



August 2024

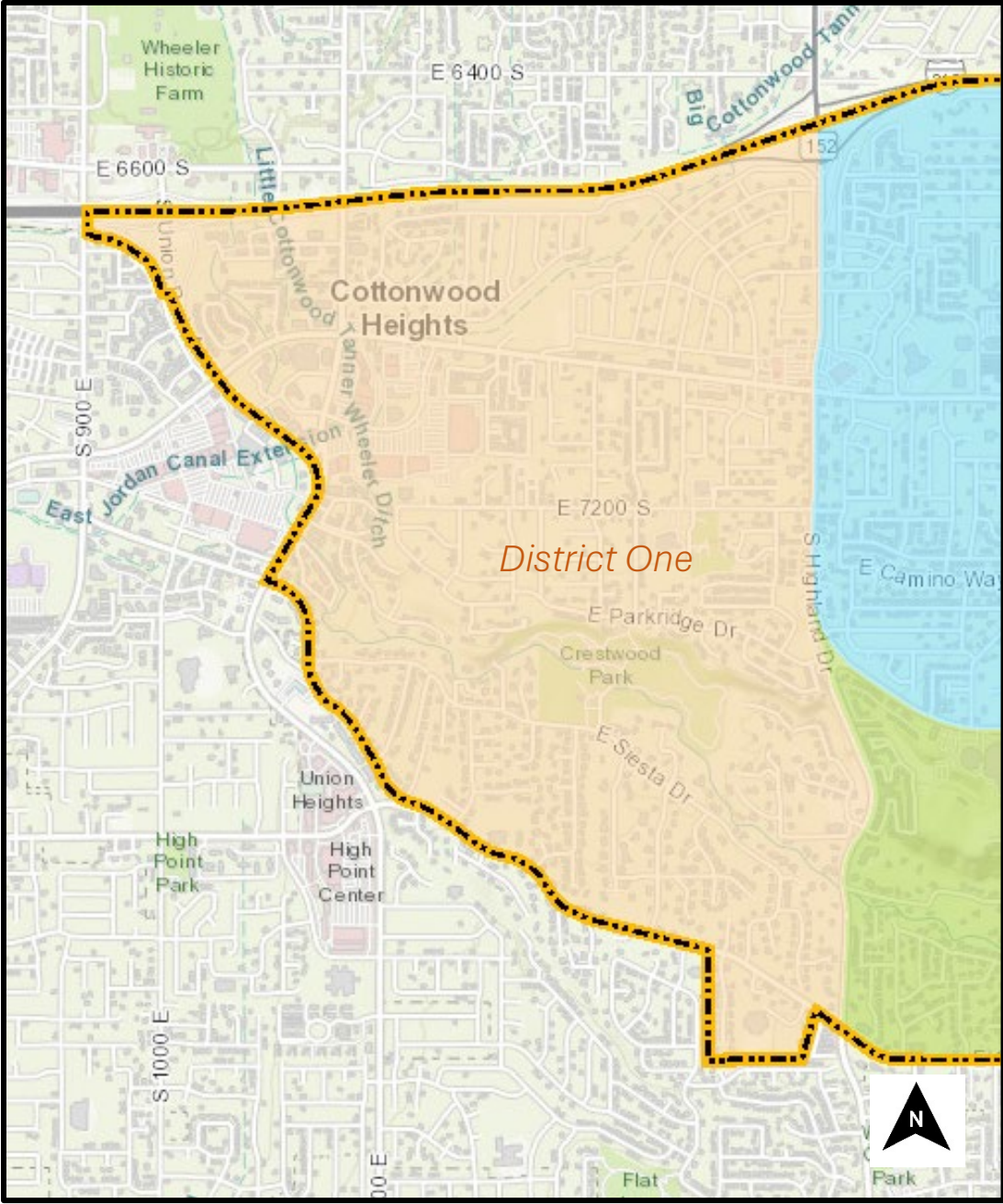
Development Activity Report

View the Interactive Map [Here](#)

Cottonwood Heights
Community & Economic Development Department

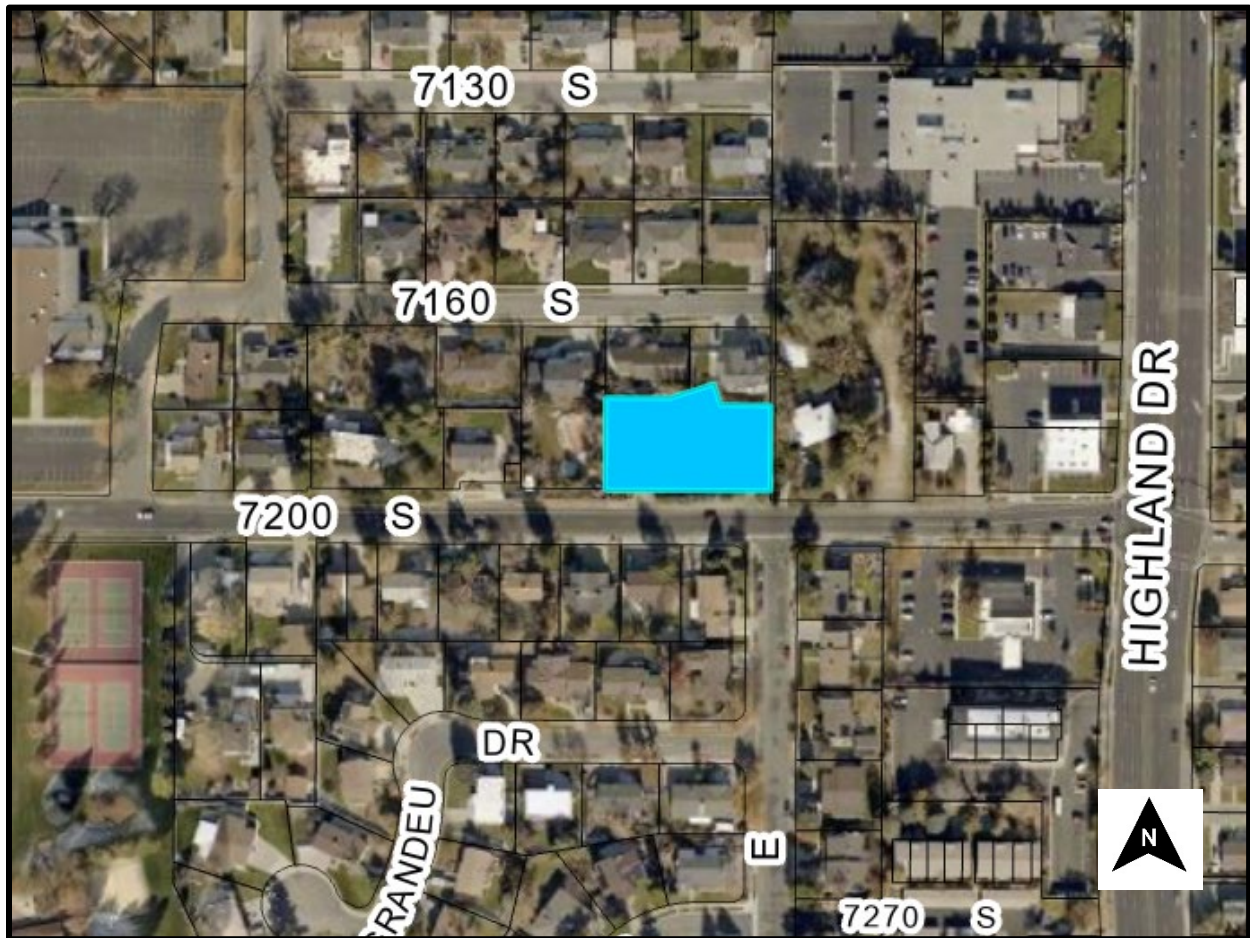
District One

Councilmember Matt Holton



COUNCIL DISTRICT 1
PROJECT UPDATE

File: ADU-24-004	Project Name: Burns ADU
Address: 1935 E. 7200 S.	Applicant: Catherine Burns
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 review has confirmed compliance with the zoning ordinance. The applicant has now been instructed to apply for a building permit.	

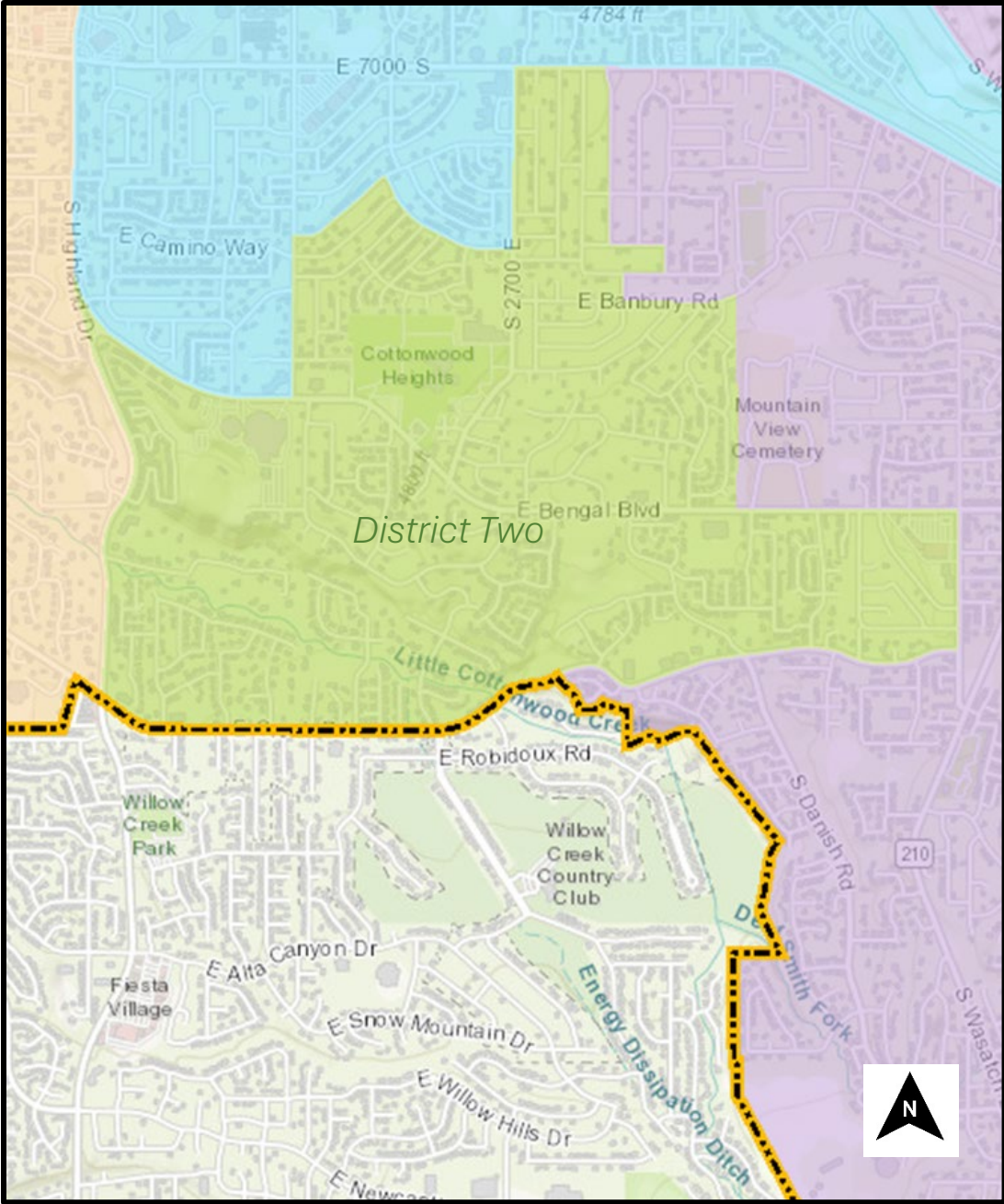


Significant building permits issued in District 1 in August 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0531	Issued	TI – Union Park Center Suite Remodel	Tenant Improvement (TI)	6965 S Union Park Center

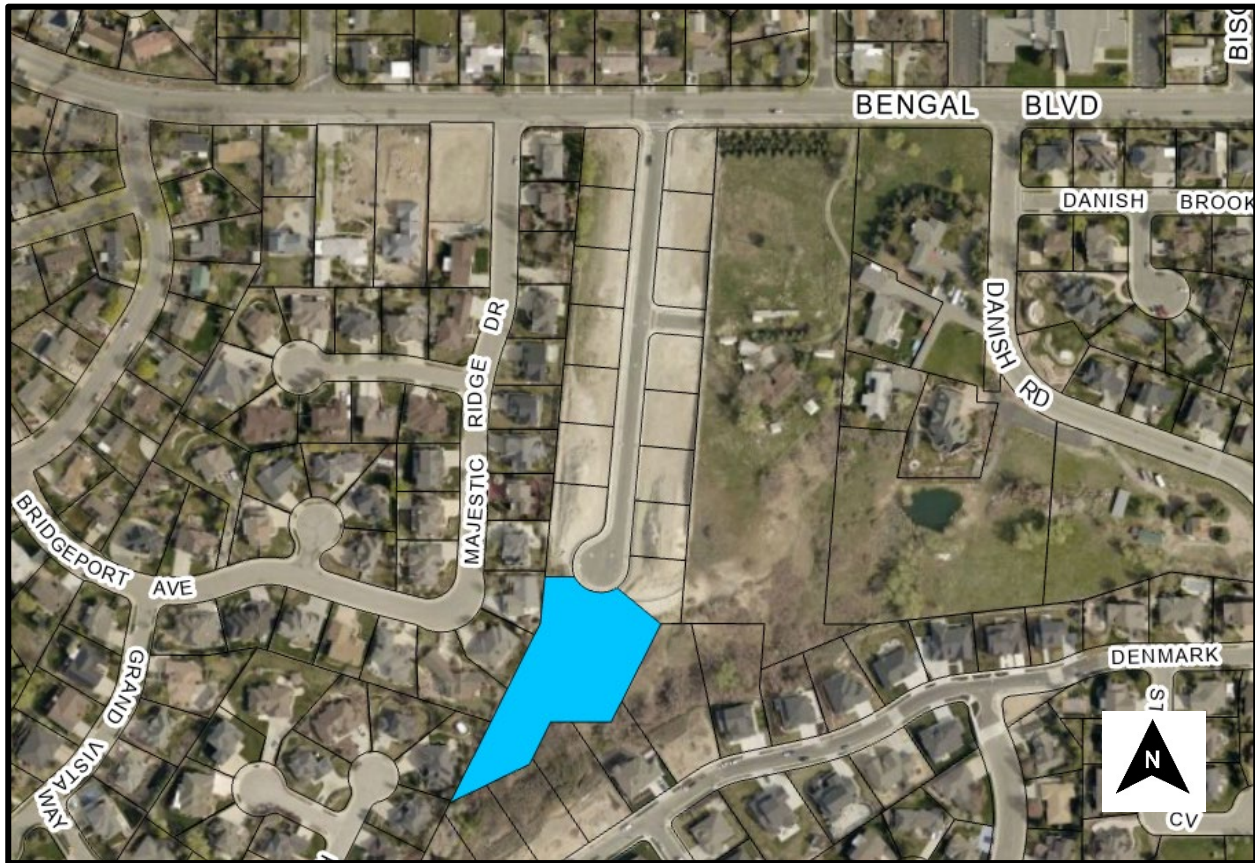
District Two

Councilmember Suzanne Hyland



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 is currently in its fifth round of staff review.	

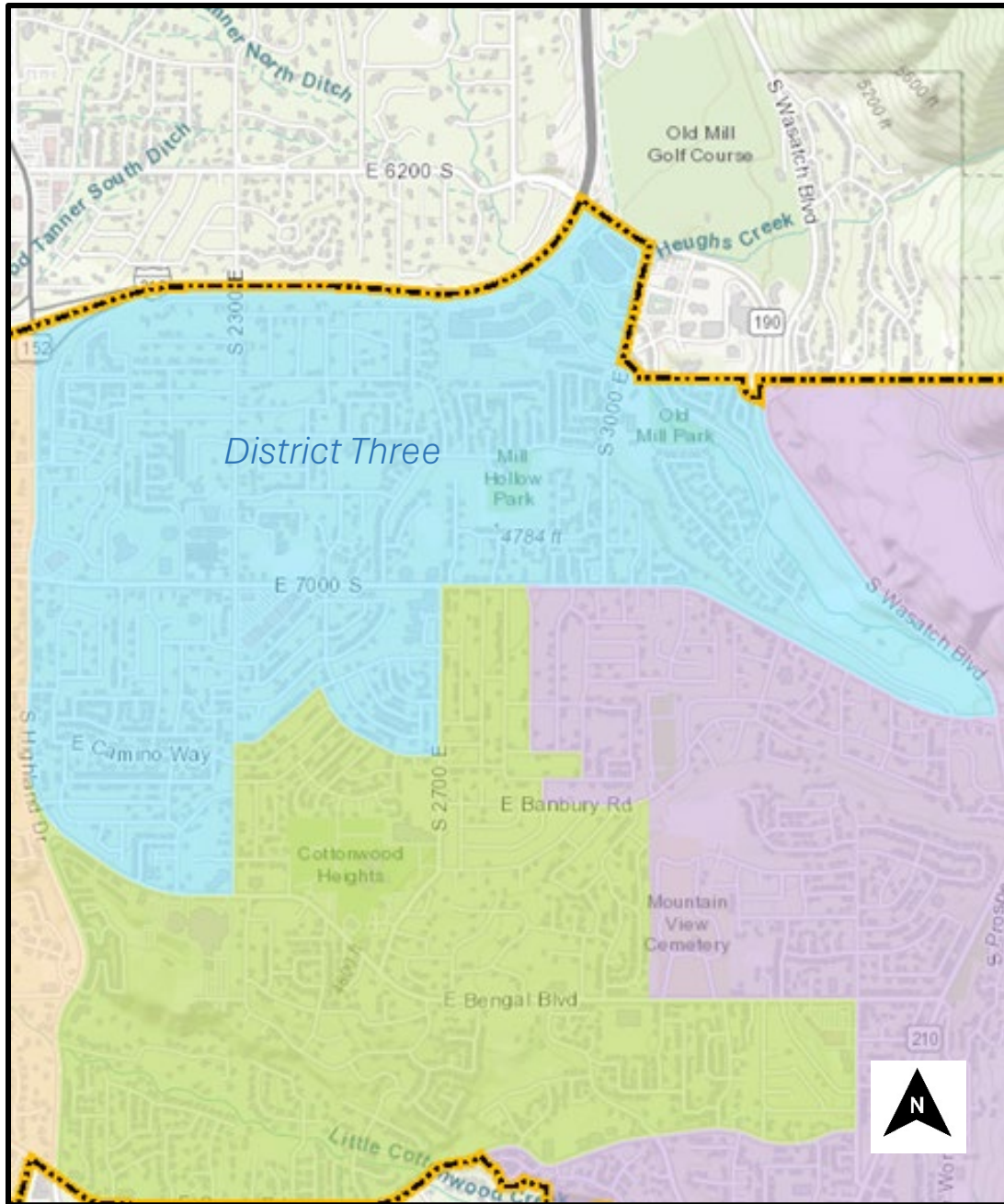


Significant building permits issued in District 2 in August 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0507	Issued	TI – Suite Remodel	Tenant Improvement (TI)	7910 S 3500 E Unit A150

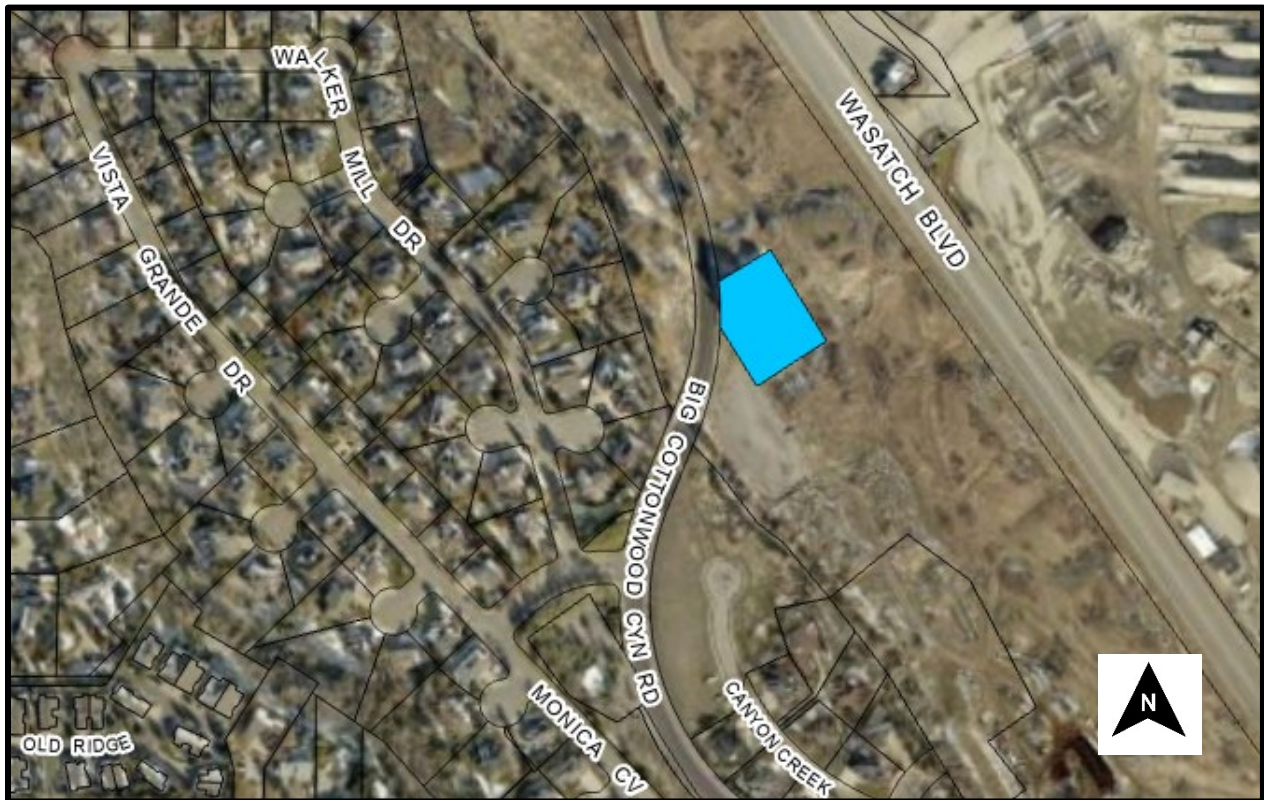
District Three

Councilmember Shawn Newell



COUNCIL DISTRICT 3 PROJECT UPDATE

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. This project is undergoing staff review, which will include a review of the structural engineering documentation submitted by the appellant by a qualified expert. The request must be reviewed and approved or denied by the Appeals Hearing Officer. A meeting date is yet to be determined, but will likely take place in the Fall.	



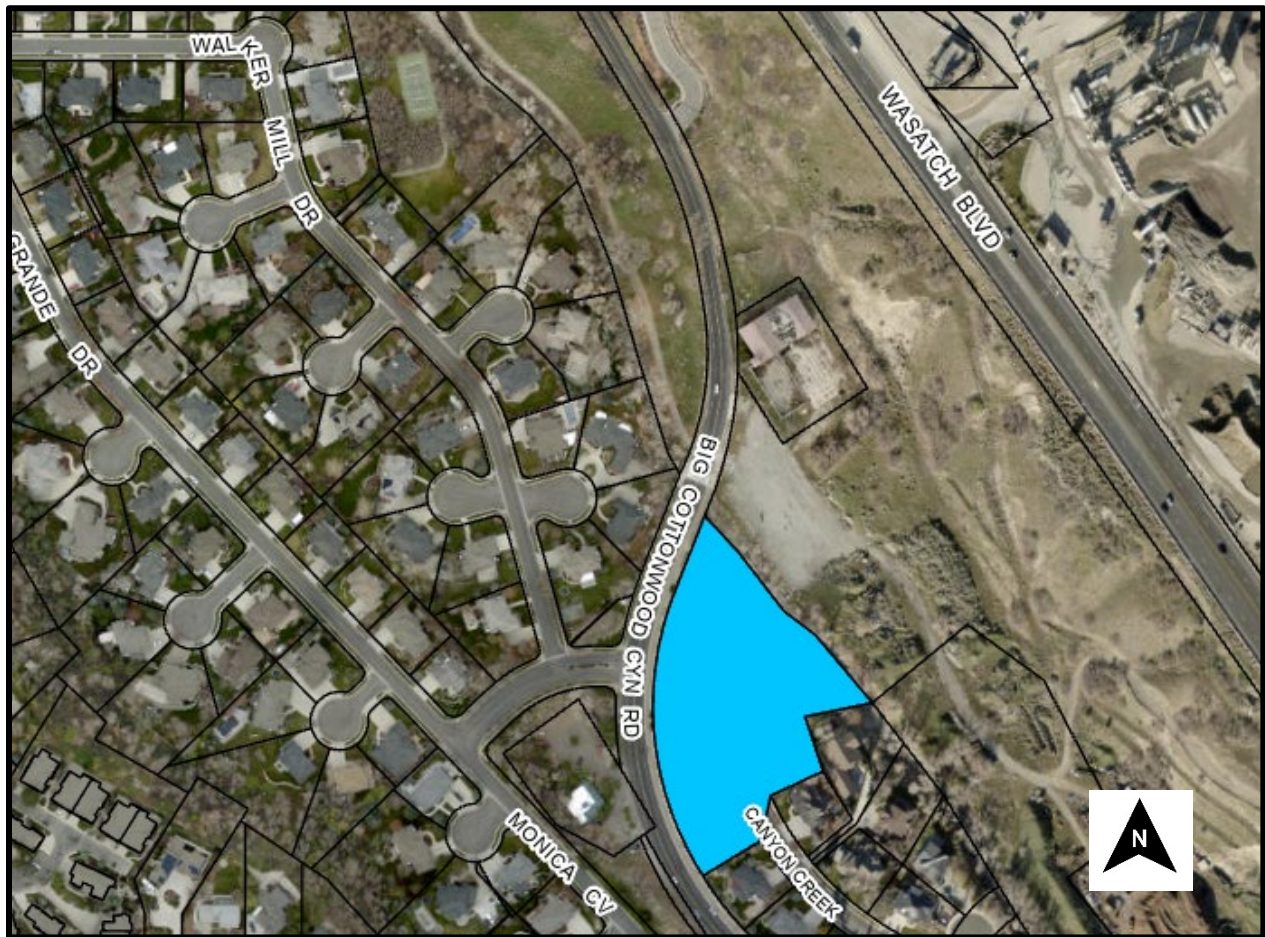
COUNCIL DISTRICT 3 PROJECT UPDATE

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
<p>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.</p>	



COUNCIL DISTRICT 3
PROJECT UPDATE

File: SUB-24-005	Project Name: Canyon Creek Estates Phase II
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 application has gone through three submission/review cycles, and staff is currently awaiting resubmittal.	



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 between several parcels of land. This type of application is reviewed at the staff level. Staff has reviewed the proposal and is awaiting a final document from the applicant for recordation.	

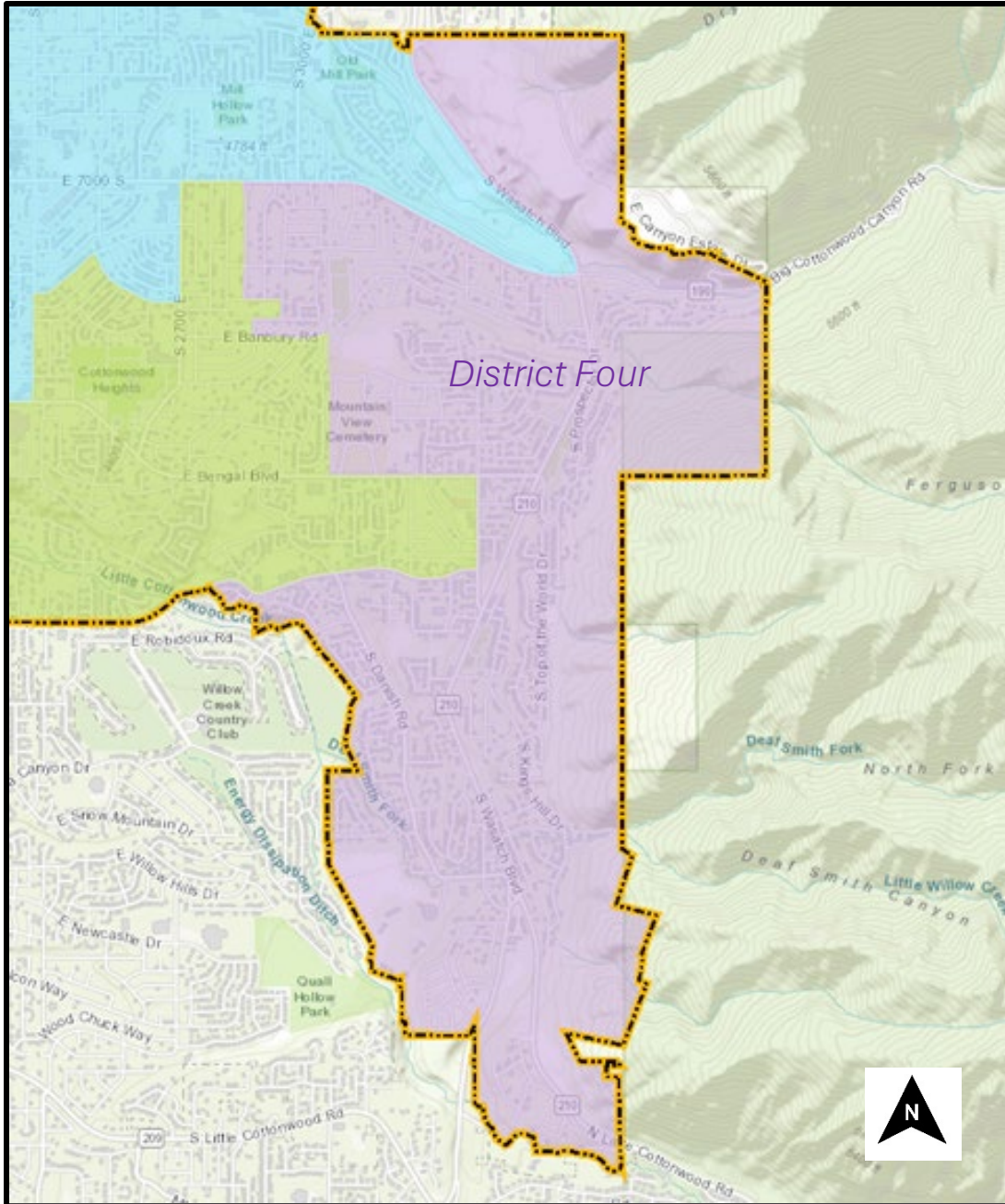


Significant building permits issued in District 3 in August 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0446	Issued – Height Verification Required	NSFD – Butler Hills View – Lot #103	New Single-Family Dwelling (NSFD)	7485 S Orion View Circle
BP.24.0572	Issued	TI – AT&T	Tenant Improvement (TI)	2855 E Cottonwood Pkwy Unit #200

District Four

Councilmember Ellen Birrell



COUNCIL DISTRICT 4
NEW PROJECT

File: CUP-24-012	Project Name: Paprocki Short-Term Rental
Address: 3562 E Wasatch Grove Ln.	Applicant: Eric Paprocki
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. Staff has reviewed the application and found that it conforms to zoning requirements, and has referred the applicant to the business licensing process prior to obtaining final approval.	



COUNCIL DISTRICT 4
NEW PROJECT

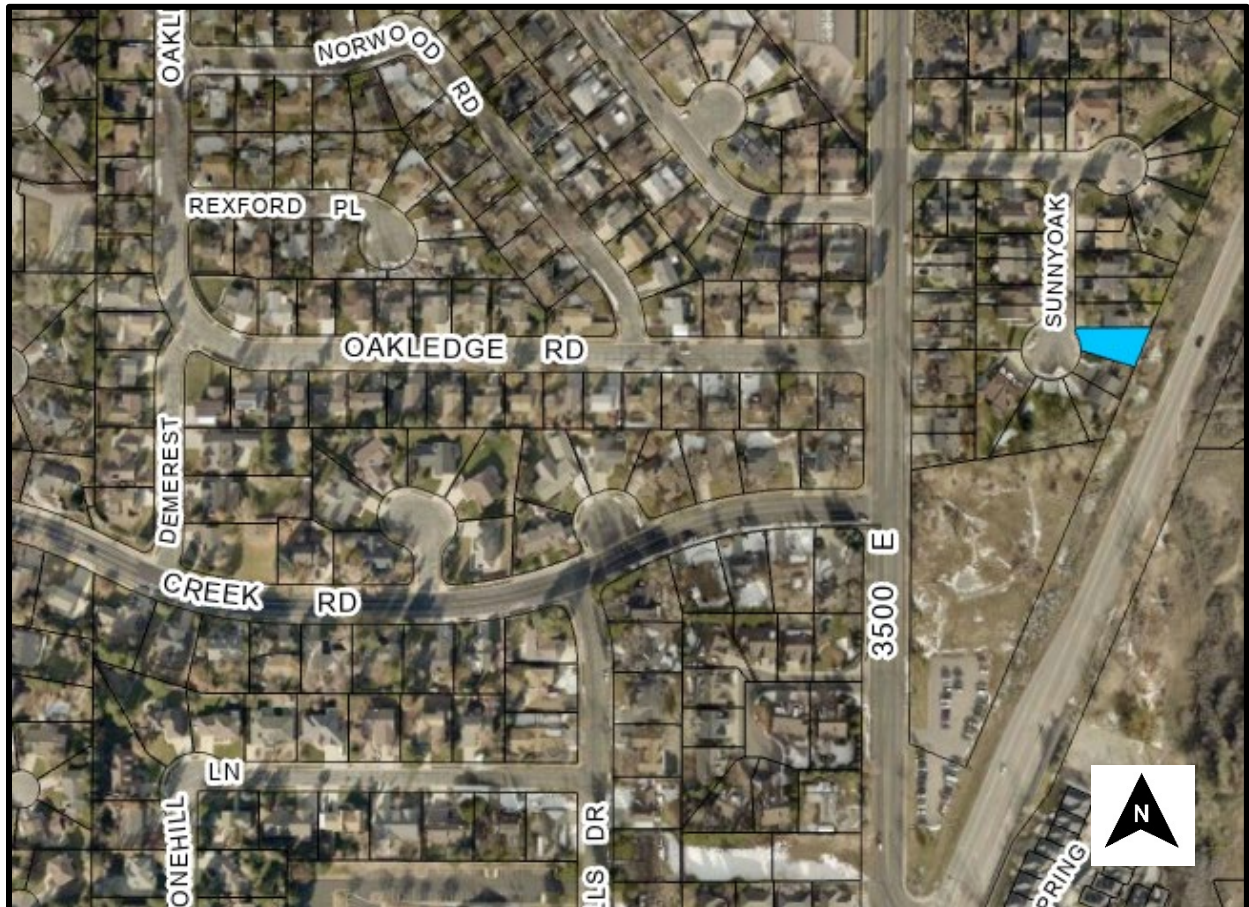
File: CUP-24-014	Project Name: Elsas Short-Term Rental
Address: 8218 S Wasatch Grove Ln.	Applicant: Juel Elsas
Type of Application: Short-Term Rental	Project Zoning: R-2-8 (Multifamily Residential)
Next Meeting: Not Applicable	Staff Contact: Maverick Yeh
Status: Short-term rentals are typically reviewed 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. Staff is currently reviewing the application to verify conformance to zoning codes.	



COUNCIL DISTRICT 4

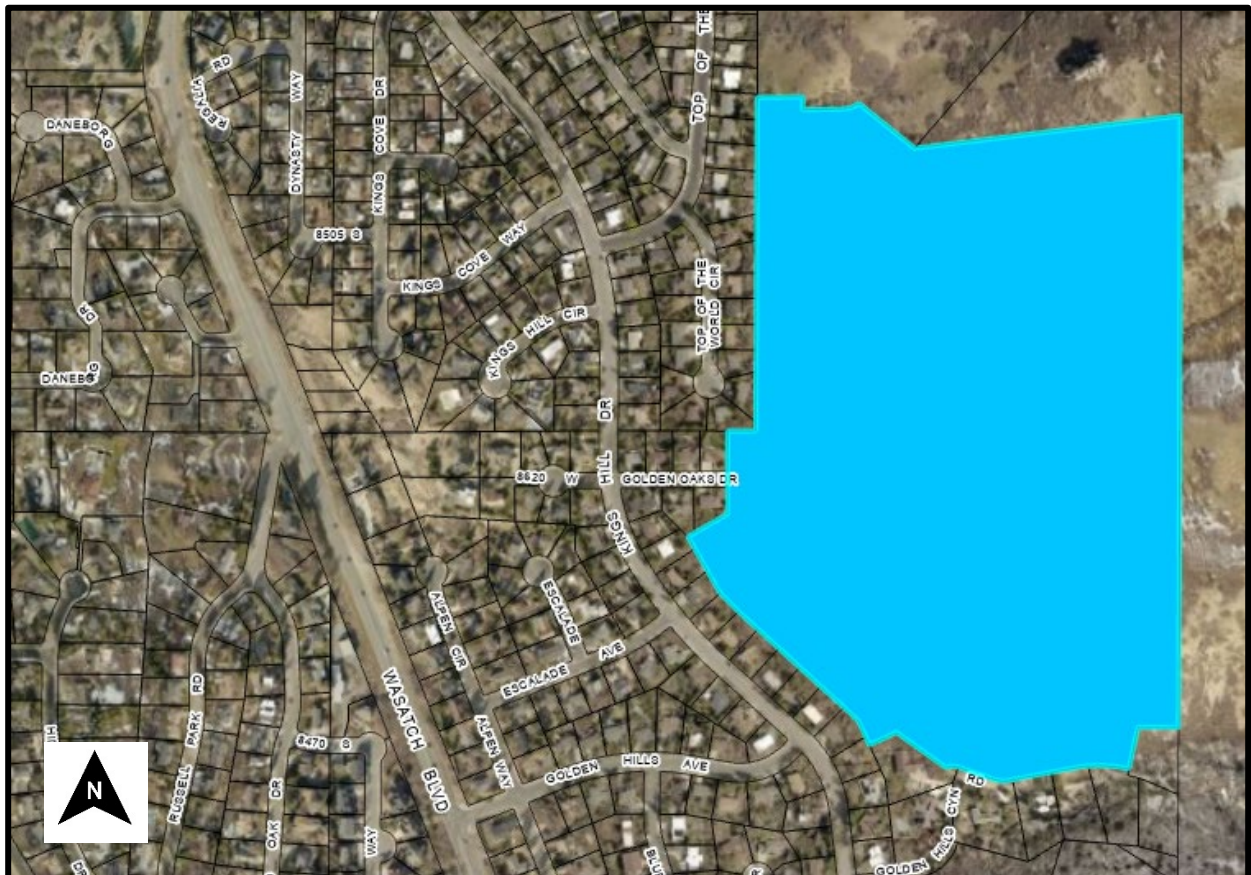
NEWPROJECT

File: CUP-24-013	Project Name: Dunder Cyclery
Address: 8007 S. Sunnyoak Cir.	Applicant: Chad Cordell
Type of Application: Home Occupation (Conditional Use Permit)	Project Zoning: R-2-8 (Multi-Family Residential)
Next Meeting: September 4, 2024, Administrative Hearing	Staff Contact: Maverick Yeh
Status: This is an application for a cyclery repair home business. Home occupation businesses require a conditional use permit which must go through a public hearing process. The application has been reviewed by staff and was approved at the September 4, 2024 Administrative Hearing.	



COUNCIL DISTRICT 4 PROJECT UPDATE

File: SUB-24-006	Project Name: Golden Oaks Hills Subdivision
Address: 3720 E. Golden Oaks Dr.	Applicant: Chris Poulsen
Type of Application: Minor Subdivision	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: This is an application for a four-lot subdivision at 3720 E. Golden Oaks Drive. The application is considered a "minor subdivision" as it has fewer than 10 lots and the property is not part of an existing subdivision. The proposed single-family lots are concentrated towards Golden Oaks Circle, and staff has requested that the majority of the subdivision, on the hillside, be provided as open space. Staff completed its 1st review of the project and corrections were sent to the applicant in late June. The project is now pending resubmittal.</p>	



COUNCIL DISTRICT 4 PROJECT UPDATE

File: CUP-24-009	Project Name: Oborn Short-Term Rental
Address: 8174 S. Clover Spring Ln.	Applicant: Craig Oborn
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 will review the application to confirm it is compliant with current ordinance requirements. The application is currently pending resubmittal.	



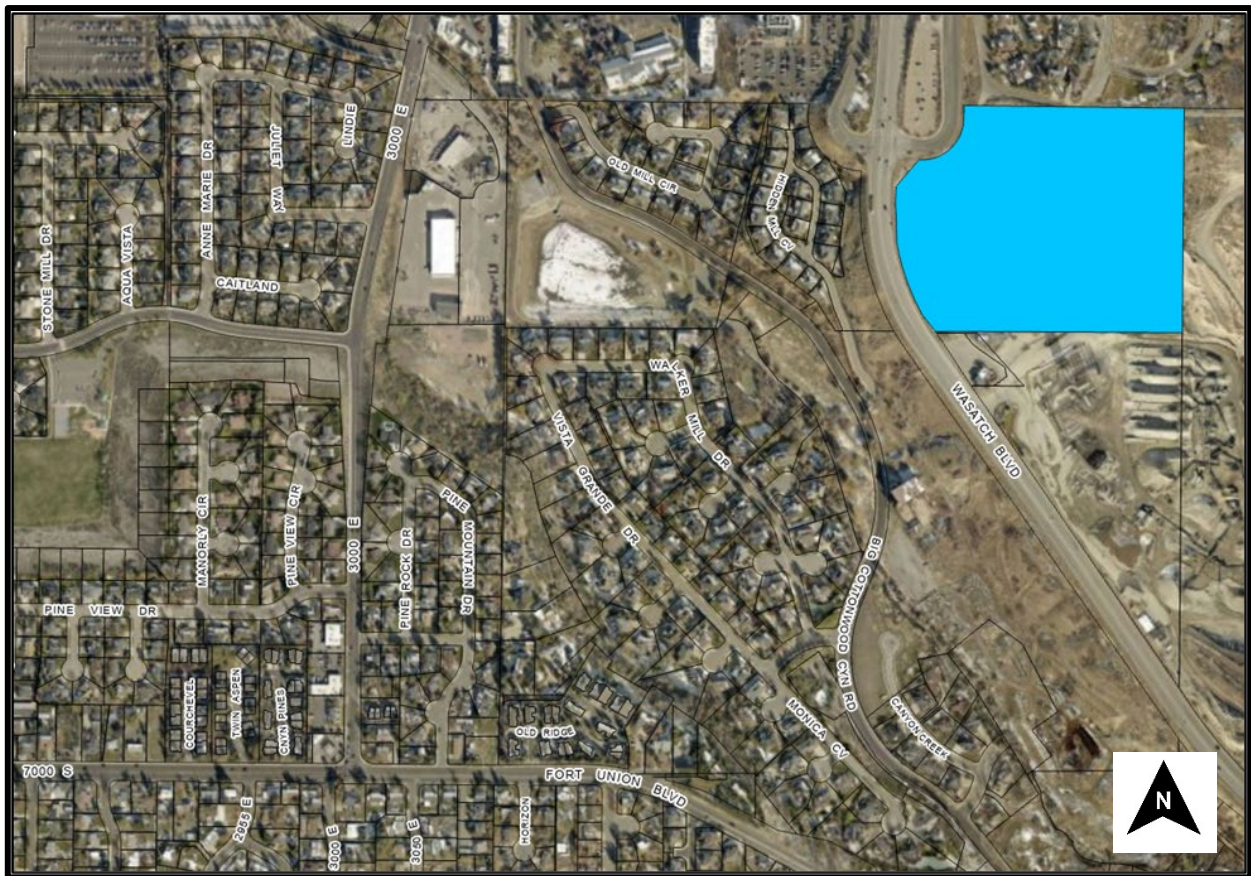
COUNCIL DISTRICT 4 PROJECT UPDATE

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 was denied (<i>see previous page for more information</i>), and the project is now pending technical review by staff prior to plat recordation.</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. After extensive technical review, conditional approval for reclamation work has been approved by the city. It is anticipated that site grading will begin imminently.</p>	



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

CITY-WIDE PROJECTS

NEW PROJECT

Project: ZTA-24-002 – Sensitive Lands Impervious Surface Text Amendment

Address: City-wide

Type of Application: Ordinance Update

Staff Contact: Mike Johnson

This is a minor text amendment to clarify a development regulation regarding the maximum amount of impervious surface allowed within sensitive lands areas. This amendment proposes to narrow the scope of the provision so that it more appropriately applies to areas where the regulation is most warranted.

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 was reviewed by the Planning Commission at its June 5, 2024 meeting, with a unanimous recommendation of approval forwarded to the City Council. Staff presented the final draft of the Form Based Code to the City Council at its July 2, 2024, and the project will be scheduled for public hearing and formal consideration at a future 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 at the September 10, 2024 meeting.

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 made updates to the proposed code amendments and returned the item to Planning Commission at the July 11, 2024 meeting, who forwarded a positive recommendation to City Council. The item will be brought up for consideration at the September 20, 2024 City Council meeting.

AUGUST ECONOMIC DEVELOPMENT UPDATE

Staff Contact: Mike Johnson and Sydney Pierce

- The CHBA and City sponsored holes at the Cottonwood Heights Parks & Recreation Foundation's annual Golf Tournament, held on August 20th
- Nominations have all been submitted for the 2024 Landscape Beautification Awards. Council members will select winners from the nominees provided to them, and winners will be recognized at a Council meeting.
- Sydney Pierce joined the city in August as the new Business Development Specialist.
- A Request for Statement of Qualifications was published to find a real estate firm to represent and assist the city with sales, leases, relocations, and other real estate services within the town center area. A preferred contractor will be selected by the Council at an upcoming Council meeting.