



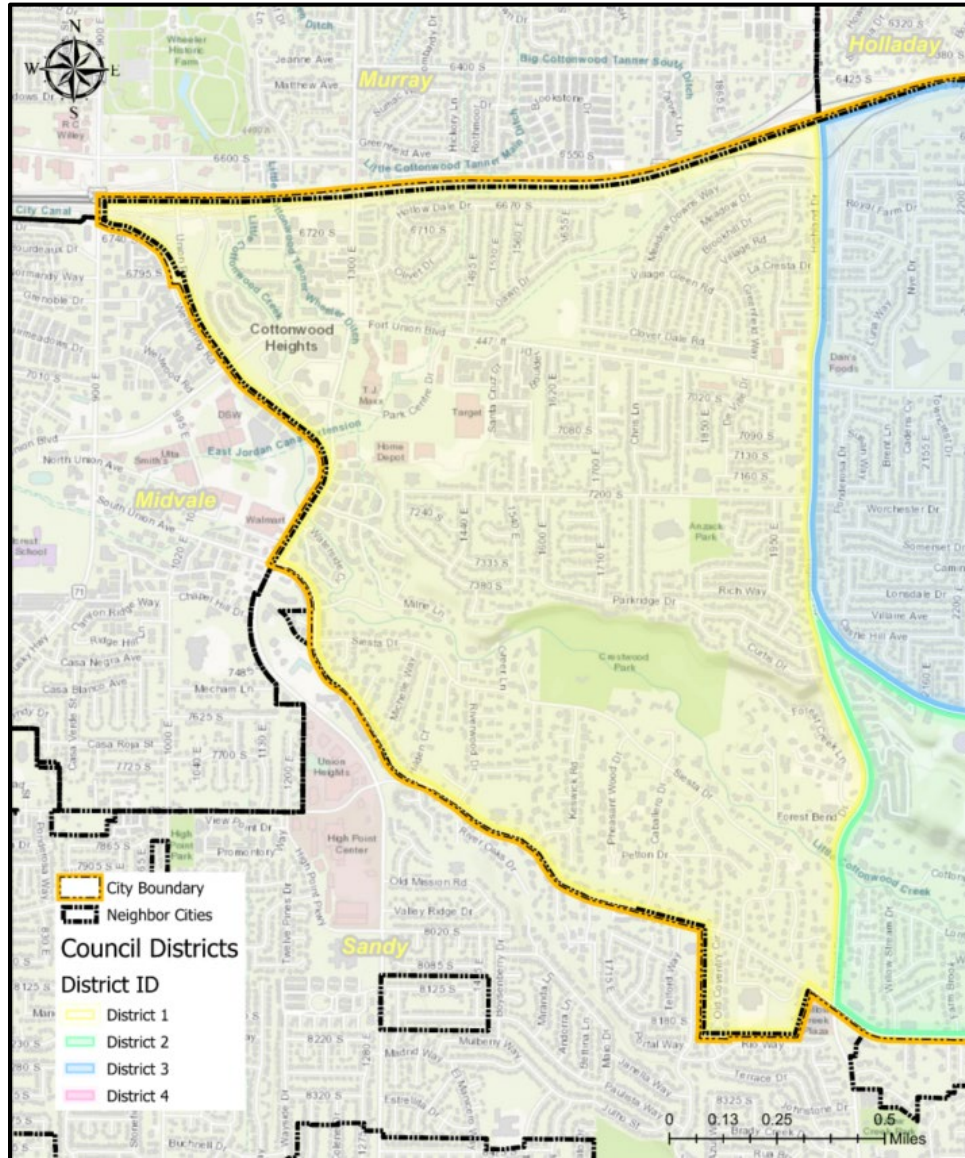
Cottonwood Heights
Community & Economic Development Department

Major Development Activity Report March 2024

View the Interactive Map [Here](#)

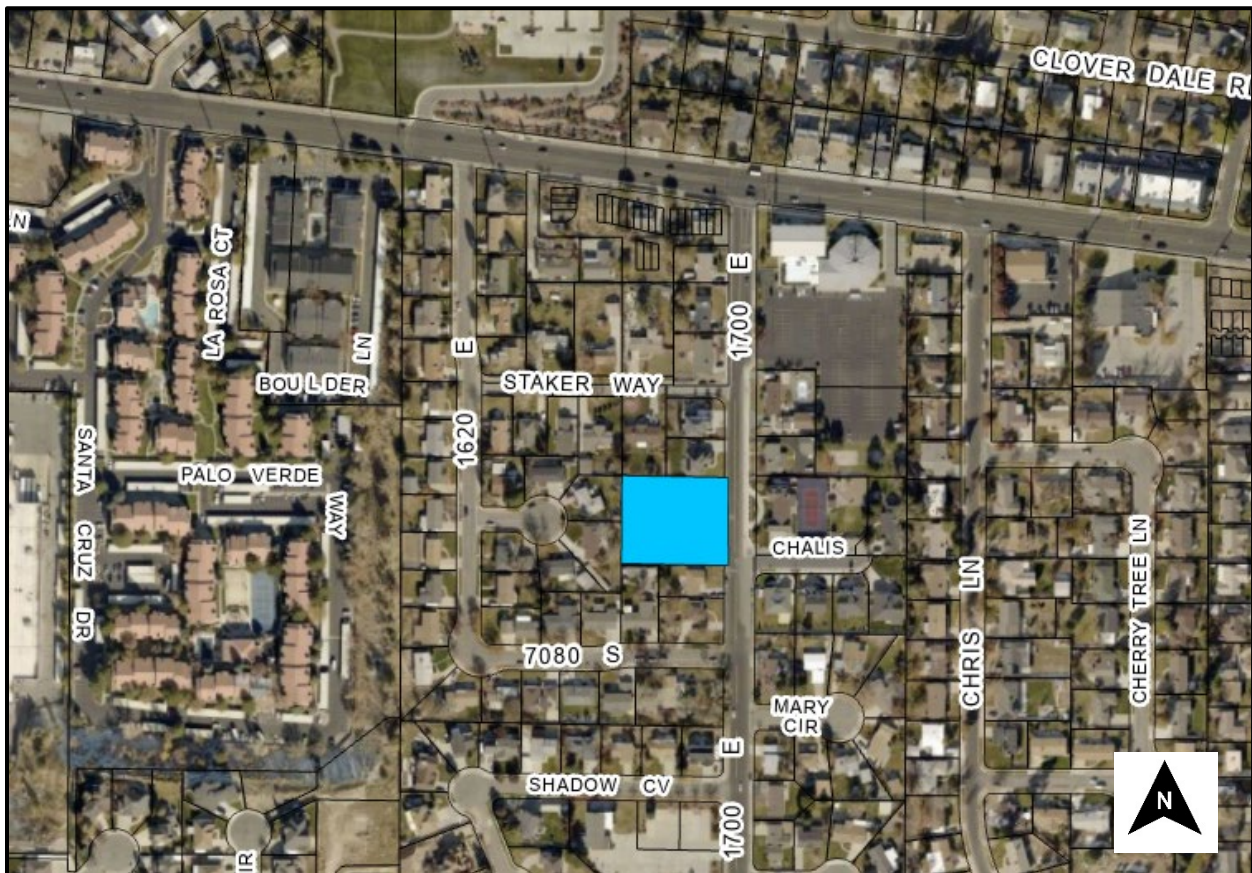
District One

Councilmember Matt Holton



COUNCIL DISTRICT 1 PROJECT UPDATE

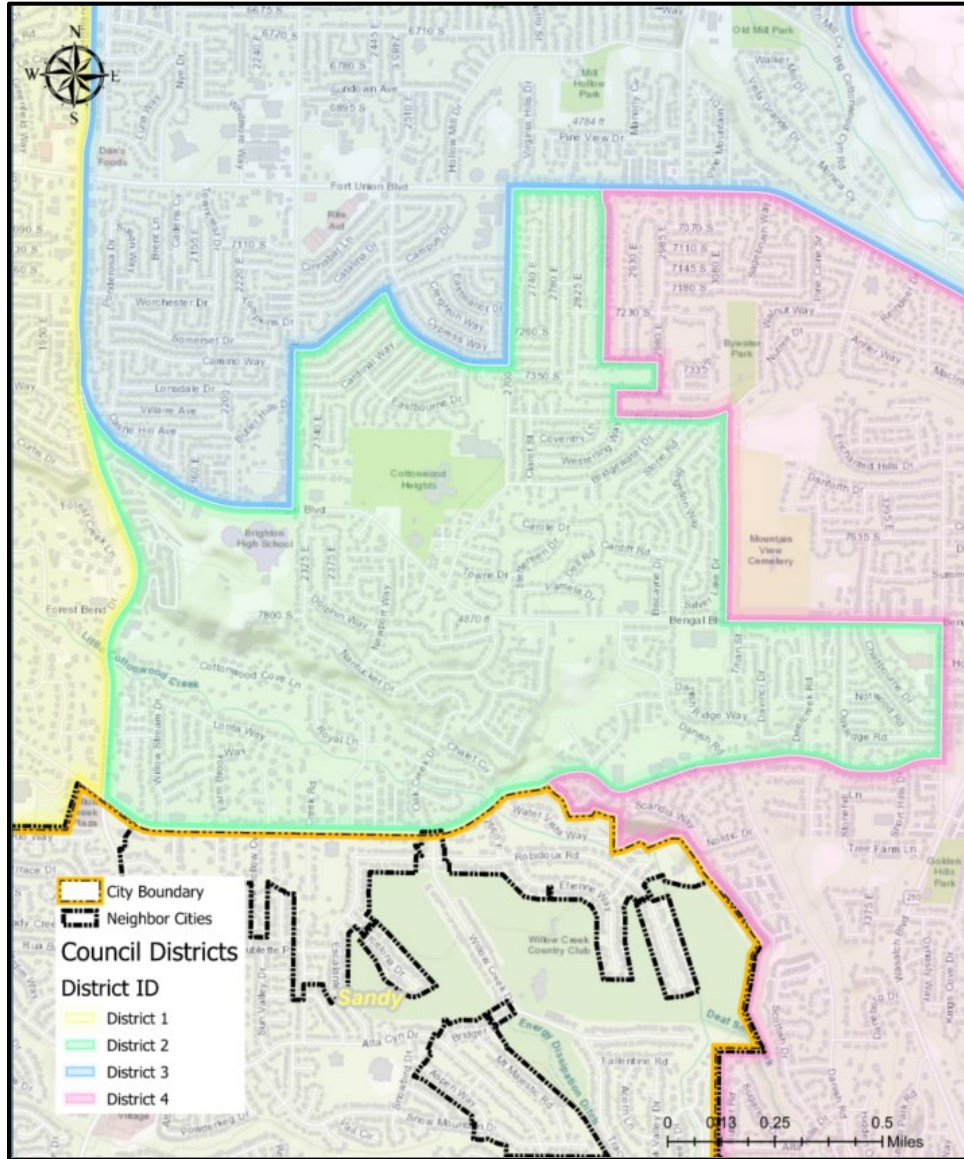
File: SUB-23-004	Project Name: Hannah V's Haven Subdivision
Address: 7040 S. 1700 E.	Applicant: John McGee
Type of Application: Minor Subdivision	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Ian Harris
<p>Status: This is an application for a minor subdivision 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. The applicant is currently gathering plat signatures in preparation for recordation, and staff is awaiting the submission of the final civil plans.</p>	



No significant building permits were issued in District 1 in March 2024.

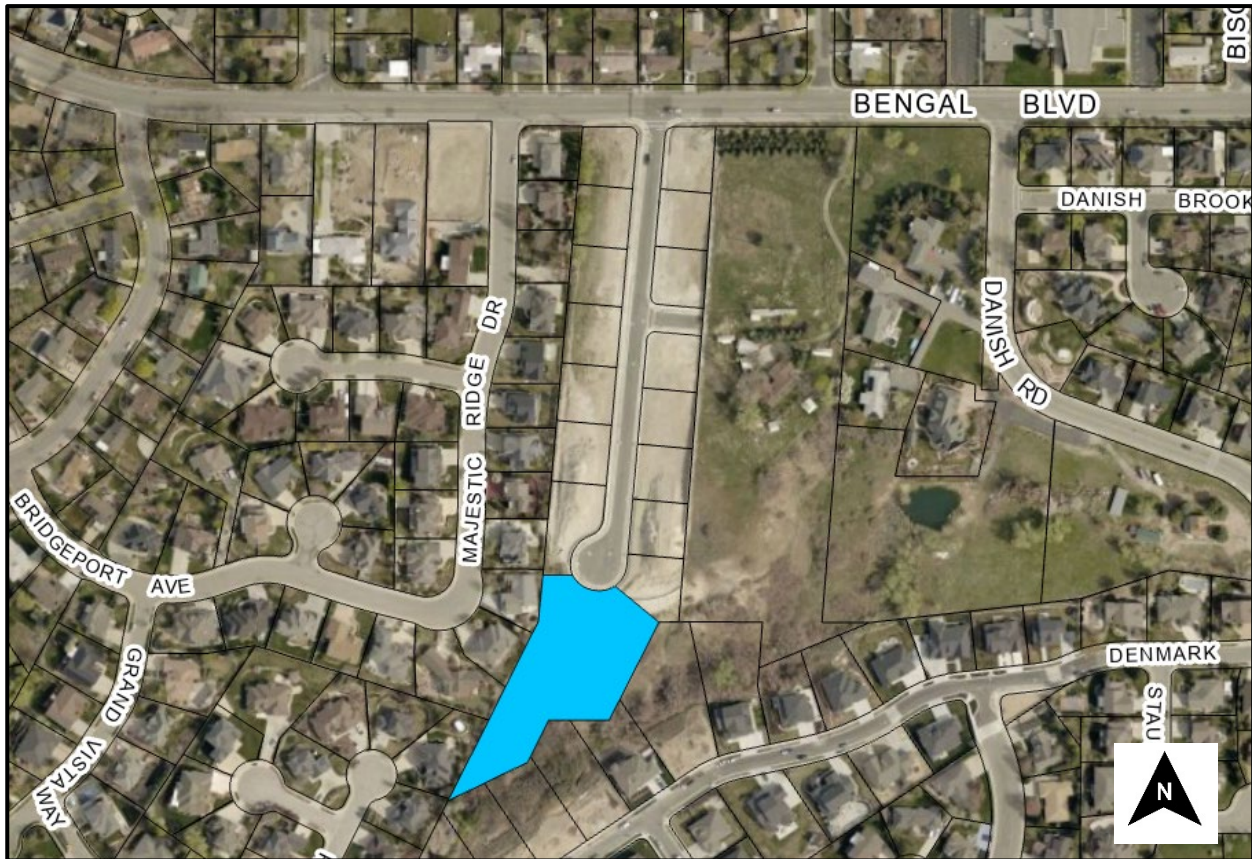
District Two

Councilmember Suzanne Hyland



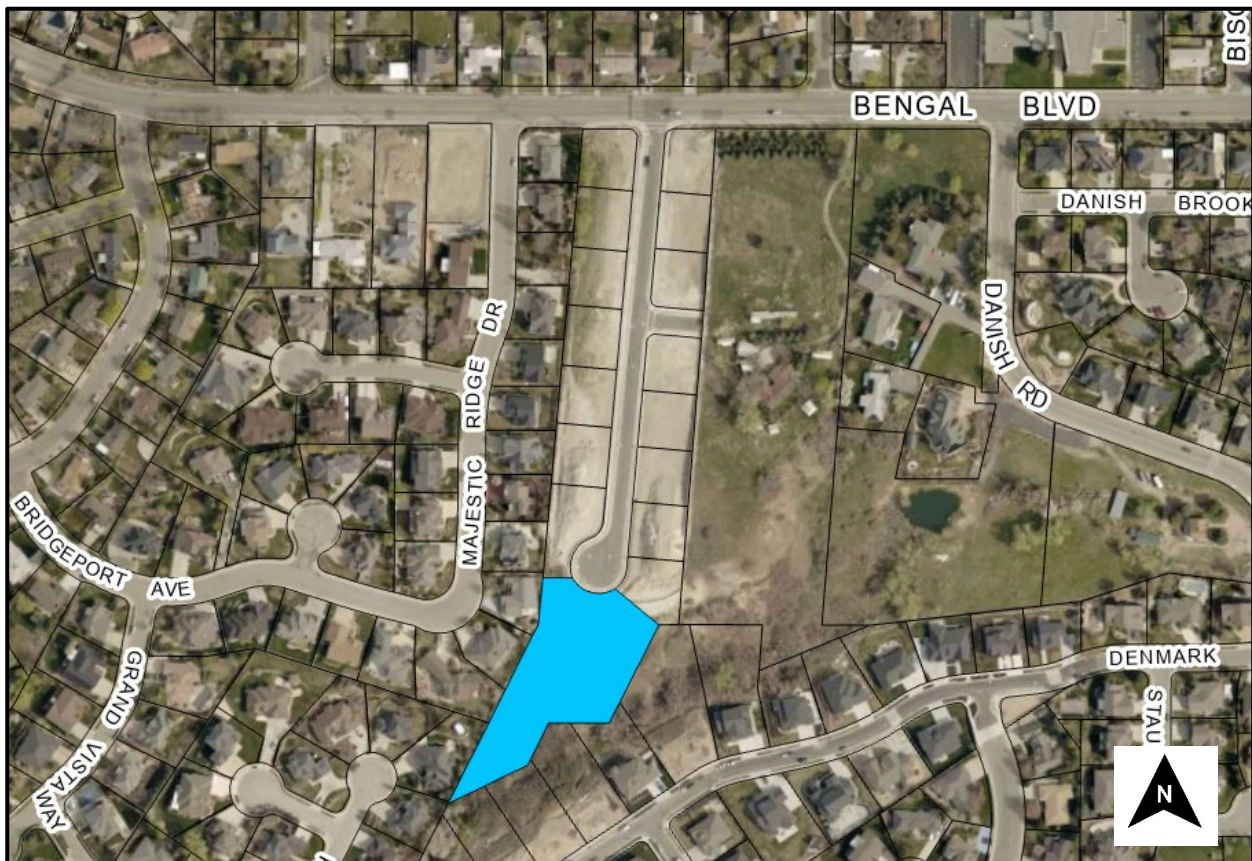
COUNCIL DISTRICT 2
NEW PROJECT

File: SUB-24-003	Project Name: Danish Pines Phase II
Address: 7980 S. Danish Oaks Dr.	Applicant: Josh Cameron
Type of Application: Minor Subdivision	Project Zoning: Single-Family Residential (R-1-10)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: 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 With approval and recordation, it would entitle the property to develop the land for a single-family home. Following an initial round of reviews, the applicant has resubmitted plans, and a second staff review is underway.</p>	



**COUNCIL DISTRICT 2
PROJECT UPDATE**

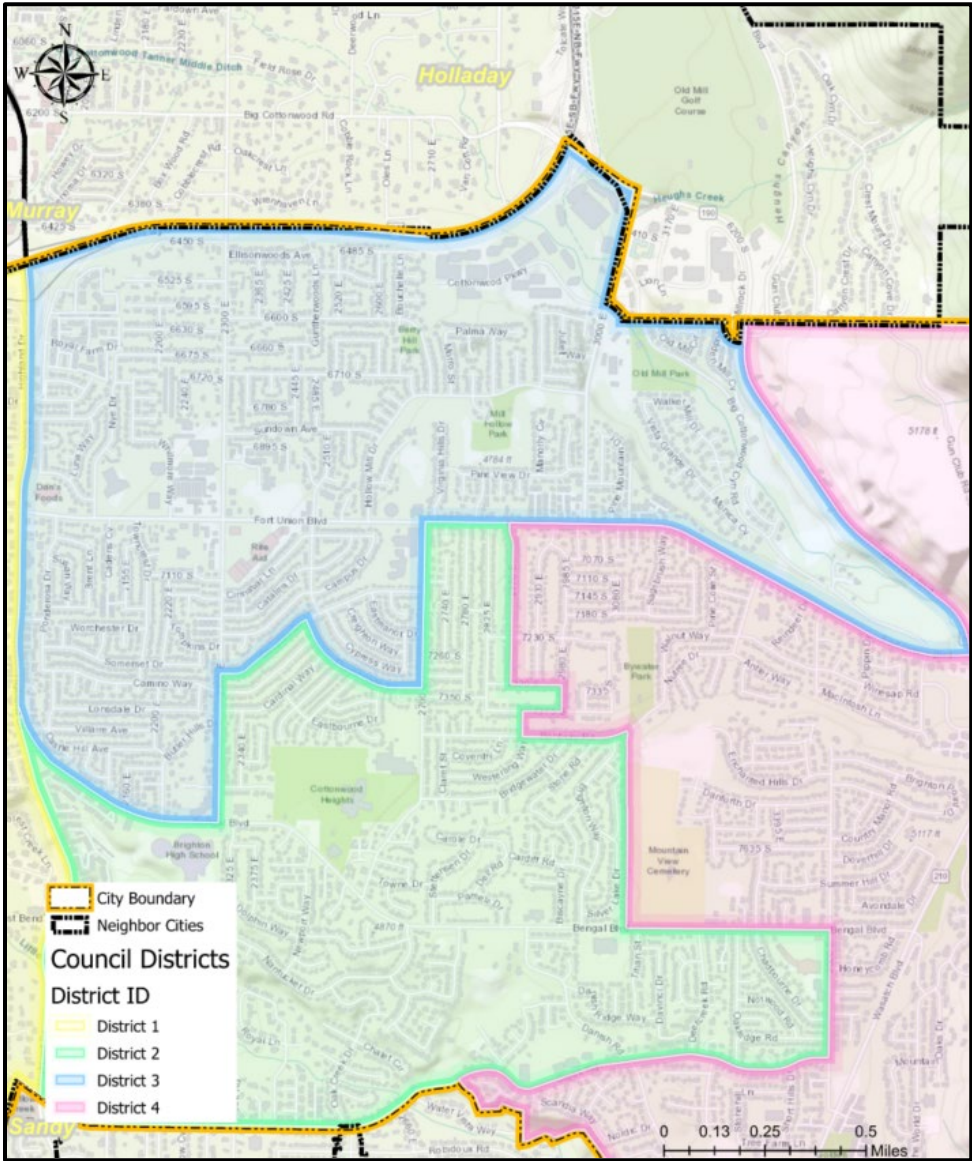
File: LOT-23-001	Project Name: Cameron Lot Consolidation
Address: 7980 S. Danish Oaks Dr.	Applicant: Josh Cameron
Type of Application: Lot Consolidation	Project Zoning: Single-Family Residential (R-1-10)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This lot consolidation application is intended to combine several parcels owned by the same party, with the intent to construct a residence on the consolidated property. This consolidation has been recorded with Salt Lake County.	



No significant building permits were issued in District 2 in March 2024.

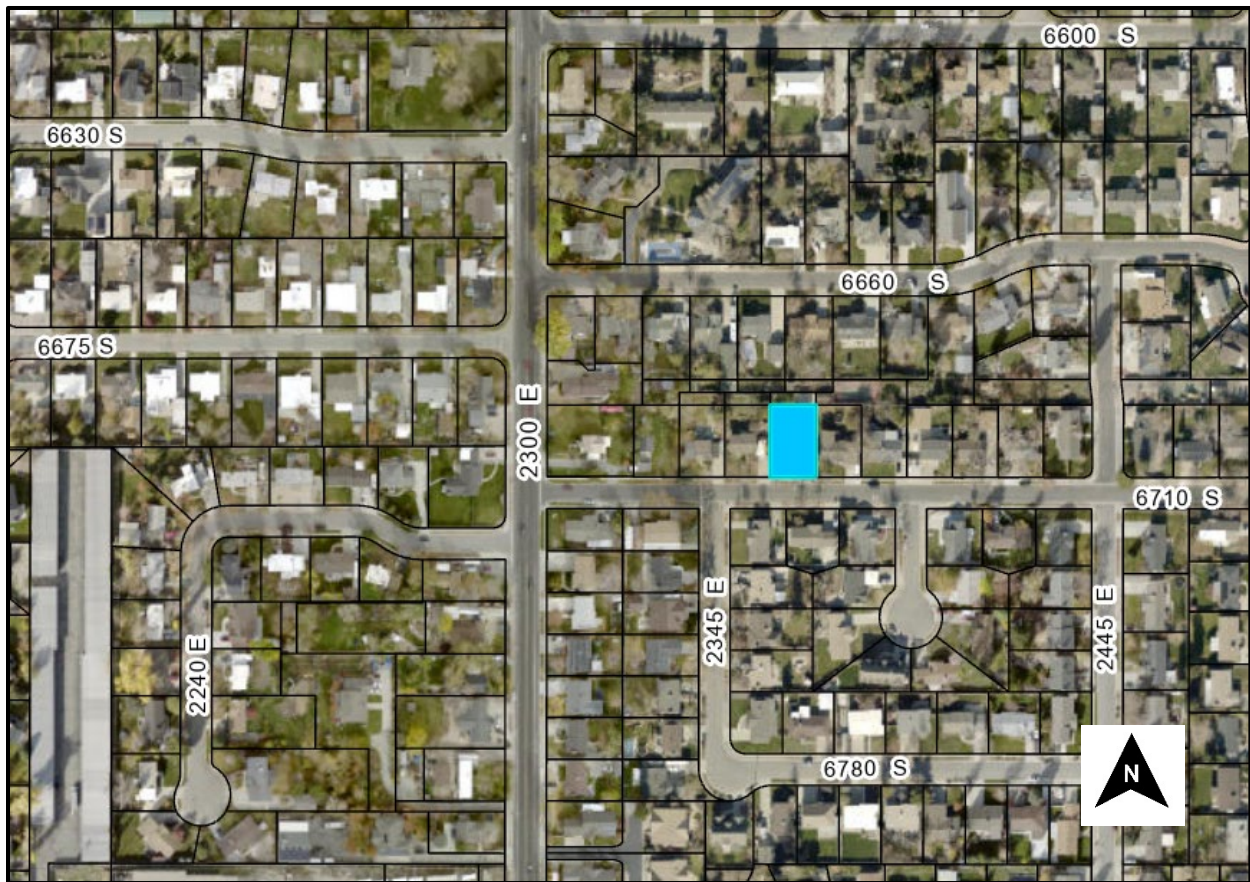
District Three

Councilmember Shawn Newell



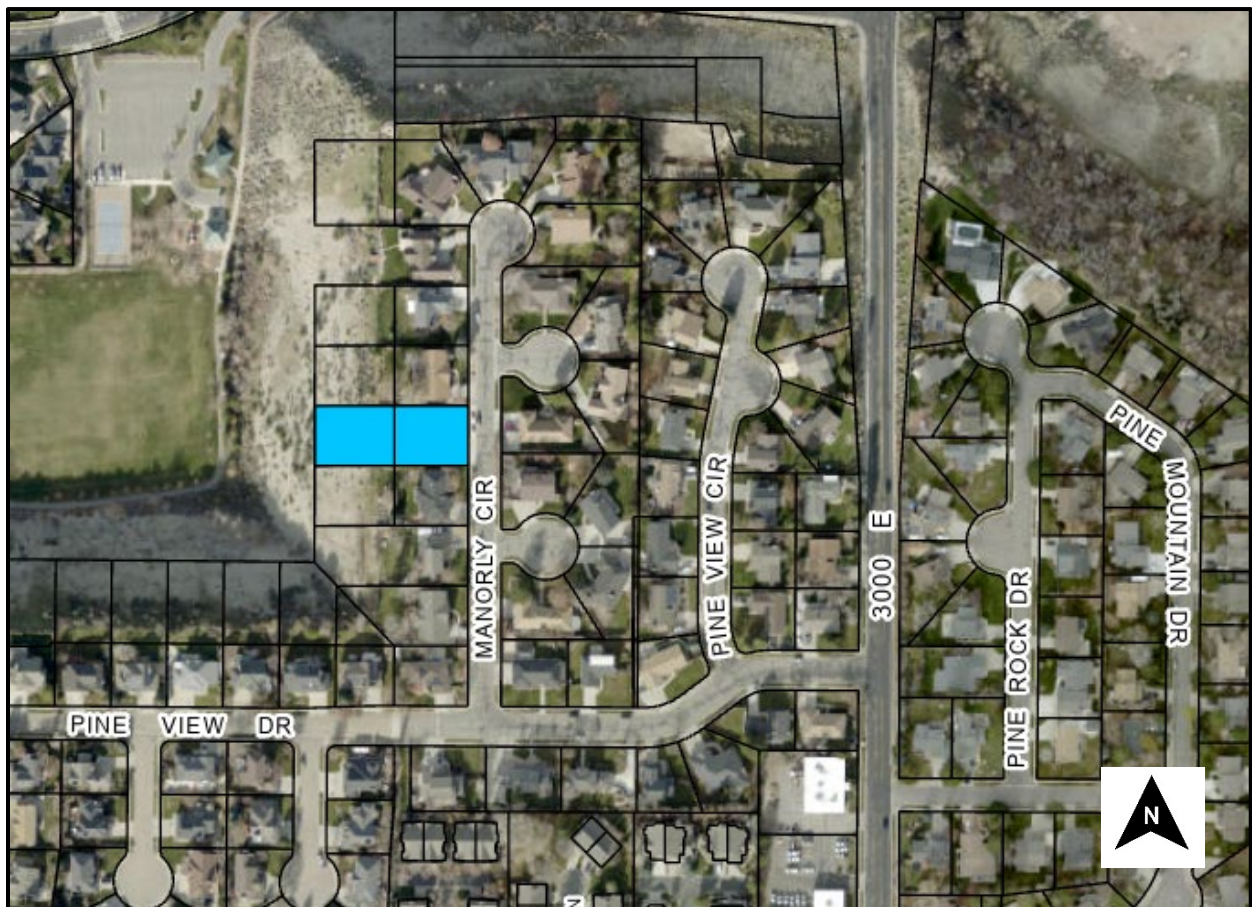
COUNCIL DISTRICT 3
NEW PROJECT

File: CUP-24-004	Project Name: Orndorff Pilates CUP
Address: 2363 E. 6710 S.	Applicant: Katie Orndorff
Type of Application: Conditional Use Permit	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Administrative Hearing, May 1, 2024	Staff Contact: Maverick Yeh
Status: This is a conditional use permit application to operate a Pilates studio within a detached garage. As a home business with on-site clientele, the application must be reviewed at an Administrative Hearing, which is tentatively scheduled for May 1, 2024.	



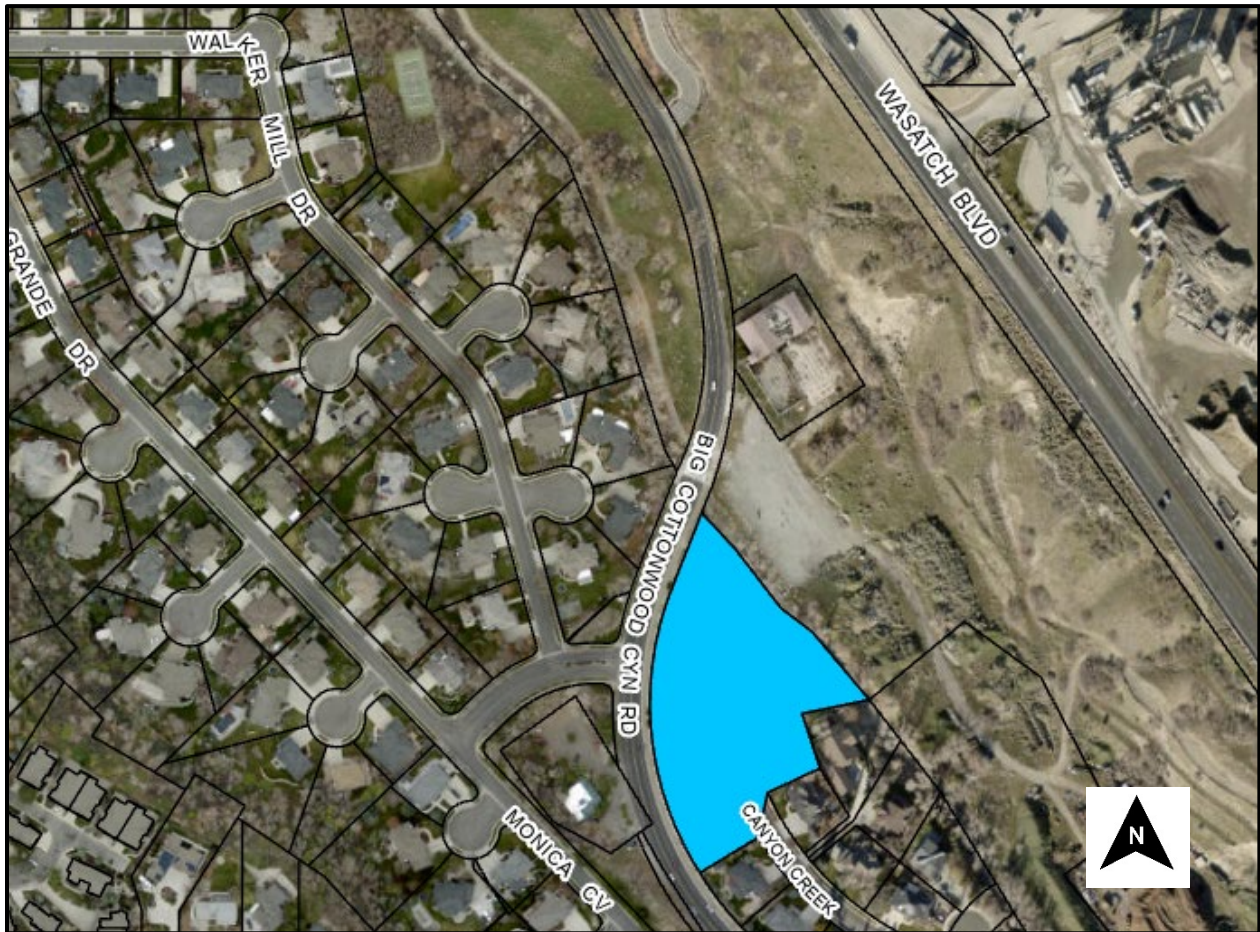
COUNCIL DISTRICT 3
NEW PROJECT

File: SUB-24-004	Project Name: Cottonwood Manor Subdivision 2 nd Amendment
Address: 6838 S. Manorly Cir	Applicants: David and Melinda Bowen
Type of Application: Subdivision Amendment	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Not Applicable	Staff Contact: Ian Harris
Status: This application is a subdivision amendment to combine two adjacent parcels, one of which is within an existing subdivision and the second of which is not. A subdivision amendment application is required when the outer boundary of a subdivision is modified, which is the case here. The application was approved at the April 3, 2024 Planning Commission meeting. Staff will now work with the applicant on a final technical review prior to recordation.	



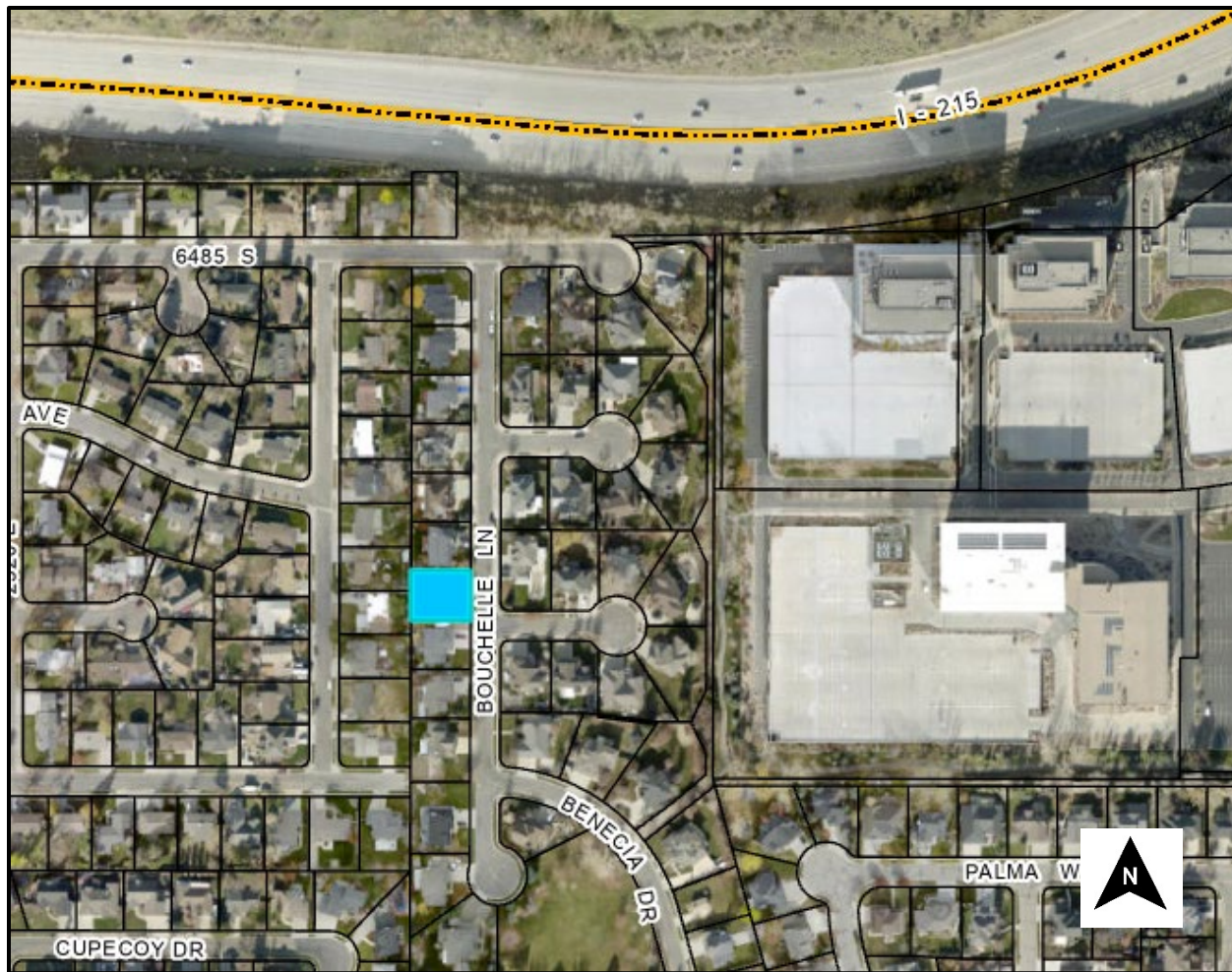
COUNCIL DISTRICT 3
NEW PROJECT

File: SUB-24-005	Project Name: Cottonwood Canyon Estates Phase 2
Address: 6851 S. Big Cottonwood Canyon Rd.	Applicant: Brandon Preece
Type of Application: Minor Subdivision	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This application is for a seven-lot subdivision, which is processed at the staff level as a minor subdivision. Currently, this application is undergoing its first review by staff.	



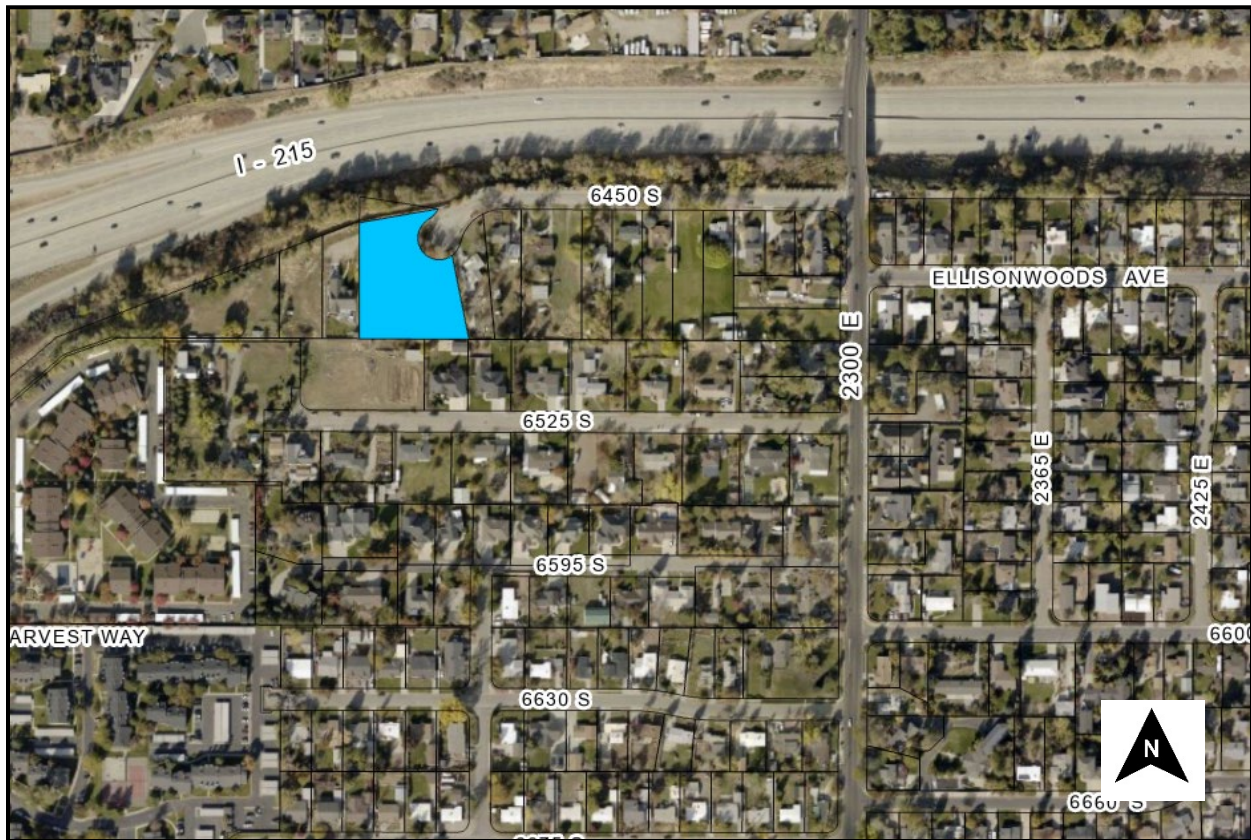
COUNCIL DISTRICT 3
NEW PROJECT

File: AHO-24-004	Project Name: McDermott Expansion
Address: 6554 S. Bouchelle Ln.	Applicants: James and Rosalie McDermott
Type of Application: Conditional Use Permit	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: May 16, 2024, Appeals Hearing	Staff Contact: Samantha DeSeelhorst
Status: This is an application for a relocation and reconstruction of a nonconforming deck, which constitutes an expansion of a nonconforming structure application. This application is tentatively scheduled to be reviewed by the city’s appeals hearing officer at the May 16, 2024 Appeals Hearing.	



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 awaiting a 3rd resubmittal.</p>	



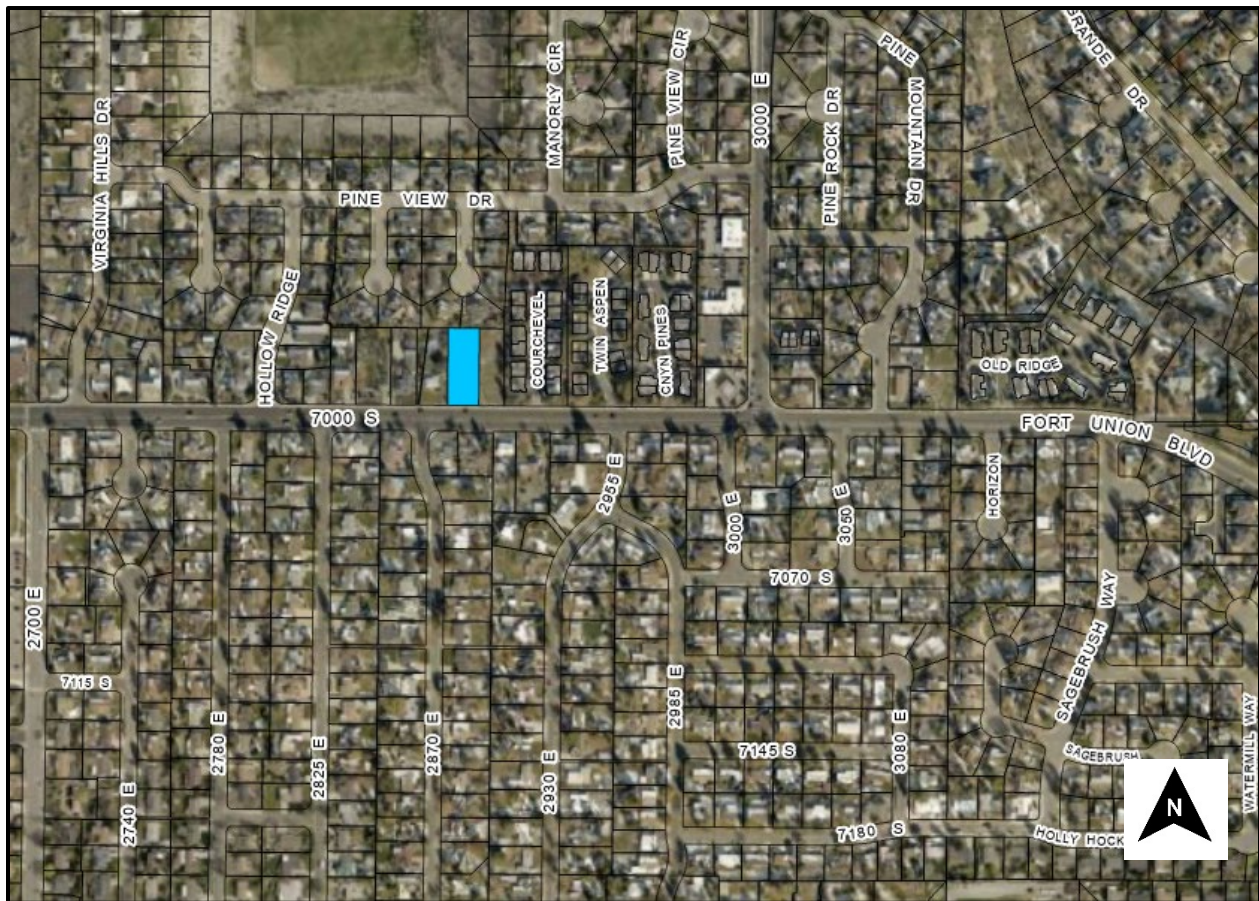
COUNCIL DISTRICT 3 PROJECT UPDATE

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. Following an initial round of reviews, staff has received a resubmittal, and the second review is now underway.	



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.	

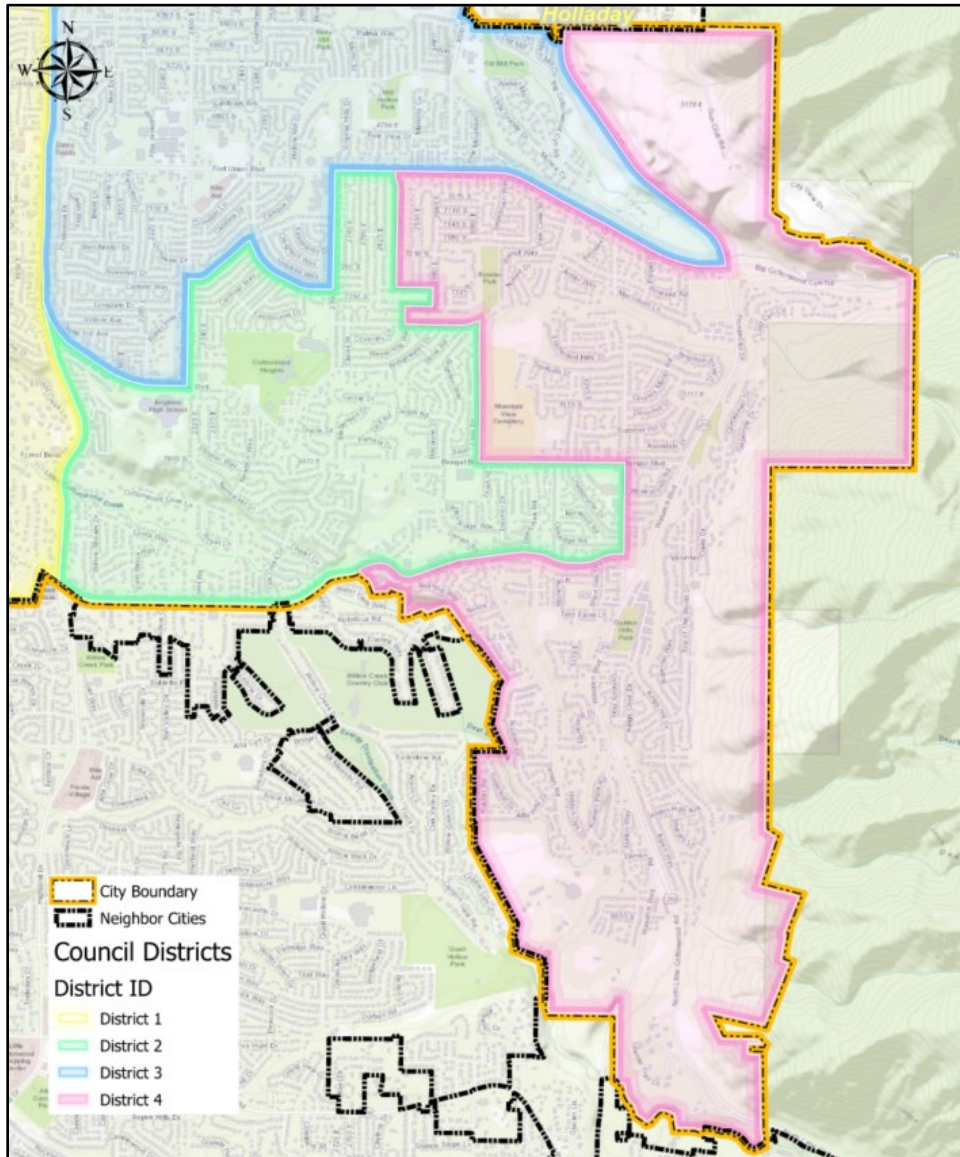


Significant building permits issued in District 3 in March 2024:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address
BP.24.0179	Issued	Tenant Improvement - Junction Dance Studio	Residential Remodel	2315 E Fort Union Blvd.
BP.24.0071	Issued	Tenant Improvement - HW Lochner	Tenant Improvement	2755 E Cottonwood Pkwy. #560
BP.23.0695	Issued	NSFD - Ivory Homes	New Single-Family Dwelling	7451 S Butler Hills Dr.

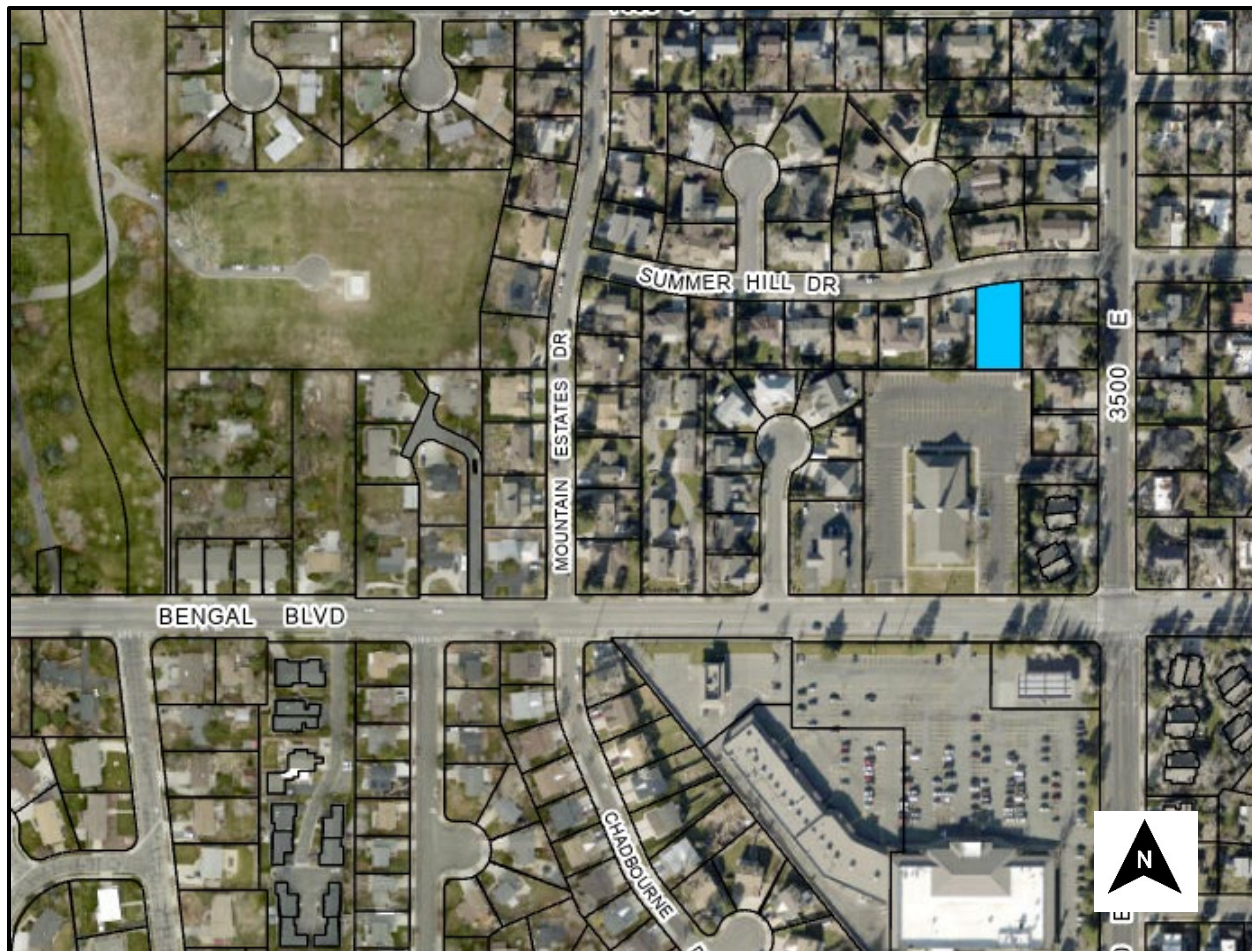
District Four

Councilmember Ellen Birrell



COUNCIL DISTRICT 4
NEW PROJECT

File: CUP-23-014	Project Name: Tate Wall Height Extension
Address: 3468 E. Summer Hill Dr.	Applicants: Phil and Amber Tate
Type of Application: Conditional Use Permit	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Not Applicable	Staff Contact: Maverick Yeh
Status: This is an application for an already-constructed wall at 3468 E. Summer Hill Dr. Following Code Enforcement action, a Conditional Use Permit application for a wall height extension was submitted. The application was approved with conditions at the April 3, 2024 Administrative Hearing.	



COUNCIL DISTRICT 4
NEW PROJECT

File: AHO-24-003	Project Name: Mikell Appeal
Address: 3874 E Golden Hills Canyon Rd.	Applicant: Holland & Hart
Type of Application: Appeal	Project Zoning: F-1-21 (Foothill Residential)
Next Meeting: May 16, 2024, Appeals Hearing	Staff Contact: Mike Johnson
<p>Status: This application is an appeal of the Planning Commission’s approval of the Golden Hills Canyon Subdivision Amendment 2 at its March 6, 2024 meeting (<i>more information on that application can be found on the following page</i>). This item is tentatively scheduled for the May 16, 2024 Appeals Hearing, to be reviewed by the city’s Appeals Hearing Officer.</p>	



COUNCIL DISTRICT 4 PROJECT UPDATE

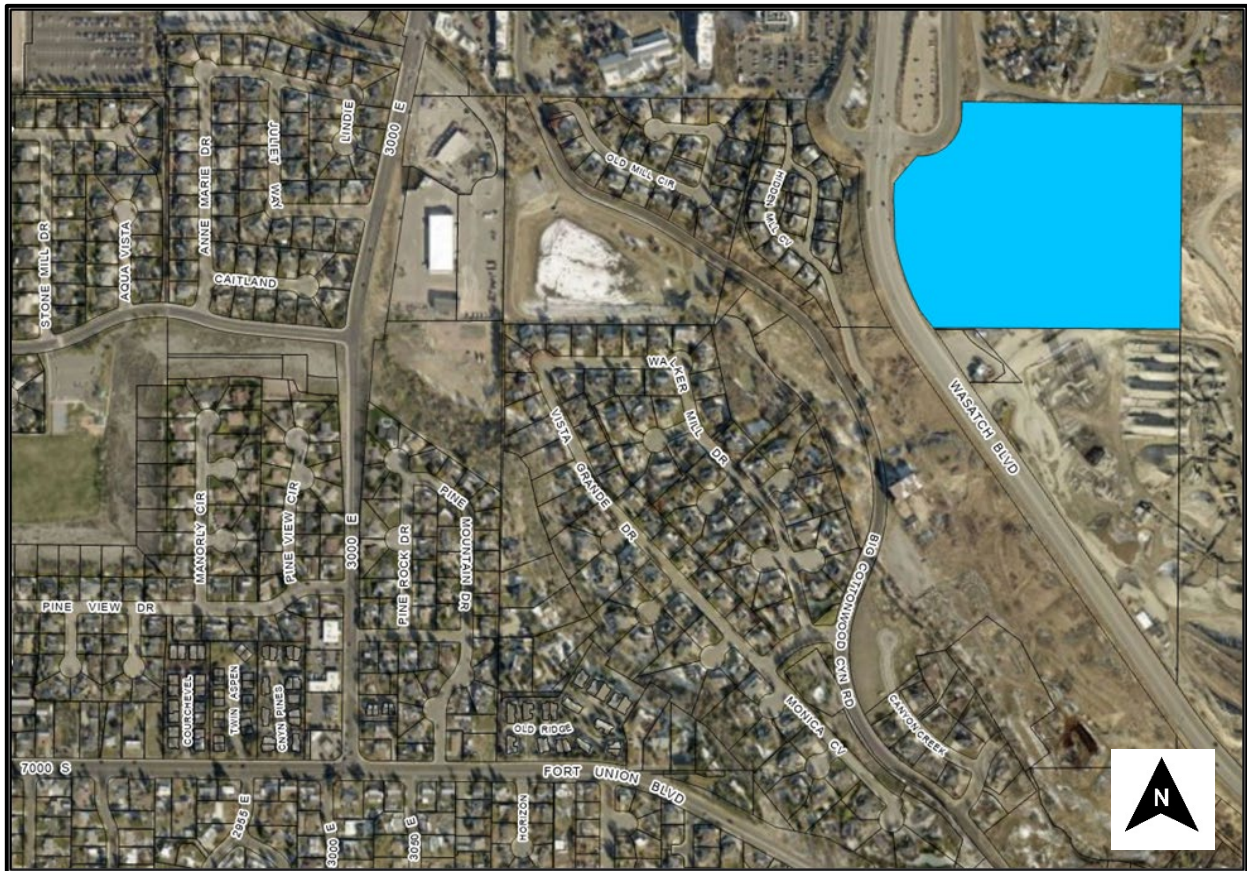
File: SUB-24-001	Project Name: Golden Hills Canyon Subdivision 2nd Amendment
Address: 3874 E. Golden Hills Canyon Rd.	Applicants: Justin Jones
Type of Application: Subdivision Amendment	Project Zoning: F-1-21 (Foothill Residential Zone)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
<p>Status: 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 required when the amount of lots within a subdivision change 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. An appeal of the application has been submitted (<i>see previous page for more information</i>), which must be resolved before staff continues with full technical review of the subdivision amendment application.</p>	



COUNCIL DISTRICT 4 PROJECT UPDATE

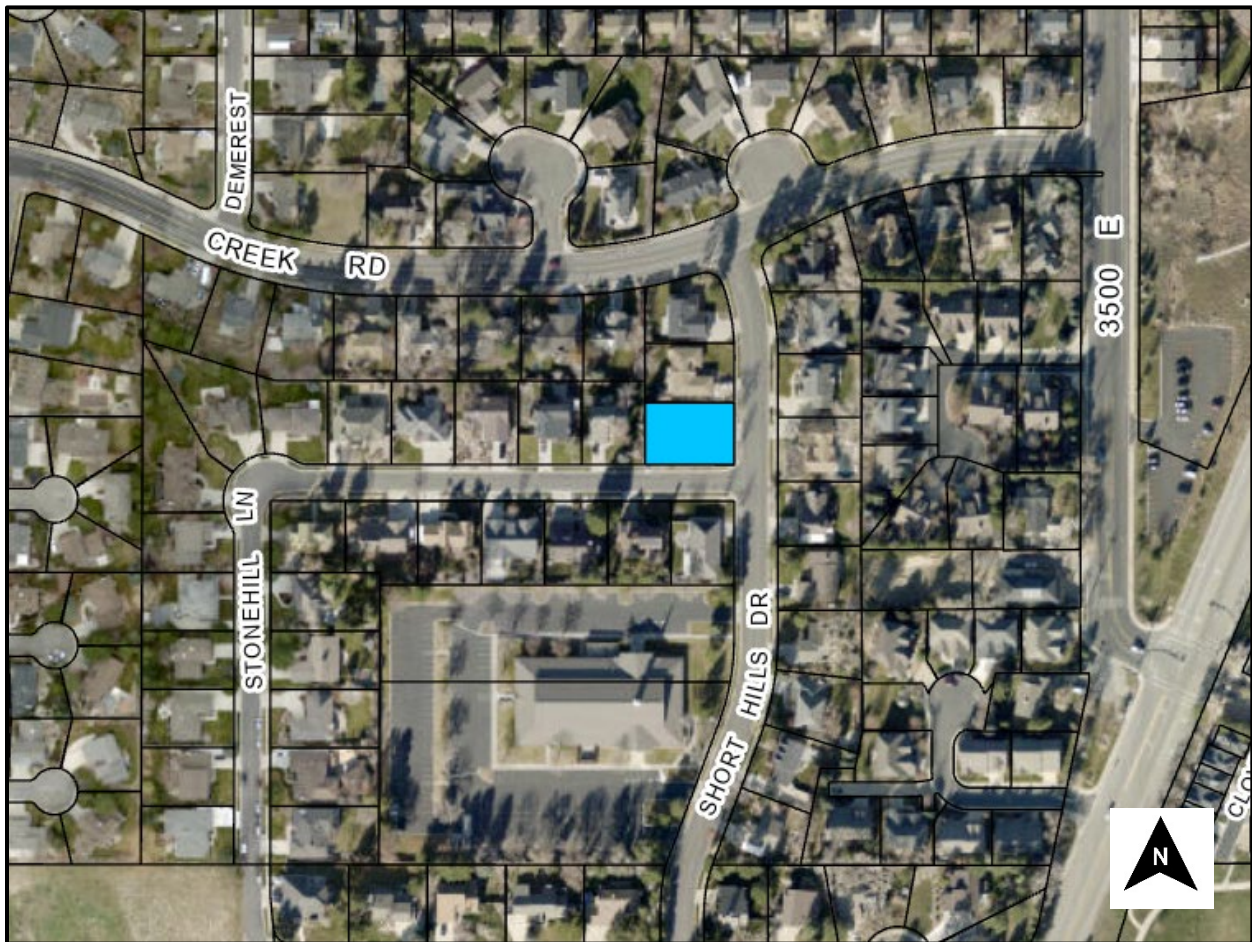
File: SUB-21-004	Project Name: Gravel Pit Phase 1
Address: 6995 S. Wasatch Blvd.	Applicant: Rockworth
Type of Application: Minor Subdivision	Project Zoning: PDD-2
Next Meeting: Not Applicable	Staff Contact: Mike Johnson

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.



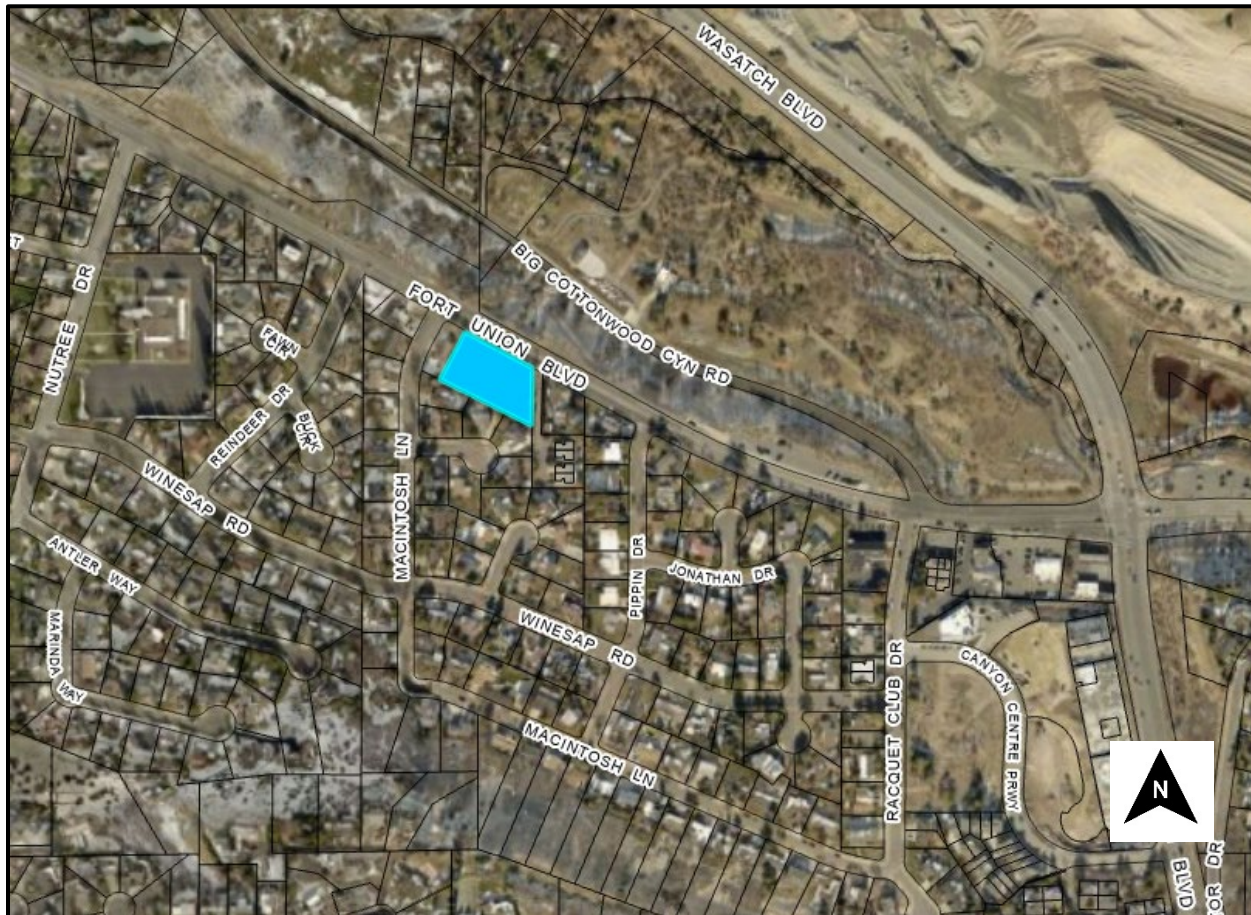
COUNCIL DISTRICT 4
PROJECT UPDATE

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 February 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 are 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 March 2024:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address
BP.24.0084	Issued - Height Verification Required (Foundation & 4-Way)	NSFD – Ivory Homes	New Single-Family Dwelling	7591 S Doverhill Dr.
BP.24.0057	Issued	NSFD - Boulter	New Single-Family Dwelling	8132 S 3500 E
BP.24.0031	Issued	NSFD - Larsen	New Single-Family Dwelling	9532 S Granite Trail Ln.

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. All of the proposed amendments were approved as recommended by City Council at the April 2, 2024 meeting, aside from at-home kennel businesses, which will be discussed at future meetings.

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 was approved by the Council at its March 5, 2024 meeting.

PROJECT UPDATE
Project: Electric Vehicle Parking and Bike Parking Ordinances
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.

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 2023 and returned to the Commission with an updated draft at the April 3, 2024 meeting. Following feedback, staff will make updates to the proposed code amendments and return to Planning Commission in the coming months.

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 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 was held on March 26, 2024. The project will be brought to Planning Commission and City Council for formal consideration throughout Spring and Summer 2024.

CITY ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-wide

Staff Contact: Mike Johnson and Hope Zitting-Goeckeritz

- The city added 23 businesses in March 2024.
- On March 28th, city staff organized and attended a business luncheon at Eight Settlers Restaurant & Distillery to welcome new businesses to the city.