

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION WORK MEETING**

Wednesday, January 8, 2025

5:00 p.m.

**2277 East Bengal Boulevard
City Council Work Room**

ATTENDANCE

Members Present: Vice-Chair Sean Steinman, Commissioner Dan Mills, Commissioner Mike Smith, Commissioner Mike Shelton, Commissioner Dan Poulson (via Zoom)

Staff Present: Deputy City Recorder, Tiffany Janzen; Associate Planner/Sustainability Analyst, Ian Harris; Community and Economic Development Director, Michael Johnson; System Administrator, Alex Earl; Senior City Planner, Samantha DeSeelhorst (via Zoom)

WORK SESSION

Vice-Chair Sein Steinman called the Work Meeting to order at 5:04 PM.

1.0 Review Business Session Agenda.

Community and Economic Development Director, Michael Johnson, reviewed Agenda Item 3.1. Project ZTA-24-005 is a Zoning Text Amendment to amend the PDD-2 Wasatch Rock Redevelopment Zone Ordinance. The PDD-2 Zone is site-specific for the Rockworth Companies development located at 6695 South Wasatch Boulevard. The subject property is a 21.5-acre parcel in the northern Gravel Pit. The remainder of the Gravel Pit is under different ownership and no applications have been received regarding that parcel.

The Zoning Map was reviewed. Mr. Johnson reported that the northern property boundary is also the boundary between Cottonwood Heights and the City of Holladay. He believed most public input at the Business Meeting would be from residents of the neighboring subdivision in the City of Holladay. There is a drastic grade change between the site and the closest subdivision in Cottonwood Heights, which is west of Wasatch Boulevard.

The purpose of the public hearing will be to provide context for the current site entitlement, as well as an overview of the scope of the application and its approval process. The public comment process and Commission discussion would also be initiated, but no recommendation or final decision would be made at the Business Meeting.

Mr. Johnson provided background on the project. The entitlement process began in 2019. City Code §19.51 governs where a Planned Development District (“PDD”) can be created, and the PDD-2 Zone was approved in 2021 using the process outlined in that Ordinance including

Planning Commission recommendation, Architectural Review Commission review, and final approval by the City Council. The PDD-2 Ordinance established development parameters and a master site plan for the subject property and included a full site review, impact analysis, and establishment of approved uses, densities, massing, site circulation, landscaping, affordable housing requirements, etc.

The existing PDD-2 Ordinance and Development Plan were reviewed. It will be a seven-phase project including:

- One seven-story apartment building with up to 300 units.
- Four one-story retail/commercial pad sites.
- Two three-story mixed-use commercial pad sites.
- One five-story hotel with up to 140 rooms.
- One condominium building use and location was approved with massing, height, and unit count subject to future approval.
- One central roadway through the property with access to parking areas for each phase.

Mr. Johnson presented the Site Plan identifying fault line locations and setbacks on the subject property and reported that the property underwent extensive geologic hazard review due to the number of potential hazards on the site. Additional geological engineering will also be required as each phase comes online, as reflected in the PDD-2 Ordinance. In response to a question, Mr. Johnson reported that the blue line shown on the map is an aqueduct line owned by the Metropolitan Water District. The developer has collaborated with the Water District to ensure that any improvements built over the water line are properly designed and engineered and has proposed a large courtyard or plaza in the easement area. The roadway will also cross over the water line, which requires additional engineering.

The Phasing Plan was reviewed, and Mr. Johnson reported that Phase 1 of the project is underway. Most of the demolition work on the site has been completed, and work is in progress to finalize hillside reclamation plans and engineering to regrade, revegetate, and stabilize the graded hillside. The City receives regular observation reports from third-party professionals, and the property is routinely inspected by the geologic hazard consultant. No Building Permit applications have been received. The Phasing Plan indicates that the condominium building will be the seventh and final phase of the project.

Mr. Johnson reported that the original site visual renderings indicated that the condominium building would be 13 stories and have 99 units. The initial traffic impact studies, Staff analysis, and review were completed using those figures. However, due to concerns raised by the City Council regarding building height, only the use and location were entitled in 2021. The final unit count, massing, and height were not approved at that time. In response to a question, Mr. Johnson stated that the apartment unit count has decreased by 25 units since the original approval. The applicant proposed a spectrum of unit counts for the condominiums, but the total number of units on the site would not be dissimilar to those considered in the original analysis. He noted that it would be appropriate for the Planning Commission to request updated renderings from the applicant.

A conceptual view from the intersection of Wasatch Boulevard and 6200 South was reviewed. The Planned Development District Ordinance specifies that heights will be based on elevation above Wasatch Boulevard. It was noted that there was a lengthy discussion regarding elevation when the PDD was originally approved. Renderings from other angles were then reviewed and discussed.

Mr. Johnson next reviewed the Zoning Text Amendment and indicated that the amendment would be to Section 3: Approval of Development Plan; Phasing, and would approve a condominium building with a height of nine to ten unit floors above three to four parking levels, which would result in a 12- to 14-story building. Parking would be a minimum of one and one-quarter and a maximum of two parking stalls per unit. The total unit count would be between 75 and 110 units.

In response to a question, Mr. Johnson stated that they could consider specifying a maximum building height. The technical review had not yet been completed, so he was unable to recommend a specific height at that time. The developer has estimated approximately 10 feet per story. An updated rendering of the condominium building was reviewed, as well as the table included in the current PDD-2 Ordinance that specifies the allowed building heights based on distance from Wasatch Boulevard. The location of the condominium would allow for a height of 150 to 300 feet, and the proposed building would be approximately 140 feet.

Commissioner Mills stated that although Hughes Canyon is located in Holladay, its proximity to the development warrants being more granular than if it was located further from a residential neighborhood. Mr. Johnson stated that there will be a visual impact in that area, but it will be limited by the topography. Staff and the Planning Commission previously recommended approval. The Wasatch Boulevard Master Plan and other policy documents recommend high density in the Gravel Pit area. There are not currently many condominiums in the City, so it will also provide residents with access to that housing type.

Next steps include:

- Commission discussion and requests for any additional information;
- Full technical analysis of the proposed condominium details:
 - Traffic Impact Study review
 - Utility availability
 - Geotechnical/geologic hazard mitigation requirements
 - PDD-2 amended Ordinance review
 - City Master Plan compatibility
- Continued discussion at subsequent Commission Meetings;
- Architectural Review Commission consideration; and
- City Council consideration.

In response to a concern raised by Commissioner Sheldon, Mr. Johnson stated that the proposed parking structure will be within the fault setback, but the units will not be in that area. An expansion joint will be used to separate the structures. The City's geohazard consultant is currently reviewing the plan to determine if that will be acceptable. Staff has not provided any waivers from the Sensitive Lands procedures related to fault mitigation on the project, and other large-scale

developments have been allowed on fault lines in the City. Mr. Johnson stated that the project website includes engineering documents that are available to the public. The Ordinance also requires site-specific trenching and hazard mitigation reports for each phase of the project. It was noted that the project was approved prior to adoption of the Sensitive Lands Ordinance. Mr. Johnson believed the PDD would have been approved even if the ordinance had been adopted at the time because commercial projects have a higher threshold of review. The same slope stability and fault hazard standards apply, and there are no riparian hazards on the site.

Commissioner Mills stated that the developer is being required to stabilize the slope behind the property, which is an expensive project to remediate an issue that they did not cause. The hillside will be revegetated and include a public trail system that will connect with the future Bonneville Shoreline Trail.

In response to a question, Mr. Johnson stated that the traffic impact would be comparable to that outlined in the original traffic study. That study assumed 424 total units, and the actual number of residential units will be slightly lower. The developer will not be able to submit a Building Permit request for the condominium building until the Zoning Text Amendment is approved.

Mr. Johnson recommended that after discussion at the Business Meeting, the Planning Commission move to continue the public hearing to a February meeting so it will not require a separate notice. Full Staff review should be available by February. The applicant hopes to begin construction of the apartments in 2025.

In response to a question from Vice-Chair Steinman, Mr. Johnson stated that the variance request for the Old Mill site was denied. The applicant will be required to follow the codified process, and a 12-month public input period will be required before a permit can be granted to modify the structure. The 12-month period will begin when the application is submitted and payment is made. Regarding demolition, the applicant clarified at the hearing that they were not requesting a waiver from the permit requirement. If they demolish the structure, they will apply for a Demolition Permit, which requires both the Planning Commission and City Council processes.

With regard to the Canyon Cove Center, the City Council approved the Conditional Use Amendment to the Development Agreement to modify the office building to a residential condominium building at its December meeting. The Project Area Plan must now be amended by the City and contributing tax entities. Staff anticipates full approval by March and the permit process to begin shortly thereafter.

They are in the process of selecting a development partner for the Town Center. The Request for Proposals process will close in February, and they will then review the submissions and recommend a contract to the City Council. The City is allowed to issue the bond in full or in phases, and no decision has been made as to which option the Council will choose.

In response to a question regarding the City of Holladay's Housing Project on Big Cottonwood Canyon Road, Mr. Johnson stated that he is not familiar with the project and the City of Holladay has not reached out to him to discuss it. Commissioner Mills stated that Cottonwood Heights residents have tried to engage with Holladay regarding concerns over the massing. Mr. Johnson

stated that, although communication is always appreciated, it is ultimately Holladay's project and their decision.

2.0 Adjourn.

Commissioner Shelton moved to ADJOURN. Commissioner Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

The Work Meeting adjourned at 5:50 PM.

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION BUSINESS MEETING**

Wednesday, January 8, 2025

6:00 p.m.

2277 East Bengal Boulevard

City Council Chambers

Members Present: Vice-Chair Sean Steinman, Commissioner Dan Mills, Commissioner Mike Smith, Commissioner Mike Shelton, Commissioner Dan Poulson (via Zoom)

Staff Present: Deputy City Recorder, Tiffany Janzen; Associate Planner/Sustainability Analyst, Ian Harris; Community and Economic Development Director, Michael Johnson; System Administrator, Alex Earl; Senior City Planner, Samantha DeSeelhorst (via Zoom)

BUSINESS SESSION

Vice-Chair Sean Steinman called the Business Meeting to order at 6:00 PM.

1.0 Welcome and Acknowledgements.

1.1 Ex Parte Communications or Conflicts of Interest to Disclose.

There were no Ex Parte Communications or Conflicts of Interest disclosed.

2.0 General Public Comment.

There were no public comments.

3.0 Business Items.

3.1 Project ZTA-24-005 – Introduction and Public Hearing for a Request by Rockworth Companies to Modify Portions of the Adopted Planned Development District (“PDD”) Ordinance which Governs the Rockworth Gravel Pit at 6995 South Wasatch Boulevard. The proposed modifications relate to further defining the massing and density of the future mixed-use project at this site.

Community and Economic Development Director, Michael Johnson, reported that no final action was scheduled for the item. The purpose of the public hearing was to provide context and background to the Commission and the public on the nature of the request, compare what is already approved for the site with what is currently up for consideration, and review next steps.

Project ZTA-24-005 is a Text Amendment Proposal for the PDD-2 Wasatch Rock Redevelopment Zone granted by the City in 2021 to the parcel located at 6695 South Wasatch Boulevard, which is a 21.5-acre parcel at the north end of the Gravel Pit property. The PDD-2 Zone is site-specific and includes a written Ordinance establishing allowed uses, approval processes, lighting and landscaping standards, etc. It also established an overall Master Plan for the property.

Mr. Johnson reviewed zoning and Site Plan maps and noted that the City boundary is adjacent to the subject property on its northern boundary, and the neighborhood to the north of the parcel is in Holladay City.

The PDD-2 Zone is a Planned Development District that was created with the Planned Development District Ordinance outlined in Cottonwood Heights City Code § 19.51. Applicants and property owners use that Ordinance to guide redevelopment of their properties throughout the City. Rockwood Companies applied to create the PDD-2 Zone in 2019, and it was approved and entitled in 2021 after two years of public input and consideration by the Planning Commission, Architectural Review Commission, and City Council. The Zoning Text Amendment in question would be an amendment to that site-specific zone.

The approved PDD-2 Ordinance included a Development Plan which laid out the following:

- One seven-story apartment building was originally approved for 325 units but subsequently reduced to 300 units.
- Four one-story retail/commercial pad sites.
- Two three-story mixed-use commercial pad sites.
- One five-story hotel with up to 140 rooms.
- One condominium building for which the use and location were approved with massing, height, and unit count subject to future approval.

Mr. Johnson stated that the original review approval process included the assumption of a 12- or 13-story, 99-unit condominium building. Due to questions raised at the end of the process, the applicant chose to request entitlement of the height and unit count at a later date.

The site is constrained by numerous geologic and geotechnical hazards, as well as public utility lines. Mr. Johnson reviewed the fault lines and fault line setbacks indicated on the Site Plan and reported that habitable buildings are not allowed to be constructed in those areas. An aqueduct easement owned by the Metropolitan Water District also runs through the property and limits the development of both habitable buildings and the roadway. Those hazard areas will contain common plaza space for the development. East of the future apartment building is a steep hillside that is currently graded from years of industrial mining and is required to be reclaimed, regraded, and revegetated stably. That phase of the project was approved and is currently underway. A public trail system will also be developed on the hillside. The approved phasing plan was also reviewed, which indicates seven phases and the construction of the condominium building as the final phase. No estimated timeline for full buildout was available, but the developer hoped to begin construction on the apartments in 2025.

Concept renderings were reviewed. It was noted that the renderings were included with the original application and had not been updated to reflect changes outlined in the Zoning Text Amendment. However, the condominium building in those renderings was comparable in size to the one being proposed. Mr. Johnson clarified that the amendment only applied to the massing and total number of units for the condominium building. No other element of the existing PDD-2 Ordinance would be modified in any way. The standards for providing affordable housing, trails, landscaping, etc. would remain in place and move forward as approved.

The Zoning Text Amendment would apply to Section 3, Approval of Development Plan; Phasing of the current PDD-2 Ordinance, and specify ranges for the total number of floors and units.

The proposed massing would be:

- Nine to 10 unit floors
- Three to four parking levels
- A total of 75 to 110 units

The City's PDD Ordinance codifies a method for establishing height limits in PDD areas. Maximum heights for the Gravel Pit are determined based on elevation above Wasatch Boulevard, and the maximum allowed height increases as the eastern portion of the property will accommodate a larger building without substantial negative impact. The Gravel Pit site is envisioned in the Wasatch Boulevard Master Plan as a site that can accommodate higher density and building heights than typically seen elsewhere in the City. The condominium will have a maximum height limit of 300 feet but the developer has proposed a height of approximately 140 feet.

Next steps in the process will include:

- Commission discussion and requests for any additional information;
- Full technical analysis of the proposed condominium details:
 - Traffic Impact Study review
 - Utility availability
 - Geotechnical/geologic hazard mitigation requirements
 - PDD-2 amended Ordinance review
 - City Master Plan compatibility
- Continued discussion at subsequent Commission Meetings;
- Architectural Review Commission consideration; and
- City Council consideration.

In response to a question from Commissioner Smith, Mr. Johnson stated that the applicant has proposed a building height of approximately 140 feet, which is similar to the original proposal. Most buildings in the development will be substantially lower than allowed. The PDD Ordinance includes generous maximum heights to allow flexibility for developers.

In response to a question from Vice-Chair Steinman, Mr. Johnson reported that as part of its review process, Staff will review the comprehensive traffic study conducted previously. If any of the

information is deficient or outdated, they will request that the applicant update it. A summary of the traffic impacts of the unit change was submitted with the Zoning Text Amendment application.

Commissioner Shelton asked if the condominium building could be constructed out of phase. Mr. Johnson stated that the Phasing Plan is codified in the PDD-2 Ordinance, so the applicant would need to request an amendment to that plan to do so.

The applicant, Sara Namelko of Rockworth Companies, clarified that the condominium building was expected to be 12 stories in total, with three parking levels and nine residential levels. It will include articulated setbacks. The proposed ranges for height and total number of units were determined based on the market and site-specific considerations. They intend to follow the Phasing Plan outlined in the ordinance. The apartments are in Phase 1, and they intend to apply for a building permit in the coming months.

Commissioner Smith asked if it would be possible to create a rendering of the site from the vantage of the neighboring community in Holladay. Ms. Namelko stated that renderings were not required for the current application, but they would be happy to update the renderings at the Commission's request. Vice-Chair Steinman stated that it would be advantageous to have updated renderings from all perspectives.

In response to a question from Commissioner Mills, Ms. Namelko confirmed that the property includes a portion of Gun Club Road. Commissioner Mills noted that the berm on the south side of Gun Club Road would provide some protection for Holladay residents and asked about the applicant's plans for the interface. He anticipated that it would partially obscure some residents' view of the Valley, but not the mountains, and asked for more detail regarding site reclamation. The landscaping plan was displayed. Ms. Namelko reported that the hillside must be reclaimed as part of the initial phase. That work is underway. The landscape plan includes a retaining wall and planting of trees, shrubs, bushes, and grasses. The City required that the hillside be brought back to its natural vegetative state, and they are in the process of doing so. They plan to build the condominiums lower down in the valley.

Commissioner Mills asked for Ms. Namelko's feedback on a potential cap on the building height. Ms. Namelko stated that they would work with the Commission and Staff to determine the best height for all involved. They are very comfortable with the current 300-foot maximum and intend to be below 150 feet. Vice-Chair Steinman commented that the Commission was excited to see a positive change in the area.

Vice-Chair Steinman opened the public hearing.

Bill Hurtado expressed concern about potential light pollution and asked if a study had been conducted to determine potential negative effects. He is a resident of Holladay and will have a view of the rear of the building, he was concerned about how it would block his view and how the 150-foot height would be affected by the grade. He was also concerned about the additional traffic the project would generate.

Steven Rochich stated that he is a Holladay resident, and the only place on the parcel where the condominium will impact his neighborhood is the exact location they chose for it. Any other location in the development would not impact him. He believes the placement is unneighborly because it will obstruct his view, and he purchased his property for the view of the Valley.

Mike Madsen stated that his home is on the border of Holladay and Cottonwood Heights and he also owns a short-term rental at the Oaks at Wasatch. He believed there would be accidents at the entry to the development and recommended only allowing one-way turns at the exit. He asked if the City would allow short-term rentals in the condominium and noted that it would result in more traffic and activity in the area. He encouraged the Commission to consider those issues because currently there are very few legal short-term rentals in Cottonwood Heights but there are many illegal rentals.

Doug Shelby was present representing Walker Development, which owns the other Gravel Pit property. He was concerned that the applicant's traffic study was not accurate. He noted that it includes calculations for additional intersections on SR 190, but that is a limited-access highway and those intersections may not be practical. He urged the City to carefully review the study. It currently shows 30% of traffic going through Walker Development's property, but they would not allow that. He stated that there is no longer a berm along Gun Club Road, but Rockworth has cleaned up the area and it is looking very good.

Roswell Rogers thanked the Commission for allowing Holladay residents to speak to the item. He lives in the Canyon Ranch neighborhood, and his home is approximately 50 yards from the proposed condominium building. The berm is now gone. He is glad that the old Gravel Pit structure and pond have been removed. He is feeling vibrations from the construction, and he is concerned about potential damage to the stucco, rock, and other elements of the Canyon Ranch condominiums. He is also concerned about light pollution and traffic. He was grateful to see the proposed vegetation as it would help limit the amount of dust. He believes there will be both good and bad outcomes from the project.

City of Holladay Mayor, Rob Dahle, thanked Cottonwood Heights Staff for reaching out to citizens of Holladay. They understand that the development will happen and needs to happen. He assumed that the Planning Commission and City Council had some latitude regarding the maximum building height, and he was concerned about the proposed condominium height.

Holladay City Council Member, Emily Gray, reported that she represents District 5, which abuts the subject property. Her understanding was that the original height would be eight to 10 stories. The proposed amendment will increase the height by 50 feet above the original proposal, or a 75% increase. The impact on Holladay residents will be approximately 60 feet above the berm. It was also her understanding that the reason the City Council did not originally approve the height was because they were concerned about allowing a 12 or 14-story building. Residents of Holladay value living on the East Bench for its suburban character, low-density housing, and mountain views. The City of Holladay has worked hard to create thoughtful buffers between its R-1 neighborhoods and areas with greater height and density, and she believed Cottonwood Heights has done that as well along Fort Union Boulevard. Because the Wasatch Rock Development presents an excellent opportunity for Cottonwood Heights to provide multi-family housing without

impacting nearby residential properties, she believes the development makes a lot of sense. However, single-family neighborhoods in Holladay will be significantly impacted by the height of the condominium building. When Holladay was developing its Mill Rock zone on its south border, Cottonwood Heights requested that they relocate an office park to the north end away from Hidden Mill Cove, and position a parking lot next to the Cottonwood Heights homes, and Holladay willingly accommodated the request to preserve residents' views and minimize traffic impacts to the neighbor. They hoped that Cottonwood Heights would reciprocate that spirit of neighborliness. She asked that they maintain the original plan's limits on the condominium building. By doing so, they can protect the character of their neighborhoods, enabling thoughtful and balanced growth.

Wilson Bateman was pleased to see the project commencing. The Gravel Pit is a scar that produces a lot of dust, and he understands the need for housing. He is largely in favor of the development. He likes the landscaping and walking paths. However, very few of the renderings show the direct impact on the Canyon Cove neighborhood. He requested that the Commission consider what it will look like from Gun Club Road. He created his own renderings and emailed them to Mr. Johnson. He lives directly across the road from the proposed condominium building, and its back corner would be in his direct line of sight. He heard comments that the grade of Gun Club Road rises quickly and would obscure the building from view, but from the highest point of Gun Club Road, six residential floors would be visible at the lowest proposed height. His preference was that it be limited to five residential stories or a total of eight stories rather than the proposed 12 to 14.

Merilee Zaba thanked the Commission for welcoming non-residents to speak on the impacts of the project. She expressed concern about traffic. She understood that it may be too late to change anything, but she hoped they would consider that Wasatch Boulevard is her neighborhood's only exit south. The traffic impact from the development will be extreme for the neighborhood, and she hoped the Commission would consider that.

Bonnie Rokeish agreed with her neighbors' concerns. Traffic was her biggest issue. If there are 325 apartments, residents could potentially have over 600 cars. The condominiums could add another 200 cars. The hotel will have rental car traffic. She stated that the rendering appeared to show the only entrance to the community at the two-lane section of Wasatch Boulevard, which is already greatly impacted by her neighborhood, other residents, and skiers with Ikon passes. She asked how cars could exit the property in case of an emergency. The traffic study was conducted five years ago, but she has lived in Canyon Cove for 27 years and has seen traffic increase dramatically over the last few years. She believed the traffic study should be updated by an impartial party.

Allison Armstrong reported that she used to live in the neighborhood behind Market Street Grill but moved due to crime on the walking trails. She requested that the City consider not allowing walking paths that go directly into the neighborhood. There is a lot of crime on the walking path along the border of Holladay and I-215. She has two teenage drivers and is concerned about more traffic in the area. When the last large building was constructed near her previous home in Cottonwood Heights, they were approved for a taller building because of the precedent set by the other buildings in the area. She requested that they not approve the proposed building height for the condominium so that they do not set another precedent.

Jenny Templar agreed with the other public comments. She was concerned about light, noise, and traffic. She called the City of Holladay two weeks earlier about a child who was nearly hit on Wasatch Boulevard. She suggested that everyone drive down Wasatch Boulevard in the winter. Every weekend, cars park on both sides of the road along the curve where the hotel and condominium are proposed. She believes ski season needs to be considered in the traffic study. If residents exit the new development at the second roundabout, that area has very heavy traffic that travels at a high speed. She is very concerned about the safety issue. She suggested moving the largest building to the center of the development.

There were no further public comments.

Commissioner Smith moved to close the public hearing. Commissioner Mills seconded the motion. The motion passed with the unanimous consent of the Commission.

Vice-Chair Steinman asked if the current traffic study considered egress for the southern property or circulation. Mr. Johnson stated that he believed it factored in a potential future connection to the south, but he would need to re-familiarize himself with the study prior to the next meeting. He clarified that a temporary secondary ingress and egress is required on the Site Plan. It follows the same alignment as the driveway by the ski shop near the site. That access will be required unless or until a permanent second access point is constructed on the other side of the Gravel Pit. The secondary access will require a Utah Department of Transportation permit.

Mr. Johnson displayed the original rendering and noted that the condominium building in the rendering is 12 or 13 stories tall. The proposed building height is comparable to the original. He then displayed the new rendering with the proposed condominium building. Commissioner Shelton stated that it intersects the road in a similar location to the original structure. Vice-Chair Steinman stated that it is a unique site, and Rockworth is maximizing the available space to make the project feasible. He believed phasing would be contingent upon circulation patterns.

In response to a question from Vice-Chair Steinman, Mr. Johnson stated that the southern property was an industrial use prior to the City's incorporation. The Master Plan designates it as a mixed-use development area. Staff anticipates that the property owner will apply for a high-density development, but no application has been submitted. The parcel currently has placeholder residential zoning. It is in the PDD Overlay Zone, so the same parameters that governed the creation of the PDD-2 Zone will apply. The State is working to identify a location on the southern parcel for a transit parking structure as contemplated in their Environmental Impact Statement for canyon traffic. UDOT has no contingencies on the northern parcel other than the permit for secondary access.

Commissioner Mills stated that Wasatch Boulevard was a very dangerous road prior to 1983. Before I-215 was completed, it was used as a highway to access downtown Salt Lake City. He hopes that cool heads will prevail as they navigate changes and improvements, and he believes that the improvement of the dust bowl and conversion of a defunct industrial area to a much nicer location will have a net positive effect on all residents. They are sensitive to the fact that there was a death on Wasatch Boulevard in Holladay in the last month. It is a major arterial roadway

that benefits the canyons and is not controlled by Cottonwood Heights. They are hopeful that the development will not increase traffic fatalities. As a cyclist, he is aware of the traffic concerns in the area.

Commissioner Smith spoke to the concerns raised about the position of the buildings. He believed that would require starting over again. Commissioner Mills stated that at the time of original approval, massing was discussed in detail with the applicant. The property has many constraints due to the fault hazards, and the City cannot inhibit the property owner's right to build. It took two years for the applicant to go through the City's rigorous process which involved modifying, moving, and decreasing the size of proposed buildings. He believed the proposed massing of the condominium building was not based on profit. Mr. Johnson stated that the use, massing, and location are already entitled for all structures excluding massing and height for the condominium building, so the applicant would need to voluntarily propose reworking the site in order for any buildings to be moved. That was outside the scope of the application.

Commissioner Shelton asked Mr. Johnson to address the public concerns about lighting. Mr. Johnson stated that the original Ordinance requires the developer to comply with the Cottonwood Heights Lighting Ordinance. East of Wasatch Boulevard, total lighting output, and required shielding are strictly defined. Commissioner Mills stated that the homes to the north of the subject property likely have much more liberal standards than the building based on current lighting standards.

Vice-Chair Steinman invited the applicant for final comments. Ms. Namelko stated that she made note of every question raised in the public comment period and would respond in writing to Mr. Johnson. The condominium project was not intended to be a short-term rental product, and they will follow Cottonwood Heights' protocol regarding short-term rentals. They intend for it to be a high-end condominium. The traffic consultant is not related to Rockworth Companies, and they will be happy to comply with any requests from the City regarding the traffic study. The traffic consultant was required to work with Holladay City staff to find solutions regarding the entrance and exit, so that solution was determined by working with Holladay, not Cottonwood Heights.

Vice-Chair Steinman stated that based on Staff's recommendation they would table the item to a February meeting.

Commissioner moved to CONTINUE Project ZTA-24-005 – Introduction and Public Hearing for a Request by Rockworth Companies to Modify Portions of the Adopted Planned Development District (“PDD”) Ordinance which Governs the Rockworth Gravel Pit at 6995 South Wasatch Boulevard to the February 5, 2025 Planning Commission Meeting. Commissioner Mills seconded the motion. Vote on Motion: Commissioner Shelton-Yes; Commissioner Mills-Yes; Commissioner Smith-Yes; Commissioner Poulson-Yes; Vice-Chair Steinman-Yes. The motion passed unanimously.

4.0 Consent Agenda

4.1 Approval of Planning Commission Meeting Minutes from November 6, 2024.

4.2 Approval of Planning Commission Meeting Minutes from December 4, 2024.

Commissioner Mills moved to APPROVE the Consent Agenda, as presented. Commissioner Shelton seconded the motion. The motion passed with the unanimous consent of the Commission.

5.0 Adjourn.

The Business Meeting adjourned at approximately 7:15 PM.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Cottonwood Heights City Planning Commission Work Session and Regular Meeting held on Wednesday, January 8, 2025.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____