

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA



January 22, 2025

Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, January 22, 2025** at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for its **Work Session** and **Business Session** meetings.

1. Work Session – **5:00 p.m.** – City Council Work Room
2. Business Session – **6:00 p.m.** – City Council Chambers

Both sessions will also be broadcast electronically on the city's YouTube channel at <https://www.youtube.com/@CottonwoodHeights/streams>. **Please see the reverse side of this agenda for instructions on how to make public comment.**

5:00 p.m. Work Session

1.0 Review Business Session Agenda

The commission will review and discuss agenda items.

2.0 Adjourn

6:00 p.m. Business Session

1.0 Welcome and Acknowledgements

- 1.1 Ex parte communications or conflicts of interest to disclose

2.0 General Public Comment

This is an opportunity for individuals to make general public comments that do not relate to any projects scheduled for public hearing under the "Business Items" section of this agenda. Please see the Public Comment Policy on the reverse side of this agenda for more information.

3.0 Business Items

- 3.1 Project CUP-24-019 & SUB-24-008

Public hearing and potential action on a request by Nathan Anderson for conditional use permit and preliminary plat approval to construct a 10-unit live-work townhome development at 3425 E. Bengal Blvd.

4.0 Consent Agenda

- 4.1 Approval of Planning Commission Minutes from January 8, 2025

5.0 Adjourn

Next Planning Commission Meeting: February 5, 2025

Public Comment Policy

Individuals may provide public comment verbally or via writing.

Verbal comments are accepted in person at the 6:00 p.m. Business Session, but not at the 5:00 p.m. Work Session. At the Business Session, public comment may be given during two intervals:

1. General Public Comment Period – An opportunity for general comments not relating to specific projects on the meeting agenda.
2. Specific Project Public Hearings – An opportunity for comments relating to specific projects on the meeting agenda which were noticed as public hearings.

Please note that verbal comments must be provided by attending the meetings in-person. Verbal comments cannot be provided via the electronic broadcast of planning commission meetings on the city's YouTube channel.

Verbal comment periods are an opportunity for individuals to share comments as they see fit but **are not an opportunity for "question and answer" dialogue.** Questions should be directed to city staff at planning@ch.utah.gov. Verbal comments provided during the public comment period will be limited to three minutes per individual, or five minutes per a spokesperson who has been asked by a group that is present to summarize their concerns.

Alternatively, **written comments** may be submitted to staff via email at planning@ch.utah.gov. For written comments to be entered into the record and distributed to the planning commission prior to the meeting, they must be submitted to staff by 12:00 p.m. MST on Tuesday, January 21, 2025, the day prior to the meeting. Comments received after this deadline will be distributed to the planning commission after the meeting.

Meeting Procedures

Items will generally be considered in the following order: 1. Chair introduction of item, 2. Staff presentation, 3. Applicant presentation, if applicable, 4. Chair opens public hearing, if applicable, 5. Chair closes public hearing, if applicable, 6. Planning commission deliberation, 7. Planning commission motion and vote on item.

Applications may be tabled if additional information is needed in order to act on the item; or if the planning commission feels there are unresolved issues that may need further attention before the commission is ready to make a motion. No agenda item will begin after 9:00 pm without a unanimous vote of the commission. The commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7021 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, January 17, 2025, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 17th DAY OF JANUARY, 2025, ATTEST: TIFFANY JANZEN, CITY RECORDER

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



January 22, 2025

Summary

Project Numbers:

CUP-24-019
& SUB-24-008

Subject Property:

3425 E. Bengal Blvd.

Actions Requested:

Conditional Use Permit
& Preliminary
Subdivision Plat
Approval

Applicant:

Nathan Anderson

Recommendation:

Approve, with conditions

Context

Property Owner:

First Security Bank
of Utah

Acreage:

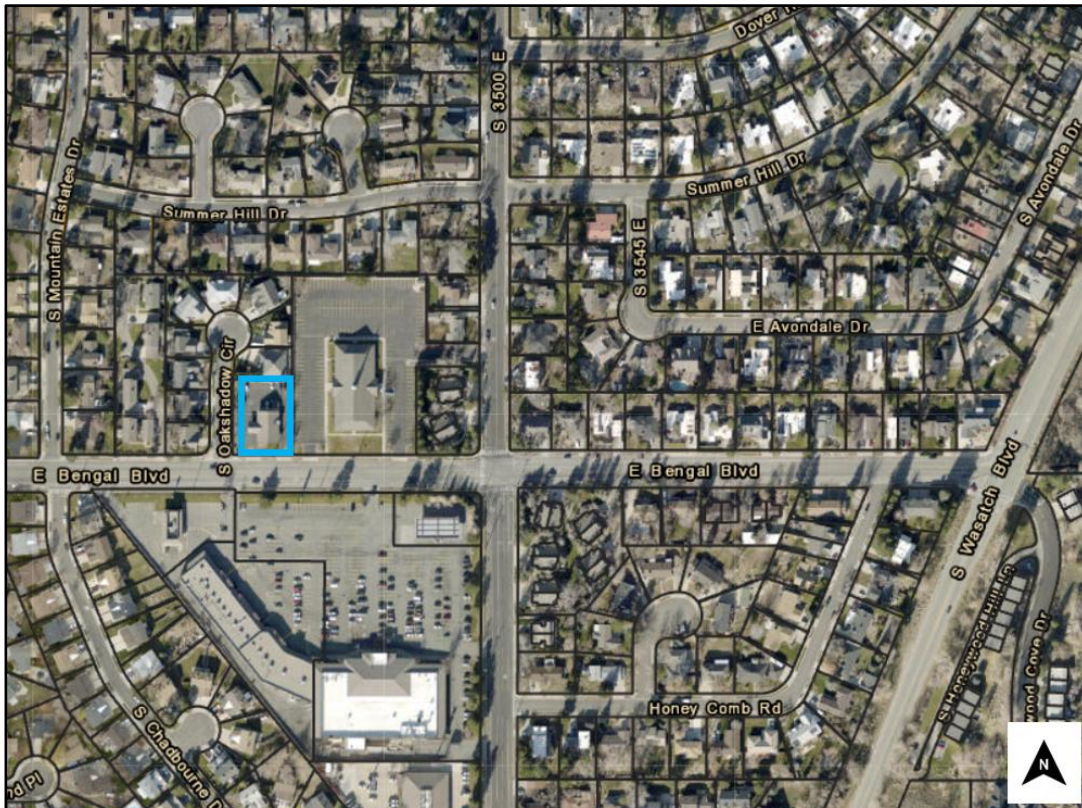
0.48 acres



Request

This staff report encompasses two applications for the same project, which is a proposed **10-unit live-work townhome development** at 3425 E. Bengal Blvd.

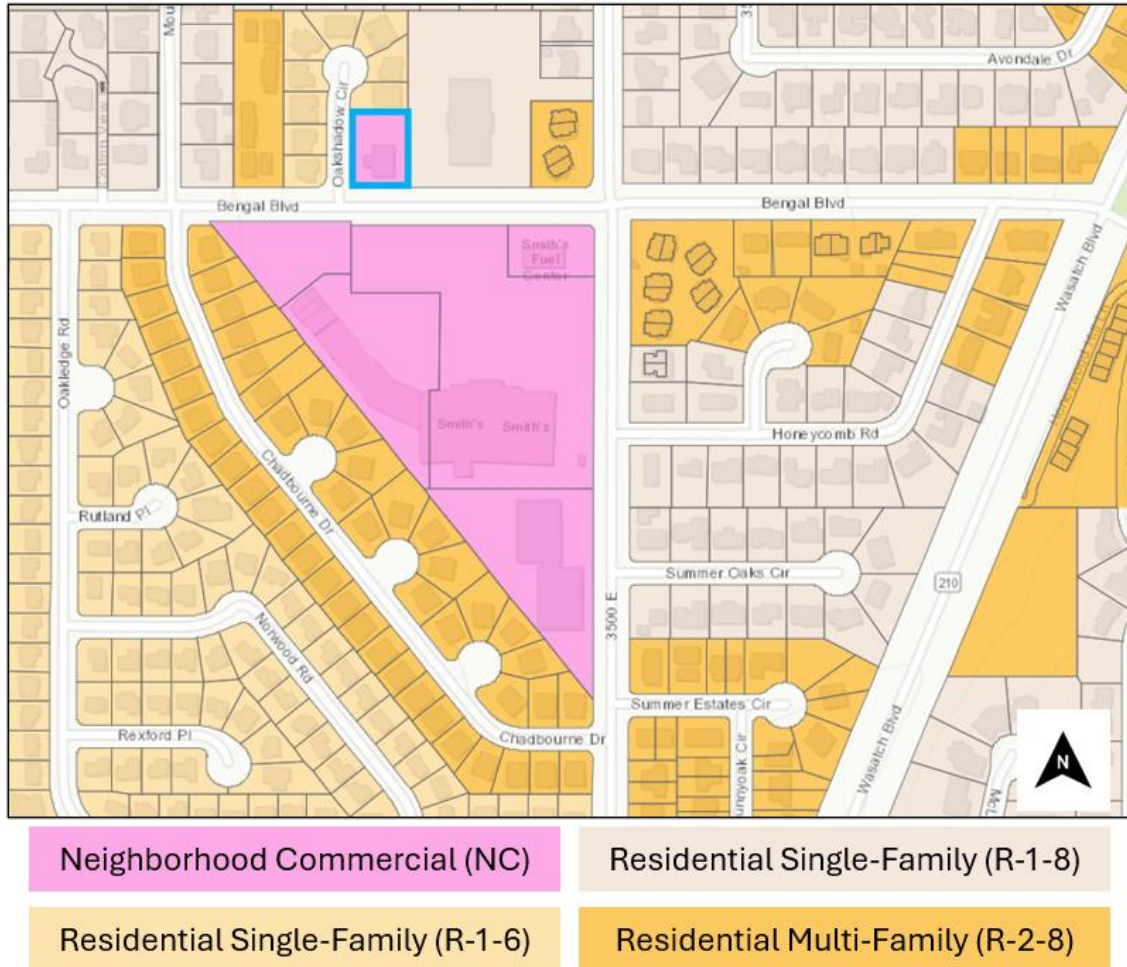
- **CUP-24-019** constitutes the **conditional use permit portion** of this project, which is required as live-work developments are a conditional use in the underlying zone.
- **SUB-24-008** constitutes the **subdivision portion** of this project, which is required to divide the property into 10 separately owned units.



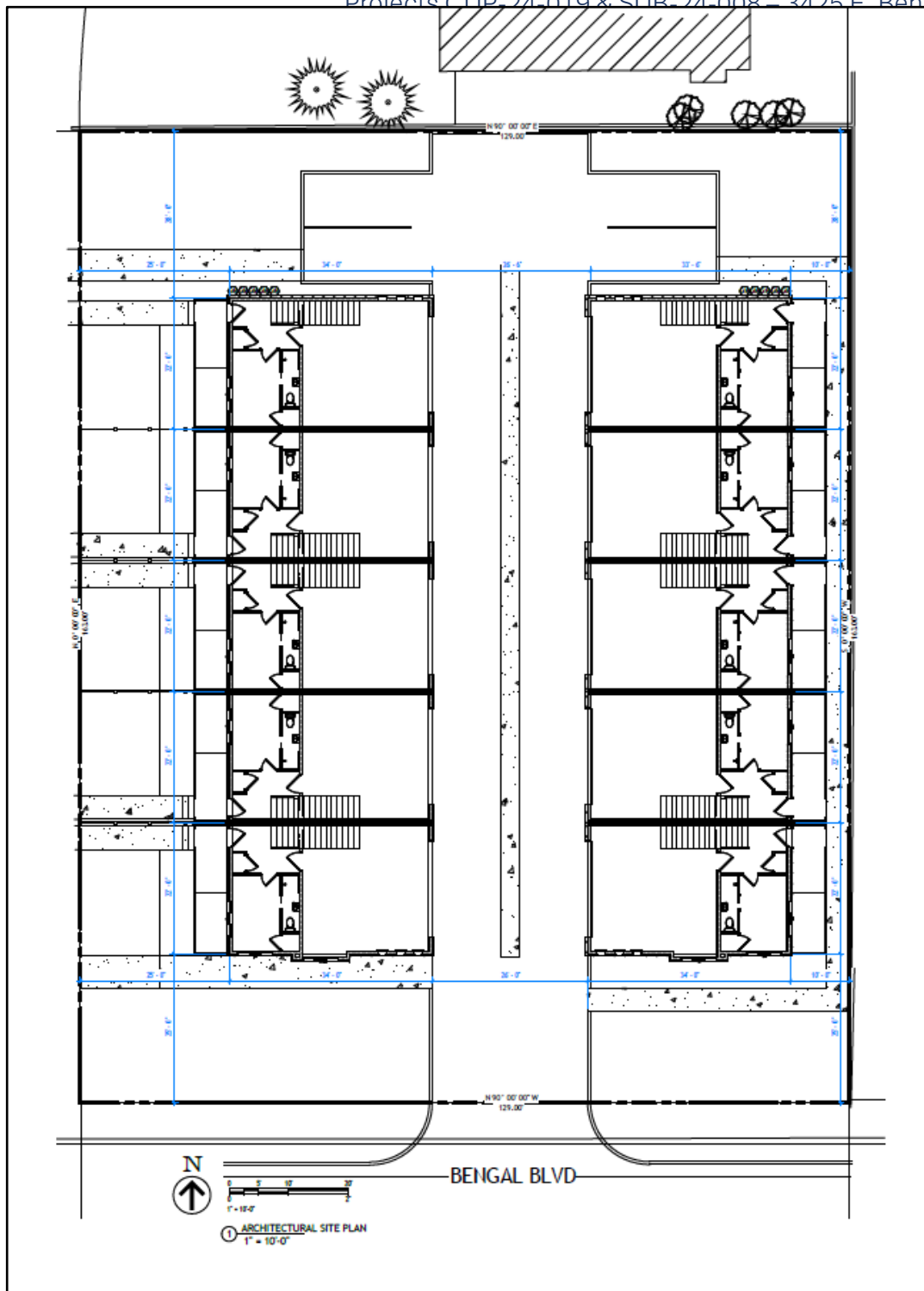
This vicinity map shows the subject property outlined in blue.



A Wells Fargo Bank was located at the subject property from 2006-2024. Though the bank building is still standing, the location is closed, and the property is listed for sale.



The above zoning map demonstrates the zoning of the subject property (outlined in blue), with the zoning of surrounding properties.



This excerpt from the proposed plan set shows the basic site plan for the project, with full plans included as an attachment to this report.

Analysis

Proposed Use

The use proposed by this project is a live-work townhome development. **Live-work developments are allowed in the underlying Neighborhood Commercial zone** as conditional uses, meaning they are entitled to approval unless reasonable conditions cannot be imposed to mitigate negative impacts of the use. The excerpt below from State Code further describes this:

- i) **A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. (10-9a-507-2)**
- (ii) *The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects. (10-9a-507-2)*

A live-work development typically includes **dwelling units, as well as space for a nonresidential component**, such as office space. The details of this specific live-work development proposal include:

- Ten townhome units, each with three bedrooms, four bathrooms, a two-car garage, and a small private yard area
- A 9' x 12' office space on the ground floor of each unit, separated from the living area
- The office space is intended for use by the tenants of each unit, without additional employees on site

Staff finds that the proposed use of a live-work development is compliant with the underlying zoning as an allowed use. Staff has included a recommended condition of approval that the office space be limited to use by the tenants of the dwelling units, without additional on-site employees, to alleviate parking demands on site.

Site Design

The existing bank building on site will be fully demolished, and the proposed units will be built as new construction. As such, the full breadth of site developments standards apply to this new build. These standards are each detailed below:

Building Setbacks

	Code Requirement	Provided
Front (South)	25' Minimum	25'
Side (West)	25' Minimum	25'
Side (East)	10' Minimum	10'
Rear (North)	25' Minimum	27.98'

Staff finds that this proposal fully complies with the setback standards required in the underlying zone.

Building Height

The maximum height allowed in the underlying Neighborhood Commercial zone is two stories, or 35', whichever is less. The proposed building height is 30', which the applicant has broken into three shorter stories, instead of two stories at the full 35' height. Because this overall height is less than the maximum of 35', staff finds that the ordinance requirement is still met, which aims to limit building height and minimize impact on neighboring properties.

Outdoor Lighting

	Code Requirement	Provided
Site Lumens	50,000 Lumens/Net Acre Maximum	50,750 Lumens/0.48 Acres
Fixtures and Lumens	Full Cutoff and Downward Oriented Fixtures for Bulbs over 500 Lumens	Full Cutoff and Downward Oriented Fixtures Used
Bulb Kelvin Rating	3,500 Maximum	3,500
Average Site Illumination	Between 0.5 and 2.5 Foot Candles	1.23 Foot Candles
Maximum Site Illumination	10 Foot Candles	7.8 Foot Candles
Property Boundary Illumination	0.2 Foot Candle Maximum	1.0 Foot Candles
Light Trespass	0.1 Foot Candle Maximum at 5' Beyond Property Lines	0.1 Foot Candles
Fixture Height	25' Maximum	12' Maximum
Pedestrian Lighting	Bollards Along Pedestrian Walkways	Bollards Provided

Staff finds that this proposal is compliant with the city's outdoor lighting standards, except for the site lumens and the property boundary illumination, which currently exceed the maximum allowance. As such, staff has included a recommended condition of approval that these be rectified in the plan set submitted at during the building permit process.

Landscaping

	Code Requirement	Provided
Site Landscaping Percentage	None (Due to Property Size)	26%
Curbing	6" Curbing Between Parking Areas and Landscaping	6" Curb Wall
Clear View	15' Clearview Triangle	15' Clearview Triangle
Landscaping Components	Trees, Shrubs, and Groundcovers Used in Landscaped Areas	Appropriate Variety Utilized
Landscaping in Parking Areas	5' Landscaping Buffer along Parking Areas	6' Landscaping Strip Buffer along Parking Area
Water Conservation Irrigation	Drip Emitters, Separate Irrigation Valves, Water-Sense Label	To be Verified in Final Plans at Building Permit Phase
Landscape Bed Coverage	3" of Mulch with 50% Plant Coverage	3" of Mulch with 68% Plant Coverage
Lawn	20% Maximum	7.5%
Fencing	None (Due to Proposed Use)	4' Fencing Around Unit Yard Spaces, Existing Block Retaining Wall and Chain Link Fencing to Remain at Site Perimeter

Staff finds that this proposal is compliant with the city's landscaping standards, with final details such as irrigation plans being confirmed during the building permit process.

Parking

	ITE Ratio	Code Requirement	Provided
Dwelling Units	1.27 Stalls per Dwelling Unit	@10 Dwelling Units = 13 Stalls	20 Stalls (two-car garage for each unit)
Office Space	2.84 Stalls for 1,000 sq. ft.	@ 1,080 sq. ft. = 3 Stalls	4 Stalls (visitor parking at north of site)
Visitor Parking	No Code Requirement	No Code Requirement	4 Stalls (visitor parking at north of site)

Staff finds this proposal is compliant with the city's parking requirements, which are specified in the ITE Parking Generation Manual. However, staff is concerned regarding the potential negative impact of townhome visitors parking on the adjacent cul-de-sac, Oak Shadow Cir. This circle is a public street, which allows for public parking by default. However, given its single point of ingress and egress, as well as its relatively narrow width and short length, visitor parking may create disproportionate congestion and access issues. As such, staff has included a recommended condition of approval that signage be installed at the entrance to the townhome development, as

well as along Oak Shadow Cir., which signifies that townhome visitor parking is **not** allowed on the cul-de-sac. Should the applicant desire additional visitor parking to be available for the development's tenants and their visitors, they will need to provide such parking onsite, or through a shared parking agreement with neighboring businesses.

Roof Appurtenances, Snow Removal, and Waste Management

No roof appurtenances, such as roof-mounted air conditioning units or mechanical equipment, are proposed as part of this project. Several pad-mounted utilities will be installed instead. These utilities must be screened from surrounding properties, per the screening requirements in the underlying Neighborhood Commercial zone. This screening will be verified during the building permit process.

Snow removal throughout the development will be handled privately, and a snow storage area is provided to the north of development, near the visitor parking stalls. Staff has included a recommended condition of approval that this snow storage area not obstruct any of the visitor stalls.

Waste management will be conducted through individual cans for each unit, rather than a collective dumpster. The cans will be stored in their individual garages and placed along Bengal Blvd. for pickup on the designated removal day.

Staff finds that the proposal is compliant with regulations for roof appurtenances, snow removal, and waste management.

Comments from Other City Departments

The Public Works Department and Unified Fire Authority have both conducted a preliminary review of the proposed project. (Notably, both departments will conduct a full technical review during the building permit process). At this preliminary point, the review comments included:

- Update the traffic study to verify on-site parking space counts and ADA compliance, as well as to update the signal at the intersection of Bengal Blvd. and 3500 E.
- Provide a sight distance analysis for the proposed development.
- Assess whether right-of-way dedication will be required to encompass all frontage improvements required for this project.
- Provide storm drain design details and calculations.

Staff finds that these preliminary comments can be appropriately addressed during the building permit process. Should addressing these comments affect approval issued by the Planning Commission, the applicant may be required to return to Planning Commission for approval of the revised project.

Planning Commission Authority

The Planning Commission is the **approval authority for administrative applications**, including the **conditional use approval and preliminary plat approval requested by this project**. The details of such authority are included below:

Following any public hearing, the planning commission shall consider the application in a public meeting. The staff's written recommendation shall be considered, among other factors. The planning commission may either approve the proposed conditional use; approve the proposed conditional use subject to specific modifications or conditions; postpone decision pending consideration of additional information to be submitted by the applicant; or deny the proposed conditional use. (19.84.080)

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. (19.84.020)

Following a review of the preliminary plat by the planning commission, the community development department and other interested city departments, the planning commission shall act on the plat as submitted or modified. (12.12.030)

Findings

Findings of fact include:

1. *A public hearing is being held in accordance with local and state requirements;*
2. *The application was made pursuant to Title 12 and Title 19 of Cottonwood Heights City Code;*
3. *Public noticing for this project was provided in accordance with local and state requirements;*
4. *That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;*
5. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;*
6. *That the use will comply with the intent, spirit, and regulations of this title and will be compatible with and implement the planning goals and objectives of the city;*
7. *That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;*
8. *That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;*
9. *That protection of property values, the environment, and the tax base for the city will be assured;*
10. *That the use will comply with the city's general plan;*
11. *That some form of a guaranty assuring compliance to all imposed conditions will be imposed on the applicant or owner;*
12. *That the internal circulation system of the proposed development is properly designed;*
13. *That existing and proposed utility services will be adequate for the proposed development;*
14. *That appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts;*
15. *That architecture and building materials are consistent with the development and surrounding uses, and otherwise compatible with the city's general plan, subdivision ordinance, land use ordinance, and any applicable design standards;*

16. *That landscaping appropriate for the scale of the development and surrounding uses will be installed in compliance with all applicable ordinances;*
17. *That the proposed use preserves historical, architectural and environmental features of the property; and*
18. *That operating and delivery hours will compatible with adjacent land uses.*

If approved by the Planning Commission, **this project will then undergo a full technical review** for compliance with all city standards prior to final plat approval and recordation and building permit issuance. Technical correction items will be identified in this review and provided to the applicant.

Recommended Conditions of Approval

1. *The office space provided as part of this project shall be limited to use by the tenants of the townhome units, without additional employees on site.*
2. *The site lumens and property boundary illumination must be reduced to comply with city code.*
3. *Ground-mounted utilities must be screened per the requirements in the underlying zone.*
4. *Signage shall be installed by the developer at the entrance to the townhome development, as well as along Oak Shadow Cir. which specifies that no townhome visitor parking is allowed on this cul-de-sac. All signage is subject to approval, and shall meet specifications provided by the Public Works Department, prior to issuance of the first building permit for the project.*
5. *Snow storage shall not obstruct any of the visitor parking stalls.*

Recommendation & Model Motions

Based on the findings and analysis presented herein, staff recommends that the Planning Commission approve CUP-24-019 & SUB-24-008 with the recommended conditions included in the staff report.

Approval

I move to approve project CUP-24-019 & SUB-24-008 based on the findings and recommendations, and including the recommended conditions listed in the staff report dated January 22, 2025...

- *List any additional findings or recommendations for approval...*

Denial

I move to deny project CUP-24-019 & SUB-24-008 based on the following findings...

- *List findings for denial...*

Attachments

1. Preliminary Plat
2. Preliminary Construction Plans
3. Landscaping Plan
4. Outdoor Lighting Plan

3425 EAST BENGAL BLVD
COTTONWOOD HEIGHTS, UTAH 84121

COTTONWOOD HEIGHTS, UTAH 84121



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

DEVELOPER: CITY VENTURES, LLC
CONTACT: NATHAN ANDERSON
2383 EAST 900 SOUTH
SALT LAKE CITY, UTAH 84108
PHONE: 801-599-0207



Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

OAKSHADOW CIR
(PAVED PUBLIC RIGHT OF WAY)

SURVEYED PARCEL CONTAINS:
21,027 SQUARE FEET OR
0.483 ACRES

N 0°03'40" W 163.00'

S 0°03'40" E 163.00'

S 89°56'40" W 129.00'

S:\2024\Files\24659\Civil\Prod Dwg\24659 PLN.dwg Daniel Jan 09, 2025 - 9:24am

OW
ON
-3
L9

[illegible]

CO.10

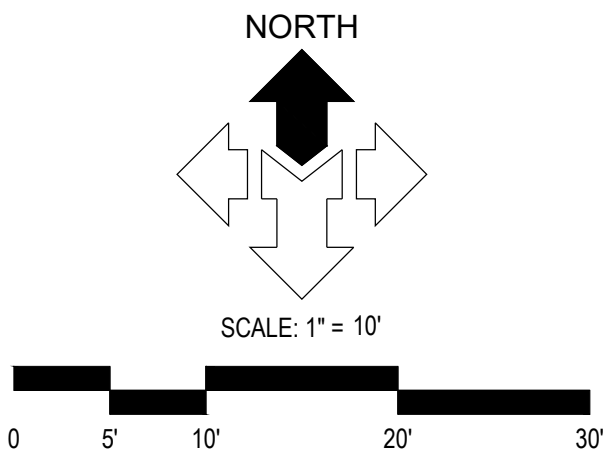
HADOW
DIVISION
OK 93-3
GE 29

LOT 2
SHADOW
DIVISION
OK 93-3
GE 29

OAKSHADOW CIR
(PAVED PUBLIC RIGHT OF WAY)

BENGAL BLVD (7800 SOUTH)
(PAVED PUBLIC RIGHT OF WAY)

CORPORATION
BISHOP CHRIST



GENERAL NOTES:
SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE.
- STORM DRAIN CLEANOUT BOX.
- 18" DIAMETER PERFORATED HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 12" DIAMETER PERFORATED HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 12" HDPE INLINE DRAIN BASIN WITH HEAVY DUTY, PEDESTRIAN SAFE GRATE. SEE DETAIL 'A1', SHEET C3.01.

OVERFLOW PATH OF 100-YEAR STORM EVENT.

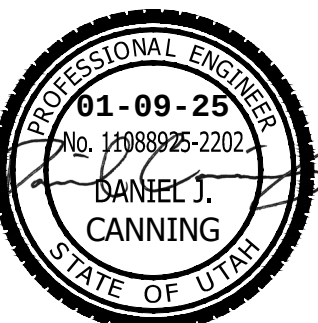
COMMON GRADING ABBREVIATIONS:
SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE BASEMENT FLOOR ELEVATION
- BW FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST EXISTING
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NG NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN CLEANOUT BOX
- SDOB STORM DRAIN DRAIN BASIN
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOW TOP OF GRADE
- TW TOP OF WALL
- WW FINISH GRADE AT TOP OF WALL WATERWAY



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



BRIGHTON LOFTS
3425 EAST BENGAL BLVD
COTTONWOOD HEIGHTS, UTAH 84121

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 24659

DRAWN BY: DJC

CHECKED BY: DJC

DATE: 12-31-24

GRADING AND DRAINAGE PLAN

C2.01

STORM DRAIN CALCULATIONS
Precipitation rate (in/hr): 0.004 cfs
Off-site allowable discharge: 0.004 cfs
Total discharge from site: 0.004 cfs
Design Storm: 100 year
Rainfall Data from NOAA

(Storm water from the site will be collected by roof drains, a concrete waterway and catch basins and/or conveyed into a system of perforated pipes constructed by clean working pipes. Storm water will be recharged to the ground by infiltration into the ground by means of the system of perforated pipes and gravel.)

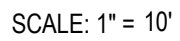
Storage Requirement using Rational Formula:
 $Q = C \cdot A \cdot I$ where
 $C = \text{C-factor}$ 0.85
 $C = \text{C-factor}$ 0.85
 $C = \text{C-factor}$ 0.12
 $I = \text{Rainfall Intensity}$
 $A = \text{Triangular Area}$
Roof Area = 5,940
Paved Area = 5,538
Landscape Area = 5,720
Total Tributary Area = 21,227
Weighted Coefficient (C) = 0.85
C * A = 18,822

Time (min)	Rate (in/hr)	Rainfall (inches)	Accum. Flow (cfs)	Discharge (cfs)	Peak Storage (cu ft)
5	0.12	0.12	862	1	862
10	0.25	0.25	1,527	4	1,527
15	0.38	0.38	1,988	7	1,988
20	0.50	0.50	2,394	10	2,394
25	0.63	0.63	2,755	13	2,755
30	0.75	0.75	3,061	16	3,061
35	0.88	0.88	3,318	19	3,318
40	1.00	1.00	3,538	22	3,538
45	1.13	1.13	3,718	25	3,718
50	1.25	1.25	3,869	28	3,869
55	1.38	1.38	3,990	31	3,990
60	1.50	1.50	4,091	34	4,091
65	1.63	1.63	4,162	37	4,162
70	1.75	1.75	4,213	40	4,213
75	1.88	1.88	4,244	43	4,244
80	2.00	2.00	4,255	46	4,255
85	2.13	2.13	4,246	49	4,246
90	2.25	2.25	4,217	52	4,217
95	2.38	2.38	4,168	55	4,168
100	2.50	2.50	4,099	58	4,099

Pipe Infiltration Calculations					Gravel on each side of the pipe
Assumes 1' cut of gravel over the pipe and 1.5 feet below the pipe					1.00
Pipe Diameter (in)	Length	Volume in Pipes	Storage Volume	Area of Infiltr	Infiltr Rate
12	212	195	1188	2102	0.03
18	144	254	1066	1844	0.03
24	96	0	0	0	0.00
30	0	0	0	0	0.00
36	0	0	0	0	0.00
42	0	0	0	0	0.00
48	0	0	0	0	0.00
54	0	0	0	0	0.00
60	0	0	0	0	0.00
66	0	0	0	0	0.00
72	0	0	0	0	0.00
78	0	0	0	0	0.00
84	0	0	0	0	0.00
90	0	0	0	0	0.00
96	0	0	0	0	0.00
102	0	0	0	0	0.00
108	0	0	0	0	0.00
114	0	0	0	0	0.00
120	0	0	0	0	0.00
126	0	0	0	0	0.00
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144	0	0	0	0	0.00
150	0	0	0	0	0.00
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270	0	0	0	0	0.00
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294	0	0	0	0	0.00
300	0	0	0	0	0.00
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384	0	0	0	0	0.00
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396	0	0	0	0	0.00
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432	0	0	0	0	0.00
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456	0	0	0	0	0.00
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474	0	0	0	0	0.00
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486	0	0	0	0	0.00
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1608	0	0	0	0	0.00
1614	0	0	0	0	0.00
1620	0	0	0	0	0.00
1626	0	0	0	0	0.00

§ (PAVED PUBLIC RIGHT OF WAY)

COX, SEAN & ADRIENNE
22-26-480-056



GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3'. SHEET C5.04.
- ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1'. SHEET C5.04.
- ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1'. SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ④ CONCRETE WASHOUT AREA, CREATE A MIN. 10'X10' AREA WITH A 1" HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL, AND LEGALLY DISPOSE OF. SEE DETAIL 'A3'. SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑤ CONSTRUCTION DUMPSTER. CHECK LEVEL, DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BARRIERS AROUND TOILET TO BE MAINTAINED AT ALL TIMES OR ELSEWHERE. CHECK LEVEL, DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C3'. SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5'. SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.



FLOW PATH OF 100-YEAR STORM EVENT.

EX WATER
TO REM



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

[illegible]

PROJECT NO: 24659

DRAWN BY: DJC

CHECKED BY: DJC

DATE: 12-31-24

EROSION CONTROL PLAN

C2.10



BRIGHTON LOFTS

**3425 EAST BENGAL BLVD
COTTONWOOD HEIGHTS, UTAH 84121**



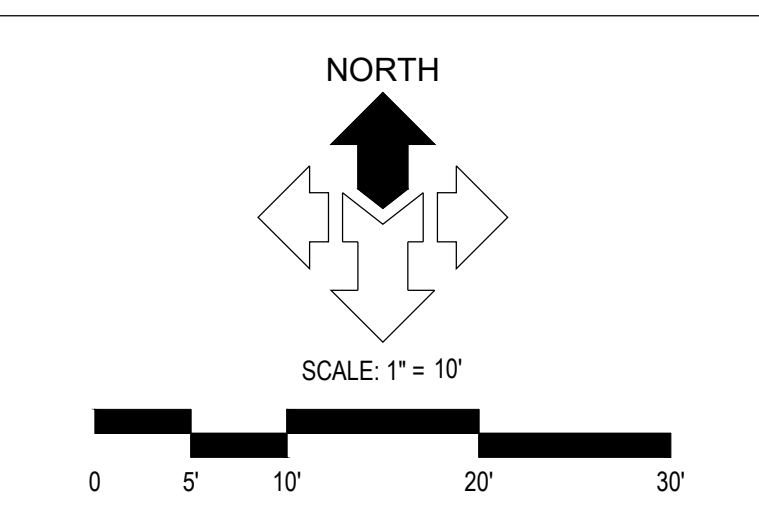
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



BENGAL BLVD (7800 SOUTH)

(PAVED PUBLIC RIGHT OF WAY)



CORPORATION OF
BISHOP OF THE CHURCH
CHRIST OF LADD
22-26-41

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH COMMONWEALTH ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:

WATER: WATER PROVIDER

SEWER: SEWER DISTRICT

NATURAL GAS: COMMONWEALTH ENERGY

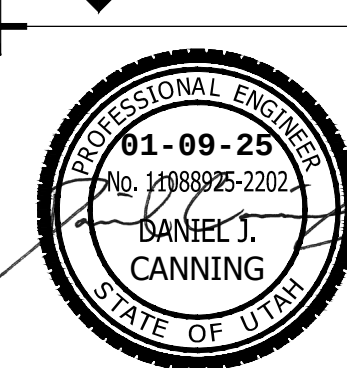
ELECTRICAL POWER: POWER PROVIDER

TELEPHONE: CENTURY LINK

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR
 REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① CONNECT NEW 1-1/2" TYPE K COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER APWA PLAN NO. 552.
- ② 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
- ③ 1-1/2" TYPE K COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
- ④ 4" DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
- ⑤ 6" DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
- ⑥ 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS, SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
- ⑦ 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS, CLEANOUTS AT 50-FOOT MAXIMUM SPACING, SEE APWA PLANS NO. 381 & 382 FOR TRENCHING, SEE APWA PLAN NO. 431 FOR CLEANOUTS.
- ⑧ APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES, CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
- ⑨ EXISTING WATER METER TO REMAIN AND BE USED FOR LANDSCAPING PURPOSES PER SALT LAKE

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9610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com



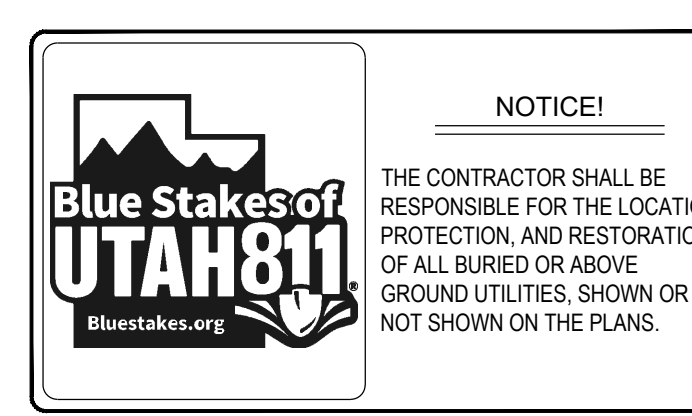
BRIGHTON LOFTS

3425 EAST BENGAL BLVD
COTTONWOOD HEIGHTS, UTAH 84121

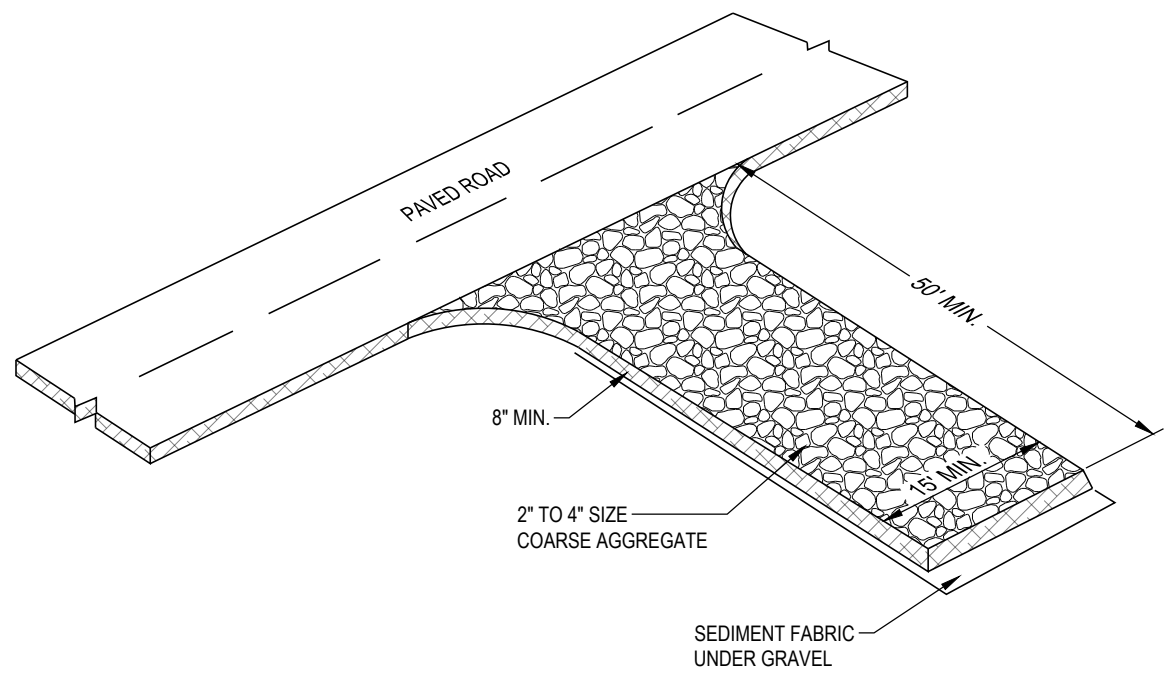
REV		DATE	DESCRIPTION
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PROJECT NO:		24659	
DRAWN BY:		DJC	
CHECKED BY:		DJC	
DATE:		12-31-24	

**SITE
UTILITY
PLAN**

C4.01



S:\2024\res\24659\Civil\Prod Dwg\24659 PLN.dwg Daniel Jan 09, 2025 - 9:24am



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
• CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
• COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
• PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
• REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
• SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
• INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP
• INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
• REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
• EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

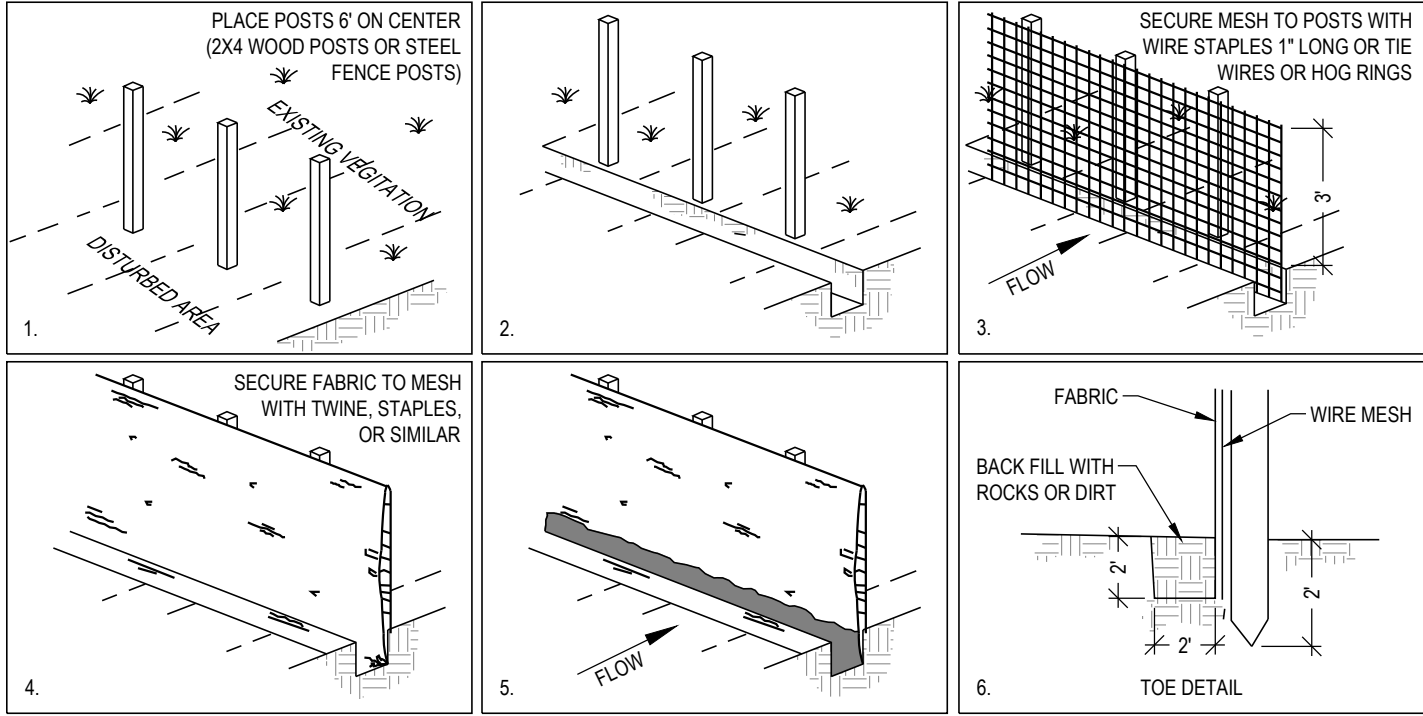
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

C1



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
• PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
• SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
• PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
• INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
• PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
• SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
• CUT FABRIC TO REQUIRED WIDTH. UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
• BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
• RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
• RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
• RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
• RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
• PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
• INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
• LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
• REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
• REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
• REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

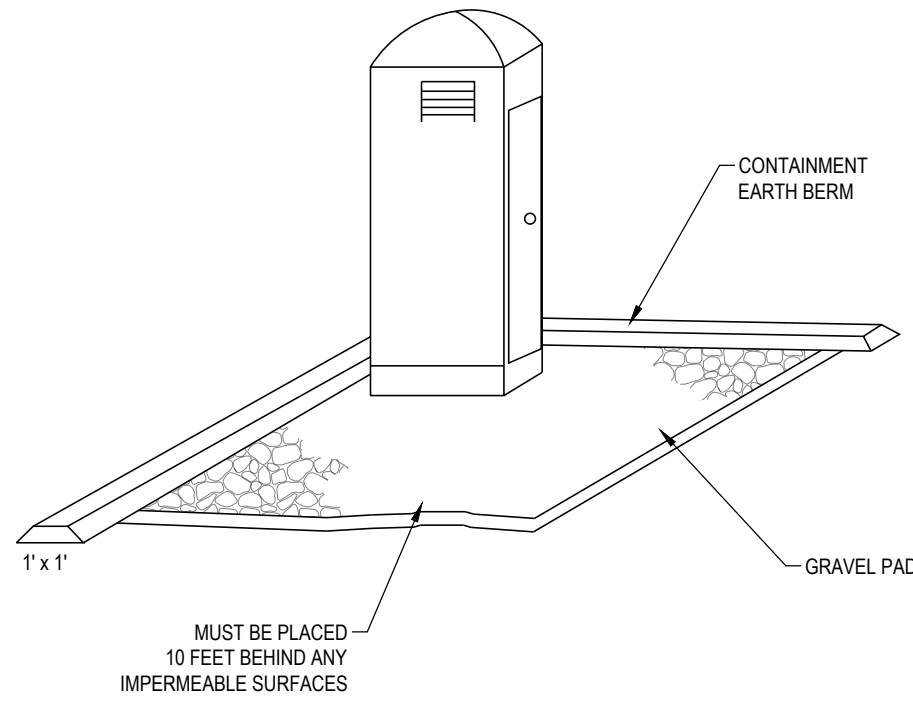
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

SILT FENCE

SCALE: N.T.S.

C3



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
• ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
• LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
• PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
• CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.
• MUST BE PLACED 10 FEET BEHIND ANY IMPERMEABLE SURFACES

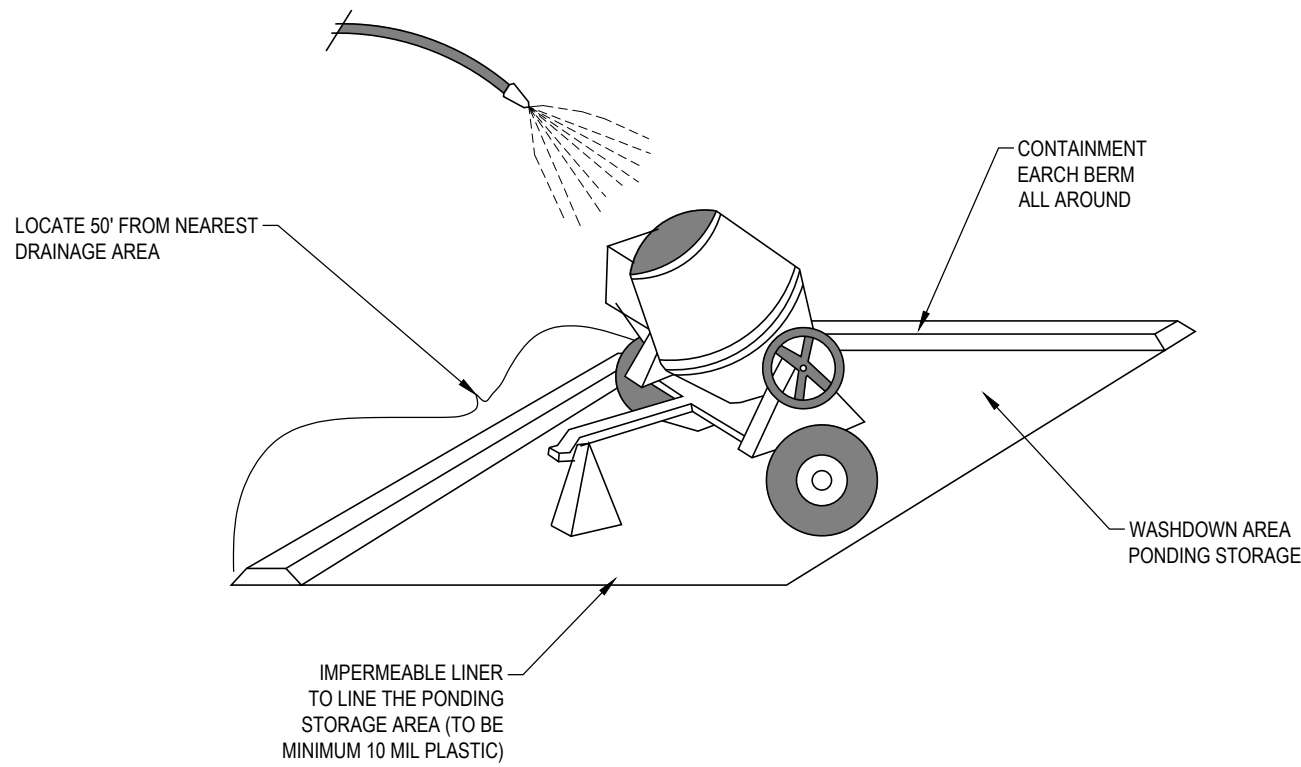
LIMITATIONS:
• NO LIMITATIONS

MAINTENANCE:
• PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
• REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
• ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

PORTABLE TOILETS

SCALE: N.T.S.

A3



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
• THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
• STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
• AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
• PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
• DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
• DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET).
• WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET).
• TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
• OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
• INSPECT SUBCONTRACTORS TO ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
• IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A5

SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S.

© REPLENISH

A1



REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 24659

DRAWN BY: DJC

CHECKED BY: DJC

DATE: 12-31-24

CIVIL DETAILS



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
Dig

1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



BRIGHTON LOFTS

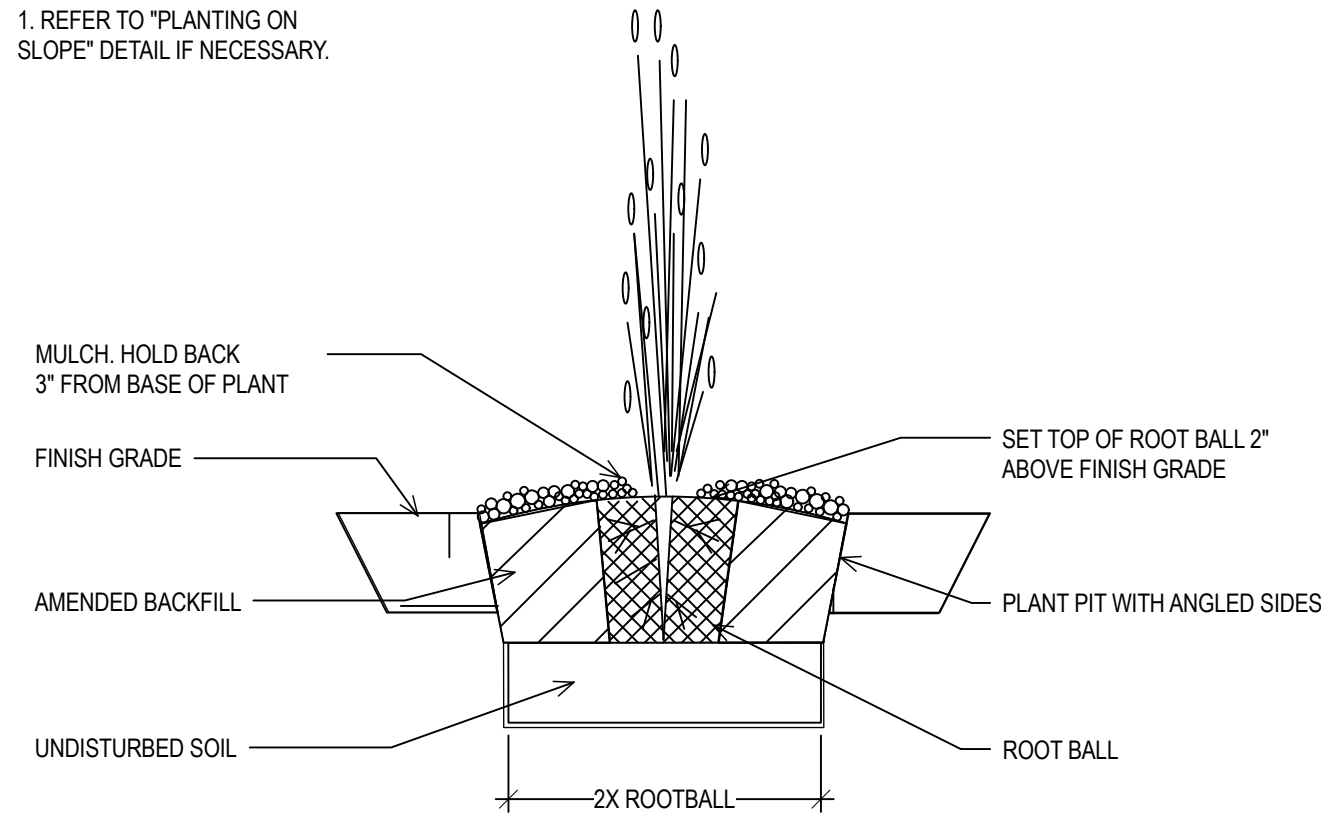
3425 EAST BENGAL BLVD.
COTTONWOOD HEIGHTS, UTAH

[illegible]

PROJECT NO: 24659
DRAWN BY: TG
CHECKED BY: SS
DATE: NOVEMBER 2024
PROPERTY NO:
LANDSCAPE PLANTING PLAN

L2.01

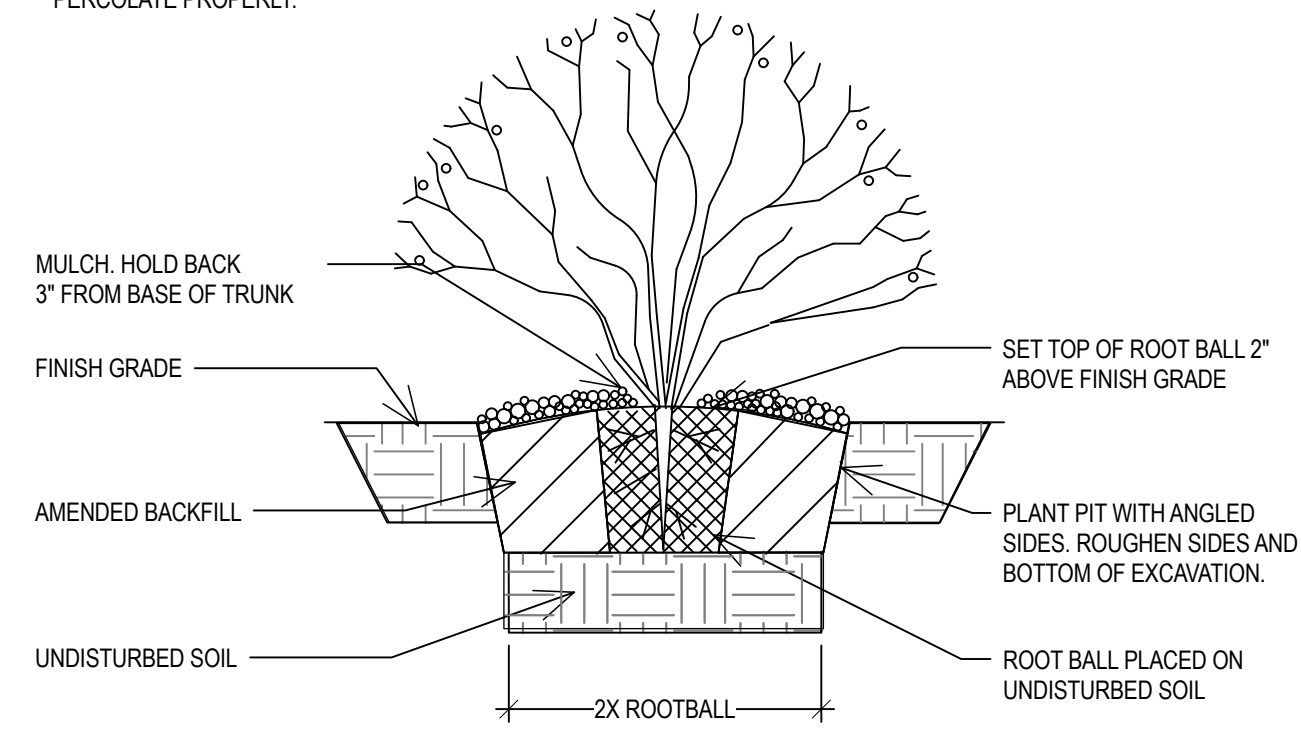
NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.



A GRASSES AND PERENNIALS

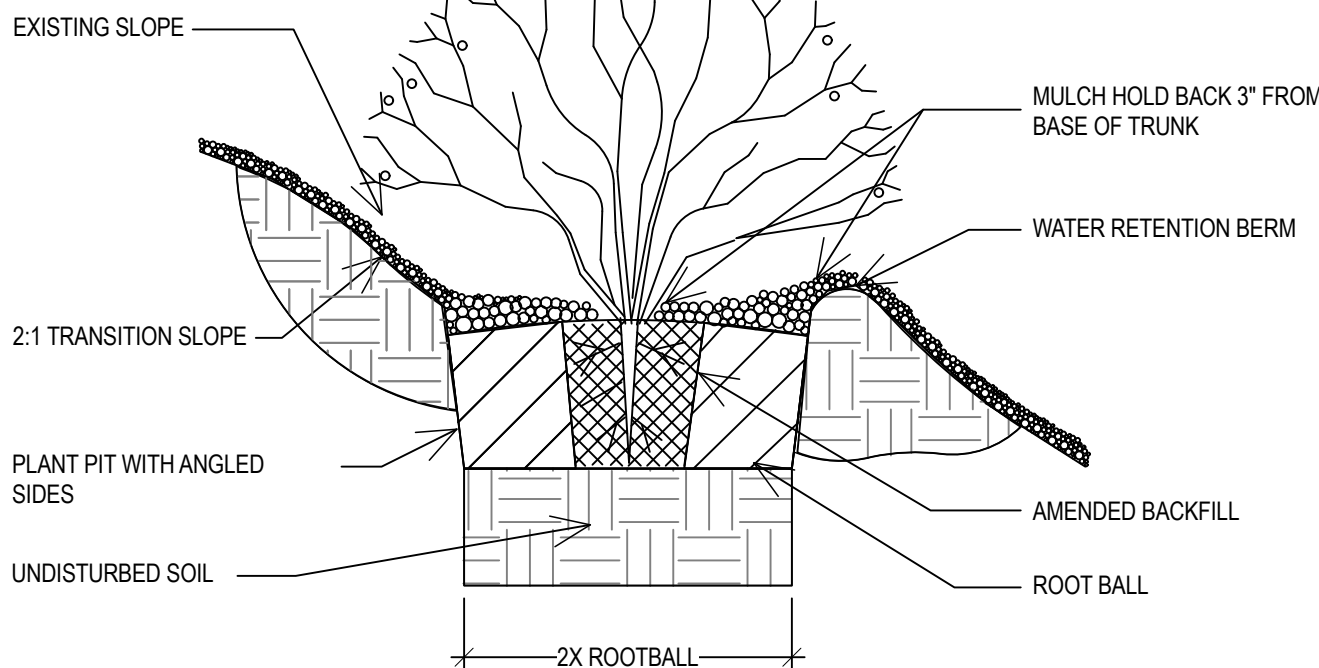
NO SCALE

- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



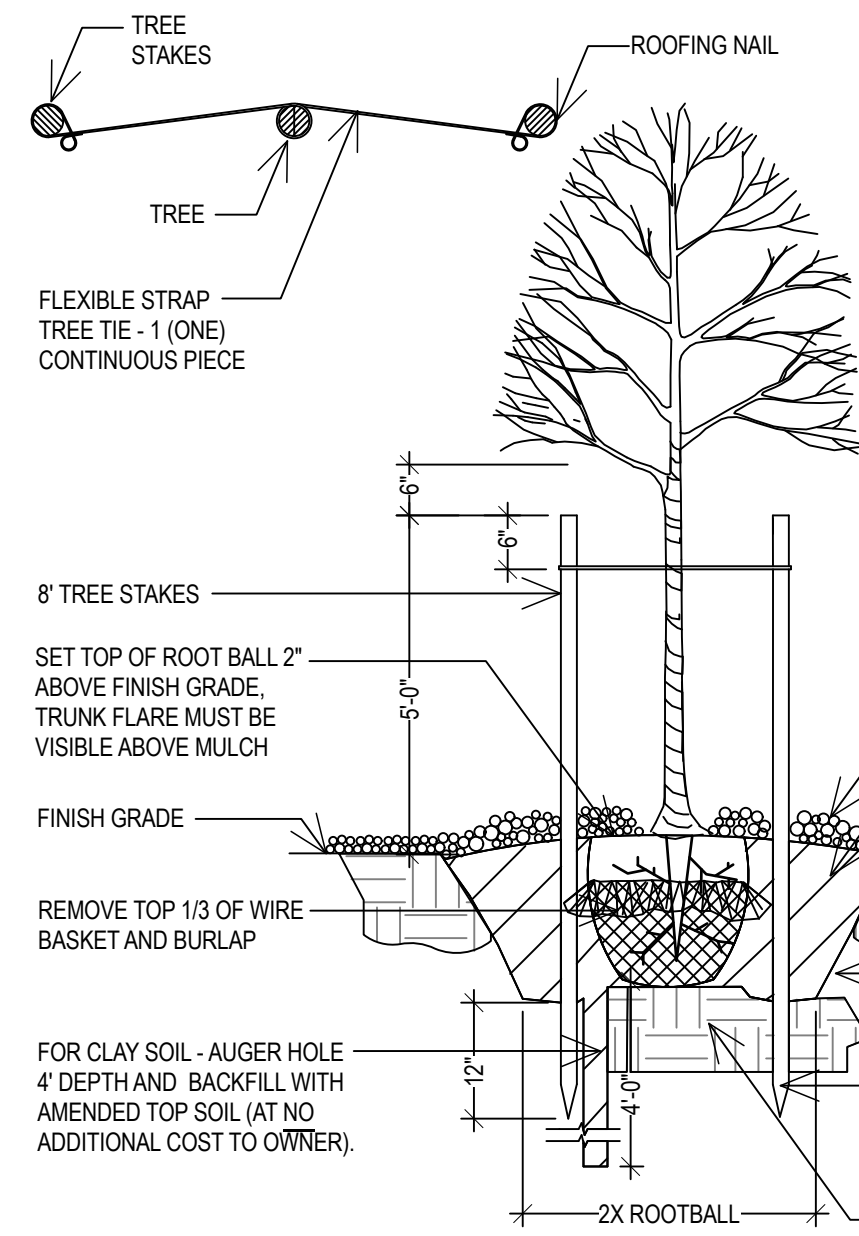
B SHRUB PLANTING

NO SCALE



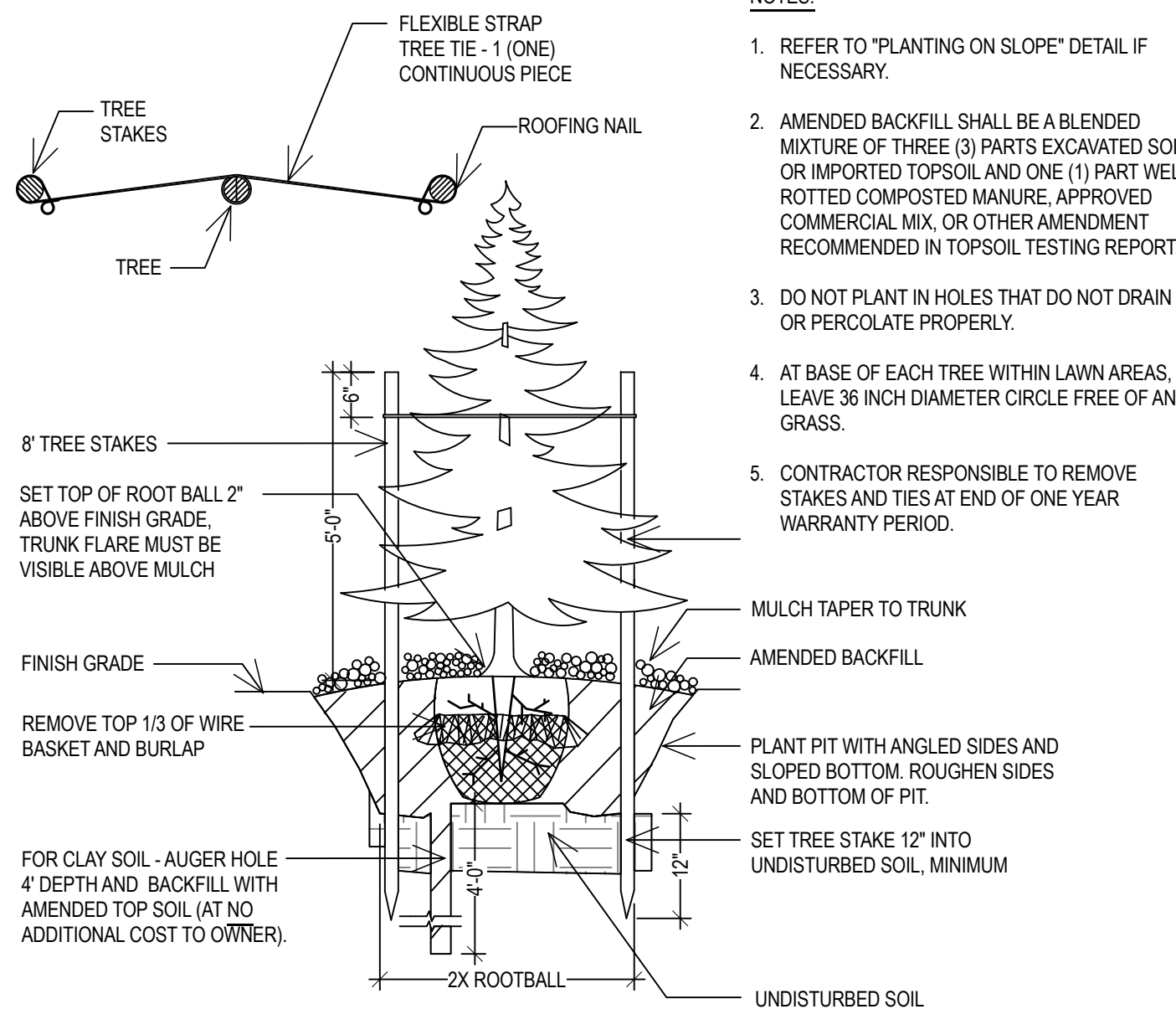
C PLANTING ON SLOPE

NO SCALE



D DECIDUOUS TREE

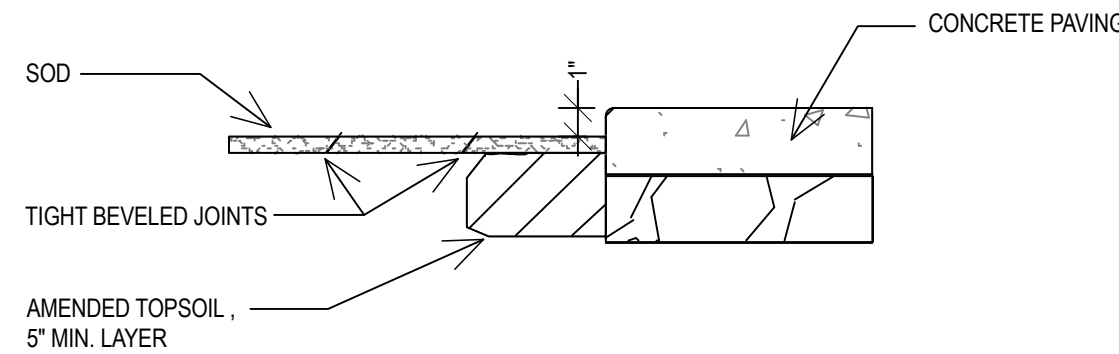
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E EVERGREEN TREE

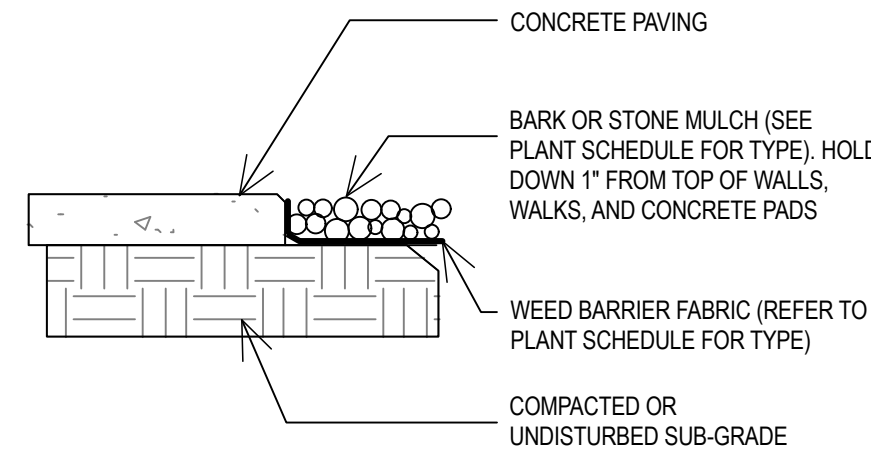
NO SCALE

- NOTES:
- A. LAYING OF SOD:
1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
 4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
 5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
- B. AFTER LAYING OF SOD IS COMPLETE:
1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
 2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
 3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.



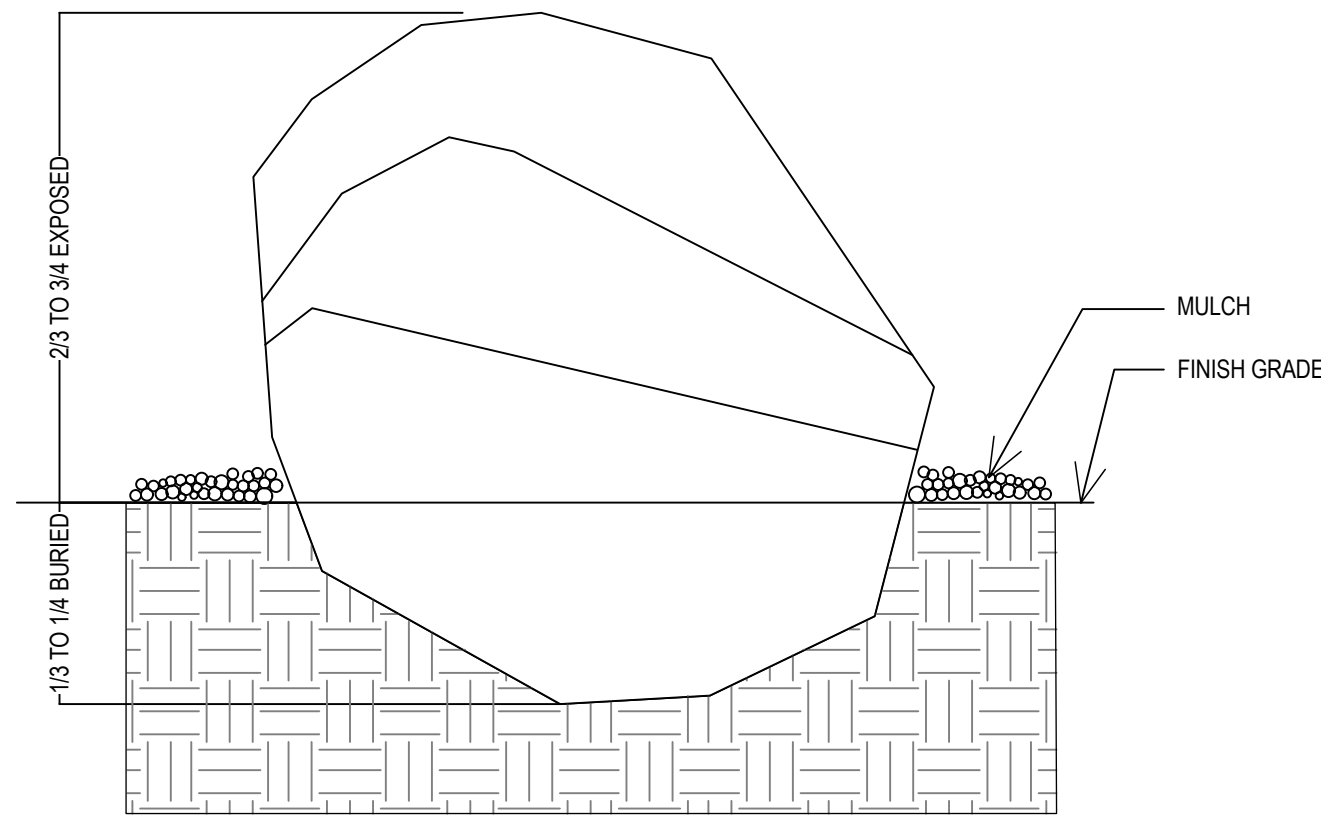
F SOD INSTALLATION

NO SCALE



G MULCH

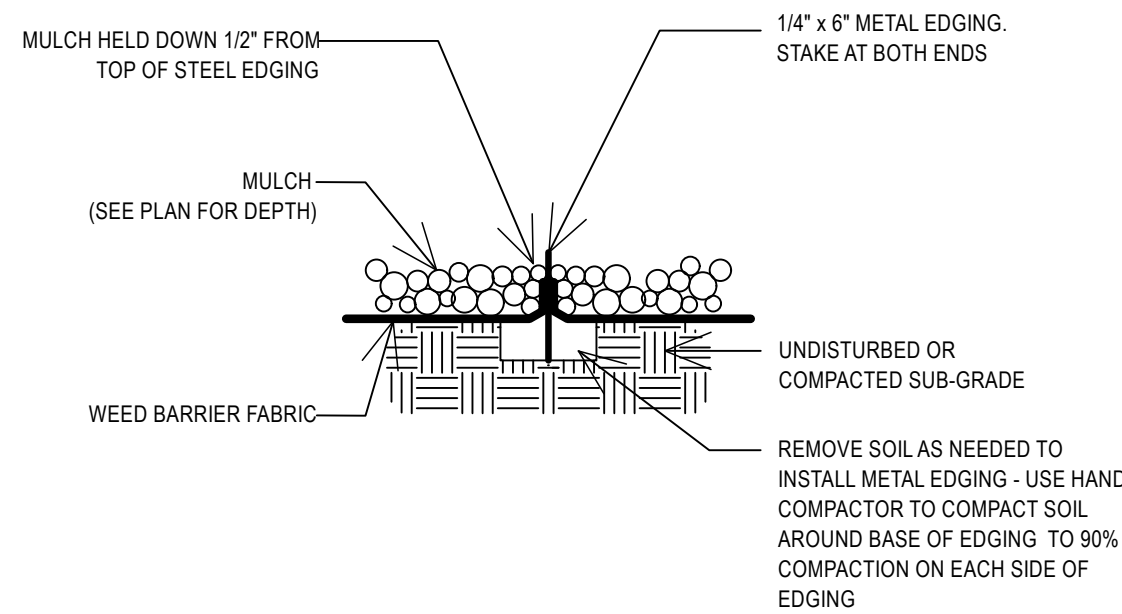
NO SCALE



H BOULDER

NO SCALE

NOTE:
EDGING SHALL BE COL-MET COMMERCIAL EDGING WITH BLACK POWDER COATING FINISH. MINIMUM 16" LONG STAKES - 4 STAKES PER 10'-0" SECTION.



I METAL EDGING

NO SCALE

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 24659
DRAWN BY: TG
CHECKED BY: SS
DATE: NOVEMBER 2024
PROPERTY NO:

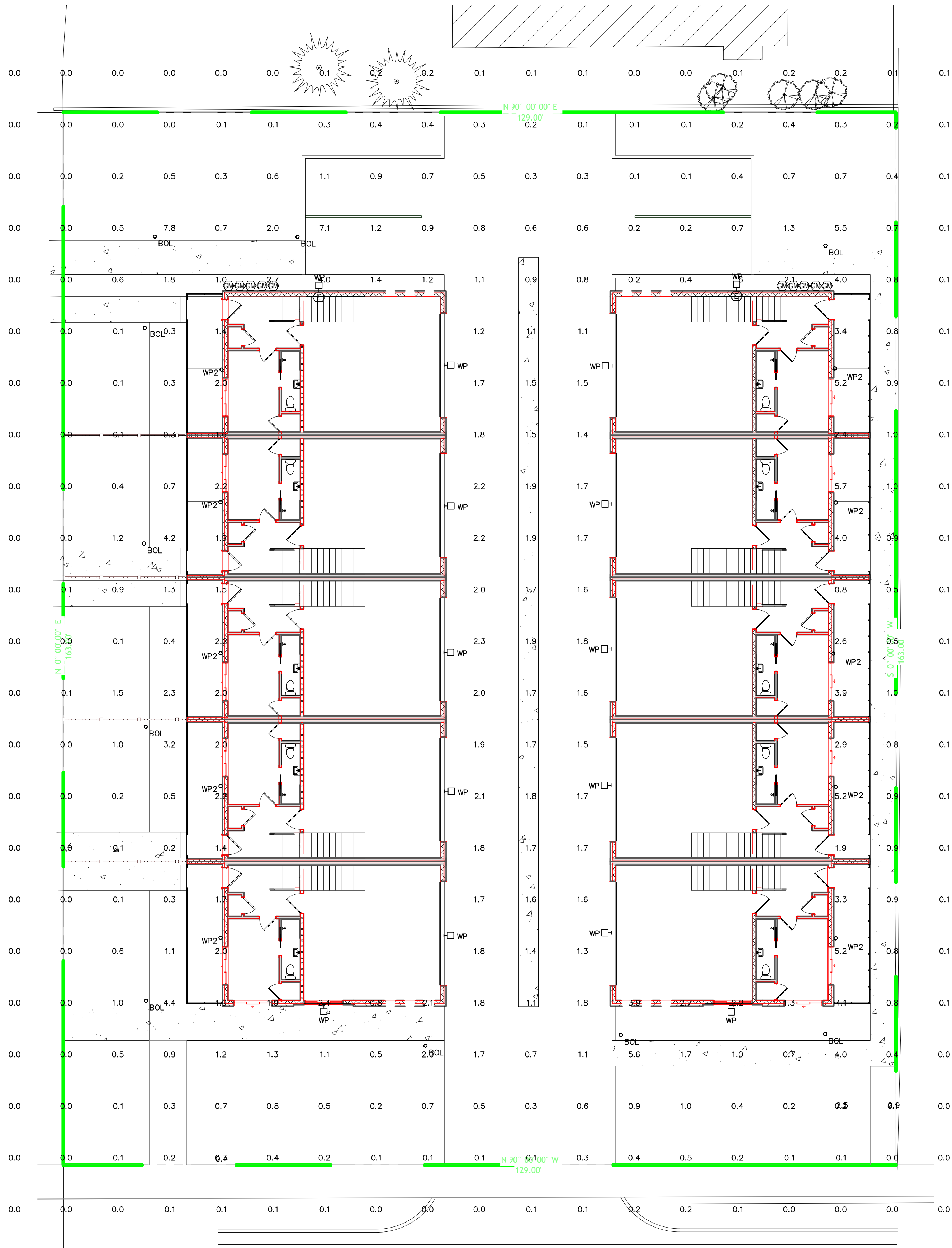
LANDSCAPE
DETAILS

LUMINAIRE SCHEDULE												
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT VA	TOTAL VA	VOLTS	NOTE 1	NOTE 2	QUANTITY
BOL	○	(1) 11.6W LED 300 LUMENS	KICHLER BOLLARD PATH LIGHT 750 LUMENS	ELECTRONIC	SURFACE	KICHLER 15848BKT	11.6	11.6	120V 1P 2W			9
WP	□	(1) 20W LED 2000 lumens	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, AMBPC, @ 530mA.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 530 AMBPC T3S MVOLT 35K	19.1	19.1	120V 1P 2W	LED DRIVER,	MOUNT AT 12FT ABOVE GROUND.	14
WP2	○	(1) 13.5W LED, 30.K	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K, @ 350mA.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 350 30K T2S MVOLT	13.3	13.3	120V 1P 2W	LED DRIVER,	MOUNT AT 8 FT ABOVE GROUND	10

GENERAL
PHOTOMETRIC
SCHEDULE

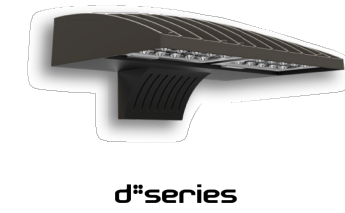
AVERAGE
FOOT-CANDLES

0.93



LEVEL 1 ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"



D-Series Size 1
LED Wall Luminaire

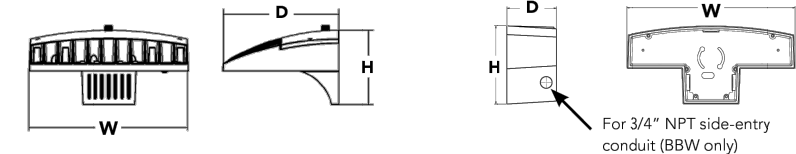
d-series



Specifications
Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg)
Back Box (BBW, E20WC)
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)



Catalog Number	
Notes	
Type	

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DB8TXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (Type I engine) 20C 20 LEDs (Type II engine) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T3M Type III Medium T3M Type III Short T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ³ 480 ³	Shipped included (barely) surface-mounting bracket ⁴ BBW Surface-mounted back box (for conduit entry) ¹	Shipped installed PI Photocentric cell, button type ⁵ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' range ⁶ PIBW 180° motion/ambient light sensor, 15-30' range ⁶ PIRIFCIV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' ⁷ PIRIFCIV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ⁷ E20WC Emergency battery backup (includes external component enclosure, CA Title 20 compliant) ⁸

Other Options	Finish
Shipped installed SF Single fuse (120, 277 or 347V) ^{1,9} DF Double fuse (208, 240 or 480V) ^{1,9} HS House-side shield ¹⁰ SPD Separate surge protection ¹¹	Shipped separately ¹ BSW Bird-deterrent spikes VG Vandal guard DOL Diffused drop lens DOBKO Dark bronze DBLKO Black DNAXO Natural aluminum DWHKO White DSXKO Sandstone DOBTKO Textured dark bronze DBLTKO Textured black DNATKO Textured natural aluminum DWHGKO Textured white DSXGKO Textured sandstone

Accessories	NOTES
DSXW1U House-side shield (one per light engine) DSXW1V Bird-deterrent spikes DSXW1C Vandal guard accessory	1 20C 1000 is not available with PIR, PIRIFCIV or PIRIFCIV. 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). 3 Single fuse (SPD) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. 4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRIFCIV. 5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. 6 Photocentric (PIE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRIFCIV). 7 Reference Motion Sensor table on page 3. 8 Same as old ELCW. Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com . 9 Not available with SPD. 10 Not available with E20WC. 11 Also available as a separate accessory; see Accessories information. 12 Not available with E20WC.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED Rev. 1/18/23

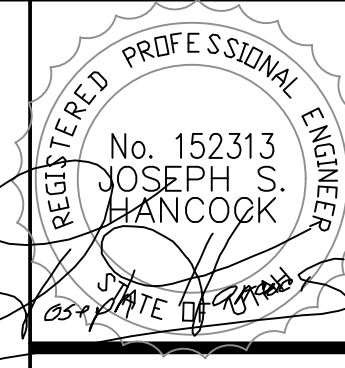


Path Light

Path and Spread

Size: 4" W x 27" H x 5.5" L

With a bold and sleek profile, the 12V LED Bollard Path Light adds contemporary style along sidewalks, pathways and more. The diffused lens spreads smooth, even lighting across an area without hotspots or glare, while the Textured Black (BKT) finish contrasts beautifully against the natural colors of a landscape. Fully compatible with various Kichler 12V LED drop-in lamps (sold separately) for easy installation and your choice of lighting outputs.



RUSSELL PLATT
ARCHITECTURE
Russell Platt Architecture
1759 East 4620 South
Salt Lake City, Utah 84117
801-580-0181

EDG
ENGINEERING
3580 SOUTH 6000 WEST
WEST VALLEY CITY, UTAH
VOICE: (801) 604-0928
EMAIL: johnhcock@edg-engineering.com

2888 E 3300 S
Salt Lake City, Utah 84109

PERMIT SET

DATE: 01/06/25

REVISIONS:

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

SHEET TITLE

SITE
ELECTRICAL

SHEET NUMBER

E101

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION WORK MEETING**

Wednesday, January 8, 2025

5:00 p.m.

**2277 East Bengal Boulevard
City Council Work Room**

ATTENDANCE

Members Present: Vice-Chair Sean Steinman, Commissioner Dan Mills, Commissioner Mike Smith, Commissioner Mike Shelton, Commissioner Dan Poulson (via Zoom)

Staff Present: Deputy City Recorder, Tiffany Janzen; Associate Planner/Sustainability Analyst, Ian Harris; Community and Economic Development Director, Michael Johnson; System Administrator, Alex Earl; Senior City Planner, Samantha DeSeelhorst (via Zoom)

WORK SESSION

Vice-Chair Sein Steinman called the Work Meeting to order at 5:04 PM.

1.0 Review Business Session Agenda.

Community and Economic Development Director, Michael Johnson, reviewed Agenda Item 3.1. Project ZTA-24-005 is a Zoning Text Amendment to amend the PDD-2 Wasatch Rock Redevelopment Zone Ordinance. The PDD-2 Zone is site-specific for the Rockworth Companies development located at 6695 South Wasatch Boulevard. The subject property is a 21.5-acre parcel in the northern Gravel Pit. The remainder of the Gravel Pit is under different ownership and no applications have been received regarding that parcel.

The Zoning Map was reviewed. Mr. Johnson reported that the northern property boundary is also the boundary between Cottonwood Heights and the City of Holladay. He believed most public input at the Business Meeting would be from residents of the neighboring subdivision in the City of Holladay. There is a drastic grade change between the site and the closest subdivision in Cottonwood Heights, which is west of Wasatch Boulevard.

The purpose of the public hearing will be to provide context for the current site entitlement, as well as an overview of the scope of the application and its approval process. The public comment process and Commission discussion would also be initiated, but no recommendation or final decision would be made at the Business Meeting.

Mr. Johnson provided background on the project. The entitlement process began in 2019. City Code §19.51 governs where a Planned Development District (“PDD”) can be created, and the PDD-2 Zone was approved in 2021 using the process outlined in that Ordinance including

Planning Commission recommendation, Architectural Review Commission review, and final approval by the City Council. The PDD-2 Ordinance established development parameters and a master site plan for the subject property and included a full site review, impact analysis, and establishment of approved uses, densities, massing, site circulation, landscaping, affordable housing requirements, etc.

The existing PDD-2 Ordinance and Development Plan were reviewed. It will be a seven-phase project including:

- One seven-story apartment building with up to 300 units.
- Four one-story retail/commercial pad sites.
- Two three-story mixed-use commercial pad sites.
- One five-story hotel with up to 140 rooms.
- One condominium building use and location was approved with massing, height, and unit count subject to future approval.
- One central roadway through the property with access to parking areas for each phase.

Mr. Johnson presented the Site Plan identifying fault line locations and setbacks on the subject property and reported that the property underwent extensive geologic hazard review due to the number of potential hazards on the site. Additional geological engineering will also be required as each phase comes online, as reflected in the PDD-2 Ordinance. In response to a question, Mr. Johnson reported that the blue line shown on the map is an aqueduct line owned by the Metropolitan Water District. The developer has collaborated with the Water District to ensure that any improvements built over the water line are properly designed and engineered and has proposed a large courtyard or plaza in the easement area. The roadway will also cross over the water line, which requires additional engineering.

The Phasing Plan was reviewed, and Mr. Johnson reported that Phase 1 of the project is underway. Most of the demolition work on the site has been completed, and work is in progress to finalize hillside reclamation plans and engineering to regrade, revegetate, and stabilize the graded hillside. The City receives regular observation reports from third-party professionals, and the property is routinely inspected by the geologic hazard consultant. No Building Permit applications have been received. The Phasing Plan indicates that the condominium building will be the seventh and final phase of the project.

Mr. Johnson reported that the original site visual renderings indicated that the condominium building would be 13 stories and have 99 units. The initial traffic impact studies, Staff analysis, and review were completed using those figures. However, due to concerns raised by the City Council regarding building height, only the use and location were entitled in 2021. The final unit count, massing, and height were not approved at that time. In response to a question, Mr. Johnson stated that the apartment unit count has decreased by 25 units since the original approval. The applicant proposed a spectrum of unit counts for the condominiums, but the total number of units on the site would not be dissimilar to those considered in the original analysis. He noted that it would be appropriate for the Planning Commission to request updated renderings from the applicant.

A conceptual view from the intersection of Wasatch Boulevard and 6200 South was reviewed. The Planned Development District Ordinance specifies that heights will be based on elevation above Wasatch Boulevard. It was noted that there was a lengthy discussion regarding elevation when the PDD was originally approved. Renderings from other angles were then reviewed and discussed.

Mr. Johnson next reviewed the Zoning Text Amendment and indicated that the amendment would be to Section 3: Approval of Development Plan; Phasing, and would approve a condominium building with a height of nine to ten unit floors above three to four parking levels, which would result in a 12- to 14-story building. Parking would be a minimum of one and one-quarter and a maximum of two parking stalls per unit. The total unit count would be between 75 and 110 units.

In response to a question, Mr. Johnson stated that they could consider specifying a maximum building height. The technical review had not yet been completed, so he was unable to recommend a specific height at that time. The developer has estimated approximately 10 feet per story. An updated rendering of the condominium building was reviewed, as well as the table included in the current PDD-2 Ordinance that specifies the allowed building heights based on distance from Wasatch Boulevard. The location of the condominium would allow for a height of 150 to 300 feet, and the proposed building would be approximately 140 feet.

Commissioner Mills stated that although Hughes Canyon is located in Holladay, its proximity to the development warrants being more granular than if it was located further from a residential neighborhood. Mr. Johnson stated that there will be a visual impact in that area, but it will be limited by the topography. Staff and the Planning Commission previously recommended approval. The Wasatch Boulevard Master Plan and other policy documents recommend high density in the Gravel Pit area. There are not currently many condominiums in the City, so it will also provide residents with access to that housing type.

Next steps include:

- Commission discussion and requests for any additional information;
- Full technical analysis of the proposed condominium details:
 - Traffic Impact Study review
 - Utility availability
 - Geotechnical/geologic hazard mitigation requirements
 - PDD-2 amended Ordinance review
 - City Master Plan compatibility
- Continued discussion at subsequent Commission Meetings;
- Architectural Review Commission consideration; and
- City Council consideration.

In response to a concern raised by Commissioner Sheldon, Mr. Johnson stated that the proposed parking structure will be within the fault setback, but the units will not be in that area. An expansion joint will be used to separate the structures. The City's geohazard consultant is currently reviewing the plan to determine if that will be acceptable. Staff has not provided any waivers from the Sensitive Lands procedures related to fault mitigation on the project, and other large-scale

developments have been allowed on fault lines in the City. Mr. Johnson stated that the project website includes engineering documents that are available to the public. The Ordinance also requires site-specific trenching and hazard mitigation reports for each phase of the project. It was noted that the project was approved prior to adoption of the Sensitive Lands Ordinance. Mr. Johnson believed the PDD would have been approved even if the ordinance had been adopted at the time because commercial projects have a higher threshold of review. The same slope stability and fault hazard standards apply, and there are no riparian hazards on the site.

Commissioner Mills stated that the developer is being required to stabilize the slope behind the property, which is an expensive project to remediate an issue that they did not cause. The hillside will be revegetated and include a public trail system that will connect with the future Bonneville Shoreline Trail.

In response to a question, Mr. Johnson stated that the traffic impact would be comparable to that outlined in the original traffic study. That study assumed 424 total units, and the actual number of residential units will be slightly lower. The developer will not be able to submit a Building Permit request for the condominium building until the Zoning Text Amendment is approved.

Mr. Johnson recommended that after discussion at the Business Meeting, the Planning Commission move to continue the public hearing to a February meeting so it will not require a separate notice. Full Staff review should be available by February. The applicant hopes to begin construction of the apartments in 2025.

In response to a question from Vice-Chair Steinman, Mr. Johnson stated that the variance request for the Old Mill site was denied. The applicant will be required to follow the codified process, and a 12-month public input period will be required before a permit can be granted to modify the structure. The 12-month period will begin when the application is submitted and payment is made. Regarding demolition, the applicant clarified at the hearing that they were not requesting a waiver from the permit requirement. If they demolish the structure, they will apply for a Demolition Permit, which requires both the Planning Commission and City Council processes.

With regard to the Canyon Cove Center, the City Council approved the Conditional Use Amendment to the Development Agreement to modify the office building to a residential condominium building at its December meeting. The Project Area Plan must now be amended by the City and contributing tax entities. Staff anticipates full approval by March and the permit process to begin shortly thereafter.

They are in the process of selecting a development partner for the Town Center. The Request for Proposals process will close in February, and they will then review the submissions and recommend a contract to the City Council. The City is allowed to issue the bond in full or in phases, and no decision has been made as to which option the Council will choose.

In response to a question regarding the City of Holladay's Housing Project on Big Cottonwood Canyon Road, Mr. Johnson stated that he is not familiar with the project and the City of Holladay has not reached out to him to discuss it. Commissioner Mills stated that Cottonwood Heights residents have tried to engage with Holladay regarding concerns over the massing. Mr. Johnson

stated that, although communication is always appreciated, it is ultimately Holladay's project and their decision.

2.0 Adjourn.

Commissioner Shelton moved to ADJOURN. Commissioner Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

The Work Meeting adjourned at 5:50 PM.

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**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION BUSINESS MEETING**

Wednesday, January 8, 2025

6:00 p.m.

**2277 East Bengal Boulevard
City Council Chambers**

Members Present: Vice-Chair Sean Steinman, Commissioner Dan Mills, Commissioner Mike Smith, Commissioner Mike Shelton, Commissioner Dan Poulson (via Zoom)

Staff Present: Deputy City Recorder, Tiffany Janzen; Associate Planner/Sustainability Analyst, Ian Harris; Community and Economic Development Director, Michael Johnson; System Administrator, Alex Earl; Senior City Planner, Samantha DeSeelhorst (via Zoom)

BUSINESS SESSION

Vice-Chair Sean Steinman called the Business Meeting to order at 6:00 PM.

1.0 Welcome and Acknowledgements.

1.1 Ex Parte Communications or Conflicts of Interest to Disclose.

There were no Ex Parte Communications or Conflicts of Interest disclosed.

2.0 General Public Comment.

There were no public comments.

3.0 Business Items.

3.1 Project ZTA-24-005 – Introduction and Public Hearing for a Request by Rockworth Companies to Modify Portions of the Adopted Planned Development District (“PDD”) Ordinance which Governs the Rockworth Gravel Pit at 6995 South Wasatch Boulevard. The proposed modifications relate to further defining the massing and density of the future mixed-use project at this site.

Community and Economic Development Director, Michael Johnson, reported that no final action was scheduled for the item. The purpose of the public hearing was to provide context and background to the Commission and the public on the nature of the request, compare what is already approved for the site with what is currently up for consideration, and review next steps.

Project ZTA-24-005 is a Text Amendment Proposal for the PDD-2 Wasatch Rock Redevelopment Zone granted by the City in 2021 to the parcel located at 6695 South Wasatch Boulevard, which is a 21.5-acre parcel at the north end of the Gravel Pit property. The PDD-2 Zone is site-specific and includes a written Ordinance establishing allowed uses, approval processes, lighting and landscaping standards, etc. It also established an overall Master Plan for the property.

Mr. Johnson reviewed zoning and Site Plan maps and noted that the City boundary is adjacent to the subject property on its northern boundary, and the neighborhood to the north of the parcel is in Holladay City.

The PDD-2 Zone is a Planned Development District that was created with the Planned Development District Ordinance outlined in Cottonwood Heights City Code § 19.51. Applicants and property owners use that Ordinance to guide redevelopment of their properties throughout the City. Rockwood Companies applied to create the PDD-2 Zone in 2019, and it was approved and entitled in 2021 after two years of public input and consideration by the Planning Commission, Architectural Review Commission, and City Council. The Zoning Text Amendment in question would be an amendment to that site-specific zone.

The approved PDD-2 Ordinance included a Development Plan which laid out the following:

- One seven-story apartment building was originally approved for 325 units but subsequently reduced to 300 units.
- Four one-story retail/commercial pad sites.
- Two three-story mixed-use commercial pad sites.
- One five-story hotel with up to 140 rooms.
- One condominium building for which the use and location were approved with massing, height, and unit count subject to future approval.

Mr. Johnson stated that the original review approval process included the assumption of a 12- or 13-story, 99-unit condominium building. Due to questions raised at the end of the process, the applicant chose to request entitlement of the height and unit count at a later date.

The site is constrained by numerous geologic and geotechnical hazards, as well as public utility lines. Mr. Johnson reviewed the fault lines and fault line setbacks indicated on the Site Plan and reported that habitable buildings are not allowed to be constructed in those areas. An aqueduct easement owned by the Metropolitan Water District also runs through the property and limits the development of both habitable buildings and the roadway. Those hazard areas will contain common plaza space for the development. East of the future apartment building is a steep hillside that is currently graded from years of industrial mining and is required to be reclaimed, regraded, and revegetated stably. That phase of the project was approved and is currently underway. A public trail system will also be developed on the hillside. The approved phasing plan was also reviewed, which indicates seven phases and the construction of the condominium building as the final phase. No estimated timeline for full buildout was available, but the developer hoped to begin construction on the apartments in 2025.

Concept renderings were reviewed. It was noted that the renderings were included with the original application and had not been updated to reflect changes outlined in the Zoning Text Amendment. However, the condominium building in those renderings was comparable in size to the one being proposed. Mr. Johnson clarified that the amendment only applied to the massing and total number of units for the condominium building. No other element of the existing PDD-2 Ordinance would be modified in any way. The standards for providing affordable housing, trails, landscaping, etc. would remain in place and move forward as approved.

The Zoning Text Amendment would apply to Section 3, Approval of Development Plan; Phasing of the current PDD-2 Ordinance, and specify ranges for the total number of floors and units.

The proposed massing would be:

- Nine to 10 unit floors
- Three to four parking levels
- A total of 75 to 110 units

The City's PDD Ordinance codifies a method for establishing height limits in PDD areas. Maximum heights for the Gravel Pit are determined based on elevation above Wasatch Boulevard, and the maximum allowed height increases as the eastern portion of the property will accommodate a larger building without substantial negative impact. The Gravel Pit site is envisioned in the Wasatch Boulevard Master Plan as a site that can accommodate higher density and building heights than typically seen elsewhere in the City. The condominium will have a maximum height limit of 300 feet but the developer has proposed a height of approximately 140 feet.

Next steps in the process will include:

- Commission discussion and requests for any additional information;
- Full technical analysis of the proposed condominium details:
 - Traffic Impact Study review
 - Utility availability
 - Geotechnical/geologic hazard mitigation requirements
 - PDD-2 amended Ordinance review
 - City Master Plan compatibility
- Continued discussion at subsequent Commission Meetings;
- Architectural Review Commission consideration; and
- City Council consideration.

In response to a question from Commissioner Smith, Mr. Johnson stated that the applicant has proposed a building height of approximately 140 feet, which is similar to the original proposal. Most buildings in the development will be substantially lower than allowed. The PDD Ordinance includes generous maximum heights to allow flexibility for developers.

In response to a question from Vice-Chair Steinman, Mr. Johnson reported that as part of its review process, Staff will review the comprehensive traffic study conducted previously. If any of the

information is deficient or outdated, they will request that the applicant update it. A summary of the traffic impacts of the unit change was submitted with the Zoning Text Amendment application.

Commissioner Shelton asked if the condominium building could be constructed out of phase. Mr. Johnson stated that the Phasing Plan is codified in the PDD-2 Ordinance, so the applicant would need to request an amendment to that plan to do so.

The applicant, Sara Namelko of Rockworth Companies, clarified that the condominium building was expected to be 12 stories in total, with three parking levels and nine residential levels. It will include articulated setbacks. The proposed ranges for height and total number of units were determined based on the market and site-specific considerations. They intend to follow the Phasing Plan outlined in the ordinance. The apartments are in Phase 1, and they intend to apply for a building permit in the coming months.

Commissioner Smith asked if it would be possible to create a rendering of the site from the vantage of the neighboring community in Holladay. Ms. Namelko stated that renderings were not required for the current application, but they would be happy to update the renderings at the Commission's request. Vice-Chair Steinman stated that it would be advantageous to have updated renderings from all perspectives.

In response to a question from Commissioner Mills, Ms. Namelko confirmed that the property includes a portion of Gun Club Road. Commissioner Mills noted that the berm on the south side of Gun Club Road would provide some protection for Holladay residents and asked about the applicant's plans for the interface. He anticipated that it would partially obscure some residents' view of the Valley, but not the mountains, and asked for more detail regarding site reclamation. The landscaping plan was displayed. Ms. Namelko reported that the hillside must be reclaimed as part of the initial phase. That work is underway. The landscape plan includes a retaining wall and planting of trees, shrubs, bushes, and grasses. The City required that the hillside be brought back to its natural vegetative state, and they are in the process of doing so. They plan to build the condominiums lower down in the valley.

Commissioner Mills asked for Ms. Namelko's feedback on a potential cap on the building height. Ms. Namelko stated that they would work with the Commission and Staff to determine the best height for all involved. They are very comfortable with the current 300-foot maximum and intend to be below 150 feet. Vice-Chair Steinman commented that the Commission was excited to see a positive change in the area.

Vice-Chair Steinman opened the public hearing.

Bill Hurtado expressed concern about potential light pollution and asked if a study had been conducted to determine potential negative effects. He is a resident of Holladay and will have a view of the rear of the building, he was concerned about how it would block his view and how the 150-foot height would be affected by the grade. He was also concerned about the additional traffic the project would generate.

Steven Rochich stated that he is a Holladay resident, and the only place on the parcel where the condominium will impact his neighborhood is the exact location they chose for it. Any other location in the development would not impact him. He believes the placement is unneighborly because it will obstruct his view, and he purchased his property for the view of the Valley.

Mike Madsen stated that his home is on the border of Holladay and Cottonwood Heights and he also owns a short-term rental at the Oaks at Wasatch. He believed there would be accidents at the entry to the development and recommended only allowing one-way turns at the exit. He asked if the City would allow short-term rentals in the condominium and noted that it would result in more traffic and activity in the area. He encouraged the Commission to consider those issues because currently there are very few legal short-term rentals in Cottonwood Heights but there are many illegal rentals.

Doug Shelby was present representing Walker Development, which owns the other Gravel Pit property. He was concerned that the applicant's traffic study was not accurate. He noted that it includes calculations for additional intersections on SR 190, but that is a limited-access highway and those intersections may not be practical. He urged the City to carefully review the study. It currently shows 30% of traffic going through Walker Development's property, but they would not allow that. He stated that there is no longer a berm along Gun Club Road, but Rockworth has cleaned up the area and it is looking very good.

Roswell Rogers thanked the Commission for allowing Holladay residents to speak to the item. He lives in the Canyon Ranch neighborhood, and his home is approximately 50 yards from the proposed condominium building. The berm is now gone. He is glad that the old Gravel Pit structure and pond have been removed. He is feeling vibrations from the construction, and he is concerned about potential damage to the stucco, rock, and other elements of the Canyon Ranch condominiums. He is also concerned about light pollution and traffic. He was grateful to see the proposed vegetation as it would help limit the amount of dust. He believes there will be both good and bad outcomes from the project.

City of Holladay Mayor, Rob Dahle, thanked Cottonwood Heights Staff for reaching out to citizens of Holladay. They understand that the development will happen and needs to happen. He assumed that the Planning Commission and City Council had some latitude regarding the maximum building height, and he was concerned about the proposed condominium height.

Holladay City Council Member, Emily Gray, reported that she represents District 5, which abuts the subject property. Her understanding was that the original height would be eight to 10 stories. The proposed amendment will increase the height by 50 feet above the original proposal, or a 75% increase. The impact on Holladay residents will be approximately 60 feet above the berm. It was also her understanding that the reason the City Council did not originally approve the height was because they were concerned about allowing a 12 or 14-story building. Residents of Holladay value living on the East Bench for its suburban character, low-density housing, and mountain views. The City of Holladay has worked hard to create thoughtful buffers between its R-1 neighborhoods and areas with greater height and density, and she believed Cottonwood Heights has done that as well along Fort Union Boulevard. Because the Wasatch Rock Development presents an excellent opportunity for Cottonwood Heights to provide multi-family housing without

impacting nearby residential properties, she believes the development makes a lot of sense. However, single-family neighborhoods in Holladay will be significantly impacted by the height of the condominium building. When Holladay was developing its Mill Rock zone on its south border, Cottonwood Heights requested that they relocate an office park to the north end away from Hidden Mill Cove, and position a parking lot next to the Cottonwood Heights homes, and Holladay willingly accommodated the request to preserve residents' views and minimize traffic impacts to the neighbor. They hoped that Cottonwood Heights would reciprocate that spirit of neighborliness. She asked that they maintain the original plan's limits on the condominium building. By doing so, they can protect the character of their neighborhoods, enabling thoughtful and balanced growth.

Wilson Bateman was pleased to see the project commencing. The Gravel Pit is a scar that produces a lot of dust, and he understands the need for housing. He is largely in favor of the development. He likes the landscaping and walking paths. However, very few of the renderings show the direct impact on the Canyon Cove neighborhood. He requested that the Commission consider what it will look like from Gun Club Road. He created his own renderings and emailed them to Mr. Johnson. He lives directly across the road from the proposed condominium building, and its back corner would be in his direct line of sight. He heard comments that the grade of Gun Club Road rises quickly and would obscure the building from view, but from the highest point of Gun Club Road, six residential floors would be visible at the lowest proposed height. His preference was that it be limited to five residential stories or a total of eight stories rather than the proposed 12 to 14.

Merilee Zaba thanked the Commission for welcoming non-residents to speak on the impacts of the project. She expressed concern about traffic. She understood that it may be too late to change anything, but she hoped they would consider that Wasatch Boulevard is her neighborhood's only exit south. The traffic impact from the development will be extreme for the neighborhood, and she hoped the Commission would consider that.

Bonnie Rokeish agreed with her neighbors' concerns. Traffic was her biggest issue. If there are 325 apartments, residents could potentially have over 600 cars. The condominiums could add another 200 cars. The hotel will have rental car traffic. She stated that the rendering appeared to show the only entrance to the community at the two-lane section of Wasatch Boulevard, which is already greatly impacted by her neighborhood, other residents, and skiers with Ikon passes. She asked how cars could exit the property in case of an emergency. The traffic study was conducted five years ago, but she has lived in Canyon Cove for 27 years and has seen traffic increase dramatically over the last few years. She believed the traffic study should be updated by an impartial party.

Allison Armstrong reported that she used to live in the neighborhood behind Market Street Grill but moved due to crime on the walking trails. She requested that the City consider not allowing walking paths that go directly into the neighborhood. There is a lot of crime on the walking path along the border of Holladay and I-215. She has two teenage drivers and is concerned about more traffic in the area. When the last large building was constructed near her previous home in Cottonwood Heights, they were approved for a taller building because of the precedent set by the other buildings in the area. She requested that they not approve the proposed building height for the condominium so that they do not set another precedent.

Jenny Templar agreed with the other public comments. She was concerned about light, noise, and traffic. She called the City of Holladay two weeks earlier about a child who was nearly hit on Wasatch Boulevard. She suggested that everyone drive down Wasatch Boulevard in the winter. Every weekend, cars park on both sides of the road along the curve where the hotel and condominium are proposed. She believes ski season needs to be considered in the traffic study. If residents exit the new development at the second roundabout, that area has very heavy traffic that travels at a high speed. She is very concerned about the safety issue. She suggested moving the largest building to the center of the development.

There were no further public comments.

Commissioner Smith moved to close the public hearing. Commissioner Mills seconded the motion. The motion passed with the unanimous consent of the Commission.

Vice-Chair Steinman asked if the current traffic study considered egress for the southern property or circulation. Mr. Johnson stated that he believed it factored in a potential future connection to the south, but he would need to re-familiarize himself with the study prior to the next meeting. He clarified that a temporary secondary ingress and egress is required on the Site Plan. It follows the same alignment as the driveway by the ski shop near the site. That access will be required unless or until a permanent second access point is constructed on the other side of the Gravel Pit. The secondary access will require a Utah Department of Transportation permit.

Mr. Johnson displayed the original rendering and noted that the condominium building in the rendering is 12 or 13 stories tall. The proposed building height is comparable to the original. He then displayed the new rendering with the proposed condominium building. Commissioner Shelton stated that it intersects the road in a similar location to the original structure. Vice-Chair Steinman stated that it is a unique site, and Rockworth is maximizing the available space to make the project feasible. He believed phasing would be contingent upon circulation patterns.

In response to a question from Vice-Chair Steinman, Mr. Johnson stated that the southern property was an industrial use prior to the City's incorporation. The Master Plan designates it as a mixed-use development area. Staff anticipates that the property owner will apply for a high-density development, but no application has been submitted. The parcel currently has placeholder residential zoning. It is in the PDD Overlay Zone, so the same parameters that governed the creation of the PDD-2 Zone will apply. The State is working to identify a location on the southern parcel for a transit parking structure as contemplated in their Environmental Impact Statement for canyon traffic. UDOT has no contingencies on the northern parcel other than the permit for secondary access.

Commissioner Mills stated that Wasatch Boulevard was a very dangerous road prior to 1983. Before I-215 was completed, it was used as a highway to access downtown Salt Lake City. He hopes that cool heads will prevail as they navigate changes and improvements, and he believes that the improvement of the dust bowl and conversion of a defunct industrial area to a much nicer location will have a net positive effect on all residents. They are sensitive to the fact that there was a death on Wasatch Boulevard in Holladay in the last month. It is a major arterial roadway

that benefits the canyons and is not controlled by Cottonwood Heights. They are hopeful that the development will not increase traffic fatalities. As a cyclist, he is aware of the traffic concerns in the area.

Commissioner Smith spoke to the concerns raised about the position of the buildings. He believed that would require starting over again. Commissioner Mills stated that at the time of original approval, massing was discussed in detail with the applicant. The property has many constraints due to the fault hazards, and the City cannot inhibit the property owner's right to build. It took two years for the applicant to go through the City's rigorous process which involved modifying, moving, and decreasing the size of proposed buildings. He believed the proposed massing of the condominium building was not based on profit. Mr. Johnson stated that the use, massing, and location are already entitled for all structures excluding massing and height for the condominium building, so the applicant would need to voluntarily propose reworking the site in order for any buildings to be moved. That was outside the scope of the application.

Commissioner Shelton asked Mr. Johnson to address the public concerns about lighting. Mr. Johnson stated that the original Ordinance requires the developer to comply with the Cottonwood Heights Lighting Ordinance. East of Wasatch Boulevard, total lighting output, and required shielding are strictly defined. Commissioner Mills stated that the homes to the north of the subject property likely have much more liberal standards than the building based on current lighting standards.

Vice-Chair Steinman invited the applicant for final comments. Ms. Namelko stated that she made note of every question raised in the public comment period and would respond in writing to Mr. Johnson. The condominium project was not intended to be a short-term rental product, and they will follow Cottonwood Heights' protocol regarding short-term rentals. They intend for it to be a high-end condominium. The traffic consultant is not related to Rockworth Companies, and they will be happy to comply with any requests from the City regarding the traffic study. The traffic consultant was required to work with Holladay City staff to find solutions regarding the entrance and exit, so that solution was determined by working with Holladay, not Cottonwood Heights.

Vice-Chair Steinman stated that based on Staff's recommendation they would table the item to a February meeting.

Commissioner moved to CONTINUE Project ZTA-24-005 – Introduction and Public Hearing for a Request by Rockworth Companies to Modify Portions of the Adopted Planned Development District (“PDD”) Ordinance which Governs the Rockworth Gravel Pit at 6995 South Wasatch Boulevard to the February 5, 2025 Planning Commission Meeting. Commissioner Mills seconded the motion. Vote on Motion: Commissioner Shelton-Yes; Commissioner Mills-Yes; Commissioner Smith-Yes; Commissioner Poulson-Yes; Vice-Chair Steinman-Yes. The motion passed unanimously.

4.0 Consent Agenda

4.1 Approval of Planning Commission Meeting Minutes from November 6, 2024.

4.2 Approval of Planning Commission Meeting Minutes from December 4, 2024.

Commissioner Mills moved to APPROVE the Consent Agenda, as presented. Commissioner Shelton seconded the motion. The motion passed with the unanimous consent of the Commission.

5.0 Adjourn.

The Business Meeting adjourned at approximately 7:15 PM.

DRAFT

I hereby certify that the foregoing represents a true, accurate, and complete record of the Cottonwood Heights City Planning Commission Work Session and Regular Meeting held on Wednesday, January 8, 2025.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

DRAFT

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA



January 22, 2025

Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, January 22, 2025** at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for its **Work Session** and **Business Session** meetings.

1. Work Session – **5:00 p.m.** – City Council Work Room
2. Business Session – **6:00 p.m.** – City Council Chambers

Both sessions will also be broadcast electronically on the city's YouTube channel at <https://www.youtube.com/@CottonwoodHeights/streams>. **Please see the reverse side of this agenda for instructions on how to make public comment.**

5:00 p.m. Work Session

1.0 Review Business Session Agenda

The commission will review and discuss agenda items.

2.0 Adjourn

6:00 p.m. Business Session

1.0 Welcome and Acknowledgements

- 1.1 Ex parte communications or conflicts of interest to disclose

2.0 General Public Comment

This is an opportunity for individuals to make general public comments that do not relate to any projects scheduled for public hearing under the "Business Items" section of this agenda. Please see the Public Comment Policy on the reverse side of this agenda for more information.

3.0 Business Items

- 3.1 Project CUP-24-019 & SUB-24-008

Public hearing and potential action on a request by Nathan Anderson for conditional use permit and preliminary plat approval to construct a 10-unit live-work townhome development at 3425 E. Bengal Blvd.

4.0 Consent Agenda

- 4.1 Approval of Planning Commission Minutes from January 8, 2025

5.0 Adjourn

Next Planning Commission Meeting: February 5, 2025

Public Comment Policy

Individuals may provide public comment verbally or via writing.

Verbal comments are accepted in person at the 6:00 p.m. Business Session, but not at the 5:00 p.m. Work Session. At the Business Session, public comment may be given during two intervals:

1. General Public Comment Period – An opportunity for general comments not relating to specific projects on the meeting agenda.
2. Specific Project Public Hearings – An opportunity for comments relating to specific projects on the meeting agenda which were noticed as public hearings.

Please note that verbal comments must be provided by attending the meetings in-person. Verbal comments cannot be provided via the electronic broadcast of planning commission meetings on the city's YouTube channel.

Verbal comment periods are an opportunity for individuals to share comments as they see fit but **are not an opportunity for "question and answer" dialogue.** Questions should be directed to city staff at planning@ch.utah.gov. Verbal comments provided during the public comment period will be limited to three minutes per individual, or five minutes per a spokesperson who has been asked by a group that is present to summarize their concerns.

Alternatively, **written comments** may be submitted to staff via email at planning@ch.utah.gov. For written comments to be entered into the record and distributed to the planning commission prior to the meeting, they must be submitted to staff by 12:00 p.m. MST on Tuesday, January 21, 2025, the day prior to the meeting. Comments received after this deadline will be distributed to the planning commission after the meeting.

Meeting Procedures

Items will generally be considered in the following order: 1. Chair introduction of item, 2. Staff presentation, 3. Applicant presentation, if applicable, 4. Chair opens public hearing, if applicable, 5. Chair closes public hearing, if applicable, 6. Planning commission deliberation, 7. Planning commission motion and vote on item.

Applications may be tabled if additional information is needed in order to act on the item; or if the planning commission feels there are unresolved issues that may need further attention before the commission is ready to make a motion. No agenda item will begin after 9:00 pm without a unanimous vote of the commission. The commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7021 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, January 17, 2025, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 17th DAY OF JANUARY, 2025, ATTEST: TIFFANY JANZEN, CITY RECORDER