



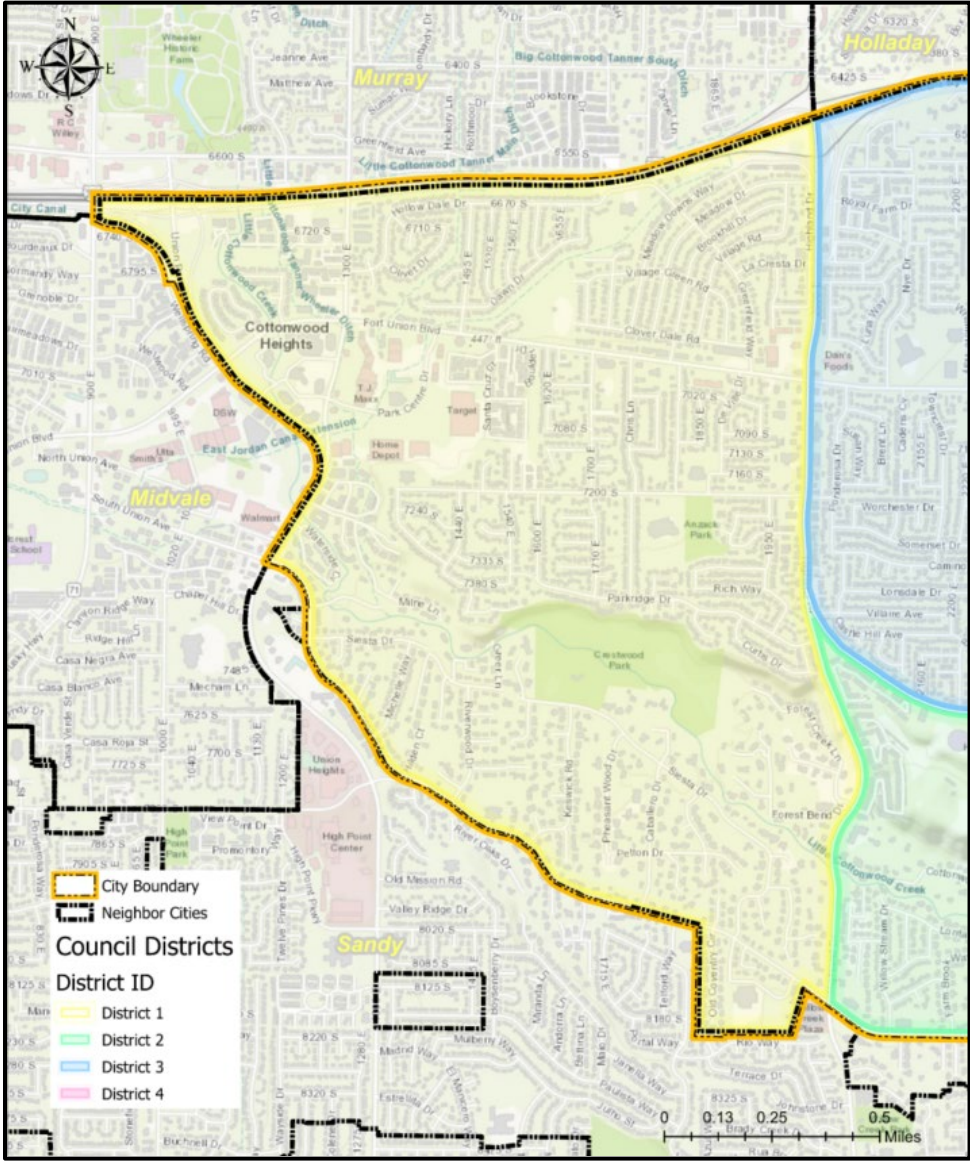
Cottonwood Heights  
Community & Economic Development Department

# Major Development Activity Report February 2024

View the Interactive Map [Here](#)

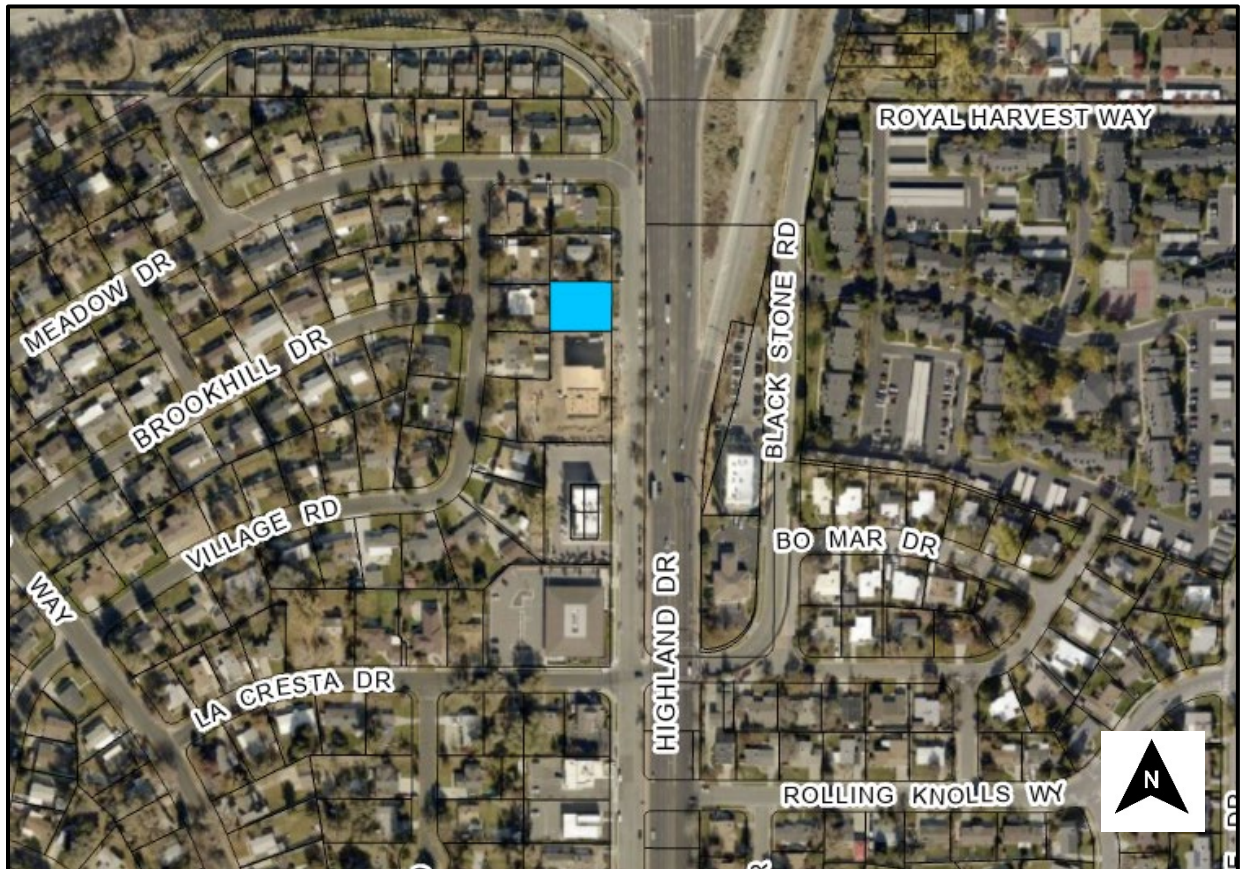
# District One

## Councilmember Matt Holton



**COUNCIL DISTRICT 1**  
**PROJECT UPDATE**

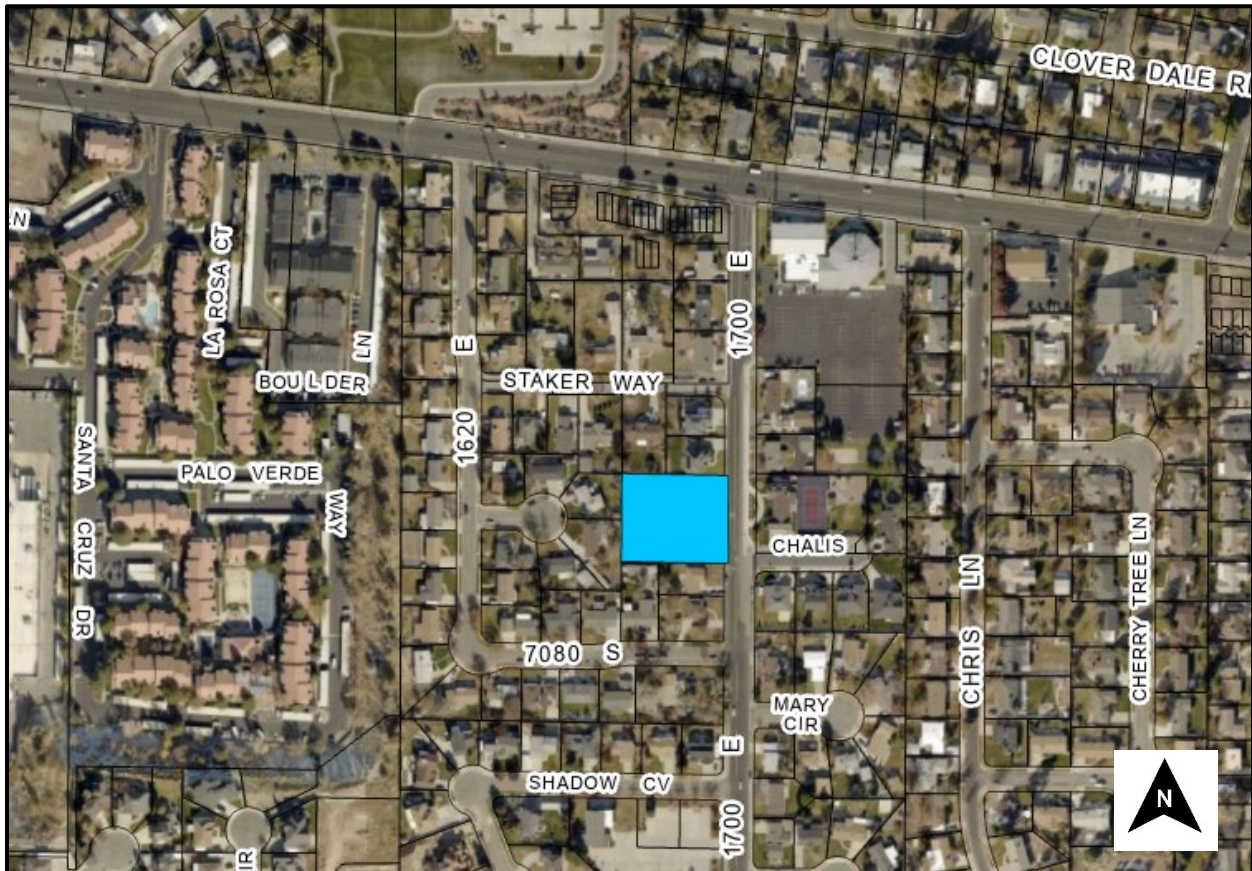
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|---|--|
| <b>File:</b> ADU-24-001   | <b>Project Name:</b> Bentley ADU                         |
| <b>Address:</b> 6662 S. Highland Dr.  | <b>Applicant:</b> Kristyl Bentley                        |
| <b>Type of Application:</b> Internal Accessory Dwelling Unit  | <b>Project Zoning:</b> Single-Family Residential (R-1-8) |
| <b>Next Meeting:</b> Not Applicable   | <b>Staff Contact:</b> Ian Harris                         |
| <b>Status:</b> 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. The applicant has applied for a building permit to construct the ADU space, and a final inspection is needed before full ADU licensure is granted. |  |





## COUNCIL DISTRICT 1 PROJECT UPDATE

|   |  |
|---|--|
| <b>File:</b> SUB-23-004   | <b>Project Name:</b> Hannah V's Haven Subdivision        |
| <b>Address:</b> 7040 S. 1700 E.   | <b>Applicant:</b> John McGee                             |
| <b>Type of Application:</b> Minor Subdivision   | <b>Project Zoning:</b> Single-Family Residential (R-1-8) |
| <b>Next Meeting:</b> Not Applicable   | <b>Staff Contact:</b> Ian Harris                         |
| <p><b>Status:</b> 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> |  |

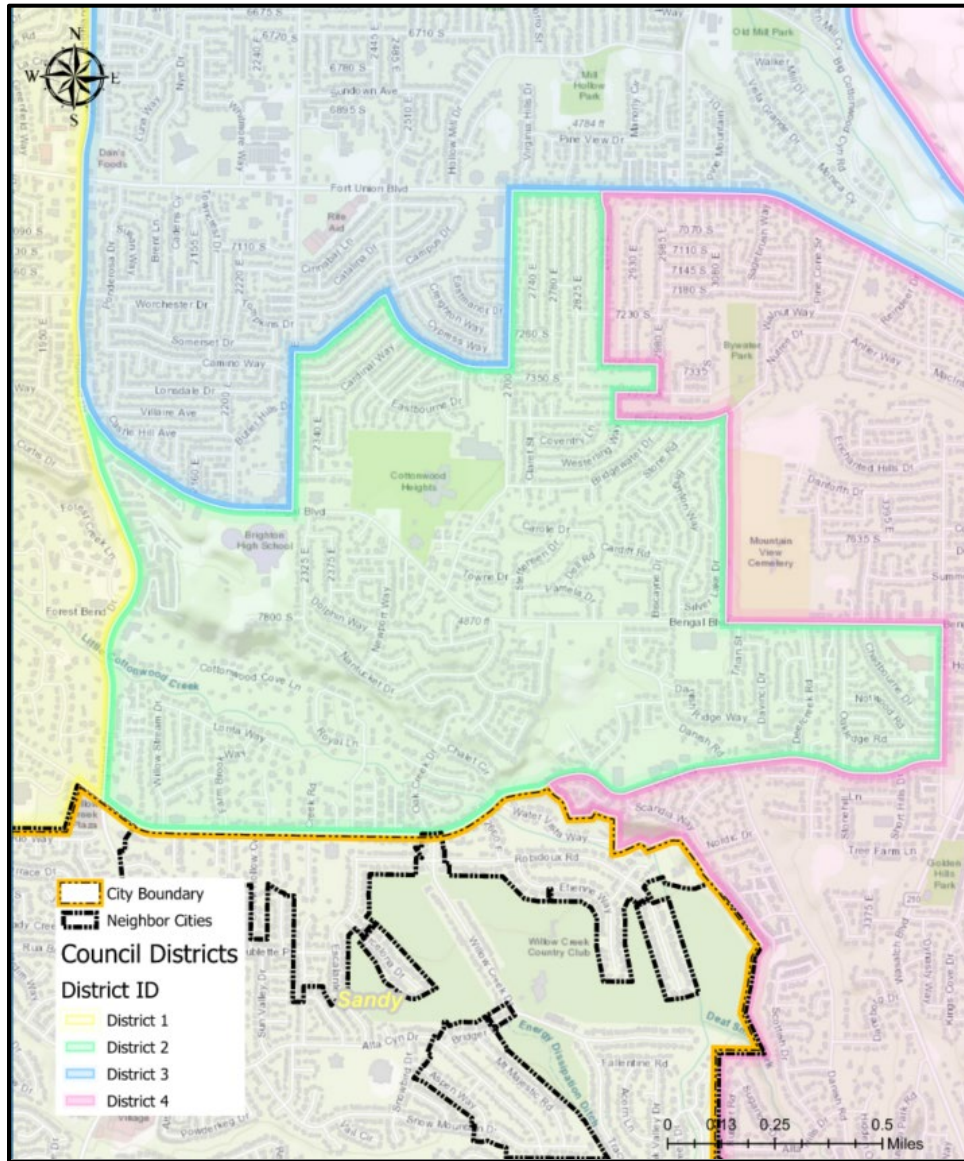


Significant building permits issued in District 1 in February 2024:

| <b>Permit #</b> | <b>Status</b> | <b>Description of Work/Project Name</b>      | <b>Permit Type Summary</b> | <b>Parcel Address</b>            |
|-----------------|---------------|--|----------------------------|----------------------------------|
| BP.24.0078      | Issued        | Tenant Improvement - Alzheimer's Association | Tenant Improvement         | 6975 Union Park Center Unit #400 |

# District Two

Councilmember Suzanne Hyland





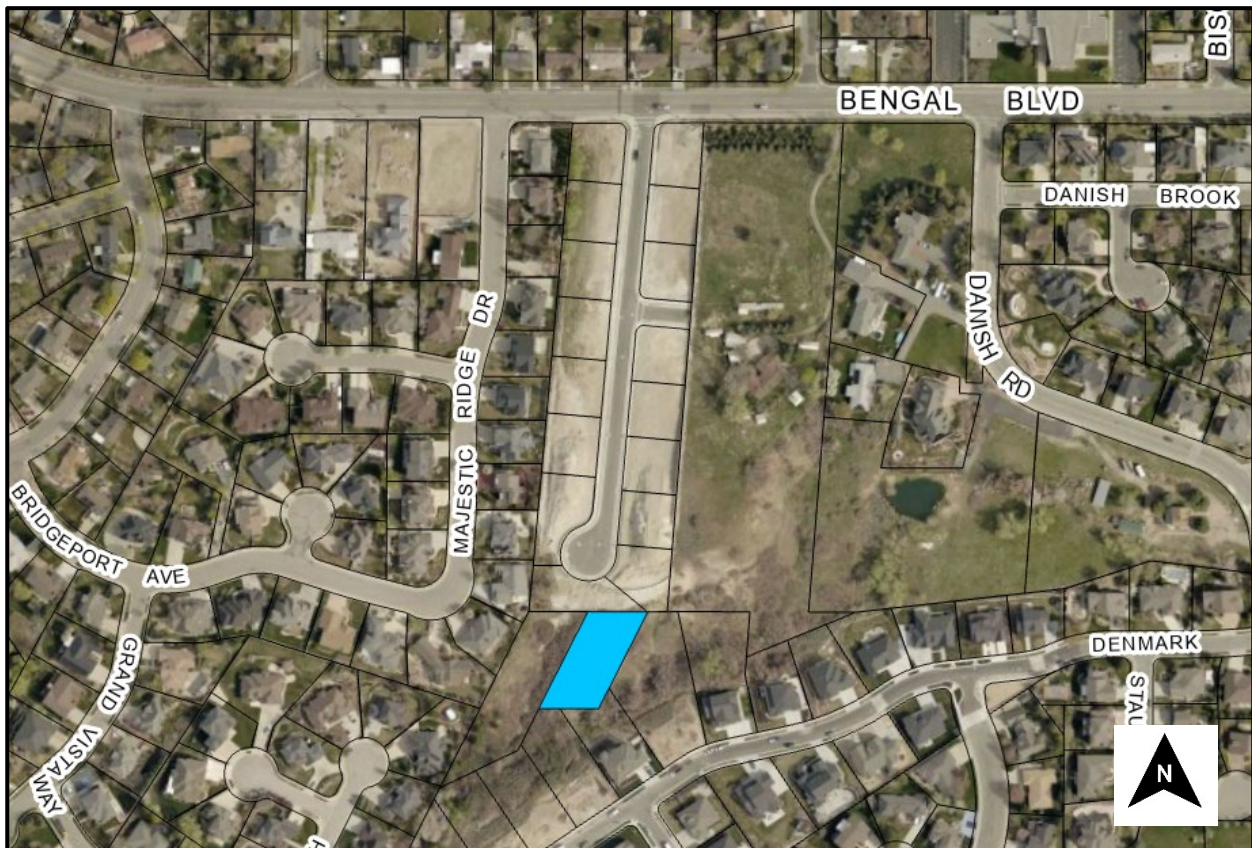
**COUNCIL DISTRICT 2**  
**NEW PROJECT**

|   |   |
|---|---|
| <b>File:</b> SUB-24-003   | <b>Project Name:</b> Danish Pines Phase II                |
| <b>Address:</b> 7980 S. Danish Oaks Dr.   | <b>Applicant:</b> Josh Cameron                            |
| <b>Type of Application:</b> Minor Subdivision   | <b>Project Zoning:</b> Single-Family Residential (R-1-10) |
| <b>Next Meeting:</b> Not Applicable   | <b>Staff Contact:</b> Samantha DeSeelhorst                |
| <b>Status:</b> This application is for a one-lot subdivision, which is processed as a minor subdivision at the staff level. It pertains to the same property as the previous applications ZMA-23-002 and LOT-23-001 (see pages 8 and 9). With approval and recordation, it would entitle the property to develop the land for a single-family home. Staff is currently reviewing the first submittal. |   |



## COUNCIL DISTRICT 2 PROJECT UPDATE

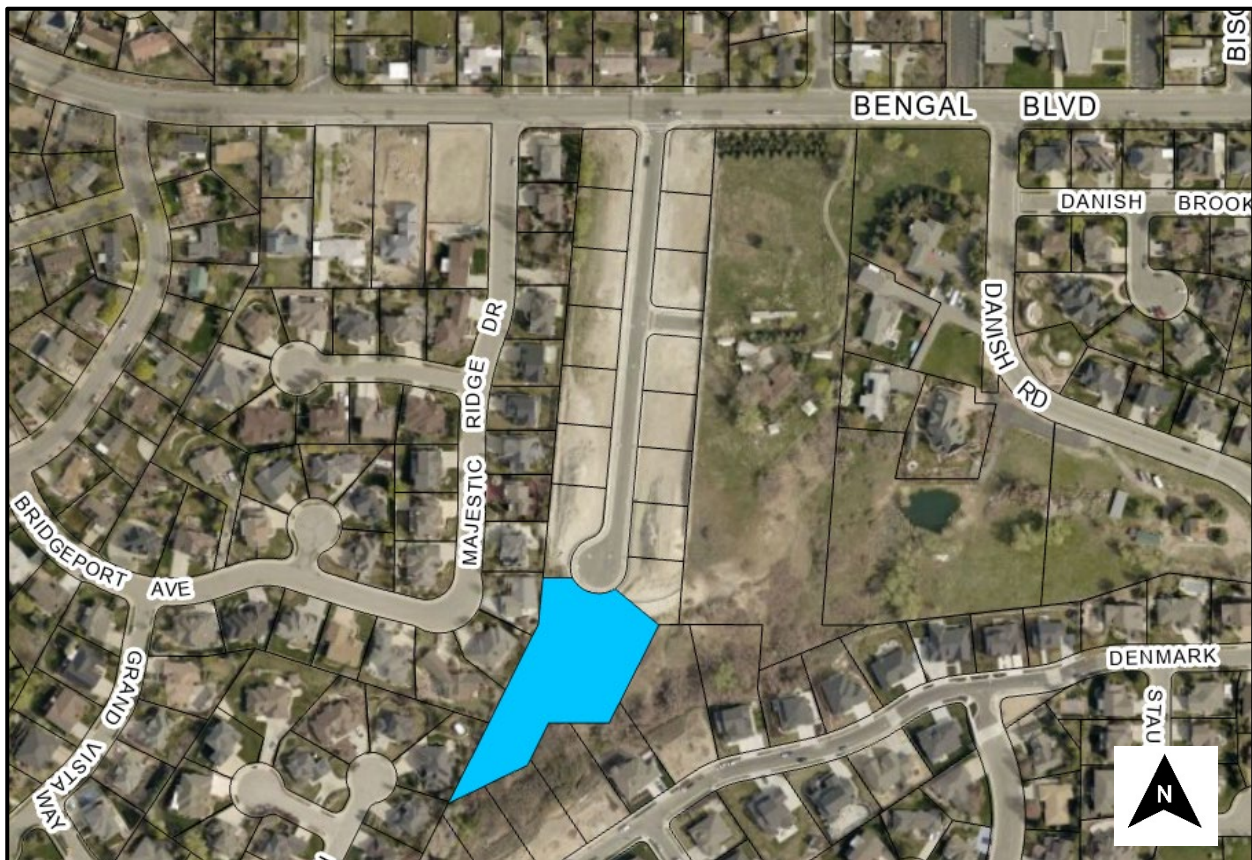
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| <b>File:</b> ZMA-23-002  | <b>Project Name:</b> Cameron Rezone  |
| <b>Address:</b> 7980 S. Danish Oaks Dr.  | <b>Applicant:</b> Josh Cameron   |
| <b>Type of Application:</b> Zoning Map Amendment   | <b>Project Zoning:</b> Rural Residential (RR-1-21) to Single-Family Residential (R-1-10) |
| <b>Next Meeting:</b> Not Applicable  | <b>Staff Contact:</b> Samantha DeSeelhorst   |
| <p><b>Status:</b> 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 approved the item unanimously on February 20, 2024.</p> |  |





## COUNCIL DISTRICT 2 PROJECT UPDATE

|  |   |
|--|---|
| <b>File:</b> LOT-23-001  | <b>Project Name:</b> Cameron Lot Consolidation            |
| <b>Address:</b> 7980 S. Danish Oaks Dr.  | <b>Applicant:</b> Josh Cameron                            |
| <b>Type of Application:</b> Lot Consolidation  | <b>Project Zoning:</b> Single-Family Residential (R-1-10) |
| <b>Next Meeting:</b> Not Applicable  | <b>Staff Contact:</b> Samantha DeSeelhorst                |
| <p><b>Status:</b> 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> |   |

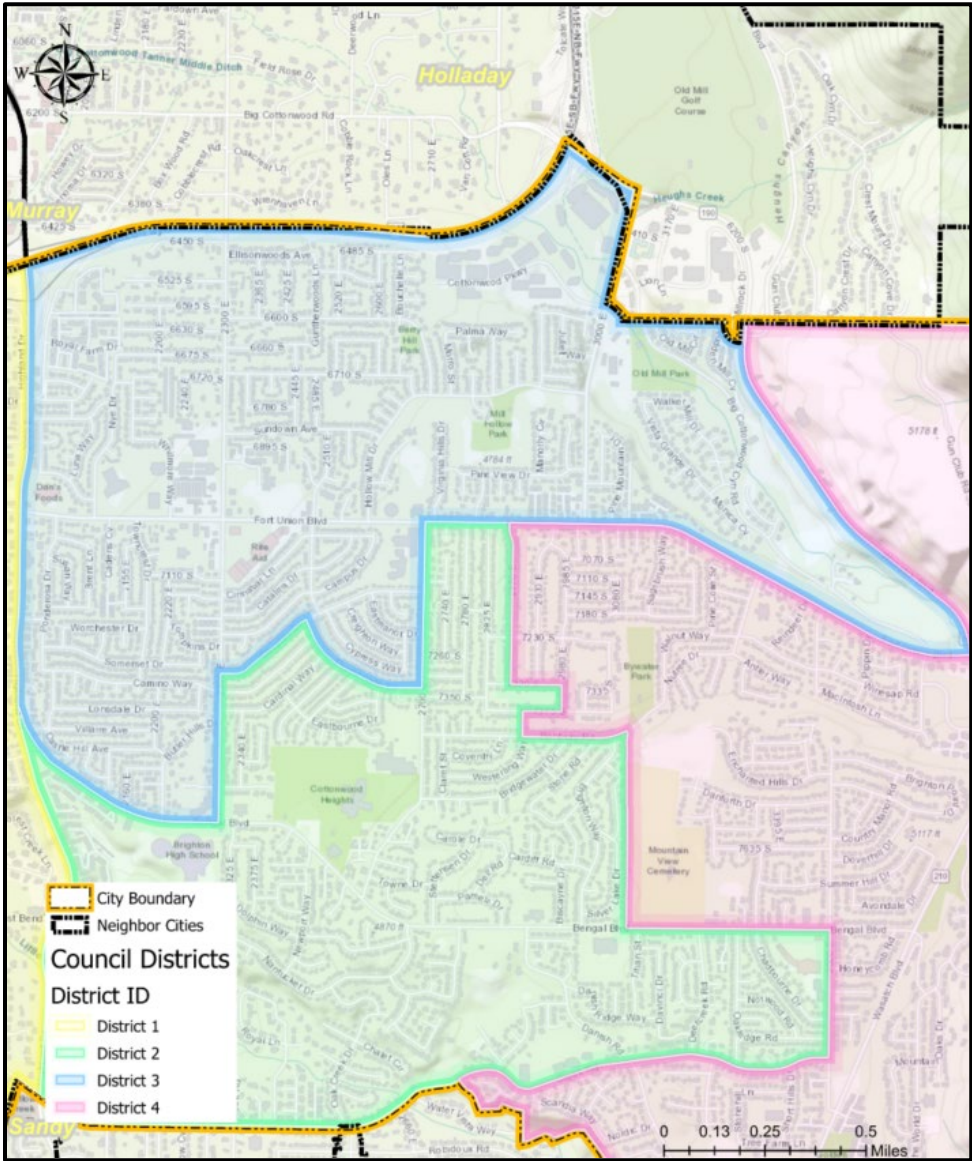


Significant building permits issued in District 2 in February 2024:

| <b>Permit #</b> | <b>Status</b>       | <b>Description of Work/Project Name</b>       | <b>Permit Type Summary</b> | <b>Parcel Address</b> |
|-----------------|---------------------|---|----------------------------|-----------------------|
| BP.24.0076      | Issued - With Notes | Tenant Improvement - Cupla Coffee             | Tenant Improvement         | 3418 E. Bengal Blvd.  |
| BP.24.0055      | Issued              | Tenant Improvement - Jersey Mike's Restaurant | Tenant Improvement         | 3410 E. Bengal Blvd.  |

# District Three

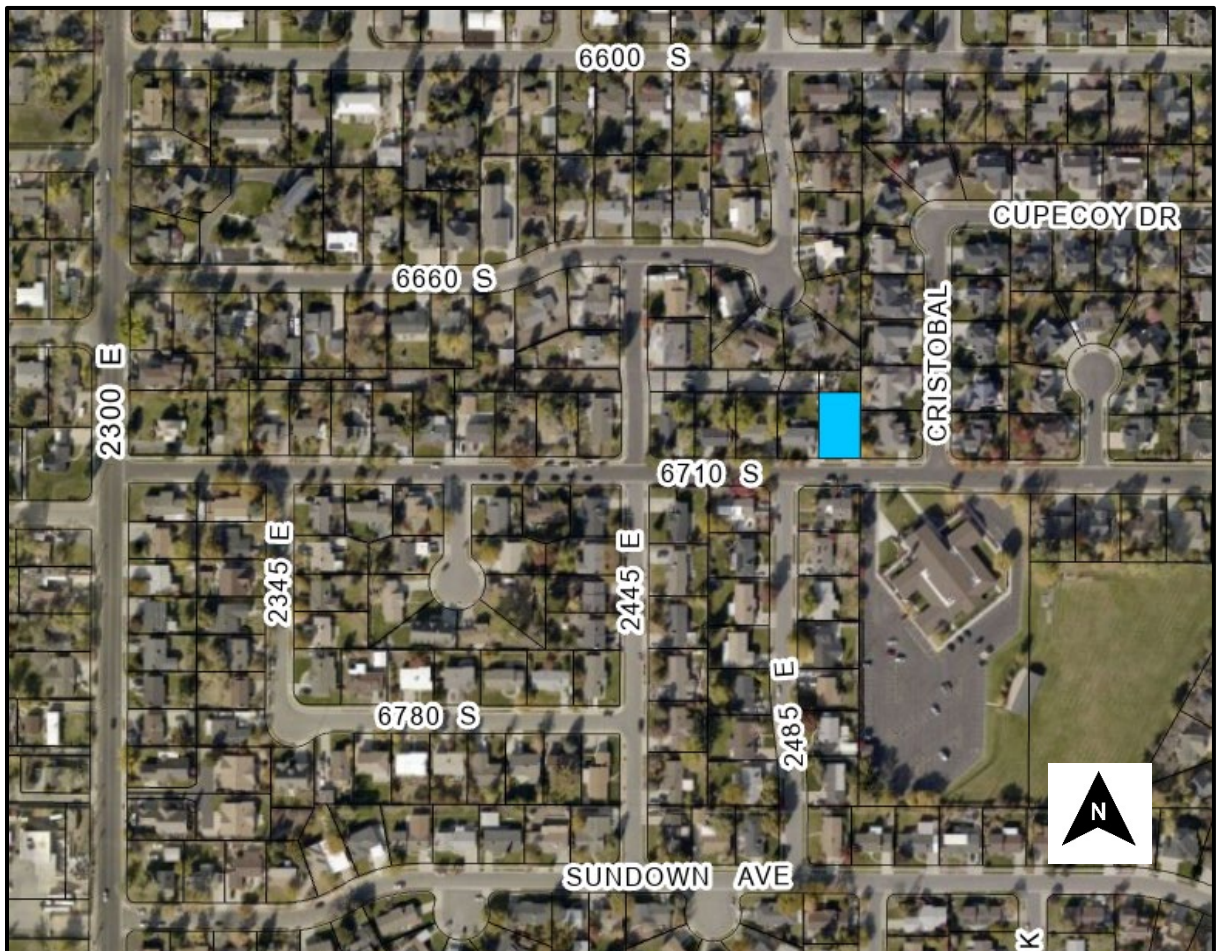
Councilmember Shawn Newell





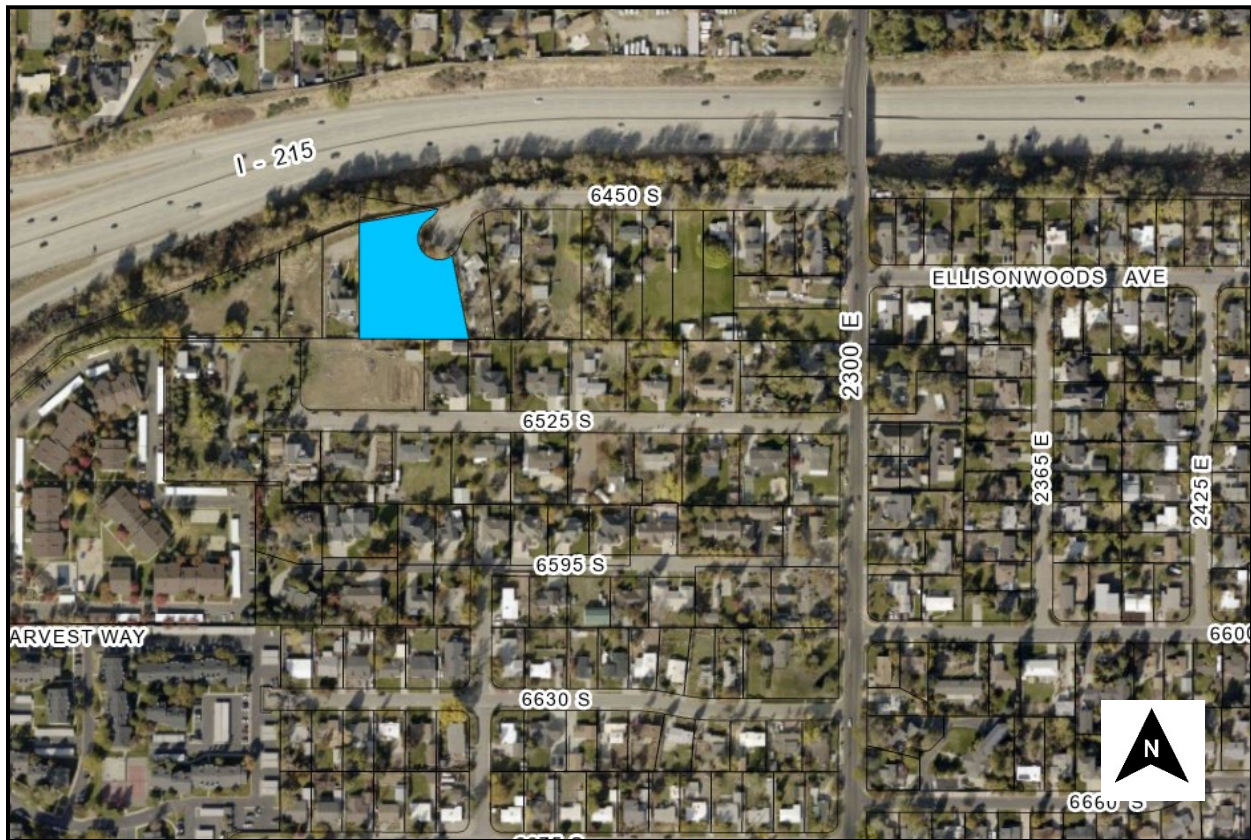
**COUNCIL DISTRICT 3**  
**NEW PROJECT**

|  |  |
|--|--|
| <b>File:</b> AHO-24-002  | <b>Project Name:</b> Pack Expansion                      |
| <b>Address:</b> 2495 E. 6710 S.  | <b>Applicant:</b> Gerald Pack                            |
| <b>Type of Application:</b> Expansion of a Non-Conforming Structure  | <b>Project Zoning:</b> R-1-8 (Single-Family Residential) |
| <b>Next Meeting:</b> Not Applicable  | <b>Staff Contact:</b> Samantha DeSeelhorst               |
| <b>Status:</b> This is an application for an Expansion of a Nonconforming Structure to construct a residential addition to a legal nonconforming home at 2495 E. 6710 S. The application was reviewed and approved at an Appeals Hearing on March 7, 2024. |  |



**COUNCIL DISTRICT 3**  
**PROJECT UPDATE**

|  |  |
|--|--|
| <b>File:</b> SUB-23-005  | <b>Project Name:</b> Ellison Woods Subdivision Amendment |
| <b>Address:</b> 2196 E. 6450 S.  | <b>Applicant:</b> David Johnson                          |
| <b>Type of Application:</b> Subdivision Amendment  | <b>Project Zoning:</b> Rural Residential (RR-1-21)       |
| <b>Next Meeting:</b> Not Applicable  | <b>Staff Contact:</b> Ian Harris                         |
| <p><b>Status:</b> 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 awaiting a 3rd resubmittal.</p> |  |





**COUNCIL DISTRICT 3**  
**PROJECT UPDATE**

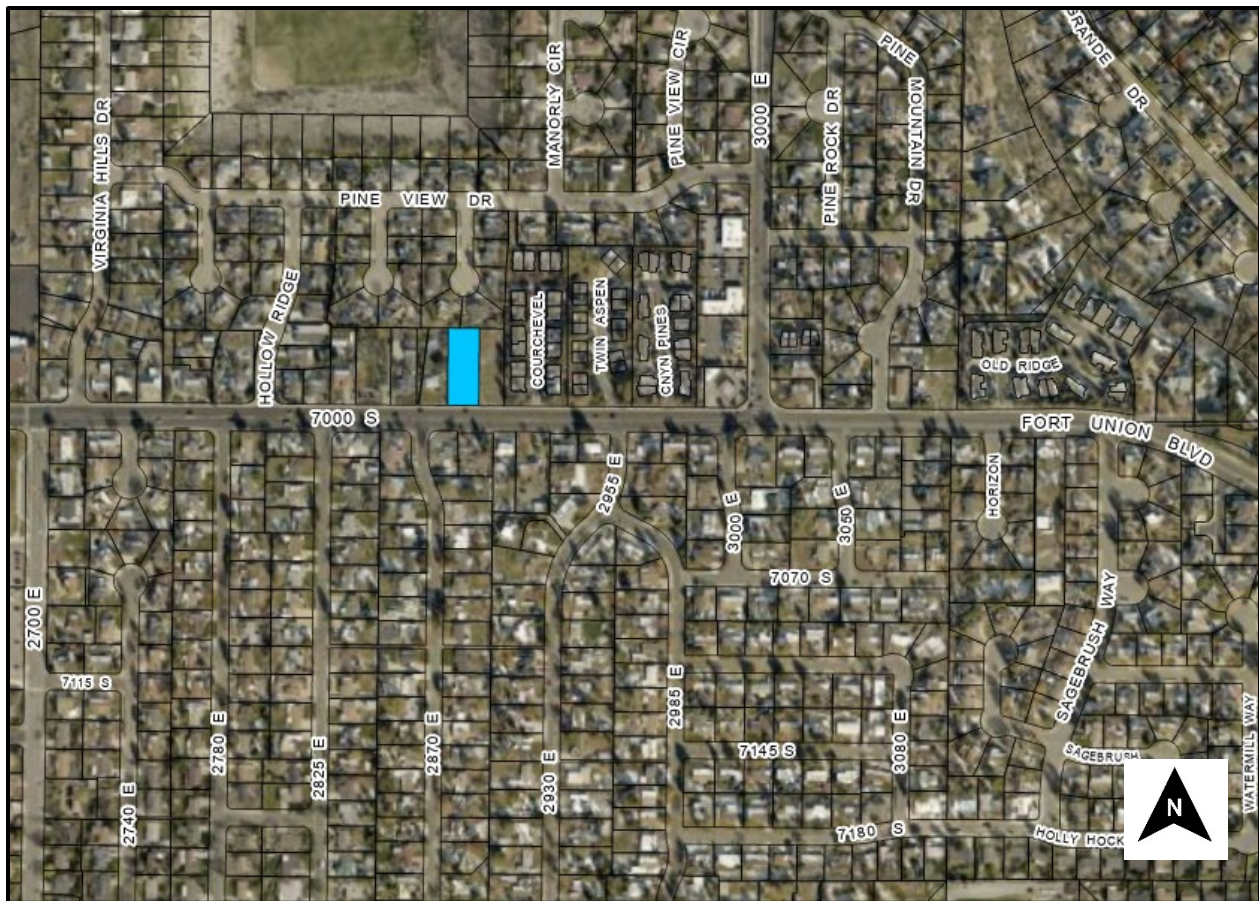
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|--|--|
| <b>File:</b> LLA-23-003  | <b>Project Name:</b> Walker Lot Line Adjustment          |
| <b>Address:</b> 3415 E. Big Cottonwood Road  | <b>Applicant:</b> Brandon Preece                         |
| <b>Type of Application:</b> Lot Line Adjustment  | <b>Project Zoning:</b> Single-Family Residential (R-1-8) |
| <b>Next Meeting:</b> Not Applicable  | <b>Staff Contact:</b> Mike Johnson                       |
| <b>Status:</b> 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

|   |  |
|---|--|
| <b>File:</b> SUB-22-004   | <b>Project Name:</b> Big Sky Subdivision                 |
| <b>Address:</b> 2887 E. Fort Union Blvd.  | <b>Applicant:</b> Kirk Jellum                            |
| <b>Type of Application:</b> Minor Subdivision   | <b>Project Zoning:</b> Residential Single-Family (R-1-8) |
| <b>Next Meeting:</b> Not Applicable   | <b>Staff Contact:</b> Samantha DeSeelhorst               |
| <b>Status:</b> 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. |  |

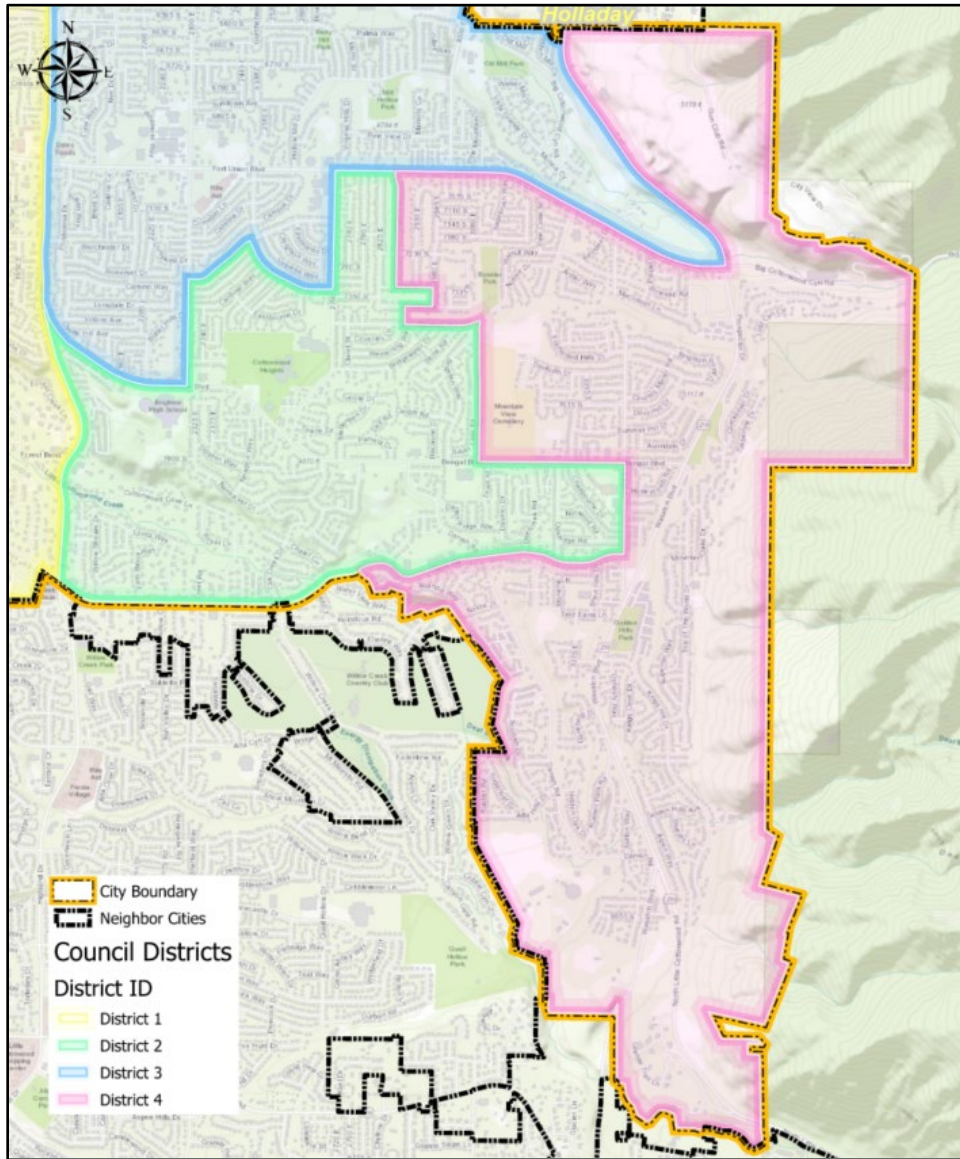


Significant building permits issued in District 3 in February 2024:

| <b>Permit #</b> | <b>Status</b> | <b>Description of Work/Project Name</b> | <b>Permit Type Summary</b> | <b>Parcel Address</b>    |
|-----------------|---------------|---|----------------------------|--------------------------|
| BP.24.0003      | Issued        | TI – Equitable Insurance                | Tenant Improvement         | 2825 E. Cottonwood Pkwy. |

# District Four

Councilmember Ellen Birrell





## COUNCIL DISTRICT 4

### NEW PROJECT

|  |  |
|--|--|
| <b>File:</b> SUB-24-001  | <b>Project Name:</b> Golden Hills Canyon Subdivision Amendment 2 |
| <b>Address:</b> 3874 E. Golden Hills Canyon Rd.  | <b>Applicant:</b> Kade and Kalli Huntsman                        |
| <b>Type of Application:</b> Subdivision Amendment  | <b>Project Zoning:</b> F-1-21 (Foothill Residential Zone)        |
| <b>Next Meeting:</b> Not Applicable  | <b>Staff Contact:</b> Mike Johnson                               |
| <b>Status:</b> 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 required when the amount of lots within a subdivision changes, and are reviewed at the Planning Commission level. The application for preliminary subdivision approval was brought to the March 6, 2024 Planning Commission meeting, where public comment was heard and approval was granted. Staff will now continue the technical review process with the applicant. |  |



**COUNCIL DISTRICT 4**

**NEW PROJECT**

|   |  |
|---|--|
| <b>File:</b> CUP-24-001   | <b>Project Name:</b> Thomasson Short-Term Rental       |
| <b>Address:</b> 8212 S. Wasatch Grove Ln.   | <b>Applicant:</b> Riley and Daniella Thomasson         |
| <b>Type of Application:</b> Short-Term Rental   | <b>Project Zoning:</b> R-2-8 (Multifamily Residential) |
| <b>Next Meeting:</b> March 6, 2024, Administrative Hearing  | <b>Staff Contact:</b> Maverick Yeh                     |
| <b>Status:</b> Short-Term Rentals are reviewed as Conditional Use Permits through the Administrative Hearing process. This application has been reviewed by staff and was approved at the March 6, 2024 Administrative Hearing. Staff will coordinate with the applicant on next steps prior to full licensure. |  |





**COUNCIL DISTRICT 4**  
**NEW PROJECT**

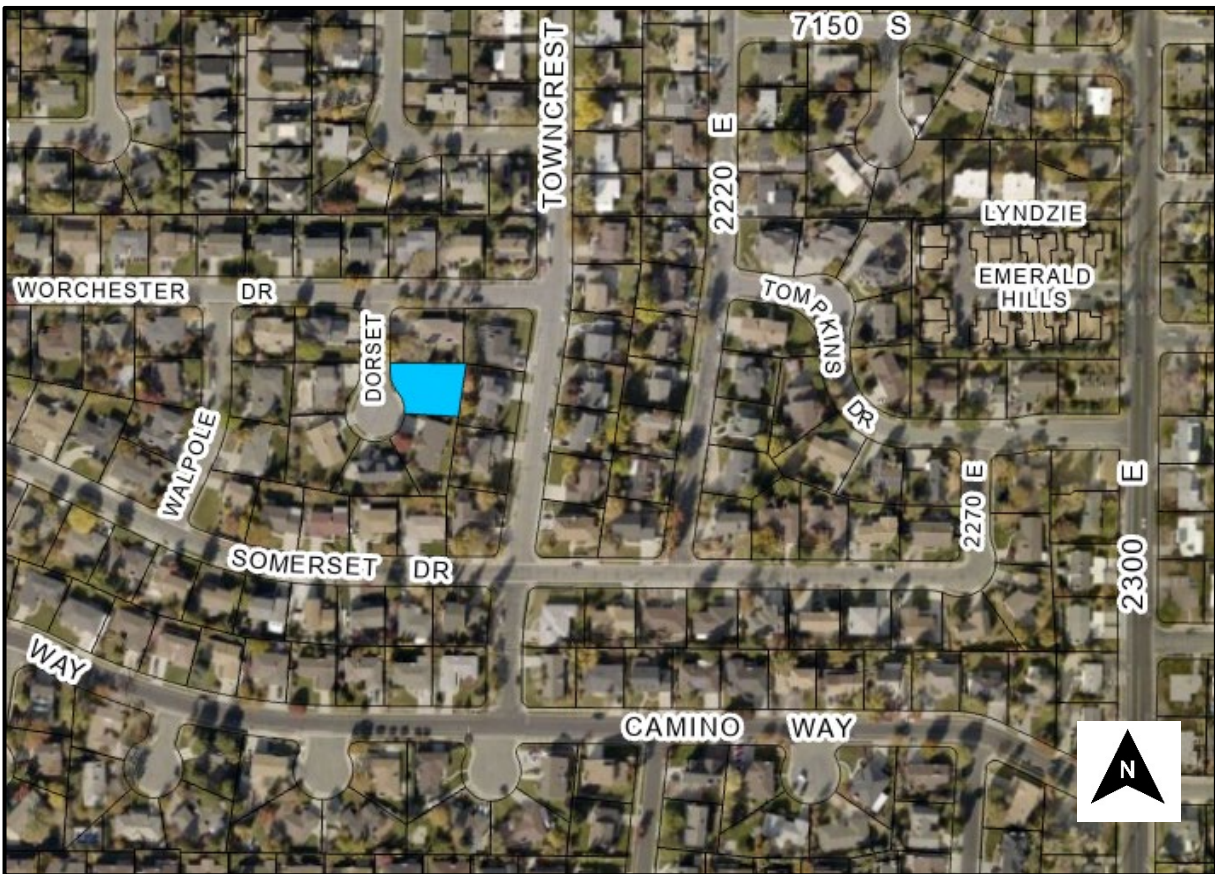
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|---|--|
| <b>File:</b> CUP-24-002   | <b>Project Name:</b> Gessner Short-Term Rental         |
| <b>Address:</b> 3569 E. Lone Brook Ln.  | <b>Applicant:</b> Eric Gessner                         |
| <b>Type of Application:</b> Short-Term Rental   | <b>Project Zoning:</b> R-2-8 (Multifamily Residential) |
| <b>Next Meeting:</b> March 6, 2024, Administrative Hearing  | <b>Staff Contact:</b> Maverick Yeh                     |
| <b>Status:</b> Short-Term Rentals are reviewed as Conditional Use Permits through the Administrative Hearing process. This application has been reviewed by staff and was approved at the March 6, 2024 Administrative Hearing. Staff will coordinate with the applicant on next steps prior to full licensure. |  |





**COUNCIL DISTRICT 4**  
**NEW PROJECT**

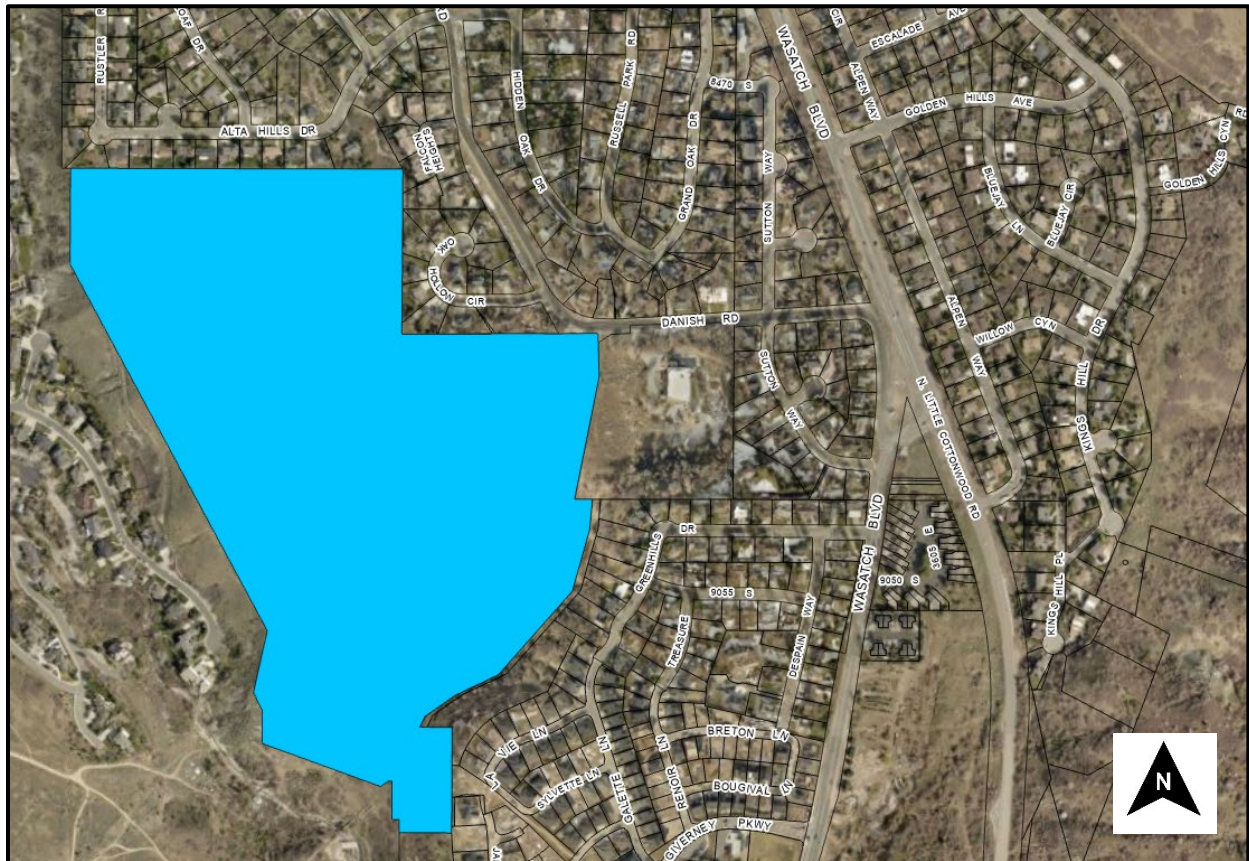
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|---|---|
| <b>File:</b> CUP-24-003   | <b>Project Name:</b> Carter Wall Height Extension Amendment |
| <b>Address:</b> 7245 S. Dorset Circle   | <b>Applicant:</b> Brad and Chari Carter                     |
| <b>Type of Application:</b> Wall Height Extension   | <b>Project Zoning:</b> R-2-8 (Multifamily Residential)      |
| <b>Next Meeting:</b> Not Applicable   | <b>Staff Contact:</b> Mike Johnson                          |
| <b>Status:</b> 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. The application has been reviewed by staff and was approved at the March 6, 2024 Administrative Hearing. |   |



**COUNCIL DISTRICT 4**  
**NEW PROJECT**

|   |   |
|---|---|
| <b>File:</b> AHO-24-001                             | <b>Project Name:</b> Metro Water Variance   |
| <b>Address:</b> 3430 E. Danish Rd.                  | <b>Applicant:</b> Jeremy Williams           |
| <b>Type of Application:</b> Variance                | <b>Project Zoning:</b> PF (Public Facility) |
| <b>Next Meeting:</b> March 7, 2024, Appeals Hearing | <b>Staff Contact:</b> 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 development activity within Sensitive Lands hazard areas in order to reconstruct the line. The applicant has applied for a several variances from Sensitive Lands development requirements to do so. The item was reviewed at the Appeals Hearing on March 7, 2024, and was approved as recommended by staff.

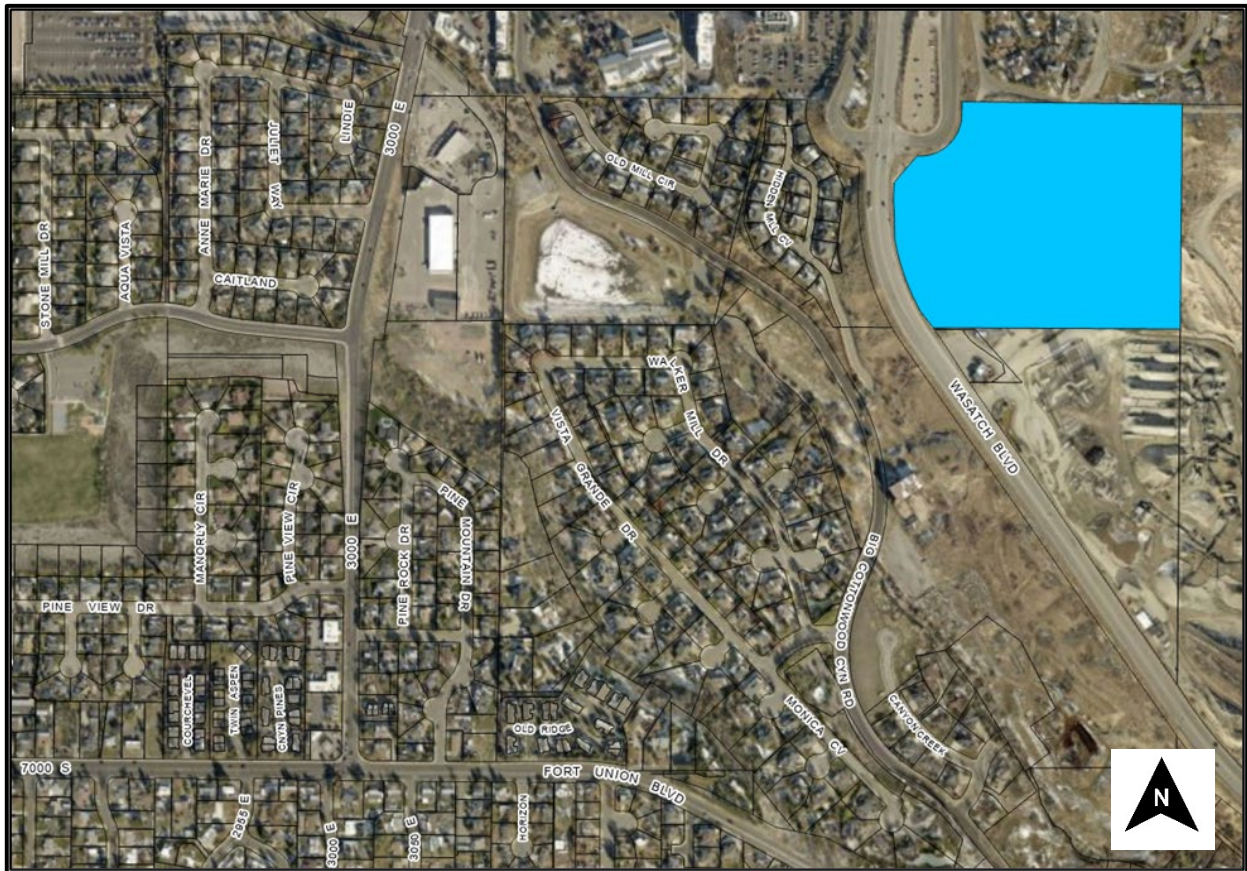




## COUNCIL DISTRICT 4 PROJECT UPDATE

|   |   |
|---|---|
| <b>File:</b> SUB-21-004                       | <b>Project Name:</b> Gravel Pit Phase 1 |
| <b>Address:</b> 6995 S. Wasatch Blvd.         | <b>Applicant:</b> Rockworth             |
| <b>Type of Application:</b> Minor Subdivision | <b>Project Zoning:</b> PDD-2            |
| <b>Next Meeting:</b> Not Applicable           | <b>Staff Contact:</b> Mike Johnson      |

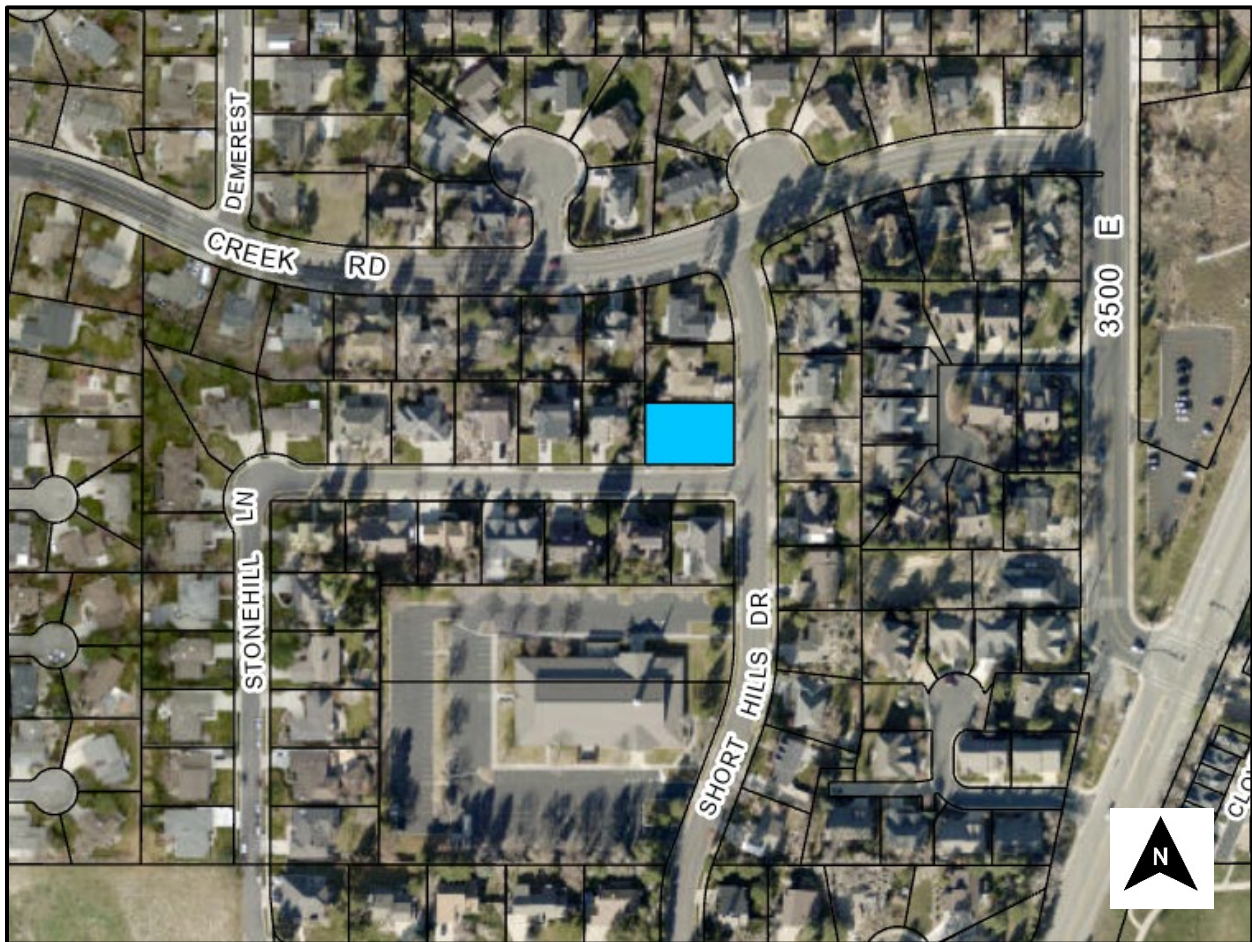
**Status:** This subdivision application is part of the Wasatch Gravel Pit mixed-use development, which was previously approved by the City Council. Staff has completed its second review and is currently awaiting corrections from the applicant. The primary remaining comments are related to reclamation, SLEDS analyses, and engineering. The developer is seeking to obtain a grading permit to begin hillside reclamation, and updated engineering reports are currently in review by the city. It is anticipated that site grading will begin sometime in Spring or Summer 2024.





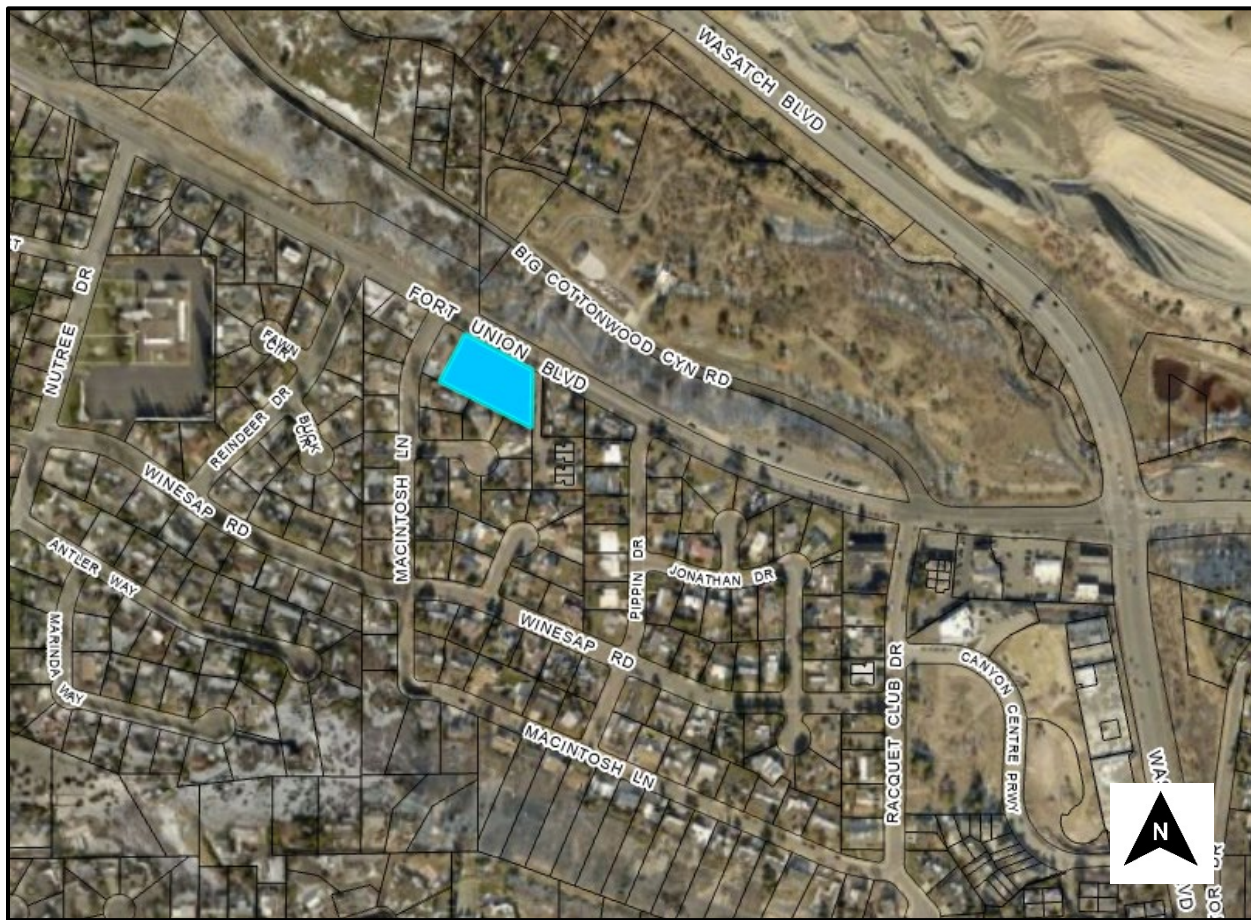
**COUNCIL DISTRICT 4**  
**PROJECT UPDATE**

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|--|--|
| <b>File:</b> AHO-23-006  | <b>Project Name:</b> Vranes Appeal                       |
| <b>Address:</b> 3411 E. Stonehill Ln.  | <b>Applicant:</b> Scott Vranes                           |
| <b>Type of Application:</b> Administrative Appeal  | <b>Project Zoning:</b> Residential Single-Family (R-1-8) |
| <b>Next Meeting:</b> To Be Determined, Appeals Hearing   | <b>Staff Contact:</b> Mike Johnson                       |
| <p><b>Status:</b> 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 February 2024, the applicant and city are still awaiting an opinion from the Ombudsman.</p> |  |



## COUNCIL DISTRICT 4 PROJECT UPDATE

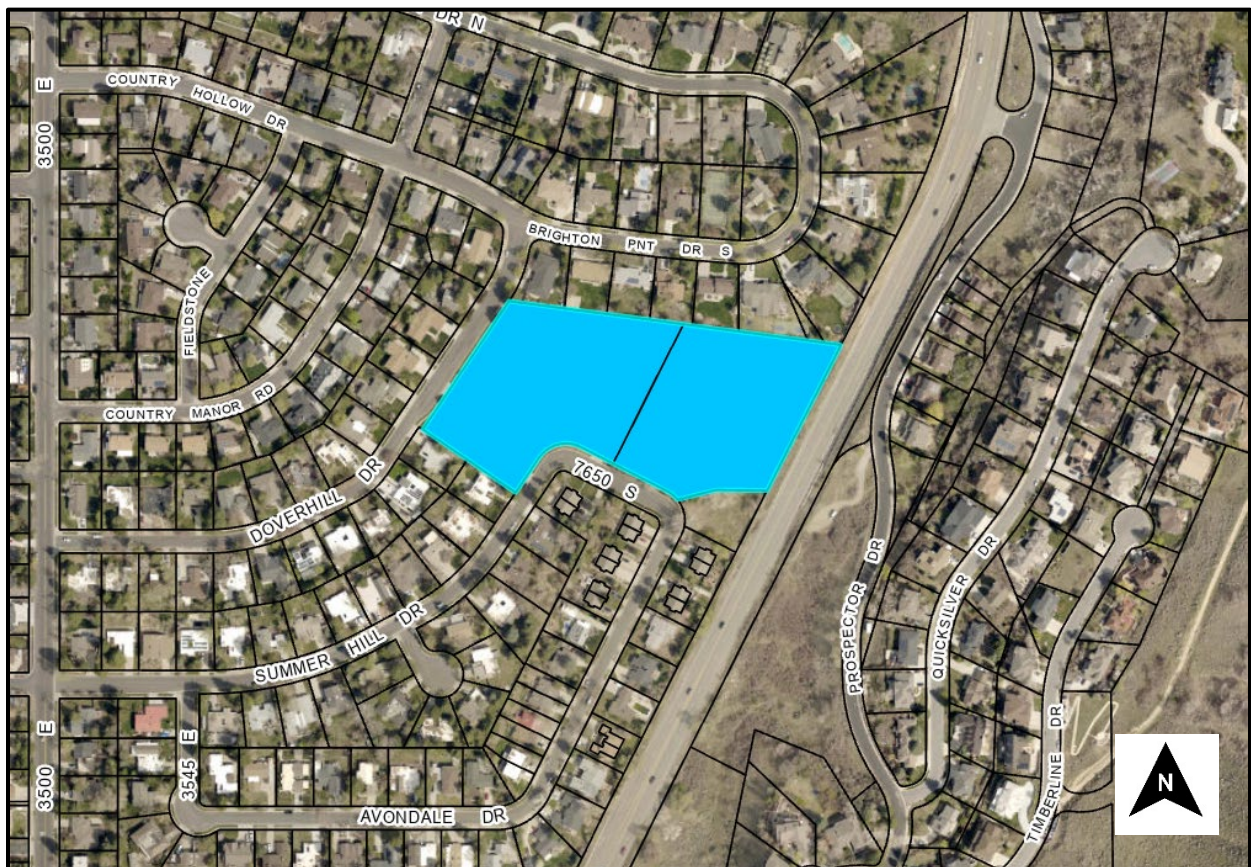
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| <b>File:</b> SUB-22-002  | <b>Project Name:</b> High East Subdivision               |
| <b>Address:</b> 3526 E. Fort Union Blvd.   | <b>Applicant:</b> Adam Nash                              |
| <b>Type of Application:</b> Minor Subdivision  | <b>Project Zoning:</b> Residential Single-Family (R-1-8) |
| <b>Next Meeting:</b> Not Applicable  | <b>Staff Contact:</b> Samantha DeSeelhorst               |
| <p><b>Status:</b> 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

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|---|--|
| <b>File:</b> SUB-22-005   | <b>Project Name:</b> Cottonwood Canyon Cove Subdivision  |
| <b>Address:</b> 3625 E. Doverhill Dr.   | <b>Applicant:</b> Ivory Homes                            |
| <b>Type of Application:</b> Planned Unit Development  | <b>Project Zoning:</b> Residential Single-Family (R-1-8) |
| <b>Next Meeting:</b> To Be Determined, City Council   | <b>Staff Contact:</b> Mike Johnson                       |
| <p><b>Status:</b> 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 will be underway soon.</p> |  |





Significant building permits issued in District 4 in February 2024:

| <b>Permit #</b> | <b>Status</b>          | <b>Description of Work/Project Name</b> | <b>Permit Type Summary</b> | <b>Parcel Address</b>    |
|-----------------|------------------------|---|----------------------------|--------------------------|
| BP.23.0914      | Issued -<br>With Notes | NSFD - Ivory<br>Homes                   | New SFD                    | 7629 S.<br>Doverhill Dr. |

## CITY-WIDE PROJECTS

### PROJECT UPDATE

**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, which began discussing these proposed amendments at the March 5, 2024 meeting. The proposed amendments will return to City Council for possible action at the March 19, 2024 meeting.

### PROJECT UPDATE

**Project:** Paved Activity Surfaces Ordinance

**Address:** City-wide

**Type of Application:** Zoning Text Amendment

**Staff Contact:** Mike Johnson

This city-initiated Zoning Text Amendment, previously known by the title “Sport Court Ordinance,” is meant to create new standards for activity surfaces, such as sport courts and dog runs, in response to direction by the Planning Commission and City Council. The council previously issued six-month moratorium sport courts over 500 square feet, to allow staff to prepare an ordinance addressing resident concerns.

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 final draft of the ordinance has been prepared and was approved by the Council at its March 5, 2024 meeting.

### 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 2024.

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| <b>PROJECT UPDATE</b>   |
| <b>Project:</b> Yard Elements Code Update   |
| <b>Address:</b> City-wide   |
| <b>Type of Application:</b> Zoning Text Amendment   |
| <b>Staff Contact:</b> 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. |

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| <b>PROJECT UPDATE</b>   |
| <b>Project:</b> General Plan Update   |
| <b>Address:</b> City-wide   |
| <b>Type of Application:</b> General Plan Amendment  |
| <b>Staff Contact:</b> 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 2024. |

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| <b>PROJECT UPDATE</b>   |
| <b>Project:</b> Form-Based Code Update  |
| <b>Address:</b> City-wide   |
| <b>Type of Application:</b> Ordinance Update  |
| <b>Staff Contact:</b> 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 26, 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 added 16 new businesses in February.
- City staff attended a ribbon cutting for Comparion Insurance Agency on February 6<sup>th</sup>.
- The Death by Chocolate event was held on February 12<sup>th</sup>, the Monday before Valentine's Day, at City Hall from 6-8pm. This community event brought in local restaurants, bakeries, and catering services to offer samples of their favorite desserts to roughly 200 attendees from around the valley.
- City staff attended the South Valley Chamber of Commerce State of the Chamber Luncheon on February 14<sup>th</sup>.
- Staff had a meeting on February 29<sup>th</sup> with CBRE to discuss analysis on city parking trends, current performance of city corporate centers/Class A Office space, and more.