



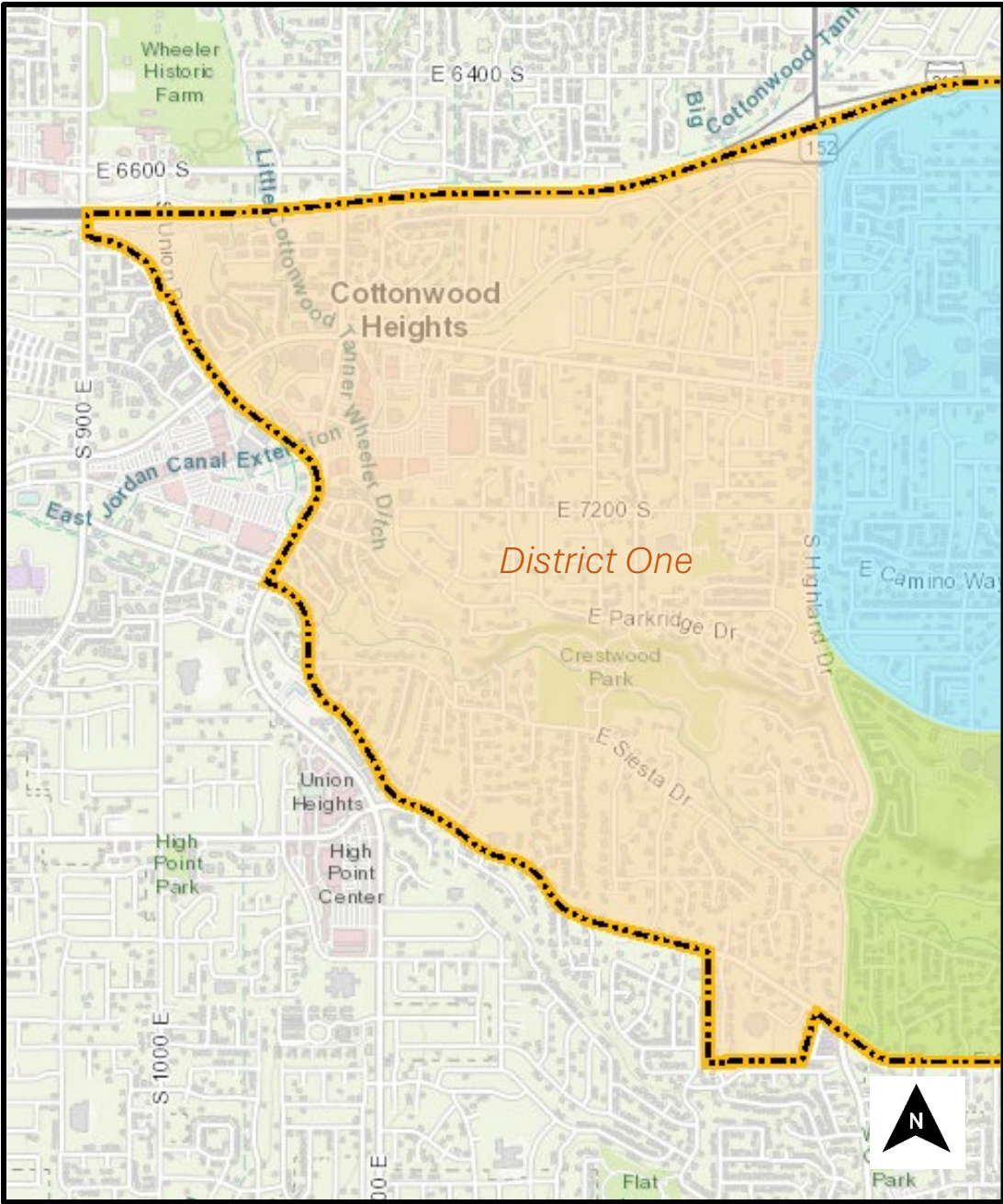
September 2024 Development Activity Report

View the Interactive Map [Here](#)

*Cottonwood Heights
Community & Economic Development Department*

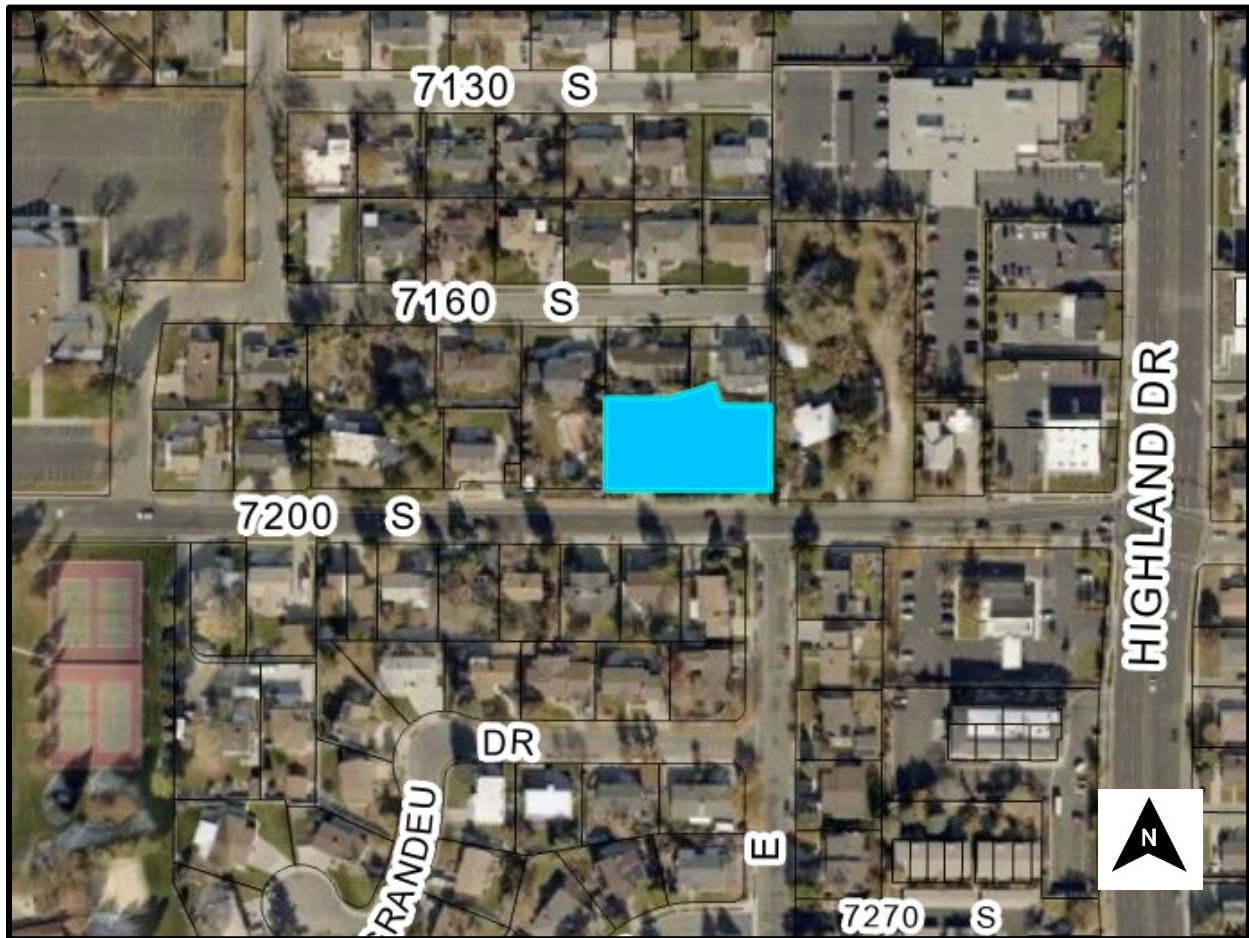
District One

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 applied for a building permit to construct the ADU.	

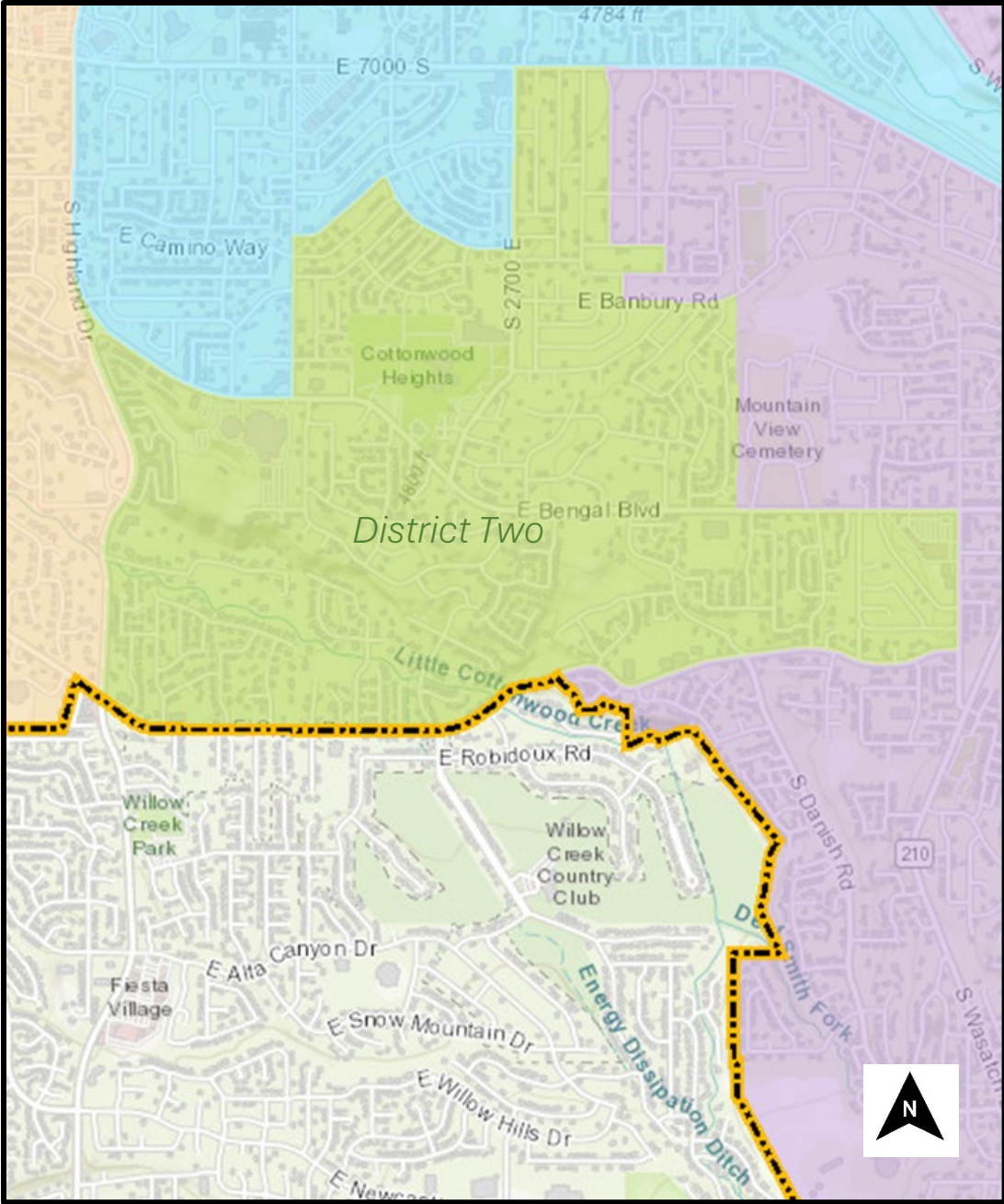


Significant building permits issued in District 1 in September 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0387	Issued – With Notes	TI – Van Leeuwen Dentistry	Tenant Improvement (TI)	1845 E Fort Union Blvd
BP.24.0542	Issued	TI – Raymond James	Tenant Improvement (TI)	6985 S Union Park Center, Suite #500
BP.24.0573	Issued	TI – Union Park Center Suite Remodel	Tenant Improvement (TI)	6965 S Union Park Center, Suite #200

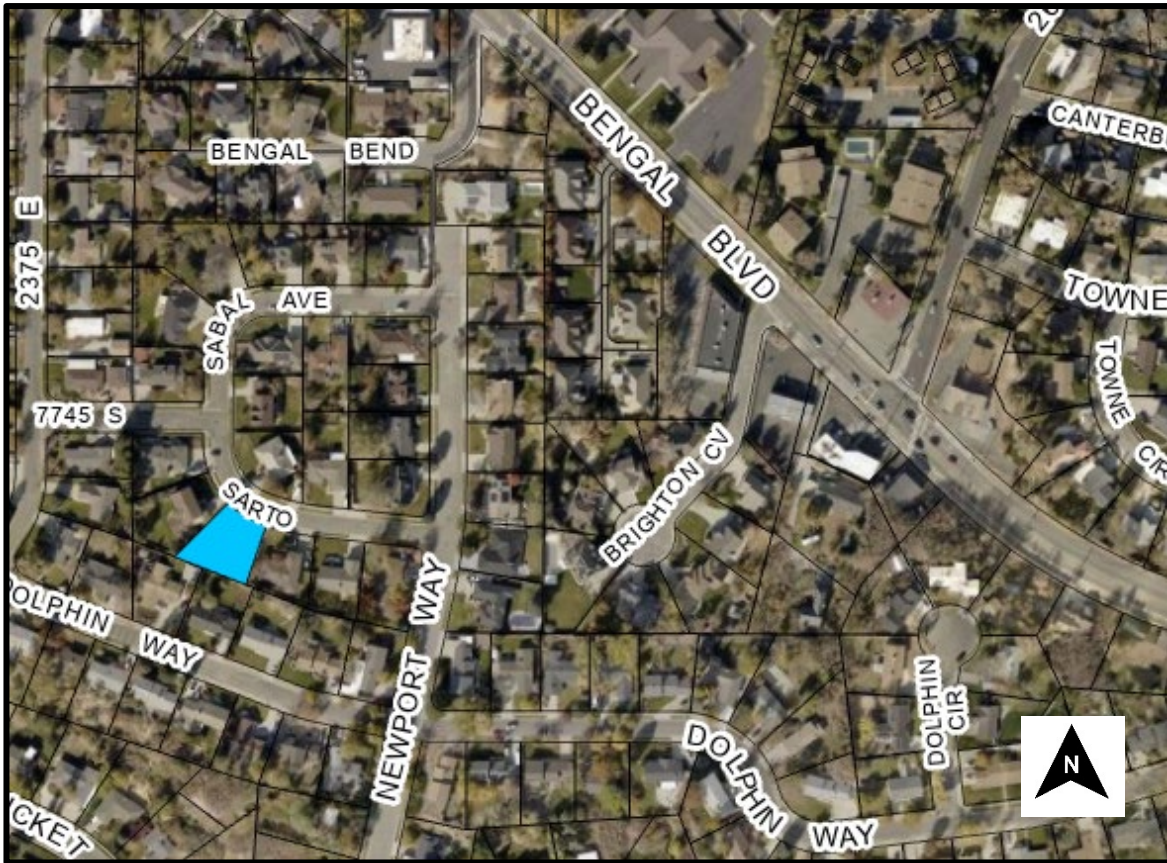
District Two

Councilmember Suzanne Hyland



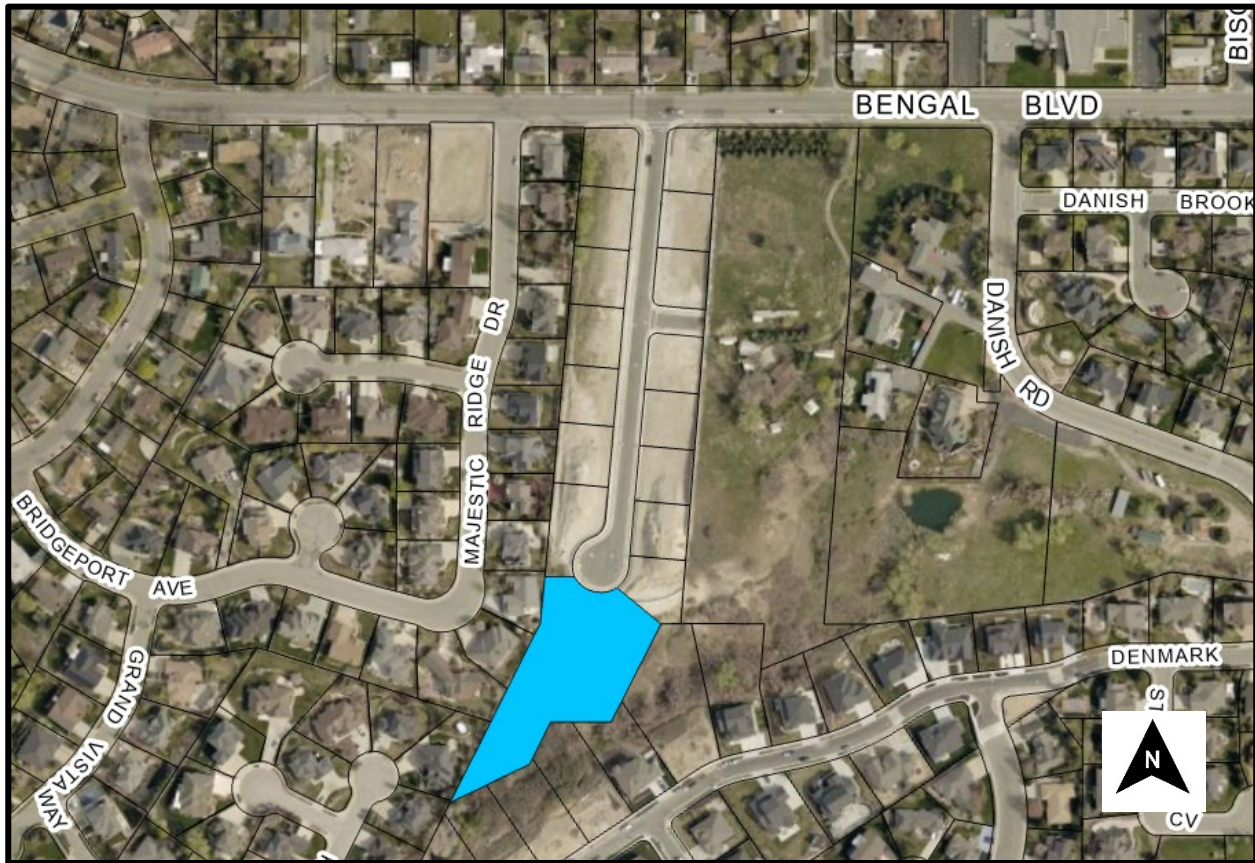
COUNCIL DISTRICT 2
NEW PROJECT

File: CUP-24-015	Project Name: Highpoint Landing Pet Care
Address: 2426 E. Sarto Ave.	Applicant: Amanda Martin
Type of Application: Home Business Conditional Use Permit	Project Zoning: Single-Family Residential (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Maverick Yeh and Ian Harris
Status: This application is for a pet care business within an existing home at 2426 E. Sarto Ave. This application was reviewed by staff and approved at an Administrative Hearing on October 2, 2024. Staff has sent the approval letter to the applicant and instructed them on the next steps for full business licensure.	



COUNCIL DISTRICT 2 PROJECT UPDATE

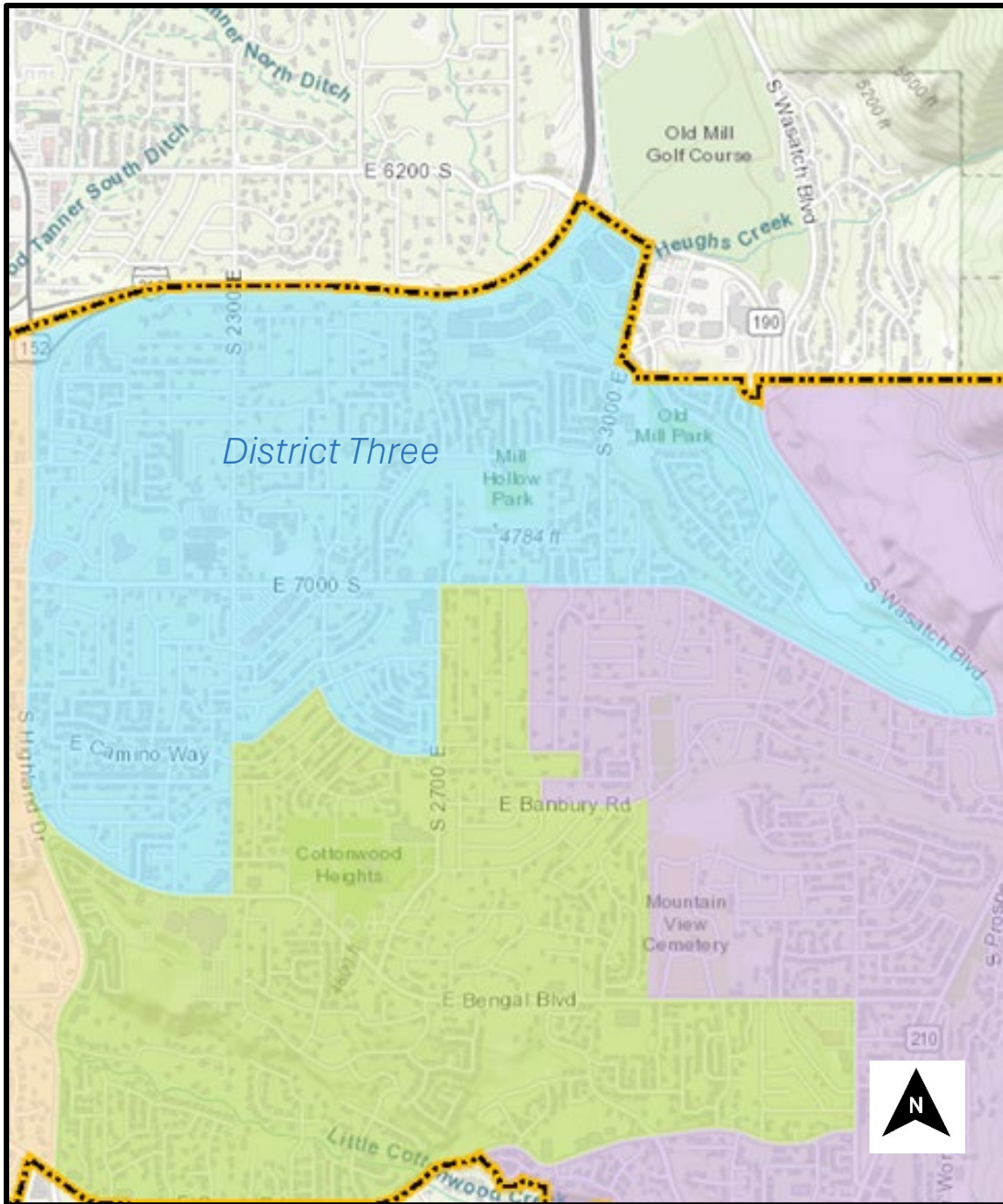
File: SUB-24-003	Project Name: Danish Pines Phase II
Address: 7980 S. Danish Oaks Dr.	Applicant: Josh Cameron
Type of Application: Minor Subdivision	Project Zoning: Single-Family Residential (R-1-10)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
<p>Status: This application is for a one-lot subdivision to entitle the subject property for future construction of a single-family home. The project has been fully reviewed by city staff with no remaining comments, but is still awaiting approval by Salt Lake City Public Utilities and corrections by Salt Lake County prior to final plat recordation.</p>	



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

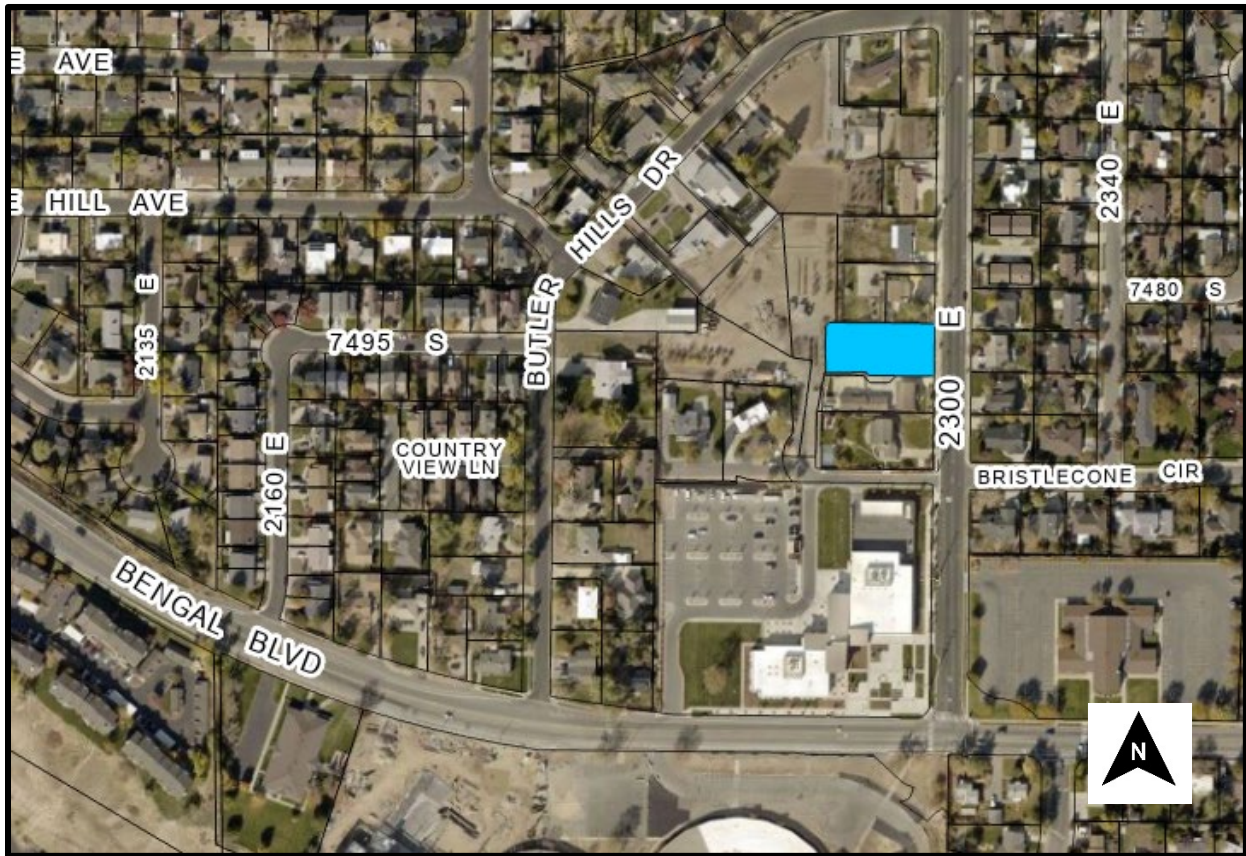
District Three

Councilmember Shawn Newell



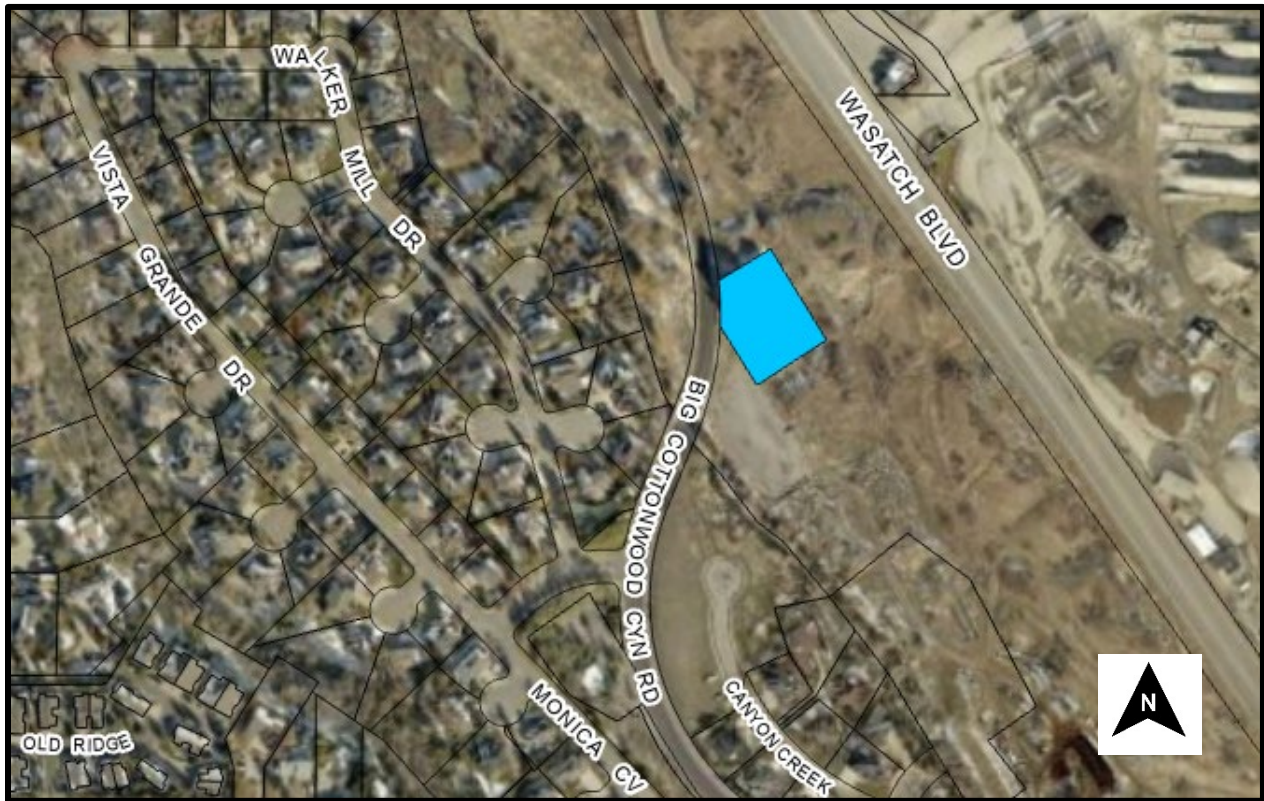
COUNCIL DISTRICT 3 PROJECT UPDATE

File: SUB-24-007	Project Name: Uhrhahn Amended Subdivision
Address: 7484-7496 S. 2300 E.	Applicant: Rodger and Diane Uhrhahn
Type of Application: Subdivision Amendment	Project Zoning: R-2-8 (Multifamily Residential)
Next Meeting: Not Applicable	Staff Contact: Ian Harris
<p>Status: This is an application to amend an existing subdivision plat to divide the ownership of two existing duplexes into four separately owned condominium units. The application underwent an initial staff review which provided corrections to the applicant but found no major zoning issues. The application was reviewed and approved at the October 2, 2024 Planning Commission public hearing. The application is now pending resubmittal, following which staff will conduct a full technical review of the final plat.</p>	



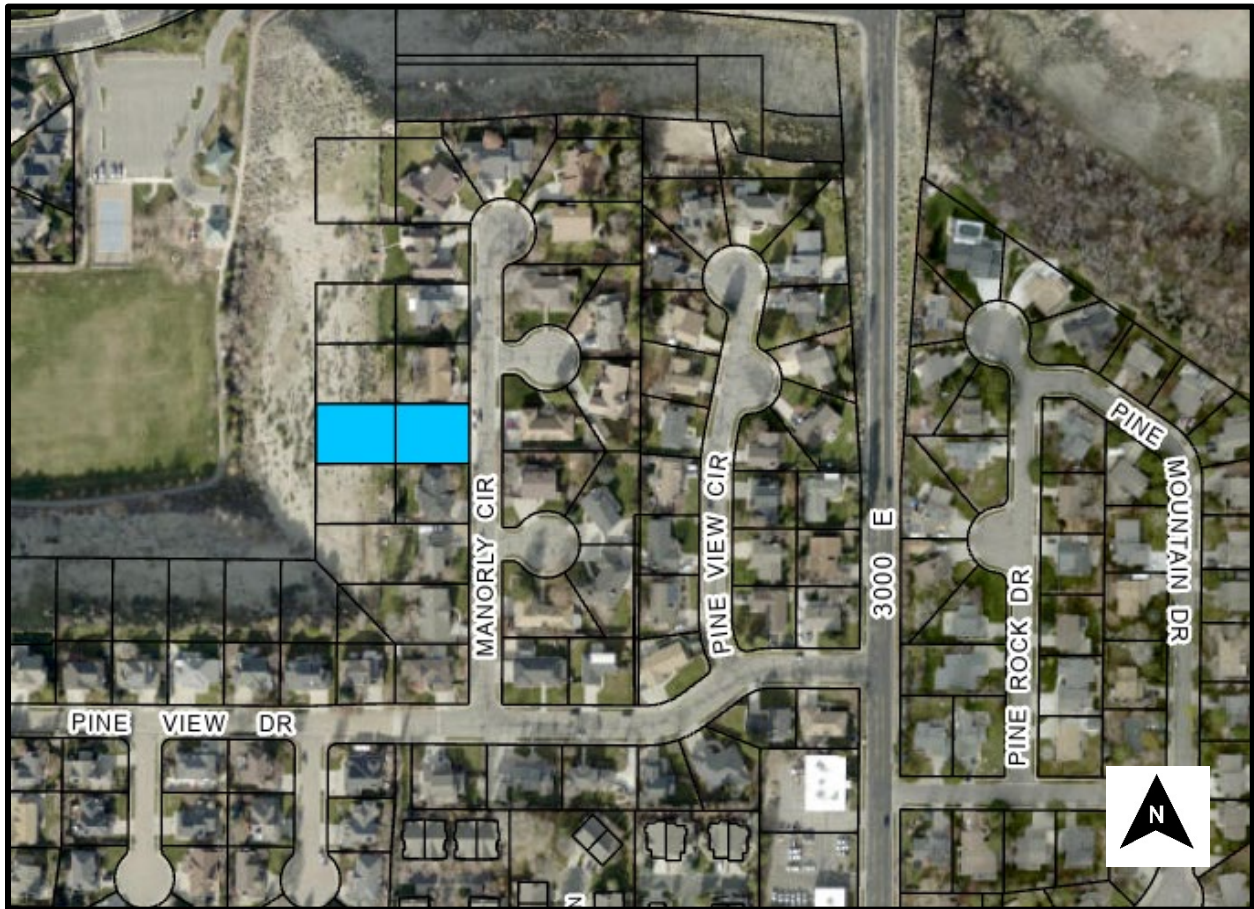
COUNCIL DISTRICT 3 PROJECT UPDATE

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: November 14, 2024, Appeals Hearing	Staff Contact: Mike Johnson
<p>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. The project has been tentatively scheduled for the November 14, 2024 Appeals Hearing.</p>	



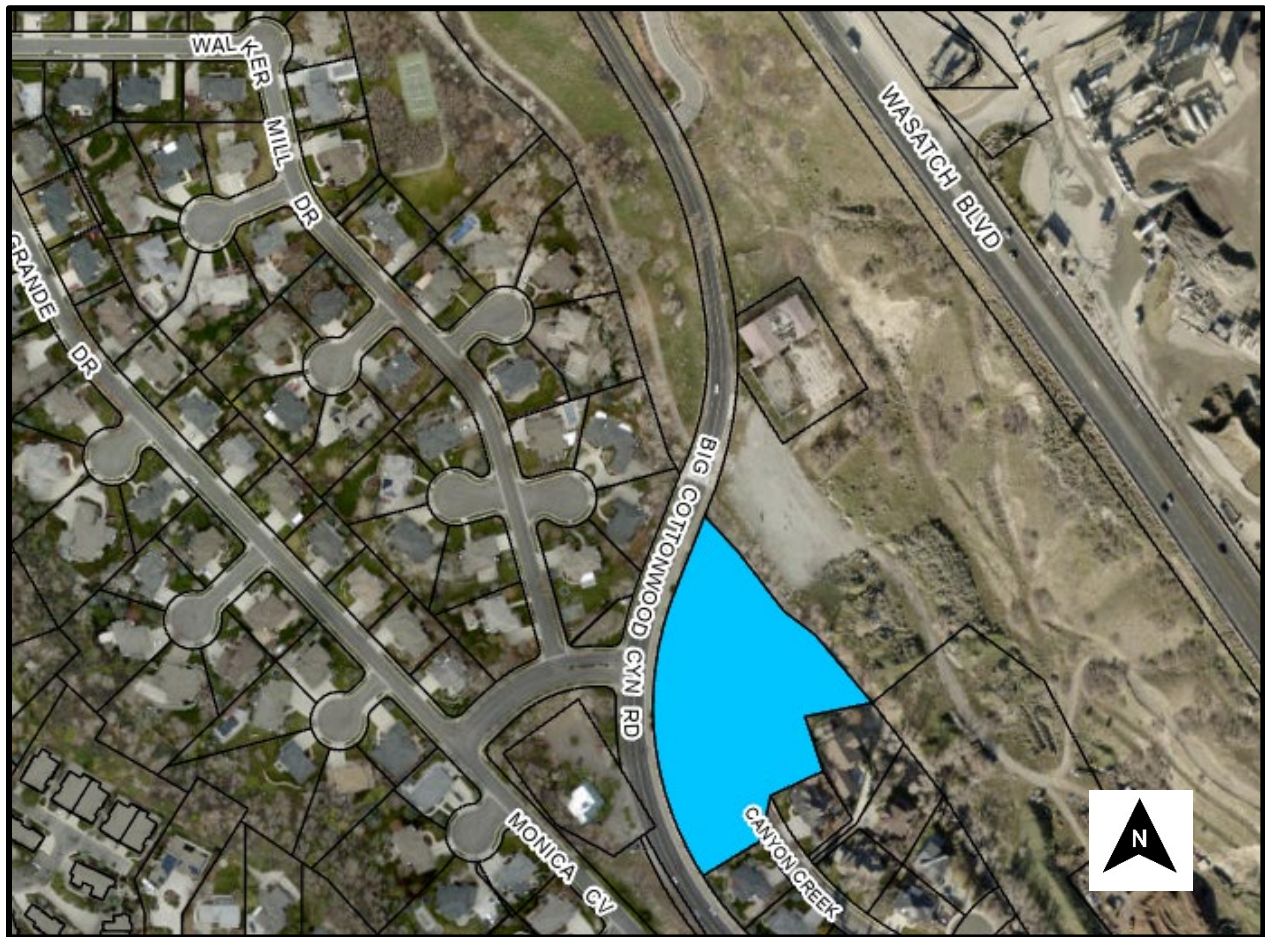
COUNCIL DISTRICT 3 PROJECT UPDATE

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. The final plat has been reviewed and approved by staff, and is currently awaiting recordation by the applicant.</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 and approved the proposal and directed the applicant to record the boundary line agreement at Salt Lake County.	

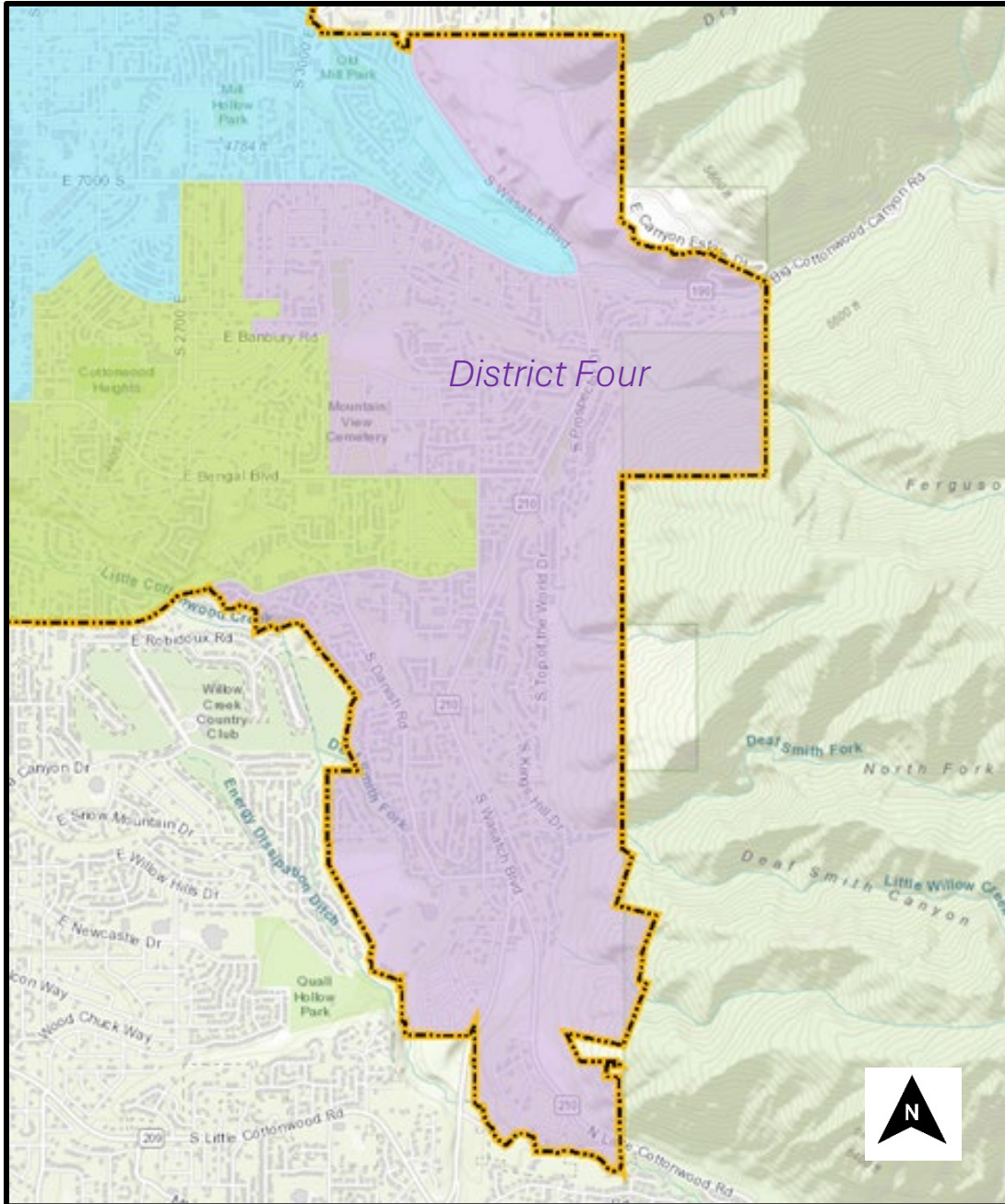


Significant building permits issued in District 3 in September 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0463	Issued	TI – Provider Healthcare	Tenant Improvement (TI)	2825 E Cottonwood Pkwy

District Four

Councilmember Ellen Birrell



COUNCIL DISTRICT 4
NEW PROJECT

File: CUP-24-016	Project Name: Apres Condominiums
Address: 7367 S. Canyon Centre Pkwy	Applicant: Chris Ensign, Solstice Development
Type of Application: Conditional Use Permit	Project Zoning: MU (Mixed Use)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This is an application to modify the entitlement of the office building portion at Canyon Centre to allow for a 36-unit condo building instead. The application is currently in its first round of staff review. It is tentatively scheduled for the October 16, 2024 Planning Commission meeting and October 24, 2024 Architectural Review Committee meeting.	



COUNCIL DISTRICT 4
NEW PROJECT

File: LLA-24-001	Project Name: Piragas Lot Line Adjustment
Address: 3603 E. & 3580 E. 8620 S.	Applicant: Domas Piragas
Type of Application: Lot Line Adjustment	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This is an application for a lot line adjustment between 3603 E. 8620 S. and 3580 E. 8620 S. (Golden Oaks Dr.). As both parcels are metes and bounds lots, this application will be processed at the staff level. Following an initial staff review, it is currently pending resubmittal.	



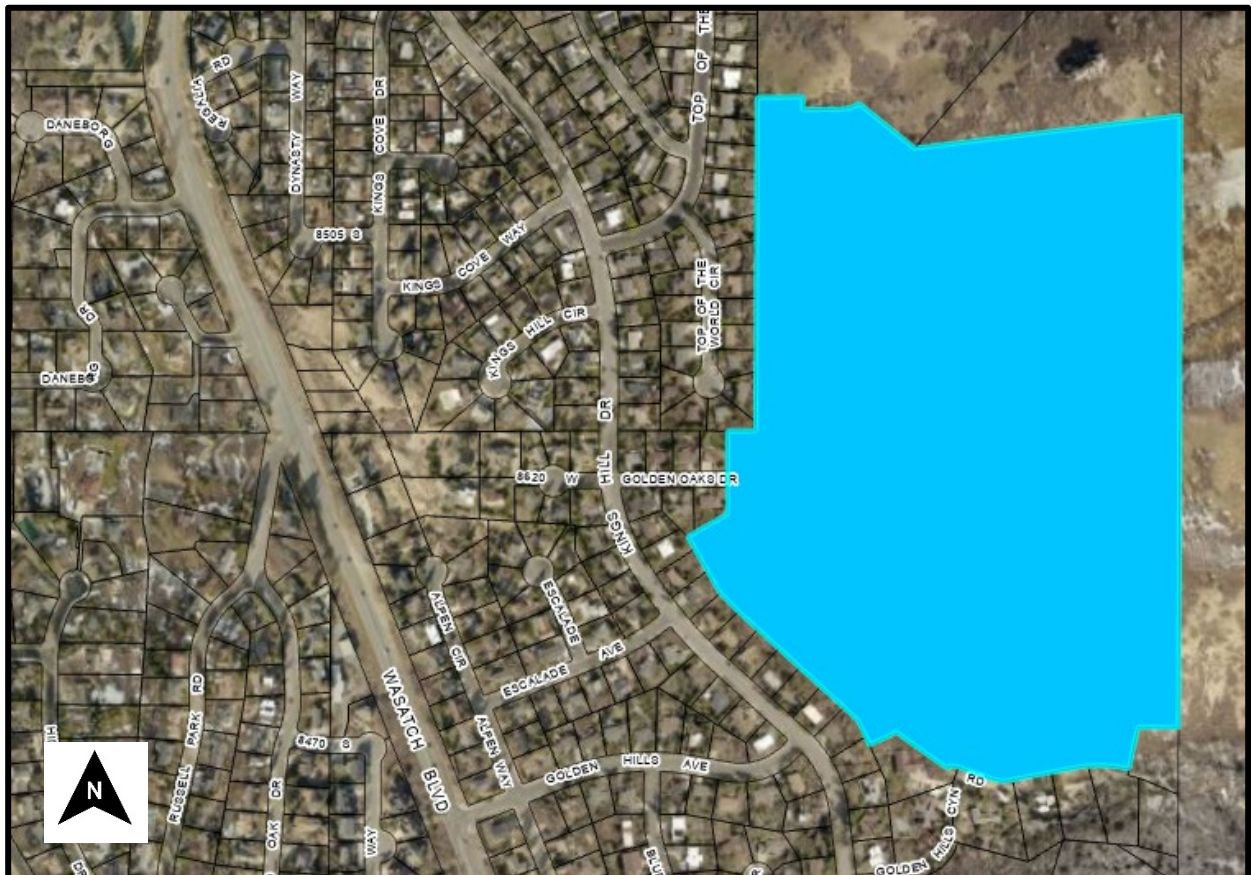
COUNCIL DISTRICT 4
PROJECT UPDATE

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 has verified the application conforms to current zoning codes, and full licensure has been granted.	



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>	



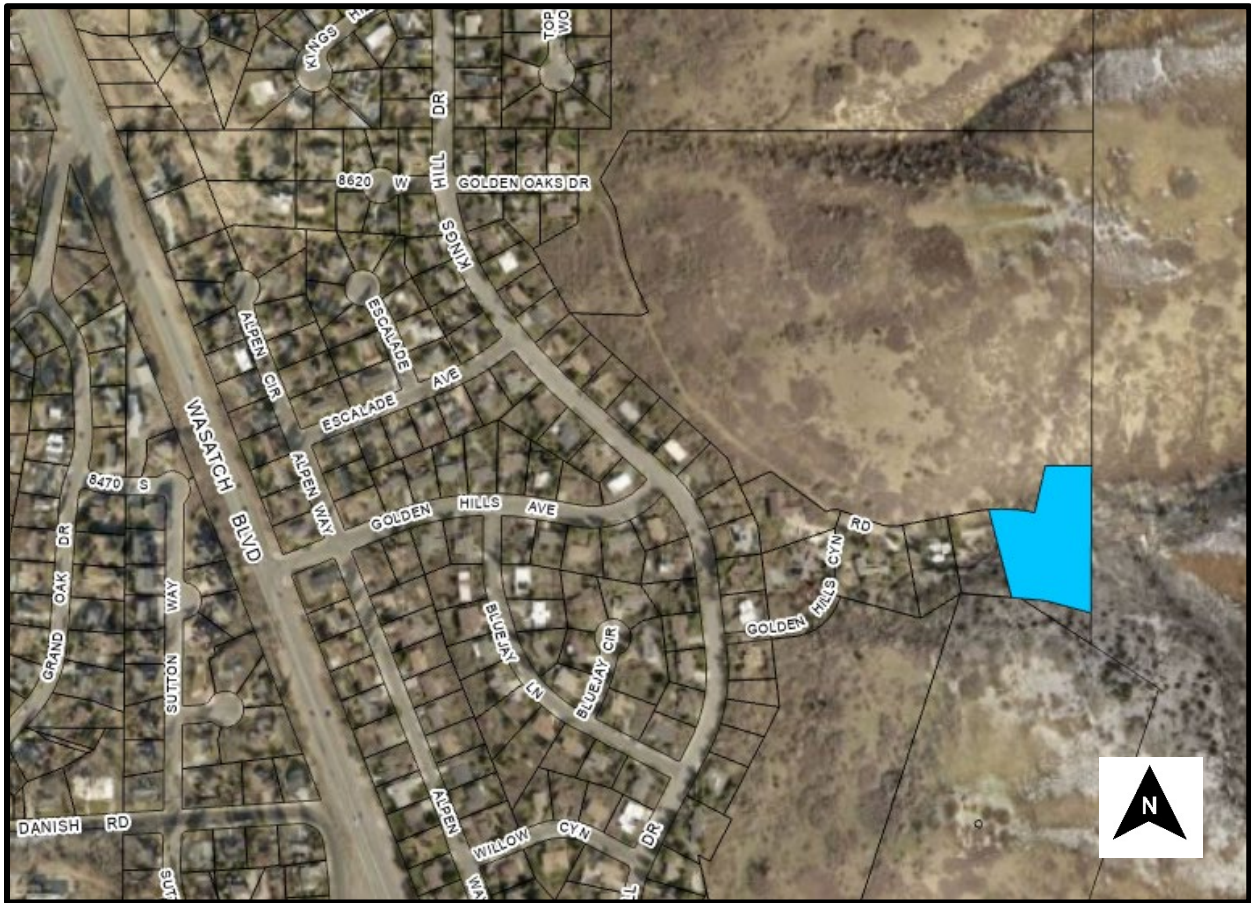
COUNCIL DISTRICT 4 PROJECT UPDATE

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.	



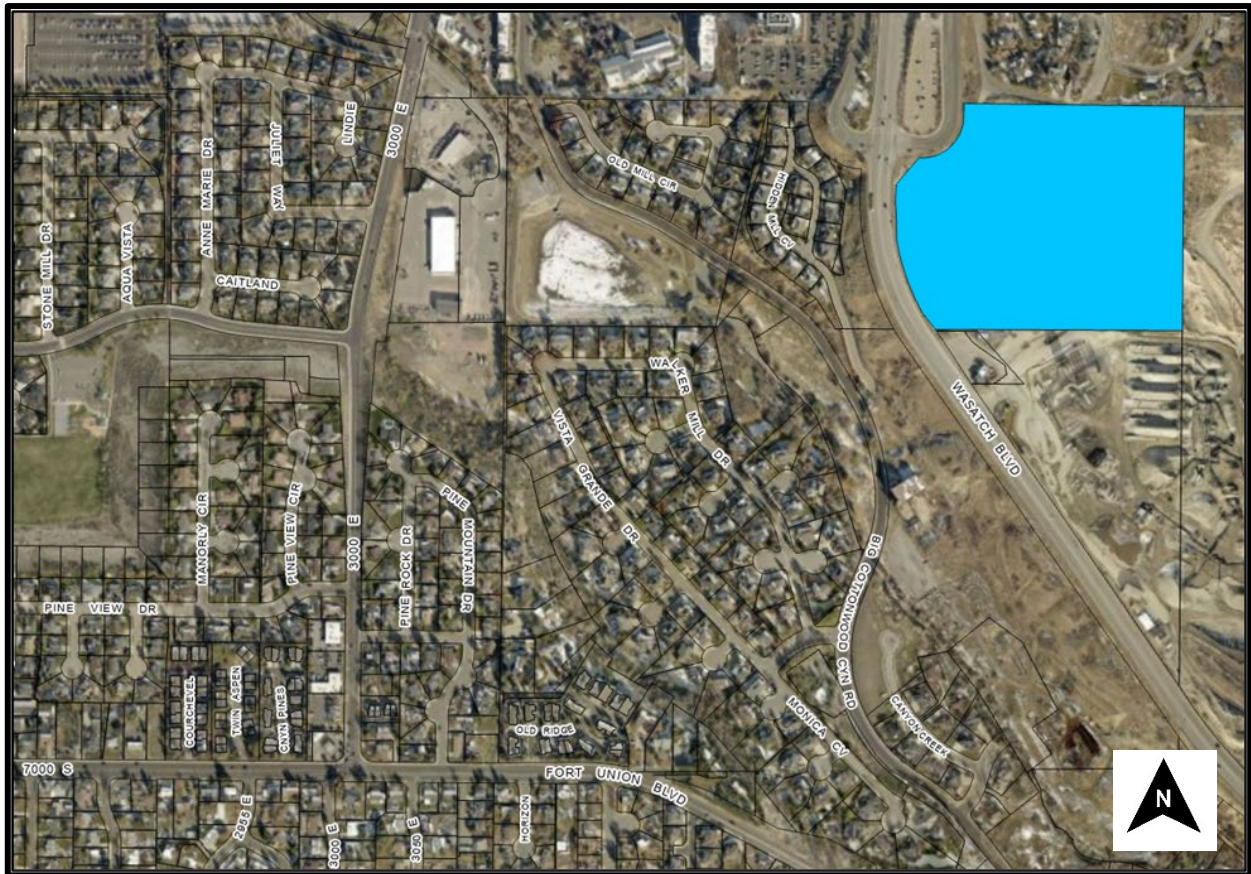
COUNCIL DISTRICT 4 PROJECT UPDATE

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, 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. Site grading and improvements have recently begun work.</p>	



Significant building permits issued in District 4 in September 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0516	Issued	NSFD – Cottonwood Canyon Cove Lot #205	New Single-Family Dwelling (NSFD)	7613 S Primaverii Ct
BP.24.0517	Issued	NSFD – Cottonwood Canyon Cove Lot #206	New Single-Family Dwelling (NSFD)	7617 S Primaverii Ct
BP.24.0543	Issued – With Notes	TI – Yeti Brew Pub	Tenant Improvement (TI)	7333 S Canyon Centre Pkwy

CITY-WIDE PROJECTS

NEW PROJECT

Project: ZTA-24-003 – City Code Maintenance (Fourth Set)

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. The drafted amendments are currently undergoing an initial staff review and are tentatively planned to be introduced to Planning Commission at its November 6, 2024 meeting.

PROJECT UPDATE

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

Address: City-wide

Type of Application: Zoning Text Amendment

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. The Planning Commission unanimously recommended approval of the amendment at its September 4, 2024 meeting. The amendment is now pending City Council consideration.

PROJECT UPDATE

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

Address: City-wide

Type of Application: Zoning Text Amendment

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 promote 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 were introduced to Planning Commission and City Council at the September 10, 2024 meeting. Staff begun to work on an approach that incorporates the feedback received from City Council, and will return for further discussions later this year.

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 amendments were approved by City Council at the September 20, 2024 meeting.

SEPTEMBER ECONOMIC DEVELOPMENT UPDATE

Staff Contact: Mike Johnson and Sydney Pierce

- The city welcomed 9 new businesses in September 2024.
- The annual Community Block Party was held on September 30 at the Hillside Plaza redevelopment site. Many local businesses and organizations participated, and the event included food trucks, a photo booth, face painting, yard games, a chalk art contest, and a Children's Bike Rodeo.
- Staff attended a South Valley Chamber event where the Smith Entertainment Group (SEG) presented their plans for the Utah Hockey Club. SEG is planning on opening a new hockey facility for the team and the public at South Towne Mall in Sandy.