from “Residential – Low Density” to “Residential – Medium Density,” on the properties located at 7559 & 7571 South Prospector Drive, based on the findings listed in the staff report dated January 9<sup>th</sup>.”
  - List any additional findings...
- Denial – “I move that we forward a recommendation of denial to the City Council for the General Plan land use map amendment portion of Project ZMA-18-001, a request from Breen Homes for a change in land use designation from “Residential – Low Density” to “Residential – Medium Density,” on the properties located at 7559 & 7571 South Prospector Drive.”
  - List findings for negative recommendation...

### Zone Map Amendment

- Approval – “I move that we forward a recommendation of approval to the City Council for the zone map amendment portion of Project ZMA-18-001, a request from Breen Homes for a change in zoning designation from R-1-8 to R-2-8, on the properties located at 7559 & 7571 South Prospector Drive, based on the findings listed in the staff report dated January 9<sup>th</sup>..”
  - List any additional findings...
- Denial – “I move that we forward a recommendation of denial to the City Council for the zone map amendment portion of Project ZMA-18-001, a request from Breen Homes for a change in zoning designation from R-1-8 to R-2-8, on the properties located at 7559 & 7571 South Prospector Drive.”
  - List findings for negative recommendation...

# CURRENT AND PROPOSED LAND USE MAPS

## Current Land Use: Residential Low Density



## Proposed Land Use: Residential Medium Density



# CURRENT AND PROPOSED ZONE MAPS

## Current Zoning: R-1-8



## Proposed Zoning: R-2-8





**Planning Commission Staff Report**  
Meeting Date: January 9, 2018

**FILE NUMBER/PROJECT NAME:** ZTA-18-003 – Amend Section 19.82.040 – Wall Signs

**REQUEST:** Zoning Ordinance Text Amendment

**APPLICANT:** Kimley-Horn for Target Corporation

**RECOMMENDATION:** Approval, with modifications

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**BACKGROUND**

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The applicant has made this application on behalf of Target Corporation (Target). Target is seeking to remodel the exterior façade of the Target Store at 7025 Park Centre Dr. This is part of their 2019 remodel program. Please see Attachment 1 and 2 and for more details.

Table 1 summarizes the current city code, existing conditions and the proposal by Target.

	<b>Sign Height Lettering</b>	<b>Sign Height Bullseye</b>	<b>Total Sign Area</b>
<b>Code</b>	6 feet max	6 feet max	15% Max
<b>Existing</b>	5 feet	9 feet (nonconforming)	3%
<b>Proposed</b>	8 feet	12 feet	5.4%

The signage was originally approved under County regulations prior to the City’s incorporation. This is non-conforming as the current sign ordinance states that “in no case shall a wall sign exceed six-feet in height” (see 19.82.040.C.1).

**APPLICANT’S PROPOSAL**

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The applicant has proposed the following amendment to the Section 19.82.040 – Wall Signs:

1. “Any building with a setback over 150 feet and a façade over 350 linear feet may incorporate wall signs with a maximum height of 12-feet.”
2. “Any building with a setback over 150 feet and a façade over 350 linear feet may incorporate up to 5 wall signs with a maximum area of 350 SF per wall sign and no more than 650 SF of total wall sign area or 15% of the wall area, whichever is less.”

**ANALYSIS**

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**Proposal Bullet Point #1**

The propose language does not perfectly capture the applicant’s intent. The intent behind this proposal is to increase overall sign height from a maximum of six feet to 12 feet. To limit the impact on this amendment, the applicant has proposed that it only be applicable to any

building with over 350 feet of linear façade and setback from the street 150 feet. There are some loopholes with this text that staff will address later in this report.

### **Proposal Bullet Point #2**

The second section of the applicant’s proposal is unnecessary as the sign code already allows for multiple signs to be on any façade facing a street.

### **Impact**

If the proposed language is amended to match the intent of the proposal, there are only four circumstances where this proposal would apply in the City:

1. The existing Target store at 7025 Park Centre Dr.
2. The adjacent Home Depot store at 1310 E Park Centre Dr.
3. Strip retail centers that had multiple tenant spaces combined into a single tenant space with 350 feet or more of linear façade.
  - a. This is an unlikely outcome in most circumstances. The most practical place this may occur would be if the current Reams store combined with the vacant retail space adjacent to it (2396 Ft. Union Blvd).
4. Any new construction in commercial zones that met the criteria.
  - a. There are not many opportunities for big-box style development to occur, so this outcome may never happen.

### **Appropriateness**

The proposal is rational as the current proposal does not allow a sign proportional to the scale of the building façade or the setback. This is not only an issue for visibility, but also violates design principles. As an example, the scale of the sign on this staples store is inappropriately small:



Not only is the above example illegible, but it ‘feels’ out of balance with the scale of the façade.

The proposed amendment would allow a sign that is scaled more appropriately in a limited number of circumstances.

**MODIFIED STAFF PROPOSAL**

---

There are a couple potential loopholes in the proposed language that staff will propose alternative language to remedy.

1. The language could be interpreted to count all the building walls (all four sides). This is easily remedied by clarifying the language to be one façade facing a street.
2. The word “building” does not consider how to handle multi-tenant buildings.

**Is limiting The Sign Height Necessary?**

The sign code today limits the overall signage to 15% of the building façade (minus glass, entrances, and non-signable areas). Most cities have similar provisions of limiting the aggregate area of the signage and do not address overall height (other than to say that the sign cannot project above the façade in most circumstances).

**Standards in Adjacent Cities**

City	Sandy City	Midvale City	Holladay City	Taylorsville City
Standard	15% or 600 square feet, whichever is less.	15% of wall surface	15% of 1 wall area visible to a principal or minor arterial street  Any other wall: 10% of that wall area	15% or 600 square feet, whichever is less.

**Alternative Amendment Language**

Staff has prepared two alternatives to the applicant’s proposal that mitigate the concerns and observations note above:

Alternative #1

**19.82.040 Wall signs.**

A. **Where permitted.** In the following zoning districts, a premises, and each occupant of a shopping center or multiuse building, may display wall or signs on walls adjacent to each street or highway on which it has frontage:

1. NC zone
2. CR zone
3. O-R-D zone
4. PF zone
5. MU zone

B. **Signable area designation.** The person displaying the sign shall select one signable area on each facade of the building that has frontage on a street or highway. As used in this subsection, a “signable area” is an area which is:

1. enclosed by a box or outline, or;
2. within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures

**Signable area measured for a wall sign:**



C. **Sign structure or sign display area allowed.** The aggregate area of the wall signs displayed on a premises shall not exceed the following percentages of the signable area:

1. No signable area for any use in city shall exceed 15% of the aggregate area of the wall where a sign is to be located, and in no case shall a wall sign exceed six-feet in height.
2. Walls adjacent to each street or highway on which it has frontage and is setback over 150 feet and a façade, a tenant with over 350 linear feet of façade may have a wall signs not to exceed twelve-feet in height.”

D. **How displayed.** The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

E. **Additional limitations.** Wall signs may be attached to or pinned away from the wall, but must not project from the wall by more than 12 inches and must not interrupt architectural details. Cabinet signs are not permitted as wall signs in the city.

Alternative #2

**19.82.040 Wall signs.**

A. **Where permitted.** In the following zoning districts, a premises, and each occupant of a shopping center or multiuse building, may display wall or signs on walls adjacent to each street or highway on which it has frontage:

1. NC zone
2. CR zone
3. O-R-D zone
4. PF zone
5. MU zone

B. **Signable area designation.** The person displaying the sign shall select one signable area on each facade of the building that has frontage on a street or highway. As used in this subsection, a “signable area” is an area which is:

1. enclosed by a box or outline, or;
2. within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures

**Signable area measured for a wall sign:**



C. **Sign structure or sign display area allowed.** The aggregate area of the wall signs displayed on a premises shall not exceed the following percentages of the signable area:

1. No signable area for any use in city shall exceed 15% of the aggregate area of the wall where a sign is to be located, ~~and in no case shall a wall sign exceed six feet in height.~~

D. **How displayed.** The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

E. **Additional limitations.** Wall signs may be attached to or pinned away from the wall, but must not project from the wall by more than 12 inches and must not interrupt architectural details. Cabinet signs are not permitted as wall signs in the city.

**STAFF RECOMENDATION**

---

Planning staff recommends that the Planning Commission recommend to the City Council the staff prepared *Alternative #2*. This would allow all businesses to have more flexibility in their sign design without increasing any overall signage in the City.

## **FINDINGS FOR APPROVAL**

---

### **Findings for Recommendations to the City Council to Approve an Ordinance Amendment**

This recommendation is based on the following findings:

1. The recommended amendment promotes the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city, including, among other things, protection of the tax base, and securing economy in governmental expenditures, fostering the city's industries, and the protection of both urban and non-urban development.

## **MODEL MOTIONS**

---

Sample motion for approval – “I move we make a recommendation to the City Council to approve application ZTA-18-003, a request Kimley-Horn, for zoning ordinance text amendment to Section 19.82.040 – Wall Signs based on the findings listed in the staff report dated January 9, 2019, and modified by the conditions and/or findings below”

1. That we recommend the proposed amendment language expressed in alternative \_\_\_\_\_ to meet the intent and objectives of the applicant and the city.
2. List any additional recommendations or findings...”

Sample motion for denial – “I move that we deny application ZTA-18-003, a request Kimley-Horn, for zoning ordinance text amendment to Section 19.82.040 – Wall Signs based on the findings listed in the staff report dated January 9, 2019, and modified by the conditions and/or findings below:

1. List findings for denial...”

## **Attachments**

---

1. Applicant Statement
2. Sample Drawing of How Ordinance Changes May Be Applied to the Target retail site.



October 29, 2018

Matt Taylor  
City of Cottonwood Heights, Senior Planner  
2277 E. Bengal Boulevard  
Cottonwood Heights, Utah 84121

**RE: *Target T1751 Ft. Union – Project Narrative Zone Ordinance Amendment  
Exterior Building and Signage Remodel  
7025 S. Park Center Drive, Cottonwood Heights, UT***

Dear Mr. Taylor:

On behalf of Target, we would like to present this formal request for a Zone Ordinance Amendment for the existing Target at 7025 S. Park Center Drive in Cottonwood Heights. The below narrative is to provide insight to the City for the proposed exterior building façade and wall signage improvements as well as provide specific language to the City to consider for a Zone Ordinance Amendment as it relates to the existing sign code for the CR (Commercial Retail) Zone within the City of Cottonwood Heights.

Target is preparing to launch their 2019 remodel program and the existing store in Cottonwood Heights has been selected to be included. The intent of the remodel is to provide the building with a more modern look and give the Target customer a better shopping experience.

The scope of work for this remodel would include the following:

- Repainting the building to match the proposed color scheme (no paint on the existing brick or stone material), refer to the attached elevations for color/tone/location.
- Removing the existing red 'SUPER TARGET' lettering and Bulls-Eye sign on the front elevation to be replaced with one white 12-foot diameter 'Bulls-eye' logo and 8-foot lowercase 'target' lettering.
- Adding a 14-inch 'order pickup' lettering to the glazing above the south customer entrance.
- Adding a red EIFS material to the front of the building to add architectural interest and break-up the vast building wall between the customer entry points
- Removing the existing red 'GROCERY' sign and replacing with white 'Grocery' lettering over the northern customer entry point.
- Adding white 'Expect More. Pay Less' signage over the southern customer entry point on the front façade.
- The Existing red 'CVS Pharmacy' sign is proposed to remain.

The Zone Ordinance Amendment we are proposing is in-regards-to the existing Sign Code (Chapter 19.82). It's our understanding that this sign code is outdated and was adopted from the County at the time the City of Cottonwood Heights incorporated. In order to provide a more appropriate sign ordinance for a larger building, such as the Target, we propose the following language be amended by the City as part of section 19.82.040 Wall Signs:

- "Any building with a setback over 150 feet and a façade over 350 linear feet may incorporate wall signs with a maximum height of 12-feet."
- "Any building with a setback over 150 feet and a façade over 350 linear feet may incorporate up to 5 wall signs with a maximum area of 350 SF per wall sign and no more than 650 SF of total wall sign area or 15% of the wall area, whichever is less."

Target is not proposing to modify or improve anything within the site other than the exterior building façade and the wall/monument signage. No changes in parking, building square footage, setbacks, height of the building, open space and landscaping, or sidewalks are proposed. Furthermore, Target is not proposing any changes to use or density or the arrangements of lots, blocks and buildings. The proposed changes are not drastic and while they are subtle, they would enhance the property by providing a more modern look. It is our understanding that the proposed improvements would complement the existing commercial retail center that is already developed in this CR zone. The improvements appear to be in-line with the vision of the area and therefore would justify the approval of the proposed Zone Ordinance Amendment.

If the amendment is approved, it should not have any negative impact on the public health, safety, general welfare or the purpose and provision stated in section 19.02.020 of the City's Municipal Code. In fact, it should help promote convenience and order for the community in helping citizens navigate and locate buildings with large setbacks. The amendment would also not have an adverse impact on the existing utilities, emergency services or schools.

The existing building area is 185,522 SF and has approximate 540 LF of frontage along Park Center Drive. There are not too many buildings of this size within the city limits. The proposed Zone Ordinance Amendment will only apply to large buildings with large setbacks (which are limited to the CR zone district) and should not have any negative impacts to the community or future developments. This change should benefit the community to allow wall signage on buildings that have large setbacks and more substantial facades.

It is anticipated that if the amendment is approved, Target would submit for sign and building permits in early 2019. The proposed improvements should not take more than a few weeks to complete.

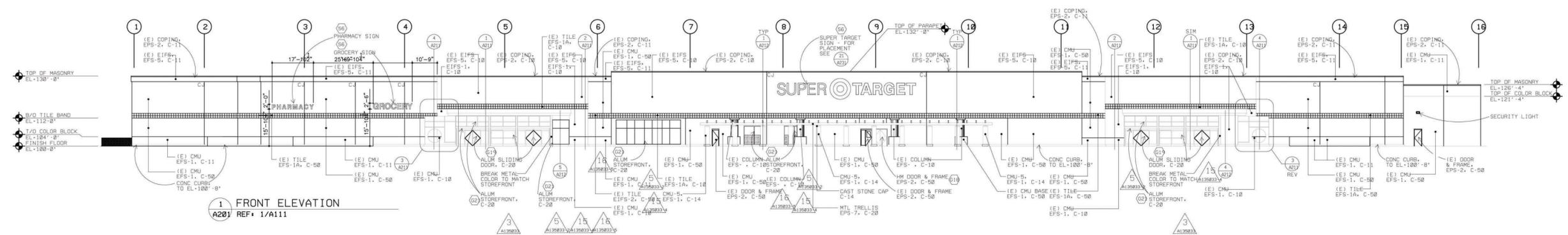
We look forward to working with you and the City of Cottonwood Heights on this project to help enhance this commercial center. Please contact me at (801) 599-6545 or [bryce.christensen@kimley-horn.com](mailto:bryce.christensen@kimley-horn.com) should you have any questions.

Sincerely,

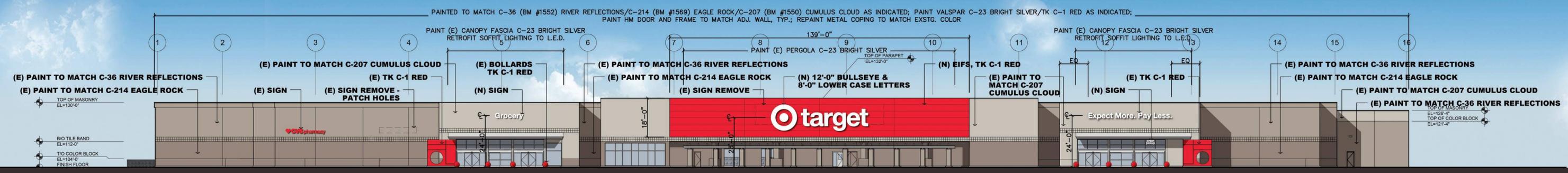
KIMLEY-HORN AND ASSOCIATES, INC.



Bryce Christensen, P.E.  
Project Manager



Existing Condition



Proposed Front Elevation

# T-1751 Fort Union, UT : Exterior Elevation Refresh

August 09, 2018

1 **DRAFT**

2  
3 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**  
4 **PLANNING COMMISSION MEETING**

5  
6 **Wednesday, October 17, 2018**

7 **5:00 p.m.**

8 **Cottonwood Heights City Council Room**

9 **2277 East Bengal Boulevard**

10 **Cottonwood Heights, Utah**

11  
12 ***ATTENDANCE***

13  
14 **Members Present:** Chair Allen Orr, Sue Ryser, Doug Rhodes, Christine Coutts, Graig Griffin,  
15 Alternate Bob Wilde

16  
17 **Staff Present:** City Planner Tim Tingey, Community and Economic Development Director  
18 Mike Johnson, City Planner Andrew Hulka, Senior Planner Matt Taylor,  
19 Public Relations Specialist Dan Metcalf, City Recorder Paula Melgar, City  
20 Attorney Shane Topham

21  
22 **Excused:** Commissioner Jesse Allen, Commissioner Craig Bevan

23  
24 **WORK SESSION**

25  
26 Chair Allen Orr called the meeting to order at 5:05 p.m.

27  
28 **1.0 Review Business Meeting Agenda.**

29  
30 The agenda items were reviewed and discussed.

31  
32 Community and Economic Development Director, Mike Johnson, introduced New City Manager,  
33 Tim Tingey.

34  
35 **1.1 Discussion on a request from ICO Multi-Family Holdings, LLC for a zone map**  
36 **amendment from R-1-8 to PD-X on the property located at 6784 S 1300 E.**

37  
38 Commissioner Coutts reported that now is the opportunity to review the above item as a  
39 Commission. She preferred that should the need arise additional public input be invited. She  
40 encouraged orderly discussion.

41  
42 Commissioner Wilde distributed materials regarding the ICO development and zoning requirements  
43 and emphasized the importance of determining whether the proposed project qualifies as a mixed  
44 use.

45  
46 Commissioner Griffin stated that with business owners in the area, there are always challenges.  
47 Comparable projects were discussed.

1 Chair Orr inquired as to whether the proposed project fits in the zone. If it does not comply with  
2 Chapter 19.51, he questioned whether the Commission should forward a favorable recommendation  
3 to the City Council.  
4

5 Commissioner Coutts believed that the intent was to create a pedestrian-friendly environment. She  
6 asked if the proposal would be a favorable addition to the Fort Union area.  
7

8 Commissioner Griffin raised a question regarding the verbiage and wanted to ensure the adequacy  
9 of public facilities. He believed their focus should be on determining whether the proposed project  
10 is compatible. Specific verbiage was discussed.  
11

12 Zoning regulations were next addressed. Commissioner Wilde considered the issue with the  
13 proposed project to be that it is located on a piece of property where nothing else works. He believed  
14 there was some question as to whether the Commission should consider themselves at liberty to  
15 ignore the Code and proceed because the proposed project is aesthetically pleasing.  
16

17 The Commission discussed land use goals and affordability. Mr. Johnson described the Below  
18 Market Rate (BMR) section of the PDD Ordinance and discussed possible motion language.  
19

20 City Attorney, Shane Topham, commented that if the Planning Commission feels it is necessary to  
21 come up with an ordinance and make changes to the developer's proposal, they are entitled to do so  
22 under Chapter 19.51. He believed the question was whether they are prepared to make a motion or  
23 further discuss concerns with the proposal. It was suggested that the Commission next consider  
24 how to address concerns and allow staff and the Council additional time to prepare a revised  
25 ordinance for further review. He explained that there is a need to have an ordinance that the majority  
26 of the Planning Commission Members feel will be acceptable and meets the requirements of Chapter  
27 19.51.  
28

## 29 **2.0 Adjournment.**

30  
31 *Commissioner Ryser moved to adjourn the Work Session. Commissioner Rhodes seconded the*  
32 *motion. The motion passed with the unanimous consent of the Commission.*  
33

34 The Work Meeting adjourned at 6:50 p.m.  
35

## 36 **BUSINESS MEETING**

### 37 38 **1.0 WELCOME/ACKNOWLEDGEMENTS**

39  
40 Chair Orr called the Business Meeting to order at approximately 6:00 p.m. and welcomed those in  
41 attendance.  
42

### 43 **2.0 CITIZEN COMMENTS**

44  
45 Kevin Hooper expressed opposition to rezoning the property to high density. He believed that  
46 medium density would be much better and have less of an impact.  
47

1 Leann Banco expressed opposition to the Walsh property being zoned high density. It was her  
2 preference that the proposed property remain single-family residential.

3  
4 Lynn Krauss thanked the Commission for their work on the ICO development and with the BMR  
5 issue.

6  
7 Robert Jacobs was confused by the proposed PDD and height allowance and was concerned with  
8 the BMR language. It seemed to him that the proposed development is simply a glorified apartment  
9 development with additional stories and not what the PDD zoning was intended for.

10  
11 Theresa Reich commented that the proposed location is not right for the proposed development. She  
12 urged the Commission to consider applying the zoning to a better suited community. She expressed  
13 opposition to the proposal due to the potential increase in traffic and urged the Commission to deny  
14 it.

15  
16 Jared Crocker remarked that the ICO proposal is very aggressive and questioned whether it fits  
17 within the PDD. Regardless of anyone's opinion, he questioned whether it is a good proposal for  
18 the area. He believed the area should not be transformed into high-density multi-family  
19 development but instead be considered as open space. He urged the Commission to oppose the  
20 proposed project.

21  
22 Tonya Nemanic expressed opposition to the ICO proposed development. She believed the  
23 community should preserve islands of natural beauty and urged the Commission to deny the request.

24  
25 Eric Kraan stated that the Walsh property is located within 10 minutes of shopping, apartments, and  
26 offices but there is no park or open space nearby for children to play. He believed the PDD is a tool  
27 to accomplish the goals set forth in the master plan and asked that those issues be considered.

28  
29 Deborah Case commented that the proposed development will bring more density and traffic issues  
30 and negatively affect the natural beauty of the area. She note that the proposed project is extremely  
31 large for the area and will impact the untouched natural Creekside and wooded environment. She  
32 expressed concern with emergency access to the area.

### 33 34 **3.0 PUBLIC HEARING**

#### 35 36 **3.1 (Project CUP-18-010) Public Comment on Request from Paul and Holli Dunn for a** 37 **Conditional Use Permit for an Administrative and Professional Office with Retail Sales** 38 **Secondary to the Proposed Office Use with No Exterior or Storefront Displays** 39 **(Pharmacy) located at 6826 South Highland Drive in the RO – Residential Office Zone.** 40

41 Senior Planner, Matt Taylor, presented the staff report and stated that the request is for a Conditional  
42 Use Permit for a pharmacy in an existing single-family home located in the Residential Office (RO)  
43 zone. The proposal is for a largely clerical administrative and professional office. There would not  
44 be a traditional store front and the applicants would ship pharmaceuticals to clientele from the  
45 proposed location. The surrounding properties were described. Under the RO Zone, nine parking  
46 spaces would be required. There is no proposed expansion of the building at the current time. The  
47 proposed conditions of approval were reviewed.  
48

1 The applicant, Paul Dunn, reported that they have four employees and are in need of a new office  
2 space. They specialize in those living with diabetes and ship packages within the State of Utah.  
3 They do not deal in controlled substances and only ship insulin and test strips.

4  
5 Chair Orr opened the public hearing. There were no public comments. The public hearing was  
6 closed.

7  
8 **4.0 ACTION ITEMS**

9  
10 **4.1 (Project #CUP-18-010) Action on Request from Paul and Holli Dunn for a Conditional**  
11 **Use Permit for an Administrative and Professional Office with Retail Sales Secondary**  
12 **to the Proposed Office Use with No Exterior or Storefront Displays (Pharmacy) located**  
13 **at 6826 South Highland Drive in the RO – Residential Office Zone.**

14  
15 Mr. Taylor confirmed that the above project is being evaluated as a Professional Administrative  
16 Office used primarily for shipping and billing. The pharmacy component can be classified in the  
17 zone as retail sales without a store front.

18  
19 *Commissioner Griffin moved to approve Project #CUP 18-010 request from Paul and Holli Dunn*  
20 *for a Conditional Use Permit for an administrative and professional office with retail sales*  
21 *secondary to the proposed office use with no exterior or storefront displays (pharmacy) located at*  
22 *6826 South Highland Drive in the RO – Residential Office zone subject to the following:*

23  
24 **Conditions:**

- 25  
26 **1. *The applicant shall meet all relevant portions of the Municipal Code, including***  
27 ***Chapter 19.35 – Residential Office Zone, and all other applicable laws, ordinances***  
28 ***and regulations pertaining to the proposed use, including providing a minimum of***  
29 ***nine parking stalls meeting the design standards contained in Chapter 19.80 –***  
30 ***Parking.***  
31  
32 **2. *Signage must be approved under separate permit, in accordance with Chapter***  
33 ***19.82 “Signs” of the zoning code.***  
34  
35 **3. *If any interior or exterior changes are to be made, appropriate land use***  
36 ***applications and building permit shall be applied for and approved prior to***  
37 ***commencement.***

38  
39 **Findings:**

- 40  
41 **1. *The proposed project meets the applicable provisions of Chapter 19.35 –***  
42 ***Residential Zone if modifications are implemented that brings the total number of***  
43 ***parking stalls to nine stalls designed to the requirements of Chapter 19.80 – Off***  
44 ***Street Parking.***  
45  
46 **2. *That the proposed project will continue to meet the applicable provisions of***  
47 ***Chapter 19.84, “Conditional Uses,” of the zoning code:***  
48

- 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 parking, landscaping and lighting were approved previously, and no changes are proposed with this application, except as imposed as conditions of approval.*
- k. *That operating, and delivery hours will be compatible with adjacent land uses.*

*The motion was seconded by Commissioner Rhodes. Vote on motion: Commissioner Rhodes-Aye, Commissioner Griffin-Aye, Commissioner Coutts-Aye, Commissioner Wilde-Aye, Commissioner Ryser-Aye, Chair Orr-Aye. The motion passed unanimously*

**4.2 (Project GPA-18-002) Action on a Request from Cottonwood Heights City Comments on a City-Initiated Request for a General Plan Land Use Map Amendment to Multiple Properties with frontage on Fort Union Boulevard between 2700 East and Racquet Club Drive.**

Chair Orr reported that the above matter involves a request for a City-initiated request for a General Plan Land Use Map Amendment to multiple properties with frontage on Fort Union Boulevard between 2700 East and Racquet Club Drive. He had similar concerns to those expressed by Commissioner Allen and believed that a Residential zone may result in properties being better maintained.

1  
2 ***Commissioner Coutts moved to continue Project #GPA-18-002 to the November 7, 2018 meeting.***  
3 ***The motion was seconded by Commissioner Griffin.***  
4

5 Commissioner Coutts asked if there was a way to review interior circulation and minimize the  
6 ingress and egress onto Fort Union Boulevard.  
7

8 ***The motion passed with the unanimous consent of the Commission.***  
9

10 **4.3 (Project PDD-18-001) Action on a Request from ICO Multi-Family Holdings, LLC for**  
11 **a Zone Map Amendment from R-1-8 to PD-X on the Property located at 6784 South**  
12 **1300 East.**  
13

14 Commissioner Griffin reported that he would like to have a clear definition for the BMR units. He  
15 also asked for clarification on how, when, and by whom the BMR units have been determined.  
16 Commissioner Wilde suggested that the BMR units be actual BMR units. He opposed the idea of  
17 them potentially being rented to an unqualified person or entity.  
18

19 Commissioner Ryser commented that tree size and fencing were still of concern and asked for  
20 clarification on measuring from finished grade rather than original grade. She could find no  
21 justification for the need for four stories on the subject property.  
22

23 Chair Orr reported that Commissioner Allen's comments would be made part of the record.  
24

25 Chris Manes from ICO Development, stated that their original proposal was for wrought iron, but  
26 at the neighborhood meetings the need for privacy was expressed. He explained that the current  
27 proposal includes vinyl fencing.  
28

29 Theresa Reich, a resident, stated that the surrounding homes predominately feature eight-foot  
30 cinderblock fencing.  
31

32 Commissioner Griffin modified his original request to include an eight-foot steel reinforced vinyl  
33 fence.  
34

35 ***Commissioner Coutts moved to continue Project #GPA-18-001 to the November 7, 2018 meeting.***  
36 ***The motion was seconded by Commissioner Griffin. The motion passed with the unanimous***  
37 ***consent of the Commission.***  
38

39 **4.2 Approval of Minutes for September 5, 2018.**  
40

41 The above item was continued.  
42

43 **5.0 ADJOURNMENT**  
44

45 ***Commissioner Rhodes moved to adjourn. The motion was seconded by Commissioner Ryser. The***  
46 ***motion passed with the unanimous consent of the Commission.***  
47

48 The Planning Commission Meeting adjourned at 7:55 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, October 17, 2018.*

3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8

9 Minutes Approved: \_\_\_\_\_

1 **DRAFT**

2  
3 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**  
4 **PLANNING COMMISSION MEETING**

5  
6 **Wednesday, November 7, 2018**

7 **5:00 p.m.**

8 **Cottonwood Heights City Council Room**  
9 **2277 East Bengal Boulevard**  
10 **Cottonwood Heights, Utah**

11  
12 ***ATTENDANCE***

13  
14 **Members Present:** Chair Allen Orr, Sue Ryser, Christine Coutts, Graig Griffin, Doug Rhodes,  
15 Jesse Allen, Alternate Bob Wilde

16  
17 **Staff Present:** Community and Economic Development Director Mike Johnson, City  
18 Planner Andrew Hulka, Senior Planner Matt Taylor, Public Relations  
19 Specialist Dan Metcalf, City Recorder/HR Manager Paula Melgar, City  
20 Attorney Shane Topham

21  
22 **Excused:** Craig Bevan

23  
24 **WORK SESSION**

25  
26 Chair Allen Orr called the meeting to order at 5:00 p.m.

27  
28 Chair Orr expressed gratitude to the Commission Members and staff for their efforts regarding the  
29 ordinance that was up for discussion.

30  
31 **1.0 Review Business Meeting Agenda.**

32  
33 The agenda items were reviewed and discussed.

34  
35 **1.1 Discussion on a Request from ICO Multi-Family Holdings, LLC for a Zone Map**  
36 **Amendment from R-1-8 to PD-X on Property Located at 6784 South 1300 East.**

37  
38 Chair Orr proposed various options regarding how to proceed. He explained that because they  
39 cannot vote in the work session, they discuss different perspectives, which would allow them to  
40 better consider a motion during the business meeting. The intent would be to determine whether  
41 the proposed items fit the ordinance.

42  
43 City Attorney, Shane Topham, stated that they need to make a decision on the overall ordinance.  
44 To that end, he believed it may be innocuous to go through sub-decisions to make a final decision.  
45 He suggested there may be a way to reach a resolution on the issues without making a formal

1 motion. It was suggested that they get feedback from each Commissioner. The approval process  
2 was discussed at length.

3  
4 Chair Orr asked if the application will be allowed the additional height pursuant to Section  
5 19.51.060 and if the Below Market Rate (BMR) units should be dedicated and not available for  
6 use as a regular rental. Public amenities proposed on-site were reviewed.

7  
8 Community Development Director, Michael Johnson, described the provisions for a home  
9 occupation and the proposal language was reviewed. He confirmed that the Affordable Housing  
10 Study reflected a median rental price of \$998 per month.

11  
12 Landscaping requirements were next addressed. It was the consensus of the Commission that a  
13 minimum two-inch caliper tree requirement was acceptable. Tree screening issues was discussed.

14  
15 Chair Orr asked about the additional height, whether the BMR apartments should be dedicated,  
16 and if the numbers are sufficient. He addressed height, public amenities, and street capacity.

17  
18 Commissioner Ryser expressed concern with the proposed height and emphasized that guiding  
19 principles should be adhered to and considered. She stated that there was nothing in the ordinance  
20 that justifies the proposed four stories. She expressed frustration with such tall buildings being  
21 proposed next to residential.

22  
23 Commissioner Allen hoped the issues could be resolved with conditions and was of the opinion  
24 that it could potentially be a better alternative than a multi-family development with fewer  
25 constraints. He recommended that if the applicants can prove that they are not imposing additional  
26 vertical height in relation to the single-family homes as Stonehaven, he would be agreeable. The  
27 height must be altered by lowering the wings or the entire project. He emphasized that it is not the  
28 Commission's duty to design the project, but to establish the parameters. Height requirements  
29 were considered.

30  
31 Mr. Johnson reviewed the BMR language, which set forth provisions to ensure that continued  
32 affordability shall be embodied in legally binding agreements and/or title restrictions prepared by  
33 the developer. They shall not, however, be recorded or filed until reviewed and approved by the  
34 City Attorney. Possible motion language was discussed.

35  
36 **3.0 Adjournment.**

37  
38 *Commissioner Rhodes moved to adjourn the Work Session. Commissioner Wilde seconded the*  
39 *motion. The motion passed with the unanimous consent of the Commission.*

40  
41 The Work Meeting adjourned at 6:15 p.m.

1 **BUSINESS MEETING**

2  
3 **1.0 WELCOME/ACKNOWLEDGEMENTS**

4  
5 Chair Orr called the Business Meeting to order at approximately 6:15 p.m. and welcomed those in  
6 attendance.

7  
8 **2.0 CITIZEN COMMENTS**

9  
10 Connie Case identified herself as a member of The Orchards Homeowners Association Board.  
11 She appreciated the attention being given to the homeowners who surround the proposed ICO  
12 development, but stated that the residents of The Orchards have needs as well. She requested the  
13 proposal also specify that deciduous and conifer trees be a minimum of 2 ½-inch caliper to ensure  
14 adequate screening. Fencing height was also identified as a concern.

15  
16 Mary Bilbao, a resident owner at The Orchards, asked how many members of the Commission  
17 have visited the proposed ICO property. She was opposed to high-density development and hoped  
18 the safety and welfare of the surrounding neighbors were considered. She commented that when  
19 they listen to each other with compassion, they create a positive outcome.

20  
21 Lynne Krauss reported that the City initiated the Fort Union land use request to address high-  
22 density mixed-use development. She believed they were attempting to preserve the character of  
23 the City and asked the Commissioners to remember that all but two spoke in favor of the proposed  
24 land use change at a previous meeting. She asked that the wishes of those property owners be  
25 respected.

26  
27 Larry Weir indicated that he lives adjacent to the Walsh property. He urged the Commission to  
28 leave it zoned single-family. He expressed concern with parking along 6780 South, traffic on 1300  
29 East, the loss of trees, and light pollution from the proposed parking lot.

30  
31 Nancy Hardy asked who represents the citizens with regard to following the General Plan and  
32 enforcing the existing ordinances. She believed the issues should be enforced up front and not  
33 drawn out in a lengthy process. If the developer cannot abide by the ordinance or General Plan,  
34 they do not have to build in the City. She stated that enforcement will eliminate heartache and  
35 worry among the residents.

36  
37 Theresa Reich expressed appreciation to the Commission Members for their efforts. She believed  
38 the proposed Ivory development is unsafe. Among other concerns, she felt it was lacking in public  
39 benefits and enhancements and does not positively or quantitatively ensure an increase in pedestrian  
40 use. She commented that it also does not flow within the plan in the proposed location. She urged  
41 the Commission to keep the neighborhood quality and ensure the safety of children.

42  
43 Eric Kraan asked that when Commissioners vote on the Fort Union Boulevard Land Use  
44 Amendment, that they consider whether the change will actually accomplish their goals.

1 Joel Ashby believed that the proposed high-density Ivory development does not make sense for  
2 the area. Traffic was identified as a concern.

3  
4 Jared Crocker stated that the proposed ICO project is not consistent with the PDD, which he  
5 considered to be ambiguous enough that contradictory cases could be made. He commented that  
6 it is not dictated by the interpretation of the PDD and is left to the judgment of the Planning  
7 Commission. He commented that rezoning the Walsh property reduces the rate of home ownership  
8 and land use diversity and transforms a beautiful open area zoned single-family residential into a  
9 complex of four-story apartment buildings. He opposed the proposal and urged the Commission  
10 to recommend denial.

11  
12 Penelope Mathews expressed concern with the proposed ICO development and believed the  
13 addition of 200 to 300 cars in the neighborhood will create a safety and overcrowding issue. She  
14 expressed her opposition to the project.

15  
16 Connie Case encouraged the Commission Members to consider the long-term effects of possibly  
17 deconstructing an area of the Walsh farm for the ICO development, which presently creates an  
18 open environment, clean air, a noise buffer, and a place for animals. She asked that they consider  
19 the impacts of the City's natural creek bed and water rights of individuals downstream. She saw  
20 no compelling reason to override the General Plan and change the zoning to high-density.

21  
22 John Thompson commented that Code Enforcement is intended for residents rather than  
23 developers. He asked that the proposed ICO development not be stacked in his backyard.

### 24 25 **3.0 ACTION ITEMS**

#### 26 27 **3.1 (Project #PDD-18-001) Action on a Request from ICO Multi-Family Holdings, LLC** 28 **for a Zone Map Amendment from R-1-8 to PD-X on the Property Located at 6784** 29 **South 1300 East.**

30  
31 Commissioner Griffin stated that it has been a long process and stressed the importance of  
32 transparency. He explained that codes and ordinances are in place to protect citizens when  
33 developers submit a proposal. The request had been reviewed for the last several months and the  
34 applicants were ready to move forward.

35  
36 ***MOTION: Commissioner Griffin moved to forward a recommendation of approval to the City***  
37 ***Council for Project #PDD-18-001, a request from ICO Multi-Family Holdings, LLC for a zone***  
38 ***map amendment from R-1-8 to PD-X on property located at 6784 South 1300 East subject to the***  
39 ***following:***

#### 40 41 ***Conditions:***

- 42  
43 1. ***Staff recommendations as noted in the packet.***
- 44  
45 2. ***Pay special attention to the traffic study, particularly the side streets.***

- 1           3. *All screening deciduous trees on the southern boundary including the*  
2           *townhomes, would have a minimum of 2-inch caliper base.*
- 3
- 4           4. *The eight-foot steel reinforced vinyl fence will continue across the entire*  
5           *southern boundary.*
- 6
- 7           5. *Building height maximum would be determined by creating a line of feet from*  
8           *eight foot above grade at the Southern Property line to the highest point on*  
9           *Stonehaven Complex. Ivory project buildings A and B should at the roof deck,*  
10           *excluding any mechanical architectural detail, would not exceed this line of site.*
- 11

12 *The motion was seconded by Commissioner Allen.*

13  
14 Commissioner Wilde commented that the proposal does not comply with the language in Section  
15 19.51. He previously presented information with itemized bullet points. It was his opinion that  
16 the language and intent of the ordinance had not been met. There was no evidence in the proposal  
17 suggesting that pedestrian use will be significant on the property. The proposed goal of facilitating  
18 public transportation was also not satisfied. He noted that the Walsh property may be difficult to  
19 develop based on its location, but he believed that it provides the opportunity to waive the  
20 ordinance requirements and allow him to vote in favor of the project.

21  
22 Commissioner Allen commented that from the beginning, he had concerns about the proposal,  
23 however, he felt there was a tool in place with the PDD to negotiate the terms. His main concern  
24 was if it imposes a greater impact looking east from the single-family residences since the current  
25 residents look toward Stone Haven. He felt that the proposed conditions reduce the impacts of the  
26 overall height. He felt that the conditions satisfy the creation of an equal or lesser value or impact  
27 in terms of what is being experienced. He expressed his support due to the conditions imposed.

28  
29 Commissioner Coutts commented on the difficulty of the proposal and stated that the PDD zones  
30 are intended to allow for this type of proposal. She commented that this is an area of growth and  
31 she had tried to identify the benefit to the City.

32  
33 Commissioner Ryser remarked that she had spent more time researching the proposal than any  
34 other and struggled from the beginning with how the proposal fits within the PDD zoning. She  
35 supported several aspects of the proposal but was opposed to the proposed location. She also  
36 found no justification for the proposed height.

37  
38 Commissioner Rhodes' main concern was with the traffic, which is addressed by one of the  
39 conditions and ensures that it fits and that the roads are able to sustain the project.

40  
41 Commissioner Griffin commented that part of the challenge pertained to the placement of the  
42 median overlay, which is bounded by a federal interstate and three major arterials. He explained  
43 that the intent of the PDD is to look for an appropriate location. They evaluated the surrounding  
44 single-family homes and did their best to utilize the PDD. The developer worked with the  
45 neighbors and made multiple revisions to bring the request into compliance with the fairly strict

1 requirements that are in place. He believed that most of the major issues had been worked  
2 resolved.

3  
4 Chair Orr's opinion was that the application does not fit within the parameters of Chapter 19.5.  
5 After reviewing the goals and objectives, he discovered that many items were not found in the  
6 proposal. He explained that the City must grant approval if the objectives are met. He believed  
7 the property should remain zoned R-1-8.

8  
9 ***Vote on motion: Commissioner Griffin-Aye, Commissioner Allen-Aye, Commissioner Coutts-***  
10 ***Aye, Commissioner Ryser-Nay, Commissioner Rhodes-Nay, Commissioner Wilde-Nay, Chair***  
11 ***Orr-Nay. The motion failed 3-to-4.***

12  
13 **3.2 (Project #GPA-18-002) Action on a Request from Cottonwood Heights City on a City-**  
14 **Initiated-Request for a General Plan Land Use Map Amendment to Multiple**  
15 **Properties with Frontage on Fort Union Boulevard between 2700 East and Racquet**  
16 **Club Drive.**

17  
18 Mr. Johnson presented the staff report and stated that the request is at the discretion of the City  
19 Council to review the land use designation. The property is located along Fort Union and 2700  
20 East to Racquet Club Drive and much of the long-range land use in the area has been designated  
21 as mixed use. There was some concern that the area is not compatible with development to the  
22 west. It was requested that staff review the request and recommend a land use change to a less  
23 intense use along the corridor. The intent was to actively seek a General Plan update. He  
24 confirmed that they left some properties as Residential Office, which allows for the conversion of  
25 a rundown home that may currently be used as a rental. Moving forward, this will preserve the  
26 same residential feel. A map of the area was displayed.

27  
28 Commissioner Ryser expressed support for the request.

29  
30 Commissioner Allen believed the issue needs further study and commented that the mixed use  
31 designation offers more options for development that may be better than a property that has been  
32 rundown or that is losing value as a single-family residential. Access from Fort Union Boulevard  
33 was discussed at length.

34  
35 Commissioner Coutts struggled to make sense of the proposal. She emphasized that currently  
36 there is nothing preventing someone from developing Residential Office on the subject property.

37  
38 ***MOTION: Commissioner Griffin moved to recommend approval to the City Council for Project***  
39 ***#GPA-18-002, a request from Cottonwood Heights City on a City-Initiated request for a General***  
40 ***Plan Land Use Map Amendment to multiple properties with frontage on Fort Union Boulevard***  
41 ***between 2700 East and Racquet Club Drive. The motion was seconded by Commissioner Wilde.***  
42 ***Vote on motion: Commissioner Griffin-Aye, Commissioner Allen-Aye, Commissioner Coutts-***  
43 ***Abstain, Commissioner Ryser-Aye, Commissioner Rhodes-Aye, Commissioner Wilde-Aye,***  
44 ***Chair Orr-Aye. The motion passed unanimously with one abstention.***  
45

1   **4.0    CONSENT AGENDA**

2  
3   **4.1    Approval of Minutes for September 5, 2018.**

4  
5    *Commissioner Coutts moved to approve the minutes of September 5, 2018, as amended. The*  
6    *motion was seconded by Commissioner Griffin. The motion passed unanimously with one*  
7    *abstention.*

8  
9   **4.2    Approval of Minutes of October 3, 2018.**

10  
11   *Commissioner Rhodes moved to approve the minutes of October 3, 2018. The motion was*  
12   *seconded by Commissioner Wilde. The motion passed unanimously with two abstentions.*

13  
14   **5.0    ADJOURNMENT**

15  
16   *Commissioner Ryser moved to adjourn. The motion was seconded by Commissioner Allen. The*  
17   *motion passed unanimously.*

18  
19   The Planning Commission Meeting adjourned at 7:52 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, November 7, 2018.*

3  
4  
5

6 Teri Forbes

7 Teri Forbes  
8 T Forbes Group  
9 Minutes Secretary

10  
11 Minutes Approved: \_\_\_\_\_