



COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (Room 124, City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (Room 5, Council Chambers) beginning at **6:00 p.m. on Wednesday, October 3, 2018**, located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah.

5:00 p.m. WORK SESSION (Room 124)

1.0 Review Business Meeting Agenda

(The Commission will review and discuss agenda items.)

2.0 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 (Room 5)

1.0 WELCOME/ACKNOWLEDGEMENTS – Commission Chair

2.0 CITIZEN COMMENTS

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

3.0 PUBLIC HEARINGS

3.1 (Project CUP-18-008)

Public comment on a request from Brittany Probert for a conditional use permit for a health professional clinic located at 1441 East Fort Union Blvd in the NC – Neighborhood Commercial zone.

3.2 (Project SUB-18-004)

Public comment on a request from John G. McGee for preliminary approval of Treasure Ridge No. 3 Subdivision (including a vacation of lot 206 and 209 of Treasure Ridge No. 2 Subdivision) located generally at 1561 East 7200 South in the R-1-8 – Single Family Residential zone.

3.3 (Project GPA-18-002)

Public comment 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.

4.0 ACTION ITEMS

4.1 (Project PDD-18-001)

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

The applicant is requesting to utilize the city's Planned Development District ordinance and change the zoning designation from R-1-8 (Residential Single-Family) to PD-X (This is a zoning designation prepared specifically for the subject property by the applicant, within the guidelines of chapter 19.51 of the city zoning ordinance).

4.2 (Project CUP-18-008)

Action on a request from Brittany Probert for a conditional use permit for a health professional clinic located at 1441 East Fort Union Blvd in the NC – Neighborhood Commercial zone.

4.3 (Project SUB-18-004)

Action on a request from John G. McGee for preliminary approval of Treasure Ridge No. 3 Subdivision (including a vacation of lot 206 and 209 of Treasure Ridge No. 2 Subdivision) located generally at 1561 East 7200 South in the R-1-8 – Single Family Residential zone.

5.0 CONSENT AGENDA

5.1 Approval of Minutes for June 6, 2018

5.2 Approval of Minutes for August 1, 2018

5.3 Approval of Minutes for September 5, 2018

6.0 ADJOURNMENT

On Friday, September 21, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was emailed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmm.utah.gov>

DATED THIS 28th DAY OF SEPTEMBER 2018

Paula Melgar, City Recorder

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. 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. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to mjohnson@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.



Planning Commission Staff Report
MEETING DATE: October 3, 2018

**FILE NUMBER/
PROJECT NAME:** CUP-18-008 - Health Professional Clinic

LOCATION: [1441 E. Fort Union Blvd.](#)

REQUEST: Conditional Use Permit

APPLICANT: Brittany Probert

STAFF

RECOMMENDATION: Conditional Approval, with conditions

PROPOSAL

A conditional use permit is requested to use an existing building as medical office that “specializes in treatment of children on the autism spectrum” and assists in the development of their learning abilities.¹ Employees of the facility are typically BCBA – Board Certified Behavior Analysts.² The building was formerly used as a professional office (insurance) and is located at 1441 E Fort Union Blvd in the NC zone.

The site is occupied by a 2,616 square-foot single-story-structure including a partial basement. No changes to the exterior or site have been proposed.

CONTEXT

Development Information

- Zoning: Neighborhood Commercial (NC)
- Existing Use: None (vacant), former insurance office
- Proposed Use: Health Professional Clinic
- Gross Lot area: 0.27 acre (11,761 square feet)
- Total area of proposed use: 2,150 square feet
- Parking required: 7 (if 500 square feet of the basement is restricted from use)
- Parking provided: 7

Adjacent Zoning

- North: R-1-8 – Single-Family Residential
- South: Ft. Union Blvd., CR – Regional Commercial
- East: R-1-8 – Single-Family Residential – Canal Property, R-2-8, Multi-family Residential
- West: NC – Neighborhood Commercial

¹ <https://www.advancedbehavioranalysis.com/center-base-therapy>

² <https://www.bacb.com/bcba/>

BACKGROUND

Land Use Plan

The subject property is designated as Mixed Use on the Land Use Plan Map of the General Plan.

Zoning

The zoning designation of the property is Neighborhood Commercial (NC). The zoning ordinance views the NC zone as protecting and enhancing neighborhood commercial areas by “promoting the concentration of businesses that provide convenience goods and services used frequently by residents. The ordinance further states that the zone “provides for a scale and character of development that is consistent with pedestrian-orientation and which tends to attract and promote a walk-in clientele.

Allowed Conditional Uses

Medical offices and professional offices are two distinct land uses. Land uses are defined in Chapter 19.04 of the zoning code. A thorough search for a land use definition that matched exactly the proposed use was looked for. The definition that best fits the proposed use is medical office:

19.04.1670 Medical facilities:

*A. **Medical clinic or office.** A facility or group of offices for one or more physicians for the examination and treatment of ill and afflicted human outpatients provided that patients are not kept overnight except under emergency conditions.*

*B. **Dental office or doctor’s office.** Same as medical clinic.*

...

*E. **Public health center.** A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.*

Other uses, such as professional office and professional services were not as close fits for the proposed use.³

³ 19.04.1850 Offices, professional and general business. A room or group of rooms used for the provision of executive, management and/or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.

19.04.2160 Professional service.

Work performed which is commonly identified as a profession, and which may be licensed by the state.

PERTINENT INFORMATION

Parking

“The city adopts the ITE manual of parking generation rates. The city requirement shall be the average rate of parking for the most intense parking period listed...” (19.80.120).

ITE defines medical-dental office building (land use:720) as “a medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care.” The average peak period parking demand is 3.20 vehicles per 1,000 sq. ft.

“When a parking requirement is based upon square footage, the assessed parking shall be based upon net square footage of the building or use” (19.80.050 A).

County records indicate a total of 2,616 sq. ft. (excluding garage and basement storage). Based on this square footage a total of nine stalls is required. The site can only be designed to have a maximum of seven stalls that are on-site and designed to City standards. Stalls accessed through the adjacent off-site canal property do not meet the standards for access and cannot be counted as legal stalls. The former use as a professional office had a required number of parking stalls is slightly less at 2.84 spaces per 1,000 square feet, or eight parking spaces.



Figure 1 - Proposed Parking Layout

Potential Conditions/Considerations to Mitigate Parking Deficiency.

To mitigate insufficient parking for the new use, several measures have been proposed to mitigate the issue:

1. It has been explained that only a portion of the basement will be use. 2,150 square feet is proposed to be used in total which allows a reduction in overall parking to 7 stalls.
2. The applicant has proposed a parking management plan to address client drop-off/pick-up (see attachment 1).
3. Additionally, the Planning Commission may deviate from the ITE parking rates when they determine the “deviation meets the intent” of the city parking requirements.”

Conflicts with Access and Fort Union Boulevard/Park Centre Dr.

This property is at the intersection of Ft. Union Blvd and Park Centre Drive. Vehicles exiting the site to make a left-turn from location creates hazardous conditions as there is less than 22 feet from the drive-approach to the intersection stop bar. This turning movement creates multiple vehicle conflict points.

To remove this hazard, it is recommended that applicant be required to work with the City Engineer in designing and installing a right-in/right-out median at the drive-approach that restricts this turning movement and eliminates this hazard.

Architectural Review

The project area is located within the city's Gateway Overlay District. No Certificate of Design Compliance is required because no changes to the building or the site are planned, other than parking lot striping. Any new signage will be permitted separately and will be required to obtain a Certificate of Design Compliance from the Architectural Review Commission.

Lighting

No lighting will be changed with this project. Street lighting will remain as approved.

Landscaping

No landscaping will be changed with this project. Landscaping will remain as approved.

Signage

No signage is proposed with this application. Any signage proposed for the site must meet the signage requirements zoning code.

POTENTIAL CONDITIONS OF APPROVAL

The following conditions of approval could be considered by the Planning Commission for the request for approval of CUP 18-008, by Brittany Probert, for a conditional use permit for located at 1441 E. Fort Union Blvd.

1. The applicant shall meet all relevant portions of the Municipal Code, including Chapter 19.37 – Neighborhood Commercial Zone, and all other applicable laws, ordinances and regulations pertaining to the proposed use, including providing a minimum of seven parking stalls meeting the design standards contained in Chapter 19.80 – Parking and as illustrated in Figure 1 of this report.
2. The medical office use shall be limited to a total of 2,150 square feet.
3. Per Section 19.37.030 “Conditional Uses”, no after-hours care shall be permitted.
4. Signage must be approved under separate permit, in accordance with Chapter 19.82 “Signs” of the zoning code.
5. If any interior changes are to be made, a building permit shall be applied for. All technical corrections to the construction documents shall be made prior to issuance of a building permit, as approved by staff.
6. That applicant be required to work with the City Engineer in designing and installing a right-in/right-out median at the drive-approach that restricts this turning movement and reduces turning movement points of conflict.

FINDINGS FOR APPROVAL

This recommendation is based on the following findings:

1. The proposed project meets the applicable provisions of Chapter 19.37 – Neighborhood Commercial Zone.

2. 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 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.

MODEL MOTIONS

Sample motion for approval – "I move we conditionally approve application CUP 18-008, a request from Brittany Probert, for a conditional use permit for a Medical Office located at 1441 East Fort Union, subject to the conditions of approval as presented in the staff report and based on the findings listed in the staff report dated September 5, 2018, 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 18-008, a request from Brittany Probert, for a conditional use permit for a Medical Office located at 1441 East Fort Union based on the following findings:"

1. List findings for denial...

The client drop off designation will be the 3 stalls on the west side of the building. We have notified all parents and staff that there is no left hand turn into our driveway and to get to us they must take the 2000E exit, turn right on Fort union BLVD to make a right hand turn into our driveway. To exit, they must make a right hand turn and enter 2-15 via the Union park exit.

When parents are assigned a team, they are also assigned a log in to our portal and an assigned drop of time and stall. See below for details of how this looks. Drop offs will be no more than 10 minutes but additional time between stall use has been allocated to ensure a 5-20 minute buffer between clients. Drop of instructions explicitly detail that if their stall is being used, they must make one pass, before contacting the admin representative who will let the client know their spot needs to be cleared for the next client drop off. Stall 2 is only used one time per segment allowing for an overflow spot during each pick up and drop off as a secondary precaution.

West side of building

Stall 1 (closest to building)- Drop/ off pick up A

Stall 2- Drop off Pick up B

Stall 3- Drop off Pick up C

Drop off AM

Client A- Drop off 8:00 **Drop off A**

Client B- Drop off 8:00 **Drop off B**

Client C- Drop off 8:30 **Drop of A**

Client D- Drop off 8:30 **Drop of B**

Client E- Drop off 8:30 **Drop off C**

Client A- Pick up 11:00- **Pick up A**

Client B- Pick up 11:00- **Pick up B**

Client C- Pick up 11:30- **Pick up A**

Client D- Pick up 11:30- **Pick up B**

Client E- Pick up 11:30- **Pick up C**

Drop off Mid Day

Client F- Drop off 12:00 **Drop off A**

Client G- Drop off 12:00 **Drop off B**

Client H- Drop off 12:30 **Drop off A**

Client I- Drop off 12:30 **Drop of B**

Client J- Drop off 12:30 **Drop off C**

Client F- Pick up 2:30pm- **Pick up A**

Client G- Pick up 2:30pm- **Pick up B**

Client H- Pick up 2:45pm- **Pick up A**

Client I- Pick up 2:45pm- **Pick up B**

Client J- Pick up 2:45- **Pick up C**

Drop off PM

Client K Drop off 3:00 **Drop off A**

Client L- Drop off 3:00 **Drop off B**

Client M- Drop off 3:00 **Drop off C**

Client N- Drop off 3:15 **Drop of A**

Client O- Drop off 3:15 **Drop off B**

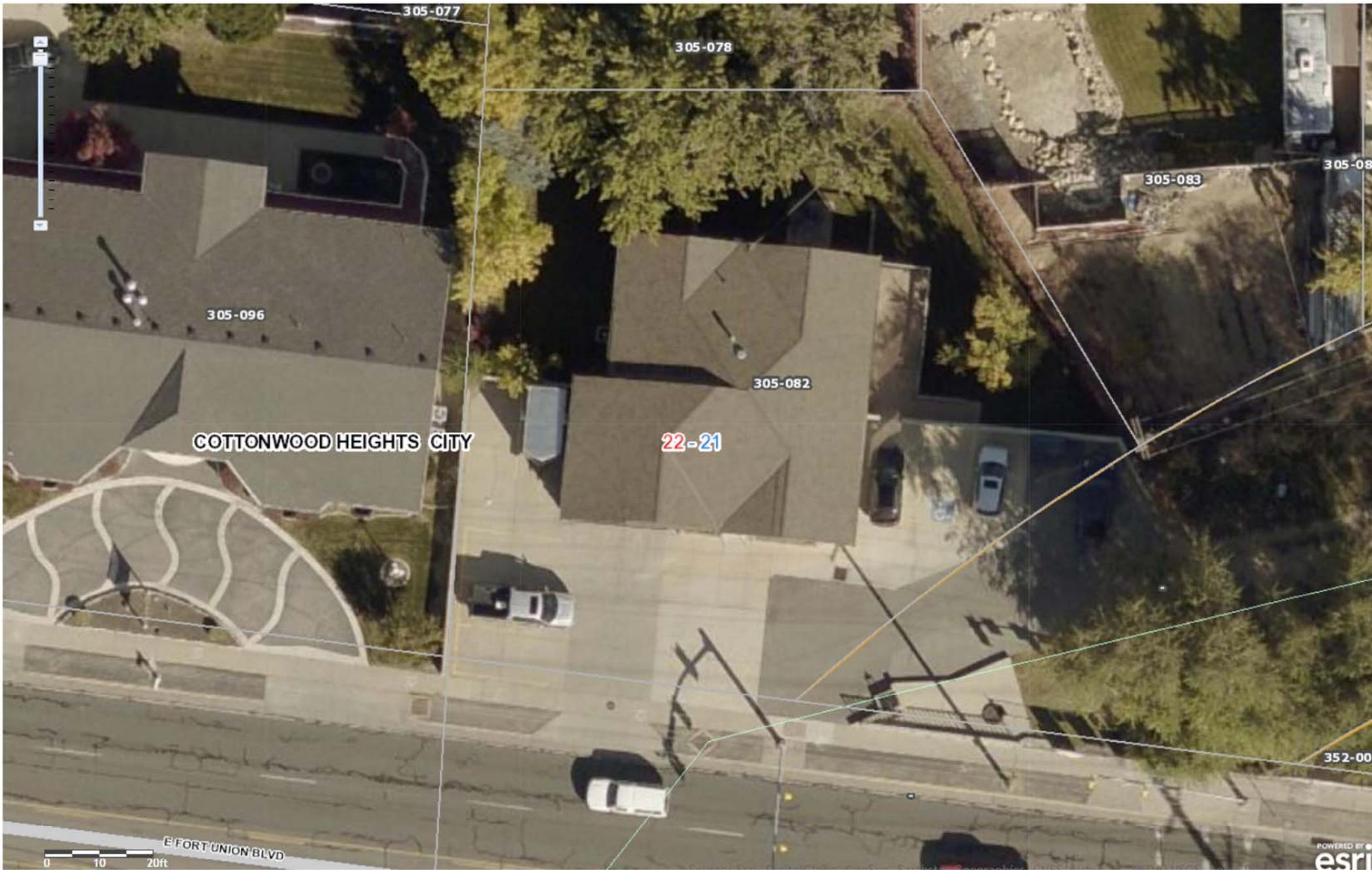
Client K Pick up 5:45- **Pick up A**

Client L- Pick up 5:45- **Pick up B**

Client M- Pick up 5:45- **Pick up C**

Client N- Pick up 6:00- **Pick up A**

Client O- Pick up 6:00- **Pick up B**



305-077

305-078

305-083

305-084

305-096

COTTONWOOD HEIGHTS CITY

22-21

305-082

352-00

E FORT UNION BLVD

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POWERED BY
esri





Matthew Taylor

From: Lani Kai Eggertsen-Goff <lkegoff@mac.com>
Sent: Saturday, September 1, 2018 4:57 PM
To: Matthew Taylor
Subject: CUP at 1441 East Fort Union Blvd.

Hello Matthew,

I received the notice of public hearing regarding the proposed health professional clinic/professional office use at the subject address. I live at 6766 S 1495 E.

As I discussed with you and Andy Hulka, I think this would be an appropriate use at this location. However, it appears that the general CH parking requirements can not be satisfied based on square footage of the building and the limited parking spaces. My understanding is there would be up to 8 employees and as many as 8 clients at any one time at the location. I know it is not part of our current code to provide stipulations that the 6-8 employees commit to walking, transit or bicycle versus auto commute. This location is well served by the UTA Route 72.

Also, I am not clear whether a sanctioned shared parking agreement could be put together with nearby businesses with complimentary parking timing. I trust this will be explored by the applicant and you as City Planning staff.

It may not be possible to make this location viable at this time for this proposed use, but I want to encourage the Planning Commission and City Council to begin to reimagine how we encourage businesses and residents to take advantage of non-automobile transportation. In other municipalities across the nation, transit adjacent parcels are given flexibility on parking requirements, which in turn provides communities with better air quality, safety and in the long run, continued prosperity economically. How we park really matters.

Thank you for sharing my thoughts with the commission on Tuesday September 5.

Lani Kai Eggertsen-Goff, AICP
6766 S 1495 E
Cottonwood Heights
801-608-4931

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Planning Commission Staff Report
Meeting Date: October 3, 2018



**FILE NUMBER/
PROJECT NAME:** SUB-18-004; Treasure Ridge No. 3 Subdivision

LOCATION: 1561 East 7200 South

REQUEST: Approval of Treasure Ridge No. 3 Subdivision (including a vacation of lot 206 and 209 of Treasure Ridge No. 2 Subdivision).

APPLICANT: John McGee (801-949-8829)

ENGINEER: Benchmark Engineering

RECOMMENDATION: APPROVE subject to attached conditions of approval

APPLICANT'S PROPOSAL

The applicant is requesting preliminary plat approval to vacate lots 206 and 209 of Treasure Ridge No. 2 Subdivision and approve a new three-lot plat that amends amends the property lines of the former lot 206, eliminates lots 209 and incorporates it into adjacent unplatted property that is then proposed to be subdivided into two lots.

BACKGROUND

Zoning Ordinance

The three proposed new lots meet all the dimensional and area requirements of the R-1-8 zone.

Subdivision Ordinance

Title 12 of the Cottonwood Heights Municipal Code dictates the Planning Commission's role in subdivision plat approval. In particular, Planning Commission approval is necessary for vacations of portions of existing subdivisions. Chapter 12.26.010 defines the approval process:

The planning commission may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at a public hearing.

Analysis: Because the proposed lot vacations will be removed from lots in an existing subdivision (Treasure Ridge No. 2), a public hearing before the planning commission is required.

Noticing

In accordance with the Cottonwood Heights Subdivision ordinance (Chapter 12.26.010(A)), notice is required to be sent to property owners within 400 feet of the property that is subject to the proposed plat change. Notices were sent out to all property owners within 500.

CONTEXT

Onsite and Adjacent Land Use

A home exists that straddles the proposed lots 211 and 212. It is required as a condition of approval that the home be demolished prior to final plat recordation.

The proposed subdivision, and the surrounding context, is located in the R-1-8 zoning district, which requires that all lots be a minimum size of 8,000 square feet.

Access

Access to the proposed lots 211 and 212 is gained from a private road owned by the Platinum Heights Home Owners Association. As part of a development agreement with the current owner of the property proposed to be subdivided (Mehrley) and the developer of Platinum Heights, Mehrley deeded the road area to Platinum Heights as part of a development agreement between the two parties.

“Platinum [Heights] agrees to provide Mehrley a perpetual right of way easement appurtenant for unencumbered use of the future road for the existing home and property owned by Mehrley and for any future homes and subdivided property with future two-lot subdivision. Right of way to include egress, access [sic], and utility easements.”

“Platinum agrees to ensure the future Platinum Heights PUD will be completely responsible for the upkeep, beautification, snow removal, liability or any other maintenance or unforeseen circumstance concerning the future improved road and that Mehrley has no responsibility for the road whatsoever.”

Although a deed for the road to Platinum has been provided, documentation has not been provided as of yet that the “perpetual right of way easement” was formerly recorded. It is proposed that as a condition of approval, that sufficient evidence is provided that the right of way was formally granted.

Hillside Concerns

Proposed lot 210 is an existing approved lot. Without any subdivision amendment, it is a legally created lot although it does not meet today’s minimum building size area for lots in sensitive land areas. However, the approval of this amendment will decrease the degree of nonconformance by incorporating the flag lot pole area of Treasure Ridge Subdivision No. 2, Lot 209 (see Figure 1 below). In any case, the land will need to meet the sensitive land requirements as instructed by the City Engineer prior to the time of any building permit approval.



Figure 1 - Division of Existing Lot 209, Treasure Ridge No. 2 Subdivision

Parcel B and the Private Road

To comply with zoning and subdivision regulations the applicant has agreed that Parcel B and the private road will be split between the proposed Lots 211 and 212 (see Figure 1 above). Parcel A belongs to Platinum Heights and will not be part of the proposed subdivision. It is illustrated to identify the proposed storm drain retention pond.

Attachments

1. Context Aerial
2. Conditions of Approval
3. Sample Motions
4. Existing Subdivision Plat
5. Proposed Plat Amendment

CONTEXT AERIAL WITH ZONING OVERLAY



CONDITIONS OF APPROVAL

1. Provide a signature on the final plat by the legal property owners of lots 1-11 acknowledging the vacation of the Bridle Path easement;
2. Final plat approval shall be withheld until legal evidence is provided that the agreed upon "perpetual right of way easement" was formerly recorded.
3. That parcel B and the private drive is incorporated into proposed Lots 211 and 212.
4. That geologic studies and compliance with the City's Sensitive Lands ordinances have been complied with prior to the issuance of a building permit.
5. That all city code development regulations as required by the City Development Review Committee be adhered to and represented on the final plat prior to recordation.
6. That the existing home be demolished prior to final plat approval.

Findings for approval:

- The proposed subdivision meets the applicable provisions of the Cottonwood Heights subdivision ordinance and the Cottonwood Heights zoning ordinance upon successful compliance with the conditions of approval above;

- Proper notice was given in accordance with local and state requirements;
- A public hearing was held in accordance with local and state requirements.

SAMPLE MOTIONS

Approval

I move that we approve project SUB-18-004, a request from John McGee for Approval of Treasure Ridge No. 3 Subdivision (including a vacation of lot 206 and 209 of Treasure Ridge No. 2 Subdivision), including all conditions and findings in the staff report dated October 3, 2018.

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

Denial

I move that we deny project SUB-18-004, a request from John McGee for Approval of Treasure Ridge No. 3 Subdivision (including a vacation of lot 206 and 209 of Treasure Ridge No. 2 Subdivision), based on the following findings:

- List findings for denial...

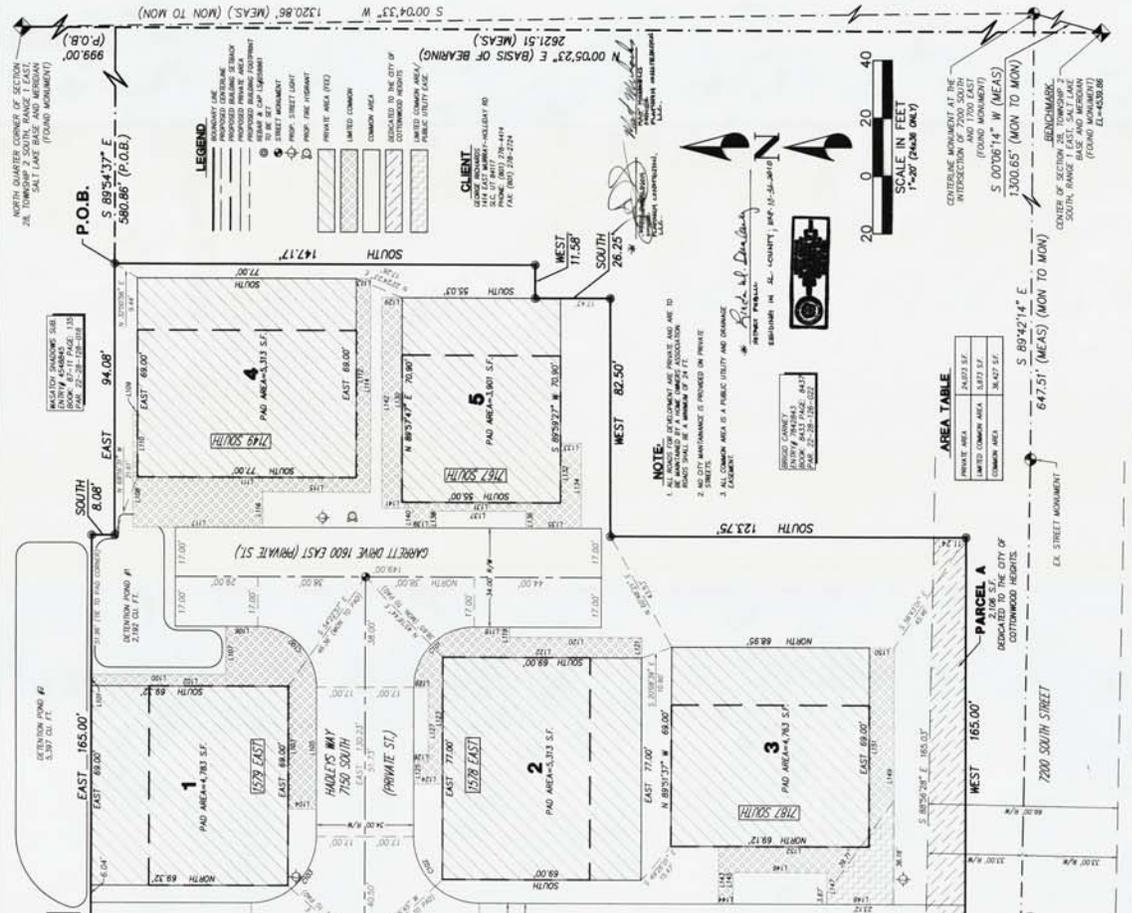
PLATINUM HEIGHTS P.U.D.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH. 7200 SOUTH 1073 EAST

FRANKIE HUBERT
DRAFTY #1744068
DATE: 03-22-2007
PAGE: 22-28-125-200

LINE TABLE (LIMITED COMMON)

LINE	LENGTH	BEARING
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108	10.00	S 89°54'37" E
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148	10.00	S 89°54'37" E
149	10.00	S 89°54'37" E
150	10.00	S 89°54'37" E



SURVEYOR'S CERTIFICATE.
I, DERRICK S. SMITH, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 259981 as prescribed under the laws of the State of Utah. I further certify that the above described plat and the survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and public streets, hereafter to be known as: PLATINUM HEIGHTS P.U.D. and that same has been correctly surveyed and staked on the ground as shown on this plat.



BOUNDARY DESCRIPTION
DATE: 3-26-07

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
I, JEFFREY DANIELSON, County Clerk, do hereby certify that the above described plat and the survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and public streets, hereafter to be known as: PLATINUM HEIGHTS P.U.D. and that same has been correctly surveyed and staked on the ground as shown on this plat.

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CORPORATE ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
I, JEFFREY DANIELSON, County Clerk, do hereby certify that the above described plat and the survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and public streets, hereafter to be known as: PLATINUM HEIGHTS P.U.D. and that same has been correctly surveyed and staked on the ground as shown on this plat.

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PLATINUM HEIGHTS P.U.D.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH. 7200 SOUTH 1073 EAST

RECORDING INFORMATION
RECORDED IN THE PUBLIC RECORDS OF SALT LAKE COUNTY, UTAH, BOOK 2007, PAGE 2477

PLANNING COMMISSION
Approved this 10th day of March, A.D. 2007 by the Planning Commission of the City of Cottonwood Heights, Utah.

CITY ENGINEER
Approved this 10th day of March, A.D. 2007 by the City Engineer of the City of Cottonwood Heights, Utah.

CITY ATTORNEY
Approved this 10th day of March, A.D. 2007 by the City Attorney of the City of Cottonwood Heights, Utah.

BOARD OF HEALTH
Approved this 10th day of March, A.D. 2007 by the Board of Health of the City of Cottonwood Heights, Utah.

COMMUNITY DEVELOPMENT
Approved this 10th day of March, A.D. 2007 by the Community Development Director of the City of Cottonwood Heights, Utah.

PEPG ENGINEERING, L.L.C.
407 W. 1230 S. SUITE 400 • DRAPER, UT 84020
PH: (801) 562-5251 • FAX: (801) 562-2551

22-28-125-017--018, 4-067 22-28-125-018



NOTICE OF A PUBLIC HEARING for a General Plan Land Use Map Amendment

Hearing Date: October 3, 2018
Time: 6:00 p.m.
Location: 2277 East Bengal Boulevard, Council Chambers
Hearing Body: Planning Commission

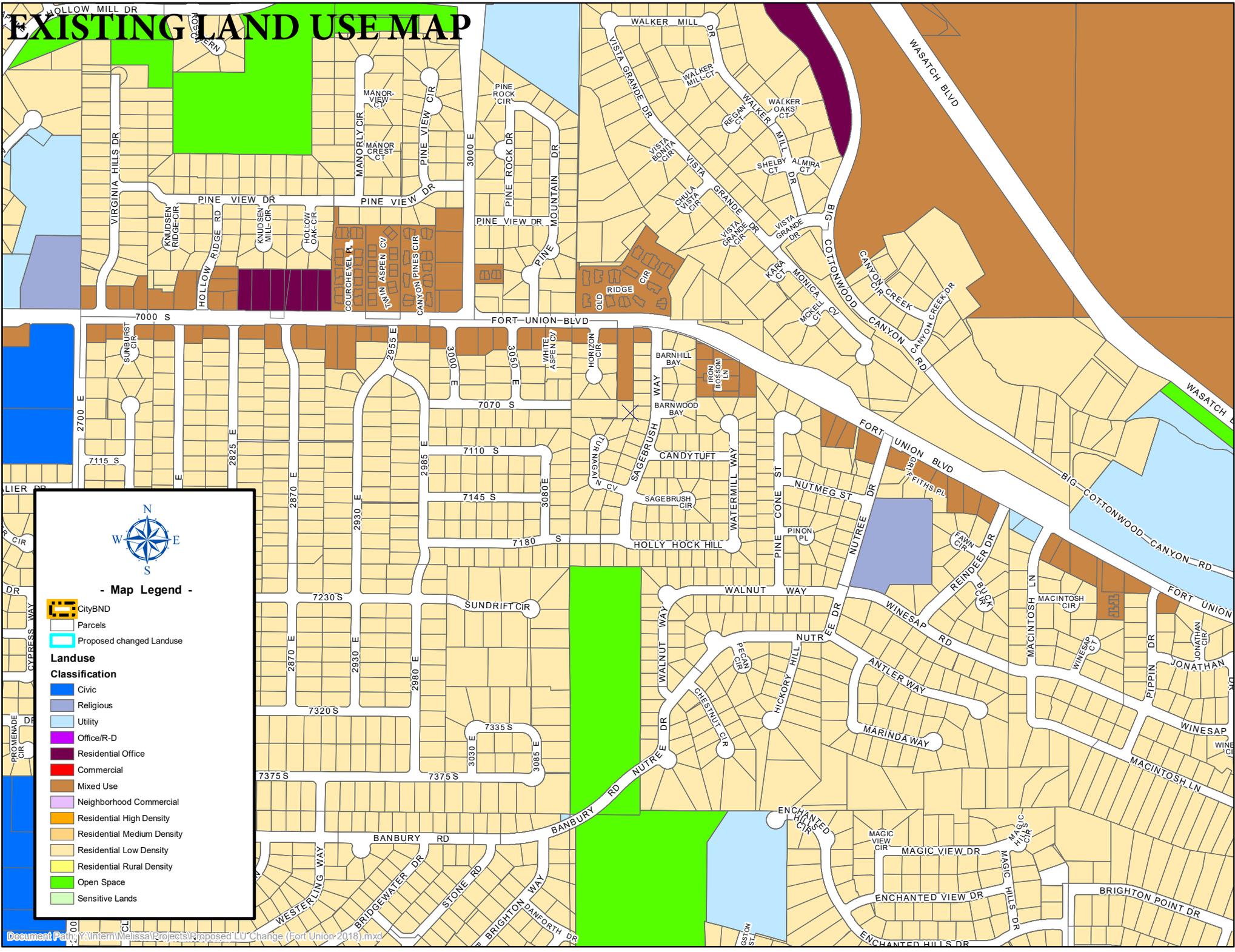
Notice is hereby given that the Cottonwood Heights Planning Commission will hold a public hearing to receive comments on a city-initiated request for a General Plan land use map amendment to multiple properties with frontage on Fort Union Boulevard between 2700 East and Racquet Club Drive.

A map has been enclosed with this notice showing all subject properties, their existing land use designation, and their proposed land use designation.

Inquiries should be directed to Mike Johnson, Community & Economic Development Director, at (801) 944-7060 or at mjohnson@ch.utah.gov.

ATTEST: Paula Melgar, City Recorder

EXISTING LAND USE MAP



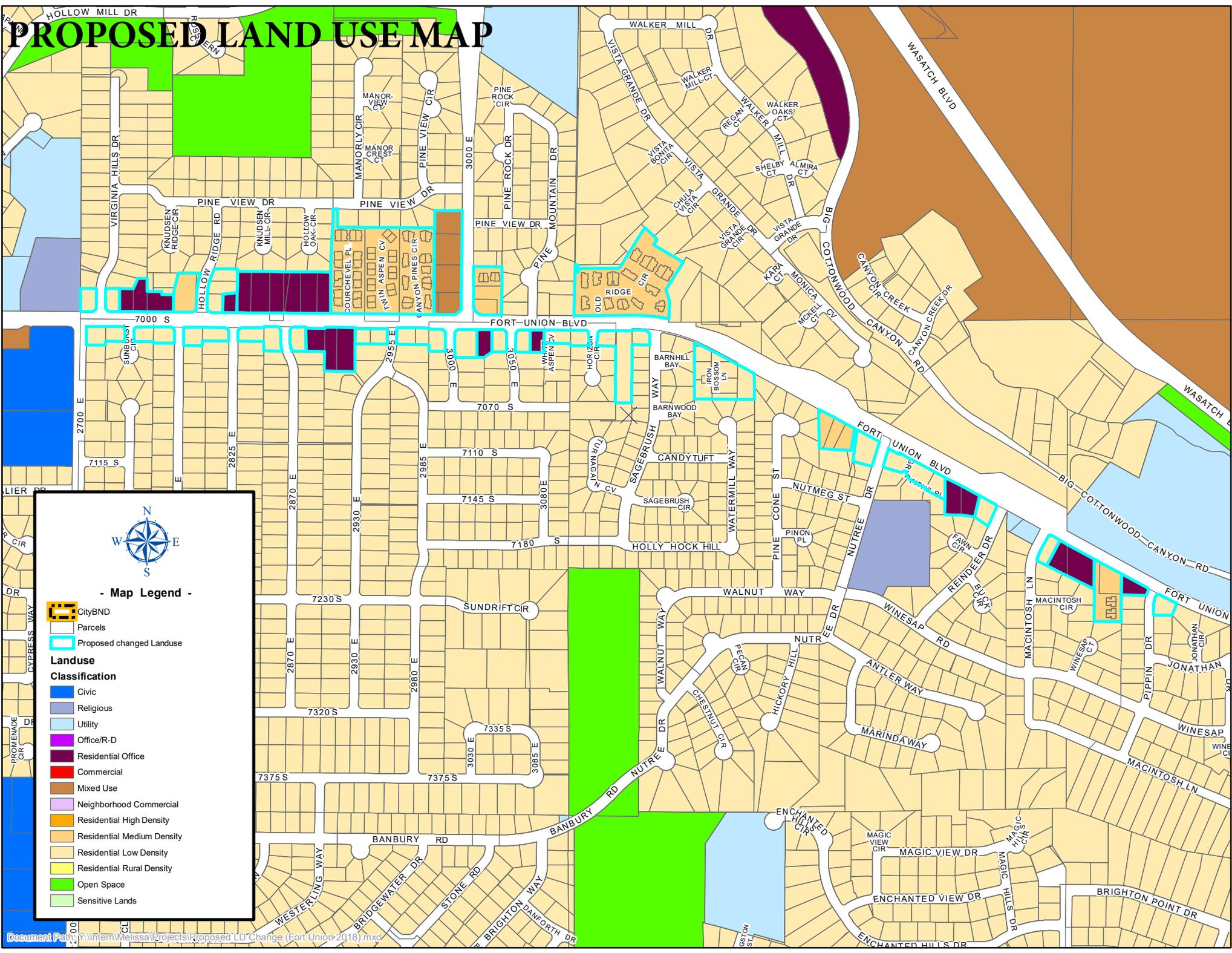
- Map Legend -

- CityBND
- Parcels
- Proposed changed Landuse

Landuse Classification

- Civic
- Religious
- Utility
- Office/R-D
- Residential Office
- Commercial
- Mixed Use
- Neighborhood Commercial
- Residential High Density
- Residential Medium Density
- Residential Low Density
- Residential Rural Density
- Open Space
- Sensitive Lands

PROPOSED LAND USE MAP



- Map Legend -

CityBND
 Parcels
 Proposed changed Landuse

Landuse Classification

- Civic
- Religious
- Utility
- Office/R-D
- Residential Office
- Commercial
- Mixed Use
- Neighborhood Commercial
- Residential High Density
- Residential Medium Density
- Residential Low Density
- Residential Rural Density
- Open Space
- Sensitive Lands

PLANNED DEVELOPMENT DISTRICT APPROVAL PROCESS

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

1. Pre-Application Conference
 - a. The applicant met with the Community Development Director, and the Development Review Committee multiple times prior to an application being submitted;
2. Concept Plan
 - a. A concept plan is required when a PDD application contains more than 50 dwelling units and/or five or more acres of non-residential development. The concept plan is required to be presented in a planning commission work session at least once prior to full application;
 - b. The applicant presented a concept plan at the December 6, 2017 work session;
3. Community Workshop
 - a. At least two community workshops are required to be held by the applicant, independently of the city, to present the proposal and understand the concerns of nearby residents. Meeting notes are required to be submitted to city staff as part of the official PDD application;
 - b. The applicant held neighborhood meetings on May 30, May 31, and the week of June 11, 2018. Meeting minutes for each of these meetings are attached to this report;
4. Draft Planned Development Zone (PDZ) Plan Submittal
 - a. A draft application submittal is required to be submitted after the pre-application conference to be reviewed for minimum compliance with the PDD ordinance;
 - b. Staff completed a comprehensive preliminary review of the applicant's draft PDZ plan submittal. Many of the material review comments have been addressed and incorporated into the current proposal;
5. PD zone application
 - a. This step constitutes an official plan submittal and the beginning of the public process. This step requires detailed submittal materials, per ordinance. Staff has reviewed this application to ensure that each item is present in the application. If an item is not present, it becomes a condition of final approval to provide it for review;
6. Department Review and Report
 - a. A complete review has been completed for the official plan submittal. This report, as well as all city correction letters to date constitute compliance with this step;
7. Public Notice
 - a. Public notice is required to comply with state and local regulations pertaining to the adoption and/or amendment of land use regulations;
 - b. Notices were sent to property owners within 1000' of the subject property. Notices were also posted in the front lobby of the city offices, on the city website, on the State noticing website, sent to local news outlets, and published in local newspapers;
8. Planning Commission Review and Recommendation
 - a. The planning commission reviews PDD proposals in the same manner as it reviews other legislative matters. It will take official public comments, request any modifications it sees fit, and ultimately make a final recommendation to the City Council for final consideration;

9. City Council Review and Decision

- a. After a planning commission recommendation, the city council may seek additional public input and will take final action to either approve or deny the proposal.

ANALYSIS OF PROPOSAL

A point-by-point analysis of the PDD ordinance and the applicant’s submittal is provided. Further detail is provided in the applicant’s narrative attached to this staff report.

Goals and Objectives (19.51.020)

The following is a chart prepared by the applicant that provides responses to each of the development goals found in the PDD ordinance:

GOALS	
Ordinance Provision	Applicant Response
“Promote employment and activity centers such as shopping, entertainment, cultural arts, recreational and community centers, health care facilities, and public transit”	The development will support existing retail and commercial business along Fort Union Blvd. The development will also have 5 “live-work” units that are designed for remote work occupations or small retail spaces. The development is within walking distance of more than 10 UTA bus stops on two routes (213 and 72) and many retail businesses.
“Provide for a range of employment uses at appropriate intensities and locations, support the integration of living and working uses, and support public transit services”	Employment uses range from small office space for attorney, accounting, and other service occupations to remote work supporting technology and programming, and beyond to small scale retail. These units will provide small business operators the opportunity to have a working space adjacent to their living space so that they will not have to commute or travel to other rented office space. This integrated “live-work” space is desirable to certain small business owners and would be unique in this sub-market, and over time could become an important use given the strong growth and increased pollution resulting from more cars on roads. These units provide some work and retail space without being disruptive to the existing and future community. The community will support local transit and other small businesses as there are >10 UTA bus stops within walking distance of the location and many retail stores.
“Promote more efficient use of land and public services, potentially allowing more concentrated projects in appropriate circumstances”	As growth continues across the Wasatch Front the need for high quality residential living opportunities continues to grow in demand. The proposed development is a very efficient use of

	<p>the land and through design and prospective tenant mix, based on the proposed unit matrix, will minimize impacts on public services.</p>
<p>“Promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area and promote preservation of property with unique features, such as property having historical significance”</p>	<p>The development will preserve the natural landform by maintaining the natural course of Little Cottonwood Creek. Given the development of buildings on both sides of the Creek, site design will include elements to protect the water flow including a bridge with specifications in accordance with city code and also rip rap stone on the banks to discourage pets and tenants from entering the Creek to preserve water quality for residents downstream.</p>
<p>“Ensure the adequacy of public facilities to accommodate population growth”</p>	<p>The surrounding areas are rich with facilities from existing public parks, shopping, services, and everyday needs to serve new residents without creating the demand or need for additional public improvements.</p>
<p>“Encourage quality and variety in building and landscape design to create a vibrant pedestrian environment”</p>	<p>The buildings will be constructed of high quality materials and designed to stand the test of time. The site design includes planting a significant amount of vegetation including trees, bushes and grass and will have pedestrian walkways throughout.</p>
<p>“Encourage the planned development of parcels sufficiently large to permit comprehensive site planning and building design by using master planning as a tool to achieve the goals of the General Plan, project harmony, design consistency and the purposes of this chapter”</p>	<p>The proposed development is of a size that allows for the opportunity to master plan and design the entire project to be constructed in one phase that meets the goals and objectives of the general plan, project harmony, and design consistency and is reflected throughout the plans. ICO believes the proposed development is a first step towards the medium and higher density housing that is already standard in other parts of Salt Lake County. The quality of this development will set a high standard for future developers seeking to complete projects within Cottonwood Heights. ICO communities match the goals and guiding principles of the Cottonwood Heights’ General Plan, seeking a high-quality experience for tenants, but not at the expense of the existing community around the subject property. This includes incorporating feedback from residents around the property, including seeking ways to reduce dumpster noise by relocating proposed dumpster locations, changing fencing types to provide residents with greater privacy in lieu of a more ornate fence material, increasing the height and intensity of</p>

	vegetation along key property lines to both help dampen noise and preserve privacy, and, to the extent possible, leaving certain old growth trees in place.
“Encourage opportunities for public transit services that promote multimodal connections at local and regional levels”	The site is located near >10 UTA bus stops on two lines (213 and 72) and our marketing of the apartments to prospective tenants will include details on bus proximity and general ease of transit from the site.
“Encourage a mixture of uses, including complementary high density multi-family residential and loft units, retail service, office, lodging, entertainment and cultural uses, and create a vibrant pedestrian/transit-oriented environment to promote pedestrian activity”	The site, while primarily multi-family residential, has office/retail in the live work units, several studio and one bed units, and will have a full suite of amenities that will create an attractive environment for tenants and with vegetation and walkways provide maximum emphasis on transit and pedestrian orientation despite a relatively disadvantaged location. The site’s proximity to transit, retail, and other services adds to the existing fabric of the mixed-use neighborhood that already exists.
“Ensure that provision is made for public and private open space”	With only 28.3% building coverage on the site, preservation of the public waterway and the well-designed park/picnic space along the creek combined with the pool areas, and landscaped terraces with fire pits all provide for an attractive, open, and highly amenitized environment.
“Encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types, including a variety of housing types”	The site plan includes a variety of apartment sizes, and emphasizes one bedroom and studio apartments which are undersupplied in the submarket. The apartment also includes “live-work” units, which we believe are a unique offering in a top tier development in the submarket. The property is creatively laid out with the front façade on the east most border of the property near the clubhouse and fitness center. Last, the site was designed creatively to include Little Cottonwood Creek as an amenity to the development winding between the buildings creating open space, while preserving sensitivity to this important natural resource.
“Achieve economic development goals concentrated in specific areas of the city by allowing higher intensity and high quality developments that warrant greater financial investments which, in turn, provide an enhanced economic base for the city”	In this development, ICO will build luxury apartments with a full suite of attractive new amenities that seek to create a resort-like community living environment for its residents while enhancing the existing community with a top quality new development. The high quality building materials and design match and improve

	<p>on other developments in the ICO portfolio. It is expected the tenant quality of this development to be among the highest in the ICO portfolio, which will in turn enrich the surrounding economy and act as a strong base of residents for the city. The development’s luxury apartments and residents will help to drive the economically vibrant Fort Union mixed-use area as the proximity of the proposed development to the commercial and retail spaces is within walking distance. This economic benefit will come with no increased pressure on the existing infrastructure. Also, the commercial space within the development further add to the area by providing an environment where individuals can work without causing any additional impact on public infrastructure.</p>
<p>“Preserve the health, safety and welfare of the public”</p>	<p>The high-quality construction and a secure development will benefit the new residents to Cottonwood Heights. The secured entrances, fenced in area, and amenities are designed to offer a high quality of life, but also a secure space. Our onsite security systems and units designed for seniors (10% of total) feature safety equipment that will ensure a comfortable experience. Separately, the 20 ft setback from the creek, and rip rap stone lining will discourage entry into the creek and provide a pleasing setting to residents while encouraging them to use other swimming facilities, which will in turn ensure welfare of the public further downstream. Other standard safety features will be included per city code.</p>
<p>“Implement the purposes and intent of this chapter, this title and the city’s General Plan, as determined by the city”</p>	<p>The proposed design and uses implement the intent of what has been outlined by the city ordinance. Specifically, ICO would highlight the following in text taken directly from Chapter 19.51 Planned Development District, Section 20 “Goals and Objectives”:</p> <p>B.1. (D) Promote layout, design and construction of development that is <u>sensitive to the natural land form and environmental conditions of the immediately and surrounding area and promote preservation of property with unique features</u>, such as property having historical significance; B.1. (E) <u>Ensure the adequacy of public facilities to accommodate population growth</u>;</p>

	<p>B.1. (l) Encourage a mixture of uses including complementary <u>high density multi-family residential and loft units</u>, retail service, office, lodging, entertainment and cultural uses, and create a vibrant pedestrian / transit-oriented environment to promote pedestrian activity;</p> <p>B.1 (L) Achieve economic development goals concentrated in specific areas of the city <u>by allowing higher intensity and higher quality developments that warrant greater financial investments which, in turn, provide an enhanced economic base for the city</u>;</p> <p>B. 2 Such goals/purposes are to be ensure through the preparation and submission of comprehensive development plans <u>showing innovative site layout and integration with the surroundings of the proposed site</u>.</p> <p><i>*Emphasis Added</i></p>
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OBJECTIVES	
Ordinance Provision	Applicant Response
<p>“An integrated mixed-use development containing two or more uses that include a pedestrian orientation as defined in Section 19.51.060(D)(1) in its design and functionality”</p>	<p>The development will include multi-family residential (apartments), commercial (mixed-use live-work units), and with a pedestrian-minded design and multiple UTA bus stops in close proximity, the site will encourage use of public transportation to the extent possible.</p>
<p>“Consistency with the city’s General Plan ensuring a compatible and functional relationship to the area and along the major corridors”</p>	<p>The site is supported by great amenities from public space, public transportation, shopping, services, access to I-215 and other major arterials that access the community. Specifically, ICO would highlight two elements from Guiding Principles of the General Plan:</p> <p>“If developed, vacant land in the interior of low-density areas should be developed <u>in a manner consistent with the surrounding development...</u> Additionally, more intense uses, or <u>traffic from more intense uses, should not intrude on low-density neighborhoods. The community supports new residential development that has a minimal impact on natural resources, open space, and scenic vistas.</u>” Page 1-6, <i>Emphasis Added</i></p> <p>ICO has sought to develop this site consistently with surrounding developments. The site is</p>

	<p>surrounded by multi-family developments on three sides (including one for-rent apartment complex, two owned / rented apartment complexes). ICO’s view is that the traffic, as illustrated in the preliminary traffic impact study (see item T1.1) show no impact to traffic in surrounding low-density neighborhoods, and no material impact on traffic in the surrounding multi-family neighborhoods.</p> <p>ICO’s design has been particularly sensitive to the single-family homes with a 20’ large densely vegetated buffer zone and solid fence to preserve privacy. Last, the proposed development has no perceived impact on natural resources, public open space, and no interference to scenic vistas that are essential to the surrounding properties.</p>
<p>“Site features, uses, public amenities and aesthetic characteristics that encourage public pedestrian activity, multi-modal transportation connection points, vitality, convenience and safety in and around the development”</p>	<p>See item A1.7 which includes a map of UTA transit stops near the property. Also, please see appendix L1.1 which outlines the landscaping, pedestrian sidewalks and vegetation which are both designed to be aesthetically pleasing, but also to encourage multi-modal transportation (walk, bike, bus, and car) to extent possible given site location. Little Cottonwood Creek also provides an aesthetically pleasing area with picnic pavilions and a walking path on each side connecting all of the community’s buildings.</p>
<p>“The plan coherently provides both a physical and functional integration of the site components to each other, to other properties in the PDD and to the balance of the city, including design features that will assure an appropriate transition of uses, building heights, architectural massing and spatial relationships respecting nearby areas”</p>	<p>The site plan application includes architectural drawings that outline the location of different uses on the site, building heights no greater than 50’ per code, an architectural massing exhibit, and proper setbacks in accordance with city code. Little Cottonwood Creek will be lined with rip rap stones and will be bridged by a decorated precast structure that will make it the effective center point of the development. The 20’ setbacks from the creek’s edge ensure that it has ample space to be uncrowded by the buildings on the site.</p>
<p>“The site is fully served by public streets, municipal services and public utilities of adequate capacity; provided, however, that where infrastructure capacity is judged to be inadequate:</p> <ul style="list-style-type: none"> • The city may accept the applicant’s agreement in such form as the city may require under this code insuring that 	<p>Letters of coordination (“will serve”) to be provided by the relevant utilities and other service providers.</p>

suitable improvements will be installed in a timely manner; and <ul style="list-style-type: none"> • No building permit shall be issued until the city’s approval and acceptance of such an agreement” 	
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PD-X ORDINANCE ANALYSIS

Per the PDD ordinance, a draft PDZ ordinance is required to be submitted for consideration by the planning commission. This is the applicant’s proposed PD-X ordinance (attached). In general, the proposed PD-X ordinance contains proposed development standards and the proposed Development Plan. All proposed development shall also comply with the following standards:

- Zoning ordinance chapter 19.51 (PDD)
- Title 12 (Subdivisions)
- APWA standards
- Such other standards as the city council may deem appropriate following recommendation by the planning commission

Staff Analysis: *The proposed PD-X ordinance meets the general requirements for compliance with the PDD ordinance. Upon careful review and public comment, the planning commission should determine whether to suggest additions or modifications to the proposed ordinance.*

DEVELOPMENT PLAN ANALYSIS

The PDD ordinance contains a table of design parameters for each PDD Tier. The following is a comparison of Tier 2 PDD parameters compared to the proposed Development Plan. Each of the standards is detailed further within the body of the PDD ordinance:

Standard	Tier 2	Proposed Development Plan
Area requirement	3 acres	5.93 acres
Lot coverage (maximum)	65%	28%
Building Height minimum	N/A	N/A
Building Height maximum	50’ (must contain non-residential use on first two stories) (height is measured to the top of habitable area; parapets and other non-habitable roof-top appurtenances are generally exempt)	50’ (proposed two-story live/work units in each building) (Additional architectural appurtenances exceed 50’
Minimum setbacks: <ul style="list-style-type: none"> • Front • Side (Street) • Side (Residential) • Side (Nonresidential) • Rear (Residential) • Rear (Nonresidential) 	0 0 Same as residential 0 Same as residential 0	Front (East) - 80’ North side - 12-20’ South side - 70’ adjacent to SFD; 10’ adjacent to MFD Rear (West) – 60’

Storefronts & Access	Required at street level	Provided
Building Transparency	Yes, to meet minimum standards	Complies with minimum standards
Open space	15% gross lot area	43%
Landscaping	To be compliant with specific PDD ordinance standards	Complies with base standards
Off-street parking & loading	No specific requirements	N/A
Parking Setback	As defined by ordinance; Minimum setback abutting single-family residential – 20’	20’ from single-family residential property line; 25-30’ additional from buildings on single-family residential properties
Pedestrian Circulation	Required per ordinance	To comply with minimum PDD standards
Signage	Master Sign Program Required	Master Sign Program Provided
Below Market Rate (BMR) / Senior / Disable Housing	At least 10% of units must be affordable, senior, or ADA-compliant. Affordable is defined as households earning not more than 50% of the city’s median income (per 2017 housing study, median income = \$79,823. The study states that \$998 monthly rent is affordable)	21 units proposed to be for senior housing designed to be ANSI B compatible. Proposed 10% discount on base rent compared to other units within the property.
Exterior Lighting Standards	Per ordinance	Required to comply with minimum standards
Residential Density	35 units per acre maximum	33.6 units per acre (excluding live-work units) 34.4 units per acre (including live-work units)

The proposed Development Plan submitted by the applicant contains the following details:

- General site plan
- Traffic circulation site plan
- Pedestrian circulation site plan
- Landscaping Plan
- Parking site plan
- Open space plan
- Amenity site plan
- Regional transportation plan
- Building A, B, and C elevations and floor plans
- Live-work unit floor plan
- Civil site plan
- Concept photometric plan
- Architectural elevation renderings
- Building massing exhibit



**FILE NUMBER/
PROJECT NAME:** PDD-18-001

LOCATION: 6784 S 1300 E

REQUEST: Zone map amendment from R-1-8 to PD-X (per 19.51 of zoning ordinance)

OWNER: William M & Alice O Walsh Family Limited Partnership

APPLICANT: ICO Development (Christian Maynes)

RECOMMENDATION: Recommend APPROVAL to City Council after taking public comment and providing feedback to the applicant

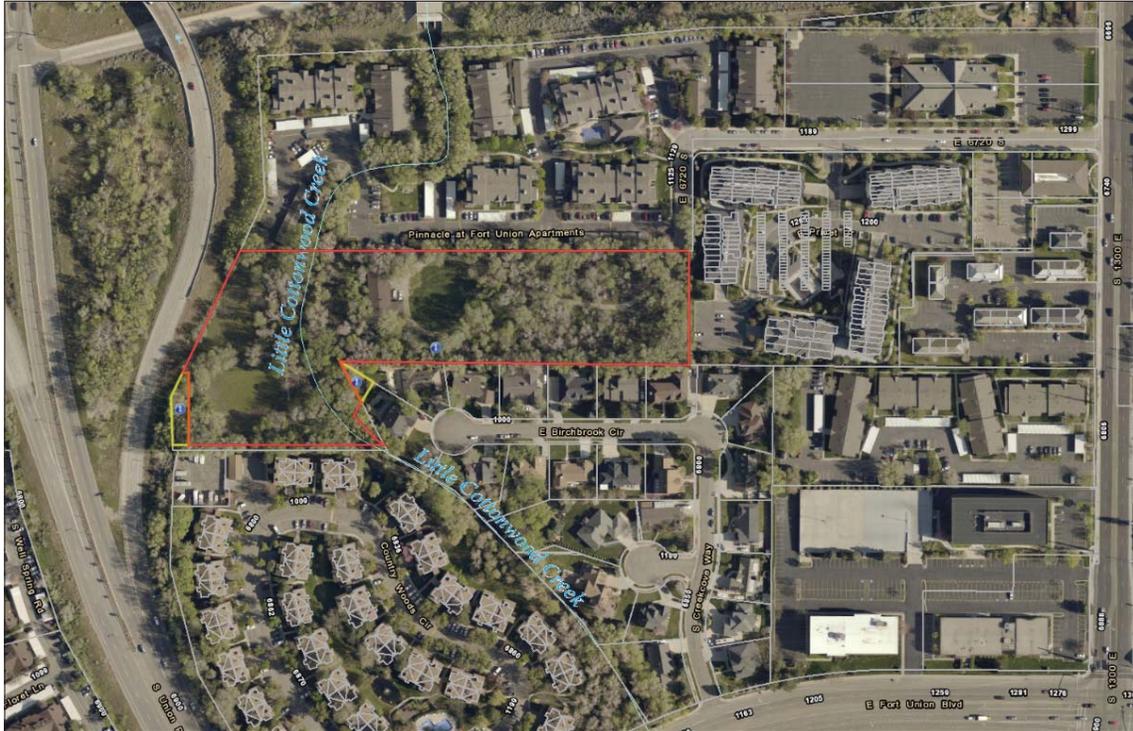
APPLICANT'S PROPOSAL

Zone Map Amendment

The applicant is requesting to utilize the city's Planned Development District (PDD) ordinance (chapter 19.51) to amend the zoning designation of the above-mentioned property from R-1-8 to PD-X. The proposed PD-X zone, following the provisions of 19.51, is a zoning designation proposed to apply specifically to the subject property. The property is eligible for consideration of a zone map amendment under the Tier 2 development requirements of the PDD ordinance. The proposed PD-X zone establishes its own allowed uses, setbacks, heights, signage and lighting standards, landscaping requirements, etc. As an exhibit to the proposed PD-X zoning designation and ordinance, the applicant has submitted a Development Plan showing the extent of development proposed on the property. If approved by the City Council, the development plan will be part of the PD-X zone, and the applicant will be required to develop the site in accordance with both the PD-X ordinance as well as the development plan. The proposed PD-X ordinance is attached to this report. Below is a brief summary of the proposed ordinance:

- Allowed uses:
 - Multi-family dwelling units
 - Live-work units
 - Home occupations
- Development standards:
 - Maximum height – 4 stories / 50'
 - Setbacks – as shown on Development Plan
 - Maximum lot coverage – 30%
- Minimum architectural standards as depicted
- 21 senior housing units (ADA-friendly accommodations, 10% price reduction from similar market rates for units within the same project)
- Lighting standards:
 - Maximum light level uniformity ratio of 4:1
 - Maximum light pole height of 20'

- Building-mounted lighting not to exceed 18' in height
- Maximum pedestrian area lighting height of 12'
- Signage:
 - Two monument signs no larger than 32 square feet each, plus interior wayfinding and building/amenity identification signage, per submitted master sign program



Development Plan

The proposed development plan is attached to this staff report. The applicant is proposing to construct three multi-family family apartment buildings with a total of five (5) two-level live-work units that provide mix of non-residential uses in the development required to increase the maximum building height to 50'. Each of the buildings will consist of three stories of apartments on top of a one-story parking podium. Below is a summary of the proposed development. Further details are provided in the attached narrative and development plan:

- Property size: 5.93 acres
- Number of units: 199
 - Building A – 70
 - Building B – 85
 - Building C – 44
- Number of live-work units: 5
 - Building A – 2
 - Building B – 2
 - Building C - 1
- Building Height (all buildings):
 - Roof bearing height – 42' above finish floor
 - Parapet height – 46-50'
 - Architectural tower element – 54'

- Parking: 370 total stalls (1.86 stalls per unit)
 - Surface parking – 195 stalls
 - Structured parking – 175 stalls
- Building Coverage: 29% (1.72 acres)
- Open Space (non-building and non-parking): 43.1%
- Proposed site amenities:
 - 2-story community center
 - Internet café
 - Fitness center
 - Conference rooms
 - Multi-purpose/theater room
 - Swimming pool
 - Sun deck
 - Outdoor fire pit/seating area
 - Barbecue pavilion
 - Creek-side picnic pavilion
 - Dog park
 - Dog wash
 - Bike storage
 - Basketball court



BACKGROUND

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

Following are references to General Plan documents (the General Plan, the Fort Union Boulevard Master Plan) that support the implementation of the PDD ordinance.

General Plan References

Community Vision Statement (section 1.4)

- “Residents of Cottonwood Heights have chosen to live here because they enjoy the current quality of life, aesthetics, recreational opportunities, mix of land uses, and patterns of development that the City provides. The primary vision of the Cottonwood Heights General Plan is to ensure that these qualities are maintained and preserved.”
- “Residents insist on high-quality development and urban design.”

Staff Analysis: *The proposed zone change, under the PDD ordinance, provides the Planning Commission and City Council the ability to ensure that applicable provisions of the community vision statement are met by the proposed development. The PDD process gives the city greater control in terms of aesthetics and urban design.*

Guiding Principles (section 1.5)

- Land Use
 - “Maintain the traditional single-family neighborhood as the predominant housing style.”
 - “The Community wishes to protect low-density residential neighborhoods from incompatible uses.”

Staff Analysis: *There is a small existing single-family neighborhood (24 homes) directly south of the subject property. However, the remaining vicinity is comprised either of high-density residential and professional office development. The subject property currently contains one single-family home. The proposal should be sensitive to the adjacent single-family neighborhood, but the proposed density is commensurate with the density of the existing nearby multi-family development, and with the land-use designation of the subject property (High-Density Residential).*

- Housing
 - “The city is interested in expanded opportunities for affordable owner-occupied and senior housing where such development is appropriate and consistent with zoning and neighborhood density.”

Staff Analysis: *The PDD ordinance contains requirements for affordable or senior housing. The proposed PD-X ordinance states that 21 of the total proposed units will be constructed as senior housing units, and will cost 10% less than the standard market rate of other units in the proposed development.*

Goals (section 1.6)

- Land Use
 - Goal: “Preserve quality of life and existing image of city.”
- Housing
 - Goal: “Preserve current quality of life by maintaining an appropriate range of housing options and choices.”
 - Goal: “Increase the vitality of neighborhoods by supporting owner-occupancy in selected zones, and, where feasible, options for more senior housing.”
 - Goal: “Ensure a smooth blend and integration of new residential development.”

Staff Analysis: *The PDD gives the planning commission and city council the ability to ensure that the applicable goals are reflected in the proposed development. The PDD ordinance sets parameters for affordable or senior housing. Other city zoning designations do not require affordable or senior housing.*

Fort Union Boulevard Master Plan (General Plan Addendum) References

The Fort Union Master Plan established nodes and need for special zoning to achieve the vision on the corridor and give city leadership a more active role in that redevelopment process. Nodes were developed to ensure that the predominant housing stock (i.e. single-family neighborhoods) are protected. The Plan was done in accordance with General Plan recommendation to develop small area plans, to identify activity centers and nodes, to ensure that the aesthetic quality of the corridor is enhanced and maintained (urban design), and to ensure that new development is compatible with existing residential neighborhoods

- Goals:
 - Provide a safe and pleasant environment for pedestrians
 - Provide residents with transportation choices and convenient alternative modes of travel
- Supporting plans:
 - Design Guidelines
 - BYU Fort Union Citizen Plan
 - University of Utah Urban Design Proposal
 - Zion’s Bank/InterPlan/Landmark Fort Union Study
- Study helped identify nodes for redevelopment that comply with the General Plan’s important principles, ensuring that redevelopment areas are carefully targeted, and that framework is put in place for redevelopment to be carefully considered for aesthetics, neighborhood impact, pedestrian accommodation, etc.

Staff Analysis: *The Fort Union Boulevard Master Plan and the PDD ordinance were both approved by the Planning Commission and City Council, and were found to comply with the General Plan. The analyses above show that the PDD ordinance as a whole achieves the vision set forth by the General Plan. There may be additional burden on the project applicant to demonstrate that the proposed PD-X zone and corresponding Development Plan comply the Plan (design quality/aesthetics, neighborhood impact, etc.)*

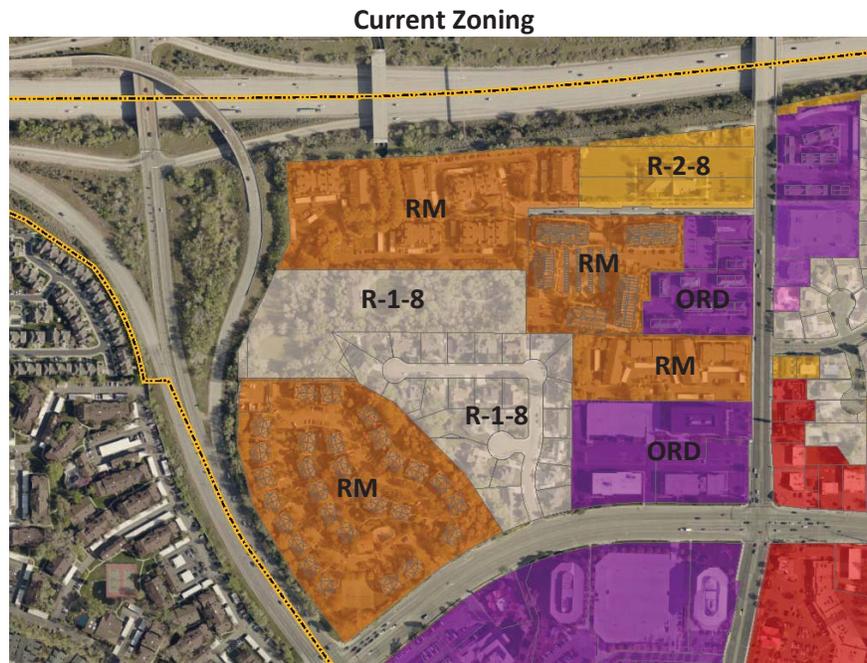
Other Contributing Studies

- Zion's/InterPlan/Landmark Fort Union Study, U of U Design study, BYU Study, Fort Union Focus Group, Gravel Pit market study, etc.

PDD Ordinance Timeline

- 2/4/15 – Planning Commission hearing
- 3/5/15 – Planning Commission hearing
- 4/1/15 – Planning Commission discussion
- 4/15/15 – Planning Commission recommended APPROVAL
- (Summer 2015) – open house, City Council discussions
- 10/13/15 – City Council adopted PDD ordinance
- 11/28/17 – City Council amended PDD ordinance to include subject property in Tier 2 area
- 5/22/18 – City Council approved an application from ICO Development to increase the maximum density allowed in Tier 2 areas to 35 units/acre

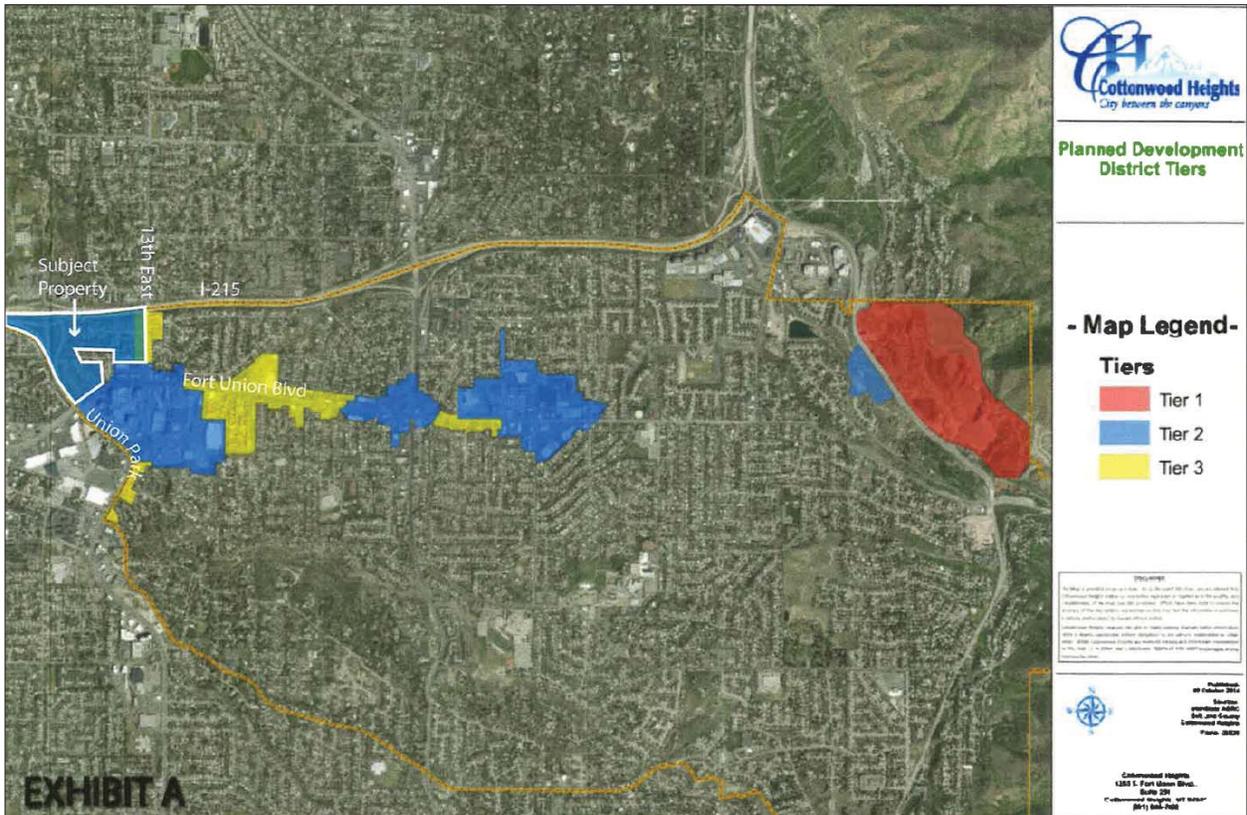
CONTEXT



Current Land Use



PDD Tier Map



PLANNED DEVELOPMENT DISTRICT APPROVAL PROCESS

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

1. Pre-Application Conference
 - a. The applicant met with the Community Development Director, and the Development Review Committee multiple times prior to an application being submitted;
2. Concept Plan
 - a. A concept plan is required when a PDD application contains more than 50 dwelling units and/or five or more acres of non-residential development. The concept plan is required to be presented in a planning commission work session at least once prior to full application;
 - b. The applicant presented a concept plan at the December 6, 2017 work session;
3. Community Workshop
 - a. At least two community workshops are required to be held by the applicant, independently of the city, to present the proposal and understand the concerns of nearby residents. Meeting notes are required to be submitted to city staff as part of the official PDD application;
 - b. The applicant held neighborhood meetings on May 30, May 31, and the week of June 11, 2018. Meeting minutes for each of these meetings are attached to this report;
4. Draft Planned Development Zone (PDZ) Plan Submittal
 - a. A draft application submittal is required to be submitted after the pre-application conference to be reviewed for minimum compliance with the PDD ordinance;
 - b. Staff completed a comprehensive preliminary review of the applicant's draft PDZ plan submittal. Many of the material review comments have been addressed and incorporated into the current proposal;
5. PD zone application
 - a. This step constitutes an official plan submittal and the beginning of the public process. This step requires detailed submittal materials, per ordinance. Staff has reviewed this application to ensure that each item is present in the application. If an item is not present, it becomes a condition of final approval to provide it for review;
6. Department Review and Report
 - a. A complete review has been completed for the official plan submittal. This report, as well as all city correction letters to date constitute compliance with this step;
7. Public Notice
 - a. Public notice is required to comply with state and local regulations pertaining to the adoption and/or amendment of land use regulations;
 - b. Notices were sent to property owners within 1000' of the subject property. Notices were also posted in the front lobby of the city offices, on the city website, on the State noticing website, sent to local news outlets, and published in local newspapers;
8. Planning Commission Review and Recommendation
 - a. The planning commission reviews PDD proposals in the same manner as it reviews other legislative matters. It will take official public comments, request any modifications it sees fit, and ultimately make a final recommendation to the City Council for final consideration;

9. City Council Review and Decision

- a. After a planning commission recommendation, the city council may seek additional public input and will take final action to either approve or deny the proposal.

ANALYSIS OF PROPOSAL

A point-by-point analysis of the PDD ordinance and the applicant’s submittal is provided. Further detail is provided in the applicant’s narrative attached to this staff report.

Goals and Objectives (19.51.020)

The following is a chart prepared by the applicant that provides responses to each of the development goals found in the PDD ordinance:

GOALS	
Ordinance Provision	Applicant Response
“Promote employment and activity centers such as shopping, entertainment, cultural arts, recreational and community centers, health care facilities, and public transit”	The development will support existing retail and commercial business along Fort Union Blvd. The development will also have 5 “live-work” units that are designed for remote work occupations or small retail spaces. The development is within walking distance of more than 10 UTA bus stops on two routes (213 and 72) and many retail businesses.
“Provide for a range of employment uses at appropriate intensities and locations, support the integration of living and working uses, and support public transit services”	Employment uses range from small office space for attorney, accounting, and other service occupations to remote work supporting technology and programming, and beyond to small scale retail. These units will provide small business operators the opportunity to have a working space adjacent to their living space so that they will not have to commute or travel to other rented office space. This integrated “live-work” space is desirable to certain small business owners and would be unique in this sub-market, and over time could become an important use given the strong growth and increased pollution resulting from more cars on roads. These units provide some work and retail space without being disruptive to the existing and future community. The community will support local transit and other small businesses as there are >10 UTA bus stops within walking distance of the location and many retail stores.
“Promote more efficient use of land and public services, potentially allowing more concentrated projects in appropriate circumstances”	As growth continues across the Wasatch Front the need for high quality residential living opportunities continues to grow in demand. The proposed development is a very efficient use of

	the land and through design and prospective tenant mix, based on the proposed unit matrix, will minimize impacts on public services.
“Promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area and promote preservation of property with unique features, such as property having historical significance”	The development will preserve the natural landform by maintaining the natural course of Little Cottonwood Creek. Given the development of buildings on both sides of the Creek, site design will include elements to protect the water flow including a bridge with specifications in accordance with city code and also rip rap stone on the banks to discourage pets and tenants from entering the Creek to preserve water quality for residents downstream.
“Ensure the adequacy of public facilities to accommodate population growth”	The surrounding areas are rich with facilities from existing public parks, shopping, services, and everyday needs to serve new residents without creating the demand or need for additional public improvements.
“Encourage quality and variety in building and landscape design to create a vibrant pedestrian environment”	The buildings will be constructed of high quality materials and designed to stand the test of time. The site design includes planting a significant amount of vegetation including trees, bushes and grass and will have pedestrian walkways throughout.
“Encourage the planned development of parcels sufficiently large to permit comprehensive site planning and building design by using master planning as a tool to achieve the goals of the General Plan, project harmony, design consistency and the purposes of this chapter”	The proposed development is of a size that allows for the opportunity to master plan and design the entire project to be constructed in one phase that meets the goals and objectives of the general plan, project harmony, and design consistency and is reflected throughout the plans. ICO believes the proposed development is a first step towards the medium and higher density housing that is already standard in other parts of Salt Lake County. The quality of this development will set a high standard for future developers seeking to complete projects within Cottonwood Heights. ICO communities match the goals and guiding principles of the Cottonwood Heights’ General Plan, seeking a high-quality experience for tenants, but not at the expense of the existing community around the subject property. This includes incorporating feedback from residents around the property, including seeking ways to reduce dumpster noise by relocating proposed dumpster locations, changing fencing types to provide residents with greater privacy in lieu of a more ornate fence material, increasing the height and intensity of

	vegetation along key property lines to both help dampen noise and preserve privacy, and, to the extent possible, leaving certain old growth trees in place.
“Encourage opportunities for public transit services that promote multimodal connections at local and regional levels”	The site is located near >10 UTA bus stops on two lines (213 and 72) and our marketing of the apartments to prospective tenants will include details on bus proximity and general ease of transit from the site.
“Encourage a mixture of uses, including complementary high density multi-family residential and loft units, retail service, office, lodging, entertainment and cultural uses, and create a vibrant pedestrian/transit-oriented environment to promote pedestrian activity”	The site, while primarily multi-family residential, has office/retail in the live work units, several studio and one bed units, and will have a full suite of amenities that will create an attractive environment for tenants and with vegetation and walkways provide maximum emphasis on transit and pedestrian orientation despite a relatively disadvantaged location. The site’s proximity to transit, retail, and other services adds to the existing fabric of the mixed-use neighborhood that already exists.
“Ensure that provision is made for public and private open space”	With only 28.3% building coverage on the site, preservation of the public waterway and the well-designed park/picnic space along the creek combined with the pool areas, and landscaped terraces with fire pits all provide for an attractive, open, and highly amenitized environment.
“Encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types, including a variety of housing types”	The site plan includes a variety of apartment sizes, and emphasizes one bedroom and studio apartments which are undersupplied in the submarket. The apartment also includes “live-work” units, which we believe are a unique offering in a top tier development in the submarket. The property is creatively laid out with the front façade on the east most border of the property near the clubhouse and fitness center. Last, the site was designed creatively to include Little Cottonwood Creek as an amenity to the development winding between the buildings creating open space, while preserving sensitivity to this important natural resource.
“Achieve economic development goals concentrated in specific areas of the city by allowing higher intensity and high quality developments that warrant greater financial investments which, in turn, provide an enhanced economic base for the city”	In this development, ICO will build luxury apartments with a full suite of attractive new amenities that seek to create a resort-like community living environment for its residents while enhancing the existing community with a top quality new development. The high quality building materials and design match and improve

	<p>on other developments in the ICO portfolio. It is expected the tenant quality of this development to be among the highest in the ICO portfolio, which will in turn enrich the surrounding economy and act as a strong base of residents for the city. The development’s luxury apartments and residents will help to drive the economically vibrant Fort Union mixed-use area as the proximity of the proposed development to the commercial and retail spaces is within walking distance. This economic benefit will come with no increased pressure on the existing infrastructure. Also, the commercial space within the development further add to the area by providing an environment where individuals can work without causing any additional impact on public infrastructure.</p>
<p>“Preserve the health, safety and welfare of the public”</p>	<p>The high-quality construction and a secure development will benefit the new residents to Cottonwood Heights. The secured entrances, fenced in area, and amenities are designed to offer a high quality of life, but also a secure space. Our onsite security systems and units designed for seniors (10% of total) feature safety equipment that will ensure a comfortable experience. Separately, the 20 ft setback from the creek, and rip rap stone lining will discourage entry into the creek and provide a pleasing setting to residents while encouraging them to use other swimming facilities, which will in turn ensure welfare of the public further downstream. Other standard safety features will be included per city code.</p>
<p>“Implement the purposes and intent of this chapter, this title and the city’s General Plan, as determined by the city”</p>	<p>The proposed design and uses implement the intent of what has been outlined by the city ordinance. Specifically, ICO would highlight the following in text taken directly from Chapter 19.51 Planned Development District, Section 20 “Goals and Objectives”:</p> <p>B.1. (D) Promote layout, design and construction of development that is <u>sensitive to the natural land form and environmental conditions of the immediately and surrounding area and promote preservation of property with unique features</u>, such as property having historical significance;</p> <p>B.1. (E) <u>Ensure the adequacy of public facilities to accommodate population growth</u>;</p>

	<p>B.1. (l) Encourage a mixture of uses including complementary <u>high density multi-family residential and loft units</u>, retail service, office, lodging, entertainment and cultural uses, and create a vibrant pedestrian / transit-oriented environment to promote pedestrian activity;</p> <p>B.1 (L) Achieve economic development goals concentrated in specific areas of the city <u>by allowing higher intensity and higher quality developments that warrant greater financial investments which, in turn, provide an enhanced economic base for the city</u>;</p> <p>B. 2 Such goals/purposes are to be ensure through the preparation and submission of comprehensive development plans <u>showing innovative site layout and integration with the surroundings of the proposed site</u>.</p> <p><i>*Emphasis Added</i></p>
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OBJECTIVES	
Ordinance Provision	Applicant Response
<p>“An integrated mixed-use development containing two or more uses that include a pedestrian orientation as defined in Section 19.51.060(D)(1) in its design and functionality”</p>	<p>The development will include multi-family residential (apartments), commercial (mixed-use live-work units), and with a pedestrian-minded design and multiple UTA bus stops in close proximity, the site will encourage use of public transportation to the extent possible.</p>
<p>“Consistency with the city’s General Plan ensuring a compatible and functional relationship to the area and along the major corridors”</p>	<p>The site is supported by great amenities from public space, public transportation, shopping, services, access to I-215 and other major arterials that access the community. Specifically, ICO would highlight two elements from Guiding Principles of the General Plan:</p> <p>“If developed, vacant land in the interior of low-density areas should be developed <u>in a manner consistent with the surrounding development...</u> Additionally, more intense uses, or <u>traffic from more intense uses, should not intrude on low-density neighborhoods. The community supports new residential development that has a minimal impact on natural resources, open space, and scenic vistas.</u>” Page 1-6, <i>Emphasis Added</i></p> <p>ICO has sought to develop this site consistently with surrounding developments. The site is</p>

	<p>surrounded by multi-family developments on three sides (including one for-rent apartment complex, two owned / rented apartment complexes). ICO's view is that the traffic, as illustrated in the preliminary traffic impact study (see item T1.1) show no impact to traffic in surrounding low-density neighborhoods, and no material impact on traffic in the surrounding multi-family neighborhoods.</p> <p>ICO's design has been particularly sensitive to the single-family homes with a 20' large densely vegetated buffer zone and solid fence to preserve privacy. Last, the proposed development has no perceived impact on natural resources, public open space, and no interference to scenic vistas that are essential to the surrounding properties.</p>
<p>"Site features, uses, public amenities and aesthetic characteristics that encourage public pedestrian activity, multi-modal transportation connection points, vitality, convenience and safety in and around the development"</p>	<p>See item A1.7 which includes a map of UTA transit stops near the property. Also, please see appendix L1.1 which outlines the landscaping, pedestrian sidewalks and vegetation which are both designed to be aesthetically pleasing, but also to encourage multi-modal transportation (walk, bike, bus, and car) to extent possible given site location. Little Cottonwood Creek also provides an aesthetically pleasing area with picnic pavilions and a walking path on each side connecting all of the community's buildings.</p>
<p>"The plan coherently provides both a physical and functional integration of the site components to each other, to other properties in the PDD and to the balance of the city, including design features that will assure an appropriate transition of uses, building heights, architectural massing and spatial relationships respecting nearby areas"</p>	<p>The site plan application includes architectural drawings that outline the location of different uses on the site, building heights no greater than 50' per code, an architectural massing exhibit, and proper setbacks in accordance with city code. Little Cottonwood Creek will be lined with rip rap stones and will be bridged by a decorated precast structure that will make it the effective center point of the development. The 20' setbacks from the creek's edge ensure that it has ample space to be uncrowded by the buildings on the site.</p>
<p>"The site is fully served by public streets, municipal services and public utilities of adequate capacity; provided, however, that where infrastructure capacity is judged to be inadequate:</p> <ul style="list-style-type: none"> • The city may accept the applicant's agreement in such form as the city may require under this code insuring that 	<p>Letters of coordination ("will serve") to be provided by the relevant utilities and other service providers.</p>

suitable improvements will be installed in a timely manner; and <ul style="list-style-type: none"> • No building permit shall be issued until the city’s approval and acceptance of such an agreement” 	
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PD-X ORDINANCE ANALYSIS

Per the PDD ordinance, a draft PDZ ordinance is required to be submitted for consideration by the planning commission. This is the applicant’s proposed PD-X ordinance (attached). In general, the proposed PD-X ordinance contains proposed development standards and the proposed Development Plan. All proposed development shall also comply with the following standards:

- Zoning ordinance chapter 19.51 (PDD)
- Title 12 (Subdivisions)
- APWA standards
- Such other standards as the city council may deem appropriate following recommendation by the planning commission

Staff Analysis: *The proposed PD-X ordinance meets the general requirements for compliance with the PDD ordinance. Upon careful review and public comment, the planning commission should determine whether to suggest additions or modifications to the proposed ordinance.*

DEVELOPMENT PLAN ANALYSIS

The PDD ordinance contains a table of design parameters for each PDD Tier. The following is a comparison of Tier 2 PDD parameters compared to the proposed Development Plan. Each of the standards is detailed further within the body of the PDD ordinance:

Standard	Tier 2	Proposed Development Plan
Area requirement	3 acres	5.93 acres
Lot coverage (maximum)	65%	28%
Building Height minimum	N/A	N/A
Building Height maximum	50’ (must contain non-residential use on first two stories) (height is measured to the top of habitable area; parapets and other non-habitable roof-top appurtenances are generally exempt)	50’ (proposed two-story live/work units in each building) (Additional architectural appurtenances exceed 50’
Minimum setbacks: <ul style="list-style-type: none"> • Front • Side (Street) • Side (Residential) • Side (Nonresidential) • Rear (Residential) • Rear (Nonresidential) 	0 0 Same as residential 0 Same as residential 0	Front (East) - 80’ North side - 12-20’ South side - 70’ adjacent to SFD; 10’ adjacent to MFD Rear (West) – 60’

Storefronts & Access	Required at street level	Provided
Building Transparency	Yes, to meet minimum standards	Complies with minimum standards
Open space	15% gross lot area	43%
Landscaping	To be compliant with specific PDD ordinance standards	Complies with base standards
Off-street parking & loading	No specific requirements	N/A
Parking Setback	As defined by ordinance; Minimum setback abutting single-family residential – 20’	20’ from single-family residential property line; 25-30’ additional from buildings on single-family residential properties
Pedestrian Circulation	Required per ordinance	To comply with minimum PDD standards
Signage	Master Sign Program Required	Master Sign Program Provided
Below Market Rate (BMR) / Senior / Disable Housing	At least 10% of units must be affordable, senior, or ADA-compliant. Affordable is defined as households earning not more than 50% of the city’s median income (per 2017 housing study, median income = \$79,823. The study states that \$998 monthly rent is affordable)	21 units proposed to be for senior housing designed to be ANSI B compatible. Proposed 10% discount on base rent compared to other units within the property.
Exterior Lighting Standards	Per ordinance	Required to comply with minimum standards
Residential Density	35 units per acre maximum	33.6 units per acre (excluding live-work units) 34.4 units per acre (including live-work units)

The proposed Development Plan submitted by the applicant contains the following details:

- General site plan
- Traffic circulation site plan
- Pedestrian circulation site plan
- Landscaping Plan
- Parking site plan
- Open space plan
- Amenity site plan
- Regional transportation plan
- Building A, B, and C elevations and floor plans
- Live-work unit floor plan
- Civil site plan
- Concept photometric plan
- Architectural elevation renderings
- Building massing exhibit

- Water usage projections
- Unit mix tabulation

Landscaping / Buffering

Proposed landscaping adjacent to the single-family residential neighborhood includes a proposed 6' fence on the property line as well as a 20' landscaping buffer planted with two layers of trees. At maturity, the trees proposed are expected to be 7-10' in height when planted, 30-50' tall at maturity. Proposed trees contain a mixture of deciduous and evergreen.

In the southwest corner of the property adjacent to the condominiums to the south, a solid 6' fence is proposed as well as a strip of planted trees matching the other trees on the property. In addition to these two sensitive boundary areas, landscaping is proposed around the entire perimeter of the property and around each of the three proposed structures, as shown on the landscaping plan.

Lighting

The applicant is proposing site lighting structures are dispersed evenly across the site to ensure that a light level uniformity ratio of 4:1 is achieved. Reflected in the plan, this shows a parking lot light structure approximately every 15 parking stalls. The applicant is proposing a maximum light pole height of 20'. Pedestrian areas will be lit by lighting structures not to exceed 12' in height. Building mounted lighting is proposed not to exceed a maximum height of 18'.

Staff Analysis: *Staff recommends that all lighting structures be designed as full cutoff lights, which are properly shielded from view on adjacent properties. Special care should be taken with the design of light structures adjacent to both residential developments south of the subject property.*

Traffic Impact

A traffic impact study was completed by Hales Engineering in May 2018 to analyze the impact of the proposed development on existing traffic conditions. The study analyzed existing conditions and level of service (i.e. wait time at intersections) against the project level of service with the proposal incorporated. It also analyzed the roadway system, traffic volumes, queuing, and mitigation measures.

Traffic volumes were measured on Tuesday, December 19, 2017 from 8-9 a.m. and from 5-6 p.m. The evening peak traffic volume was much higher, and therefore the p.m. data was used as a basis for the traffic analysis and recommendations.

All proposed site vehicle traffic would enter and exit the site via 6720 South and 1300 East. The existing level of service at the 6720 S / 1300 E intersection is LOS C. The study finds that the proposed development will add an additional 1,112 daily trips to the road. The level of service including the increased daily trips is LOS D. Level of Service C at an unsignalized intersection is classified as 'stable operation/acceptable delays,' with delays ranging from 15 to 25 seconds. Level of Service D is classified as 'approaching unstable flows/tolerable delays,' with delays ranging from 25-35 seconds.

The study concludes with a recommended mitigation measure that the left-turn lane from 6720 South onto 1300 East be extended to a total length of 100 feet to accommodate the additional anticipated queuing. No further mitigating measures were found to be warranted by the traffic study.

Staff Analysis: *Staff will require that the applicant include the recommended mitigating measure in the final Development Plan. The traffic study will be reviewed by the City Engineer to ensure its adequacy. Further mitigating options should be explored to maintain existing level of service at the 6720 S / 1300 E intersection.*

Fire Department Review

The applicant is proposing to install a primary ingress/egress point on the northeast corner of the property. A secondary emergency access is also proposed on the southwest portion of the property, which would connect the proposed site to the existing Orchards at Countrywoods condominium development. Prior to final approval of this concept, proper agreements must be in place between the applicant and the HOA of the Orchards at Countrywoods.

The applicant is in ongoing discussion with the city's Unified Fire Inspector to explore different options that comply with the Fire Code, including the current proposal to install a crash-gate on the southwest property line. No final approval will be granted until Unified Fire approval is given.

Engineering / Stormwater

The City Engineer has reviewed the property and provided a comprehensive list of technical corrections required. Of note, the applicant is required to obtain a Floodplain Development Permit for the project's effects on the creek. The applicant is also responsible to submit a proper geotechnical report, storm drain plans and calculations, and many other minor technical requirements.

Access

As proposed, the applicant will need to obtain written consent from the Orchards at Countrywoods condominium owners for the installation of the proposed emergency vehicle secondary access. The applicant is also proposing to upgrade the condominiums' existing water line and loop it through the proposed development. This work will also require proper approval from private owners.

PUBLIC COMMENTS

As of the drafting of this staff report (6/15/18), multiple written public comments have been received by staff, predominantly from owners in the Orchards at Countrywoods condominiums. Concerns range from proposed shared access / utility access, intrusion of tall buildings, negative traffic impact, etc. A copy of all written comments will be sent to the planning commission prior to the first public hearing on 6/20/18.

Staff Recommendation

Staff's review of the application is based on whether the proposal complies with the baseline standards of relevant city plans, codes and ordinances. The planning commission, after reviewing the plans and

receiving public comments, should ask the applicant to address any concerns that it sees fit. Then, the commission will make a recommendation to the City Council for final approval or denial.

Based on general compliance with all minimum codified standards, and a finding that the proposal is in harmony with the city's General Plan document, staff recommends that the planning commission recommend APPROVAL to the City Council. This recommendation should only come when concerns (mentioned herein and raised in the public hearings) have been properly addressed by the applicant.

Model Motions

Approval

I move that we forward a recommendation of APPROVAL to the City Council for project #PDD-18-001, an application for a zone map amendment from R-1-8 to PD-X on the property located at 6784 S 1300 E.

- Add any proposed conditions
- Add findings for conditions

Denial

I move that we forward a recommendation of DENIAL to the City Council for project #PUD-18-001, an application for a zone map amendment from R-1-8 to PD-X on the property located at 6784 S 1300 E.

- List findings for denial

Attachments

- Applicant's narrative
- Community Meeting Summary
- Market Study Narrative
- Proposed PD-X ordinance
- Development Plan
 - General Site Plan
 - Landscaping Plan
 - Traffic Circulation Plan
 - Pedestrian Circulation Plan
 - Open Space Plan
 - Amenities Plan
 - Transportation Plan
 - Architectural Renderings
 - Building Floor Plans & Elevations
 - Live-Work Unit Floor Plans
 - Photometric Site Plan
 - Massing Exhibit
 - Unit Mix Tabulation
 - Master Sign Program

PDD ZONING - NARRATIVE AND DEVELOPMENT PLAN

DATE: 6 JUN 2018
PROJECT: RESIDENCES AT WALSH PROPERTY
LAND AREA: 5.9 ACRES
DEVELOPER: ICO DEVELOPMENT

The Residences at the WALSH Property is located at approximately 1200 East and 6750 South in the northwest corner of Cottonwood Heights in just east of the Interstate 215 westbound on-ramp. It consists of approximately 5.9 acres. The intended land use for the entire site is proposed as Class “A” apartments in a multi-family residential development of 204 total units.

ARCHITECTURAL SITE PLAN: (See sheet A1.1)

The site has been configured with three (3) individual detached buildings labeled Buildings “A” through “C”. Building A is the east building with 72 units. Building B is the middle building with 87 units. Building C is west of the creek and has 45 units.

All buildings are 4-stories high, with the roof bearing at 42 ft above finish floor, with top of parapet varying between 46 and 50 ft with architectural tower element up to 54 ft. Each building has on-grade parking under each building with a concrete podium structure with wood framing of units above.

The main entry is off of 6720 South Street coming west off of 1300 East. This entry is proposed to be a gated wrought iron entry gate with associated knock-box for the fire department access. Fencing is proposed around the property with wrought iron or vinyl solid fencing.

The building placement is such that 10 ft setbacks are proposed at all sides for buildings. The buildings have been placed at the north property adjacent to the apartment complex to the north, keeping a buffer of parking, landscape and courtyard open space to the south away from the single-family housing neighbors to the south. The building wings closest to the south property are 72 feet away from the property line, with three-quarters of the building elevations recessed back in

south-facing terrace amenity areas with these facades an additional ~60 ft back or 134 ft setback from the south property line.

The south property line bordering the single family homes has a 20 ft setback from the nearest parking spaces and is proposed to be aligned with heavily landscaped trees and vertical visual green screening as well (see landscape plan).

Setbacks include a 30 ft utility easement along the west property with UDOT, 10 ft at all other property lines (north, east and south). Setbacks of open space from Little Cottonwood Creek are proposed at 20 ft back each side from the top of creek bank.

Monument signage at the main entry gate and an additional vertical element sign along the west property (to be seen from the I-215 on-ramp) are proposed.

A bridge is proposed with a crossing at one point across Little Cottonwood Creek with access to the west portion of the site.

The building lot coverage (footprint of buildings) is as follows:

- Building A: 26,908 s.f.
- Building B: 28,322 s.f.
- Building C: 17,932 s.f.
- Total lot coverage: **73,162 s.f. (1.72 acres)**

This building coverage amounts to 28.3% of the overall site.

SITE PLAN – TRAFFIC CIRCULATION: (See sheet A1.2)

This property is extremely isolated with very limited public street access. In fact, the only street frontage is the street width at the northeast corner of the property. This entry will be gated with an ornamental wrought-iron gate with fob electronic entry system and Knox-box key for the fire department access.

An emergency vehicle access is proposed at the southwest end of the project to stub and have a gated emergency egress only access through the stub road into the condominium project to the south, allowing the fire vehicles access through the site without needing a turn-around. The access through the site will be 26 ft wide with radii meeting fire department vehicular access requirements.

There is a bridge that is proposed to cross the creek and be designed with 7,500 lb requirements and with bottom of bridge to be 3 ft above the 100-year flood storm. This is addressed on the civil plans. This bridge will be designed to meet emergency vehicle requirements.

There is no other public access for vehicles other than from the main entrance. Traffic will circulate through surface parking lots and have circulation access to each parking structure at the main level of each building.

SITE PLAN – PEDESTRIAN CIRCULATION: (See sheet A1.3)

The pedestrian circulation is shown on the Pedestrian Circulation plan with sidewalk access from the gated main entry through the site to each building entry, club house, amenities, and the live-work units.

The pedestrian circulation is proposed to be accessible meeting ADA requirements for building and amenity access throughout the site, along with vehicular access meeting accessibility requirements.

The sidewalks connect from the main entry to each terrace courtyard, across the bridge all the way to the picnic pavilions along the creek and to the basketball court to the west.

The sidewalks are also provided to have direct access – on-grade entry to the five (5) live-work units. See the site plan for these locations, and see the building plans for the live-work units located in the northwest and northeast corners of Buildings A and B & C.

Bikes and bike racks will be provided at each terrace courtyard with bike storage in each building at the parking structure level. A bike wash and bike lockers will also be included as part of the amenity package for the tenants.

SITE PLAN – PARKING CIRCULATION: (See sheet A1.4)

The parking is shown on the Parking Site Plan. There are two (2) main types of parking shown with surface parking along the main road through the site, and parking within the structure of each building at the main level.

There are (195) stalls provided on surface parking and (175) structured stalls within and under each building. The total parking provided of (370) stalls provides 1.81 stalls per unit. This is just above the ICO Development standard of similar projects with typically 1.8 stalls. This ratio historically works for the unit mix provided.

The structured parking totals 47.2% of the total parking. Covered canopy parking is proposed along the south property to provide at least one (1) covered stall minimum per unit, be it covered or structured stalls – (30) canopy stalls.

Accessible parking will be provided at each building and at each amenity area.

SITE PLAN – OPEN SPACE: (See sheet A1.5)

The open space and associated calculation is shown on the Open Space Site Plan. This open space includes the amenity courtyards with swimming pool and hot tub, the green space picnic areas, open space common green with paths along Little Cottonwood Creek and the basketball court area to the west.

Common private open space totals 99,012 s.f. or 2.27 acres. Non-common private open space (balconies) totals 0.28 acres. Combined open space totals 2.55 acres, or approximately 43.1% of the total site (non-building and non-parking).

SITE PLAN – AMENITIES: (See sheet A1.6)

The amenities are shown on the Site Amenity Plan.

It is proposed to have a 2-story Community Center element incorporated into the southeast end wing of Building A. This community center / club house will include the following functions:

1. Entry Lounge with large -2 story vaults and fireplace element
2. Management offices
3. Leasing offices
4. Community Center Room w/ serving kitchen and pool table game room area
5. Internet Café
6. Large Fitness Center
7. Conference Room / Meeting Room
8. Multi-purpose room / small theater
9. Community restrooms with showers
10. Common mail center

Outdoor amenities associated with the Community Center and on site include:

1. Large swimming pool
2. Sun Deck
3. Double diamond hot tub / spa
4. Fire pit with outdoor seating
5. Barbecue pavilion at the pool area
6. A picnic pavilion along the Little Cottonwood Creek open space common green area.
7. Creekside Park with trails along Little Cottonwood Creek
8. Dog Park
9. Dog Wash
10. Bike Storage
11. Basketball Court

SITE PLAN – PHOTOMETRICS: (See sheet E1.1)

The site lighting is proposed to be mostly done with the use of down-lights off of the building in wall sconces. Fixtures proposed are LED and are attached at the end of this narrative.

The lighting photometrics have been engineered meeting the code-conforming low-light requirements of the electrical code. See the attached Site Photometric Plan.

ARCHITECTURAL FLOOR PLANS AND ELEVATIONS (See sheets A2.1-A2.5, A3.1-A3.2, A4.1-A4.2)

The architectural building plans and elevations are included in the attached exhibits. Building floor plans include the main level that show the parking structured level as well as the corner live-work units of 1,000 s.f. on the main floor each with a 3-story unit above.

The buildings are 4-stories with 3-stories of wood construction of apartment units on a 12 ft high main level concrete podium structure with brick veneer and articulated façade wrapping the parking structure as a base to the buildings without ever seeing the parking structure.

The materials proposed are conceptual but are showing a character of richness of “contemporary rustic” articulation of cement board siding (using vertical, horizontal and flat panel elements) and some stucco high on the facades with a brick base around the perimeter.

The live-work units will have more than 50% glazing of the main level façade with on-grade pedestrian access directly to these units. See the east elevation of Building A on sheet A2.5.

The buildings have a “U” or “C” shape that allow for terraces and south light to reach most units. This articulation of massing keeps from a straight façade facing the neighbors to the south, but instead an undulation of massing.

A variety of earth tone and accent colors are proposed to articulate the facades as well.

There are proposed mostly flat roof elements with parapets keeping the height of the buildings down, but with some corner tower elements with a standing seam pyramidal element.

Balconies will be provided for each unit and will have opaque aluminum railings with cantilevered structures.

See the elevations on sheet A2.3, A2.4, and A2.5.

CHARACTER SKETCHES (See sheets A2.1-A2.5, A3.1-A3.2, A4.1-A4.2)

The unit mix is a combination of studio, 1-bed, 2-bed, 3-bed, and 3-bed live-work units. See the building plans for the proposed unit mix of each building. See attached also at the end of this narrative the unit mix tabulation of the project as a whole.

Each unit shall be incorporated with the following design features:

1. 9 ft ceilings throughout with 10 ft ceilings at the top floor.
2. Walk-in closets
3. Built-in pantries
4. Larger bedrooms with an emphasis on double-master suites in the 2-bed and 3-bed unit types.
5. Hard surface entries
6. Luxury vinyl plank flooring
7. Granite or quartz countertops
8. Washer / Dryer in each unit
9. Vaulted ceilings at living spaces at all upper level units
10. Spacious balconies at each unit.

Each building will have central corridors with climate control and interior finishes. The corridors are provided with elevators with access from parking to each level.

Accessibility: All units shall meet the requirements of accessibility throughout per ANSI A117.1-2009 requirements with all units meeting accessible type “B” units throughout. This accessible requirement meets the requirements of at least 10% of the units being for seniors. 2% of type “A” accessible units will also be provided.

MASSING (See sheet EX-01)

NOTE: See the massing diagrams and site sections of 3D images of the massing only. See sheet EX-01.

UTILITIES (See sheet C1.01)

See the Civil Site plan for the utilities, grading, and street improvements. Fire lines and water lines shall loop through the project with fire hydrants at each building to meet fire marshal requirements with FDC connection points and fire risers at each stairwell.

The Civil Site plan includes the concept design of the storm detention, sanitary sewer, water, fire line, gas, and power utilities.

Letters of service availability from each utility have been requested and will be provided to the city upon receipt. It is not anticipated to have any problem with utilities providing the needed services.

Gas and water demand studies have been shown below:

WALSH PROPERTY - 194 UNITS ANTICIPATED WATER USE CALCULATIONS	
<u>DESIGN CONDITIONS</u>	
CITY:	COTTONWOOD HEIGHTS
WATER PRESSURE	60 psi MIN. (VERIFY)
DEVELOPED PIPE LENGTH	2,000 FEET MAXIMUM (VERIFY)
FIXTURE UNITS	2,273 SFU MAXIMUM
WATER USAGE	3949 GALLON PER DAY
PEAK WATER USAGE	211 GALLONS PER MINUTE
ANTICIPATED WATER USE CALCULATIONS ARE BASED ON: 121 - ONE BATH UNITS, 73 - 2 BATH UNITS, ESTIMATED OCCUPANCY OF 452 PEOPLE	

WALSH BUILDING A - 71 UNITS ANTICIPATED WATER USE CALCULATIONS

DESIGN CONDITIONS

CITY:	COTTONWOOD HEIGHTS	
WATER PRESSURE	60	psi MIN. (VERIFY)
DEVELOPED PIPE LENGTH	400	FEET MAXIMUM (VERIFY)
FIXTURE UNITS	1,058	SFU MAXIMUM
WATER USAGE	2005	GALLON PER DAY
PEAK WATER USAGE	129	GALLONS PER MINUTE

1,058 FIXTURE UNITS REQUIRES A:
3" METER AND A 3" DIAMETER DISTRIBUTION LINE

ANTICIPATED WATER USE CALCULATIONS ARE BASED ON:
71 ONE BATH UNITS, 22 TWO BATH UNITS, ESTIMATED OCCUPANCY OF 196 PEOPLE

WALSH BUILDING B - 81 UNITS ANTICIPATED WATER USE CALCULATIONS

DESIGN CONDITIONS

CITY:	COTTONWOOD HEIGHTS	
WATER PRESSURE	60	psi MIN. (VERIFY)
DEVELOPED PIPE LENGTH	400	FEET MAXIMUM (VERIFY)
FIXTURE UNITS	936	SFU MAXIMUM
WATER USAGE	2251	GALLON PER DAY
PEAK WATER USAGE	119	GALLONS PER MINUTE

936 FIXTURE UNITS REQUIRES A:
3" METER AND A 3" DIAMETER DISTRIBUTION LINE

ANTICIPATED WATER USE CALCULATIONS ARE BASED ON:
57 ONE BATH UNITS, 24 TWO BATH UNITS, ESTIMATED OCCUPANCY OF 220 PEOPLE

WALSH BUILDING C - 42 UNITS ANTICIPATED WATER USE CALCULATIONS

DESIGN CONDITIONS

CITY:	COTTONWOOD HEIGHTS
WATER PRESSURE	60 psi MIN. (VERIFY)
DEVELOPED PIPE LENGTH	400 FEET MAXIMUM (VERIFY)
FIXTURE UNITS	540 SFU MAXIMUM
WATER USAGE	1514 GALLON PER DAY
PEAK WATER USAGE	64 GALLONS PER MINUTE

540 FIXTURE UNITS REQUIRES A:
2" METER AND A 3" DIAMETER DISTRIBUTION LINE

ANTICIPATED WATER USE CALCULATIONS ARE BASED ON:
15 ONE BATH UNITS, 27 TWO BATH UNITS, ESTIMATED OCCUPANCY OF 148 PEOPLE

INFRASTRUCTURE (See sheet C1.01)

The Infrastructure is limited off site to the entry connection at the main entry and to looping the water line and utility lines. No other public infrastructure is required.

SENSITIVE LAND PLAN (See sheet C1.01)

The Sensitive land designation is shown shaded on the Civil Site plan, including the Little Cottonwood Creek area with a setback of 20 ft each side of the high bank of the creek.

LANDSCAPE PLANTING PLAN (See sheet L0.01)

The landscape planting plan has been included in this proposal with perimeter plantings and tree screening as well as sensitive land preservation and creek side maintenance shown. See the attached colored illustrative site plan with proposed landscape plantings, schedules, and design shown.

GREEN BUILD

Principles of Sustainability for this project are proposed to include:

1. Conserve energy short term and explore renewable energy sources long term
2. Facilitate reuse and recycling of natural resources and synthetic materials.
3. Design sites, structures and landscapes that are resource efficient and environmentally responsible over their entire life cycle.
4. Practice eco-friendly maintenance and cleaning.
5. Optimize fuel efficiency of and minimize pollutants.
6. Use high efficient, low-toxin materials, supplies and equipment that are produced and transported responsibly.

This project is proposed to have an emphasis on sustainability, including:

1. Efficient site design with mixed-use component and density supporting sustainability principles.
2. Meeting or exceeding Energy Conservation Codes including the 2015 International Energy Conservation Code.
3. Implementing tight exterior envelopes and efficient mechanical systems with insulation, caulking and sealing methods meeting or exceeding HERS ratings of Energy Star compliance.
4. Installing full-cavity insulation at both walls and roof elements that exceed code minimums.
5. Installing high energy efficient appliances, mechanical HVAC equipment, water heaters, and electrical light fixtures, with each component having Energy Star compliance or better.
6. Installing low-water use plumbing fixtures exceeding code minimums.
7. Installing low-E high efficient double-pane window systems with tight 4-sided flashing at the exterior envelope.

DRAFT ORDINACE (See attached amendment)

See attached.

This project is determined to follow the Tier 2 of the Site Development Regulations of Ordinance 19.51.060, with the following exceptions:

1. The 35 units per acre area is proposed to be amended to 34.4 units per acre as shown.
2. Transit oriented design (see sheet A1.7). Local bus lines 213 / 72 stop on 1300 East / Ft. Union Blvd. respectively. The nearest bus stop 213 is 1,415 ft. The nearest bus stop 72 is 1,955 ft. The nearest retail is 2,112 ft. Due to the proximity to these options, one could easily access most needs within a short walking distance.

3. Height: Building height will have parapets typically between 46 to 50 feet but the code allows for architectural elements to exceed the 50 ft height. This is done at certain corner sloping roof elements.

ADDRESSING PROVISIONS OF 19.51.020.B.1 AND 19.51.020E AND 19.51.040

Code Requirement 19.51.20.B1	Developer Response
<p>a. Promote employment and activity centers such as shopping, entertainment, cultural arts, recreational and community centers, health care facilities, and public transit</p>	<p>The development will support existing retail and commercial business along Fort Union Blvd. The development will also have 5 “live-work” units that are designed for remote work occupations or small retail spaces. The development is within walking distance of more than 10 UTA bus stops on two routes (213 and 72) and many retail businesses.</p>
<p>b. Provide for a range of employment uses at appropriate intensities and locations, support the integration of living and working uses, and support public transit services;</p>	<p>Employment uses range from small office space for attorney, accounting, and other service occupations to remote work supporting technology and programming, and beyond to small scale retail. These units will provide small business operators the opportunity to have a working space adjacent to their living space so that they will not have to commute or travel to other rented office space. This integrated “live-work” space is desirable to certain small business owners and would be unique in this sub-market, and over time could become an important use given the strong growth and increased pollution resulting from more cars on roads. These units provide some work and retail space without being disruptive to the existing and future community. The community will support local transit and other small businesses as there are >10 UTA bus stops within walking distance of the location and many retail stores.</p>
<p>c. Promoting more efficient use of land and public services, potentially allowing more concentrated projects in appropriate circumstances;</p>	<p>As growth continues across the Wasatch Front the need for high quality residential living opportunities continues to grow in demand. The proposed development is a very efficient use of the land and through design and prospective tenant mix, based on the proposed unit matrix, will minimize impacts on public services.</p>
<p>d. Promote layout, design and construction of development that is</p>	<p>The development will preserve the natural landform by maintaining the natural course of</p>

<p>sensitive to the natural land form and environmental conditions of the immediate and surrounding area and promote preservation of property with unique features, such as property having historical significance;</p>	<p>Little Cottonwood Creek. Given the development of buildings on both sides of the Creek, site design will include elements to protect the waterflow including a bridge with specifications in accordance with city code and also rip rap stone on the banks to discourage pets and tenants from entering the Creek to preserve water quality for residents downstream.</p>
<p>e. Ensure the adequacy of public facilities to accommodate population growth;</p>	<p>The surrounding areas are rich with facilities from existing public parks, shopping, services, and everyday needs to serve new residents without creating the demand or need for additional public improvements.</p>
<p>f. Encourage quality and variety in building and landscape design to create a vibrant pedestrian environment;</p>	<p>The building will be constructed of high quality materials and designed to stand the test of time. The site design includes planting a significant amount of vegetation including trees, bushes and grass and will have pedestrian walkways throughout.</p>
<p>g. Encourage the planned development of parcels sufficiently large to permit comprehensive site planning and building design by using master planning as a tool to achieve the goals of the general plan, project harmony, design consistency and the purposes of this chapter;</p>	<p>The proposed development is of a size that allows for the opportunity to master plan and design the entire project to be constructed in one phase that meets the goals and objectives of the general plan, project harmony, and design consistency and is reflected throughout the plans. ICO believes the proposed development is a first step towards the medium and higher density housing that is already standard in other parts of Salt Lake County. The quality of this development will set a high standard for future developers seeking to complete projects within Cottonwood Heights. ICO communities match the goals and guiding principles of the Cottonwood Heights' General Plan, seeking a high-quality experience for tenants, but not at the expense of the existing community around the subject property. This includes incorporating feedback from residents around the property, including seeking ways to reduce dumpster noise by relocating proposed dumpster locations, changing fencing types to provide residents with greater privacy in lieu of a more ornate fence material, increasing the height and intensity of vegetation along key property lines to both help dampen noise and</p>

	preserve privacy, and, to the extent possible, leaving certain old growth trees in place.
h. Encourage opportunities for public transit services that promote multimodal connections at local and regional levels;	The site is located near >10 UTA bus stops on two lines (213 and 72) and our marketing of the apartments to prospective tenants will include details on bus proximity and general ease of transit from the site.
i. Encourage a mixture of uses, including complementary high density multi-family residential and loft units, retail service, office, lodging, entertainment and cultural uses, and create a vibrant pedestrian/transit-oriented environment to promote pedestrian activity;	The site, while primarily multi-family residential, has office/retail in the live work units, several studio and one bed units, and will have a full suite of amenities that will create an attractive environment for tenants and with vegetation and walkways provide maximum emphasis on transit and pedestrian orientation despite a relatively disadvantaged location. The site's proximity to transit, retail, and other services adds to the existing fabric of the mixed-use neighborhood that already exists.
j. Ensure that provision is made for public and private open space;	With only 28.3% building coverage on the site, preservation of the public waterway and the well-designed park/picnic space along the creek combined with the pool areas, and landscaped terraces with fire pits all provide for an attractive, open, and highly amenitized environment.
k. Encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types, including a variety of housing types;	The site plan includes a variety of apartment sizes, and emphasizes one bedroom and studio apartments which are undersupplied in the submarket. The apartment also includes "live-work" units, which we believe are a unique offering in a top tier development in the submarket. The property is creatively laid out with the front façade on the east most border of the property near the clubhouse and fitness center. Last, the site was designed creatively to include Little Cottonwood Creek as an amenity to the development winding between the buildings creating open space, while preserving sensitivity to this important natural resource.
l. Achieve economic development goals concentrated in specific areas of the city by allowing higher intensity and higher quality developments that warrant greater financial investments which, in turn, provide an enhanced	In this development, ICO will build luxury apartments with a full suite of attractive new amenities that seek to create a resort-like community living environment for its residents while enhancing the existing community with a top quality new development. The high

<p>economic base for the city;</p>	<p>quality building materials and design match and improve on other developments in the ICO portfolio. It is expected the tenant quality of this development to be among the highest in the ICO portfolio, which will in turn enrich the surrounding economy and act as a strong base of residents for the city. The development's luxury apartments and residents will help to drive the economically vibrant Fort Union mixed-use area as the proximity of the proposed development to the commercial and retail spaces is within walking distance. This economic benefit will come with no increased pressure on the existing infrastructure. Also, the commercial space within the development further add to the area by providing an environment where individuals can work without causing any additional impact on public infrastructure.</p>
<p>m. Preserve the health, safety and welfare of the public; and</p>	<p>The high-quality construction and a secure development will benefit the new residents to Cottonwood Heights. The secured entrances, fenced in area, and amenities are designed to offer a high quality of life, but also a secure space. Our onsite security systems and units designed for seniors (10% of total) feature safety equipment that will ensure a comfortable experience. Separately, the 20 ft setback from the creek, and rip rap stone lining will discourage entry into the creek and provide a pleasing setting to residents while encouraging them to use other swimming facilities, which will in turn ensure welfare of the public further downstream. Other standard safety features will be included per city code.</p>
<p>n. Implement the purposes and intent of this chapter, this title and the city's general plan, as determined by the city.</p>	<p>The proposed design and uses implement the intent of what has been outlined by the city ordinance. Specifically, ICO would highlight the following in text taken directly from Chapter 19.51 Planned Development District, Section 20 "Goals and Objectives":</p> <p>B.1. (D) Promote layout, design and construction of development that is <u>sensitive to the natural land form and environmental conditions of the immediately and surrounding</u></p>

	<p><i>area and promote preservation of property with unique features</i>, such as property having historical significance;</p> <p>B.1. (E) <u>Ensure the adequacy of public facilities to accommodate population growth</u>;</p> <p>B.1. (I) Encourage a mixture of uses including complementary <u>high density multi-family residential and loft units</u>, retail service, office, lodging, entertainment and cultural uses, and create a vibrant pedestrian / transit-oriented environment to promote pedestrian activity;</p> <p>B.1 (L) Achieve economic development goals concentrated in specific areas of the city <u>by allowing higher intensity and higher quality developments that warrant greater financial investments which, in turn, provide an enhanced economic base for the city</u>;</p> <p>B. 2 Such goals/purposes are to be ensure through the preparation and submission of comprehensive development plans <u>showing innovative site layout and integration with the surroundings of the proposed site</u>.</p> <p><i>*Emphasis Added</i></p>
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Code Requirement 1951.20.E	Developer Response
<p>1. An integrated mixed-use development containing two or more uses that include a pedestrian orientation as defined in Section 19.51.060(D)(1) in its design and functionality;</p>	<p>The development will include multi-family residential (apartments), commercial (mixed-use live-work units), and with a pedestrian-minded design and multiple UTA bus stops in close proximity, the site will encourage use of public transportation to the extent possible.</p>
<p>2. Consistency with the city's general plan ensuring a compatible and functional relationship to the area and along the major corridors;</p>	<p>The site is supported by great amenities from public space, public transportation, shopping, services, access to I-215 and other major arterials that access the community. Specifically, ICO would highlight two elements from Guiding Principles of the General Plan:</p> <p>“If developed, vacant land in the interior of low-density areas should be developed <u>in a manner consistent with the surrounding development...</u> Additionally, more intense uses, or <u>traffic from more intense uses, should</u></p>

	<p><u>not intrude on low-density neighborhoods. The community supports new residential development that has a minimal impact on natural resources, open space, and scenic vistas.” Page 1-6, <i>Emphasis Added</i></u></p> <p>ICO has sought to develop this site consistently with surrounding developments. The site is surrounded by multi-family developments on three sides (including one for-rent apartment complex, two owned / rented apartment complexes). ICO’s view is that the traffic, as illustrated in the preliminary traffic impact study (see item T1.1) show no impact to traffic in surrounding low-density neighborhoods, and no material impact on traffic in the surrounding multi-family neighborhoods.</p> <p>ICO’s design has been particularly sensitive to the single-family homes with a 20’ large densely vegetated buffer zone and solid fence to preserve privacy. Last, the proposed development has no perceived impact on natural resources, public open space, and no interference to scenic vistas that are essential to the surrounding properties.</p>
<p>3. Site features, uses, public amenities and aesthetic characteristics that encourage public pedestrian activity, multi-modal transportation connection points, vitality, convenience and safety in and around the development;</p>	<p>See item A1.7 which includes a map of UTA transit stops near the property. Also, please see appendix L1.1 which outlines the landscaping, pedestrian sidewalks and vegetation which are both designed to be aesthetically pleasing, but also to encourage multi-modal transportation (walk, bike, bus, car) to extent possible given site location. Little Cottonwood Creek also provides an aesthetically pleasing area with picnic pavilions and a walking path on each side connecting all of the community’s buildings.</p>
<p>4. The plan coherently provides both a physical and functional integration of the site components to each other, to other properties in the PDD and to the balance of the city, including design features that will assure an appropriate transition of uses, building heights,</p>	<p>The site plan application includes architectural drawings that outline the location of different uses on the site, building heights no greater than 50’ per code, an architectural massing exhibit, and proper setbacks in accordance with city code. Little Cottonwood Creek will be lined with rip rap stones and will be bridged</p>

<p>architectural massing and spatial relationships respecting nearby areas; and</p>	<p>by a decorated precast structure that will make it the effective center point of the development. The 20' setbacks from the creek's edge ensure that it has ample space to be uncrowded by the buildings on the site.</p>
<p>5. The site is fully served by public streets, municipal services and public utilities of adequate capacity; provided, however, that where infrastructure capacity is judged by the city to be inadequate:</p> <p>(a) The city may accept the applicant's agreement in such form as the city may require under this code insuring that suitable improvements will be installed in a timely manner; and</p> <p>(b) No building permit shall be issued until the city's approval and acceptance of such an agreement</p>	<p>Letters of coordination ("will serve") to be provided by the relevant utilities and other service providers.</p>

Highlighted Code Requirements 19.51.40	Developer Response
<p>(a) The proposed project's consistency with the city's general plan and any master plans for covering part or all of the proposed site;</p>	<p>The proposed development plan is a unique infill opportunity that helps the community to meet its demands to grow, while locating density in an area rich in services and close to public transportation and public arterials and freeways. It is surrounded mostly by other higher density residential development and seeks to minimize impact on the few single-family homes that border a portion of the southern property line. Also, the site's close proximity (walking distance) to retail stores and other commercial services will benefit this important economic base of the city.</p>
<p>(b) A statement of how the goals, objectives and specific criteria of this chapter will be satisfied;</p>	<p>The proposed design and uses implement the intent of what has been outlined by the city ordinance. Specifically, ICO would highlight the following in text taken directly from Chapter 19.51 Planned Development District, Section 20 "Goals and Objectives":</p> <p>B.1. (D) Promote layout, design and construction of development that is <u>sensitive to the natural land form and environmental conditions of the immediately and surrounding</u></p>

	<p><i>area and promote preservation of property with unique features</i>, such as property having historical significance;</p> <p>B.1. (E) <i>Ensure the adequacy of public facilities to accommodate population growth</i>;</p> <p>B.1. (I) Encourage a mixture of uses including complementary <i>high density multi-family residential and loft units</i>, retail service, office, lodging, entertainment and cultural uses, and create a vibrant pedestrian / transit-oriented environment to promote pedestrian activity;</p> <p>B.1 (L) Achieve economic development goals concentrated in specific areas of the city <i>by allowing higher intensity and higher quality developments that warrant greater financial investments which, in turn, provide an enhanced economic base for the city</i>;</p> <p>B. 2 Such goals/purposes are to be ensure through the preparation and submission of comprehensive development plans <i>showing innovative site layout and integration with the surroundings of the proposed site</i>.</p> <p><i>*Emphasis Added</i></p>
<p>(c) Disclosure of any easements or leases necessary for the proposed project and how their long term continuity will be assured;</p>	<p>The only required easement will be for a secondary access point for fire and emergency access through the adjacent multi-family development to the south of the site. If this is not possible, an emergency turn around can be installed.</p>
<p>(e) The specific land uses to be permitted in the proposed PD zone and the general location and amount of land proposed for each permitted land use, such as single family residential, multi-family residential, institutional, office, commercial, industrial, common open space/recreation, street use, etc.;</p>	<p>The use mix shall be as follows:</p> <ul style="list-style-type: none"> • Residential – 199 units, or 33.5 units / acre; this shall be located in buildings A, B, and C, and shall be on the top three floors of each building. • Commercial use – (office / live-work): 5 units x 2,480 s.f. = 12,400 s.f.; these shall be located in each building (two each in buildings A and B, one in building C), and will have the primary retail space on the ground floor, with additional retail and living space on the second floor, as determined by the tenant and business type.

	<ul style="list-style-type: none"> Lease office / community center / fitness = 4,375 s.f.; these shall be located in building A. <p>The land will also have the future use of office, but only within the building footprints for this development.</p>															
<p>(f) The scale/intensity of each use, expressed in numbers (i.e., number of residential units, residential density, square footage of retail-commercial, square footage of office uses, etc.) and the acreage allotted to each use. For example, a table of proposed land uses including:</p> <p>(i) Proposed maximum and average residential densities for each residential use;</p> <p>(ii) The maximum total acreage of each residential use, including below market/affordable dwelling units, if applicable;</p> <p>(iii) The maximum allowable number of each type of residential unit requested, including affordable dwelling units, if applicable; and</p> <p>(iv) The maximum proposed building/lot coverage for each non- residential use</p>	<p>See the answer above for square footages by use and density, and a table below outlining the maximum total of each type of residential unit:</p> <table border="0" data-bbox="873 562 1380 718"> <tr> <td>• Studio</td> <td>33 units</td> <td>16.2%</td> </tr> <tr> <td>• 1bed</td> <td>98 units</td> <td>48%</td> </tr> <tr> <td>• 2bed/ 2bath</td> <td>55 units</td> <td>26.9%</td> </tr> <tr> <td>• 3bed / 2bath</td> <td>13 units</td> <td>6.37%</td> </tr> <tr> <td>• Live-work</td> <td>5 units</td> <td>2.45%</td> </tr> </table> <p>Total units: 204 units</p> <p>21 units will be senior housing and will comply, as ANSI type B housing standards with some additional features as outlined in the PDX Ordinance.</p>	• Studio	33 units	16.2%	• 1bed	98 units	48%	• 2bed/ 2bath	55 units	26.9%	• 3bed / 2bath	13 units	6.37%	• Live-work	5 units	2.45%
• Studio	33 units	16.2%														
• 1bed	98 units	48%														
• 2bed/ 2bath	55 units	26.9%														
• 3bed / 2bath	13 units	6.37%														
• Live-work	5 units	2.45%														
<p>Provide a fencing detail showing proposed size, location, and material of fencing (19.51.040.3.f)</p>	<p>Please see the Architectural Site Plan section and item A1.1</p>															
<p>Submit traffic circulation plans with specific details for vehicles, pedestrians, and cyclists. Additionally, include a plan showing connections to local/regional transit (19.51.040.3.j-k)</p>	<p>Please see items A1.2, A1.3, and A1.7</p>															
<p>Provide a tabulation of acreage allotted to public open space vs. common private open space vs. non-common private open space (19.51.040.3.n)</p>	<p>The coverage of the site in buildings is 28.32 % built area</p> <p>Pavement, parking and access drives = 73,905 s.f. (1.696 acres)</p> <p>Balconies (private non-common open space) = 12,240 s.f. (0.281 acres)</p> <p>All remaining space is common non-public / private open space = 2.273 acres.</p>															

Provide 4-sided architectural character renderings of each building that clearly shows colors, materials, public areas, windows/glazing, etc. (19.51.040.3.o)	Please see items A2.3, A2.4, A3.3, A3.4, A4.3, and A4.4, in addition to 18.05.22 – Cottonwood Heights Elevations
Provide an analysis of how the proposed project's scale, massing and design compliments and positively contributes to the setting buildings on adjacent properties, and how the proposal creates a pleasing visual relationship with them (19.51.040.3.p.ii)	The buildings are in the scale of the existing 3 and 4-story apartment buildings to the north and east and have stepped back significantly from the single-family units to the south in respect to massing. This will create a consistent visual relationship between the buildings from the I-215 onramp; however, the site is not visible from I-215 or the surrounding streets.
Show all existing and proposed utility easements, and the general location, size and capacity of all existing and proposed utility lines (19.51.040.3.q)	Please see items C1.1 and SURVEY
Submit a plan detailing any sensitive lands, natural hazards, geologic features, etc., and how the project's impact on such areas may preserve those features (19.51.040.3.s)	Little Cottonwood Creek will continue to run through the site in its natural course but will be more effectively preserved with 20' setbacks on each side, a lining that will discourage entry into the water, and an access ramp for County flood control that does not exist today.

Site Development Regulations	PDD Tier 2	Site
Area requirement (in contiguous acres)	3 Acres	5.9 Acres
Lot Coverage	65%	28%
Building Height Minimum	N/A	N/M
Building Height Maximum	50'	50'
Min Setback <ul style="list-style-type: none"> • Front • Side (Street) • Side (Residential) • Side (Nonresidential) • Rear (Residential) • Rear (Nonresidential) 	(B)(4) 0 0 Same as residential 0 Same as residential 0	See PDX Ordinance
Storefronts & access	Yes	Yes
Building Transparency	Yes	Yes
Open space	15% gross lot area	43%
Landscape	(B)(8)	Yes
Off-Street Parking and Loading	N/A	N/A
Parking Setback	(B)(9)	Yes
Pedestrian Circulation		Yes

Signage	Master sign program required	Item S1.1
Below Market Rate (BMR) / Senior / Disabled Housing	10% of total residential for projects with 25 or more units	21 units, or 10%; code states that the requirement is 10% up to a threshold
Exterior Lighting Standards	Yes (B)(13)	Yes
Residential Density – Dwelling Units / Acre	35 dwelling units / acre	34.5 dwelling units / acre

Respectfully,

Keith Bennett

KCB ARCHITECTURE

ICO Development Neighborhood Meeting, May 31th, 2018

Location: 1081 Birchbrook Cir, Midvale, UT 84047 (single-family homes directly south of the property); home of Randy and Lenna Bloomquist

Format: Open house with one set of displays and a presentation with open Q&A throughout. Most of the conversation was driven by resident questions. All residents who came to the open house stayed the entire time and most were engaged in the conversation and asked questions.

Summary: The meeting was

Neighbor Discussion Points and Questions with ICO Responses:

Resident: Lives in neighboring condo project (Orchard) is concerned about the Emergency Exit access that goes through the Orchard. Her condo is the far north condo, which is closest to ICO property. She doesn't want emergency vehicles and Walsh residents going through her project.

- ICO response: The lane would be for emergency access only as a second point of access should there be an emergency blocking the main entrance of either development. This would not be accessible by residents, but only the fire department / emergency authorities.

Resident: What is the potential build date?

- ICO response: is depends on the approval process. We have to go through Planning Commission and City Council.

Resident: Why wasn't I notified by mail for the meeting yesterday?

- ICO response: We notified the list of residents provided to us by the city – it is a 1,000-foot notice area to the property owner (not resident). If live within 1,000 ft. and are the property owner, you should have been noticed.

ICO Meeting Overview:

- The city requires meeting with residents to inform about the project and solicit feedback. The city provides the mailing list, not the developer. this meeting. City has provided the mailing list, not the developer.
- ICO is the commercial arm of Ivory Homes. ICO builds multifamily projects based exclusively in Utah in the Wasatch Front. ICO is different from peers. Apartments are typically built by developers, they want to build as fast as possible, at the lowest cost to get an income stream and then sell it to a larger real estate investment firm.
- ICO builds for the long-term, owns the construction company that builds the property, and owns the property management firm that manages the property after construction – these items encourage a much more tightly managed asset that provides a great quality of living to residents.
- Property management does strict background checks, income checks, etc. These result in higher tenant quality.
- Our development, the Aston is a good example of the quality of projects we build, 500 units, Class A, very good quality, 20%+ higher rents than the area.

Resident: How long has ivory held apartments for the long-term? Can we see ICO properties?

- Approximately 10 years. Yes, we will email a list of ICO properties.

Resident: Can you send us the townhome product? Links didn't work.

- The townhomes are early on in the process – they are a product we are in the process of reintroducing to the portfolio, so they may not be fully online at this point.

ICO Meeting Overview. Continued:

- ICO will put a 20' green buffer between homes and parking lot. West building had to be relocated to the south because of the wetlands/creek crossing.
- 20' of landscaping, then parking area, then buildings.
- Amenities are Class A. Basketball court, picnic areas along the creek, pool, fire pit.
- Unit mix: 65% are 1-bed/studios. So, we expect fewer families with kids – more young couples or singles with fewer cars parking.
- ~15 3-beds units. Fewer families, with fewer parking/cars.
- Most parking is beneath the buildings – first level is podium parking.
- 5 live/work units. Required commercial component for this zone. The idea is that these will be used as home offices

Resident: I live in in Orchard. What # of Units / # of parking? Where are the access points? Why doesn't developer buy home in residential single-family home area to provide emergency access, instead of it through a private development?

- ICO response: There are ~1.80 stalls per unit. 370 stalls in total. We have never considered something like buying a home and bulldozing it to create a second point of access. We are working with Orchard board to create an emergency access lane, only police/fire can access via key. Orchard Board needs to approve the emergency access. This emergency access provides benefit to Orchard with a second entrance for emergency vehicles but would not be disruptive as we do not expect it to be used frequently.

Resident: Why not just single-family homes instead of multifamily?

- ICO response: with the cost of the land, the economics don't work.

Resident: What are you going to do between the apts and the homes? Privacy is top concern.

- ICO response: Solid fence to preserve privacy. Original proposal was wrought iron because it is more ornate. At least 6'. But it seems that with privacy a concern, we could do something solid that would do more to preserve privacy (i.e. vinyl or other material)

Resident: Worry about all of the lights at night are going to pollute the neighboring properties.

- Kris: newer lights will have shields and less light pollution, but ultimately it will be lighter than what you currently see, will have shut off times.

Resident: What about the trees?

- ICO response: We will leave the good and quality trees as much as we can. We'll try our best to keep the good trees, not trash trees.

Resident: neighbor next door would like to see all of the trees removed. He would be thrilled.

Resident: How will we know you are building the fence on the right side of the line?

- ICO response: There is a problem with property lines. Kris – mentioned that Young Man 2 can pay for a survey to confirm the boundary lines.

Resident: What do you mean by luxury apartments?

- ICO response: Showing images of other communities on large iPad. Also, have website – will send the group a link.

Resident: What if we don't agree to give an emergency egress?

- Then it will be a fence instead of a gate and we will put a loop on the property for a fire truck.

Resident: What are proposed rents?

- ICO response: We don't know today. We are very early in the planning process, but rents will be very high – we achieve >10% rent premiums vs. our competition.

Resident: What will you do about noise? Worried about the pool noise. Could you build a concrete wall / 10' sound proof barrier? Precast?

- ICO response: There will be fencing and then a 20' heavily vegetated zone between. We could consider hedges instead of trees for sound dampening as tree canopies grow up over time.

Resident: What is timing to begin build this?

- ICO response: Late fall 2018 at best, more likely early to mid-2019.

Resident: What is your density on the property?

- ICO response: 35 units /acre but that still needs to be approved.

Resident: Do you have to get the zoning changed? Is it a done deal?

- ICO response: yes, zoning needs to be changed. No, it is not a done deal.

Resident (Birchbrook): Realized that something is going to happen. He knows that. He's okay with the noise factor. He doesn't think we're going to have too much noise. It will be okay. Traffic could be bad but not terrible. Privacy is biggest issue/concern, wants total privacy. Why not take off the top floor of the buildings?

- ICO response: We have discussed the measures we can take to help preserve privacy. Unfortunately taking the top floor off of the designs would not work financially.

Resident: Worried about the privacy. Wants trees because they provide privacy.

ICO commentary:

- We want to work with you. But we need to make the project work, but we will listen to you, and will always consider your feedback.
- You can use all the mechanisms for public meetings at your disposal.

Resident: Why is building C closer to Orchard than buildings A&B are to Birchbrook?

- ICO response: Because of bridge span, we were required to locate the building south.

Resident: Are you required to do a traffic light? You can't drive two cars if two cars are parked on either side of 6720 south.

- ICO response: the traffic light would be under the control of the authority that manages that road. We had a preliminary traffic study done and there were not issues indicated to us about traffic on the road. We will look into the street parking issue though.

Resident: I'm not going to be happy about a development, but if it has to happen then we are glad it is Ivory Homes doing the project.

Resident: Why not do townhomes? Why apartments?

- ICO response: As mentioned earlier, apartments are the most economical way to do this development, other housing types don't make sense.

Resident: Can you increase your ratio to an even 2.0 parking stalls?

- ICO response: our parking ratio is much higher than what is required by the city already and we do not foresee parking issues.

Resident: What is typical lease tenure? Demographics?

ICO response: Typical lease is closer to 14 months, well above average for this market. We don't know the typical age off hand, but older people tend to stay longer. Younger people are more working professional, waiting longer to have kids and buy homes, so the rental market overall is growing.

Resident: The older generation doesn't want to see condos. There is a bigger mix of people wanting to rent. As the clientele for this is going to be higher-end renters will not be a concern as neighbors, but biggest issue for her is privacy.

Resident: Can these plans change? When can't they change?

- ICO response: We can change anything, but we have to get it approved through the City in all cases.

Resident: How many units have balconies?

- ICO response: Most have balconies.

Resident: Does the City have the ability to override the emergency access?

- ICO response: No, that is up to the condo board.

Resident: Likes the Ivory Homes and thinks they are nice.

Resident: Is there contact email to reach out to ICO?

- Yes, we will provide that – it was also on the 1000' notice flyer.

Resident: Is lowering the density a possibility?

- ICO development: Density can't change much, but we could tweak the unit mix.

Meeting Attendees: The list below outlines attendees that signed our sign-in sheet. We believe there were several additional attendees (between 40 – 50 total) and that many did not sign the sign-in sheet.

Name	Phone	Email
Rita Shimanovich	801.718.5302	Rita.shimanovich@gmail.com
Sica De St. Jeor	801.209.8189	Sicah@yahoo.com
Brian Foster	801.891.1743	Fostermusic@msn.com
Dorothy Willhite	801.878.9791	
Doris Nightingale	801.556.5645	
Anna Gamangasso	801.664.6653	Agamangasso@slco.org
Krista Perkins	801.891.6995	Krista1980@gmail.com
Garrett Rice	801.557.9804	Glrice@gmail.com
Karl Frazier	801.550.0225	Karlfrazier@outlook.com
Julie Sleight	801.352.2360	Azureheart@comcast.net
Larry & Flo Weir	801.255.9204	Flolarry@digis.net
Josh & Kaitlyn Kim	801.860.6014	Kaitsumner@gmail.com
Teresa Reich	801.813.4621	Reserich.crocodile@gmail.com
Jared Crocker	801.824.1220	Jared6437@gmail.com
Johnny Chang	626.236.0763	Jchang1022@gmail.com
Randy & Lenna Bloomquist	801.414.6178	Rlbloomquist43@gmail.com

ICO Development Neighborhood Meeting, May 30th, 2018

Location: Cottonwood Heights City Hall, Business Room

Format: Open house with two greeting stations and open Q&A by residents. Some residents arrived at the meeting and departed after 10-15 minutes, others stayed for the duration of the open house.

Summary: Between 40 – 50 residents attended, the majority of which were from neighborhoods surrounding the proposed development (Orchard at Country Woods [condos], Birchbrook and Creek Cove Cir. [single-family homes], Stone Haven [condos], and a few neighbors from the single-family neighborhood on the east side of 1300 East. While this was the first formal opportunity to begin to educate a broader audience on the proposed development, ICO was pleased with number of attendees and also with the level of sincere engagement of the community while still preserving an atmosphere of mutual respectfulness. Of the 40-50 residents that attended, ICO perceived that many were there with limited to no feedback but were concerned based on false information regarding the development. For example, many of the single-family neighbors in Birchbrook and Creek Cove had heard a rumor that ICO had purchased a single-family home bordering the property and planned to make a thoroughfare through the neighborhood. This was a good opportunity to provide correct information on the development. Neighbors from Stone Haven were primarily concerned about street traffic, which is primarily due to that development being under-parked and not having adequate guest parking causing some residents and guests to park on the street. ICO was able to share about its parking metrics which are expected to be ample and not overflow any additional cars, and also about the traffic impact study commissioned to understand the potential implications of the proposed development. Of the 40 – 50 people who attended, it was our perception that more than half had no material negative feedback to the proposed development. Of the balance, many had concerns that appeared to be resolved though learning more about the proposed development and the ways ICO has tried to be thoughtful of the surrounding community throughout the preliminary design process. There were a minority of 5-8 residents that had stronger negative views, but also were less willing to discuss or provide compromise solutions to resolve the issues. If the average household in the notice area had 2.2 residents (ICO's assumption), these more negatively concerned citizens would make up small minority of less than one percent, given the notice area included 397 households. Primary among these concerns were: traffic on 6720 south due to Stonehaven's parking situation, the impact to 1300 east traffic, and the acceptability of an emergency access lane through Orchard at Country Woods.

List of Neighbor Discussion Points and Questions with ICO Responses:

- Overheard that ICO would buy home(s) on Birchbrook and demolish to be able to create at access point into the project.
 - ICO response – This is a false rumor. No access will be created through that street.
- Removing existing trees on property will reduce sound buffer or residents in new project will be able to see into surrounding homes.
 - ICO response – A 20' landscape buffer will be installed with abundant trees. Existing trees will be preserved when possible.
- What is the building setback distance from south property line to face of building?
 - ICO response – ICO will discuss with architect and get exact distance for future meetings.
- What is the total anticipated number of new population?
 - ICO response – Estimated 300-400, but will depend on renter makeup and will change due to market condition over time.

- What is the length of lease term?
 - ICO response – Typically 1 year.
- What is the rent amount for each unit?
 - ICO response – Rent amounts not set yet. But ICO typically achieves >10% rent than competitors.
- What are the size of the apartments?
 - ICO response – There will be studio, 1, 2, and 3 bedrooms. A percentage of units will be senior accessible.
- Major concern on additional traffic to the area. Access onto Fort Union will be more difficult with increase in traffic brought by project.
 - ICO response – Traffic model shows no material impact to current traffic flow. More detail on traffic study will be shared in future public meetings.
- Why is there only one access point into the project?
 - ICO response – Traffic model projects that the new traffic will flow and function appropriately. ICO would not build the project if they thought it would negatively impact the surrounding neighborhood.
- Will there be any commercial space in the new project?
 - ICO response – There will be 5 live/work units which give the residents the option to run a business out of their unit.
- Will there be any units for sale/condos?
 - ICO response – No. Only for-rent apartments.
- When will the project start construction?
 - ICO response – Unknown at this time. It will depend on the speed of the approval process. ICO will go through two planning commission and two city council meetings.
- Many homes have children. Concern on strangers moving nearby.
 - ICO response – ICO builds very high-quality communities with resort-style living. ICO has in-house management that ensure high-quality living that attracts the best residents. ICO hold their properties long term and is heavily invested in the surrounding community.
- What will the impact be on the schools?
 - ICO response – There will be very low impact on schools due to the nature of the renter profile.
- Why is ICO not building town homes on this site?
 - ICO response – It doesn't make economic sense due to the pricing of the land. It is a great location for apartments.
- What kind of fencing will surround the site? This neighbor prefers 8' solid wall.
 - ICO response – There will be wrought iron fencing and landscaping. ICO will take suggestion on solid wall into consideration.
- Would ICO consider a walking trail around the site?
 - ICO response – No. There is not enough room on the site.
- Can ICO move the middle dumpster on the south border of the property to the west so it does not sit near homes?
 - ICO response – ICO will take that into consideration.
- What kind of barrier will exist around the river running through the site? Concern on children falling into river.
 - ICO response – No plans for any barrier.
- What are the hours for the outdoor amenities?

- ICO response – 10:00 pm.
- What are ICO's annual increases on rent? Concern that quickly raising rents forces high turnover of renters.
 - ICO response – Rent increases/decreases depend on market conditions.
- How tall will the buildings be?
 - ICO response – the living space in the buildings will be 50' tall, per code in PDD tier 2
- Will the buildings have a view into backyards of the Birchbrook homes?
 - ICO response – There will be a 20' buffer zone between the property line and the nearest parking. We will use heavy vegetation to help protect privacy and also to reduce any ambient noise. There will be 70' distance from the closest units, and the bulk of units will be 135' away.
- How will you stop the tenants from throwing garbage into the backyards of single family homes on Birchbrook?
 - ICO response – the site has been designed to encourage tenants to dispose of waste responsibly – there will be a dumpster at the eastern end of the parking area and in the center, so to throw garbage in your back yard, the tenant would have to walk past a dumpster, wade through a 20' vegetated area and then throw it over the fence. We hope no one would do that.
- With 204 units, won't there be parking issues?
 - ICO response – We have a parking ratio of 1.81 which means there is room for 1.8 cars per unit. This is higher than the required minimum by a fair amount and based on the parking situation at our other developments, this has proven to be sufficient.
- Will guest parking be allowed?
 - ICO response – Yes guest parking will be allowed, and the parking tabulation should accommodate that.
- What will you do to preserve the creek?
 - ICO response – The creek will have a new bridge installed for vehicle access. Also, the creek will be lined with rip rap to discourage people / pets from entering the water to preserve water quality.
 - The site is currently in a flood zone – we will seek to amend that due to the cost of flood insurance by raising the site approximately 1' so it is no longer in the flood zone, and we would then seek a FEMA map revision. In the worst-case scenario, we will just pay for flood insurance and it is included in our current estimates.
- What will you do to ensure that storm water doesn't cause any flooding?
 - ICO response – Good question, we have had a large amount of engineering work done on the site in general, including a visit from Salt Lake County water officials and I believe this has been addressed in our plans, but it is a good question that I do not have an exact answer to.
- Why is the road connecting to Orchard at Country Woods labeled as emergency access?
 - ICO response – This is something we are still working on. Orchard only has one point of emergency access, and we think it would be in the best interest of both communities to have a second point of access for emergencies. There is a title gap between the properties of about 10' feet that we could share the responsibility of maintaining, or we could maintain it in exchange for allowing the emergency exit. Again, that conversation is in early stages and a work in progress.

- The area between the properties currently has trees and is “no man’s land” we don’t necessarily have to re-landscape or do anything to it, but it was an idea we had that would enable both properties to have a second point of emergency access
- The street parking on the access road is causing issues for two-way traffic. Stonehaven does not have guest parking and the parking often overflows into the street. How will you solve that?
 - We don’t anticipate this will be an issue based on the results of a preliminary traffic study. The study looked at traffic throughout the day, based on a number of different scenarios, and the result of adding the implied traffic from 204 additional units would not be a material impact. The study did recommend that the turn lane on 1300 East be restriped to help drivers turning right not get stuck behind those turning right.
- When is the next formal hearing for residents to voice their concerns?
 - ICO response – it will be at the second planning commission meeting this month.
- Is there a way we can be notified of any thing related to the project?
 - The city does notices for all city meetings related to the project.

Event Flyer: The flyer below was mailed to all residents within a 1000' radius according to the list provided to ICO Development by city staff. The list included 397 addresses.



NOTICE OF NEIGHBORHOOD MEETING

THERE WILL BE A NEIGHBORHOOD MEETING REGARDING THE PROPOSED DEVELOPMENT OF LAND LOCATED EAST OF THE I-215 ONRAMP AT 1200 EAST AND 6720 SOUTH.



SPONSORED BY
ICO Development

Pursuant to Cottonwood Heights City Code, this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. The format of the meeting will be in the style of an "Open House" rather than a "Formal Presentation" allowing attendees to come and go as they please. The developer will be present at the open house.

This application has yet to be presented to the Planning Commission and City Council and will be submitted following the outcome of these meetings.

WHEN: Wednesday, May 30, 2018 from 6PM to 7PM

WHERE: City Hall, Work Room
2277 East Bengal Blvd., Cottonwood Heights, Utah 84121

For more information, contact:
ICO Development – Christian Maynes
3401 North Center Street, Suite 300
Lehi, UT 84043
801-407-6817 ext. 6817 or christianm@icocapital.com

Meeting Attendees: The list below outlines attendees that signed our sign-in sheet. We believe there were several additional attendees (between 40 – 50 total) and that many did not sign the sign-in sheet.

Name	Phone	Email
Richard & Dee Gunther	801.561.7069	deeangunther@gmail.com
Jalen & Shuley Zidek	801.569.1035	Jzidek1109@aol.com
Tim Wilkes	801.255.7149	Tqwilkes1@msn.com
Larry Wier	801.255.9204	flolarry@digis.net
Briony Fakatou	801.561.6086	brionyfakatou@gmail.com
Crissy Neff		crissyneff@gmail.com
Ken Neff	801.824.7445	
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Krista Perkins	801.891.6995	Krista1980@gmail.com
Marva Houston	801.943.3424	
Carol Elliott	801.943.9638	
Steve Breitling	801.580.0380	
Nick Barila	801.352.7778	nbarila@comcast.net
Jared Crocker	801.824.1270	
DarylAnn Ashby	801.947.0931	
David		Sumary87@gmail.com

MARKET STUDY NARRATIVE

ICO Development has performed an in-depth market study to assess the viability of its proposed project in Cottonwood Heights at 6720 S. 1200 E. The study entailed a review of inventory, occupancy, rental rates, and amenities available within Cottonwood Heights city limits, across other cities within a 2.5-mile radius of the subject property, and other comparable product in the Salt Lake Valley. Key observations from the study include: 1) Cottonwood Heights and the adjacent communities have a very tight apartment rental market with high occupancy, indicating strong demand, 2) the submarket studied has low inventory in studio units and these units have the highest occupancy (lowest availability) of all unit types within the sub market, 3) based on comparable product in the Salt Lake Valley, ICO believes its rents are achievable, 4) given market tightness, site location, and it's leasing tools, ICO believes it could achieve lease-up in line with other developments in its portfolio.

. PD-X Zone, Walsh Rezone

19.95.010 **Purpose.** The purpose of the PD-X zone is to allow the development of multi-family uses in an environment that reflects attention for architectural, landscaping and urban design principles. The PD-X zone is an overlay zone designed to be applied only to a parcel of property located at 6784 South 1300 East in Cottonwood Heights, as shown in Appendix “1”. The area of the PD-X zone is adequately served by public streets, municipal services and public utilities of adequate capacity. The PD-X zone promotes the objectives set forth in Section 19.51.020 of the Cottonwood Heights Code of Ordinances; meets the requirements set forth in Subsection 19.51.020(E); and is a PDZ ordinance as that term is defined in Subsection 19.51.020(C). This PD-X zone is a Tier 2 project as described in Section 19.51.060.

19.95.020 **Permitted Uses.** The permitted uses within the PD-X zone, in addition to other uses authorized in the underlying zoning district, shall include: Multiple unit dwellings, either apartments or condominiums, live work units, and home occupations.

19.95.030 **Development Plan.** Property in the PD-X zone shall be developed in conformance with the development plan included as Appendix “1” attached hereto, which is incorporated by this reference and will be included in the Cottonwood Heights Code of Ordinances. The approved development plan includes the following dimensional, parking, open space, amenity and coverage requirements:

- A. Maximum height is four (4) stories, with a maximum height of fifty (50) feet, measured from finished grade. The finished grade is used for height measurements because the site needs to be raised to account for the flood plain. Each dwelling depicted on the development plan includes an office/commercial use on the main floor. Maximum height for accessory buildings not intended for occupancy shall be twenty (20) feet, again measured from finished grade.
- B. Setbacks, as depicted in the development plan, are consistent with Section 19.51.060, Table 1. The eastern edge of the site between the east boundary and building A shall be considered the front yard. The minimum side yard setbacks are as follows: (i) for the north side of the site, 10 feet; (ii) for the south side of the site east of Little Cottonwood Creek, 20 feet; and (iii) for the south side of the site west of Little Cottonwood Creek, 10 feet. All other setbacks have no minimum distance.

- C. Maximum density, two hundred and four (204) units. The approved density for the PD-X zone is thirty-five (35) units per acre and the development plan conforms with the approved density. The site is approximately 5.9 acres, and no further subdivision is intended for the site.
- D. Parking, the minimum parking density is one point eight (1.8) parking stalls per unit.
 - a. Parking dimensions shall be nine (9) feet wide by eighteen (18) feet long;
 - b. Accessible parking space width requirement vary and shall be consistent with building code standards.
- E. Private amenities shall include a swimming pool, fitness center, clubhouse, fire pit, barbeque area, picnic areas, bicycle parking/storage areas, and common green areas as generally depicted in the development plan.
- F. Landscaping shall be installed to provide buffering and open space as located and generally depicted in the development plan unless otherwise revised and approved by the director.
 - a. Deciduous trees. All deciduous trees shall have a minimum caliper size of one-half inches.
 - b. Evergreen trees. All evergreen trees shall have a minimum height of five feet.
- G. Access and emergency access shall be configured as depicted in the development plan.
- H. Fencing is proposed around the perimeter of the site, which fencing will be wrought iron or solid vinyl material.
- I. The maximum site building coverage for the site is 30% percentage of the overall site size.
- J. The development plan attached as Appendix “1” provides buffer and open space between the dwelling uses and Little Cottonwood Creek.
- K. The minimum lot width at the front (east) side of the site is 221.5 feet and the minimum lot length measured from the front of the site to

Little Cottonwood Creek is 740 feet. The portion of the site west of Little Cottonwood Creek is part of the site.

19.95.040 **Architectural standards.** The development shall include exterior building materials and styles as generally depicted in the below examples:



Prohibited materials for building surfaces shall include the following: aluminum and vinyl siding. Materials not prohibited but consistent with the above depictions shall be allowed.

The project shall be built using best building practices as outlined by building agencies and the U.S. Green Building Council, without making a formal submission for any certification from any such agency or council.

19.95.050 **Senior Housing.** Consistent with Subsection 19.51.060(B)(12), this PD-X zone complies with the senior housing requirement by including twenty-one (21) senior housing units, representing ten percent (10%) of the project's total

unit count, each of which will include the following features: (i) entry and room doorway ADA compliant widths; (ii) ADA compliant bathroom bars and toilets; (iii) ADA clear space for turning radius clearance in kitchens, bathrooms and hallways; (iv) ground floor or elevator access; and (v) home automation features for security and interior climate control (each a "ADA Type B Adaptable Unit"). The rent for each of the ADA Type B Adaptable Unit will be discounted ten percent (10%) from similar market rate units within the same project. Developer shall be responsible for setting criteria for determining age qualifications for the ADA Type B Adaptable Units.

19.95.060 **Outdoor Lighting.** LED light sources shall be used for outdoor lighting. Light levels should be designed to meet required safety standards and with minimum light trespass off-site by using a cut-off luminaire that is fully or partially shielded with little or no light distributed above the horizontal plane of the luminaire or other best practices a may be available. All outdoor lighting adjacent to other residential properties shall have fully shielded cut off features. All outdoor lighting except for lighting needed for security shall be turned off at 10:00 p.m. Outdoor lighting shall also comply with the following:

- A. Maximum Light Distribution. For uniformity in lighting and prevention of shadows, a maximum to average light levels of four to one (4:1) uniformity ratio shall occur over the parking area(s), excluding main building entrances.
- B. Pole Height/Design/Height. Luminaire mounting height is measured from the parking lot or driveway surface, and may range from ten (10) feet to twenty (20) feet as may be needed to achieve the uniformity ratio.
- C. Design Standard.
 - 1. If metal fixtures or poles are used they shall be dark bronze, or other finished material;
 - 2. Reasonable efforts should be taken to locate the base of light poles within landscape areas;
 - 3. Wall-mounted lighting fixtures shall not be located above eighteen (18) feet in height. Fixture styles and finishes shall compliment the building exterior; and
 - 4. Lighting located along pedestrian pathways or in areas primarily dedicated to human activity may not exceed twelve (12) feet in height

19.95.070 **Signage.** The project may have one monument sign no larger than thirty-two (32) square feet at the main entrance gate to the project, one monument or pedestal sign of same size along the west property line with UDOT I-215 on-ramp, and such exterior signage located interior to the project as may be necessary to help with wayfinding and designating buildings and amenity areas and features.

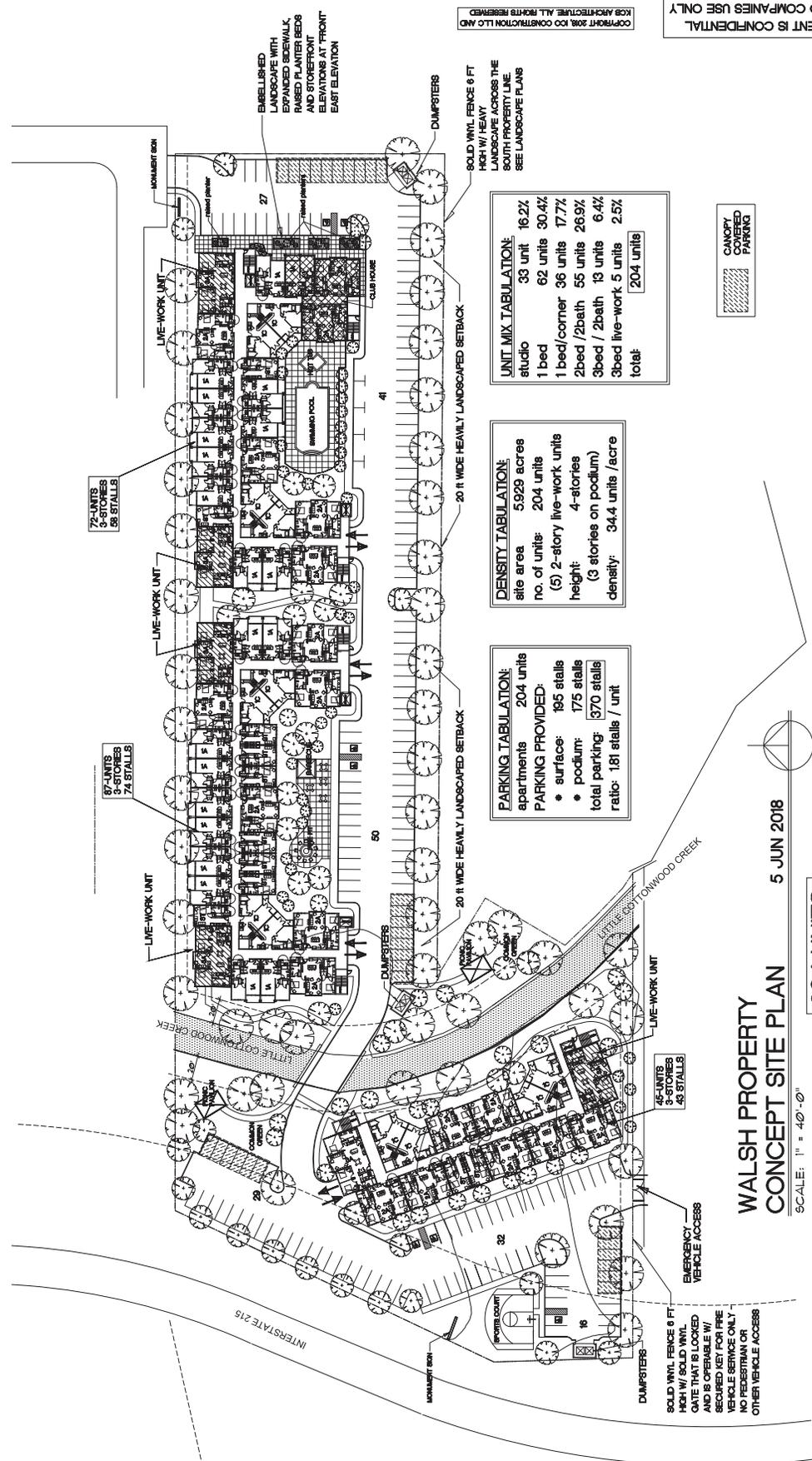
19.95.080 **Reversionary Clause.** If a building permit is not issued for the principal improvements to be constructed on the property described in this PD-X zone within three (3) years after the effective date of

this ordinance, this ordinance shall be deemed retroactively repealed and the property located in the PD zone created by this ordinance shall revert back to its zoning designation in effect immediately prior to the passage of this ordinance (or the equivalent of such zoning designation that is in existence on the date of such reversion). An applicant may request an extension for additional one year provided that (A) the extension is applied for prior to the third anniversary of the effective date of the PD-X ordinance; and (B) the director determines that good cause exists for the granting of such requested extension.

ATTACHMENT "1"
[Development Plan]



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UNIT MIX TABULATION:

studio	33 unit	16.2%
1 bed	62 units	30.4%
1 bed / corner	36 units	17.7%
2bed / 2bath	55 units	26.9%
3bed / 2bath	13 units	6.4%
3bed live-work, 5 units	5 units	2.5%
total:	204 units	

DENSITY TABULATION:

site area	5,929 acres
no. of units	204 units
height:	(5) 2-story live-work units (3) 4-stories (3) stories on podium
density:	34.4 units / acre

PARKING TABULATION:

apartments	204 units
PARKING PROVIDED:	
• surface:	195 stalls
• podium:	175 stalls
total parking:	370 stalls
ratio:	1.81 stalls / unit



**WALSH PROPERTY
CONCEPT SITE PLAN**
SCALE: 1" = 40'-0"

5 JUN 2018
204 UNITS

SOLID VINYL FENCE 6 FT
HIGH W/ SOLID VINYL
GATE THAT IS LOCKED
AND IS OPERABLE W/
SECURED KEY FOR FIRE
VEHICLE SERVICE ONLY
NO PEDESTRIAN OR
OTHER VEHICLE ACCESS

EMERGENCY
VEHICLE ACCESS

74 UNITS
5-STORIES
43 STALLS

87 UNITS
5-STORIES
74 STALLS

72 UNITS
5-STORIES
56 STALLS

ICD ARCHITECTURE ALL RIGHTS RESERVED

PROJECT NUMBER
17-046

SHEET TITLE

CIRCULATION SITE PLAN
TRAFFIC PLAN
SCALE: 1" = 40'-0"

PROJECT/OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
ARCHITECT
ICO DEVELOPMENT
COTTONWOOD HEIGHTS, UTAH

architecture
2033 dan drive
loyton, utah 84040
(801) 593-9328 FAX
(801) 593-9328



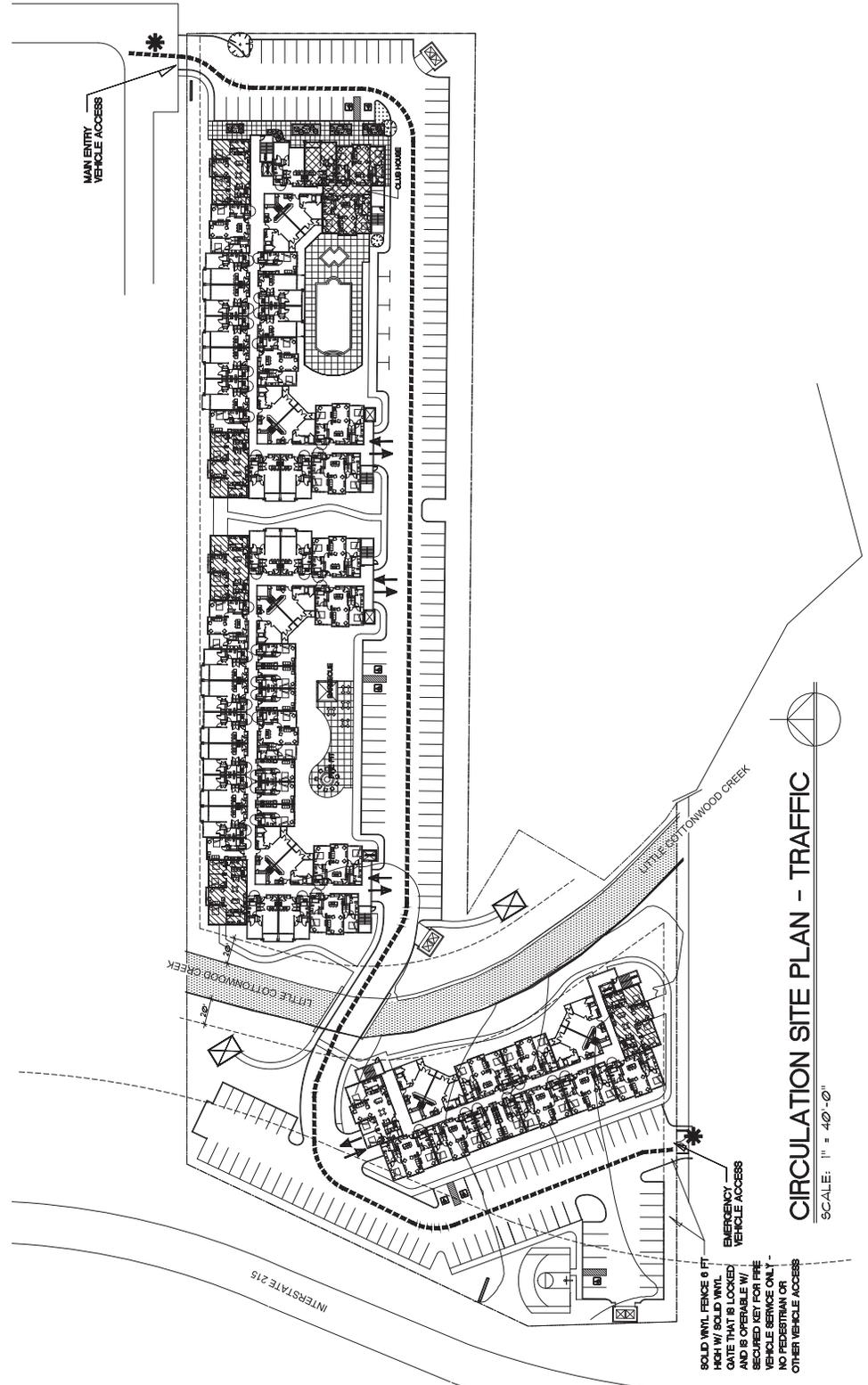
REVISION DATE
XX

DATE
5 JUNE 2018

SHEET NUMBER
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SOLID VINYL FENCE 6 FT
HIGH W/ SOLID VINYL
GATE THAT IS LOCKED
AND IS OPERABLE W/
REQUIRED KEY FOR FIRE
VEHICLE SERVICE ONLY -
NO PEDESTRIAN OR
OTHER VEHICLE ACCESS

CIRCULATION SITE PLAN - TRAFFIC

SCALE: 1" = 40'-0"

PROJECT NUMBER
17-046

SHEET TITLE

CIRCULATION SITE PLAN
PEDESTRIAN PATH
SCALE: 1" = 40'-0"

PROJECT OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
ARCHITECT
ICO DEVELOPMENT
COTTONWOOD HEIGHTS, UTAH

architecture
2033 dan drive
layton, utah 84040
(801) 593-9328
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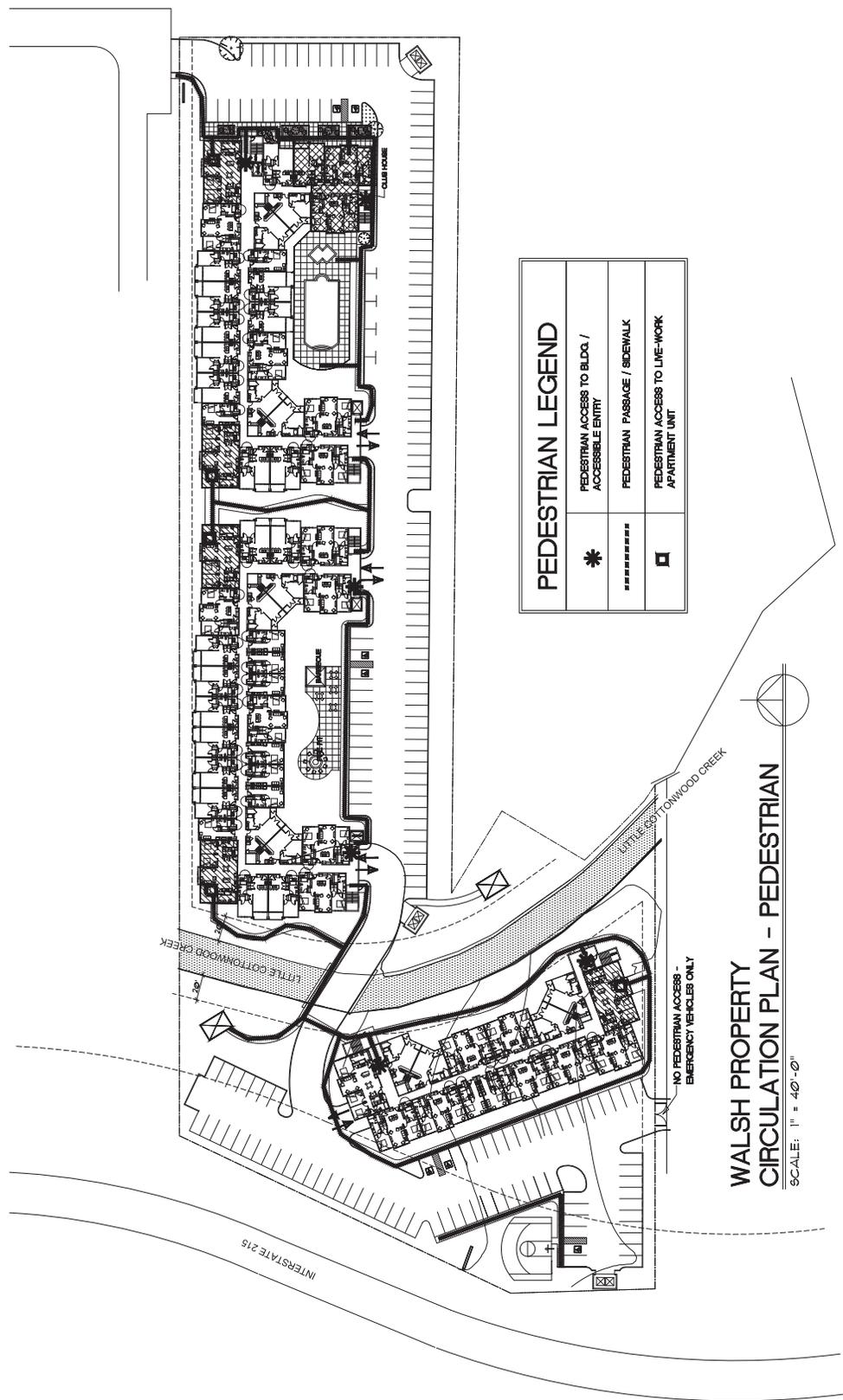


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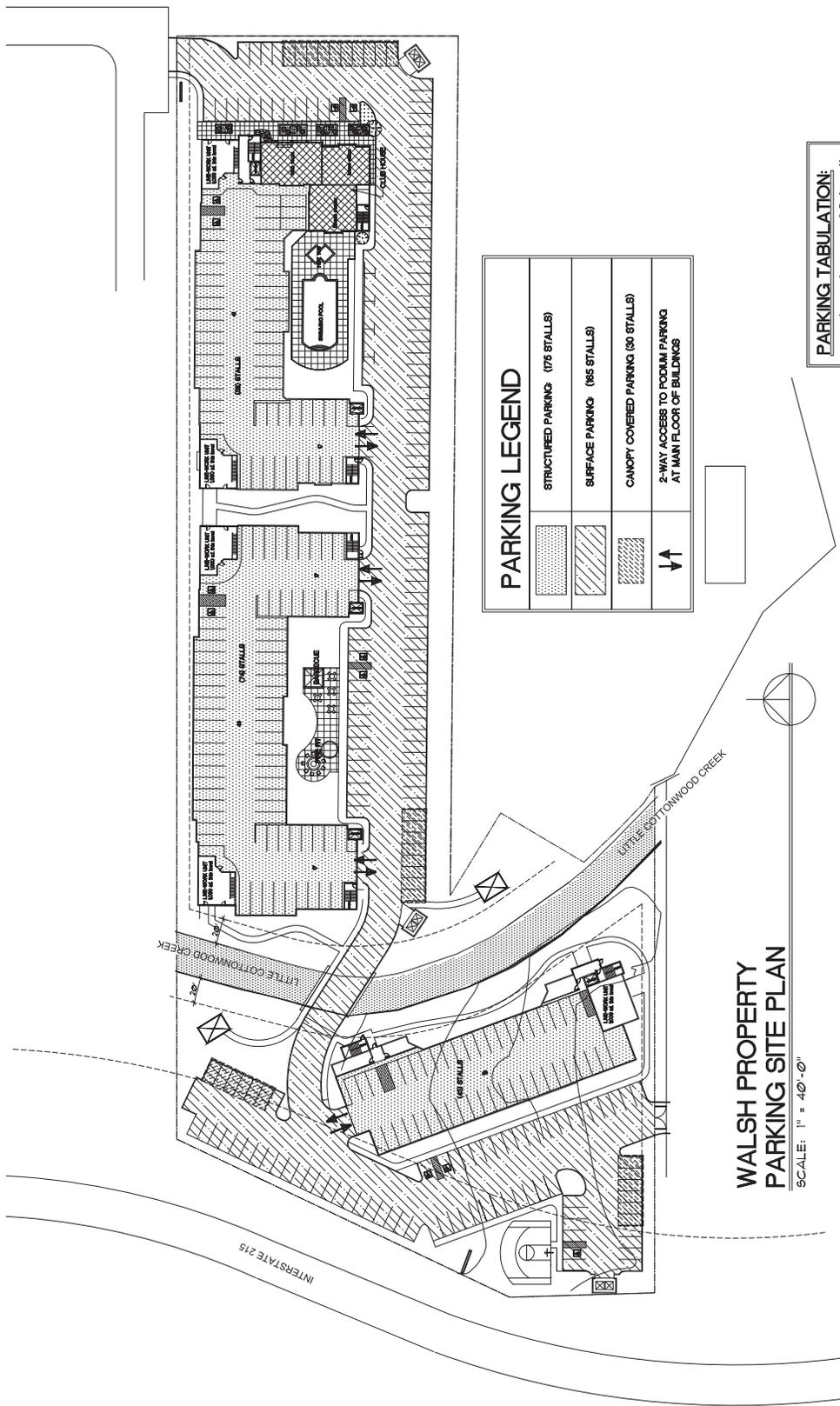
PEDESTRIAN LEGEND	
*	PEDESTRIAN ACCESS TO BLDG. / ACCESSIBLE ENTRY
*****	PEDESTRIAN PASSAGE / SIDEWALK
□	PEDESTRIAN ACCESS TO LIVE-WORK APARTMENT UNIT

WALSH PROPERTY
CIRCULATION PLAN - PEDESTRIAN
SCALE: 1" = 40'-0"

NO PEDESTRIAN ACCESS - EMERGENCY VEHICLES ONLY

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PARKING LEGEND

	STRUCTURED PARKING (75 STALLS)
	SURFACE PARKING (65 STALLS)
	CANOPY COVERED PARKING (80 STALLS)
	2-WAY ACCESS TO PODIUM PARKING AT MAIN FLOOR OF BUILDINGS

PARKING TABULATION:

apartments	204 units
PARKING PROVIDED:	
* surface:	165 stalls
* podium:	175 stalls
* carport:	30 stalls
total parking:	370 stalls
ratio:	1.81 stalls / unit

**WALSH PROPERTY
PARKING SITE PLAN**
SCALE: 1" = 40'-0"

PROJECT NUMBER
17-046

SHEET TITLE

OPEN SPACE PLAN
SCALE: 1" = 40'-0"

PROJECT/OWNER
XX
COTTONWOOD HEIGHTS, UT
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
ICO DEVELOPMENT

ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
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REVISION DATE

XX

DATE

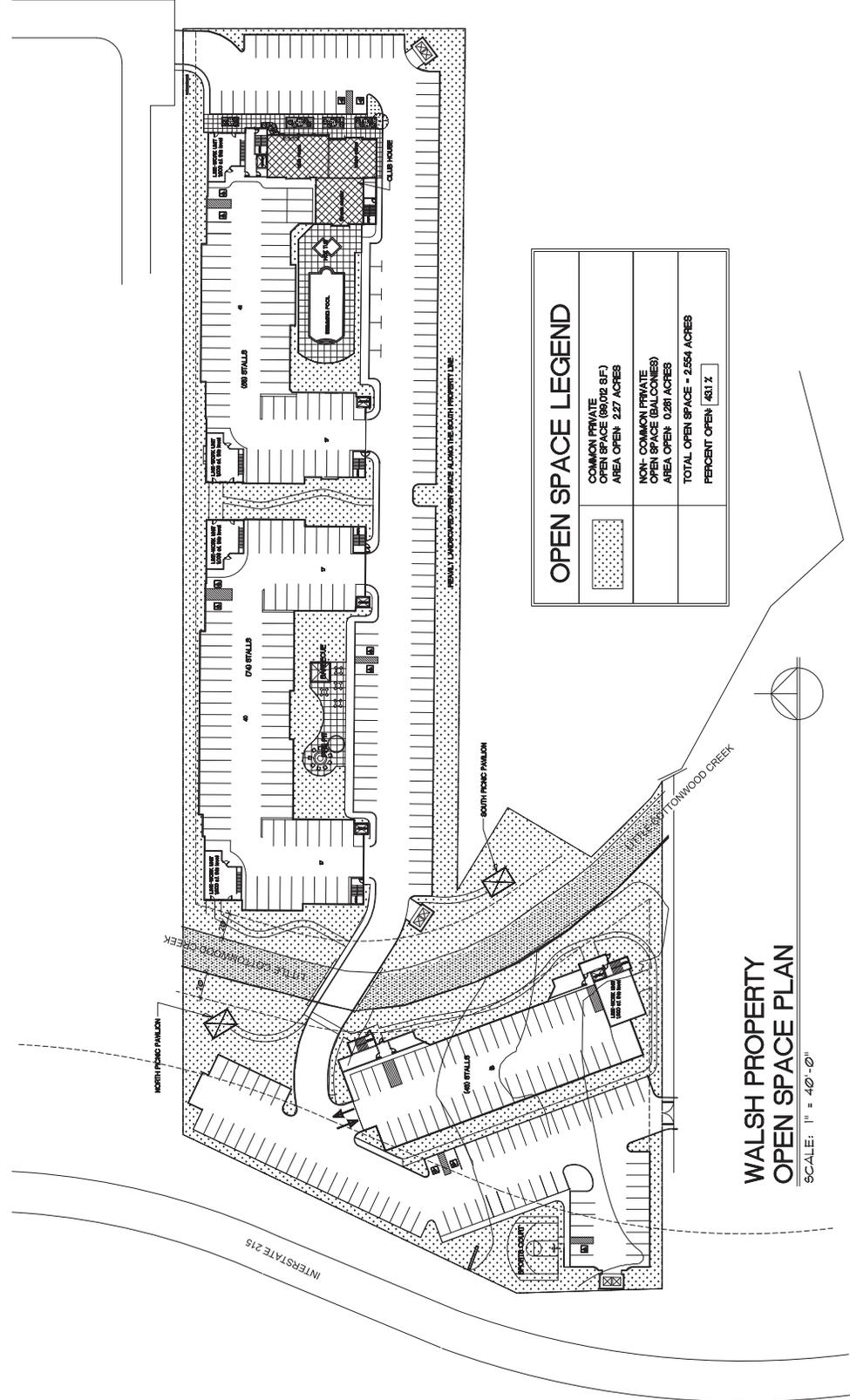
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SHEET NUMBER

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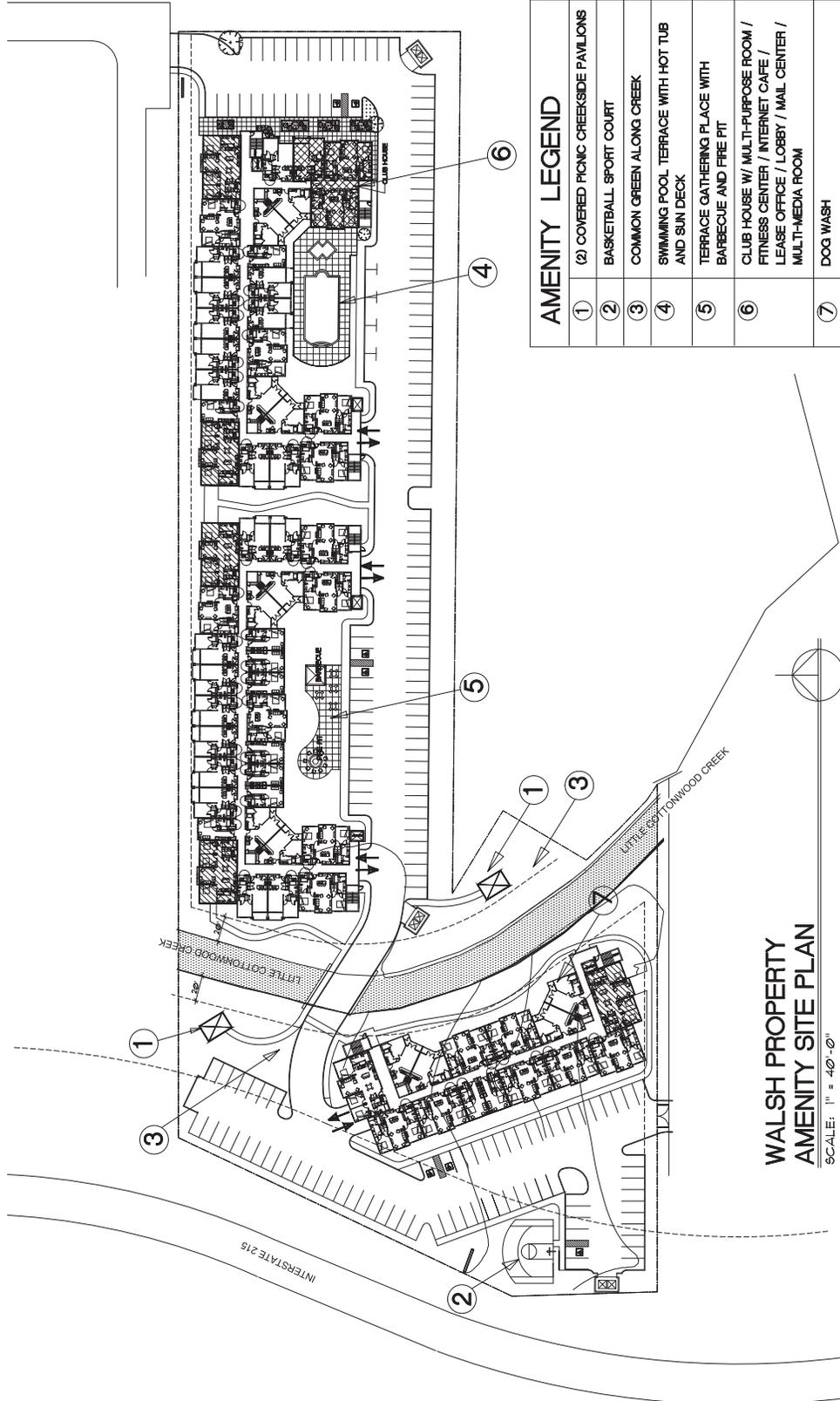
OPEN SPACE LEGEND	
	COMMON PRIVATE OPEN SPACE (89,012 SF) AREA OPEN: 2.27 ACRES
	NON-COMMON PRIVATE OPEN SPACE (BALCONIES) AREA OPEN: 0.281 ACRES
TOTAL OPEN SPACE = 2,554 ACRES	
PERCENT OPEN: 43.7%	

WALSH PROPERTY
OPEN SPACE PLAN
SCALE: 1" = 40'-0"



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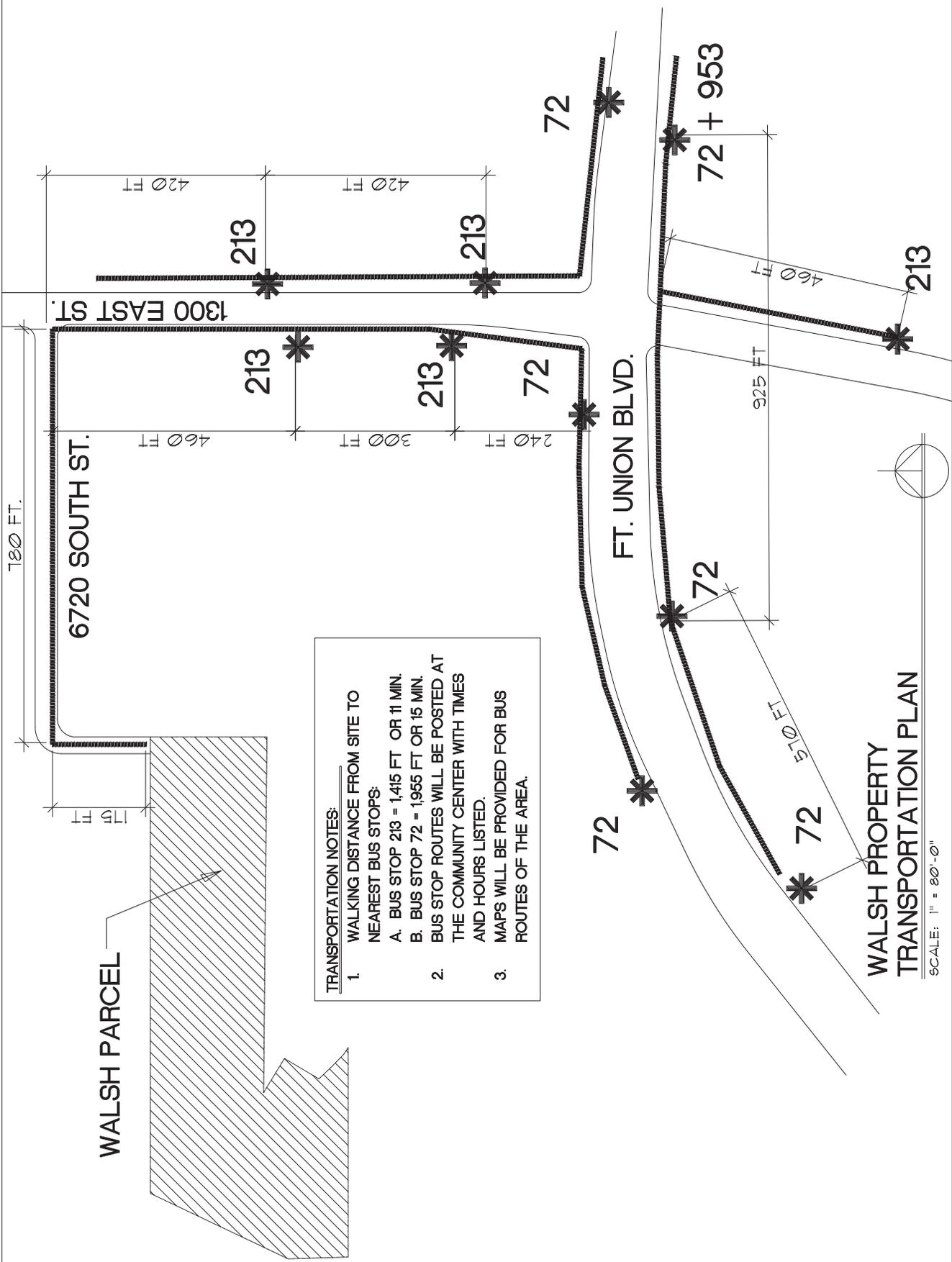
AMENITY LEGEND	
①	(2) COVERED PICNIC CREEKSIDE PAVILIONS
②	BASKETBALL SPORT COURT
③	COMMON GREEN ALONG CREEK
④	SWIMMING POOL, TERRACE WITH HOT TUB AND SUN DECK
⑤	TERRACE GATHERING PLACE WITH BARBEQUE AND FIRE PIT
⑥	CLUB HOUSE W/ MULTI-PURPOSE ROOM / FITNESS CENTER / INTERNET CAFE / LEASE OFFICE / LOBBY / MAIL CENTER / MULTI-MEDIA ROOM
⑦	DOG WASH

WALSH PROPERTY
AMENITY SITE PLAN

SCALE: 1" = 40'-0"

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PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT PARKING LEVEL
BUILDING 'A'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER

WALSH PARCEL
COTTONWOOD HEIGHTS, UT
ARCHITECT
XX
COTTONWOOD HEIGHTS, UT
ICO DEVELOPMENT

ARCHITECT

architecture
2033 dan drive
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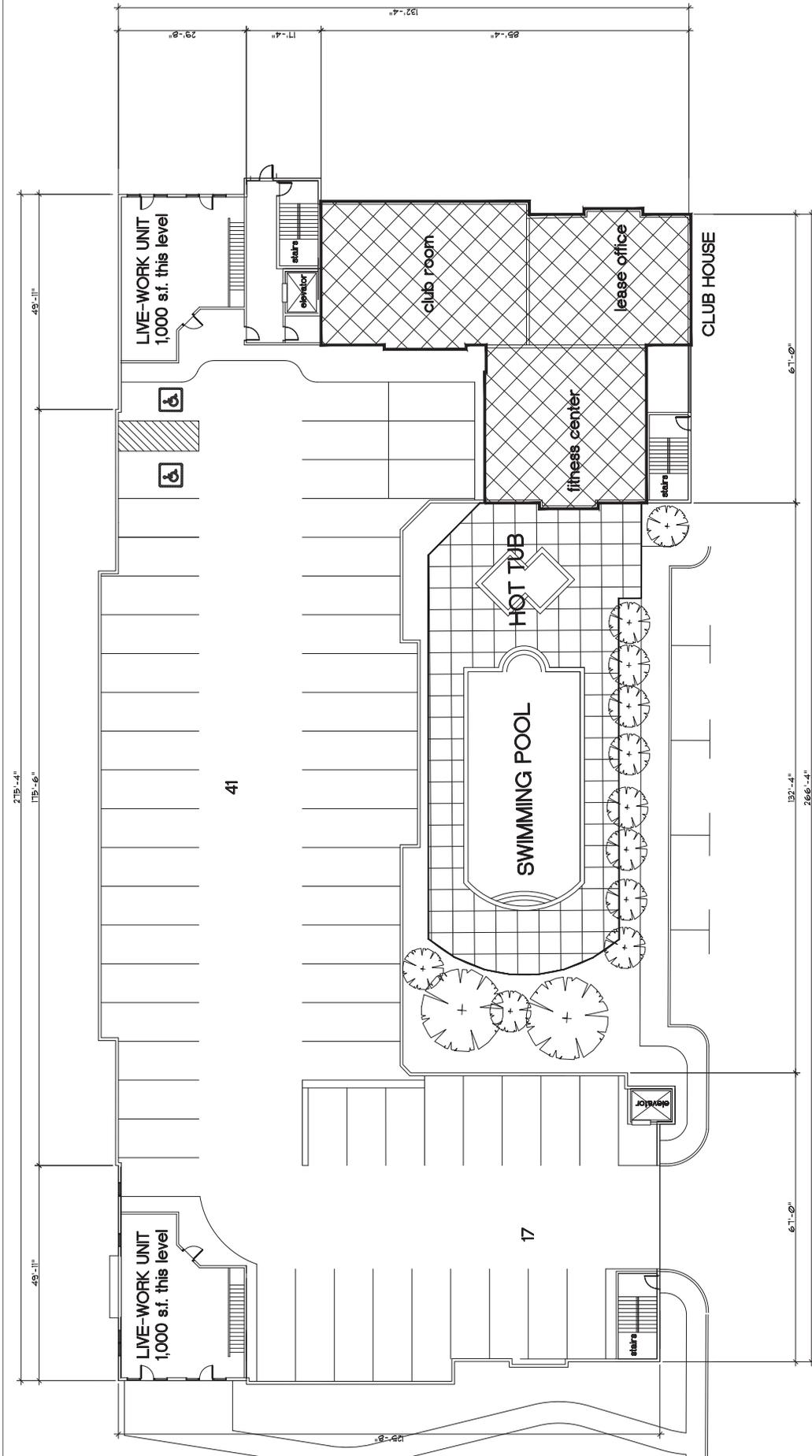
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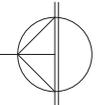
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BUILDING 'A' (EAST)
CONCEPT PARKING MAIN LEVEL

SCALE: 3/32" = 1'-0"

72-UNITS
3-STORIES
58 STALLS



PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT FLOOR PLAN
BUILDING 'A'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
VALSH PARCEL
COTTONWOOD HEIGHTS, UT
ARCHITECT
XX
COTTONWOOD HEIGHTS, UT
ICO DEVELOPMENT

2033 don drive
layton, utah 84040
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architecture



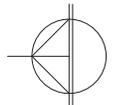
REVISION DATE
XX
DATE
5 JUNE 2019
SHEET NUMBER
A2.2

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UNIT MIX TABULATION:

studio	6 unit
1 bed (1A)	32 units
1 bed/corner	12 units
2bed /2bath	16 units
3bed / 2bath	4 units
3bed live-work	2 units
Total	72 units



72-UNITS
3-STORIES
58 STALLS

BUILDING 'A' (EAST) CONCEPT FLOOR PLAN

SCALE: 3/32" = 1'-0"

PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT PARKING PLAN
BUILDING 'B'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
COTTONWOOD HEIGHTS, UT
XX DEVELOPMENT
ARCHITECT

architecture
2033 dan drive
layton, utah 84040
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REVISION DATE

XX

DATE

5 JUNE 2018

SHEET NUMBER

A3.1

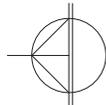
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BUILDING 'B' (MIDDLE) CONCEPT PARKING LEVEL

SCALE: 3/32" = 1'-0"

87-UNITS
3-STORIES
74 STALLS



PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT FLOOR PLAN
BUILDING 'B'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
VALSH PARCEL
COTTONWOOD HEIGHTS, UT
ARCHITECT
XX
COTTONWOOD HEIGHTS, UTAH
ICO DEVELOPMENT

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layton, utah 84040
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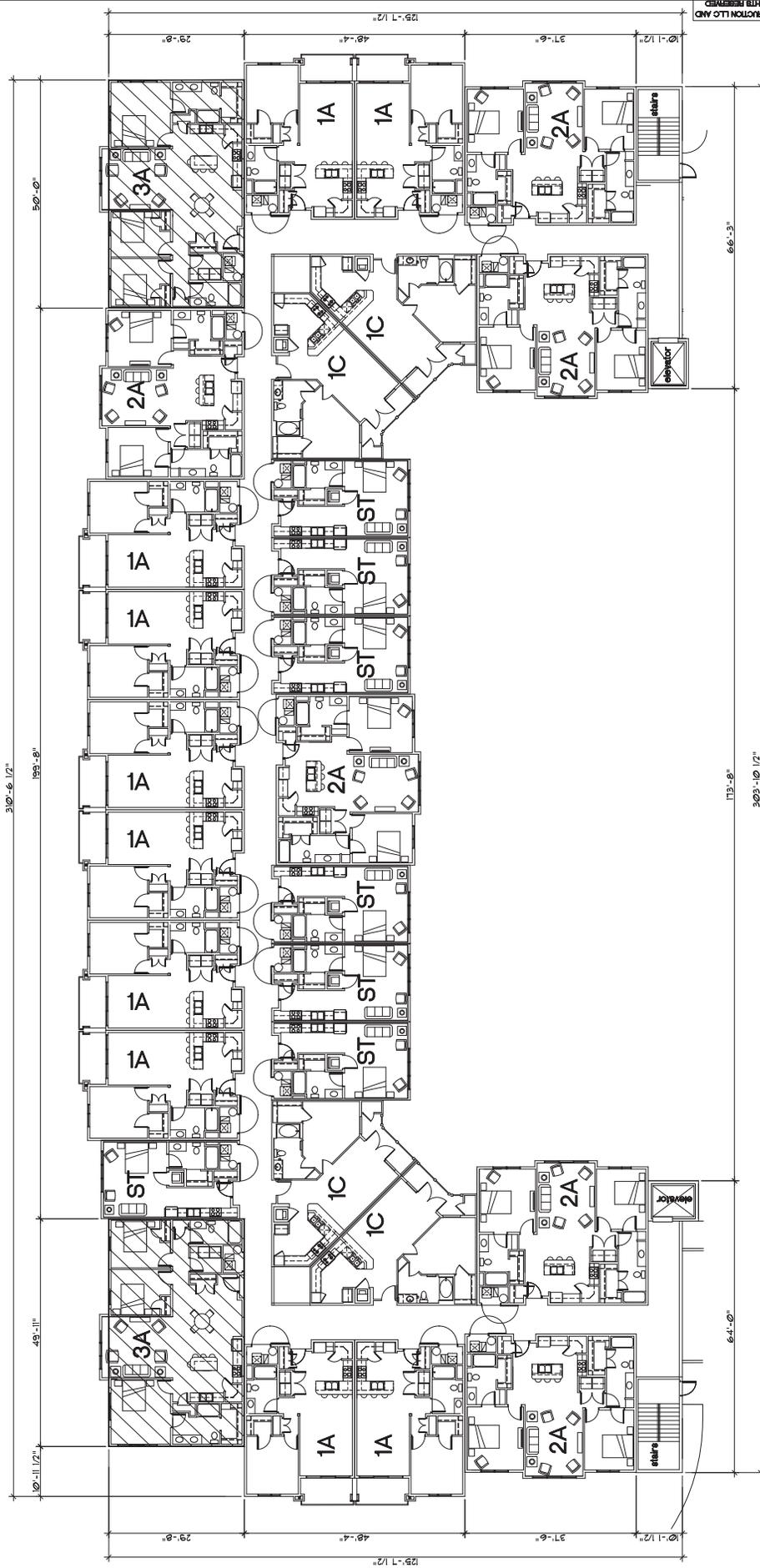
REVISION DATE
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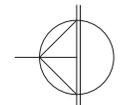
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UNIT MIX TABULATION:

studio	21 units
1 bed (1A)	30 units
1 bed / corner	12 units
2bed / 2bath	18 units
3bed / 2bath	4 units
3bed live-work	2 units
Total	87 units



87-UNITS
3-STORIES
74 STALLS

BUILDING 'B' (MIDDLE) CONCEPT FLOOR PLAN

SCALE: 3/32" = 1'-0"

PROJECT NUMBER
17-046
SHEET TITLE

CONCEPT ELEVATIONS
BUILDING 'B'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
XX
COTTONWOOD HEIGHTS, UTAH
ICO DEVELOPMENT
ARCHITECT

architecture
2033 dan drive
loyton, utah 84040
(801) 593-9338
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REVISION DATE
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SHEET NUMBER

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BUILDING 'B' - SOUTH ELEVATION



BUILDING 'B' - EAST ELEVATION

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PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT ELEVATIONS
BUILDING 'B'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
XX
COTTONWOOD HEIGHTS, UTAH
WALSH PARCEL
ICO DEVELOPMENT

ARCHITECT

architecture
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layton, utah 84040
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REVISION DATE

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DATE

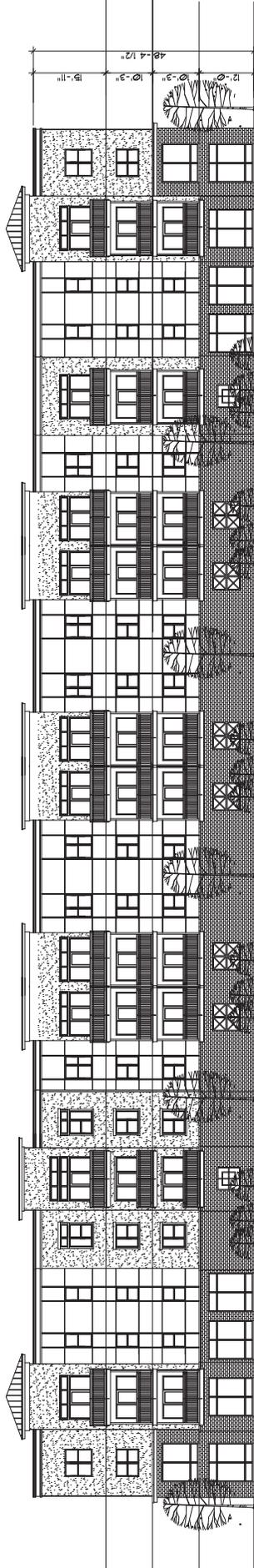
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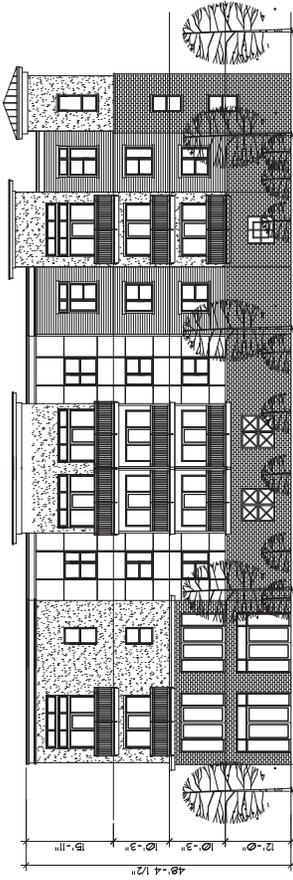
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live-work unit

BUILDING 'B' - NORTH ELEVATION

live-work unit



live-work unit

BUILDING 'B' - WEST ELEVATION

PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT FLOOR PLAN
BUILDING 'C'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
VALSH PARCEL
COTTONWOOD HEIGHTS, UT
COTTONWOOD HEIGHTS, UT
XX
COTTONWOOD HEIGHTS, UT
ICO DEVELOPMENT

ARCHITECT

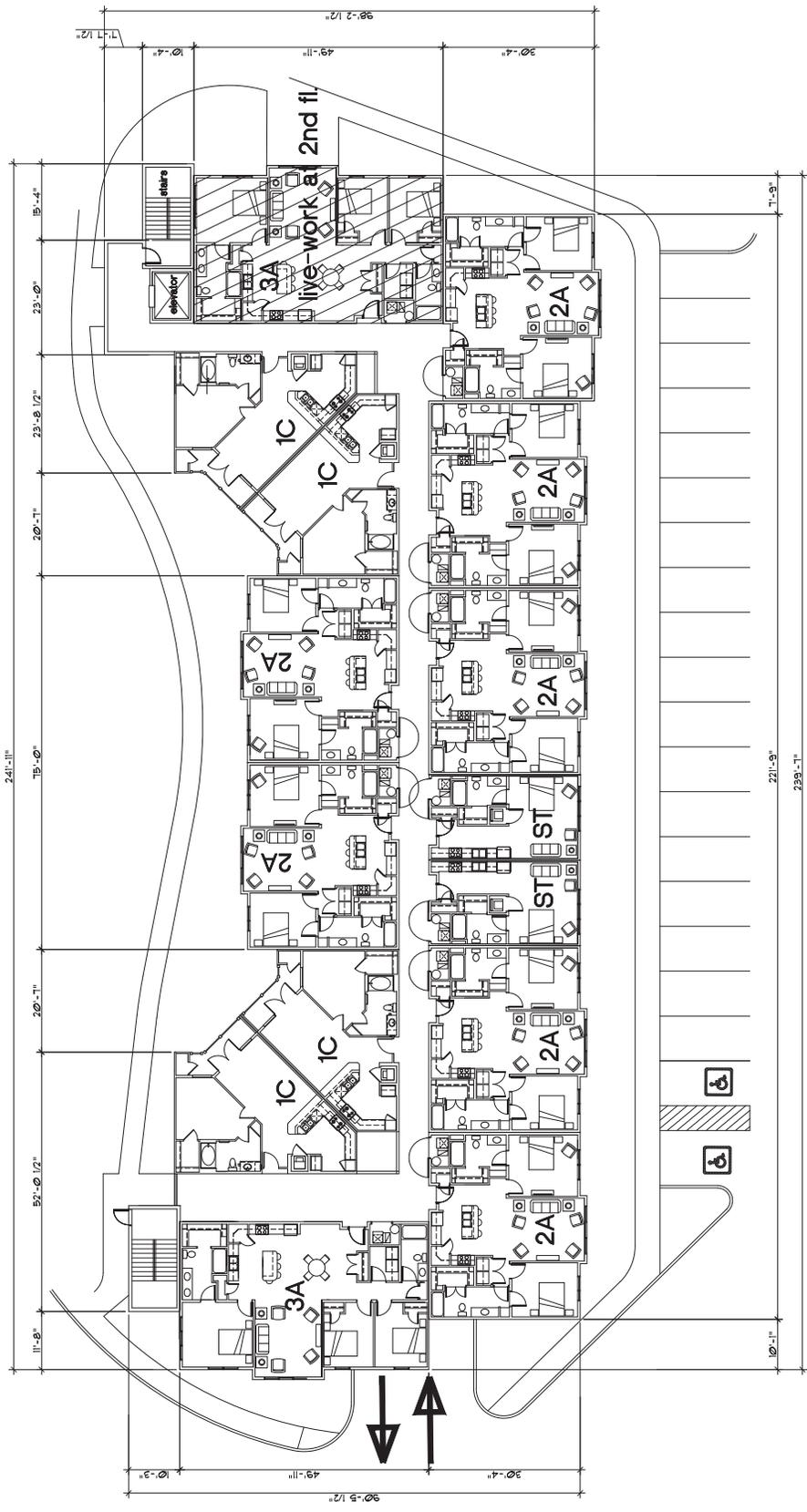
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DATE
5 JUNE 2018
SHEET NUMBER

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UNIT MIX TABULATION:

studio	6 unit
1 bed (1A)	--
1 bed/corner	12 units
2bed /2bath	21 units
3bed / 2bath	5 units
3bed live-work	1 unit
	45 units

45-UNITS
3-STORIES
43 STALLS

**BUILDING 'C' (WEST)
CONCEPT FLOOR PLAN**

SCALE: 3/32" = 1'-0"

PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT ELEVATIONS
BUILDING 'C'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
XX
COTTONWOOD HEIGHTS, UTAH
ICO DEVELOPMENT
ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
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REVISION DATE
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5 JUNE 2018

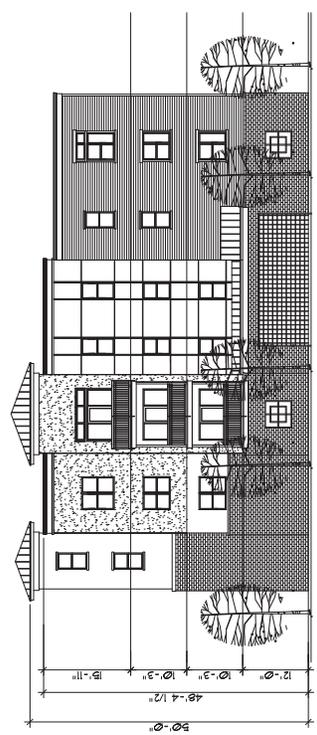
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BUILDING 'C' - EAST ELEVATION



BUILDING 'C' - NORTH ELEVATION

PROJECT NUMBER
17-046

SHEET TITLE

CONCEPT ELEVATIONS
BUILDING 'C'
SCALE: 3/32" = 1'-0"

PROJECT/OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
XX
COTTONWOOD HEIGHTS UTAH
ICO DEVELOPMENT
ARCHITECT
KCB ARCHITECTURE

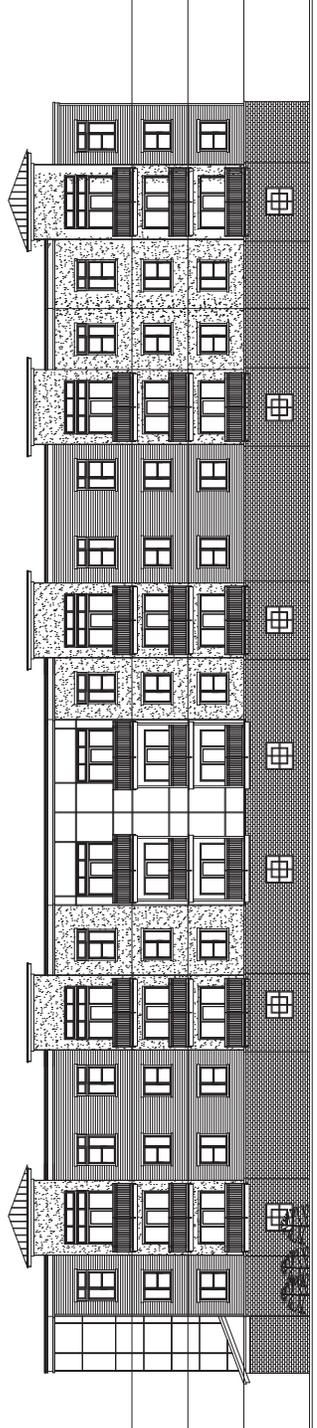
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(801) 593-9338
(801) 593-9328 FAX

REVISION DATE
XX
DATE
5 JUNE 2019
SHEET NUMBER

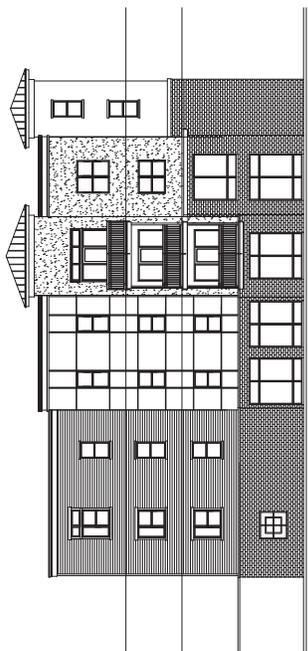
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BUILDING 'C' - WEST ELEVATION



live-work unit

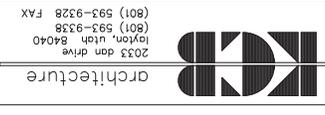
BUILDING 'C' - SOUTH ELEVATION

PROJECT NUMBER
17-046

SHEET TITLE

LIVE-WORK UNIT PLAN
BUILDING 'A'
SCALE: 1/4" = 1'-0"

PROJECT/OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
ARCHITECT
ICO DEVELOPMENT
COTTONWOOD HEIGHTS, UT
2033 6th drive
Rayon, utn 84040
(801) 593-9338
(801) 593-9328 FAX



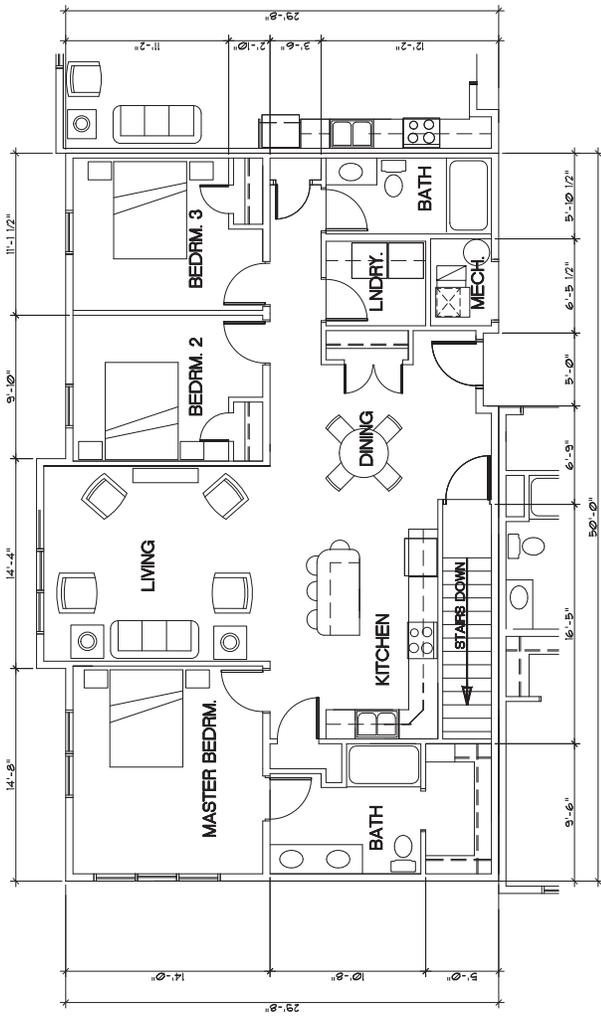
REVISION DATE
XX

DATE
15 MAY 2019

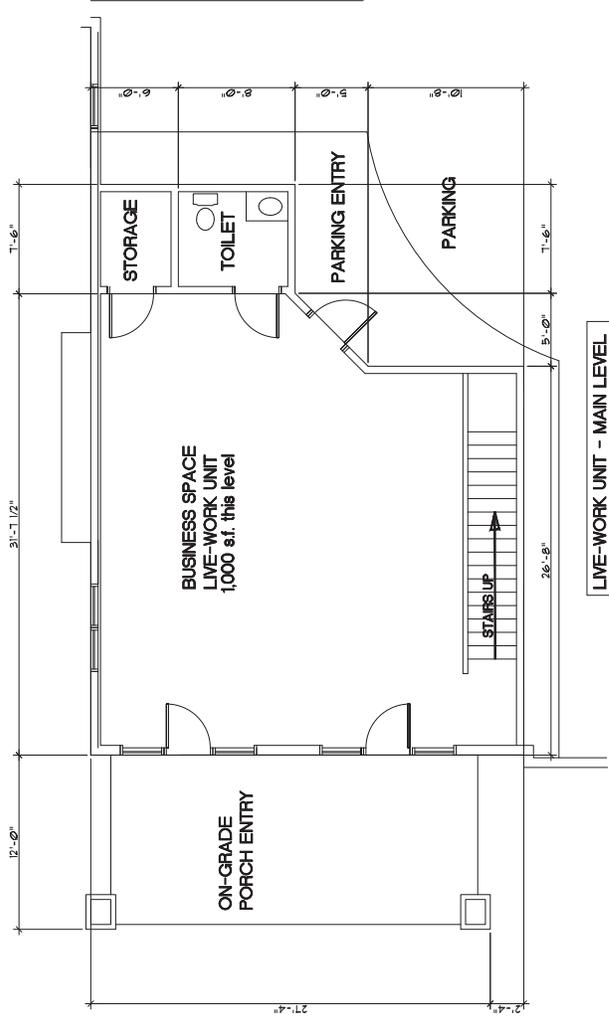
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LIVE-WORK UNIT - 2ND LEVEL



LIVE-WORK UNIT - MAIN LEVEL

PROJECT NUMBER
17-046

SHEET TITLE
CONCEPT PHOTOMETRIC PLAN
SCHEME 204
SCALE: 1" = 40'-0"

PROJECT/OWNER
WALSH PARCEL
COTTONWOOD HEIGHTS, UT
XX
COTTONWOOD HEIGHTS, UT
ICO DEVELOPMENT

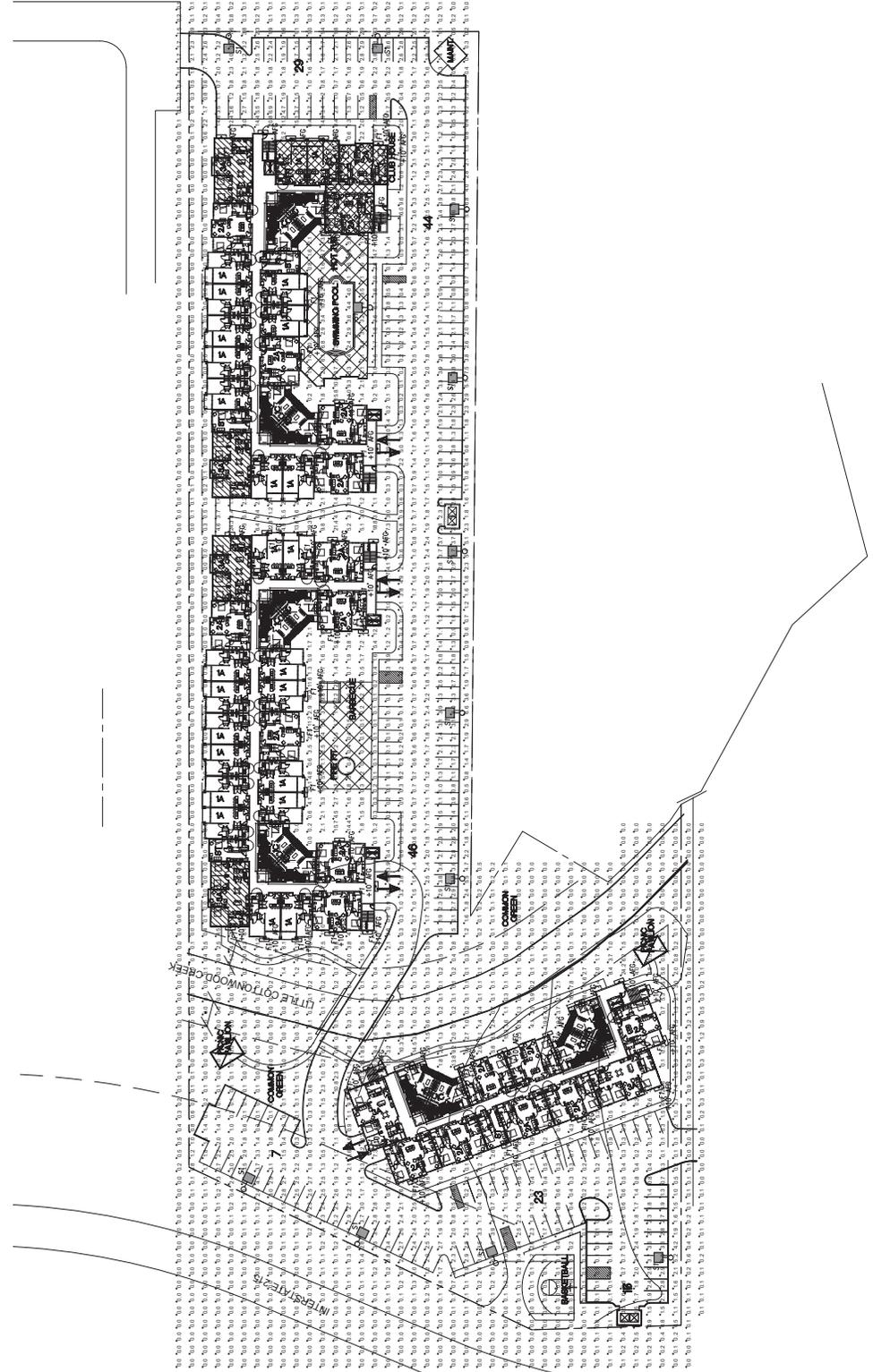
ARCHITECT

architecture
2033 dan drive
syracuse, utah 84040
(801) 593-9358
FAX (801) 593-9328

REVISION DATE
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DATE
22 DEC 2017

SHEET NUMBER
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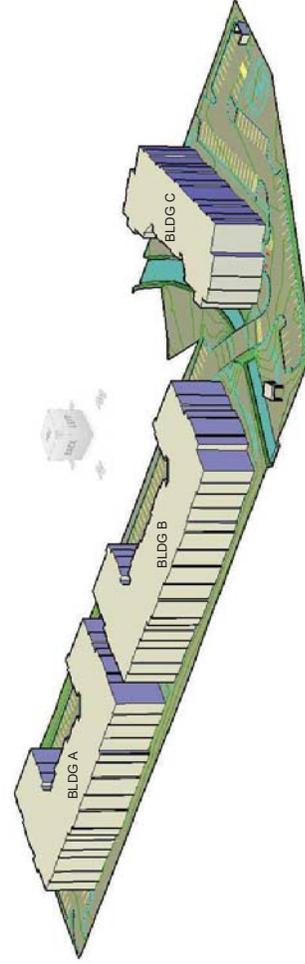
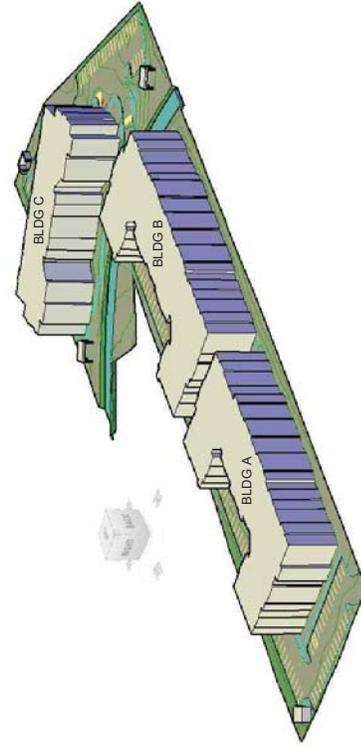
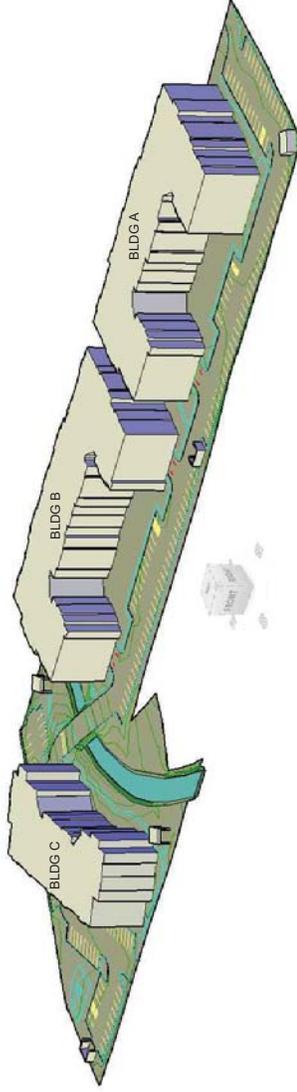
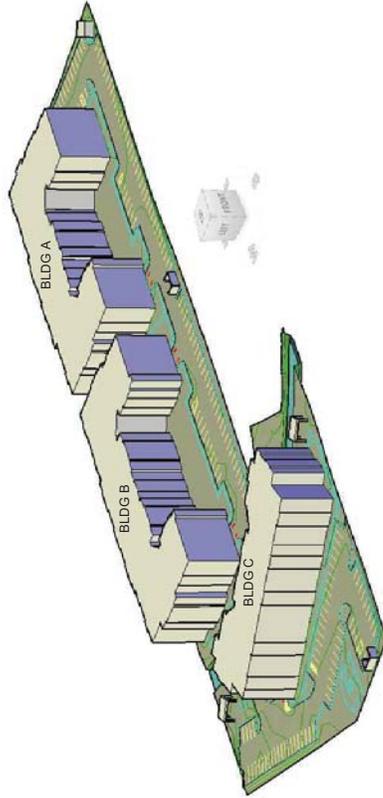


CONCEPT PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

WALSH PARCEL MASSING EXHIBIT

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04/26/2018



UNIT MIX BLDG. A:

studio 6 unit
1 bed (1A) 32 units
1 bed/corner 12 units
2bed /2bath 16 units
3bed / 2bath 4 units
3bed live-work 2 units

72 units

UNIT MIX BLDG. B:

studio 21 units
1 bed (1A) 30 units
1 bed/corner 12 units
2bed /2bath 18 units
3bed / 2bath 4 units
3bed live-work 2 units

87 units

UNIT MIX BLDG. C:

studio 6 unit
1 bed (1A) --
1 bed/corner 12 units
2bed /2bath 21 units
3bed / 2bath 5 units
3bed live-work 1 unit

45 units

TOTAL UNIT MIX:

studio 33 unit
1 bed (1A) 62 units
1 bed/corner 36 units
2bed /2bath 55 units
3bed / 2bath 13 units
3bed live-work 5 units

204 units

MASTER SIGN PROGRAM NARRATIVE

The site shall feature signs as illustrated on the site plan (A1.01) with elements of two files included in ICO's application (Entry Tower and Monument and Ivory Urban). The Ivory Urban file contains design and logo standards but differs somewhat from the materials that may ultimately be used given materials and design of this development are more timeless and classic in style as opposed to contemporary. The illustrations contained in Entry Tower and Monument show a more classic style and include notes that the size of the signs shall be congruent with Cottonwood Height's sign ordinances and that materials used will be congruent with building exteriors.

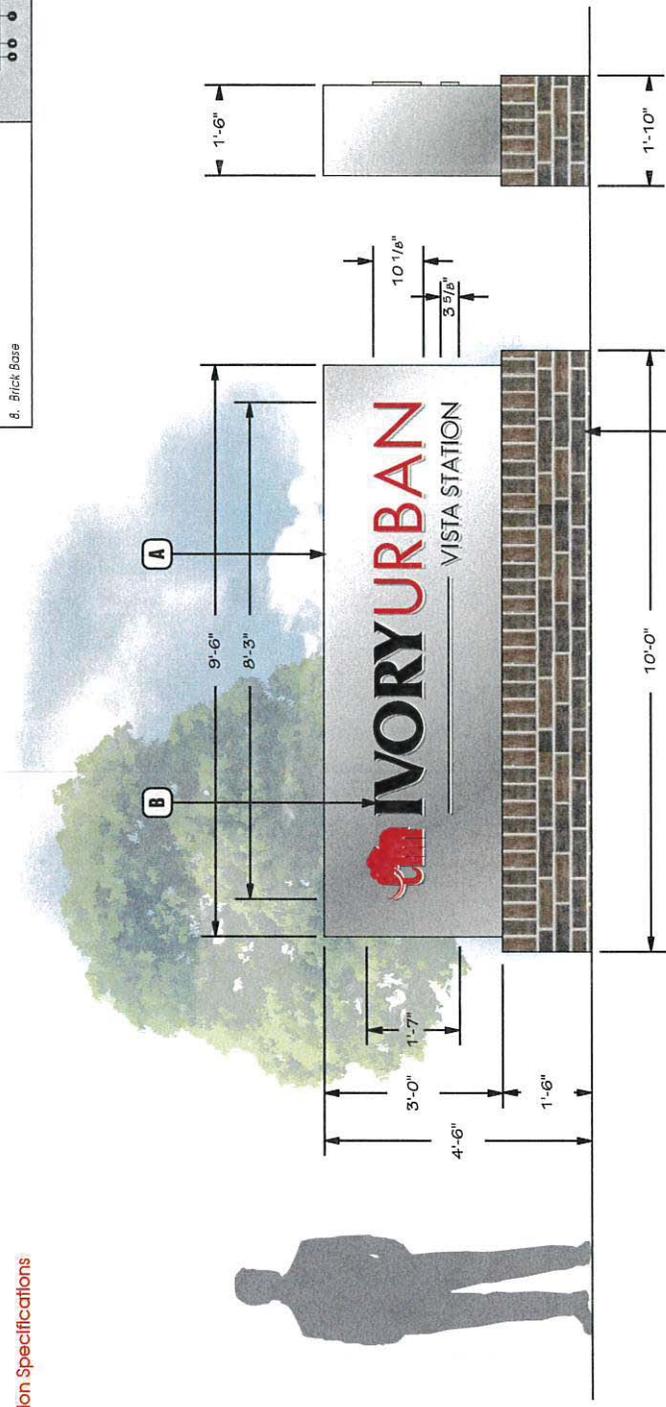
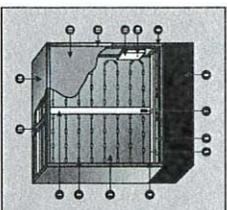
INTERNALLY ILLUMINATED D/S MONUMENT SIGNS

- Qty. 2 Internally Illuminated Double Sided Monument Signs
- A: .125" Routed Reverse Copy Sign Faces w. Brushed Finish & Clear Coat
- 18" .063 Aluminum Returns w. Brushed Finish & Clear Coat
- B: .5" White Acrylic Push Thru Lettering w. Applied Vinyl Overlay
- Gerber High Performance Translucent Cardinal & Opaque Black Vinyl
- C: Brick Monument Base (exact to be determined)

*Survey of Building Required for Exact Fabrication Specifications



- ### MONUMENT SIGN
1. Steel Pole
 2. L.E.D. Lighting
 3. Aluminum Panel
 4. Walkway Cover
 5. Sockets
 6. Drain Holes
 7. Junction Box
 8. Brick Base
 9. Frame Steel Angle
 10. Fuse
 11. Balast
 12. Aluminum Retainers
 13. Aluminum Faces
 14. Aluminum Sides
 15. Frame Steel Angle



1.1 OPTION 01 - INTERNALLY ILLUMINATED D/S MONUMENT SIGNS

Scale: 1/2" = 1'-0" (11" x 17" Page Size)

IG GROUP SIGN & CONSTRUCTION IS A CONTRACTOR WITH THE STATE OF UTAH - CONTRACTOR LICENSE 7922686-5501 B100 AND 5440 - WORKS COMPENSATION #2618676 - \$2,000,000 LIABILITY INSURANCE - DRAWING IS REPRESENTATIONAL ONLY. SCALE, SIZING AND COLOR MAY VARY REFER TO PROPOSAL FOR EXACT SPECS.

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SIGN & CONSTRUCTION
880 North 100 East, Lehi, UT 84043
office 801.766.0464 fax 801.766.0466

INSTALL ADDRESS:
ICO Management
13200 Vista Station Blvd
Draper, Utah 84020
Taylor Moody 801.419.9859
taylor@icomangement.com

DESIGN #
ICO D M 002-18
DATE
04/05/18
DESIGNER
MAT
SALES PERSON
Zane Latimer 801.755.2953
REQUIRED FOR PRODUCTION
DATE

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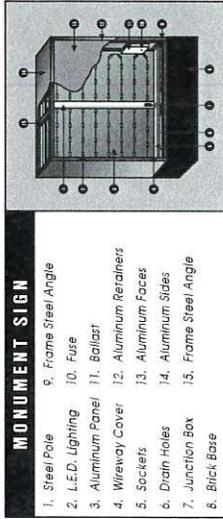
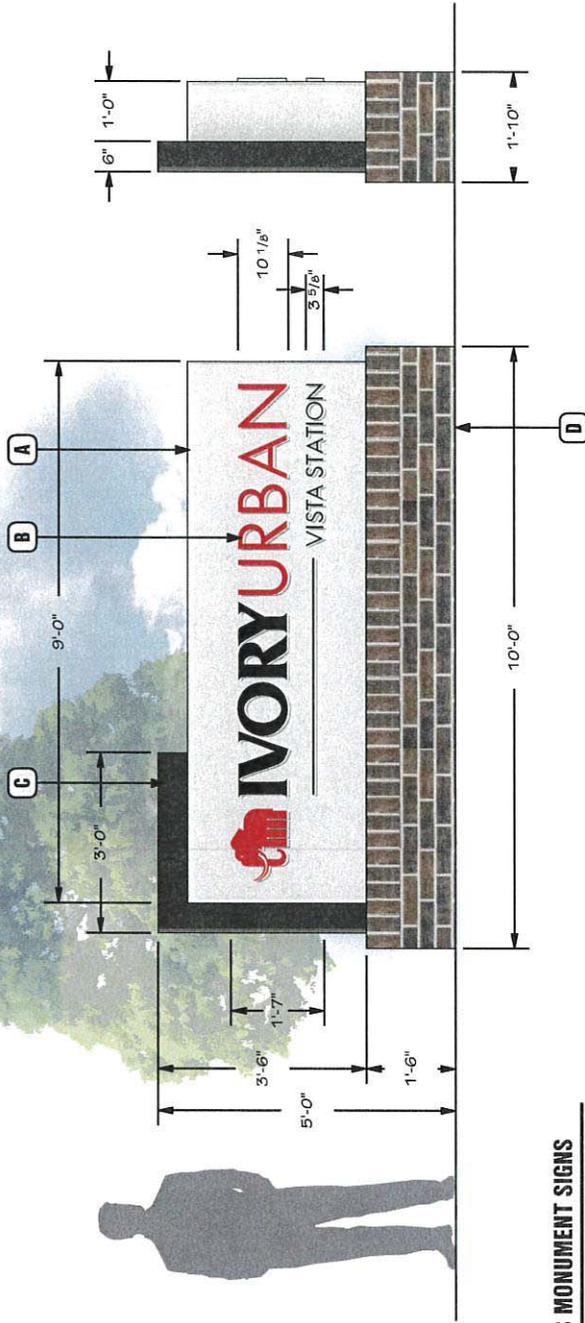
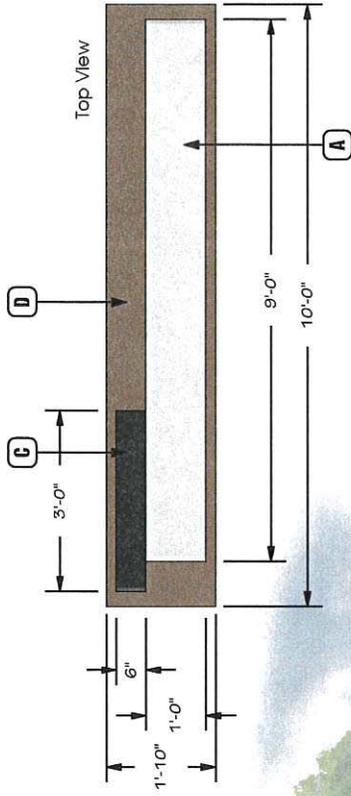
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Utah Sign Association
INTERNATIONAL SIGN ASSOCIATION
UFIA
URMA

INTERNALLY ILLUMINATED D/S MONUMENT SIGNS

- Qty 2 Internally Illuminated Double Sided Monument Signs
- A: .125" Routed Reverse Copy Sign Faces Painted to Match Building (fbsd)
- B: .5" White Acrylic Push Thru Lettering w. Applied Vinyl Overlay
- C: Gerber High Performance Translucent Cardinal & Opaque Black Vinyl
- D: Aluminum Monument Accent to Match Building (fbsd)



*Survey of Building Required for Exact Fabrication & Paint Specifications



MONUMENT SIGN

1. Steel Pole
2. L.E.D. Lighting
3. Aluminum Panel
4. Wireway Cover
5. Sockets
6. Drain Holes
7. Junction Box
8. Brick Base
9. Frame Steel Angle
10. Fuse
11. Ballast
12. Aluminum Retainers
13. Aluminum Faces
14. Aluminum Slides
15. Frame Steel Angle



OPTION 02 - INTERNALLY ILLUMINATED D/S MONUMENT SIGNS

Scale: 1/2" = 1'-0" (11" x 17" Page Size)

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taylorm@icomangement.com

DESIGN #
ICO D M 002-18

DATE
04/05/18

DESIGNER
MAT

SALES PERSON
Zane Latimer 801.755.2953

PROUD MEMBER OF:

UTAH SIGN ASSOCIATION

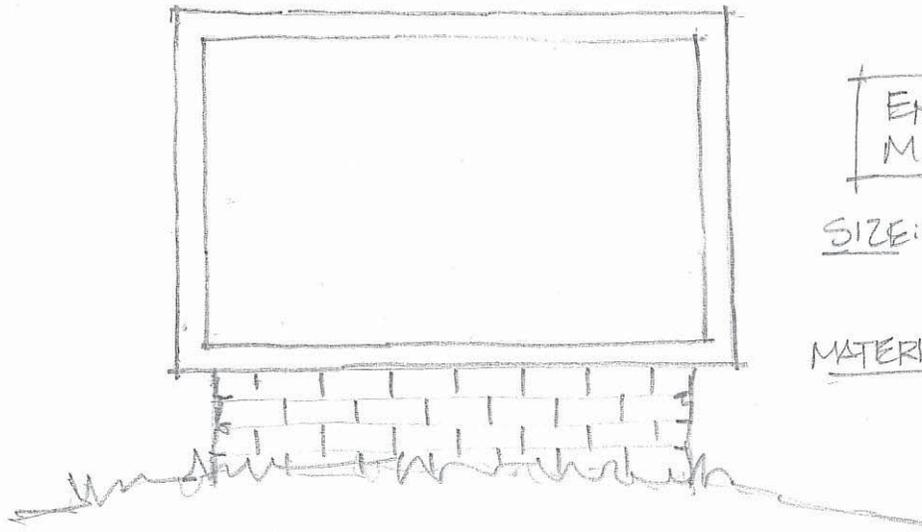
INTERNATIONAL SIGN ASSOCIATION

UFIA (United Fabricators of Illuminated Advertising)

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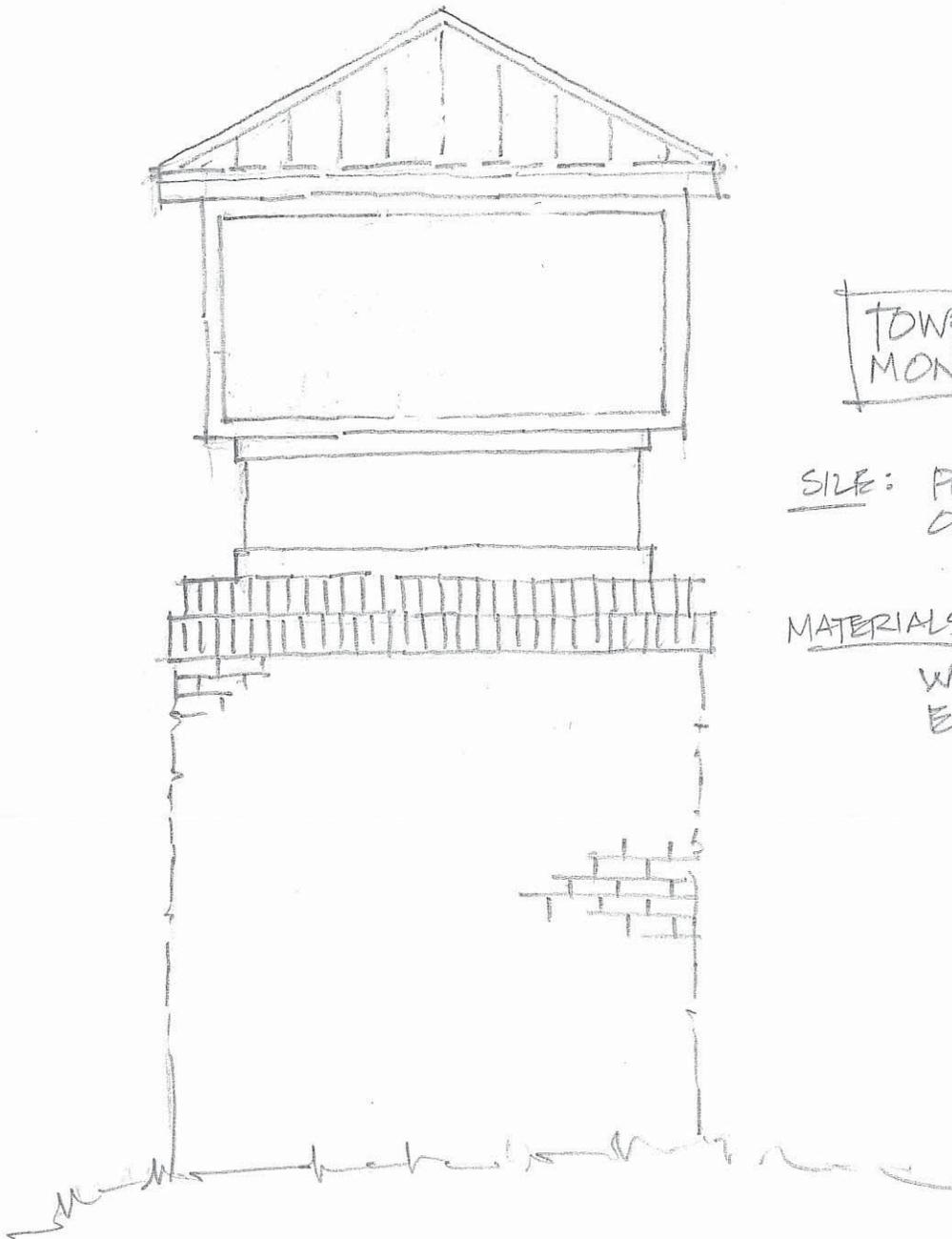
DATE



ENTRY
MONUMENT

SIZE: PER SIGN
ORDINANCE

MATERIALS: CONGRUENT
WITH BLDG
EXTERIORS



TOWER
MONUMENT

SIZE: PER SIGN
ORDINANCE

MATERIALS: CONGRUENT
WITH BLDG
EXTERIORS



Q&A Follow-up Information

ICO Creekside – Cottonwood Heights

August 2018

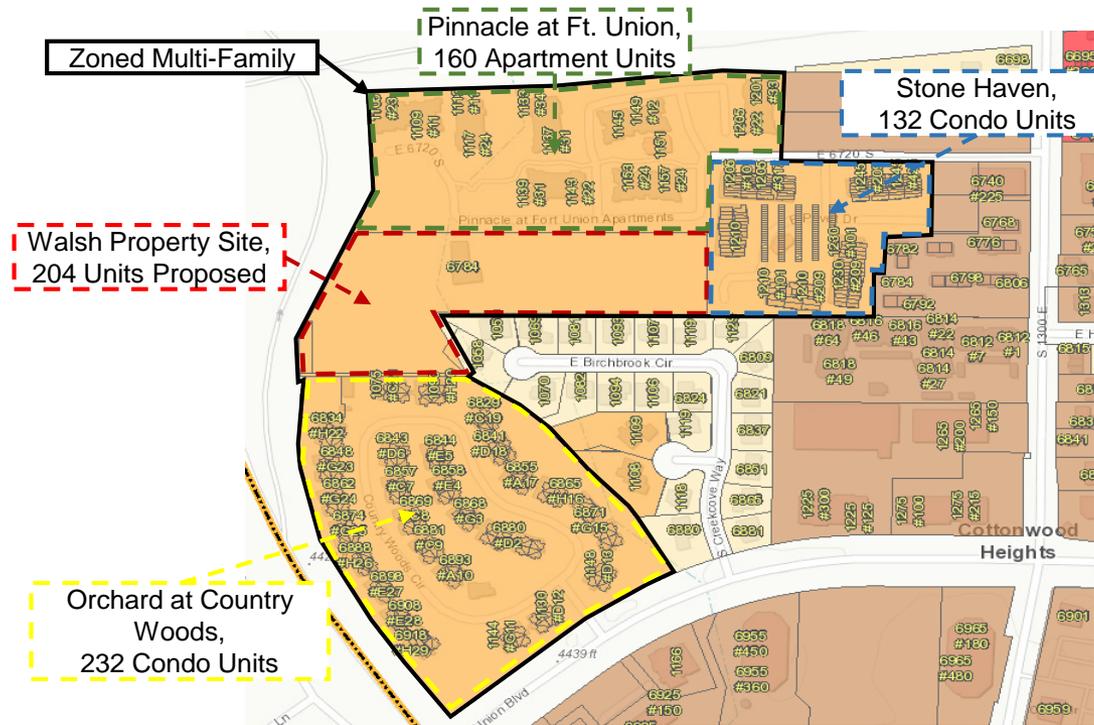
PURPOSE OF THIS DOCUMENT

- Following the last Planning Commission meeting on July 11, 2018, the Planning Commission requested that the developer address specific questions raised in that meeting.
- This document addresses these remaining issues which include:
 - Building setbacks, specifically to multi-family neighbors on the south property line at The Orchard of Country Woods.
 - Follow-up from ICO's meeting with an arborist covering the extent to which trees on the site can be preserved.
 - Updates to the Hales Engineering traffic report, including weekend traffic counts and street width details.
 - Live work units and the flexibility of uses between floors.
 - Age restrictions for senior housing units.
 - Detail on the photometric study and proposed lighting for the community.
 - Detail on building height and components of living space, structural space, and architectural elements.

PROPOSED DEVELOPMENT CONTEXT AND NEIGHBORING COMMUNITY UNIT COUNTS

- **The zoning request meets and is consistent with the City's Master Plan.**
 - Cottonwood Height's Master Plan designates the site for long term use as high density multi-family.
- The application and development plan meets and in many cases exceed s19.51 Planned Development District requirements.
 - The proposed development has 204 units with 295 bedrooms, with ~34 dwelling units / AC (19.51.060).
 - Building height of 50' excluding architectural appurtenances (19.51.060.B.3a).
 - Setbacks meeting and exceeding requirements for single-family and multi-family condo neighbors (19.51.060.B.4a).
 - Parking, lighting, live-work units, and senior housing per the requirements of 19.51.060.B.
- The surrounding developments have a total 524 condo and apartment units as shown below.

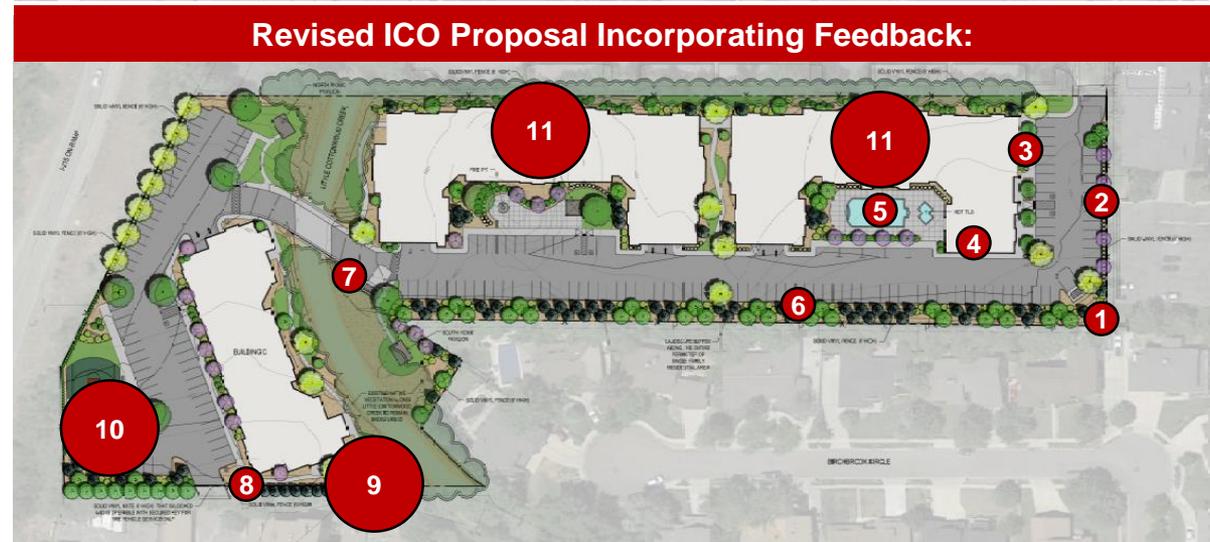
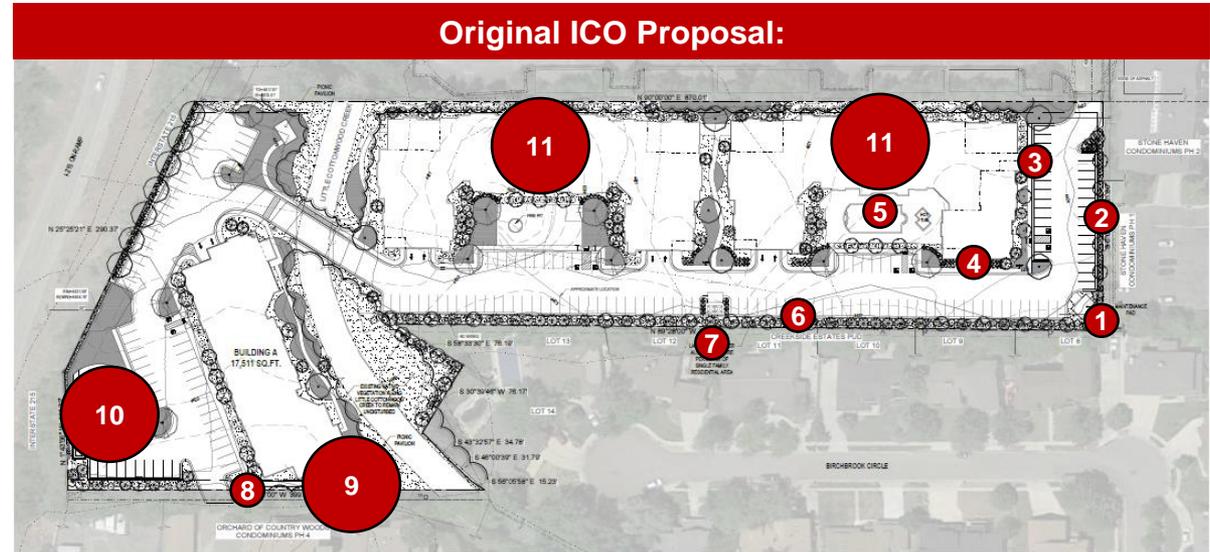
Proposed Site and Surrounding Area, Zoning and Unit Counts by Development



DEVELOPER HAS MADE SIGNIFICANT SITE PLAN ADJUSTMENTS BASED ON PUBLIC FEEDBACK

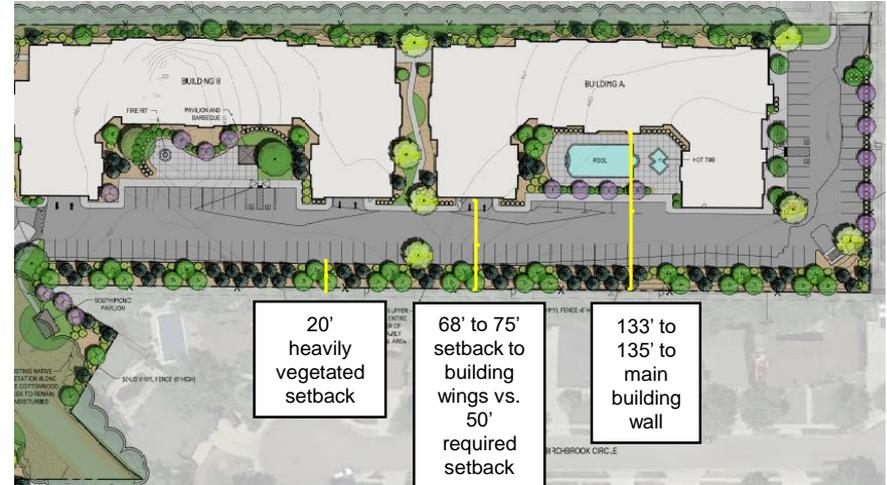
- ICO held three community workshops to ensure neighboring residents could provide input. In response to feedback from both Cottonwood Heights City and residents in the communities surrounding the proposed development, eleven significant adjustments, all to benefit adjacent land owners and at significant cost to the developer, have been made to the original development plan and landscaping designs. The images below set forth the “before” and “after” landscaping plan, with changes highlighted:

- 1 Doubled densely vegetated buffer from 10' to 20' to provide single family homes more privacy
- 2 Upgraded fencing material from see-through wrought iron to 6' solid vinyl
- 3 Added planter boxes to front façade of building to enhance feel of separation from front parking spaces
- 4 Decreased wing length of buildings A & B to increase setback from single family homes to provide more privacy
- 5 Increased vegetation between pool and parking to provide sound buffer; also enhanced landscaping in Building B courtyard for additional sound dampening
- 6 Changed plant selection to include blue spruce for year-round privacy along back yard fences for single family neighbors; 30-50' mature height
- 7 Moved garbage dumpster from middle of south parking area to west end of south parking to reduce potential dumpster noise
- 8 Added blue spruce along south property line shared with Orchard of Country Woods to enhance privacy for condo building to the south
- 9 Redesigned Building C to increase setback by 150% to enhance privacy of multi-family neighbors in condos to the south
- 10 Added full emergency vehicle turnaround
- 11 Proposed increased sprinkler and water access density for fire teams to enhance resident safety

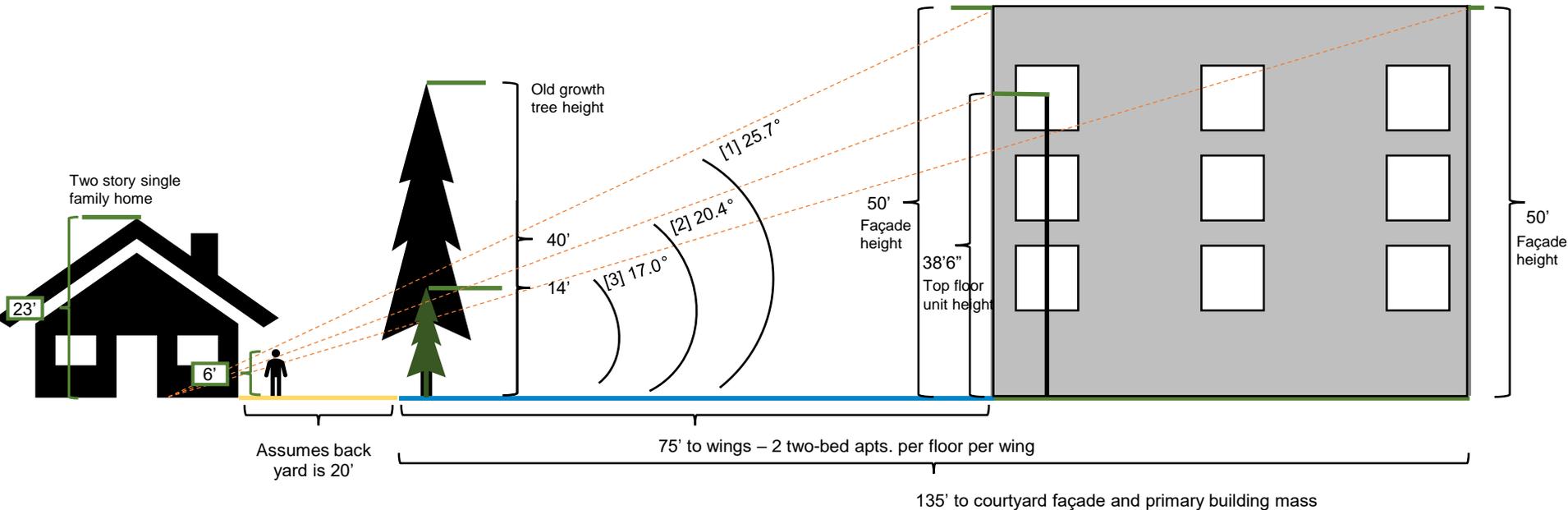


BUILDING HEIGHT RELATIVE TO SINGLE FAMILY HOMES

- Previously ICO presented the illustrations to the right and below for two purposes:
 - To highlight that the proposed building setback is an increase of 50% over code requirements (75' setback from single family homes vs. 50' zoning requirement).
 - To show the viewing angles were for residents of single family residents, which are better than the 2:1 ratio suggested by the Planning Commission.
- ICO prepared the same analysis using zoning for the Residential Multifamily Zone to illustrate the benefit of its proposal vs. other types of zoning that could be used for this parcel.



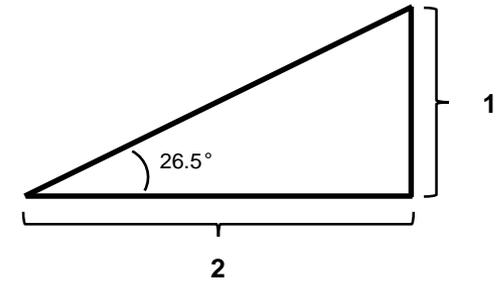
Single Family Neighbor Setback Detail



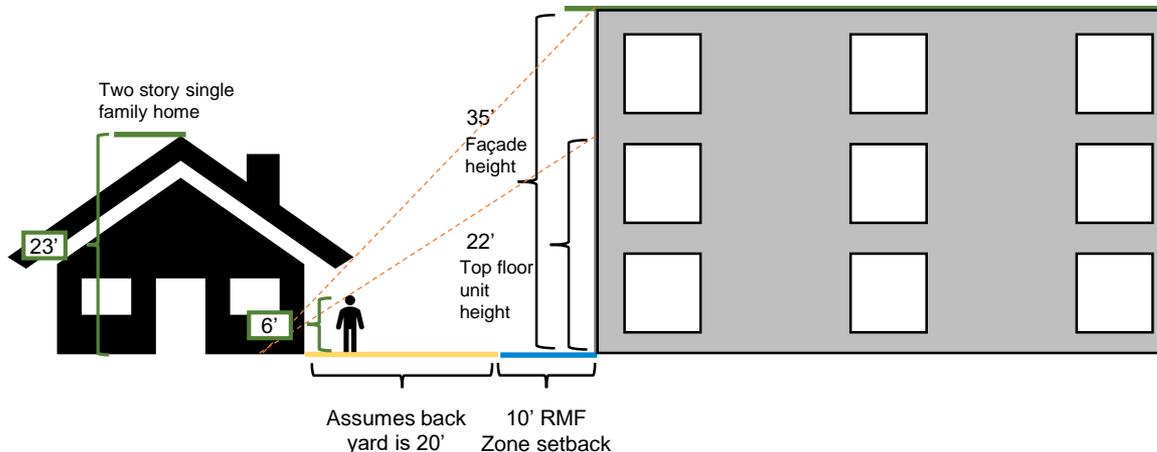
BUILDING HEIGHT RELATIVE TO SINGLE FAMILY HOMES – RMF ZONE

- The illustration below shows building height allowed of the Residential Multi-Family Zone (35') with minimum setback (10' as long as shared yards are a minimum 25'). Using this zoning is an administrative approval (not legislative like the PDD zone).
- The viewing angle for residents of the single family homes is much worse than what is provided in ICO's application
 - The single family viewing angle to the top corner of a 35' façade which would be allowable under RMF code development would likely be $\sim 45^\circ$
 - The single family viewing angle to the top floor of a RMF code development would likely be $\sim 32^\circ$
- The comparable viewing angles from the proposed ICO setbacks are significantly better than those provided in the RMF zone (an improvement of $\sim 19.3^\circ$ for the façade height angle and $\sim 11.8^\circ$ for the top floor angle).
- If ICO is unable to get approval for this project, other developers will seek to understand why and it is possible that another developer could seek to use RMF zoning, which Planning Commission has little ability to influence if the development meets code minimums.

Illustrative 2:1 Rule of Thumb



Single Family Neighbor Setback Detail



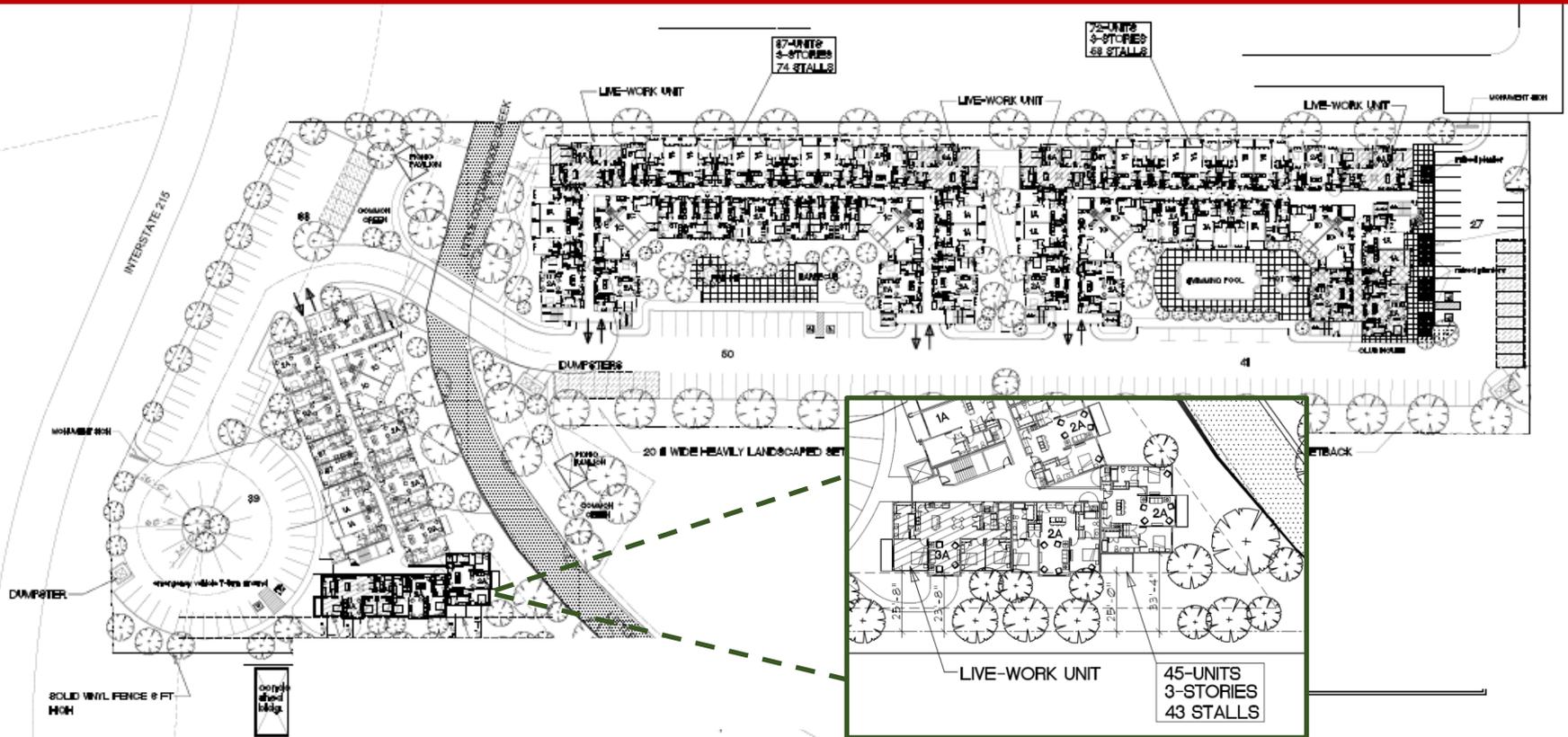
Viewing angles from single family perspective:

- To top floor unit height: 32.2°
- To top of façade: 45.0°

SITE PLAN UPDATE – BUILDING C (CHANGE ITEM #9)

- In the previous Planning Commission session, ICO was asked to re-evaluate Building C to see if setbacks or building height could be adjusted to accommodate condo owners and renters in the neighboring multi-family community.
- After in-depth review of potential options, ICO ultimately engaged its architect to redesign Building C. Previously ICO had placed Building C at the minimum zoning setback of 10', and focused more on setbacks to single family neighbors.
 - The south end of Building C is now square with The Orchard of Country Woods' property line with a set back of >25' on average, a 150% increase from the previous proposal.
 - The new proposed setback averages >25', and when combined with the title gap of 9'-12' and the 12' setback of the existing Orchard's buildings, equates to an average separation between buildings of 47'.

Setback Detail – Orchard of Country Woods



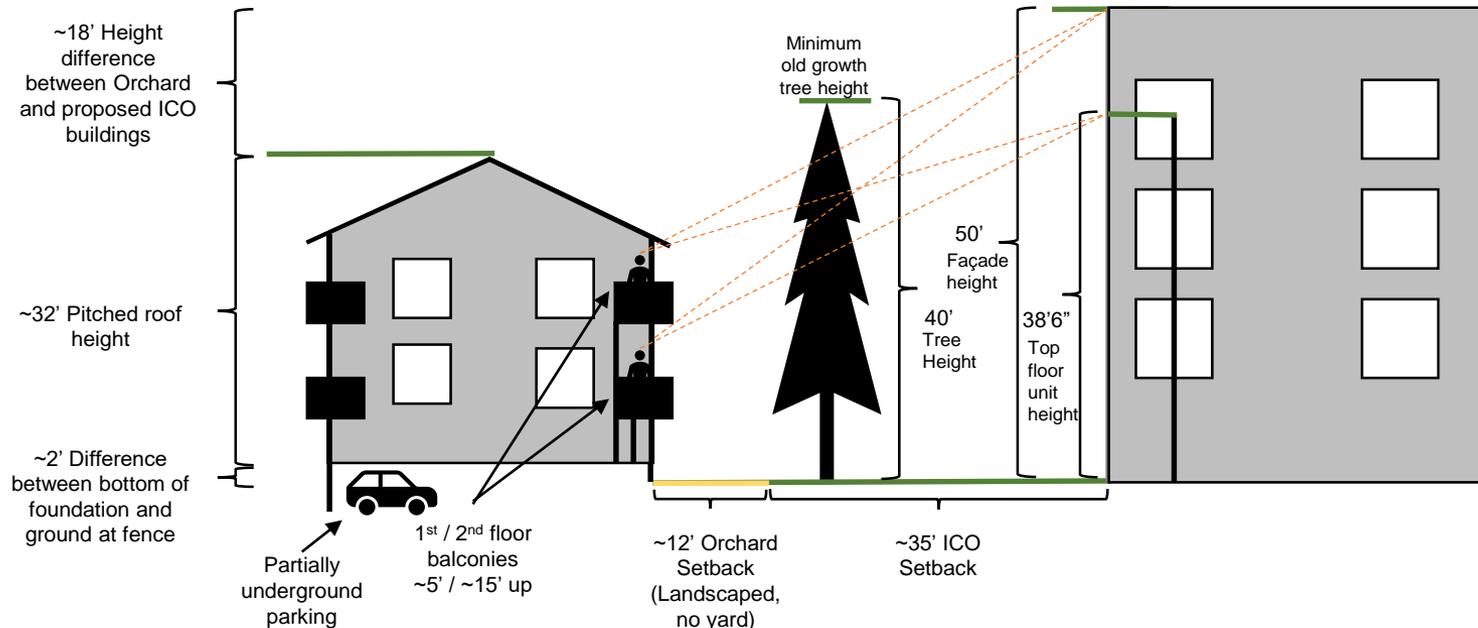
SITE PLAN UPDATE – BUILDING C SETBACK DETAIL (CHANGE ITEM #9 CONT'D)



BUILDING HEIGHT RELATIVE TO ORCHARD OF COUNTRY WOODS CONDOS

- The illustration below shows the heights of the Orchard of Country Wood buildings and proposed ICO Building C in scale (height).
 - Orchard buildings are ~32 feet tall.
 - The Orchard's buildings typically have between 6 and 8 units, with first floor balconies ~5 feet off the ground on the buildings' back side (the ground floor units are off the ground as parking is split level, with a portion of the parking garage below ground).
- The viewing angle from the balconies (there is no yard behind the buildings) are below:
 - From the first floor balcony to top floor unit height 33.8°; to façade height 42.4°.
 - From the second floor balcony to top floor unit height 24.5°; to façade height 35.1°.
 - These viewing angles have been significantly reduced as a result of ICO's collaborative working efforts with the Board of the Orchard at Country Woods.
- Old growth trees along the northern end of the Orchard's property line (southern end of the proposed site) are between 40 – 60' tall and provide a meaningful amount of privacy protection to residents of both multi-family communities.

The Orchard of Country Woods Viewing Angle Detail



FIRE UPDATE FOLLOWING CBPE REPORT (CHANGE ITEMS #10 & #11)

- CBPE, Inc. produced a report recommending that with modest site plan adjustments, ICO's proposed site plan would meet fire code. As highlighted previously, the suggested changes include:
 - A full NFPA 13 fire system
 - Increased stand pipe density along the corridor spanning buildings A and B
 - Increased hydrant density along the corridor spanning buildings A and B
- As illustrated previously, the updated site plan reflects these changes with and include an emergency vehicle turnaround

Turnaround Only (Most Likely Outcome)



- 1 Full width turnaround loop for emergency vehicles
- 2 Secondary emergency access

- Despite ICO's best efforts to reach an agreement with the Orchard of Country Woods, it appears that the most likely path forward is to exclude the secondary emergency exit. As noted in the CBPE fire engineer report, the addition of the emergency turnaround precludes any requirements for a secondary access.

TREE PRESERVATION – UPDATE FOLLOWING ARBORIST VISIT

- ICO visited the site with an arborist to evaluate tree health and determine to what extent old growth trees may be able to be preserved.
- The arborist's opinion is that the vast majority of the trees will be able to be preserved; however, the arborist cannot guarantee the survival of any one tree.
 - The majority of the trees are box elder trees with some cottonwood, elm and ash interspersed. While box elder trees are generally considered a nuisance tree, they are very hardy and able to withstand a great deal more than other species of similar size.
- The arborist recommended that ICO use a 5 treatment fertilizer process to help the trees overcome the shock of earth being moved, roots cut, or pavement put down. The process includes two canopy fertilizations and three root injection fertilizations. The five injections span one year and additional treatments and be done in following years as needed.
 - Trees can survive dramatic changes, even if roots are cut or covered with pavement, as long as proper nutrition is provided throughout a transition period.
- ICO is developing a tree preservation program that will be a part of its agreement with The Orchard of Country Woods Condo Board. It is anticipated that this program will identify trees that will be part of the program, and should any of these trees not survive, suitable replacements, at the choice of the Orchard, will be planted.

Walsh South Property Line



REVISED TRAFFIC STUDY HIGHLIGHTS

- ICO engaged Hales Engineering to study additional aspects of traffic on 6720 South including an analysis of weekend traffic and street width.
 - Traffic was counted on a Sunday between 11:30am and 12:30pm which are considered peak hours due to the meeting schedule of the LDS chapel at 6710 South 1300 East.
 - Peak volume during this window was 58% lower than weekday evening peak hour volumes and operates at LOSA (best traffic flow rating).
 - There were a significant number of vehicles parked along either side of 6720 South, concentrated around the church building. Upon inspection there were approximately 45 empty stalls in the church parking lot, and it was assumed that many church attendees park on the street for convenience.
 - 6720 South is approximately 28' wide. When vehicles are parallel parked on either side of the street, the pavement width can be reduced to 19' or less, leaving travel lanes of less than 10'. Drivers in vehicles traveling in opposite directions would likely feel constrained navigating past one another on less than 20' of pavement and likely drive more slowly, creating a feel of congestion.
 - Where the road turns south toward Walsh Lane, the total paved width is approximately 25'. With vehicles parked on both sides of this portion of the street, pavement width is reduced to 15' or less. For drivers traveling in opposite directions, the condition would feel extremely congested, and it would be nearly impossible for two vehicles to navigate past one another.
- The traffic engineer recommends the city consider restricting on street parking to one side of the street along the east / west portion of the street. With vehicles on one side of the street, the available pavement width would be 25' or more, leaving 12' travel lanes. Church parking appears to not be fully utilized and could accommodate the reduced on-street parking.
- It is also recommended that the city consider restricting on-street parking on one or both sides of the north / south portion of the roadway. A restriction on only one side of this segment would leave approximately 20' of available pavement width, which is narrower than typically desired, but would accommodate bi-directional travel.

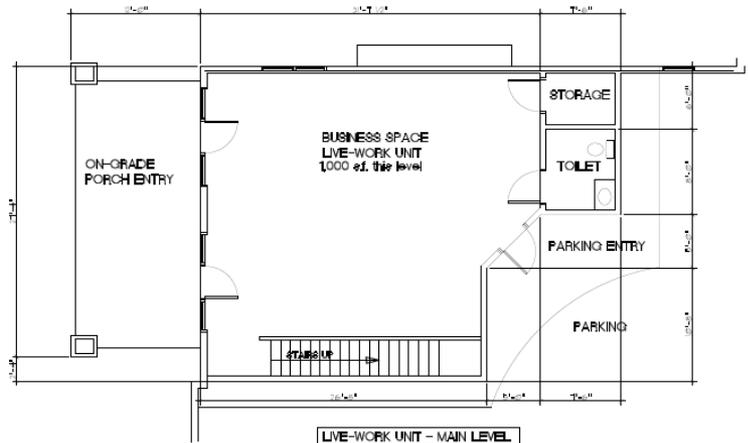
6720 South Apartment Access Road



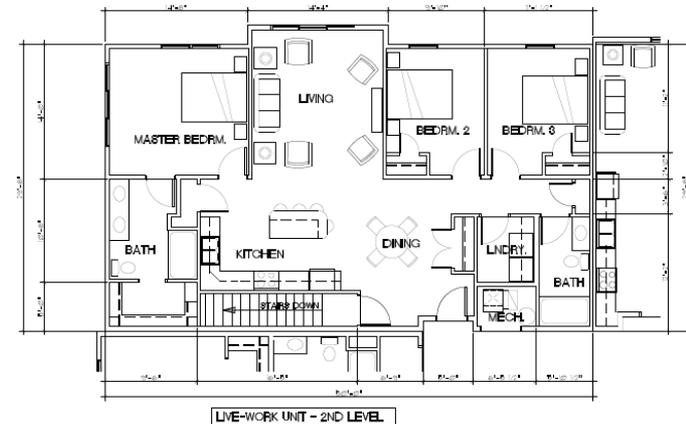
LIVE WORK UNIT DETAIL AND USES

- ICO has included 5 live-work units (two level) in the community for use as commercial space.
 - Live work units are two story units with a commercial space on the main floor, on grade with entrances from the parking structure as well as the building exterior. The second floor is designed to be commercial space and residential space.
 - Buildings A & B will have two live-work units each, and Building C will have one live-work unit
- ICO has not determined a full scope of permitted uses, but believes the most efficient and ideal use of the space would be for those with work-from-home occupations such as small scale services businesses, including: accounting, finance, consulting, programming, IT support, legal, etc.
- While the concept of live-work units may not be fully appreciated in this market, traffic and pollution have continued to increase in the Valley, these spaces have become desirable for residents who do not wish to travel to work.
- The community's parking ratio (1.8 stalls per unit vs. the required 1.2) will provide ample parking for clients / visitors, particularly during business hours when many residents will be at work or otherwise outside their apartment homes.

Live-Work Unit – Main Level



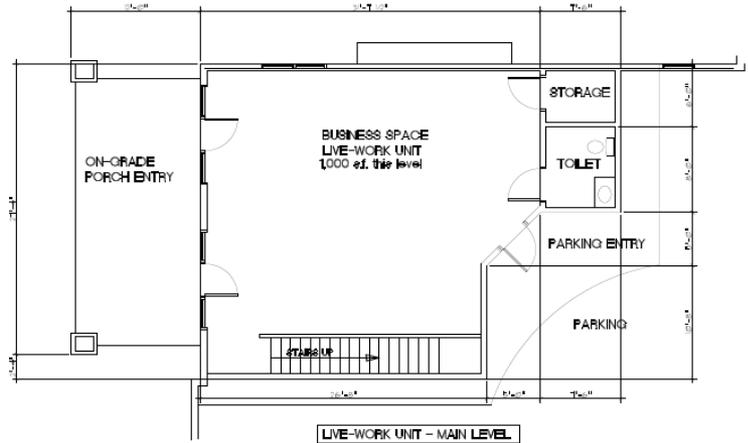
Live-Work Unit – Second Level



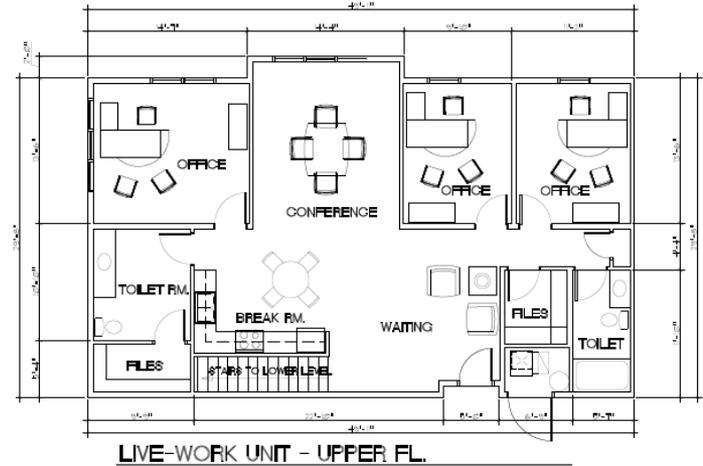
LIVE WORK UNIT DETAIL AND USES (CONT'D)

- ICO had its architect draft an illustrative alternative layout to demonstrate the flexibility of the space

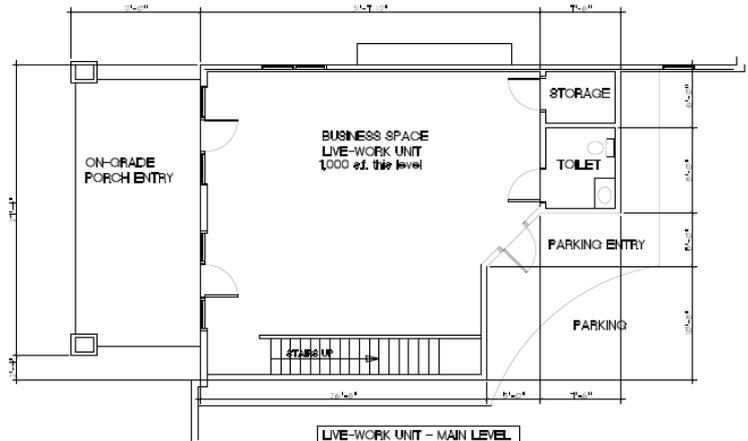
Live-Work Unit – Main Level



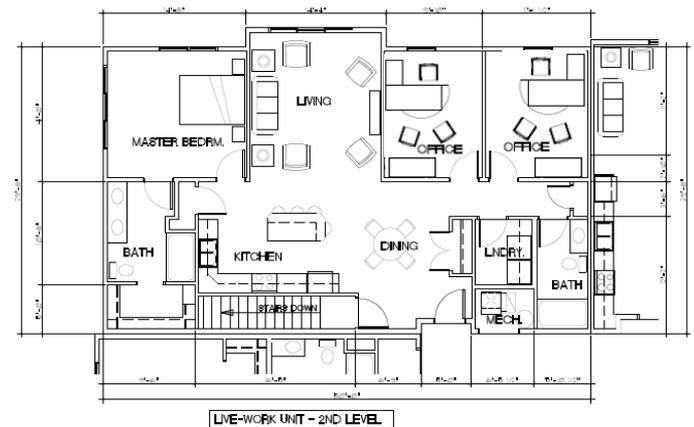
Live-Work Unit – Second Level – Working Space



Live-Work Unit – Main Level



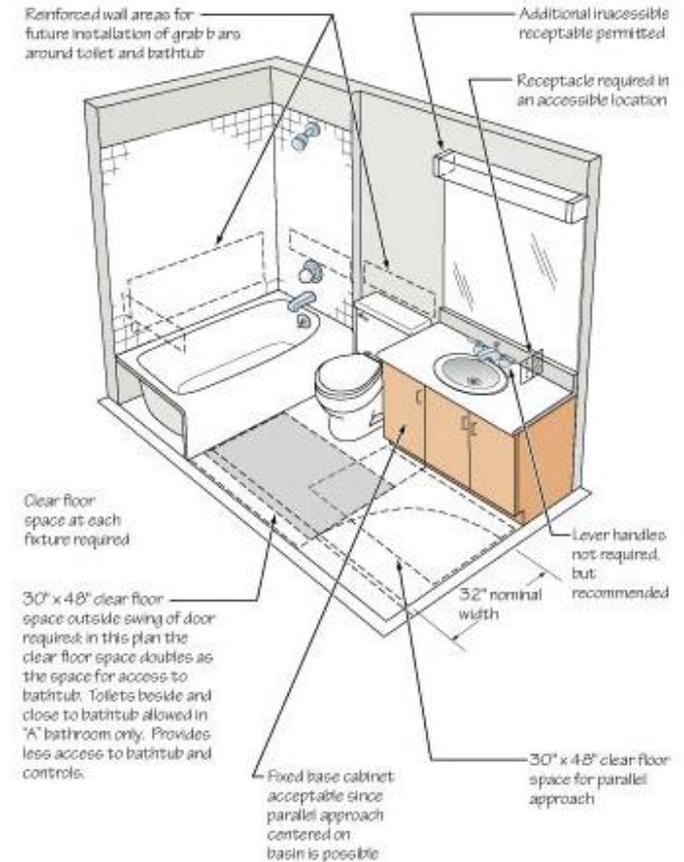
Live-Work Unit – Second Level – Mixed Use



SENIOR UNITS

- Zoning in the Planned Development District requires developments to include below market rate / senior / disabled housing units equal to at least 10% (subject to a threshold) of the total number of dwelling units contained within the zone.
 - To meet this requirement, ICO will include 21 senior units that will be fully ANSI Type B compliant
- Senior units will feature the following:
 - Entry room and doorway ADA compliant widths
 - ADA compliant bathroom grab bars
 - ADA compliant toilets
 - ADA clear space for turning radius clearance in kitchens, bathrooms and hallways
 - Ground floor or elevator access
 - Additional home automation features for security and interior climate control
 - Further, as these units cost more to develop, ICO will offer a 10% discount to qualified tenants so these units are in line with market rents for similar non-ANSI Type B compliant units within the development
- The term “senior” is defined as being 55 years of age or older, consistent with the federal Housing for Older Persons Act.
 - If ICO is unable to locate qualifying senior tenants after two months of active leasing, ICO can lease to individuals not meeting the age requirements, provided it must maintain a wait list of those individuals of 55 years or older desiring an ANSI Type B Compatible Unit with preference to rent a unit in the future.

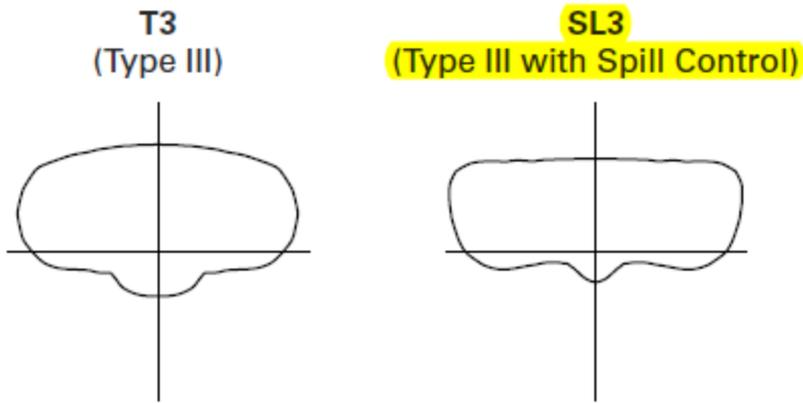
Illustrative ANSI Type B Bathroom



LIGHTING SUMMARY

- A photometric study was completed as a part of ICO's original application submission, including a concept photometric plan illustrating light levels across the site.
 - The study was completed using McGraw Edison – Galleon Fixtures on a 20' pole in the parking areas and Lumark Crosstour for building lights 10' off the ground.
 - For parking lighting, all poles are a type three distribution, so light is put more to the sides of the fixture rather than behind.
 - All pole fixtures utilize controlled LED optics to prevent light spill and house side shields can be added for additional light spill control.
 - The grid of numbers across the site show the foot-candle level measured at the ground (see next slide for detail).
 - The study demonstrates photometrics that are code compliant, but with ZERO foot-candles at the south property line, such that there is little to no light spill into the neighboring properties.
 - Building mounted fixtures for the photometric study were calculated at a height of 10' on the building; these fixtures provide enough light for the sidewalks but minimized forward throw of the light.
 - All fixtures are full cutoff and dark sky compliant.

20' Pole Asymmetric Area Distributions



- With a 20' buffer behind the parking lights, any light spill will be eliminated with spill control shields

Light Models Selected



**GLEON
GALLEON LED**

- Parking area lighting on 20' pole with directional shields added



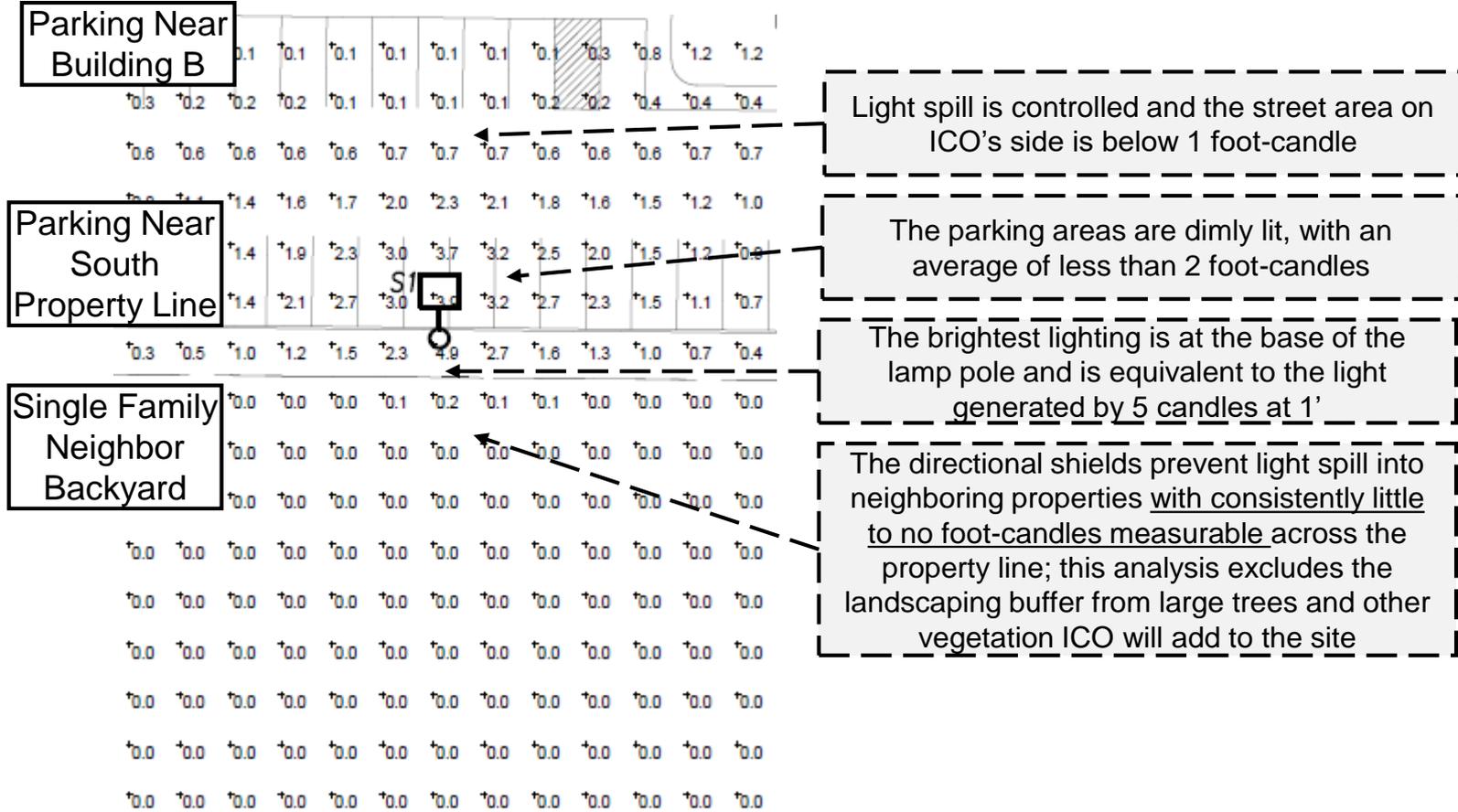
**XTOR
CROSSTOUR
MAXX LED**

- Directional building and sidewalk lighting

LIGHTING DETAIL

- One foot-candle is equivalent to the amount of light cast from one light candle onto an object at 1' distance
- The photometric study (portion shown below) illustrates the brightness of light as measured in foot candles on the ground across the site

Parking Lighting Details

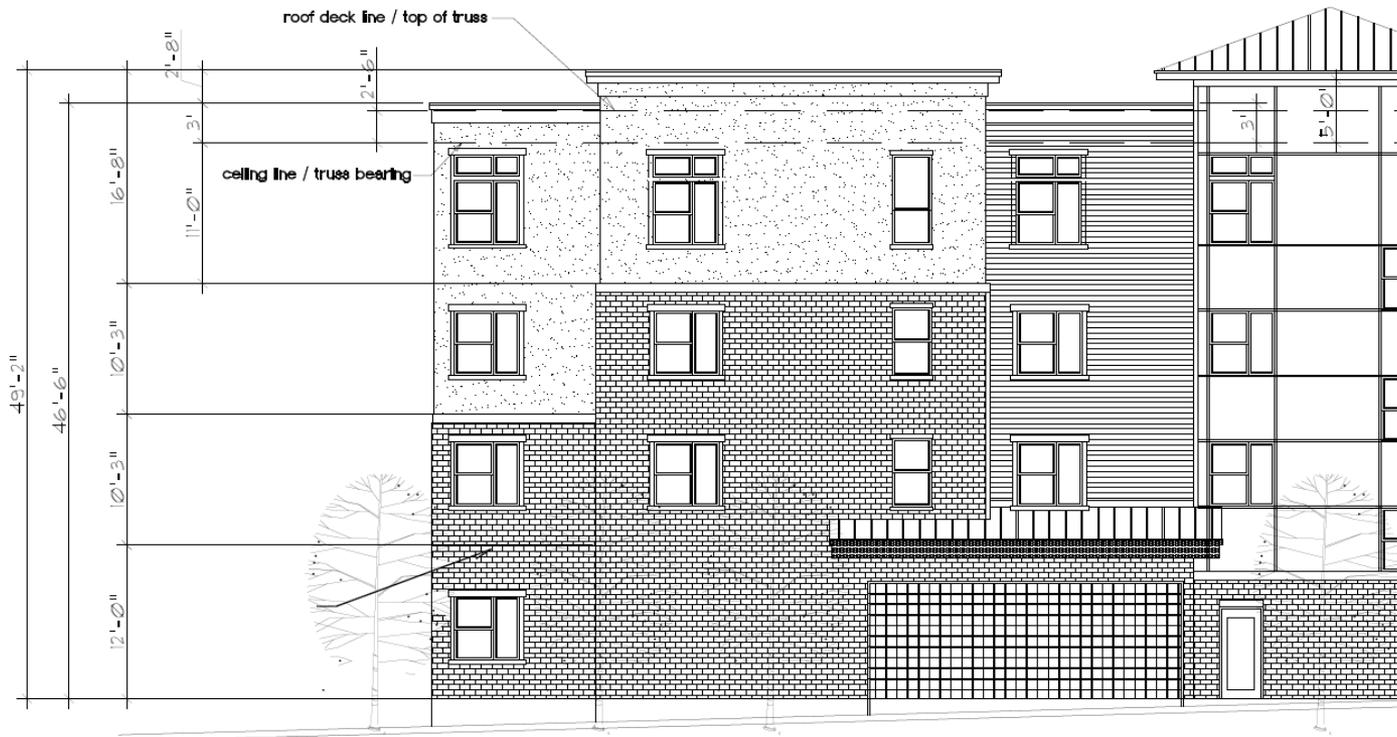


- The submission package includes detailed information on the lighting fixtures selected.

BUILDING HEIGHT DETAIL

- The buildings are 50' tall with architectural elements up to 54'.
 - The ceiling of the upper floor is at 11'0", which allows for 10' high windows with transom windows above the patio doors.
 - The typical parapet height is 14' above the top level, which is only 3' above the ceiling height, which allows for a 30" deep roof truss and a 6" parapet.
 - The higher parapets are overbuild massing to provide architectural features and articulation of the roof massing. The heights of these elements are only 5' above the ceiling height of the top level to the flat box framed elements or to the truss bearing of the hipped roof features.

Building Height Details



MEMORANDUM

Date: July 31, 2018
To: ICO
Kris Longson
From: Hales Engineering



Subject: Cottonwood Heights Apartments Traffic Analysis Memo

UT17-1167

This memorandum discusses the traffic impact study (TIS) that was completed for the proposed Cottonwood Heights Apartments. The proposed project is located west of 1300 East, just south of 6720 South. The development will consist of 204 apartments.

In addition, data was collected on a Sunday to provide a comparison of traffic conditions between a weekday peak hour and a Sunday peak hour. This additional analysis is also summarized in this memorandum.

Traffic Impact Study Methodology

A TIS is generally requested for new developments to determine the impact that the traffic generated by the new development will have on the surrounding transportation network. A TIS will identify any pre-existing issues as well as any issues that may arise because of the additional traffic generated by the new development.

Data Collection

The peak hour of traffic, or the 60-minute period with the highest number of vehicles entering the study intersections, generally occurs between 7:00 and 9:00 a.m. and 4:00 and 6:00 p.m. Turning movement count data is collected at intersections adjacent to the project during these times and either the morning or evening peak hour is analyzed.

Analysis

Level of Service (LOS) is a term that describes the operating performance of a roadway or intersection on a scale from A to F, with A representing the best performance and F the worst. Intersection LOS is determined by calculating the average delay per vehicle for every approach on a signal, all-way stop, or roundabout controlled intersection. LOS for one- or two-way stop-controlled intersections is determined based on the highest average delay per vehicle on one approach. In most municipalities, LOS D or better is considered acceptable during the peak hour.

Trip Generation

The number of trips generated by the proposed project was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation* (10th Edition, 2017). Using ITE trip generation rates, the number of trips generated by the development were calculated based on the number of dwelling units in the apartment complex.

Results

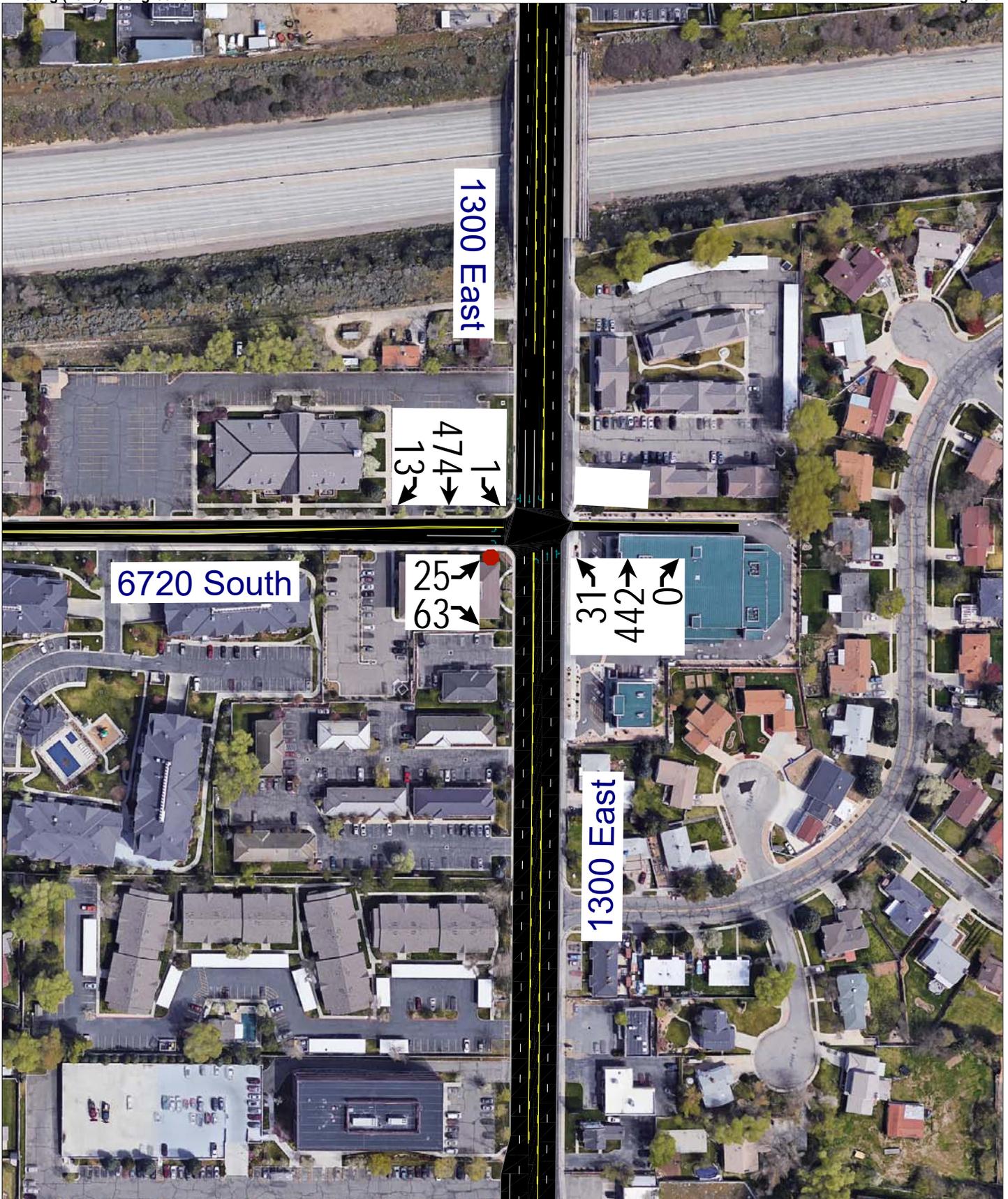
The TIS for this development analyzed the 6720 South / 1300 East intersection. It was determined that the intersection is currently operating at LOS C during the peak hour. With project generated traffic added to the roadway network, it is anticipated that the intersection will operate at LOS D. Since the intersection is anticipated to operate at an acceptable LOS, no mitigation measures were recommended.

Weekend Analysis

A TIS generally analyzes traffic on an average weekday. Based on feedback received from local residents, Hales Engineering was asked to analyze conditions on a Sunday, as many residents considered traffic on Sundays to be worse than on other days of the week.

Data Collection

Hales Engineering collected peak-hour turning-movement count data at the 6720 South / 1300 East intersection. The peak hour was determined to be between 11:30 a.m. and 12:30 p.m. The peak-hour turning-movement volumes are shown in Figure 1. Detailed count data is included in the Appendix. When the volumes collected on a Sunday are compared to the weekday peak hour volumes in the TIS, the Sunday peak-hour volumes are approximately 58% lower than the weekday evening peak hour volumes.



Analysis

Hales Engineering used Synchro/Simtraffic to calculate the LOS for the study intersection based on methodology outlined in the *Highway Capacity Manual* (HCM) 6th Edition. LOS Reports are included in the Appendix. The 6720 South / 1300 East intersection is currently operating at LOS A during the Sunday peak hour.

On-Street Parking

Since delays at the 6720 South / 1300 East intersection are significantly lower during the Sunday peak hour than during the weekday peak hour, Hales Engineering looked at other factors that may explain the residents' perceptions that Sunday traffic conditions are worse than on weekdays.

It was observed during data collection that there are a significant number of vehicles parked along either side of 6720 South. It is likely that more vehicles are parked along the street on Sundays due to church services at the LDS chapel on 6720 South, as well as more residents of the nearby apartment complexes being home on weekends. It was observed during data collection that there were approximately 45 empty stalls in the church parking lot, and it was assumed that many church goers park on the street for convenience.

6720 South is shown in Figure 2. The paved surface on 6720 South is approximately 28 feet wide. When vehicles are parallel parked on either side of the street, the available pavement width can be reduced to 19 feet or less, leaving travel lanes of less than 10 feet. The drivers in vehicles traveling in opposite directions would likely feel constrained navigating past one another on less than 20 feet of pavement. Vehicles are likely traveling slower than normal during these times adding to the feeling of congestion on the roadway.

Where the roadway turns south towards Walsh Lane (approximately 800 feet west of 1300 East), the total paved width is approximately 25 feet. With vehicles parked on both sides of this portion of the street, as shown in Figure 3, the available pavement width is reduced to 15 feet or less, leaving travel lanes of less than 8 feet. This condition would not only feel extremely congested, but it would be nearly impossible for two vehicles to navigate past one another.



Figure 2 6720 South Looking East



Figure 3 6720 South Looking North

On-street parking is currently restricted on certain sections of 6720 South adjacent to major access points. It is recommended that the city consider restricting on-street parking on one side of the street along the east/west portion of 6720 South. With vehicles parked only on one side of the street, the available pavement width would be 25 feet or more under these conditions, leaving 12-foot travel lanes. Since the church parking lot is not currently being fully utilized, the reduced on-street parking could be accommodated in the church lot.

Restricting parking on the south side of 6720 South would likely discourage apartment residents from parking on the street and would allow the restriction to continue around the corner (onto the north/south portion of the roadway) and preserve sight distance around said corner.

It is also recommended that the city consider restricting on-street parking on one or both sides of the north/south portion of the roadway. A restriction on only one side of this segment would leave approximately 20 feet of available pavement width, which is narrower than typically desired, but would accommodate bi-directional travel.

Maintaining these available pavement widths would result in improved traffic flow on 6720 South, as well as provide adequate width for emergency vehicle access.

Conclusions/Recommendations

The 6720 South / 1300 East intersection is currently operating at LOS A during the Sunday peak hour. The reported traffic congestion on Sundays in the area is likely attributed to increased on-street parking on 6720 South on those days. It is recommended that on-street parking be restricted to one side of the street along the east/west portion of 6720 South, and one or both sides of the north/south portion. Having vehicles parked on only one side of the street would result in a wider traveled way allowing for improved traffic flow, less constrained feeling for drivers, and improved emergency vehicle access.

If you have any questions regarding this memorandum, please feel free to contact us.



COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA



Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session**

Meeting (Room 124, City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (Room 5, Council Chambers) beginning at **6:00 p.m. on Wednesday, June 6, 2018**, located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah.

5:00 p.m.

WORK SESSION (Room 124)

1.0 Review Business Meeting Agenda

(The Commission will review and discuss agenda items.)

2.0 Discussion Items – Residential Multi-Family Design Guidelines

The Commission will discuss possible Residential Multi-Family Design Guidelines and may also discuss the status of other 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 (Room 5)

1.0 WELCOME/ACKNOWLEDGEMENTS – Commission Chair

2.0 CITIZEN COMMENTS

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

3.0 PUBLIC HEARINGS

3.1 (Project #CUP-18-003)

Public comment on a request from Mark & Rhonda Swant and Brian Reuben for conditional use and site plan approval to construct and operate a medical office and lot consolidation/subdivision plat amendment of the Greenfield Village Plat A subdivision, affecting the properties located at 6690 and 6672 South Highland Drive (parcel nos. 22-21-432-011 and 22-21-432-012, respectively).

4.0 ACTION ITEMS

4.1 (Project #CUP-17-008)

Action on a request from Canyons School District to construct a Public Facilities Electronic Display Sign (PFEDS) at 1820 East 7200 South (Ridgecrest Elementary School).

4.2 (Project #CUP-18-003)

Action on a request from Mark & Rhonda Swant and Brian Reuben for conditional use and site plan approval to construct and operate a medical office and lot consolidation/subdivision plat amendment of the Greenfield Village Plat A subdivision, affecting the properties located at 6690 and 6672 South Highland Drive (parcel nos. 22-21-432-011 and 22-21-432-012, respectively).

4.5 Approval of Minutes for March 7th, 2018

4.6 Approval of Minutes for April 4th, 2018

4.7 Approval of Minutes for May 2nd, 2018

5.0 ADJOURNMENT

By Monday, June 4th a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was emailed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmm.utah.gov>

DATED THIS 4TH DAY OF JUNE, 2018

Paula Melgar, City Recorder

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. 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. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to mjohnson@ch.utah.gov.