



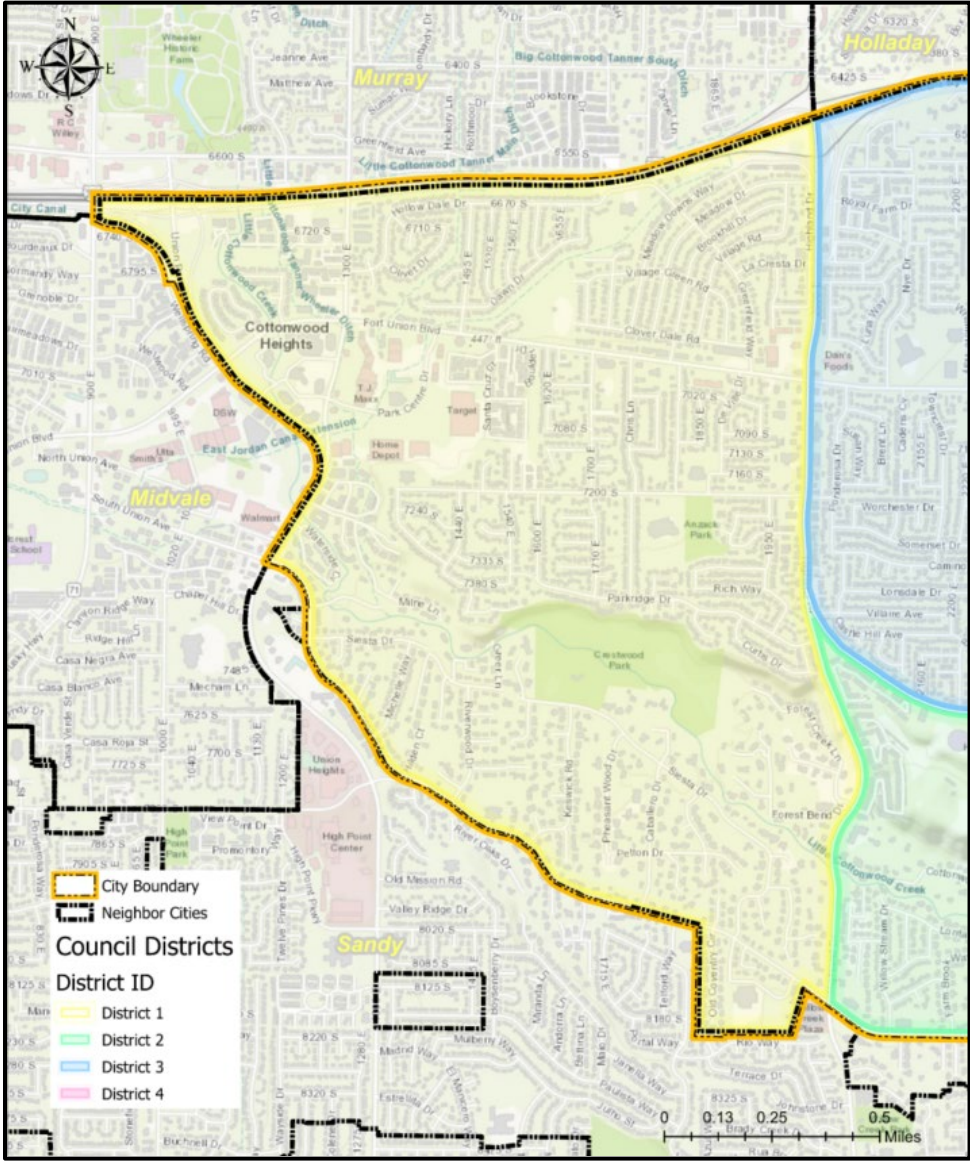
Cottonwood Heights
Community & Economic Development Department

Major Development Activity Report January 2024

View the Interactive Map [Here](#)

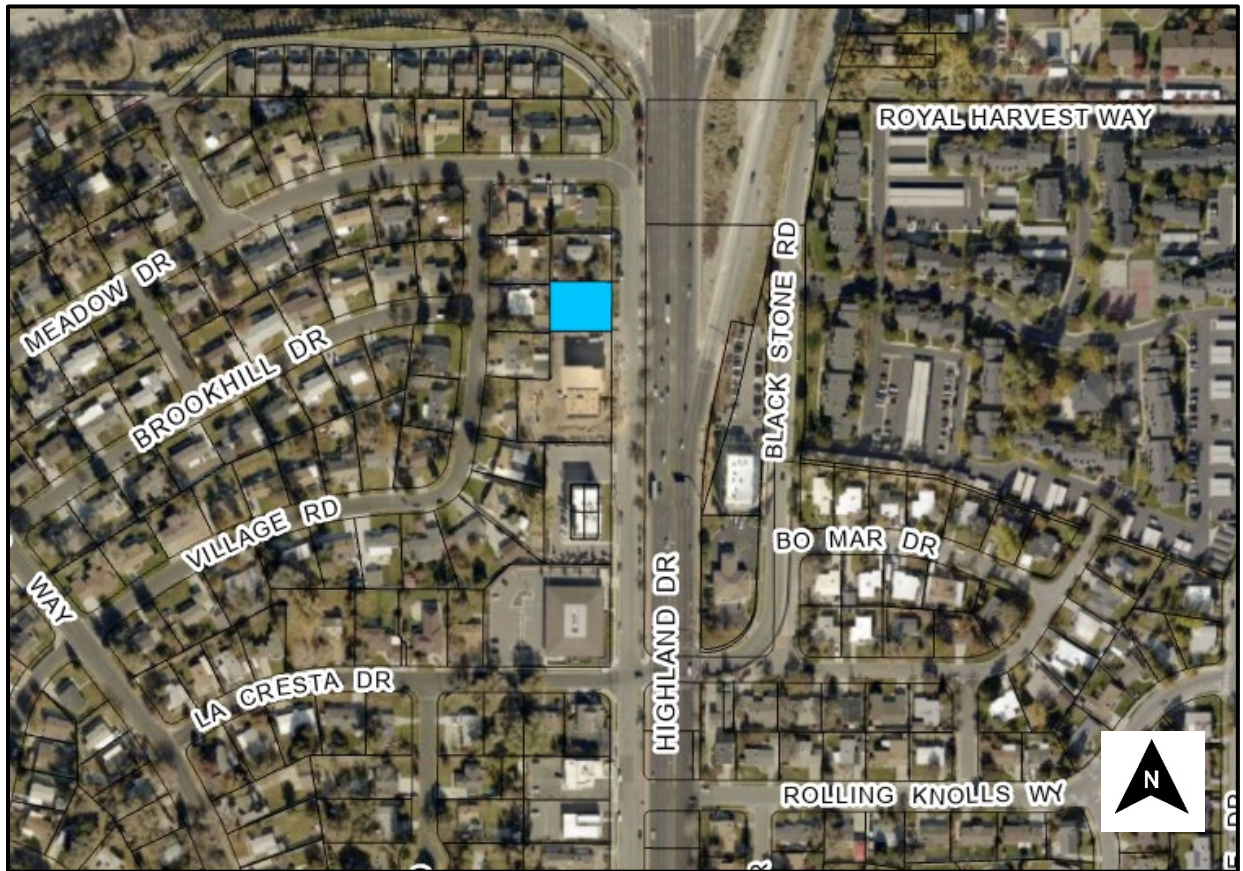
District One

Councilmember Matt Holton



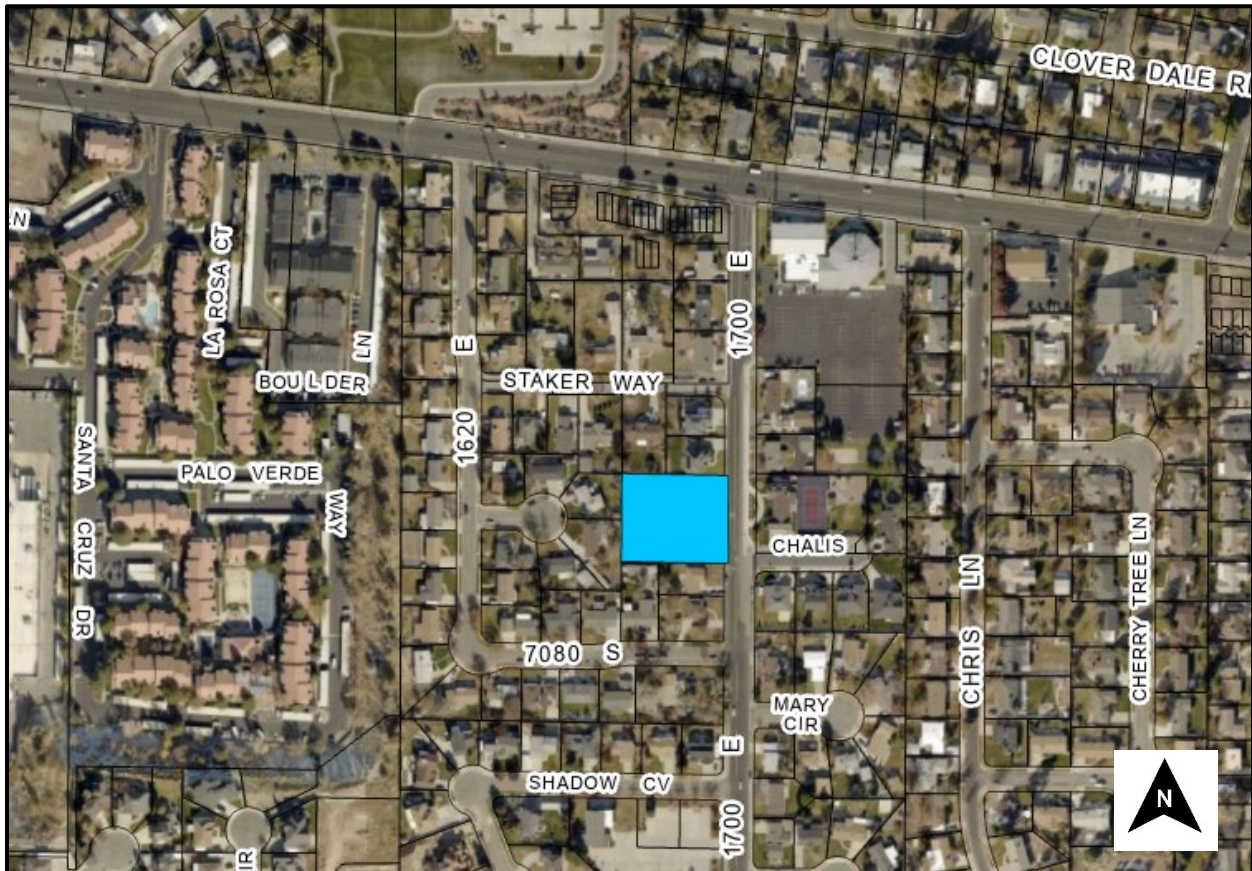
COUNCIL DISTRICT 1
NEW PROJECT

File: ADU-24-001	Project Name: Bentley ADU
Address: 6662 S. Highland Dr.	Applicant: Kristyl Bentley
Type of Application: Internal Accessory Dwelling Unit	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Ian Harris
Status: This application is for an Internal ADU, which is reviewed at the staff level as a permitted use. Staff has reviewed the application and found it to be compliant with zoning code. Staff has directed the applicant to apply for a building permit to construct the ADU space, which is needed before full ADU licensure is granted.	



COUNCIL DISTRICT 1 PROJECT UPDATE

File: SUB-23-004	Project Name: Hannah V's Haven Subdivision
Address: 7040 S. 1700 E.	Applicant: John McGee
Type of Application: Minor Subdivision	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Ian Harris
<p>Status: This is an application for a minor subdivision to create three lots out of an existing parcel at 7040 S. 1700 E. As a minor subdivision, the application does not require a public hearing and will be reviewed at the staff level. Following several rounds of submissions and reviews, including comments from Salt Lake County, staff is awaiting resubmittal</p>	



COUNCIL DISTRICT 1 PROJECT UPDATE

File: ADU-23-010	Project Name: Wilson ADU
Address: 1787 E. 7200 S.	Applicant: Ilse Wilson
Type of Application: Detached Accessory Dwelling Unit	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: This application is for a Detached ADU in the rear yard of 1787 E. 7200 S. As a conditional use, this project was reviewed and approved by the Planning Commission at its October 4, 2023 meeting. A building permit for the ADU was issued and a final inspection was recently passed, resulting in staff issuing the ADU license. The applicant has been instructed to finalize their business license prior to renting the space.</p>	

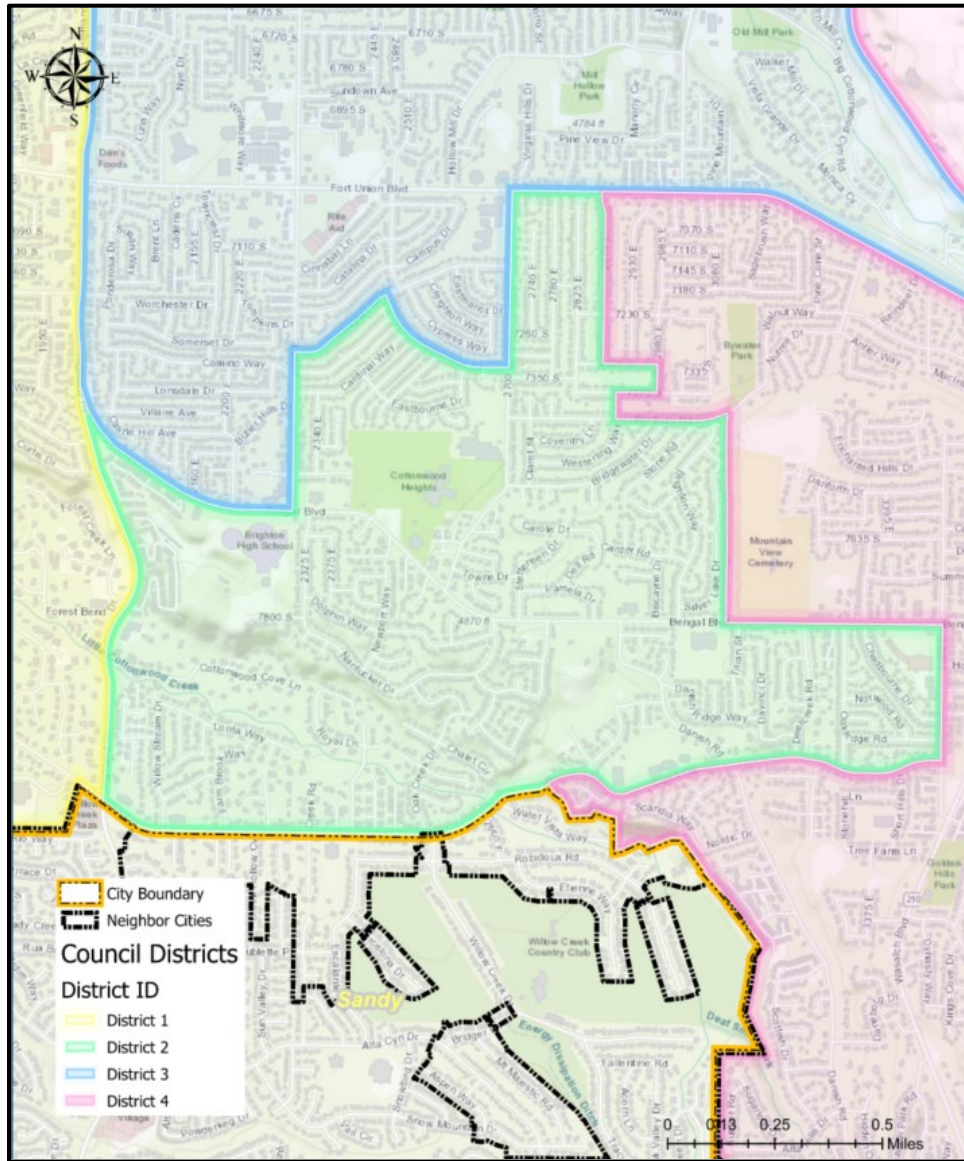


Significant building permits issued in District 1 in January 2024:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address
BP.23.0915	Issued	TI – Target	Tenant Improvement	7025 S Park Centre Drive

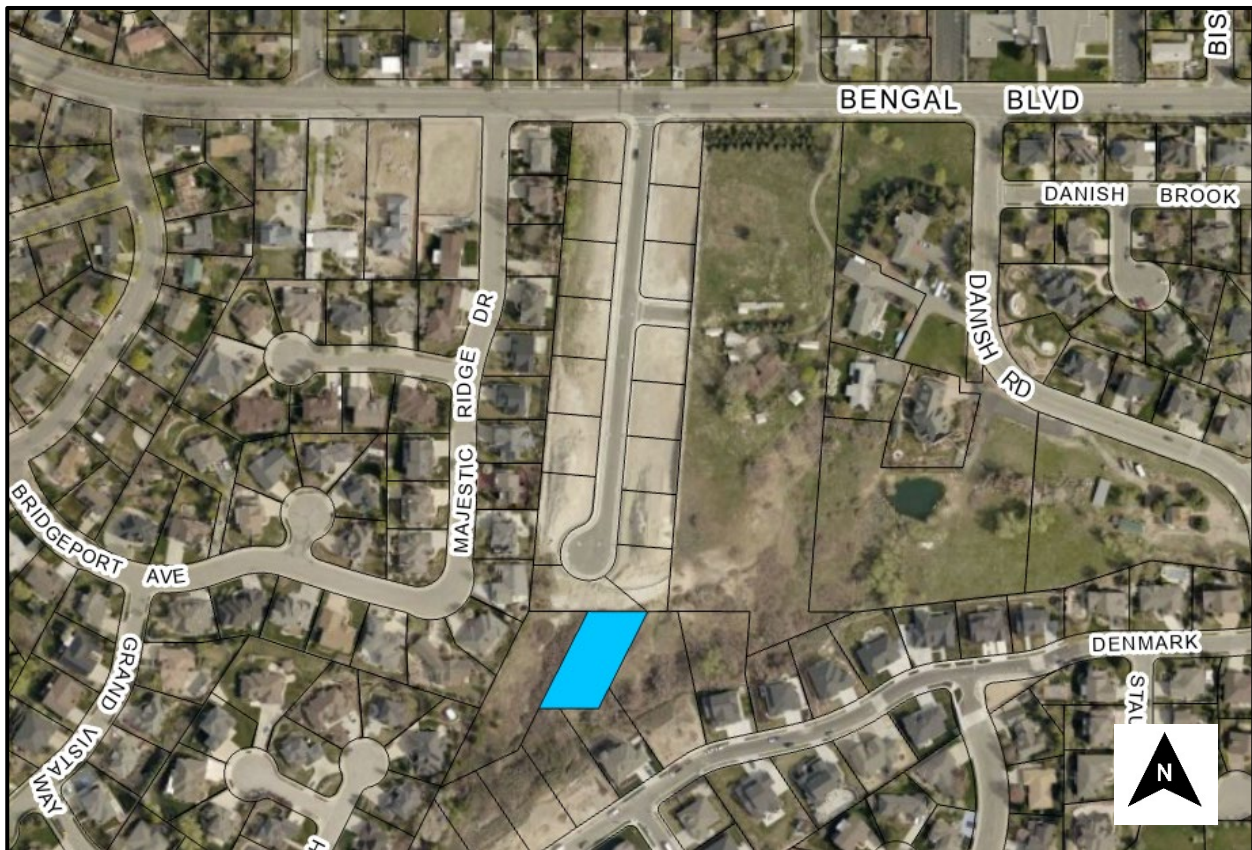
District Two

Councilmember Suzanne Hyland



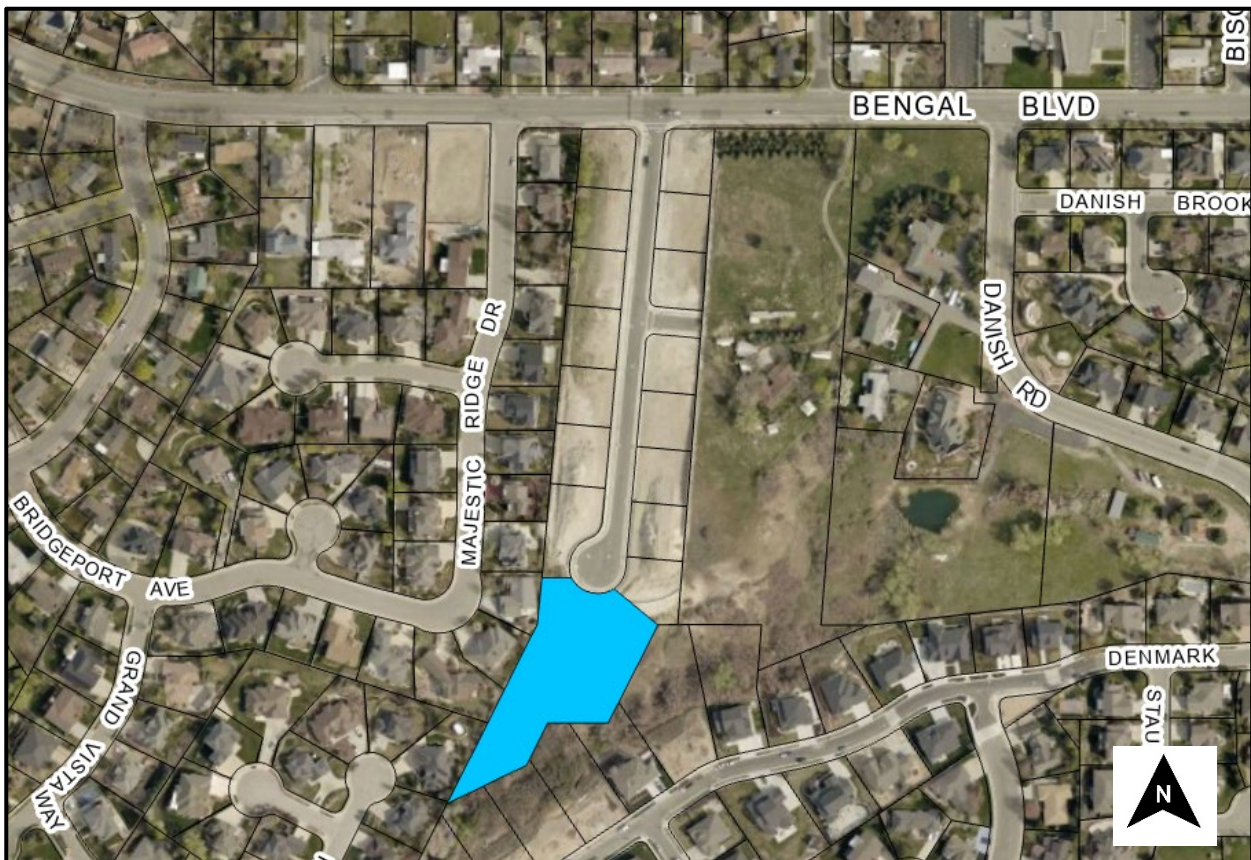
COUNCIL DISTRICT 2 PROJECT UPDATE

File: ZMA-23-002	Project Name: Cameron Rezone
Address: 7980 S. Danish Oaks Dr.	Applicant: Josh Cameron
Type of Application: Zoning Map Amendment	Project Zoning: Rural Residential (RR-1-21) to Single-Family Residential (R-1-10)
Next Meeting: February 20, 2024, City Council	Staff Contact: Samantha DeSeelhorst
<p>Status: This is a zoning map amendment application for a parcel that is part of an associated lot consolidation application (see next page). The rezone is intended to clean up the two different zones of three parcels intended to be consolidated, so that there is single-family zoning for all consolidated parcels, congruent with the rest of the neighborhood. The project was introduced to the Planning Commission on January 17, 2024, who forwarded a positive recommendation to City Council. The council heard public comment on the item on February 6, 2024. The item is now pending council action at a future meeting.</p>	



COUNCIL DISTRICT 2 PROJECT UPDATE

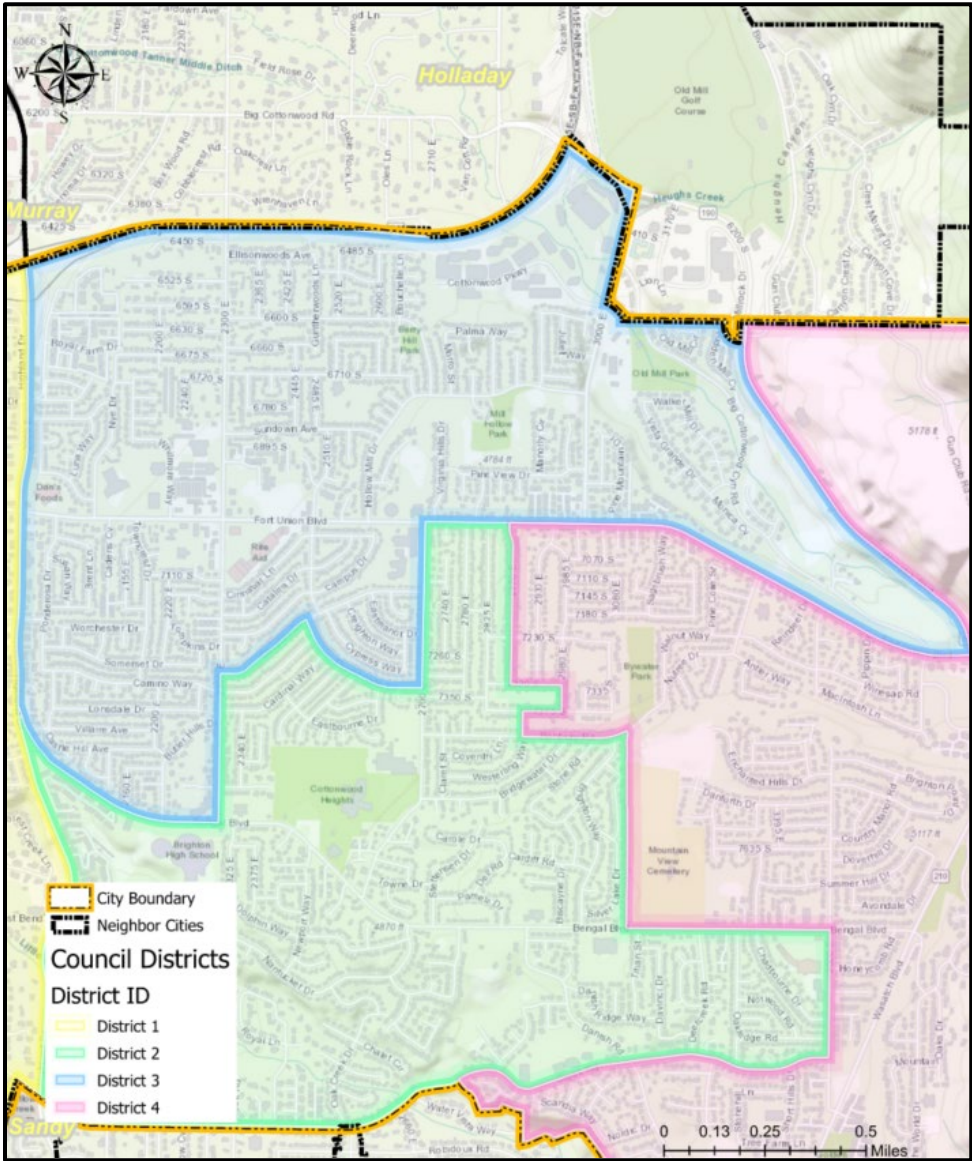
File: LOT-23-001	Project Name: Cameron Lot Consolidation
Address: 7980 S. Danish Oaks Dr.	Applicant: Josh Cameron
Type of Application: Lot Consolidation	Project Zoning: Single-Family Residential (R-1-10)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: This lot consolidation application is intended to combine several parcels owned by the same party, with the intent to construct a residence on the consolidated property. One of these parcels is zoned Rural Residential (see previous page), so a rezone is concurrently being pursued to unify all parcels under the same zone (R-1-10), as a single parcel cannot be located in two separate zones. This consolidation is now pending recordation with SLCO.</p>	



*No significant building permits were issued in District 2 in January
2024.*

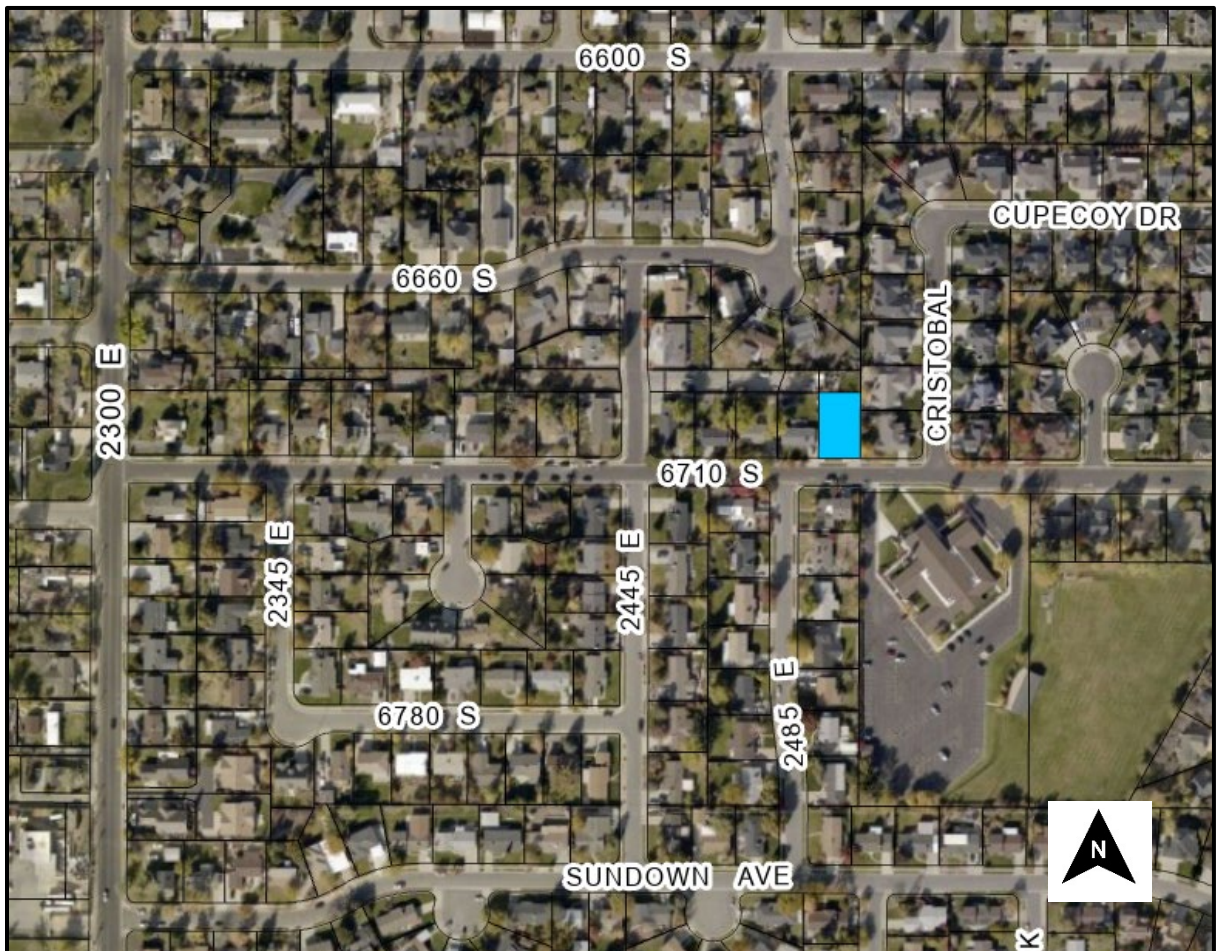
District Three

Councilmember Shawn Newell



COUNCIL DISTRICT 3
NEW PROJECT

File: AHO-24-002	Project Name: Pack Expansion
Address: 2495 E. 6710 S.	Applicant: Gerald Pack
Type of Application: Expansion of a Non-Conforming Structure	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: March 7, 2024, Appeals Hearing	Staff Contact: Samantha DeSeelhorst
Status: This is an application for an Expansion of a Nonconforming Structure to construct a residential addition at 2495 E. 6710 S. Staff is currently reviewing the full application. Assuming no significant issues arise during review, this item will be scheduled for review by the Appeals Hearing Officer on March 7, 2024.	



COUNCIL DISTRICT 3
PROJECT UPDATE

File: SUB-23-005	Project Name: Ellison Woods Subdivision Amendment
Address: 2196 E. 6450 S.	Applicant: David Johnson
Type of Application: Subdivision Amendment	Project Zoning: Rural Residential (RR-1-21)
Next Meeting: Not Applicable	Staff Contact: Ian Harris
<p>Status: This application is for a Subdivision Amendment to clarify lot line discrepancies along the outer boundary of a subdivision. Staff has completed its first round of reviews, with corrections provided to the applicant in early November. The application was approved by Planning Commission at the December 6, 2023 meeting, and staff is currently reviewing resubmitted plans.</p>	



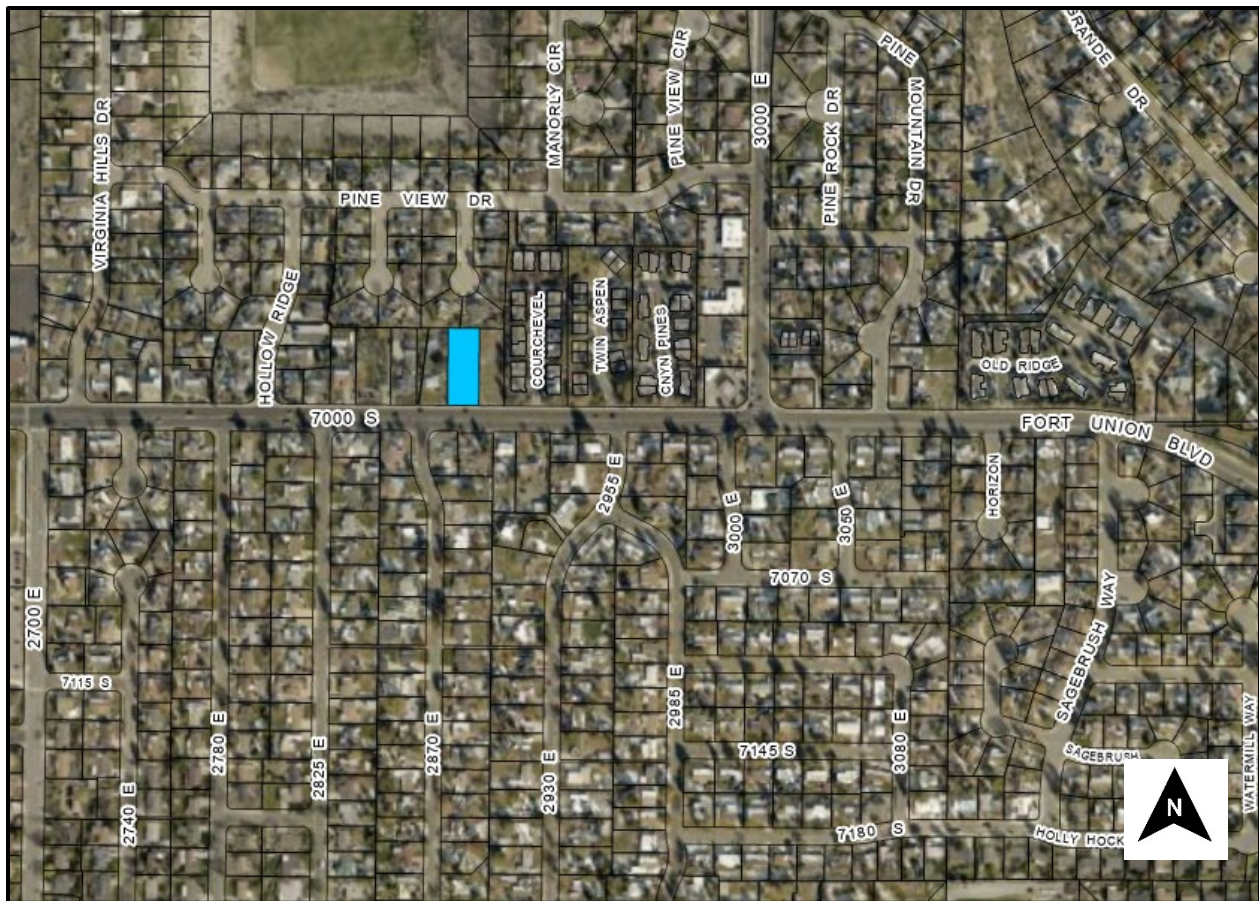
COUNCIL DISTRICT 3
PROJECT UPDATE

File: LLA-23-003	Project Name: Walker Lot Line Adjustment
Address: 3415 E. Big Cottonwood Road	Applicant: Brandon Preece
Type of Application: Lot Line Adjustment	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This application is for a Lot Line Adjustment in preparation for future development. This type of application is reviewed at the staff level. Staff has completed its first review and sent corrections to the applicant and is currently awaiting resubmittal.	



COUNCIL DISTRICT 3 PROJECT UPDATE

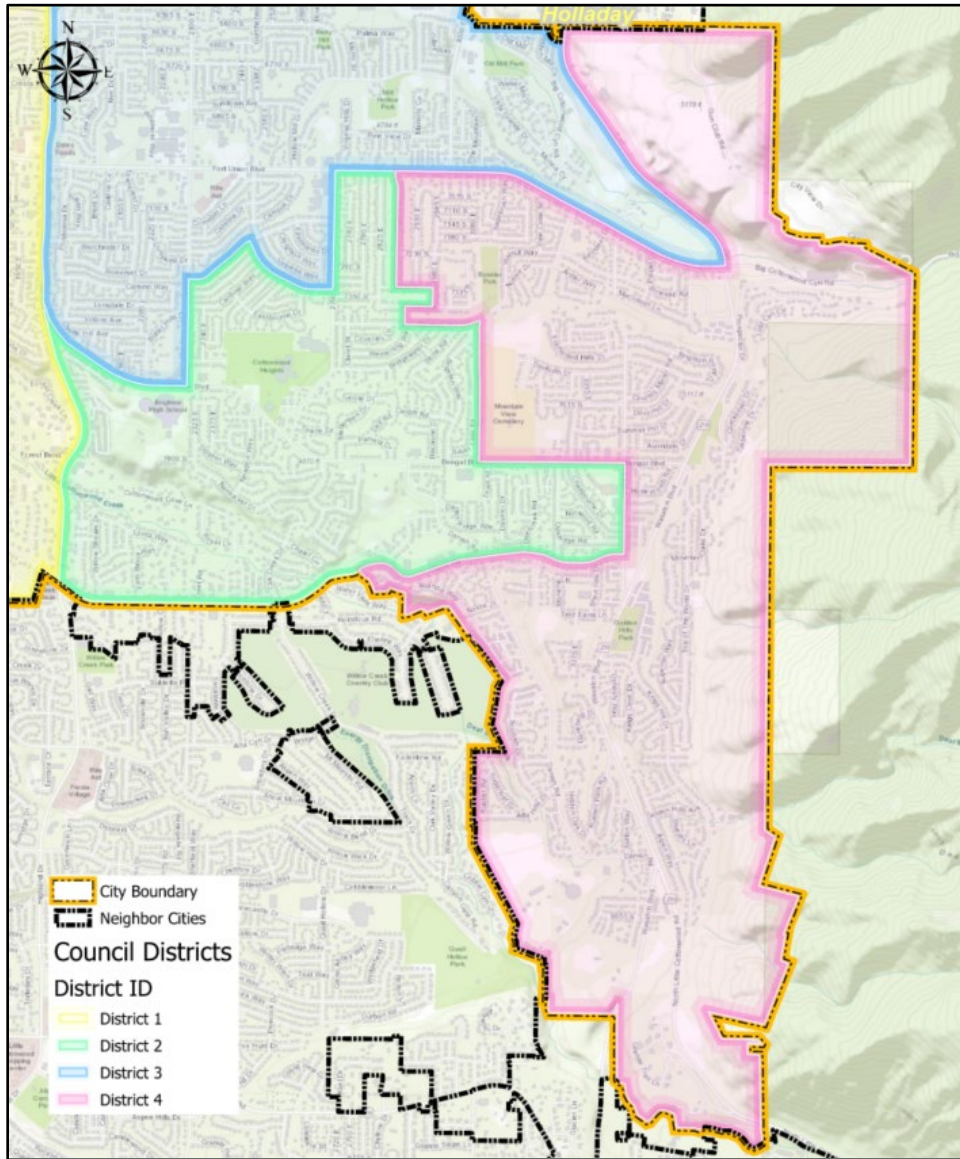
File: SUB-22-004	Project Name: Big Sky Subdivision
Address: 2887 E. Fort Union Blvd.	Applicant: Kirk Jellum
Type of Application: Minor Subdivision	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This minor two-lot subdivision has gone through several rounds of staff review and resubmittal, and is now pending preparation of final documents prior to recordation with SLCO.	



*No significant building permits were issued in District 3 in January
2024.*

District Four

Councilmember Ellen Birrell



COUNCIL DISTRICT 4
NEW PROJECT

File: SUB-24-001	Project Name: Golden Hills Canyon Subdivision Amendment 2
Address: 3874 E. Golden Hills Canyon Rd.	Applicant: Kade and Kalli Huntsman
Type of Application: Subdivision Amendment	Project Zoning: F-1-21 (Foothill Residential Zone)
Next Meeting: March 6, 2024, Planning Commission	Staff Contact: Mike Johnson
Status: This subdivision amendment application intends to consolidate Lots 6, 7, and 8 within the Golden Hills Canyon Subdivision located on the eastern foothills of the city. Subdivision amendments are reviewed at the Planning Commission level. The application is currently pending staff review and is tentatively scheduled for the March 6, 2024 Planning Commission meeting.	



COUNCIL DISTRICT 4
NEW PROJECT

File: CUP-24-001	Project Name: Thomasson Short-Term Rental
Address: 8212 S. Wasatch Grove Ln.	Applicant: Riley and Daniella Thomasson
Type of Application: Short-Term Rental	Project Zoning: R-2-8 (Multifamily Residential)
Next Meeting: March 6, 2024, Administrative Hearing	Staff Contact: Maverick Yeh
Status: Short-Term Rentals are reviewed as Conditional Use Permits through the Administrative Hearing process. This application is currently in staff review, and has been tentatively scheduled for the March 6, 2024 Administrative Hearing.	



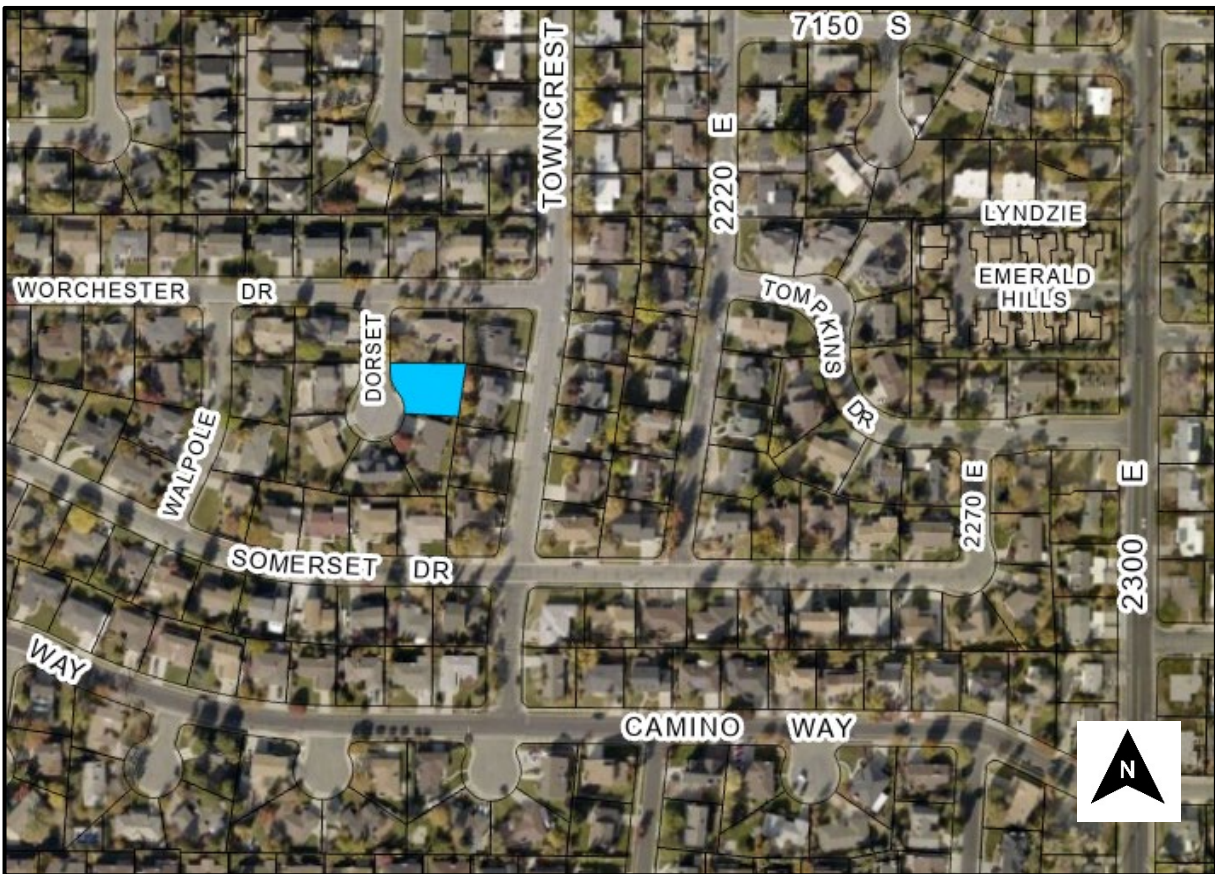
COUNCIL DISTRICT 4
NEW PROJECT

File: CUP-24-002	Project Name: Gessner Short-Term Rental
Address: 3569 E. Lone Brook Ln.	Applicant: Eric Gessner
Type of Application: Short-Term Rental	Project Zoning: R-2-8 (Multifamily Residential)
Next Meeting: March 6, 2024, Administrative Hearing	Staff Contact: Maverick Yeh
Status: Short-Term Rentals are reviewed as Conditional Use Permits through the Administrative Hearing process. This application is currently in staff review, and has been tentatively scheduled for the March 6, 2024 Administrative Hearing.	



COUNCIL DISTRICT 4
NEW PROJECT

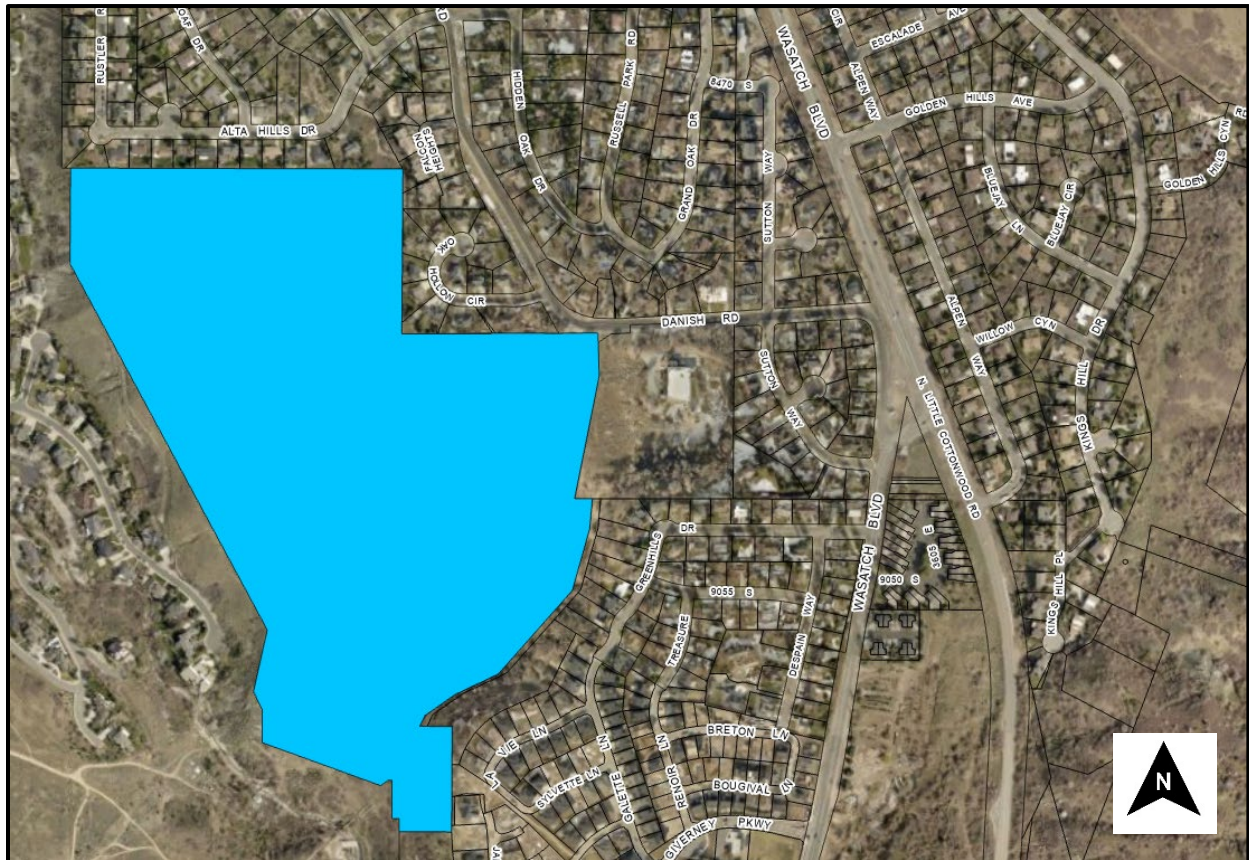
File: CUP-24-003	Project Name: Carter Wall Height Extension Amendment
Address: 7245 S. Dorset Circle	Applicant: Brad and Chari Carter
Type of Application: Wall Height Extension	Project Zoning: R-2-8 (Multifamily Residential)
Next Meeting: March 6, 2024, Administrative Hearing	Staff Contact: Mike Johnson
Status: This application is a proposal to amend project CUP-23-016 related to one of the conditions of approval to lower a portion of the fence height. It is tentatively scheduled for the March 6, 2024 administrative hearing.	



COUNCIL DISTRICT 4
NEW PROJECT

File: AHO-24-001	Project Name: Metro Water Variance
Address: 3430 E. Danish Rd.	Applicant: Jeremy Williams
Type of Application: Variance	Project Zoning: PF (Public Facility)
Next Meeting: March 7, 2024, Appeals Hearing	Staff Contact: Mike Johnson

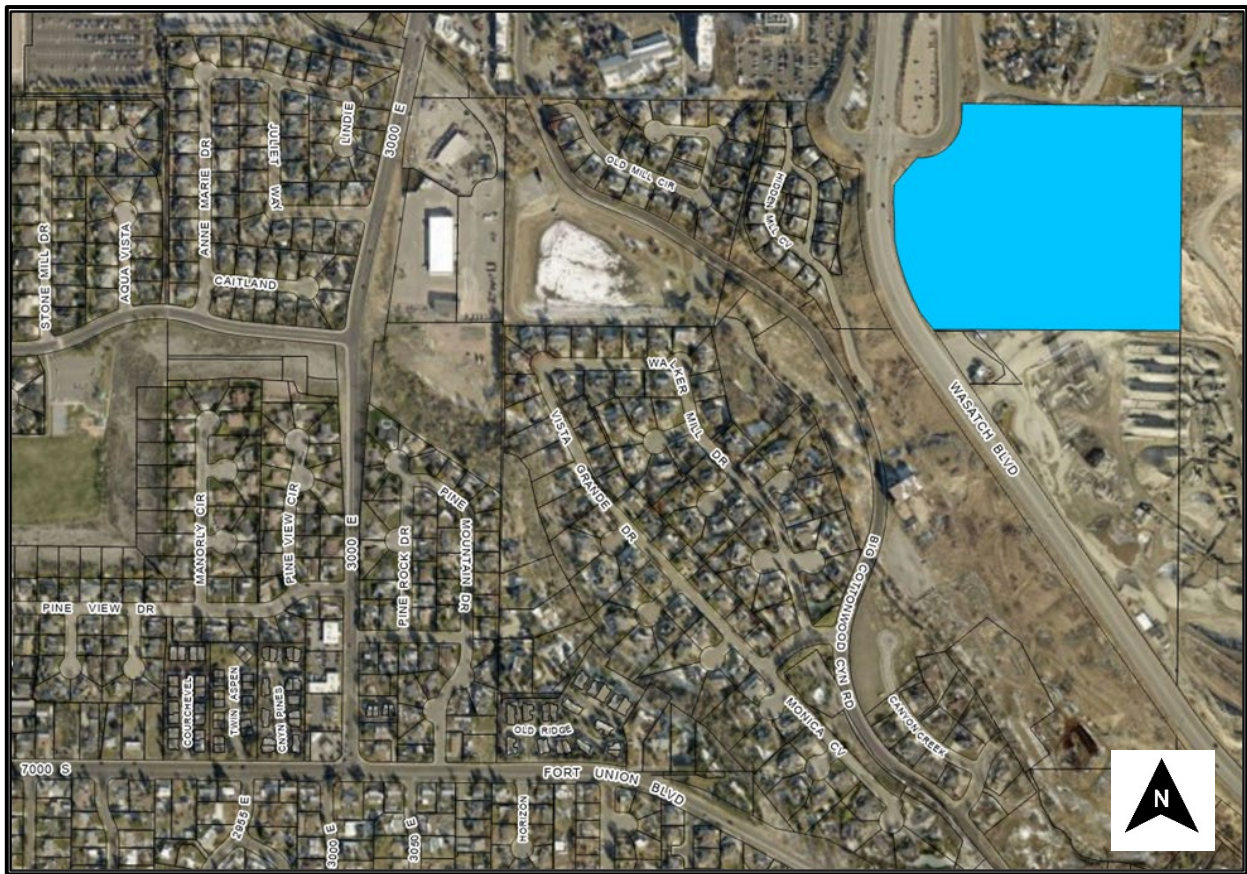
Status: This application constitutes a variance request by the Metropolitan Water District of Salt Lake and Sandy in relation to its large water line replacement project. The work will require the District to develop areas within Sensitive Lands hazard zones in order to reconstruct the line. The applicant has applied for a several variances from Sensitive Lands development requirements to do so. Staff review is underway on this request, and an appeals hearing is scheduled for March 7, 2024.



COUNCIL DISTRICT 4

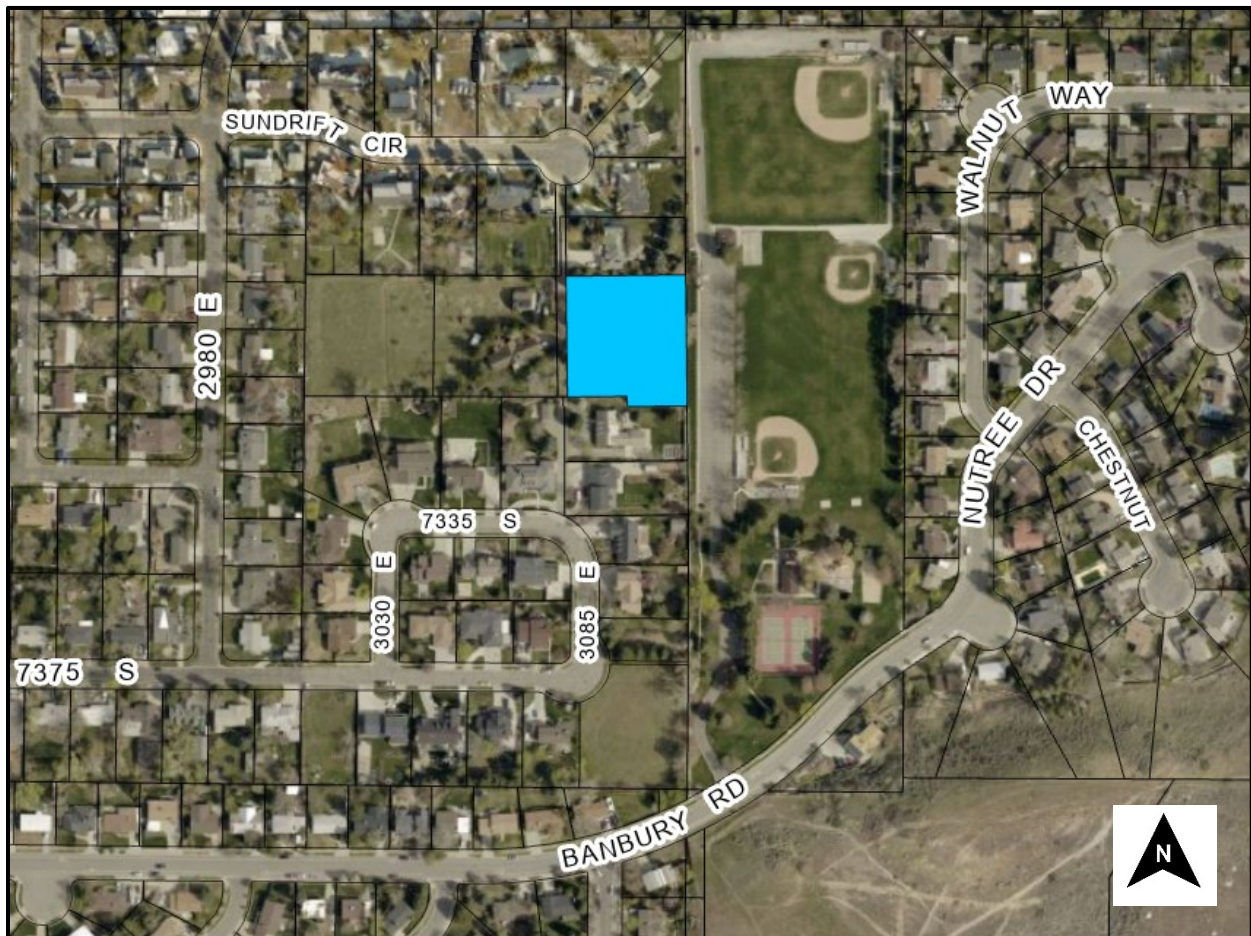
PROJECT UPDATE

File: SUB-21-004	Project Name: Gravel Pit Phase 1
Address: 6995 S. Wasatch Blvd.	Applicant: Rockworth
Type of Application: Minor Subdivision	Project Zoning: PDD-2
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
<p>Status: This subdivision application is part of the Wasatch Gravel Pit mixed-use development, which was previously approved by the City Council. Staff is reviewing sitewide grading and reclamation plans and is currently waiting on a resubmittal from the developer. It is anticipated that site grading will begin sometime in Spring or Summer 2024.</p>	



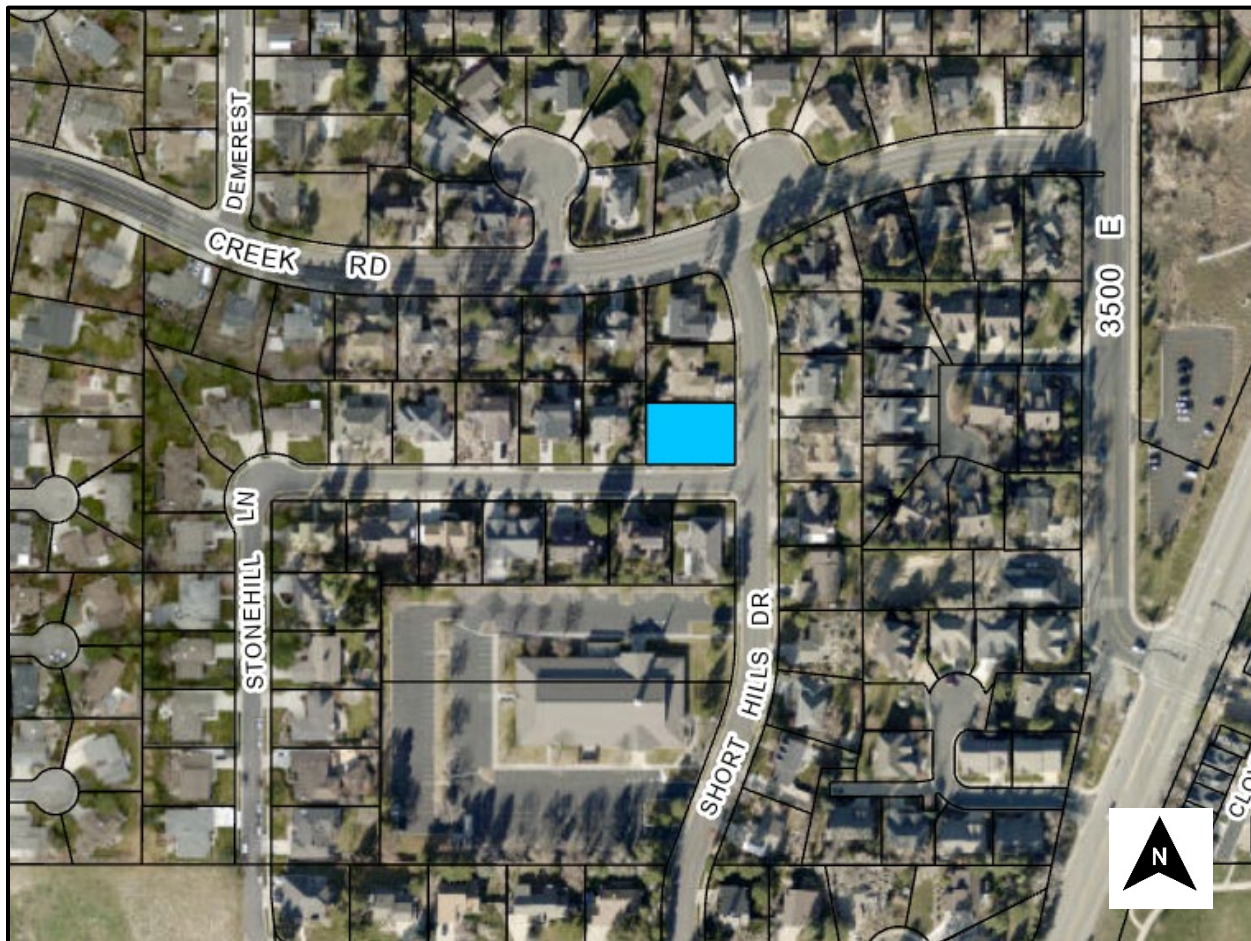
COUNCIL DISTRICT 4
PROJECT UPDATE

File: ADU-23-011	Project Name: Thorell ADU
Address: 7281 S. 3080 E.	Applicant: Kenneth Thorell
Type of Application: Internal Accessory Dwelling Unit	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This application is for an Internal ADU, which is reviewed at the staff level as a permitted use. Staff has reviewed the application and found it to be compliant with zoning code. Staff has directed the applicant to apply for a building permit to construct the ADU space, which is needed before full ADU licensure is granted.	



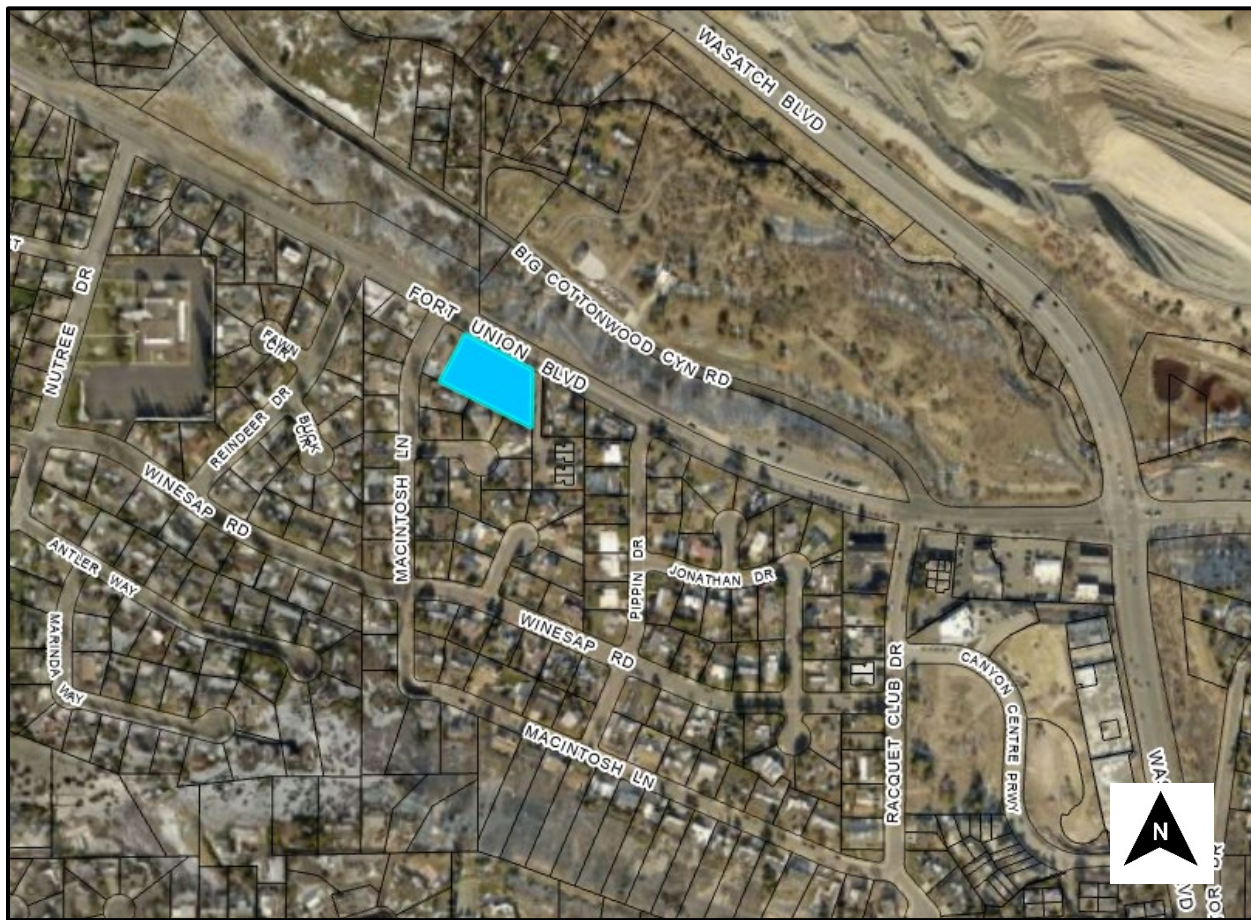
COUNCIL DISTRICT 4
PROJECT UPDATE

File: AHO-23-006	Project Name: Vranes Appeal
Address: 3411 E. Stonehill Ln.	Applicant: Scott Vranes
Type of Application: Administrative Appeal	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: To Be Determined, Appeals Hearing	Staff Contact: Mike Johnson
Status: This is an application for an Administrative Appeal regarding a deck constructed by the homeowner without a building permit. Staff has sent the application to the City Manager and City Attorney for input prior to beginning review. The appellant has also engaged the State Office of Property Rights Ombudsman for an advisory opinion on the matter, and a hearing will not be scheduled until an opinion is issued. As of January 2024, the applicant and city are still awaiting an opinion from the Ombudsman.	



COUNCIL DISTRICT 4 PROJECT UPDATE

File: SUB-22-002	Project Name: High East Subdivision
Address: 3526 E. Fort Union Blvd.	Applicant: Adam Nash
Type of Application: Minor Subdivision	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: This application constitutes a request to divide an existing property into three single-family lots. As a minor subdivision (under 10 lots), this project will be reviewed administratively at the staff level. Staff has reviewed and approved the preliminary plat, and the applicant is currently working to install the public improvements prior to recording the final plat.</p>	



COUNCIL DISTRICT 4 PROJECT UPDATE

File: SUB-22-005	Project Name: Cottonwood Canyon Cove Subdivision
Address: 3625 E. Doverhill Dr.	Applicant: Ivory Homes
Type of Application: Planned Unit Development	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: To Be Determined, City Council	Staff Contact: Mike Johnson
<p>Status: This request for preliminary plat approval of a planned unit development containing 13 single-family lots and a public park was unanimously approved by the Planning Commission at its January 4, 2023 meeting. The project also received a Certificate of Design Compliance from the Architectural Review Commission at its January 26, 2023 meeting, and the development agreement has been approved. A final plat and construction plans for Phase I have been approved by the city, and site preparation and grading is underway. Plans for Phase II have been approved and work on the full subdivision is underway.</p>	



Significant building permits issued in District 4 in January 2024:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address
BP.23.0874	Issued with notes	New Single Family Home – Ivory Homes	New SFD	7478 S Orion View Cir.

CITY-WIDE PROJECTS

NEW PROJECT

Project: Zoning Ordinance Cleanups (Second and Third Sets)

Address: City-wide

Type of Application: Zoning Text Amendment

Staff Contact: Samantha DeSeelhorst and Ian Harris

These city-initiated Zoning Text Amendments are meant to clean up and clarify vague, conflicting, and redundant information in the Zoning Code. Ten minor amendments were introduced to Planning Commission at the January 3, 2024 meeting. Five more amendments were introduced at the February 7, 2024 meeting. For both sets, the commission forwarded a positive recommendation with minor suggested revisions to City Council, who will begin discussing these proposed amendments in March 2024.

PROJECT UPDATE

Project: Sport Court Ordinance

Address: City-wide

Type of Application: Zoning Text Amendment

Staff Contact: Mike Johnson

This city-initiated Zoning Text Amendment is meant to create new standards for sport courts, in response to direction by the City Council, who issued six-month moratorium sport courts over 500 square feet, to allow staff to prepare an ordinance. An initial draft and discussions were brought to Planning Commission in October 2023. City Council provided feedback on the draft at the November 7, 2023 meeting, and Public Hearings were held during Planning Commission meetings in December 2023 and January 2024. A formal recommendation from Planning Commission, incorporating substantial changes to the draft ordinance was unanimously recommended to City Council at the January 17, 2024 meeting, and a discussion on the ordinance was held at the February 6, 2024 meeting. A public hearing and consideration of the ordinance will be scheduled for upcoming City Council meetings.

PROJECT UPDATE

Project: Electric Vehicle Parking and Bike Parking Ordinance

Address: City-wide

Type of Application: Zoning Text Amendment

Staff Contact: Ian Harris

This city-initiated Zoning Text Amendment is meant to create new standards for electric vehicle and bike parking infrastructure in new multifamily, commercial, and mixed-use developments, as a response to the sustainability priority projects set by City Council in 2023. Staff is collaborating with Utah Clean Energy and a cohort of municipal and county governments to assist in drafting the EV ordinance and will draft the bike parking ordinance separately. Both will be introduced to Planning Commission and City Council in mid-2024.

PROJECT UPDATE
Project: Yard Elements Code Update
Address: City-wide
Type of Application: Zoning Text Amendment
Staff Contact: Samantha DeSeelhorst
This city-initiated Zoning Text Amendment is meant to clarify vague regulations for yard elements, such as pools, trellises, and treehouses. Staff introduced the project to Planning Commission in April 2023 for initial feedback and will return to the Commission with an updated draft in Spring 2024.

PROJECT UPDATE
Project: General Plan Update
Address: City-wide
Type of Application: General Plan Amendment
Staff Contact: Mike Johnson
Based on direction from the City Council, staff is completing a full draft of the General Plan, and further public input opportunities will be scheduled in Spring 2024.

PROJECT UPDATE
Project: Form-Based Code Update
Address: City-wide
Type of Application: Ordinance Update
Staff Contact: Samantha DeSeelhorst
Based on City Council direction, this City-initiated Form-Based Code Update aims to implement improved standards for requiring commercial and/or retail activity on the ground floor of new buildings developed in the city's Mixed-Use (MU) Zone. Staff has worked with the project consultant to complete a preliminary draft, which has been discussed by the Planning Commission at several meetings, with updates provided to the City Council throughout. A public open house is scheduled for March 2024 to engage with the public and the properties affected by the Form-Based Code, after which the Planning Commission will formally consider the ordinance and make a recommendation to the City Council.

CITY ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-wide

Staff Contact: Mike Johnson and Hope Zitting-Goeckeritz

- The city welcomed 15 new businesses in January.
- The South Valley Chamber of Commerce and the city held a members' luncheon in the Community Room to welcome current and new members to the Chamber on January 16th.
- City staff have been working on the city's Death by Chocolate event. This event will be held on February 12th, the Monday before Valentine's Day, at City Hall from 6-8pm. This is a community event that brings local restaurants, bakeries, and catering services together to offer samples of their favorite desserts to attendees from around the valley. Tickets are \$10 and \$15 and are available for purchase on the city's website.