



COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (Council Workroom) beginning at **5:00 p.m.** and a **Business Meeting** (Council Chambers) beginning at **6:00 p.m. on Wednesday, September 14, 2016**, located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah.

5:00 p.m. WORK SESSION (suite 250)

1.0 Review Business Meeting Agenda

(The Commission will review and discuss the agenda)

2.0 Discussion Items

(The Commission will review and discuss the current agenda items. The Commission 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 (suite 300)

1.0 WELCOME/ACKNOWLEDGEMENTS – Commissioner Guymon

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 for the group. 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-14-009) Public comment on a request from Tony Baros for consideration of revised architecture and recognition of an updated Certificate of Design Compliance for the Canyon Centre Heights building, a multi-family housing development located at 7359 South Wasatch Boulevard, Cottonwood Heights, UT. The architecture is being updated at the request of the new owner of the building.

(Public comment on a request from Tony Baros for consideration of revised architecture and recognition of an updated Certificate of Design Compliance for the Canyon Centre Heights multi-family apartment building at 7359 S Wasatch Boulevard)

3.2 (Project #SPL-16-001) Public comment on a request from the city of Cottonwood Heights for site plan approval of a proposed public works salt storage structure at 6579 South 3000 East, Cottonwood Heights, UT.

(Public comment on a request from the city of Cottonwood Heights for site plan approval of a proposed public works salt storage structure at 6579 South 3000 East, Cottonwood Heights, UT.)

4.0 ACTION ITEMS

4.1 **(Project #CUP-16-009) Action on a request from Mohsen Panah for conditional use and master development plan approval for a restaurant/apartment addition to the existing building at 2578 East Bengal Boulevard.**

(Action on a request from Mohsen Panah for conditional use and master development plan approval for a restaurant/apartment addition to the existing building at 2578 East Bengal Boulevard)

4.2 **(Project #CUP-14-009) Action on a request from Tony Baros for consideration of revised architecture and recognition of an updated Certificate of Design Compliance for the Canyon Centre Heights building, a multi-family housing development located at 7359 South Wasatch Boulevard, Cottonwood Heights, UT. The architecture is being updated at the request of the new owner of the building.**

(Action on a request from Tony Baros for consideration of revised architecture and recognition of an updated Certificate of Design Compliance for the Canyon Centre Heights multi-family apartment building at 7359 S Wasatch Boulevard.)

4.3 Approval of Minutes for July 20th, 2016

4.4 Approval of Minutes for August 31st, 2016

5.0 ADJOURNMENT

On Friday, September 9, 2016, by 2:00 p.m. 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 sent 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://pmn.utah.gov>

DATED THIS 9TH DAY OF SEPTEMBER 2016

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)944-7020 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 bberndt@ch.utah.gov.

MEMO

To: The Cottonwood Heights Planning Commission
From: Glen Goins, Senior Planner
Date: September 9, 2016
Subject: Canyon Centre Heights, 7350 South Wasatch Boulevard



INTRODUCTION

This is an update of the architectural review for a proposed 113-unit multi-family residential building in project's second phase located at 7350 South Wasatch Boulevard. This project was reviewed by the ARC in November 2015 and a Certificate of Design Compliance was issued. Since that time, a new owner has amended the architecture, which required updated approval by the ARC of this portion of the Canyon Centre Phase II project.

PROPOSAL

Canyon Centre Heights is a multi-family residential component of the Canyon Centre Development. The proposal is to house 113 residential units on the western portion of the overall project site, adjacent to Racquet Club Drive. The proposed building height will be lower than the approved building height at 30.5' above existing/natural grade, and will be considered two stories, due to the code reference that does not count stories which are below (or partially below) existing grade. The lowest floor of the building where living units are proposed is either four feet below existing grade for at least 50% of the building perimeter or eight feet below existing grade at any single point, and would therefore not be considered a floor for the purposes of height calculation. The parking garage will be structured, and are to be located beneath the housing units.

ARCHITECTURE

The proposed building will consist of a combination of aluminum composite, EIFS and manufactured stone in earth-tone colors.

LANDSCAPING

A minimum of 15% site landscaping is required. The proposed landscaping coverage is 19% of the project site.

APPROVAL PROCESS

Prior to the issuance of any permit for building and/or site work, staff will review final plan submittals for compliance with applicable city ordinances pertaining to setbacks, building height, landscaping, parking, etc. On August 24, 2016 the ARC updated its approval of the new architecture, ensuring compliance with the city's adopted design guidelines for any architectural remodel of commercial buildings within the city's Gateway Overlay zoning district, as well as the existing approved site plan. A new Certificate of Design Compliance was issued.

Subject: Sample Motions

Approval

I move that we approve project CUP-14-009, an application by Tony Baros, for conditional use approval to include new architecture on Canyon Centre Heights, a multi-family development at 7350 South Wasatch Boulevard, based on the findings and conditions approved by the planning commission on January 7, 2015.

Denial

I move that we deny project CUP-14-009, an application by Tony Baros, for conditional use approval to include new architecture on Canyon Centre Heights, a multi-family development at 7350 South Wasatch Boulevard.

- List findings for denial...



FILE NUMBER/
PROJECT NAME: SPL-16-001; Cottonwood Heights Public Works Buildings

LOCATION: 6579 South 3000 East

REQUEST: Site Plan Approval

APPLICANT: City of Cottonwood Heights

RECOMMENDATION: APPROVE

APPLICANT'S PROPOSAL

Cottonwood Heights is requesting site plan approval of the new public works site at the north end of the UDOT maintenance yard at 6579 South and 3000 east. The proposal will have contain 3 new buildings. There is a new office building proposed, as well as future garage and salt storage facility. The Commission will be reviewing the proposal for conformance with all applicable standards of the Public Facilities (PF) zone, chapter 19.43 of the Cottonwood Heights municipal code.

BACKGROUND

Zoning Ordinance

The zoning designation of the subject property is Public Facilities (PF). The purpose of the PF zone is “to provide areas in the city for the development of parks, schools, libraries, municipal buildings, and other public and quasi-public buildings and land uses.” Public uses are permitted uses in the PF zone.

In accordance with 19.87.020(F), a governmental use requires site plan approval granted by the Planning Commission, in accordance with regulations found in the PF zoning district (19.43) and in the Site Plan Review chapter of the zoning ordinance (19.87).

Noticing

Property owners within 1000' of the subject property were mailed public hearing notices on September 3, 2016.

CONTEXT

Adjacent Zoning / Use

- North: C-2 Commercial and R-M multi-family (in Holladay City)
- South: Public Facilities – UDOT property
- East: Public Facilities – UDOT property
- West: R-1-8 single-family dwellings

DEVELOPMENT INFORMATION

Lot width

The minimum lot width required is 65 feet.

Analysis: *The lot is approximately 498' in width.*

Setbacks

The minimum front setback is 25'. The minimum side setback (corner and interior) is 20' for both primary and accessory buildings. The minimum rear setback is 30'.

The closest building to a front yard is 58'-3". The closest portion of any structure is 66.5' to a side yard. The rear setback provided varies due to the location of the drive access and vehicle turnaround, but is no less than 142'.

Analysis: *All building setback requirements have been met and exceeded.*

Coverage Restriction

The maximum lot coverage of in the PF zone is 50% and includes all buildings on a property.

Analysis: *The total area of the main and ancillary buildings is 21,445 square feet, and the size of the parcel is 132,383 square feet. Therefore, the proposed lot coverage is approximately 16% of the total site area, well below the required 50% coverage.*

Height

The maximum height of structures allowed in the PF zone is the lesser of 35' or three stories. This property is also located in the Sensitive Lands Evaluation & Development Standards zone, and is therefore subject to the provisions of Chapter 19.72, for areas identified as containing sensitive lands.

Analysis: *The applicable portion of Chapter 19.72 "Sensitive Lands Evaluation & Development Standards" relates to building height, which must be limited to 30 feet.*

Attachments

1. Recommendation and Findings
2. Sample Motions
3. Site Plan

Staff: Glen Goins, Senior Planner (801) 944-7065

RECOMMENDATION AND FINDINGS

Staff recommends APPROVAL of the proposed site plan, based on the following findings:

1. The proposed use on the property is a permitted use;
2. The site plan meets the development requirements found in the Public Facilities chapter of the Cottonwood Heights zoning ordinance;
3. The project has been reviewed by the Planning Commission, as required by chapter 19.87 of the Cottonwood Heights zoning ordinance (Site Plan Review Process).

SAMPLE MOTIONS

Approval

I move that we approve project SPL-16-001, an application by the city of Cottonwood Heights, for site plan approval of the public works site on the property at 6579 South 3000 East, based on the findings of the staff report dated September 2nd, 2015.

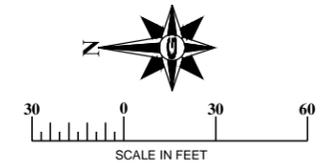
Denial

I move that we deny project SPL-16-001, an application by the city of Cottonwood Heights, for site plan approval of the public works site on the property at 6579 South 3000 East, based on the following findings:

- List findings for denial...

BIG COTTONWOOD CANYON ROAD

SALT LAKE COUNTY



CONSULTING ENGINEERS AND SURVEYORS
 GILSON ENGINEERING INC.
 1440 SOUTH 1700 WEST
 RIVERDALE, UT 84405
 FAX: (801) 571-4400
 P.O. BOX 170200

Cottonwood Heights
 City Engineer for city

LPOT
 CONSULTING ENGINEERS

REV.	DATE	BY	COMMENTS

DATE: JUNE, 2016
 DRAWING NAME:
 DESIGNED/DRAWN BY:
 JIMCK/JR
 CHECKED: APPROVED:

THE YARD SITE PLAN
 PROPOSED PUBLIC WORKS FACILITY
 6600 SOUTH 3000 EAST
 COTTONWOOD HEIGHTS, UTAH

REVISION: -
 PROJ. # CHC.236

EX 2



UDOT PARCEL
 233,818 SQ. FT.
 5.37 ACRES

LANDSCAPING SQ. FT.: 15,051
 MAX BUILDING HEIGHT: 30 FEET
 PARKING STALLS: 16

SHEFFLIN OLD MILL LLC

CENTER OF COTTONWOOD CREEK

UDOT PROPERTY LINE

UDOT PROPERTY LINE

UDOT/ CITY PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

UDOT/ CITY PROPERTY LINE

RMP EASEMENT

RMP POWER TRANSMISSION LINES

3000 EAST

2089 SQ. FT.

5925 SQ. FT.

8800 SQ. FT.

6720 SQ. FT.

6134 SQ. FT.

3497 SQ. FT.

3351 SQ. FT.

85'-8"

92'-3"

97'-0"

35'-0"

142'-4"

66'-5"

100'-9"

121'-10"

63'-0"

58'-3"