

EXHIBIT PRESENTED FOR  
HOA MEETING  
NOVEMBER 21, 2022

WASATCH BLVD.

FUTURE DEVELOPMENT

BIG COTTONWOOD CANYON RD.

APPROX. 395 UNITS



The designs shown and described herein including all technical drawings, graphic representations & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

## WASATCH MAIN WEST - PAPER MILL VILLAGE

6900 S Big Cottonwood Canyon Rd, Cottonwood Heights, UT 84121

SITE PLAN VERSION 1

D101

18 MARCH, 2024



EXHIBIT PRESENTED FOR  
HOA MEETING  
MARCH 18, 2024



APPROX. 296 UNITS



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

## WASATCH MAIN WEST - PAPER MILL VILLAGE

6900 S Big Cottonwood Canyon Rd, Cottonwood Heights, UT 84121

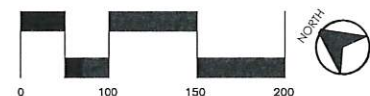
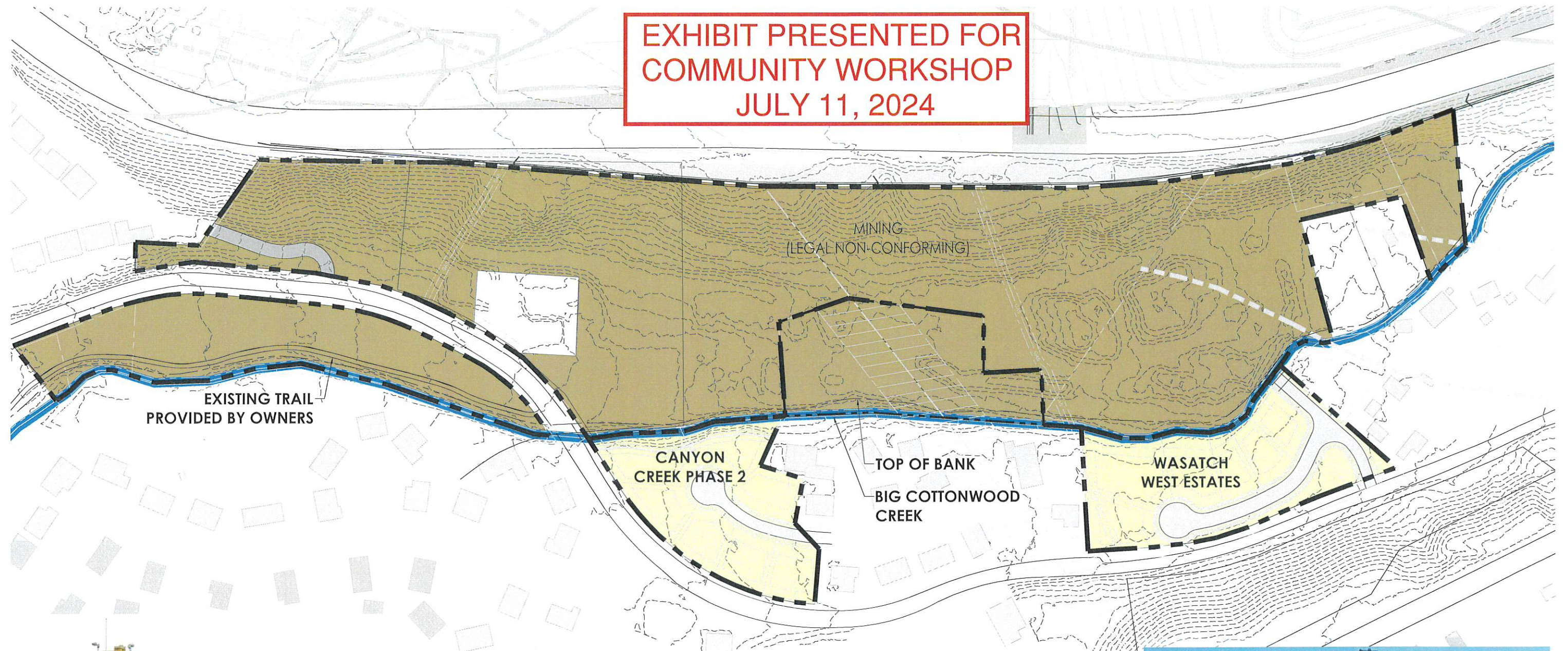
SITE PLAN VERSION 2

D102

18 MARCH, 2024



EXHIBIT PRESENTED FOR  
COMMUNITY WORKSHOP  
JULY 11, 2024



NO PROPERTY AQUISITION  
NO ZONE CHANGE  
PROPERTY REMAINS IN CURRENT MINING (LEGAL NON-CONFORMING USE)  
- MINING AND PROCESSING GRAVEL, ASPHALT, AND CONCRETE



## MINING USE

## WASATCH MAIN WEST - PAPER MILL VILLAGE

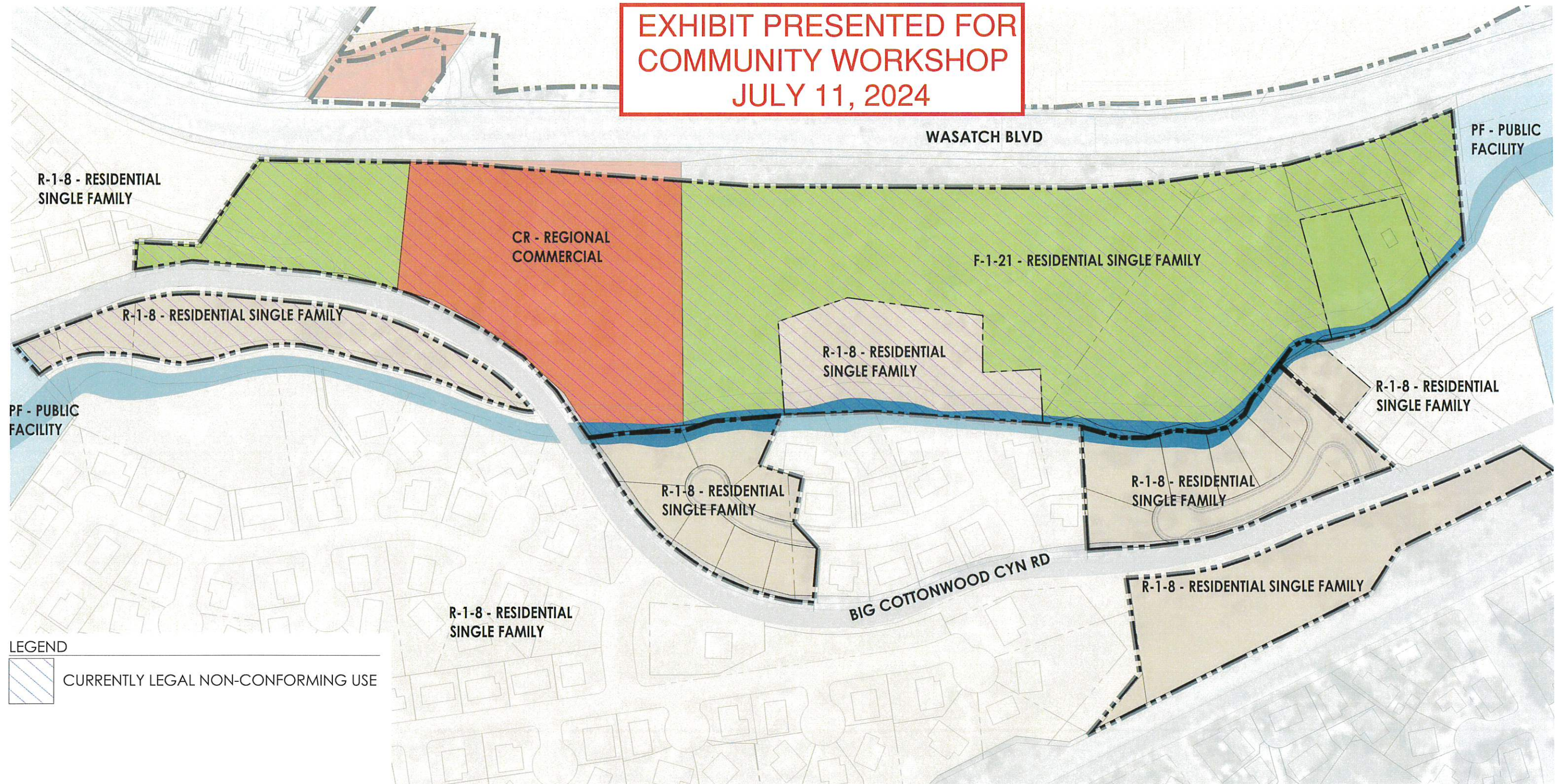


The designs shown and described herein including all technical drawings, graphic representation & models  
hereof, are the copyrighted work of Think Architecture, Inc. and shall not be copied, duplicated or  
commercially exploited in whole or in part without the prior written permission from Think  
Architecture, Inc.

6900 S Big Cottonwood Canyon Rd, Cottonwood Heights, UT 84121



EXHIBIT PRESENTED FOR  
COMMUNITY WORKSHOP  
JULY 11, 2024



## CURRENT COTTONWOOD HEIGHTS ZONING

### WASATCH MAIN WEST - PAPER MILL VILLAGE

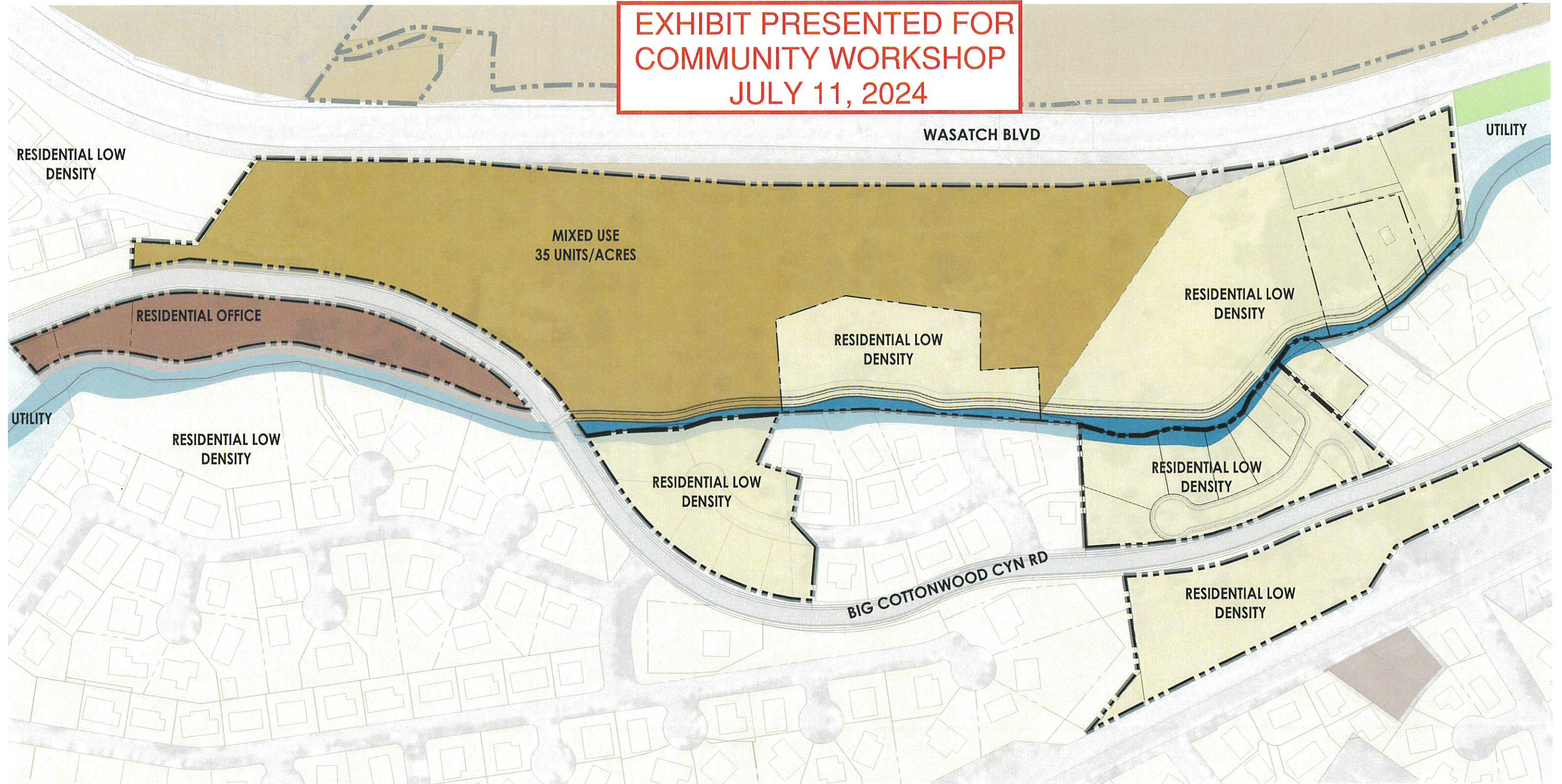
6900 S Big Cottonwood Canyon Rd, Cottonwood Heights, UT 84121



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.



EXHIBIT PRESENTED FOR  
COMMUNITY WORKSHOP  
JULY 11, 2024



LAND USES AS SHOWN IN COTTONWOOD HEIGHTS GENERAL PLAN

## GENERAL PLAN LAND USE

### WASATCH MAIN WEST - PAPER MILL VILLAGE

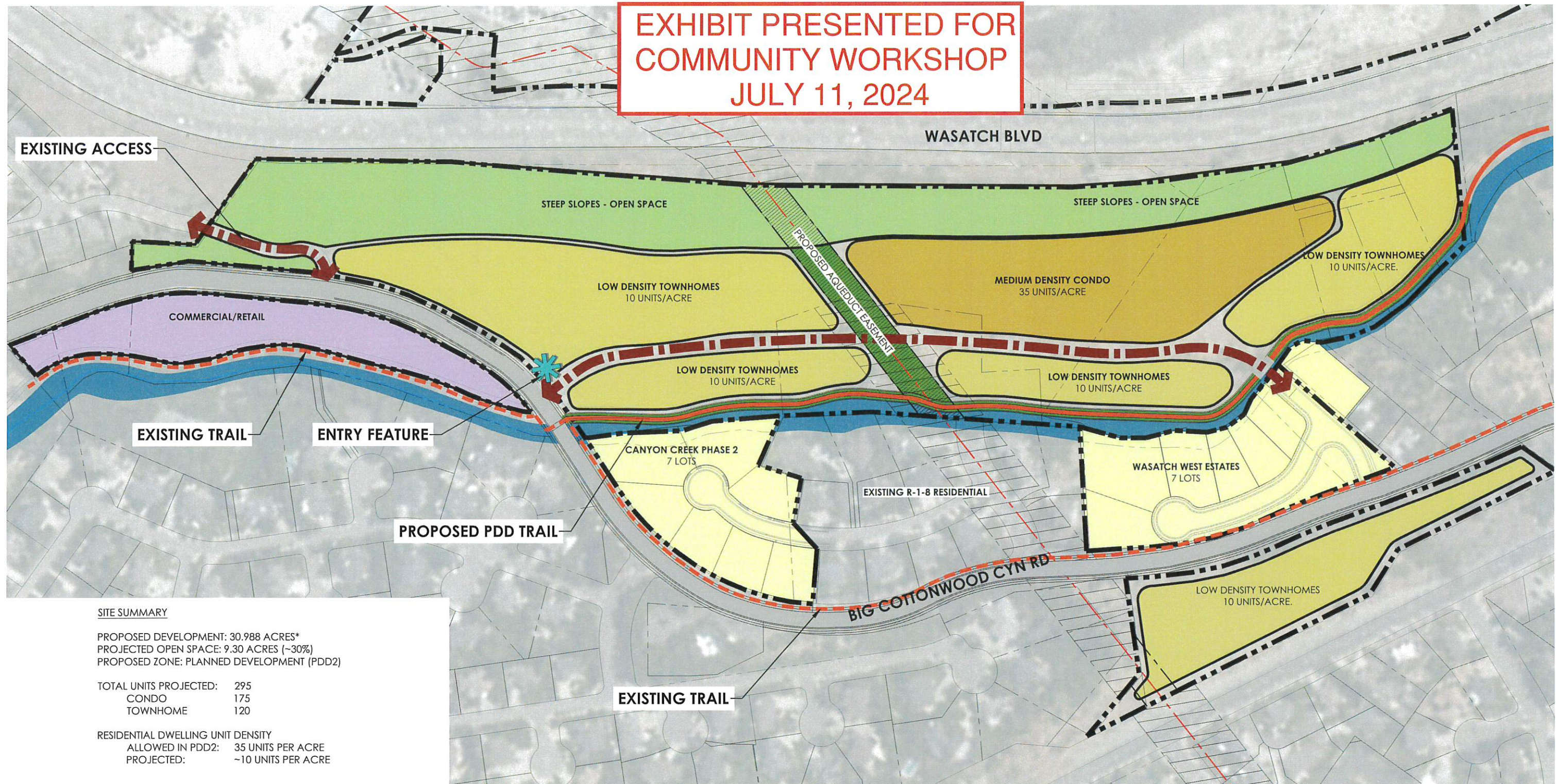
6900 S Big Cottonwood Canyon Rd, Cottonwood Heights, UT 84121



The designs shown and described herein including all technical drawings, graphic representation & models thereof are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.



EXHIBIT PRESENTED FOR  
COMMUNITY WORKSHOP  
JULY 11, 2024



**SITE SUMMARY**

PROPOSED DEVELOPMENT: 30.988 ACRES\*  
PROJECTED OPEN SPACE: 9.30 ACRES (~30%)  
PROPOSED ZONE: PLANNED DEVELOPMENT (PDD2)

TOTAL UNITS PROJECTED: 295  
CONDO 175  
TOWNHOME 120

RESIDENTIAL DWELLING UNIT DENSITY  
ALLOWED IN PDD2: 35 UNITS PER ACRE  
PROJECTED: ~10 UNITS PER ACRE

\*QUANTITIES ONLY INCLUDE AREAS WITHIN THE PROPOSED PDD  
TIER 2 DISTRICT AND DO NOT INCLUDE CANYON CREEK PHASE  
2 OR WASATCH WEST ESTATES

## PDD CONCEPT PLAN

### WASATCH MAIN WEST - PAPER MILL VILLAGE

6900 S Big Cottonwood Canyon Rd, Cottonwood Heights, UT 84121



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and shall not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

