

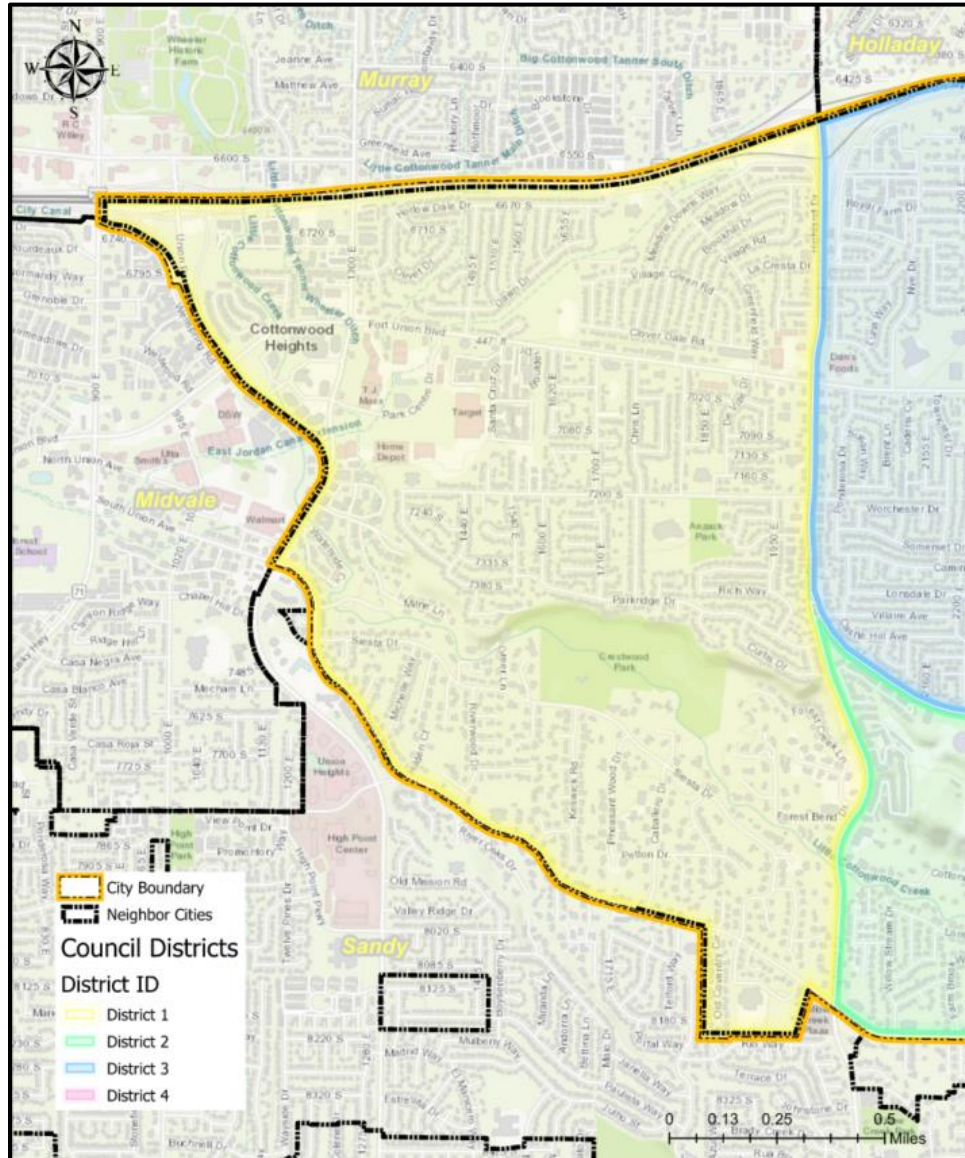


Cottonwood Heights
Community & Economic Development Department

Major Development Activity Report May 2024

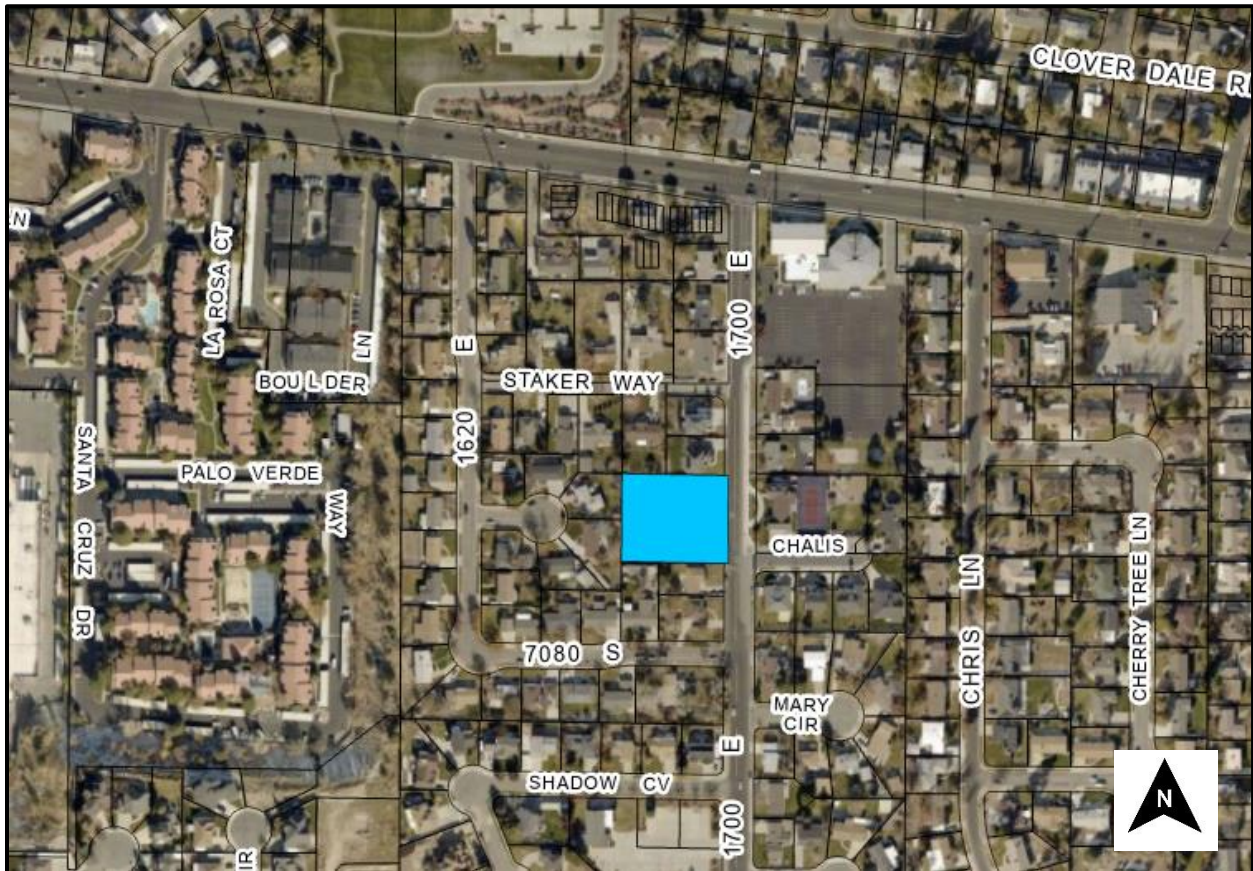
District One

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: As a minor subdivision application to divide one parcel into three lots, this project did not require a public hearing and was reviewed at the staff level. The subdivision plat was approved by staff and recorded with Salt Lake County, and the applicant is currently working through the building permit process for the newly-created lots.</p>	

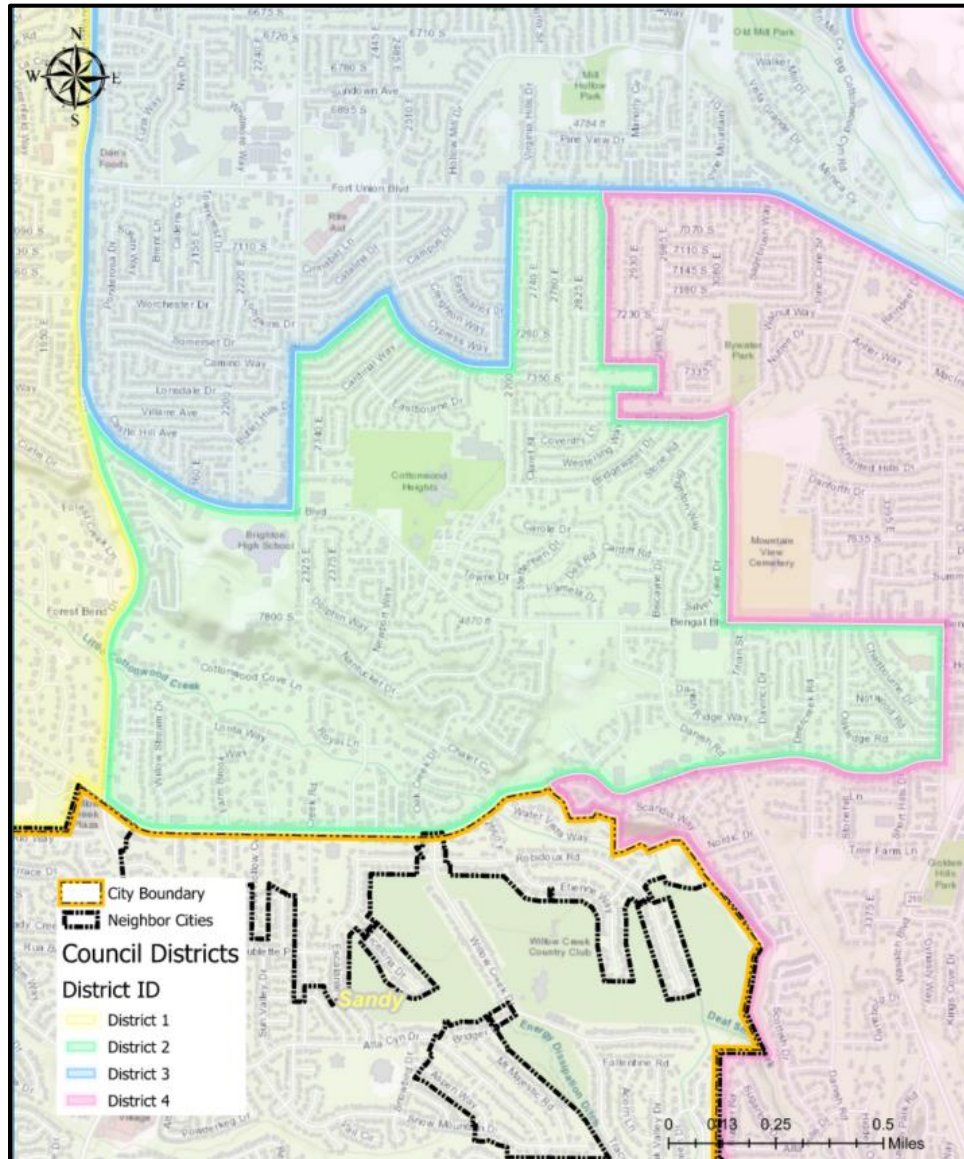


Significant building permits issued in District 1 in May 2024:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address
BP.23.0702	Issued	NSFD – McGee	New SFD	7040 S. 1700 E.
BP.24.0300	Issued	Tenant Improvement – Fairway Mortgage	Tenant Improvement	6965 S. Union Park Centre, Suite 140

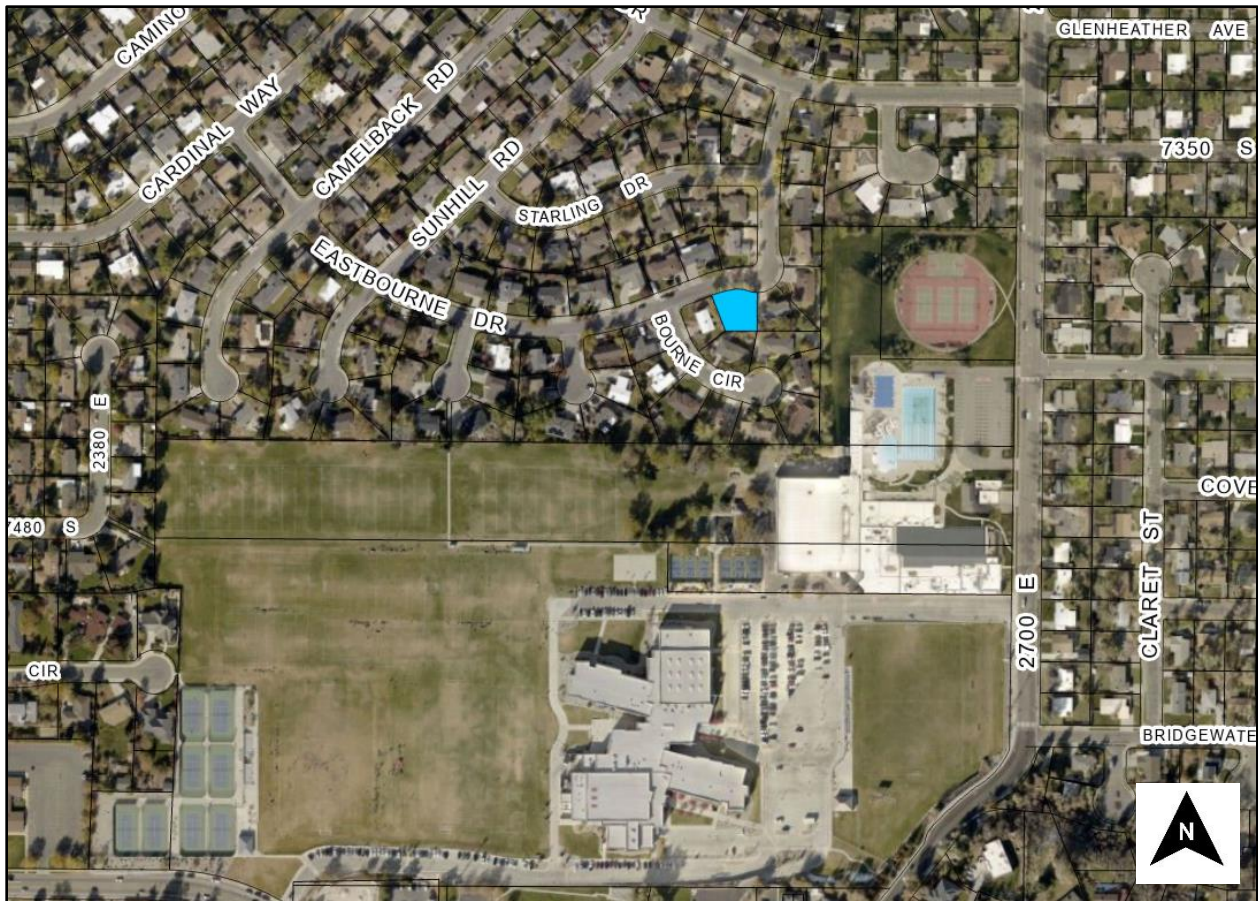
District Two

Councilmember Suzanne Hyland



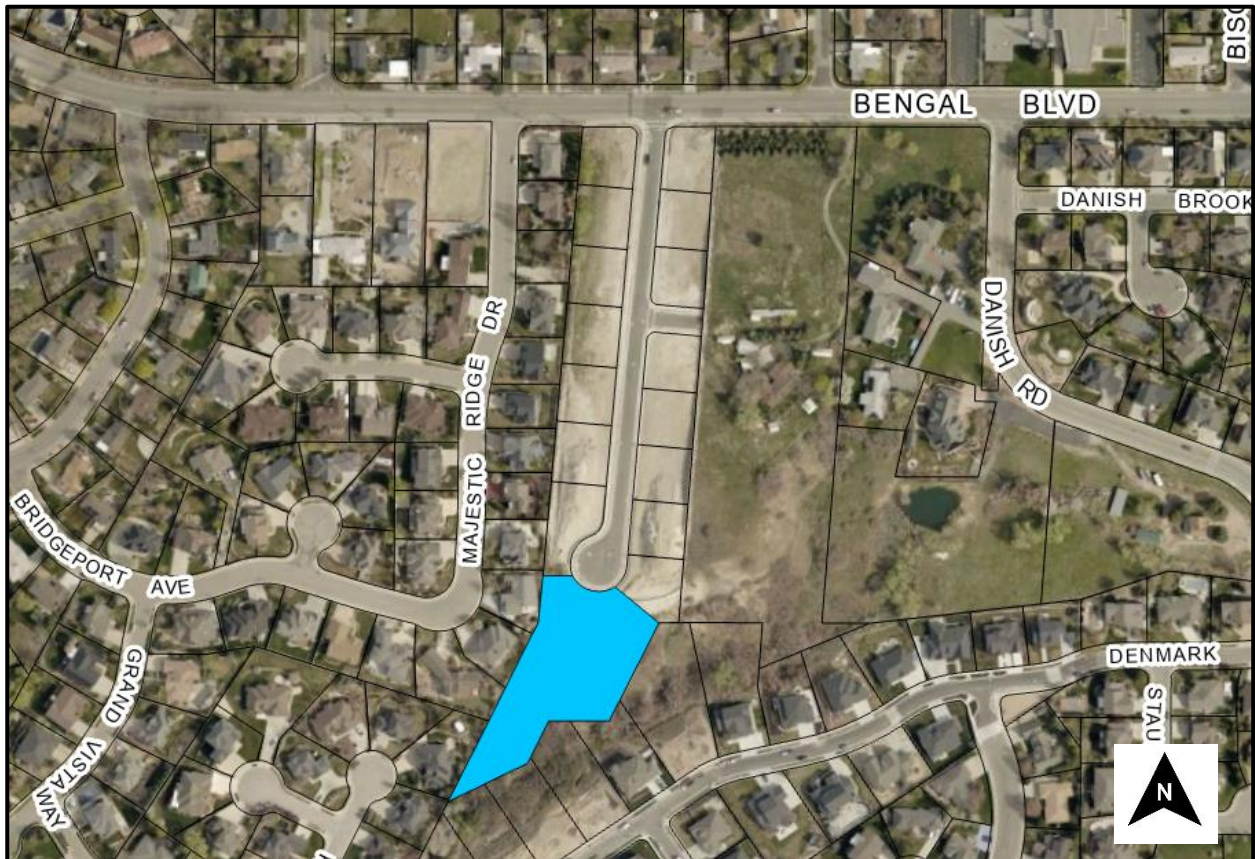
COUNCIL DISTRICT 2
NEW PROJECT

File: ADU-24-003	Project Name: Leopard IADU
Address: 2618 E. Eastbourne Dr.	Applicant: Madison Leopard
Type of Application: Internal 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 an internal accessory dwelling unit (IADU) within an existing single-family home. IADUs are allowed as permitted uses in the underlying R-1-8 zone, but must undergo staff review to confirm compliance with the zoning ordinance and building code. This project is currently being reviewed by staff.</p>	



**COUNCIL DISTRICT 2
PROJECT UPDATE**

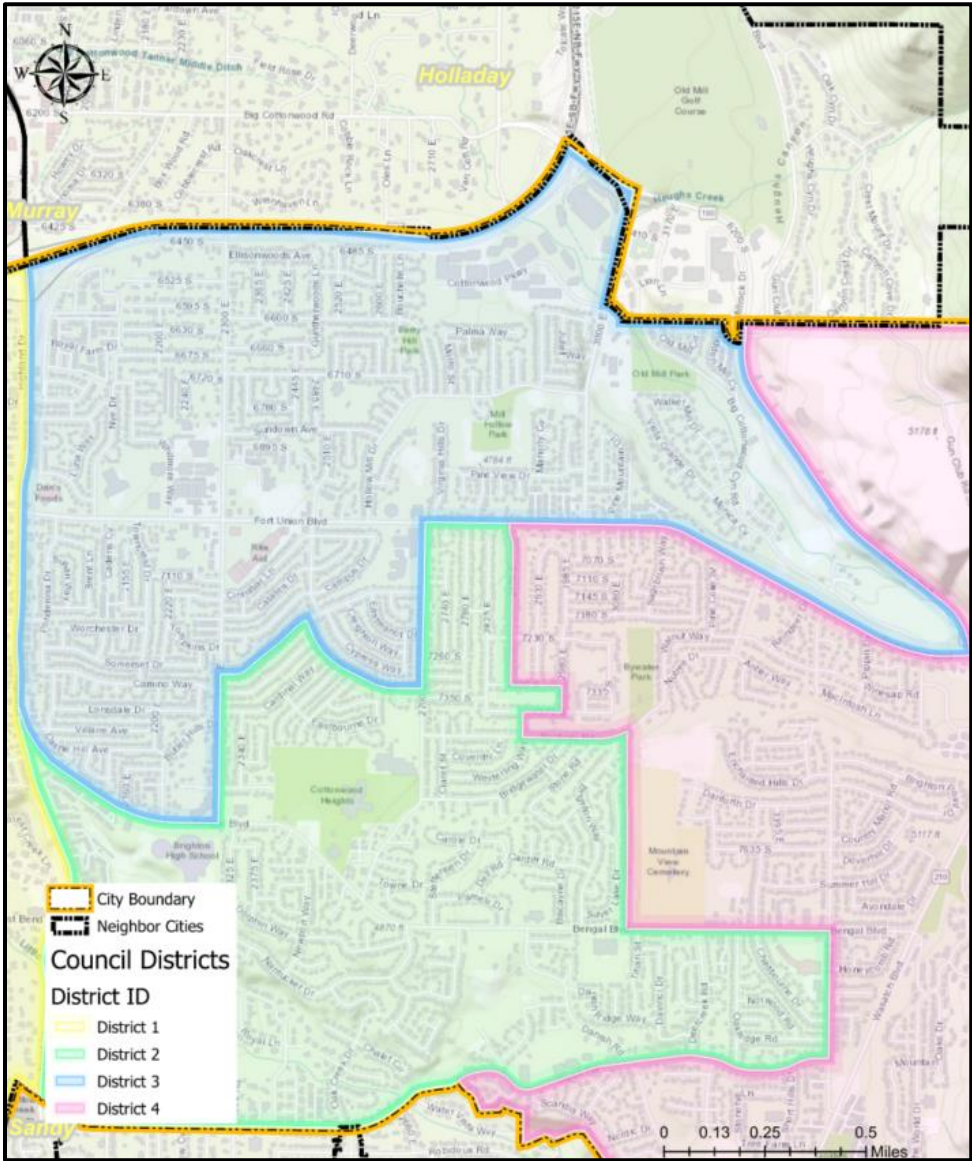
File: SUB-24-003	Project Name: Danish Pines Phase II
Address: 7980 S. Danish Oaks Dr.	Applicant: Josh Cameron
Type of Application: Minor Subdivision	Project Zoning: Single-Family Residential (R-1-10)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This application is for a one-lot subdivision to entitle the subject property for future construction of a single-family home. The project has gone through three rounds of staff review, with the most recent set of review comments sent to the applicant on May 29, 2024.	



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

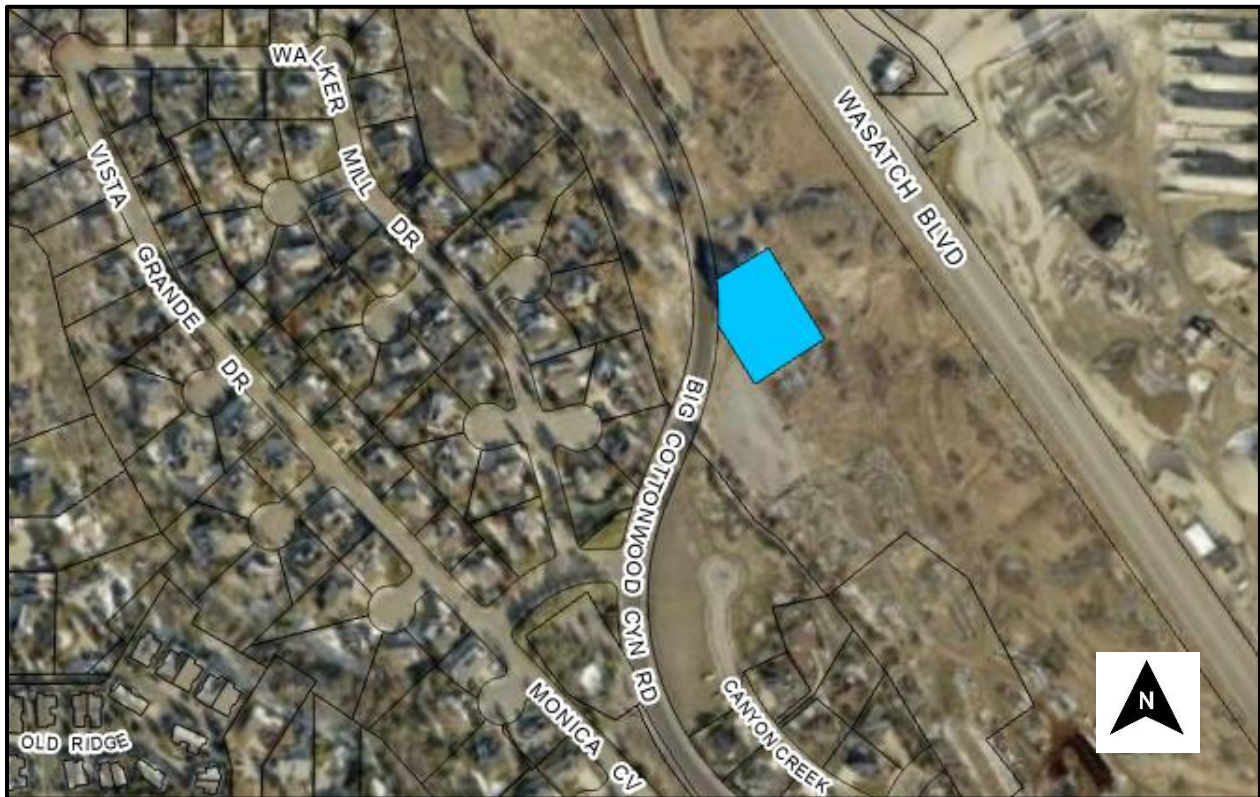
District Three

Councilmember Shawn Newell



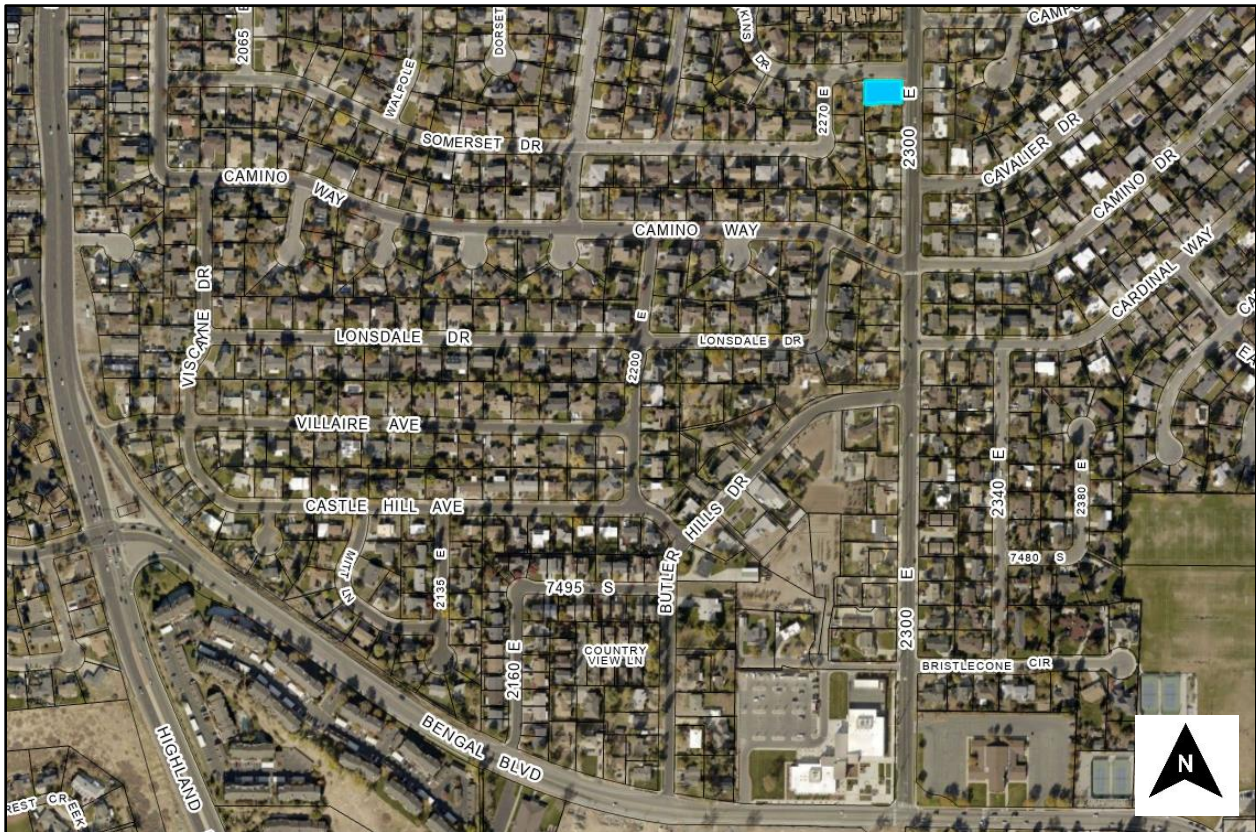
COUNCIL DISTRICT 3
NEW PROJECT

File: AHO-24-005	Project Name: Shelby Variance
Address: 6900 S. Big Cottonwood Canyon Rd.	Applicant: Doug Shelby
Type of Application: Variance	Project Zoning: CR (Regional Commercial)
Next Meeting: To be Determined	Staff Contact: Mike Johnson
Status: This application constitutes a variance request to waive the requirement for a conditional use permit, and the requirement for a minimum one-year public review period, for structural demolition of the Cottonwood Paper Mill. The application will be reviewed by the Appeals Hearing Officer at an upcoming meeting date, yet to be determined.	



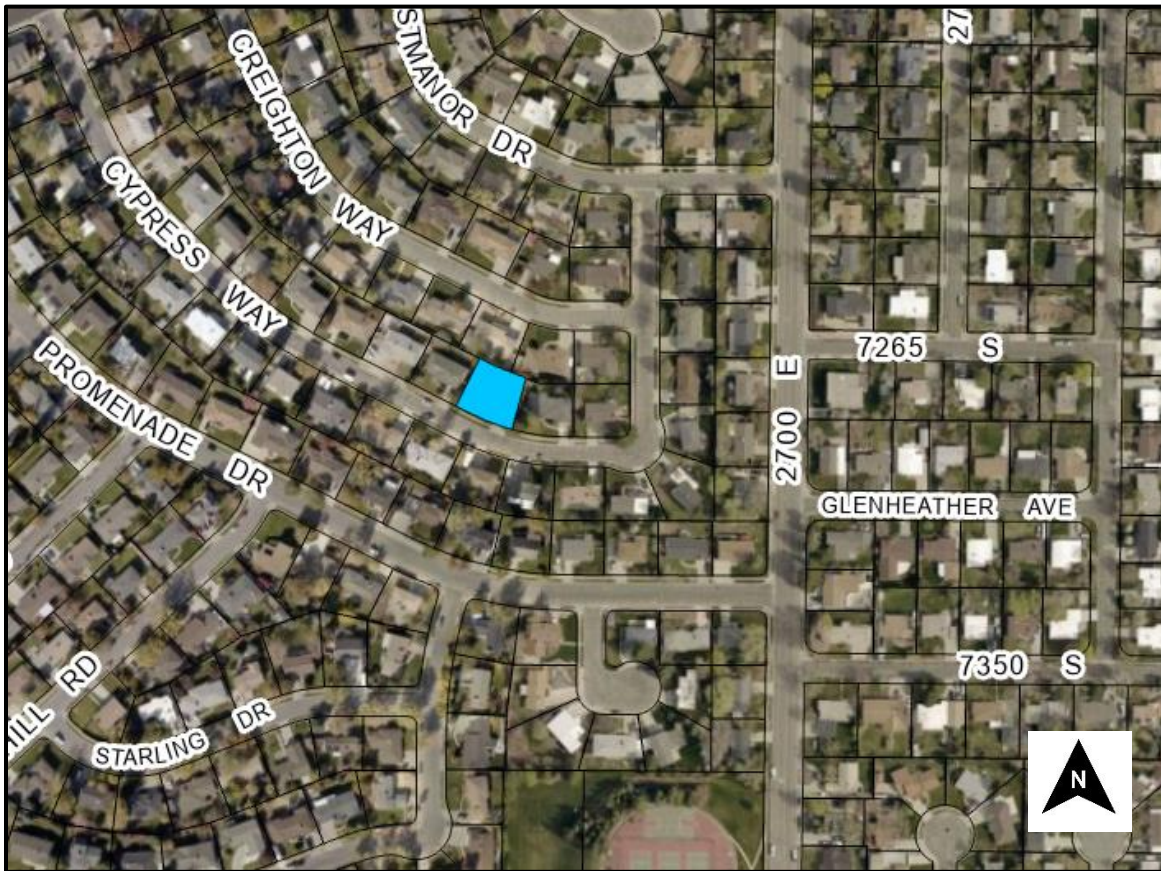
COUNCIL DISTRICT 3 PROJECT UPDATE

File: SUB-24-002	Project Name: The View at Cottonwood Subdivision
Address: 7274 S. 2300 E.	Applicant: Brooke Moore
Type of Application: Minor Subdivision	Project Zoning: Multi-Family Residential (R-2-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: This application constitutes a subdivision request to split the ownership of a future duplex at 7274 S. 2300 E. This property is zoned R-2-8, which allows for duplexes as permitted uses. Following several rounds of staff review, the subdivision application has been approved. Once the duplex is constructed, the subdivision will be recorded with Salt Lake County to allow for each half of the duplex to be owned separately.</p>	



COUNCIL DISTRICT 3
PROJECT UPDATE

File: ADU-24-002	Project Name: Moore ADU
Address: 2621 E Cypress Way	Applicant: Wendy Moore
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 the zoning ordinance. 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 3
PROJECT UPDATE**

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 for a subdivision amendment to combine two adjacent parcels, one of which is within an existing subdivision and the second of which is not. The application was approved at the April 3, 2024 Planning Commission meeting. Staff is working with the applicant on a final technical review prior to recordation.	



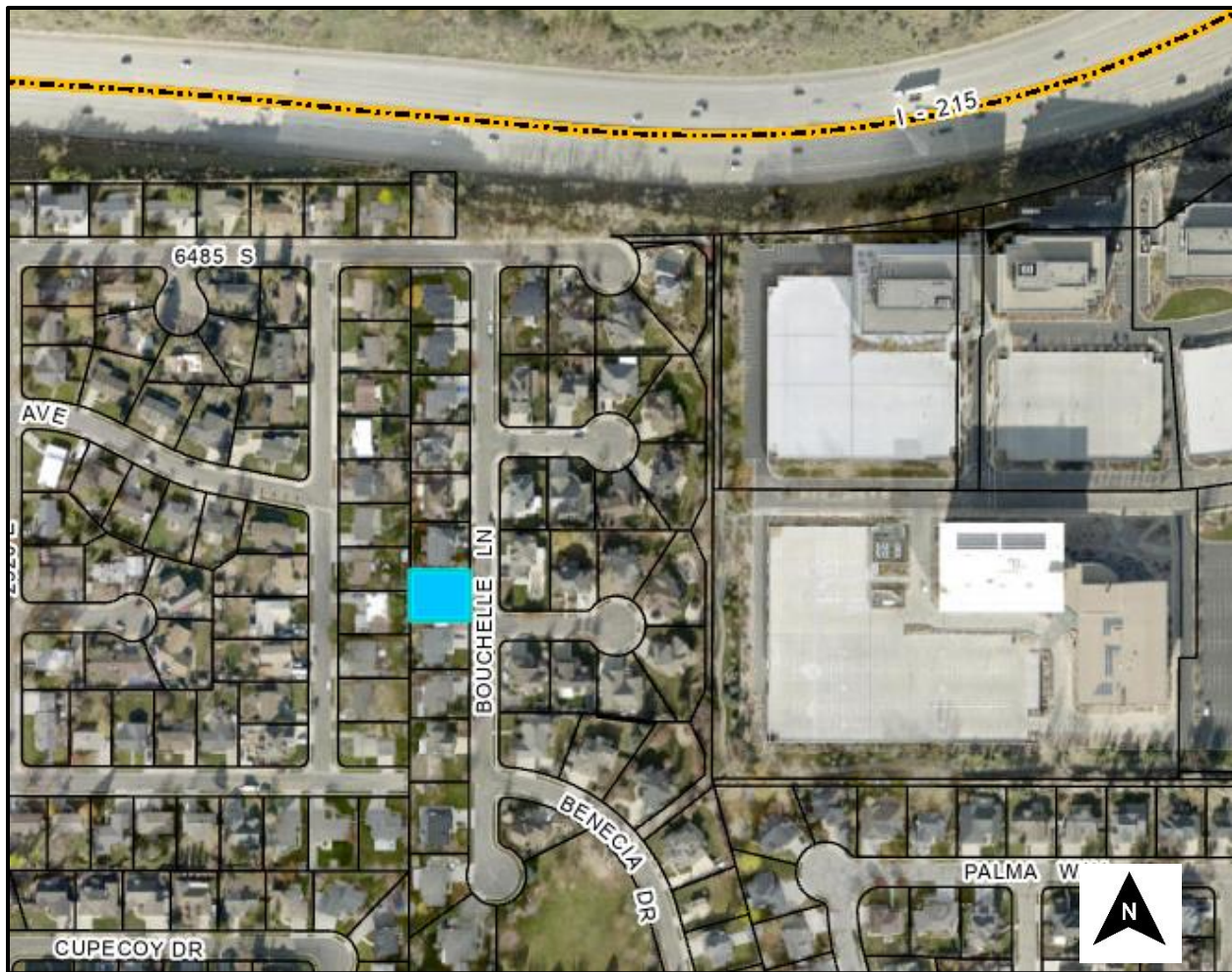
COUNCIL DISTRICT 3
PROJECT UPDATE

File: SUB-24-005	Project Name: Canyon Creek 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. The first round of corrections was sent to the applicant in early April, and a second submittal is currently pending staff review.	



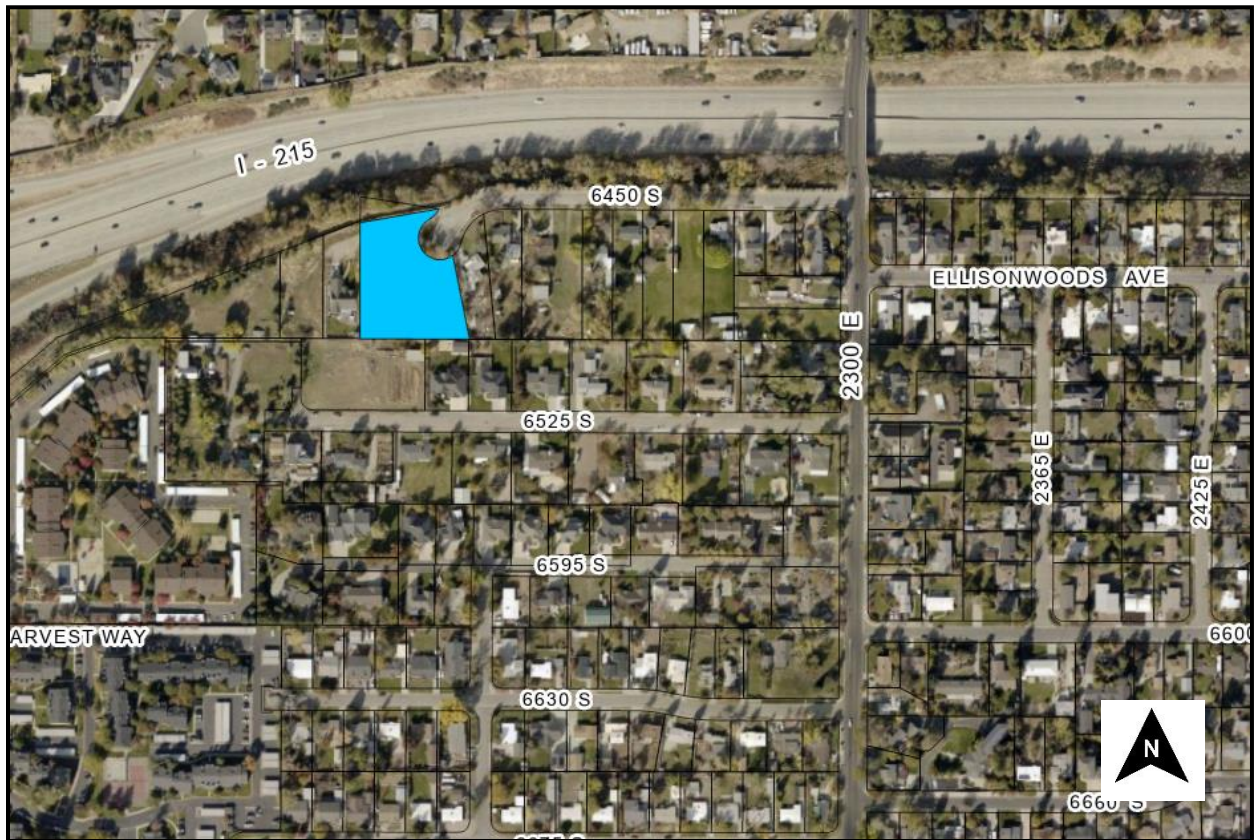
COUNCIL DISTRICT 3 PROJECT UPDATE

File: AHO-24-004	Project Name: McDermott Expansion
Address: 6554 S. Bouchelle Ln.	Applicants: James and Rosalie McDermott
Type of Application: Expansion of a Nonconforming Structure	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: This is an application for relocation and reconstruction of an existing legal nonconforming deck, which requires approval from the Appeals Hearing Officer under the Expansion of a Nonconforming Structure process. This project was reviewed and approved by the Appeals Hearing Officer on May 16, 2024, and the applicant is now working through the building permit process.</p>	



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
Status: This application is for a Subdivision Amendment to clarify lot line discrepancies along the outer boundary of a subdivision. The application was approved by Planning Commission at the December 6, 2023 meeting. Following a technical review process with staff, the subdivision plat is now pending recordation with Salt Lake County.	



COUNCIL DISTRICT 3
PROJECT UPDATE

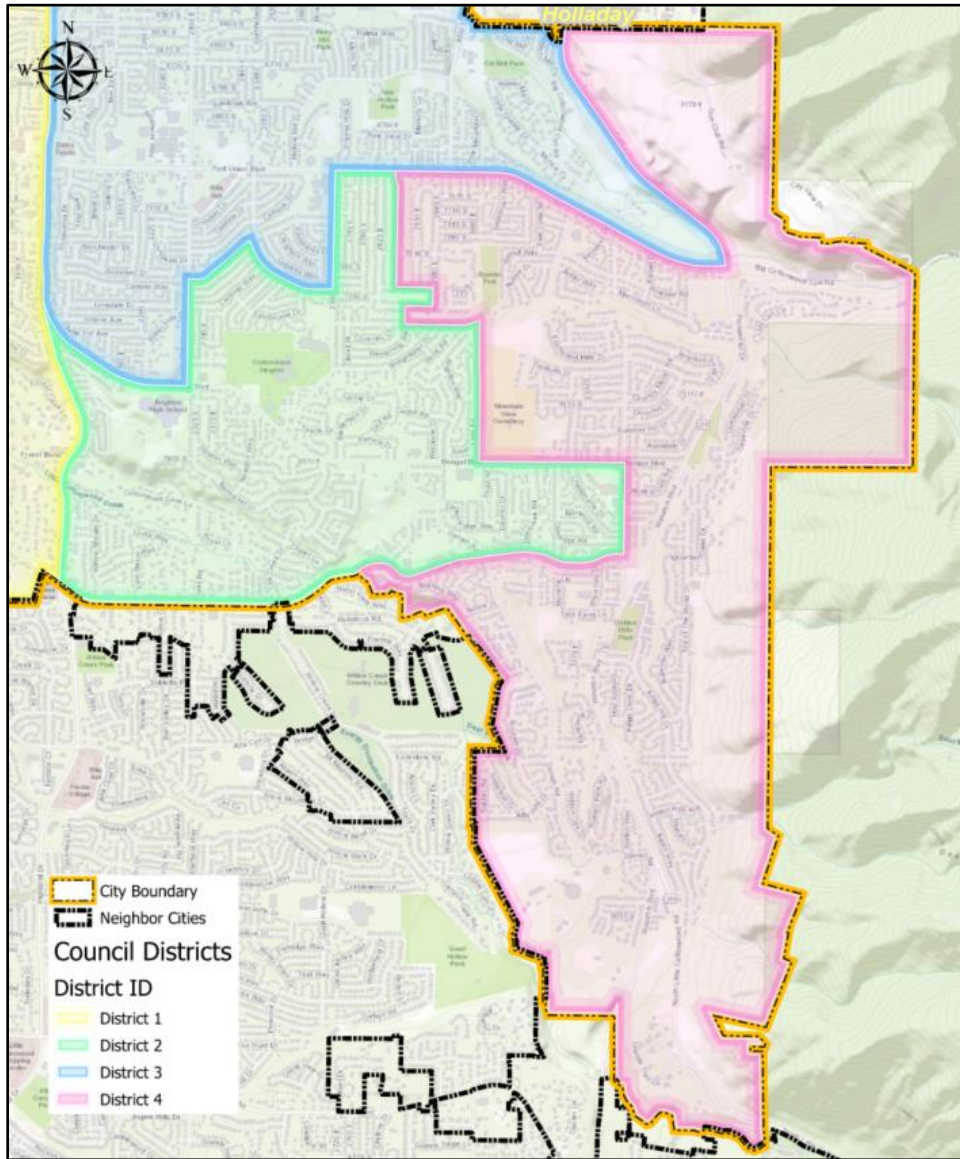
File: LLA-23-003	Project Name: Walker Lot Line Adjustment
Address: 3415 E. Big Cottonwood Road	Applicant: Brandon Preece
Type of Application: Lot Line Adjustment	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This application is for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



No significant building permits were issued in District 3 in May 2024.

District Four

Councilmember Ellen Birrell



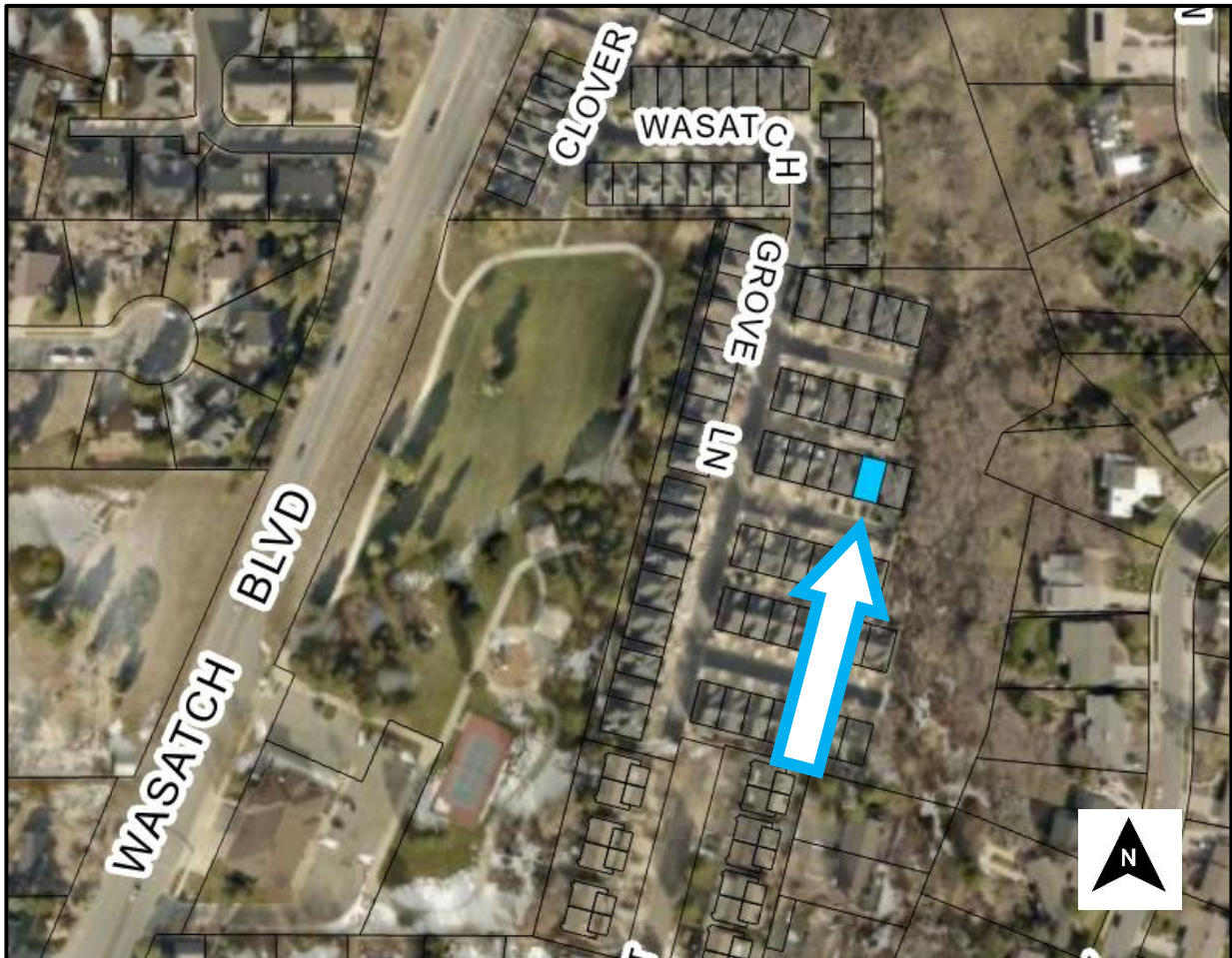
COUNCIL DISTRICT 4
NEW PROJECT

File: CUP-24-007	Project Name: Colder STR
Address: 8205 S. Wasatch Grove Ln.	Applicant: Steven Colder
Type of Application: Short-Term Rental	Project Zoning: R-2-8 (Multifamily Residential)
Next Meeting: Not Applicable	Staff Contact: Maverick Yeh
Status: Short-term rentals are typically reviewed as Conditional Use Permits through the Administrative Hearing process. However, because there was a previously approved short-term rental at this address, an Administrative Hearing is not required. Instead, staff is currently reviewing the application to confirm it is compliant with current ordinance requirements.	



COUNCIL DISTRICT 4
PROJECT UPDATE

File: CUP-24-006	Project Name: Shirk-Bone STR
Address: 3581 E Lost Spring Ln.	Applicant: Justin Shirk, Holly Bone, Jeff Bettinson
Type of Application: Short-Term Rental	Project Zoning: R-2-8 (Multifamily Residential)
Next Meeting: June 5, 2024, Administrative Hearing	Staff Contact: Maverick Yeh
Status: Short-term rentals are reviewed as Conditional Use Permits through the Administrative Hearing process. This application has been reviewed by staff and is scheduled for the June 5, 2024 Administrative Hearing.	



COUNCIL DISTRICT 4 PROJECT UPDATE

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: June 13, 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 scheduled for the June 13, 2024 Appeals Hearing.</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
<p>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 Summer 2024.</p>	



No significant building permits were issued in District 4 in May 2024.

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CITY-WIDE PROJECTS

PROJECT UPDATE

Project: ZMA-24-001 – Fort Union Blvd. Form-Based Code

Address: City-wide

Type of Application: Ordinance Update

Staff Contact: Samantha DeSeelhorst

Following direction by the City Council, staff has engaged with a consultant to prepare a draft form-based code ordinance for a portion of Fort Union Blvd. Form-based codes regulate development by primarily focusing on the aesthetic form of buildings, rather than primarily focusing on the use of the buildings. (Though use is still a regulated factor). If adopted, this form-based code will provide updated standards for commercial, mixed-use, and multi-family properties, but does not affect existing single-family development. A public open house was held in March 2024, and the draft ordinance will be formally reviewed and considered by the Planning Commission at its June 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. 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.

CITY ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-wide

Staff Contact: Mike Johnson and Hope Zitting-Goeckeritz

- The city added 14 new businesses in May.
- Staff attended the Envision Utah Spring Breakfast at the Little America Hotel on May 16th.
- On May 28th, staff met with the Cottonwood Heights Parks & Recreation Foundation to discuss their annual Golf Tournament Fundraiser, including partnership with the Cottonwood Heights Business Association and additional business sponsorship opportunities.
- On June 7th, the city will hold a free community shred event in partnership with Columbus Secure Shredding in the City Hall parking lot for residents and businesses.