



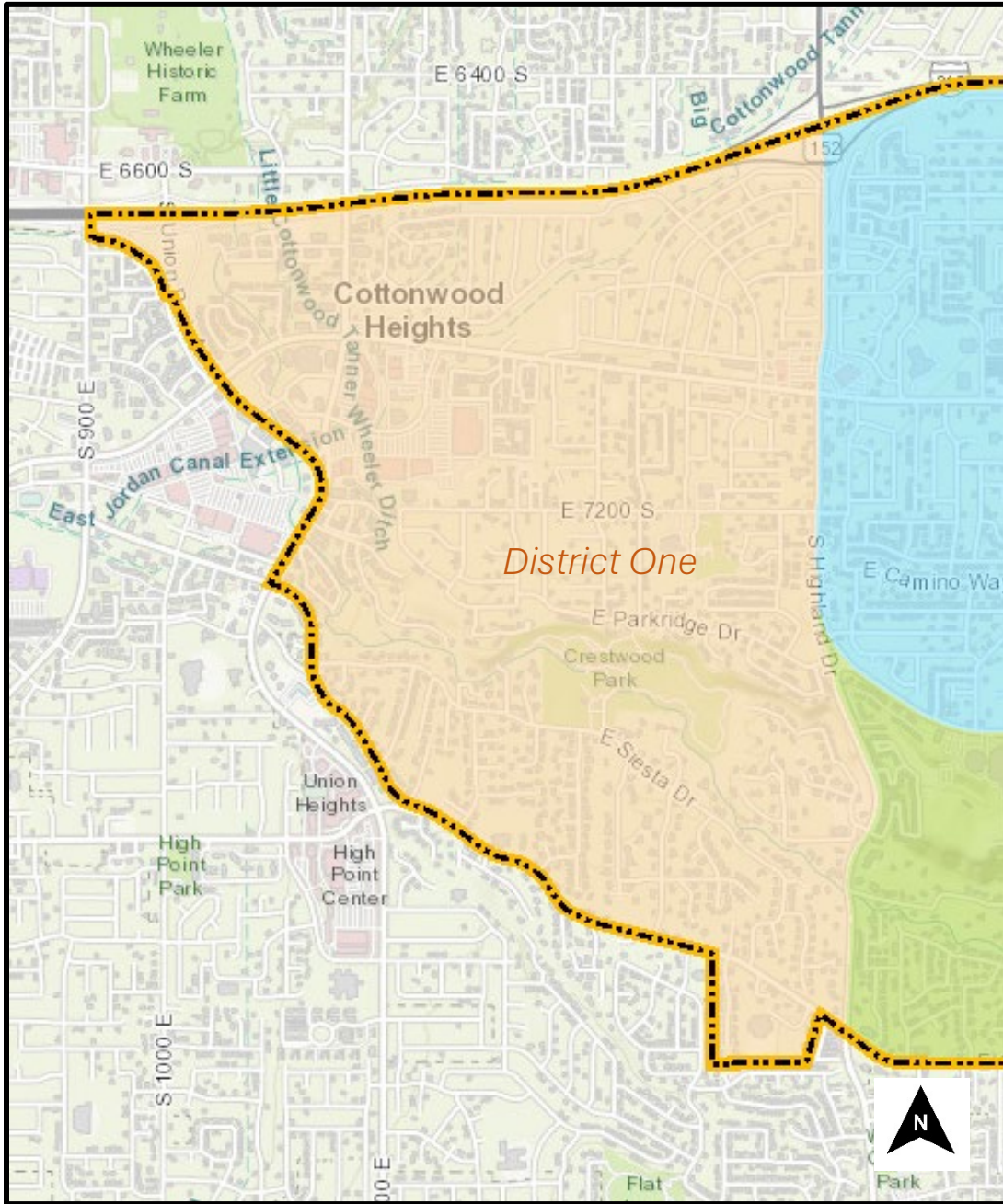
October 2024 Development Activity Report

View the Interactive Map [Here](#)

*Cottonwood Heights
Community & Economic Development Department*

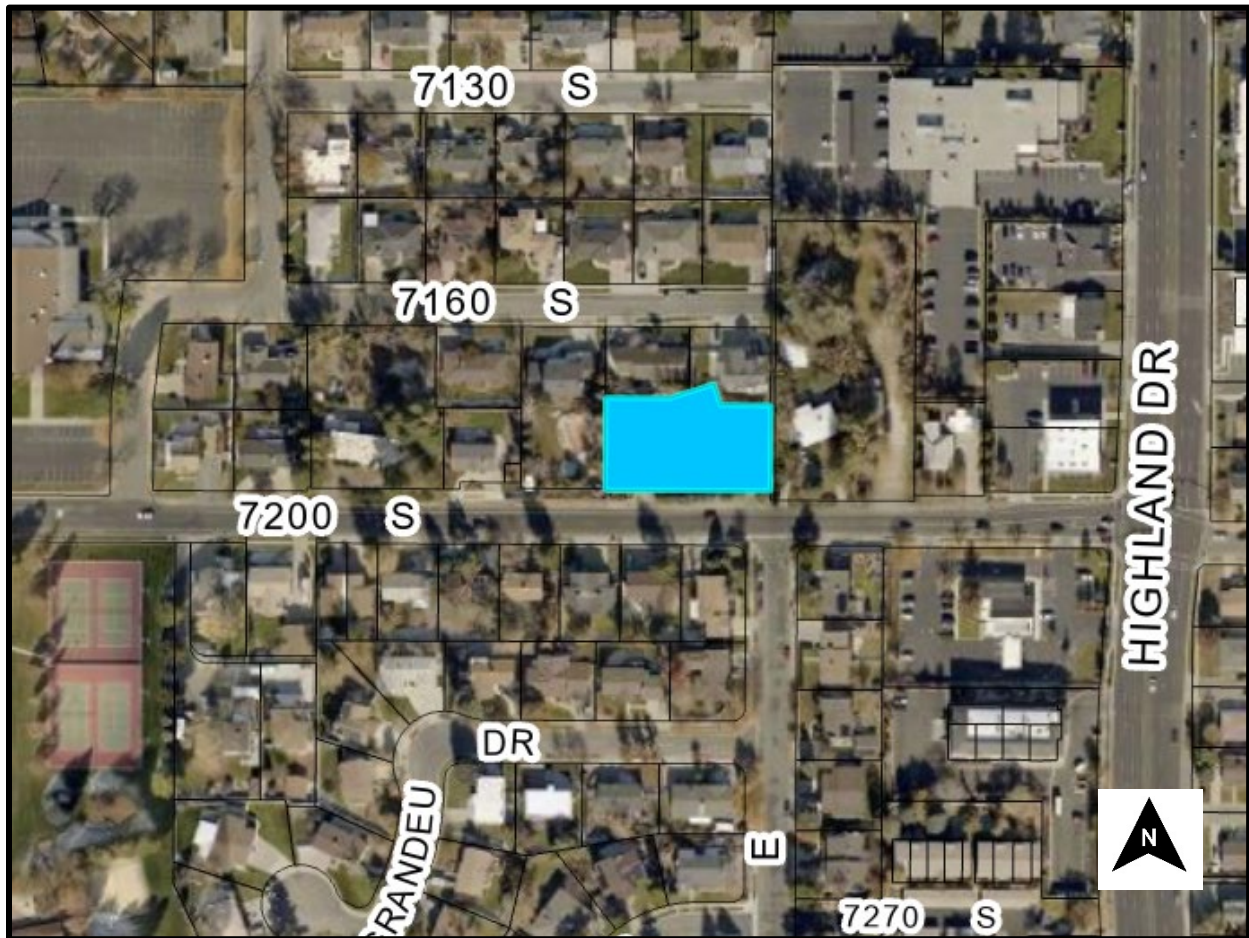
District One

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.	

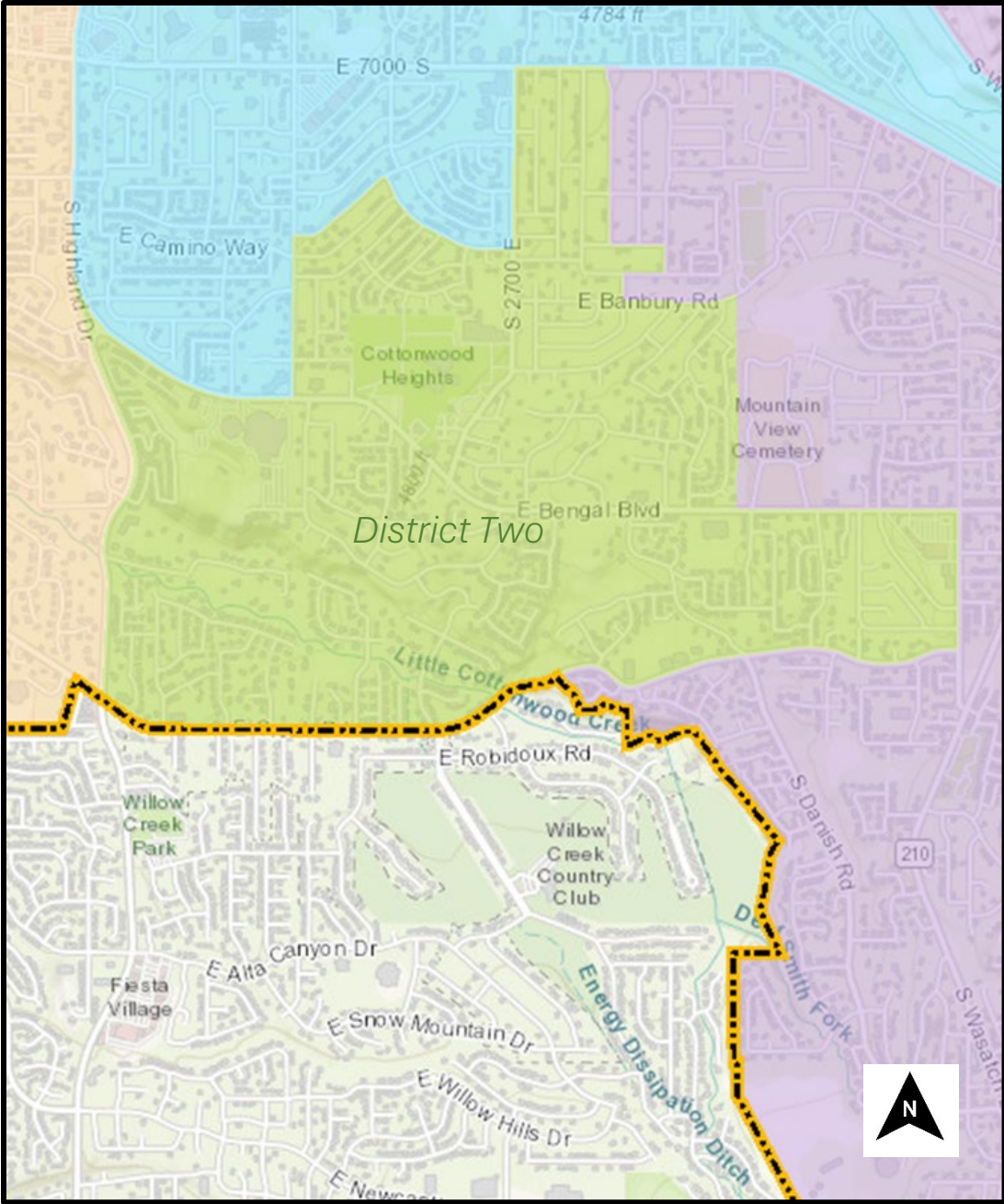


Significant building permits issued in District 1 in October 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0758	Issued – With Notes	Billboard Relocation – Reagan	Tenant Improvement (TI)	1760 E Fort Union Blvd.
BP.24.0642	Issued	TI – Avid	Tenant Improvement (TI)	6995 S Union Park Center, Suite #390

District Two

Councilmember Suzanne Hyland



COUNCIL DISTRICT 2 PROJECT UPDATE

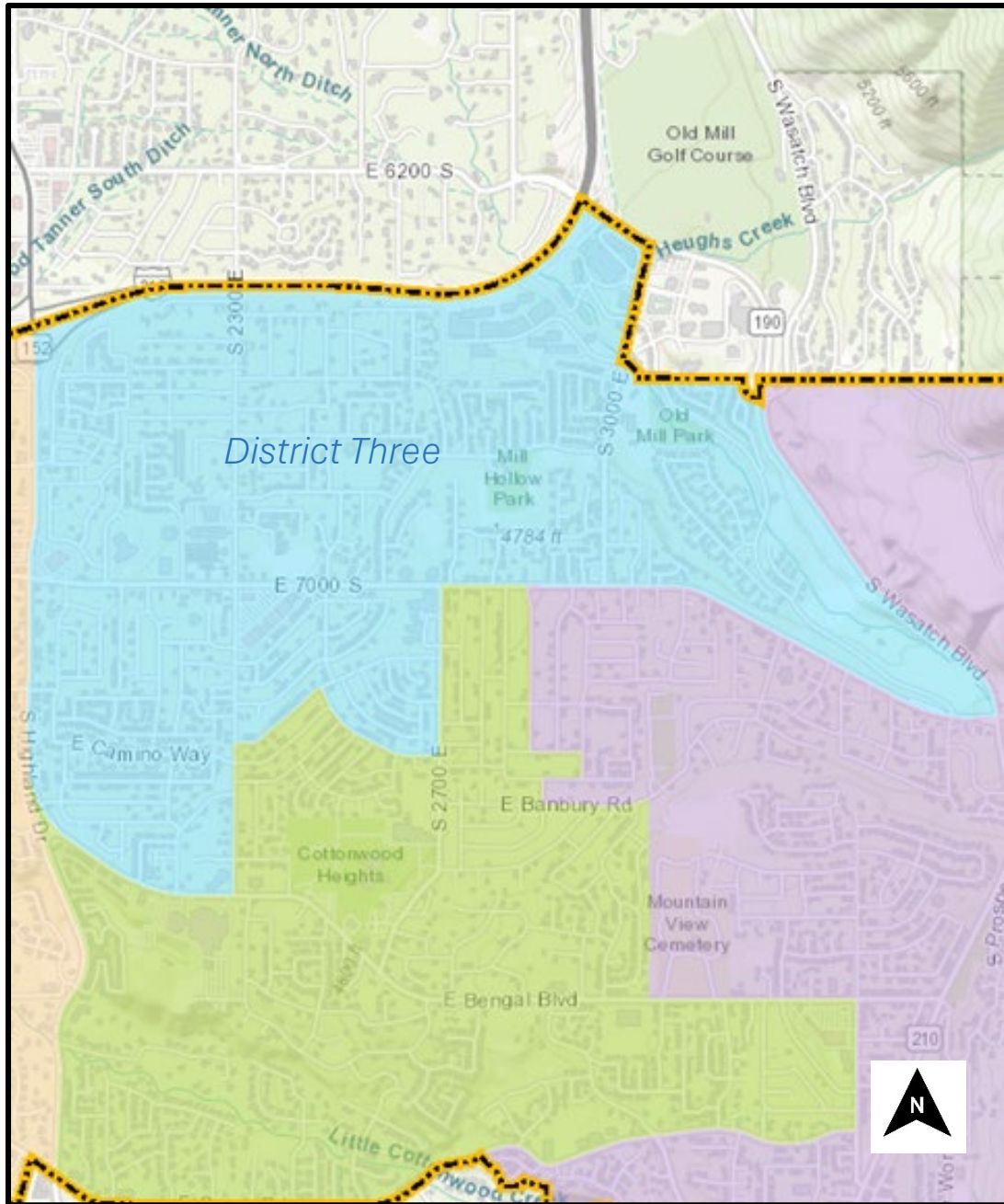
File: SUB-24-003	Project Name: Danish Pines Phase II
Address: 7980 S. Danish Oaks Dr.	Applicant: Josh Cameron
Type of Application: Minor Subdivision	Project Zoning: Single-Family Residential (R-1-10)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This application is for a one-lot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



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

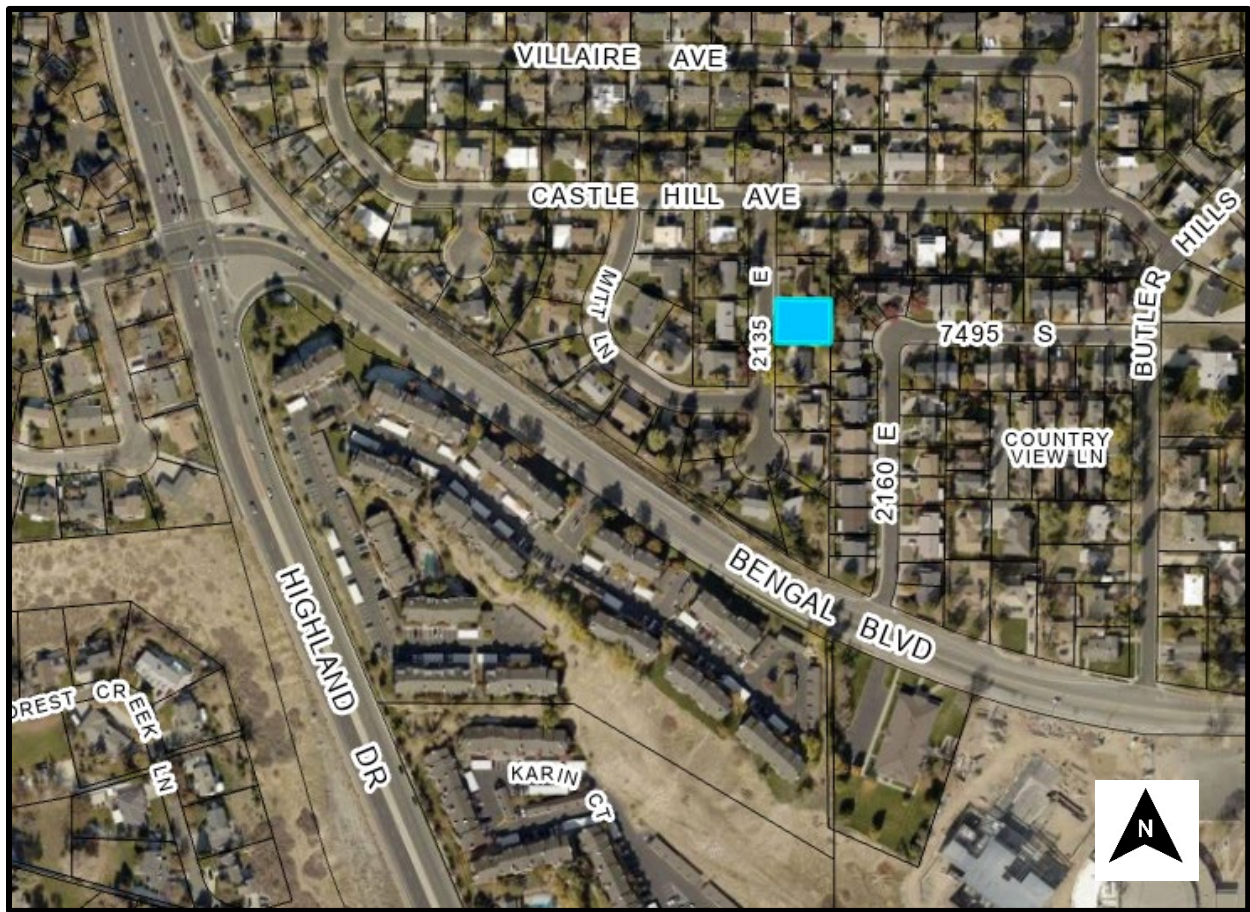
District Three

Councilmember Shawn Newell



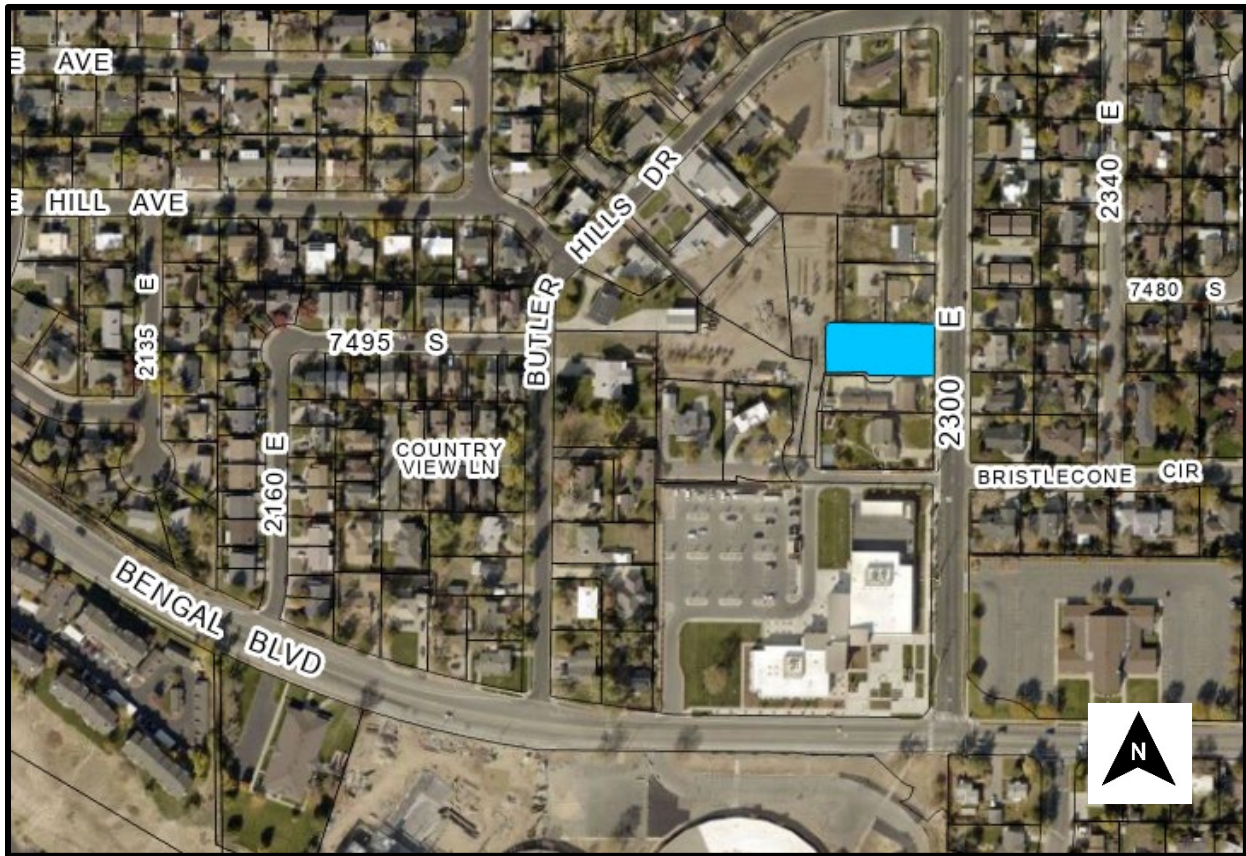
COUNCIL DISTRICT 3
NEW PROJECT

File: CUP-24-017	Project Name: Beyond 2135
Address: 7485 S. 2135 E.	Applicant: Jin-Xiang Yu
Type of Application: Conditional Use Permit	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: December 4, 2024, Administrative Hearing	Staff Contact: Maverick Yeh
Status: This is an application for a home business to teach music lessons at 2315 E. 7485 S. The applicant has been advised that as a condition of approval for this application, a paved parking area will need to be installed within one year of business license issuance. Staff is currently reviewing this application in preparation of the December 4, 2024 Administrative Hearing.	



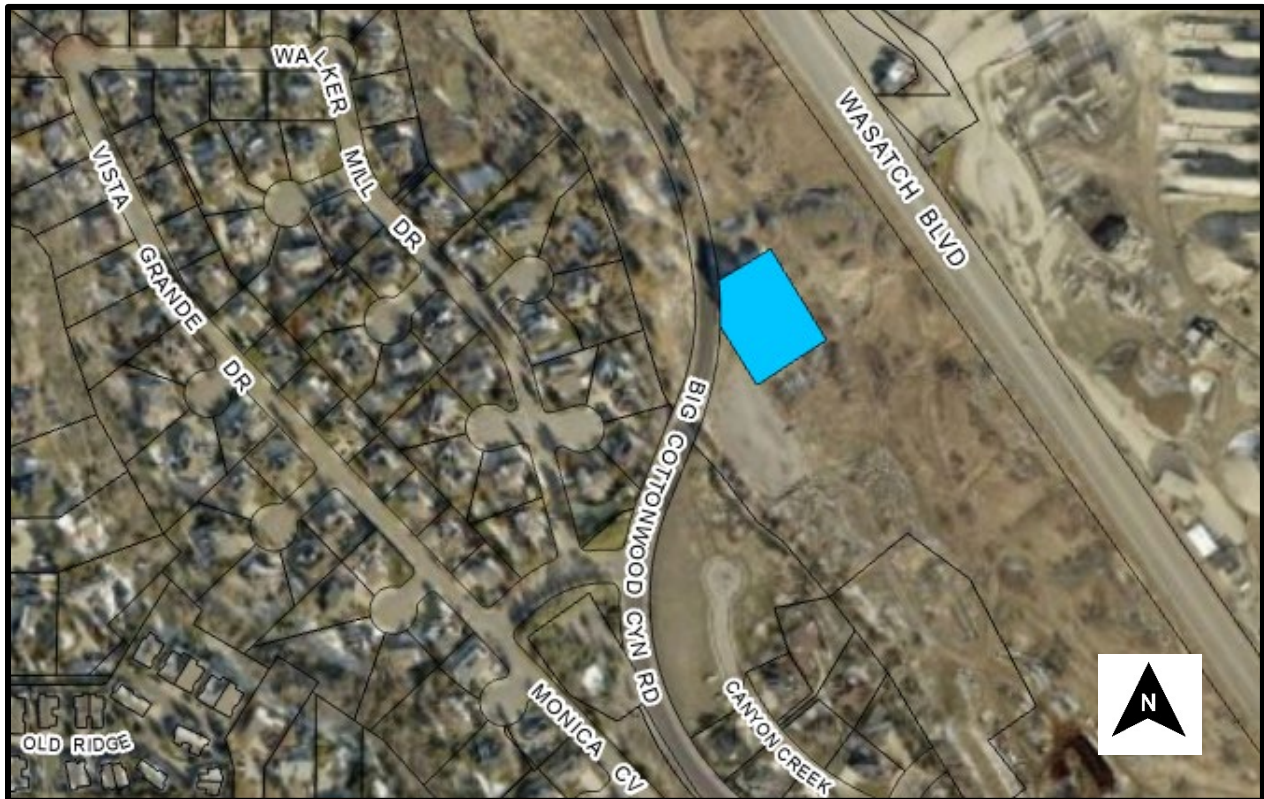
COUNCIL DISTRICT 3 PROJECT UPDATE

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 currently undergoing its third round of staff review prior to plat recordation.</p>	



COUNCIL DISTRICT 3 PROJECT UPDATE

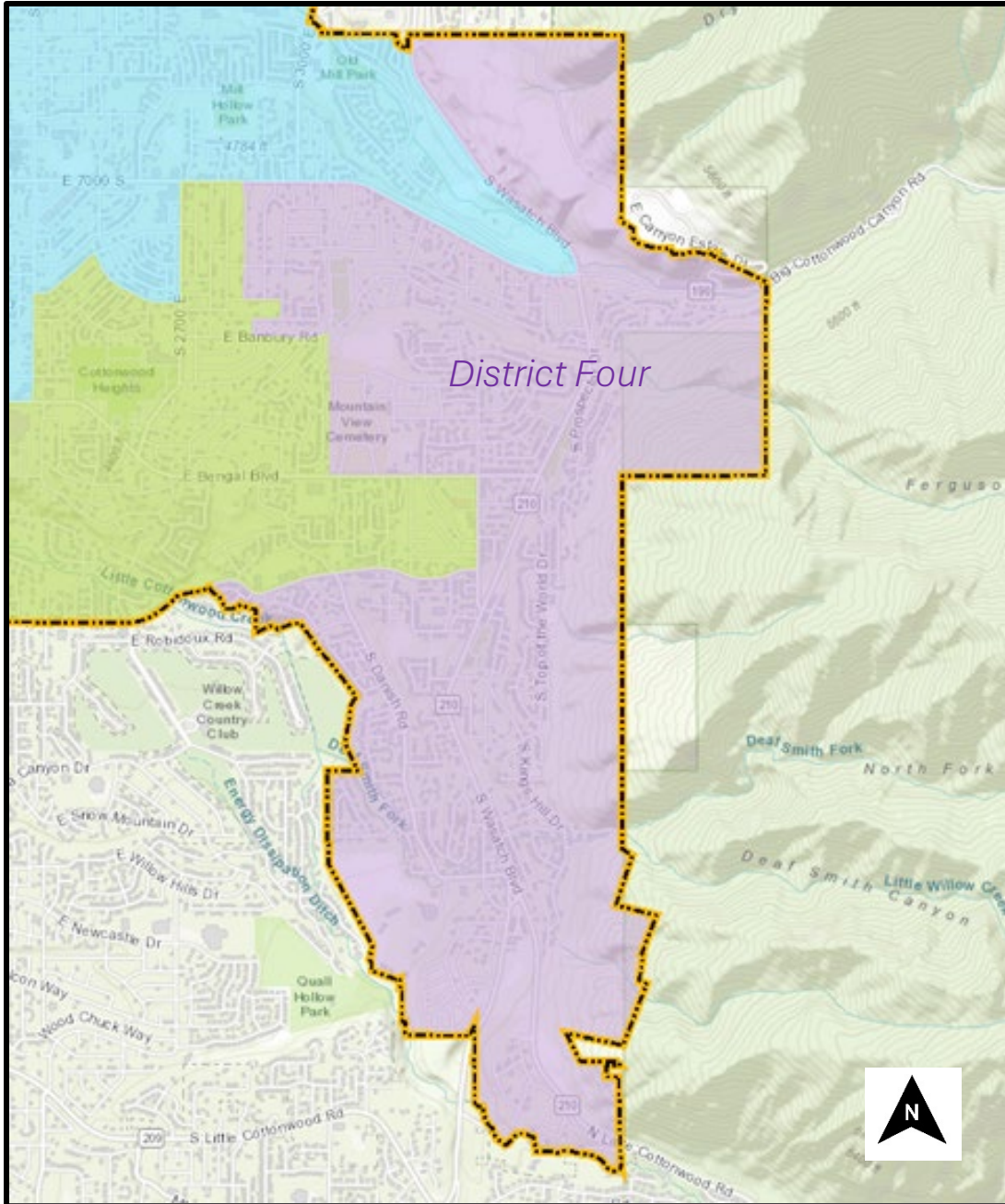
File: AHO-24-005	Project Name: Shelby Variance
Address: 6900 S. Big Cottonwood Canyon Rd.	Applicant: Doug Shelby
Type of Application: Variance	Project Zoning: CR (Regional Commercial)
Next Meeting: November 14, 2024, Appeals Hearing	Staff Contact: Mike Johnson
Status: This application constitutes a variance 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 staff report for this project is currently being finalized, 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 city's Appeals Hearing Officer. The project has been scheduled for the November 14, 2024 Appeals Hearing.	



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

District Four

Councilmember Ellen Birrell



COUNCIL DISTRICT 4
NEW PROJECT

File: AHO-24-006	Project Name: Sorrentino Expansion
Address: 7371 S. Lost Canyon Cir.	Applicant: Mike Madsen
Type of Application: Expansion of a Nonconforming Structure	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: November 14, 2024, Appeals Hearing	Staff Contact: Samantha DeSeelhorst
Status: This is an application for Expansion of a Nonconforming Structure to construct an addition to an existing single-family home at 7371 S. Lost Canyon Cir. The project will be reviewed by the city’s Appeals Hearing Officer at the November 14, 2024 hearing.	



COUNCIL DISTRICT 4
NEW PROJECT

File: LLA-24-002	Project Name: Morgan & Dodge Lot Line Adjustment
Addresses: 3545 & 3550 E. Avondale Dr.	Applicant: Whitaker Morgan
Type of Application: Lot Line Adjustment	Project Zoning: R-1-8 (Single-Family Residential)
Next Meeting: Not Applicable	Staff Contact: Ian Harris
Status: This is an application for lot line adjustment between 3545 and 3550 E. Avondale Dr. As outlined by City Code, Lot Line Adjustments are reviewed by staff administratively, without a public hearing process. The application is currently pending staff review.	



COUNCIL DISTRICT 4
PROJECT UPDATE

File: CUP-24-016	Project Name: Après 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: November 7, 2024, Architectural Review Committee	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 was approved with conditions by the Planning Commission at its October 16, 2024 meeting, and is scheduled for the Architectural Review Committee at its November 7, 2024 meeting.	



COUNCIL DISTRICT 4
NEW PROJECT

File: LLA-24-001	Project Name: Piragas & Pysher 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. After undergoing staff review, the application was found to be compliant with city code, and is now pending recordation at Salt Lake County.	



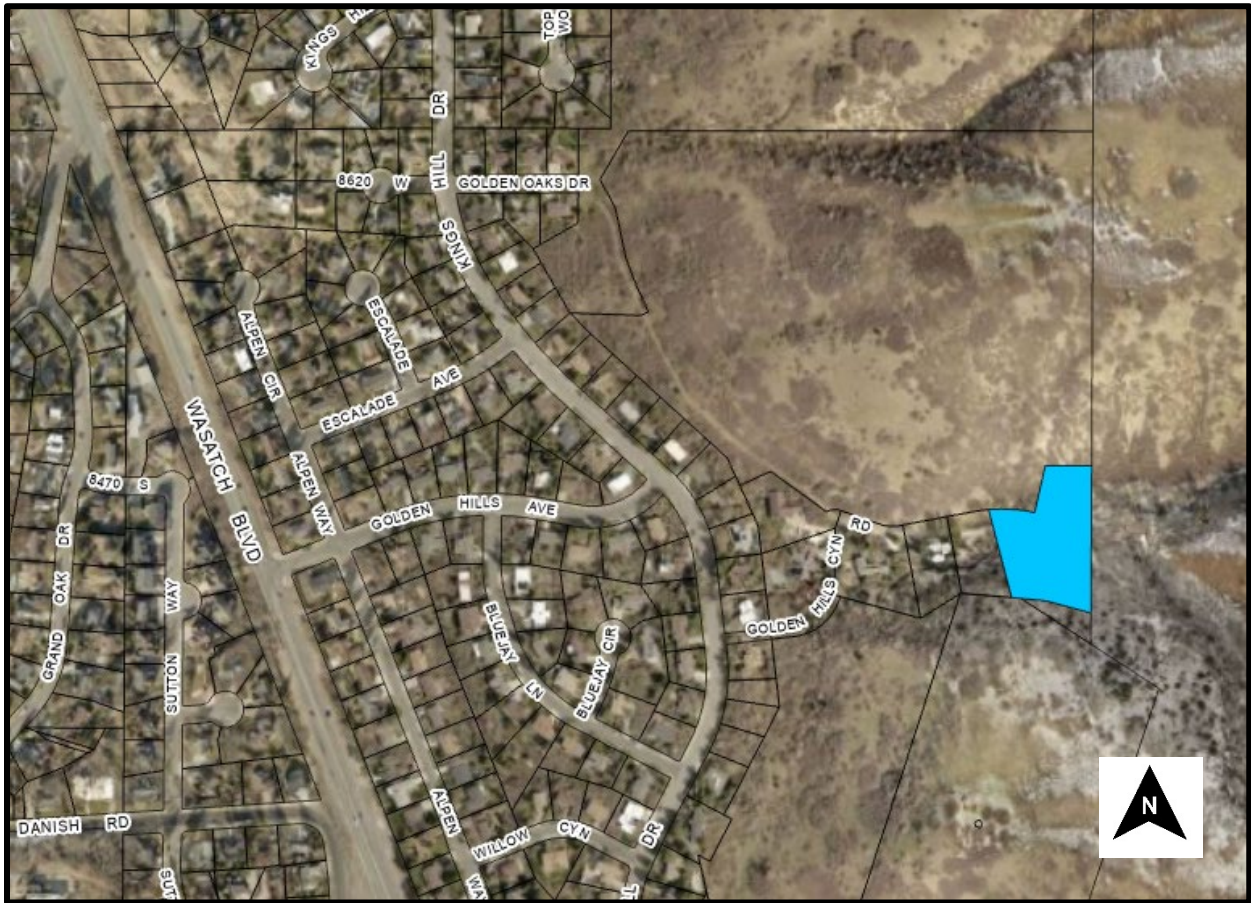
COUNCIL DISTRICT 4 PROJECT UPDATE

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>	



Significant building permits issued in District 4 in October 2024:

Permit #	Status	Description of Work/Project Name	Permit Type	Parcel Address
BP.24.0690	Issued	NSFD – Cottonwood Canyon Cove Phase II – Lot #202	New Single-Family Dwelling (NSFD)	7622 S Primaveraii Court
BP.24.0089	Issued	NSFD – Cottonwood Canyon Cove Phase I – Lot #101	New Single-Family Dwelling (NSFD)	3667 E Summer Hill Dr.

CITY-WIDE PROJECTS

NEW PROJECT
Project: GPA-24-001
Address: City-wide
Type of Application: General Plan Amendment
Staff Contact: Mike Johnson
Based on direction from City Council, Staff is proposing a minor amendment to the Wasatch Boulevard Master Plan to amend language impacting the recommended use of expanded lanes, with the intention to ensure that any road widening is done strictly for the benefit of public transportation. Previously, the plan recommended that added capacity could also be used for vehicular traffic during peak traffic times. This amendment will be introduced to the Planning Commission at its November 6, 2024 meeting.

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 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 will be up for consideration by City Council at its November 12, 2024 meeting.

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
<p>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. After a joint work session between Planning Commission and City Council on October 29, 2024, staff will be meeting with City Council in small groups to work through their edits and questions, before taking a revised version to a Planning Commission work session, and then City Council.</p>

PROJECT UPDATE
Project: Electric Vehicle Parking and Bike Parking Ordinances
Address: City-wide
Type of Application: Zoning Text Amendment
Staff Contact: Ian Harris
<p>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.</p>

OCTOBER 2024 ECONOMIC DEVELOPMENT UPDATE

Staff Contact: Mike Johnson and Sydney Pierce

- The city welcomed 14 new businesses in October 2024.
- The city's annual Trunk or Treat event was hosted at City Hall on October 31, 2024. The event was well-attended by a variety of vendors and community members. The event was held concurrently with early voting at City Hall.
- Staff attended a South Valley Chamber event where First Lady Abby Cox shared her office's Show Up Utah nonprofit, focused on giving back within communities.