

COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA



March 27, 2025

Notice is hereby given that the **Cottonwood Heights Architectural Review Commission** will convene on **Thursday, March 27, 2025 at 6:00 p.m.**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for a **Public Meeting**.

The meeting will also be broadcast electronically on the city's YouTube channel at <https://www.youtube.com/@CottonwoodHeights/streams>.

6:00 p.m. Public Meeting

1.0 Welcome and Acknowledgements

- 1.1 Ex parte communications or conflicts of interest to disclose

2.0 Business Items

- 2.1 Project ZTA-24-005

Commission review and Certificate of Design Compliance consideration of a request by Rockworth Companies for a Zoning Text Amendment to modify portions of the adopted Planned Development District (PDD) ordinance which governs the Rockworth Gravel Pit site at 6695 S. Wasatch Blvd. The proposed modifications relate to further defining the massing and density of the future mixed-use project at this site.

3.0 Consent Agenda

- 3.1 Approval of Minutes for March 27, 2025

The Architectural Review Commission will move to approve the minutes of March 27, 2025 after the following process is met:

The recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the recorder. If, after five days, there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission agrees, at which time the minutes shall be deemed approved.

4.0 Adjourn

- 4.1 Next meeting is scheduled for April 24, 2025, pending business items.

Public Comment Policy

As a public meeting, not a public hearing, public comments are not accepted during Architectural Review Commission Meetings. Individuals with questions regarding an Architectural Review Commission application should direct their inquiries to staff prior to the meeting, by emailing planning@ch.utah.gov.

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation (If Applicable)
3. Architectural Review Commission Deliberation
4. Architectural Review Commission Motion and Vote

Architectural Review Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; or 2) The Architectural Review Commission finds 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 Participation by Telephonic/Digital Means

Architectural Review Commission members may participate in the meeting via telephonic/digital communication. If a commissioner does participate via telephonic/digital communication, the communication will be amplified so that all other Commissioners and all other persons present in the room will be able to hear all discussions.

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) 944-7015 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, March 21, 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 21st day of March, 2025, Attest: Tiffany Janzen, City Recorder



ARCHITECTURAL REVIEW COMMISSION MEMO

ZTA-24-005 – PDD-2

Wasatch Rock Redevelopment Ordinance Amd.

Meeting Date: March 27, 2025

Staff Contact: Mike Johnson, CED Director

Request

This application represents a proposed zoning text amendment to the PDD-2 (Wasatch Rock Redevelopment) Ordinance. The PDD-2 zone is a site-specific zoning ordinance and master development plan that solely applies to the 21.56-acre property located at 6695 South Wasatch Boulevard. Specifically, this text amendment process proposes a final building height, massing, and unit count to the condominium use within the approved PDD-2 ordinance and development plan.

This text amendment proposes that the condominium use within the site be allowed to be constructed to a maximum height of 12-14 stories (consisting of 3-4 levels of structured parking below 9-10 floors of condominium units), and a total unit count of 75-110.



Text amendment applications typically do not require consideration by the Architectural Review Commission (ARC). In this case, the existing PDD-2 ordinance states that *‘final building height, size, footprint, total unit count, parking, and other details concerning the proposed condominium use shall be determined through an amendment to this ordinance and the Development Plan reviewed and approved by the Council, in its legislative discretion, following recommendation by the city’s planning commission, city’s planning department staff, city’s development review committee, **city’s architectural review commission**, city’s geologist, or other city-related individuals or advisory bodies in accordance with city’s requirements and normal development review process.’*

To date, reviews have been completed with all staff-level representatives. At its February 2025 meeting, the Planning Commission unanimously recommended approval of the proposed text

amendment to the City Council. Therefore, staff is seeking a formal ARC recommendation (via Certificate of Design Compliance) prior to final consideration by the City Council.

This memo (and attachments) provides a summary of the proposed amendment, background of the PDD-2 ordinance (which has previously been reviewed and approved by the ARC), and ARC purview for this application.

Background

The existing, approved PDD-2 zoning ordinance and development plan materials are publicly available for review on the city website at the following link. It is recommended that Commissioners review the posted materials to better understand the current approval and entitlement within the subject property. Staff has presented an overview of these materials to both the Planning Commission and City Council:

<https://www.cottonwoodheights.utah.gov/your-government/boards-and-commissions/planning-commission/wasatch-rock-redevelopment-proposal-6695-s-wasatch-blvd-pdd-19-001>

Following the Planned Development District ordinance process ([19.51 of the Cottonwood Heights Zoning Ordinance](#)), the PDD-2 zone and accompanying development plan was approved by the City Council in August 2021 after a nearly two-year public process which included extensive staff review, impact analysis, site assessment, and supportive recommendations from both the Planning Commission and the Architectural Review Commission. The approval created site plan entitlement and site-specific development standards for a mixed-use project consisting of seven phases and the following uses:

- Multi-family residential (apartments)
- Multi-family residential (condominiums)
- Hotel
- Commercial uses (six separate commercial pads are included in the approval)

Except for the condominium use, each of the uses has already received approval for maximum unit counts, building heights, massing, etc. Further, the PDD-2 ordinance provides specific detail for the process the applicant must follow to entitlement development standards for the condominium use (i.e., this text amendment process). Additional site elements, including traffic impact, site circulation, open space, parking, roadway alignment, etc. have also been previously approved. Staff will provide a full update to each of these elements as they relate to the proposed text amendment within the future project staff report and analysis.

[The approved PDD-2 site plan](#) includes the layout of the above-referenced uses within the project site, including the location of the condominium use. This current PDD-2 ordinance process also incorporates extensive study and analysis of site constraints, reclamation requirements, and other geotechnical and geological considerations to ensure that future development mitigates risk posed by hazards within the site. Staff will present an updated report on overall site reclamation, hazard mitigation, and reclamation that are specific to the proposed condominium site.

In addition to the above link to the current PDD-2 ordinance and project materials, attached are the applicant's proposed PDD-2 text amendment and updated plans which provide additional detail for the proposed condominium building's unit count, massing, and visual impact.

Attached to this memo are reports, analyses, and submittals that provide a detailed background and overview of the PDD-2 project and summary of the proposed text amendment.

ARC Purview

During its initial entitlement process, the application received review and approval by the ARC. This original Certificate of Design Compliance (i.e. ARC approval) included a proposed condominium building with height, massing, and unit count very similar to what is proposed again. During final Council consideration of the project in 2021, the condominium unit count was removed and deferred to a later date. The applicant is now seeking to fully entitle that use. As the PDD-2 ordinance and Development Plan are meant to establish uses, densities, and general site layouts, specific details for architectural design, materials, colors, etc. have not been finalized. General elements, such as site layout, circulation, general landscaping, trails, etc. have been approved (and are not proposed to be modified by this text amendment). Part of the ARC's original approval was acceptance of general design standards submitted by the applicant that is meant to guide ARC consideration of site-specific plans and permits as they are developed.

As adopted (and not proposed to be modified), the ARC will be the primary design review authority as each phase of the project submits a building permit application for development. The PDD-2 ordinance states that ARC review is required for each phase of the PDD-2 project (as part of building permit review for that respective phase) to ensure compliance with the original Certificate of Design Compliance and project design guidelines.

The current text amendment application is still at the general site density, use, and entitlement level. As such, this proposal does not yet include building materials, final architectural massing and detail, site-specific landscaping, etc. Further, the proposed height and unit count is within the authority of the Planning Commission and City Council. Staff recommends that any input on such details focus on architectural detail, design, and compatibility, rather than the proposed height and unit count itself.

Findings and Recommendation

Because the existing ARC approval for this site included a condominium building in the same location, with a comparable size and unit count to what is now proposed, city staff finds that the proposed text amendment is compatible with the original recommendation of approval for the site. As detailed in the attached reports, the proposed condominium building is found to be compatible with the city's master-planned vision for the 'gravel pit' area, and city staff recommends approval of the text amendment.

Attachments

1. PDD-2 Text Amendment – Planning Commission Staff Report (February 2025)
2. PDD-2 Text Amendment – Planning Commission Staff Memo (January 2025)
3. PDD-2 Ordinance (with proposed text amendment highlighted)
4. Site Building Massing Rendering
5. Site Building Height Analysis
6. Project Background Presentations
7. Intersection Analysis and traffic study summary
8. Geologic Hazard Review – Status Report
9. PDD-2 site-specific design guidelines

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



February 5, 2025

Summary

Project Numbers:

ZTA-24-005

Subject Property:

6695 S Wasatch Blvd.

Actions Requested:

Zoning Text Amendment
(PDD-2 Ordinance)

Applicant:

Serra Nemelka
(Rockworth Companies)

Recommendation:

Approve

Context

Property Owner:

AJ Rock LLC



Acreage:

21.56

Request

This application represents a proposed zoning text amendment to the PDD-2 (Wasatch Rock Redevelopment) Ordinance. The PDD-2 zone is a site-specific zoning ordinance and master development plan that solely applies to the 21.56-acre property located at 6695 South Wasatch Boulevard. Specifically, this text amendment process proposes a final building height, massing, and unit count to the condominium use within the approved PDD-2 ordinance and development plan.

This text amendment proposes that the condominium use within the site permit a maximum height of 12-14 stories (consisting of 3-4 levels of structured parking below 9-10 floors of condominium units), and a total unit count of 75-110.



This rendering provides an example of the visual impact of the proposed text amendment (Note – all other elements shown in the rendering are entitled).

Background / Context

A detailed summary of the background and context of this project, including the current proposed text amendment, was provided by staff at the January 8, 2025 Planning Commission meeting. A copy of the previous staff memo, as well as the presentation shared by staff at that meeting is attached to this report.

As previously discussed, overall zoning and development entitlement has been granted for the full PDD-2 development project, with site reclamation and grading work underway. The purpose of this report is to provide an overview of the Commission's role in the proposed text amendment and provide an updated analysis of development impacts specific to the proposed condominium building massing and density.

Planning Commission Role / Review Process

This application for a zoning text amendment to the city's PDD-2 (Wasatch Rock Redevelopment) zone constitutes a legislative land use application. For legislative items, the Commission's role is to review applications for compliance with city ordinances, master plans, etc., provide review comments and feedback to the applicant (if necessary), hold a public hearing, and provide a formal recommendation to the City Council. Final decision authority for zoning text amendments comes from the City Council. Specific to the PDD-2 text amendment, this application will also require review and recommendation by the Architectural Review Commission, as that procedure is codified within the current PDD-2 ordinance.

Impact Analysis

Staff has completed an updated analysis of potential impacts of the condominium building's proposed height and unit count. This analysis includes the following:

- PDD-2 ordinance amendment
- Projected traffic impact
- Geotechnical / geologic hazard review
- Utility impact / availability
- Building height summary and analysis

Prior to approval in 2021, the original PDD-2 ordinance application included the proposed condominium building at a height of 10-12 stories and 99 total units. After approximately 18 months of review in the public application process, and shortly before the City Council was preparing to take its final vote on the proposed PDD-2 ordinance, additional questions were asked of the condominium building. Rather than delaying the vote, the applicant opted to amend its application to include entitlement for the use and location of the condominium building but defer entitlement of massing and unit counts to a later date – a process that is now underway. With that final voluntary change by the applicant, the City Council approved the ordinance proposal and development plan.

PDD-2 Ordinance Amendment

The proposed PDD-2 amendment proposes to replace one existing section of the PDD-2 ordinance pertaining to the condominium building. That proposed amendment is as follows (red text represents the existing ordinance language, blue text represents the proposed amendment).

Section 3. Approval of Development Plan: Phasing.

A. This ordinance constitutes the Council's legislative approval of the PDD-2 zone and the Development Plan, subject to any additional Council approvals required by this ordinance.

B. Construction of the Project improvements shown on the Development Plan may be done in phases pursuant to a phasing plan reviewed and approved by the director of city's community and economic development department or designee (the "Director").

~~C. This ordinance approves a residential condominium use in the Project, provided that this ordinance does not constitute city approval of the final density and massing of the condominium use but instead only represents entitlement for that land use in the general location depicted in the Development Plan. Final building height, size, footprint, total unit count, parking, and other details concerning the proposed condominium use shall be determined through an amendment to this ordinance and the Development Plan reviewed and approved by the Council, in its legislative discretion, following recommendation by the city's planning commission ("Planning Commission"), city's planning department ("Department") staff, city's development review committee ("DRC"), city's architectural review commission ("ARC"), city's geologist, or other city-related individuals or advisory bodies in accordance with city's requirements and normal development review processes.~~

C. This amendment to the PDD-2 zone approves a residential condominium project ("Condo Project") within the Project. The Condo Project is approved for a height between nine (9) to ten (10) unit floors to be located above three (3) to four (4) parking levels on a building footprint located as depicted the site plan below on [Image X]. The parking allowed for the Condo Project is between a minimum of 1.25 parking stalls per unit to 2.0 parking stalls per unit. The total unit count for the Condo Project will be between seventy-five (75) units and one-hundred ten (110) units. Developer to determine the final unit story, parking level, unit

2

count, and parking stall configuration in accordance with this subsection.

D. Site plans for each phase, subdivision plats, densities, building heights, massing, site layout and uses shall conform to the requirements of the Code, this ordinance and the Development Plan. Prior to development, each phase shall be reviewed and approved by the city (including ARC review and approval of the site plan for that phase) to ensure compliance with this ordinance, the Development Plan, Project-specific design guidelines, all relevant provisions of the Code, and other relevant site plan requirements.

Staff Analysis:

The original PDD-2 application, approved in 2021, initially included the proposed condominium building at a height of 10-12 stories and 99 total units. At that time, staff's recommendation of approval, the Planning Commission's recommendation of approval, and the Architectural Review Commission's recommendation of approval all included the condominium building with those specifications (additionally, staff review at the time accounted for a building of that size and density). The proposed amendment clarifies that the allowed number of condominium units shall fall within a range of 75 to 110, in a building ranging in height from 12 to 14 total stories above the current grade of Wasatch Boulevard adjacent to the project site.

No other modifications to the ordinance or development plan are proposed. As written, as each specific phase of the project submits plans for building permit, site-specific technical requirements are required to be addressed. This includes (but is not necessarily limited to) building permit review by all relevant city departments, utility provider review, architectural review, and

additional site-specific geotechnical engineering for each phase of the project. All requirements for architectural standards, the provision of deed-restricted affordable housing units (15% of total multifamily unit count affordable to households earning not more than 80% AMI), outdoor lighting, signage, and other standards remain unchanged.

Projected Traffic Impact

The original review and approval of the PDD-2 project included the submittal and review of a traffic impact study (which included 100 condominium units). The original traffic study concluded that at full buildout, the primary site intersection projected to operate at a Level of Service C, which was found to be acceptable. City staff also found that the methodology of the traffic impact studies was consistent with requirements and best practices.

A staff memo from 2021 which provides links to the original traffic studies, as well as a detailed summary of those studies, is attached. It should be noted that the memo includes an intersection configuration that was further modified at the request of Holladay City residents and officials, to provide as little disruption as possible for the existing flow of traffic through the 6200 S intersection area. However, conclusions and findings remain the same.

The original traffic study made development assumptions that were modified throughout the process, summarized as follows:

Original Traffic Study Use Assumptions	Approved / Proposed Uses
Senior Living Center – 36 units	Senior Living Center – 0 units
Commercial / Retail – 32,000 sq. ft.	Commercial / Retail – 34,400 square feet
Condominiums – 100 units	Condominiums – 110 units (maximum)
Apartments – 285 total	Apartments – 300 units
General Office Use – 30,000 sq. ft.	General Office Use – 24,000 sq. ft.
Hotel – 140 rooms	Hotel – 140 rooms

Staff Analysis:

Because the condominium use was factored into original traffic studies, staff does not find a need to require a new traffic impact study. Changes between the original study assumptions and the approved uses generally net out to the same approximate building intensity and traffic generation. Slight inefficiencies created by the revised primary intersection into the site was acknowledged by the city and the applicant as acceptable due to the request to reconfigure that intersection by Holladay City residents and officials.

Geotechnical / Geologic Hazard Review

As part of the original entitlement of the site, substantial site scoping and assessment have taken place, including at least 16 separate geotechnical and geologic hazard studies and reviews that are at least partially relevant to the condominium location. Further, the PDD-2 ordinance requires that additional site-specific scoping work is required as technical development plans are prepared for each phase within the project. This includes, but is not limited to, site-specific fault trenching, slope stability analysis, debris flow analysis, liquefaction analysis, etc. Previous and future studies

are all required to follow the standards adopted within the city's Sensitive Lands Evaluation and Design Standards (SLEDS) ordinance.

In response to this text amendment, staff requested that the city's geologic hazard consultant, GeoStrata, provide a review letter addressing what has previously been completed and future requirements to be completed for the condominium site. That letter is attached to this report. The PDD-2 ordinance states that if, as a result of geotechnical/geologic hazard conditions, any phase of the project is substantially altered from what is approved, the applicant is required to seek amendment via the legislative land use review process for the project (Planning Commission/Architectural Review Commission recommendation, City Council approval).

Staff Analysis:

Staff finds that the proposed condominium building does not create any significant new concerns or conditions that haven't previously been analyzed and addressed, or that won't be addressed via the codified process for site-specific hazard clearance, mitigation, and permitting.

Utility Impact / Availability

The original PDD-2 application included a preliminary assessment of the proposed development site by relevant utility providers, Salt Lake City Public Utilities (culinary water availability) and Cottonwood Improvement District (Cottonwood Improvement District). This also includes stormwater infrastructure (Cottonwood Heights). All preliminary, entitlement-level assessments of utility capacity, availability, and need included an original proposal of 99 condominium units. Additionally, will-serve letters and approved utility plans will be required to be provided to the city prior to subdivision plat approval for the project, and in conjunction with building permit issuance for each phase of the project. Stormwater capacity has already been reviewed and approved by the city's Public Works and Engineering Department.

Staff Analysis:

No additional submittals are warranted for this text amendment, as procedures are currently in place to ensure utility requirements are satisfied. Previous approved will-serve letters included a condominium building and will need to be updated and provided with each phase of the project moving forward.

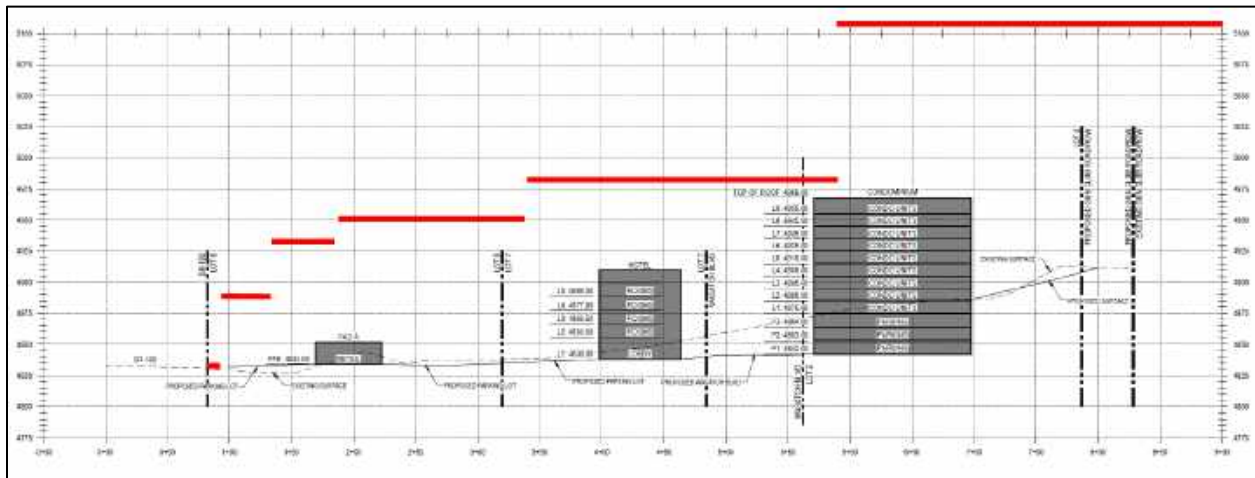
Proposed Building Height and Massing

Building Height within the PDD-2 project area was established by the city's Planned Development District ordinance ([19.51](#)). This site, and the larger gravel pit site directly to the south, are both located within a 'Tier 1' PDD area. The vision for this area, based both on the Planned Development District ordinance as well as the land-use vision established in the city's Wasatch Boulevard Master Plan, include recommendations for the possibility of substantial building height, massing, and development intensity given the site's characteristics of being located adjacent to a major highway, serving as a gateway to the Cottonwood Canyons with regional visibility and accessibility, and the site's ability to visually mitigate building height due to the property's historic operation as a mining use.

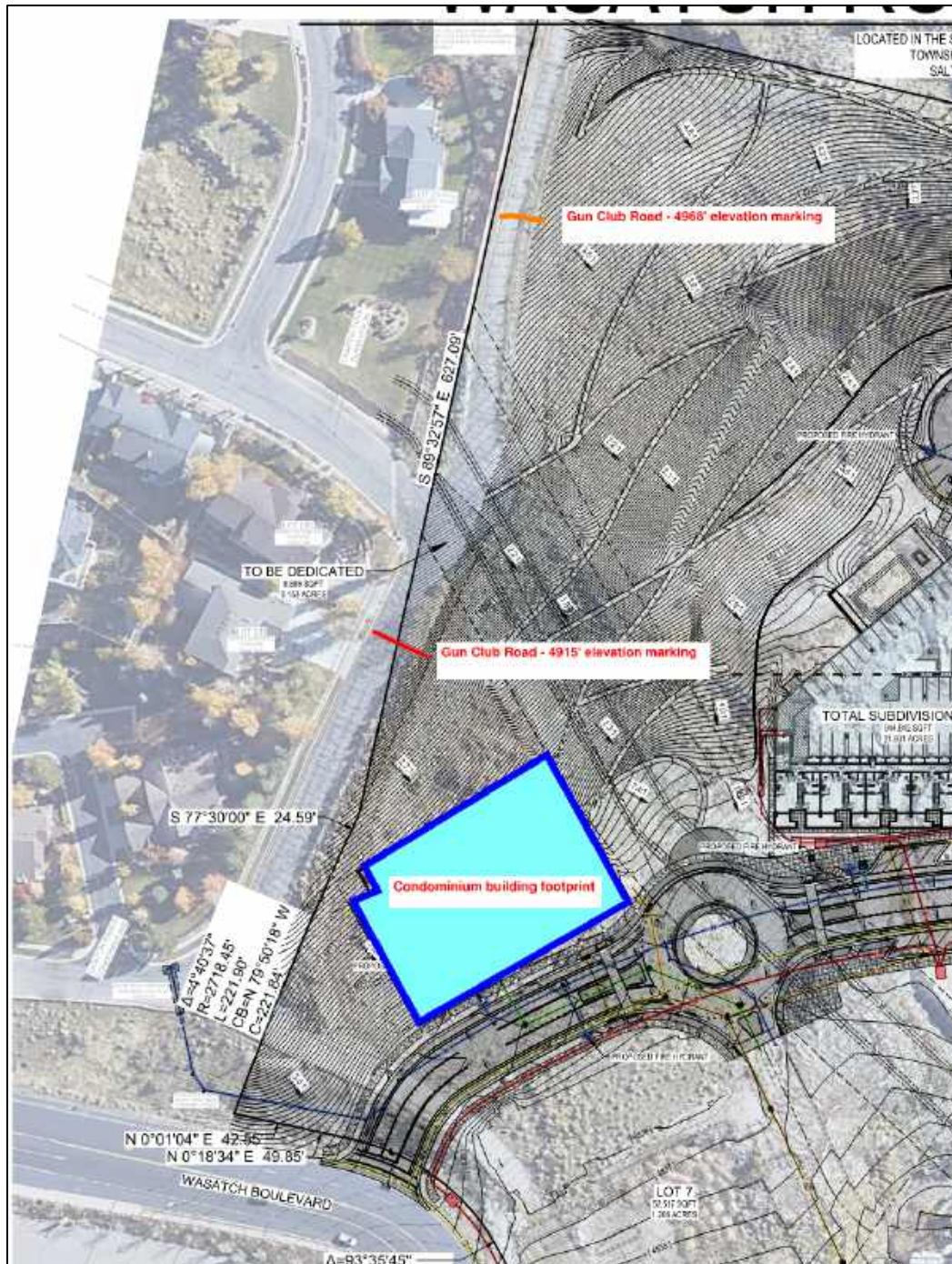
Building heights for the PDD-2 project are regulated based on elevation above (and distance from) Wasatch Boulevard:

Setback from Wasatch Blvd.	Building Height (ft.)
0 to 20'	No Building
20' to 50'	60' Height*
50' to 100'	100' Height*
100' to 250'	120' Height*
250' to 500'	150' Height*
500' and more	300' Height*

The proposed condominium building location is between 450' and 500' from Wasatch Boulevard, which allows for a maximum building height of 150', increasing to 300' for a majority of the proposed condominium site. Based on exhibits provided by the applicant, the proposed building height is approximately 126'. The submitted exhibit shows a typical floor height of 11' for parking levels and 10' for each level of condominium units. Extrapolating those figures to the maximum height proposed (4 stories of parking, 10 stories of units), the building height would be approximately 144' above grade, measured at Wasatch Boulevard (SR-190).



At its January 8, 2025 meeting, the Planning Commission requested additional information regarding this building height in comparison with the adjacent residential development to the north of the subject property (within Holladay City jurisdiction). The applicant provided elevation markings comparing elevation measurements on Gun Club Road in comparison with the top-of-roof elevation measurement provided in the applicant's height exhibit (4968'). As shown in the diagram, while much of the proposed condominium building is visually set within the existing hillside, the building will extend approximately 60' vertically above Gun Club Road, as measured by the closest existing home fronting on the road:



Staff Analysis:

The proposed building will be visible from the adjacent neighborhood. However, the maximum height proposed is substantially less than the maximum allowed within the city's Planned Development District ordinance. The condominium pad site is relatively small, and numerous hazards exist throughout the site, limiting the ability to relocate or construct units elsewhere and requiring vertical development to accommodate the number of units proposed (regardless, the current PDD-2 ordinance provides condominium entitlement at this location within the overall project). Further, this type of development and housing type is supported by the city's adopted

Wasatch Boulevard Master Plan and is compatible with the rest of the approved PDD-2 Development Plan.

Recommendation & Model Motions

Based on the findings and analysis presented herein, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for project ZTA-24-005.

Approval

I move to forward a recommendation of APPROVAL of project ZTA-24-005 based on the analysis and findings presented within the staff report dated February 5, 2025.

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

Denial

I move to forward a recommendation of DENIAL of project ZTA-24-005 based on the following findings...

- *List findings for denial...*

Attachments

1. January 8, 2025 Staff Memo
2. January 8, 2025 Staff Presentation
3. 2021 Traffic Impact Study – Staff Memo
4. GeoStrata letter addressing geotechnical and geologic hazard requirements



PLANNING COMMISSION MEMO

ZTA-24-005 – PDD-2

Wasatch Rock Redevelopment Ordinance Amd.

Meeting Date: January 8, 2025

Staff Contact: Mike Johnson, CED Director

Request

This application represents a proposed zoning text amendment to the PDD-2 (Wasatch Rock Redevelopment) Ordinance. The PDD-2 zone is a site-specific zoning ordinance and master development plan that solely applies to the 21.56-acre property located at 6695 South Wasatch Boulevard. Specifically, this text amendment process proposes a final building height, massing, and unit count to the condominium use within the approved PDD-2 ordinance and development plan.

This text amendment proposes that the condominium use within the site be allowed to be constructed to a maximum height of 12-14 stories (consisting of 3-4 levels of structured parking below 9-10 floors of condominium units), and a total unit count of 75-110.



At the January 8, 2025 Commission meeting, staff intends to provide a detailed overview of the PDD-2 ordinance and development plan, a history of the project and its current entitlement, a summary of the proposed text amendment (and why the text amendment is required), and an overview of next steps in the approval process. This staff memo serves only as an introduction to the application. A full staff report with detailed staff analysis and recommendation will be provided to the Commission at a subsequent meeting. However, a brief background is provided below.

Background

The existing, approved PDD-2 zoning ordinance and development plan materials are publicly available for review on the city website at the following link. It is recommended that Commissioners review the posted materials to better understand the current approval and entitlement within the subject property. Staff will also provide an overview of these materials at the January 8, 2025 Commission meeting:

<https://www.cottonwoodheights.utah.gov/your-government/boards-and-commissions/planning-commission/wasatch-rock-redevelopment-proposal-6695-s-wasatch-blvd-pdd-19-001>

Following the Planned Development District ordinance process ([19.51 of the Cottonwood Heights Zoning Ordinance](#)), the PDD-2 zone and accompanying development plan was approved by the City Council in August 2021 after a nearly two-year public process which included extensive staff review, impact analysis, site assessment, and supportive recommendations from both the Planning Commission and the Architectural Review Commission. The approval created site plan entitlement and site-specific development standards for a mixed-use project consisting of seven phases and the following uses:

- Multi-family residential (apartments)
- Multi-family residential (condominiums)
- Hotel
- Commercial uses (six separate commercial pads are included in the approval)

Except for the condominium use, each of the uses has already received approval for maximum unit counts, building heights, massing, etc. Further, the PDD-2 ordinance provides specific detail for the process the applicant must follow to entitlement development standards for the condominium use (i.e., this text amendment process). Additional site elements, including traffic impact, site circulation, open space, parking, roadway alignment, etc. have also been previously approved. Staff will provide a full update to each of these elements as they relate to the proposed text amendment within the future project staff report and analysis.

[The approved PDD-2 site plan](#) includes the layout of the above-referenced uses within the project site, including the location of the condominium use. This current PDD-2 ordinance process also incorporates extensive study and analysis of site constraints, reclamation requirements, and other geotechnical and geological considerations to ensure that future development mitigates risk posed by hazards within the site. Staff will present an updated report on overall site reclamation, hazard mitigation, and reclamation that are specific to the proposed condominium site.

In addition to the above link to the current PDD-2 ordinance and project materials, attached are the applicant's proposed PDD-2 text amendment and updated plans which provide additional detail for the proposed condominium building's unit count, massing, and visual impact.

Recommendation

Given the complexity of the PDD-2 ordinance and the detailed process the project has already been through, staff intends to utilize its time at the January 8 Commission meeting providing an overview to the Commission. This overview will include a review of how the Planned Development District Ordinance functions, the various requirements of the established PDD-2 zone, the established review process for each phase of the project, and more. Staff recommends that the Commission review the existing approved PDD-2 zone materials (linked above), review the proposed amendment materials (attached), and begin the public input process for the text amendment.

Attachments

1. Proposed PDD-2 (Wasatch Rock Redevelopment) Ordinance amendment (with proposed changes tracked)
2. Conceptual Site Rendering (including proposed condominium massing)
3. Site building height analysis

PDD-2 (WASATCH ROCK REDEVELOPMENT) ZONE

A Planned Development District Under Cottonwood Heights Code Chapter 19.51

- Section 1. Purpose.**
- Section 2. Findings.**
- Section 3. Approval of Development Plan; Phasing.**
- Section 4. Uses.**
- Section 5. Development requirements.**
- Section 6. Development and architectural standards.**
- Section 7. BMR units.**
- Section 8. Outdoor lighting.**
- Section 9. Signage.**
- Section 10. Environmentally sustainable design.**
- Section 11. Reversionary clause.**
- Section 12. Contrary law.**
- Exhibit A Development Plan**
- Exhibit B Project Design Guidelines**

Section 1. Purpose.

A. The purpose of this ordinance (the “*ordinance*”) is to create a zone (the “*PDD-2 zone*”) to allow the phased development of approximately 21.56 acres of real property (the “*Property*”) that is located at approximately 6695 South Wasatch Boulevard in the city of Cottonwood Heights, Utah (the “*city*”) as shown in the development plan attached as Exhibit A (the “*Development Plan*”) and in the official zoning records of the city. The PDD-2 zone is applicable only to the Property.

B. The project (the “*Project*”) described in the Development Plan is a mixed-use project located in a manner and an environment that reflects attention to the Property’s topography, location, and specific features and sets forth the approved concepts for architectural, landscaping and urban design principles consistent with the Cottonwood Heights Code of Ordinances (the “*Code*”). The PDD-2 zone and the Project promote the goals and objectives set forth in Code Section 19.51.020 and the city’s general and master plans. The Project as depicted on the Development Plan will be adequately served by public streets, municipal services and public utilities of adequate capacity.

C. This ordinance is a “PDZ ordinance” as that term is defined in Code Section 19.51.020(C), and the PDD-2 zone is a Tier 1 Planned Development District project as described in Code Section 19.51.060.

Section 2. Findings.

Creation and adoption of the PDD-2 zone is based on, *inter alia*, the following findings by the city’s city council (the “*Council*”):

A. Development in the PDD-2 zone will support existing retail and commercial business in and near the Wasatch Boulevard area. Development in the PDD-2 zone will include residential and commercial properties. The development is located along major UTA bus corridors and adjacent to UTA bus stops with routes to and from many office and retail businesses.

B. The PDD-2 zone includes a mix of uses, including hotel, retail, office and other commercial uses together with residential uses. The different uses in the PDD-2 zone have a pedestrian orientation and have been located to accommodate each of those uses. The multi-family residential units have access to a variety of pedestrian amenities on the site, including pools, plazas, walkways, etc.

C. The PDD-2 zone is compatible with the city's general plan, as it provides for residential and commercial uses that are compatible with the land use designations on the site and compatible with the commercial and public amenity features within and near the Property.

D. Site features, uses, public amenities and aesthetic characteristics required in the PDD-2 zone encourage pedestrian activity within the site, and provide safe access to multi-modal transportation opportunities at a scale appropriate for the context of the site.

E. The PDD-2 zone properly integrates the physical characteristics of the site with the proposed development by providing important trail connectivity through the Property. The building height, architectural massing, and spatial relationship of proposed structures is appropriate for the area, and is valuable reuse and redevelopment of a site no longer suitable for extractive or other sand and gravel operations.

F. With the design of an appropriate entryway and signal, the PDD-2 zone site is properly served by public streets and services.

G. The PDD-2 zone furthers the goals of the city's Wasatch Boulevard Master Plan by creating a dense, mixed-use, walkable development with appropriate outdoor amenities in proper context at the site historically known as the "gravel pit."

H. The PDD-2 zone helps achieve the city's affordable housing goals by requiring deed-restricted affordable housing units.

Section 3. Approval of Development Plan; Phasing.

A. This ordinance constitutes the Council's legislative approval of the PDD-2 zone and the Development Plan, subject to any additional Council approvals required by this ordinance.

B. Construction of the Project improvements shown on the Development Plan may be done in phases pursuant to a phasing plan reviewed and approved by the director of city's community and economic development department or designee (the "*Director*").

~~C. This ordinance approves a residential condominium use in the Project, provided that this ordinance does not constitute city approval of the final density and massing of the condominium use but instead only represents entitlement for that land use in the general location depicted in the Development Plan. Final building height, size, footprint, total unit count, parking, and other details concerning the proposed condominium use shall be determined through an amendment to this ordinance and the Development Plan reviewed and approved by the Council, in its legislative discretion, following recommendation by the city's planning commission ("*Planning Commission*"), city's planning department ("*Department*") staff, city's development review committee ("*DRC*"), city's architectural review commission ("*ARC*"), city's geologist, or other city-related individuals or advisory bodies in accordance with city's requirements and normal development review processes.~~

C. This amendment to the PDD-2 zone approves a residential condominium project ("Condo Project") within the Project. The Condo Project is approved for a height between nine (9) to ten (10) unit floors to be located above three (3) to four (4) parking levels on a building footprint located as depicted the site plan below on [Image X]. The parking allowed for the Condo Project is between a minimum of 1.25 parking stalls per unit to 2.0 parking stalls per unit. The total unit count for the Condo Project will be between seventy-five (75) units and one-hundred ten (110) units. Developer to determine the final unit story, parking level, unit

| [count, and parking stall configuration in accordance with this subsection.](#)

D. Site plans for each phase, subdivision plats, densities, building heights, massing, site layout and uses shall conform to the requirements of the Code, this ordinance and the Development Plan. Prior to development, each phase shall be reviewed and approved by the city (including ARC review and approval of the site plan for that phase) to ensure compliance with this ordinance, the Development Plan, Project-specific design guidelines, all relevant provisions of the Code, and other relevant site plan requirements.

E. Approval of subdivision plats with fewer than ten lots may be approved administratively by the Department subject to Code Title 12 (Subdivisions).

F. If substantial discrepancies are discovered during review of site plans or subdivision plats, applications may be referred to the Planning Commission for final consideration or recommendation to the Council, as appropriate.

G. Material changes to this ordinance or the Development Plan arising from a submittal; the discovery of unanticipated geotechnical, geologic, or other site hazards; or for any other reason shall require an amendment to this ordinance following review, recommendation and/or approval by the DRC, ARC, Planning Commission and Council as specified in Code Chapter 19.51 (Planned Development District) ("*Chapter 19.51*") and other Code provisions.

Section 4. Uses.

A. The permitted uses in the PDD-2 zone include:

1. Multi-family residential dwellings;
 2. General retail;
 3. Office;
 4. Restaurant;
 5. Hotels;
 6. Entertainment venues;
 7. Public and quasi-public outdoor recreation and gathering amenities, including but not limited to trails, plazas, courtyards, etc.; and
 8. Home occupations, as defined by and in accordance with Code Section 19.76.040(F).
- B. Uses not listed as permitted in this section shall be prohibited.

Section 5. Development requirements.

Property in the PDD-2 zone shall be developed in conformance with this ordinance, including the Development Plan attached as Exhibit A and incorporated herein by reference; the applicable requirements of Chapter 19.51, including all applicable base Tier 1 regulations set forth in Table

1 of Chapter 19.51 attached as Exhibit B; the balance of the Code, including Title 12 (Subdivisions); all applicable APWA standards; the International Building Code; the International Fire Code; such other city standards as may be applicable to development in the PDD-2 zone as determined by the DRC; and the following additional standards:

A. Height. Building heights shall be no taller than as described in the Development Plan and measured from the average grade elevation of Wasatch Boulevard as specified in Code Section 19.51.060(B)(3).

B. Setbacks. The setbacks for all buildings in the PDD-2 zone shall be as generally depicted in the Development Plan. The western boundary of the PDD-2 zone site shall be considered the front yard.

C. Residential Units. Initially, the PDD-2 zone shall contain no more than 325 residential dwelling units, as depicted in the Development Plan. Those 325 units shall be developed in Phase

1 of the Project with construction of the multi-family apartment building. Additional condominiumized residential units may be constructed in the Project subject to and contingent upon future approval of massing and density of the proposed condominium use by the Council following recommendation by the Planning Commission. Except as specified, no additional residential units shall be added to the PDD-2 zone without a Council-approved amendment to this ordinance and revision to the Development Plan following recommendation by the Planning

Commission.

D. Coverage. The maximum lot coverage for in the PDD-2 zone shall be as depicted in the Development Plan.

E. Lot dimensions. Subject to Section 19.52.030, the minimum lot dimensions shall be as generally depicted in the Development Plan.

F. Storefronts and access (retail and commercial areas). A minimum of 50% of the height and width of the ground-floor frontage of retail and commercial buildings shall consist of windows, window displays, doors, or a combination thereof. Such windows, window displays, or doors shall be provided between two and eight feet above grade adjacent to the principal building frontage.

G. Parking.

1. The PDD-2 zone shall include parking stalls per unit and otherwise as shown in the Development Plan. All required accessible parking stalls shall be designed in accordance with applicable building code standards and the provisions of Chapter 19.80 (Off-Street Parking Requirements). Any parking spaces located within the city right-of-way will require a maintenance agreement reasonably acceptable to the city for snow removal, maintenance and repair of such parking areas.

2. Shared parking is being utilized to create a more efficient use of land. As such, agreements must be in place prior to building permit approval providing formalized shared parking and cross-access agreements. All proposed proprietary and shared parking arrangements and agreements are subject to review and approval by the Director.

3. Shared parking areas shall be open to the general public for access to public and quasi-public outdoor recreation and gathering amenities within the Project. Structured parking for multi-family residential uses may be excluded from this requirement.

H. Utilities. Utilities shall be buried unless otherwise prohibited. Any proposed unburied utilities are subject to DRC review and approval. City-standard street lights shall be installed on all public roads, subject to DRC review and approval.

I. Amenities. Amenities in the PDD-2 zone shall be as generally depicted in the Development Plan and shall include the following:

1. Public trails;
2. Plazas, courtyards, enhanced crosswalks, and water features;
3. Public pedestrian walkways, sidewalks, and bicycle lanes; and
4. Public and private common green areas.

J. Pedestrian circulation. Pedestrian circulation in the PDD-2 zone shall comply with the following requirements:

1. Sidewalks and pedestrian walkways shall be as shown in the Development Plan;

2. As depicted in the Development Plan and subject to final approval by the ARC during site plan review for each phase of the Project, minimum requirements for public sidewalks in the PDD-2 zone include:

(a) Continuous sidewalks with a width of at least eight feet shall be located along collector and arterial public streets; and

(b) Sidewalk(s) along the private street(s) shall be located as shown on the Development Plan.

(c) Minimum requirements for private pedestrian walkways in the PDD-2 zone include:

(i) Hard-surfaced sidewalks with a minimum width of five feet;

(ii) Readily visible sidewalks free of encroachment by parked vehicles;

(iii) Paving consisting of concrete or other masonry materials differentiated from the driveway and parking areas through the use of color, texture, or materials;

(iv) Shade provided by deciduous shade trees spaced at one per 30 linear feet of walkway or building canopy; *provided, however*, that shade trees within the aqueduct easement (the

“*MWD*

Easement”) across the Property benefitting of the Metropolitan Water District (“MWD”) will not be required to be installed if the city receives a written determination by MWD during site plan review prohibiting such installation;

(v) Lighting with pedestrian-scaled fixtures; and

(vi) A six-foot wide pedestrian trail shall be located through the Project beginning at Gun Club Road and terminating at the South property line (the “*Bonneville Shoreline Connector Trail*”) shall be developed with an appropriate surface as shown on the Development Plan, subject to ARC review and approval. The Bonneville Shoreline Connector Trail shall be improved and maintained at the Project’s cost; shall be perpetually open to the public, allowing the public to traverse the Property from one side to the other; and may in the future be included in a public trail system sponsored by the city. If formally requested by the city as part of a city-sponsored trail system involving trail improvements and a trail easement on either or both sides of the site, so long as one side connects to a trailhead or access point accessible to the general public, the then owner(s) of the affected portions of the Property shall grant a non-exclusive public trail easement to the city in the location of Bonneville Shoreline Connector Trail, in which event the city would thereafter assume responsibility for the trail improvements and their maintenance. The form of such easement grant shall be one that is reasonably proposed by the city and reasonably acceptable to such owner(s). Trail users shall be permitted to utilize shared parking areas within the Project, excluding structure parking for multi-family residential uses.

3. In order to create a safe pedestrian environment, multi-family residential buildings shall be sited so that all required internal sidewalks are in view of at least one unit’s living area windows.

4. Internal sidewalks parallel and adjacent to a street or drive aisle shall be raised or separated from the street or drive aisle by a raised curb, landscaping or other physical barrier. If a raised internal sidewalk is used, the ends of the raised portions must be equipped with curb ramps.

5. When adjacent to perpendicular, head-in, or diagonal parking, a pedestrian sidewalk must be increased to a width of seven feet when parking is located on one side, and a minimum width of nine feet when parking is located on both sides.

K. Open space. Open space shall be provided in the form of natural areas meriting preservation, landscaping, pedestrian plazas/courtyards, trails, atriums and/or other significant spaces open to the public. Public open space shall include trails and such other portions of the Project that are so identified on the Development Plan. Vehicular circulation and parking shall not qualify as open space but are required to meet parking and landscaping requirements. Open space amenities shall be approved and installed in a timely manner and consistent with development of adjacent Project phases. During Phase 1 of Project development, an open space phasing plan shall be submitted for review and approval by the ARC.

L. Landscaping. Prior to the use or occupancy of any premises in the PDD-2 zone, the following landscaping requirements shall be met, as depicted in the Development Plan and subject to approval by the ARC during site plan review for each phase of the Project:

1. At least 60% of the landscaped area shall be vegetated, subject to vegetation and landscaping limitations related to the MWD Easement.

2. Provide a ground-level landscaped area equal to at least 25% of the gross land area in the PDD-2 zone.

3. For landscaped areas designed as buffers, setbacks or visual backdrops, 40% of the area shall be vegetated with a combination of groundcover, vines, shrubs, and trees. These areas must be at least eight feet wide.

4. For large paved pedestrian spaces such as courtyards or plazas, a 12-foot tall/two-inch

caliper conifer or a 15-gallon/eight-foot tall deciduous tree shall be required for every 200 square feet of paved area. A 50% reduction in the number of trees in such areas may be permitted if at

least 25% of the ground plane is vegetated with potted plants, vines, shrubs, or groundcover. Landscaping plans for all paved spaces and pedestrian areas shall be subject to review and approval by the ARC.

5. Landscaping shall be installed in accordance with the Development Plan or as otherwise outline in this ordinance. A sustainable, water-efficient, and context-sensitive landscaping palette shall be utilized in all landscaped areas.

6. Except as otherwise provided in subsection (L)(4), all new deciduous trees shall have a minimum caliper size of two inches and all evergreen trees shall be planted at a minimum height of five feet.

7. Landscaping adjacent to Wasatch Boulevard shall provide a satisfactory combination of landscaping, retaining, and fencing so that the view of standard parked cars within the shared parking areas are obstructed from Wasatch Boulevard.

M. Access/Cross-Parking. Access to all development in the PDD-2 zone shall be constructed as depicted in the Development Plan. Covenants, conditions, restrictions and agreements reasonably acceptable to the city shall be recorded against the Property to provide for cross-access and cross-parking among and between the lots and uses within the PDD-2 zone.

N. Site Reclamation. Site reclamation shall occur as set forth in the Development Plan. Prior to the issuance of a building permit for a portion of the Project, final studies and engineering drawings pertaining to such portion of the Project will be submitted for review and approval by the city engineer as reasonably requested by the city engineer. Reclamation of the large natural hillside shall be reviewed and approved during Phase 1 of the Project's development.

Section 6. Development and architectural standards.

A. Development shall be allowed as generally depicted in the Development Plan subject to compliance with all applicable city standards, ordinances, and Tier 1 requirements as specified in Code Section 19.51.060 and the accompanying "Table 1" unless otherwise expressly provided herein. Development and architectural and site design standards for each Project phase and all open or common areas shall be in compliance with the intent of the Development Plan, the Gateway Overlay District (*see* Code Chapter 19.49), and the supplemental design guidelines outlined in Exhibit B, which standards are approved architectural examples and illustrations for the entire Project to be located on the Property.

B. The use of aluminum and vinyl siding shall be prohibited. Materials depicted in the Development Plan or described in the Supplemental Design Guidelines shall be allowed.

C. Development in the PDD-2 zone is subject to all applicable sensitive lands development standards detailed in Code Chapter 19.72, and each phase of the Project shall be required to properly complete requisite site studies and reports and comply with findings of required sensitive lands studies (e.g. slope stability analyses, fault hazard studies, liquefaction studies, soils reports, etc.). Such requirements shall be complete, and reviewed and approved by the DRC, for each of the Project's development phases before building permits are issued for such phase. No vertical construction may take place for any development phase until all required sensitive lands studies have been submitted, and reviewed and approved by the DRC, for the that development phase.

Section 7. BMR units.

A. The provisions of this Section 7 shall control and supersede any contrary provisions concerning BMR units contained in Chapter 19.51.

B. For purposes of this Subsection, the following definitions shall be used:

1. “*Affordable.*” Housing costs that are affordable to households earning not more than eighty percent (80%) of the AMI. Housing costs that do not exceed thirty percent (30%) of the household income of a qualifying household shall be deemed affordable hereunder.

2. “*Area median income*” or “*AMI.*” As described in the city’s most recently approved affordable housing plan (the “*Housing Plan*”), area median income is the annual median income of households within the city. AMI shall be updated annually using the most recent U.S. Census Bureau statistics for the area within the city, using the methodology used in the Housing Plan or such other methodology as both the residential project operator and the city approve in writing as an appropriate substitute protocol for determining the AMI. The residential project operator shall reimburse all costs reasonably incurred by the city to engage experts to advise the city concerning such updates, so long as the city gives the operator reasonable prior written notice of its intent to engage such expert.

3. “*Bedroom.*” A room designated to be used for sleeping purposes and which contains one or more closets and meets all applicable city building code requirements for light, ventilation, sanitation and egress.

4. “*BMR units.*” Residential dwelling units that are BMR units required by Chapter 19.51 and are deed-restricted to the housing size and type for individuals meeting the occupancy guidelines approved by the city.

5. “*Deed restriction.*” The recording of an encumbrance on legal title to the to the Property of this ordinance or a notice of this ordinance, as determined by the city.

6. “*Household.*” All related and unrelated individuals occupying a unit.

7. “*Market units.*” Residential dwelling units in the PDD-2 zone that are not BMR units and are subject to rental at full market rates.

8. “*Operator.*” The owner or manager of the BMR units and market units, respectively.

9. “*Qualifying household.*” A household earning not more than eighty percent (80%) of the AMI.

C. Fifteen percent (15%) of the total number of residential dwelling units within the PDD-2 zone shall be BMR units; *provided, however*, that the BMR units in the PDD-2 zone may be located entirely in the multi-family apartment building(s) and not in the residential condominium building(s). At no time may fewer than 15% of total multi-family residential units in the Project (including any future condominium units) be dedicated as BMR units. BMR units shall be rented to qualifying households at a price which is affordable. The maximum rent shall be adjusted annually in accordance with changes to the city’s AMI. As applied to qualifying households, the lease term shall be one year and shall be renewable at the tenant’s option if the tenant remains a qualifying household and has complied with the terms and conditions of the lease.

D. BMR units developed in accordance with the requirements of this ordinance are not included in the density calculation for the Project and shall not be subject to the city’s impact or similar fees. BMR units shall be disbursed throughout all residential buildings in the PDD-2 zone, with one or more contained within each of the proposed buildings. Further, in order to assure livability, all BMR units shall be no smaller than the minimum gross square footages for the following unit types:

1. Studio – 500 sq. ft. minimum;
2. 1-bedroom unit – 650 sq. ft. minimum;
3. 2-bedroom unit – 900 sq. ft. minimum;
4. 3-bedroom unit – 1,150 sq. ft. minimum.

E. The operator of the BMR units shall reasonably determine which units are BMR units, provided that each of the four unit types described above shall be included among the Project’s BMR units in the same proportion as each of such unit types is included among the

Project's

market units unless otherwise agreed by the city in writing based on a competent, third-party market analysis.

F. BMR units may differ from the Project's market units with regard to interior amenities and gross floor area, provided that:

1. Such differences are not apparent in the general exterior appearances of the Project's dwelling units;
2. Such differences do not include insulation, windows, heating systems and other improvements related to the energy efficiency of the Project's residential dwelling units; and
3. The square footage of the BMR units shall not be less than the minimum square footage requirements set forth above.

G. All BMR units shall be constructed and made ready for occupancy on approximately the same schedule as the Project's market units; *provided, however*, that certificates of occupancy (whether temporary or permanent) for the last ten percent (10%) of the market units shall be withheld by the city until certificates of occupancy have been issued for all of the BMR units. If market units are to be developed in phases, all BMR units shall be developed proportionately. In the required schedule for phased development, details shall be included for all BMR units.

H. Prior to issuance of a building permit:

1. A deed restriction approved by the city shall be recorded in the office of the Salt Lake County Recorder against legal title to the Property; and
2. The city shall have reasonably determined that, due to its senior priority against legal title to the Project (achieved as a result of recording priority, subordination of senior lienholders, or similar), as evidenced by a title commitment provided at the operator's cost and issued by a licensed title insurer reasonably acceptable to the city, the deed restriction is not subject to being voided by foreclosure or other legal action.

H. The operator of the BMR units shall:

1. Use commercially reasonable efforts to advise the public of the existence and possible availability of the Project's BMR units, including, without limitation, annually so informing public and quasi-public bodies in Salt Lake County which provide affordable housing counseling or similar services to qualifying household populations, such as the Housing Authority of the County of Salt Lake and Utah Community Action.

2. Maintain a list, and allow the city to maintain a list, of those who have indicated interest in renting a BMR unit in the Project after the operator has verified each such person's status as a qualifying household under applicable AMI requirements.

3. Promptly contact the Director and such persons, based on their relative priority on such lists, when a BMR unit becomes available to rent.

4. Use diligent, commercially reasonable efforts to endeavor to rent a vacant BMR unit to a qualifying household tenant before renting the vacant BMR unit to a non-qualifying household tenant, including holding such BMR unit available for at least 45 calendar days (the "*Hold Period*") while diligently seeking a qualifying household tenant.

(a) The Hold Period shall commence immediately upon the operator receiving notice from the tenant of a BMR unit indicating the tenant's intent to not renew the lease. The Hold Period shall not expire before the subject unit becomes vacant and ready for occupancy by a replacement tenant.

(b) If a qualifying household tenant is not located within the Hold Period, then the vacant BMR unit may be rented to a non-qualifying household tenant for a lease term not exceeding six months in duration, whereupon the BMR unit shall again be made available for rent to qualifying household tenants for a new 45-day Hold Period before it may be rented to a non-qualifying household tenant as provided in this Section.

(c) Because the maximum lease term to a non-qualifying tenant is half the duration of the standard lease term to a qualifying tenant, it is anticipated that the rental of BMR units to non-qualifying household tenants (in the absence of available qualifying household tenants as provided in this Subsection 4) will result in more frequent “roll-over” of tenants in the BMR units, which in turn will necessitate more frequent readying of the BMR units for occupancy by replacement tenants. To provide a source of maintenance funds to the operator to repair any damage, clean carpets, etc. of a vacated BMR unit to make the unit ready for occupancy by a replacement tenant, the rental for a BMR unit charged to a non-qualifying household tenant (who comes to occupy such unit as provided in this Subsection 4) may exceed the rental charged to a qualifying household tenant, but only to the extent reasonably necessary to generate such maintenance/repair funding for the BMR units after taking into account other sources of maintenance funding such as forfeited deposits from the prior tenant(s). The city shall be entitled to verify that such additional rental amounts are both reasonable and being used only to defray such increased maintenance/repair costs (also called “direct unit turn costs”) of the BMR units, and the operator shall cooperate in such verification process by providing a ledger of (i) the direct unit turn costs associated with the tenant replacement of BMR units if rented to non-qualifying household tenants, and (ii) the increased rental amounts charged to such non-qualifying households occupying BMR units.

I. At the end of each calendar quarter, the operator shall file with the Director a written report in such form as the Director may reasonably require, including a log of the Project’s BMR units with details on rents charged, tenant qualifications and rental status of each BMR unit. The city shall be entitled to further verify compliance with this ordinance at any time or from time to time, and the operator shall reasonably cooperate in such verification process.

J. Future conversion of rental units to for-sale units shall require a Council-approved amendment to this ordinance, subject to all applicable city hearings and approvals.

Section 8. Outdoor lighting.

Outdoor lighting in the Project shall comply with Code Chapter 19.77 (Outdoor Lighting).

Section 9. Signage.

The type, material, color and location of signage in the Project shall comply with the requirements set forth in Code Section 19.51.060(B)(11) and Code Chapter 19.82 (Signs), as well as the sign locations approved in the Development Plan, which approval includes sign types, dimensions and numbers approved for this Project. Final signage plans shall be reviewed by the ARC to determine compliance with this ordinance and the Development Plan. The ARC will review all signs for design compliance, location, size and other applicable “time, place, and manner” considerations.

Section 10. Environmentally sustainable design.

The Project shall be developed utilizing sustainable development practices included in the Development Plan, as verified and approved by the ARC during site plan review for each Project phase and confirmed by city staff prior to issuance of building permits for each phase. A written summary of sustainability measures shall be submitted during site plan review of each phase. Additional sustainable development practices, including electric vehicle chargers, are encouraged and will be reviewed on a case-by-case basis by the Director and city sustainability staff.

Section 11. Reversionary clause.

If a building permit is not issued for the principal improvements to be constructed in the PDD-2 zone within ten years after the effective date of this ordinance, this ordinance shall be

deemed retroactively repealed and the Property shall revert back to its zoning designation in effect immediately prior to the passage of this ordinance (or the equivalent of such zoning designation that is in existence on the date of such reversion), subject to all applicable city processes for repealing ordinances and modifying zoning designations. An applicant may request an extension for one additional year provided that:

(A) The extension is applied for prior to the fifth anniversary of enactment of this ordinance;
and

(B) The Director determines that good cause exists for the granting of such requested extension.

Section 12. Contrary law.

This ordinance is subject to any contrary federal or Utah state law.

EXHIBIT A

[Development Plan]

EXHIBIT B

[Project Design Guidelines]

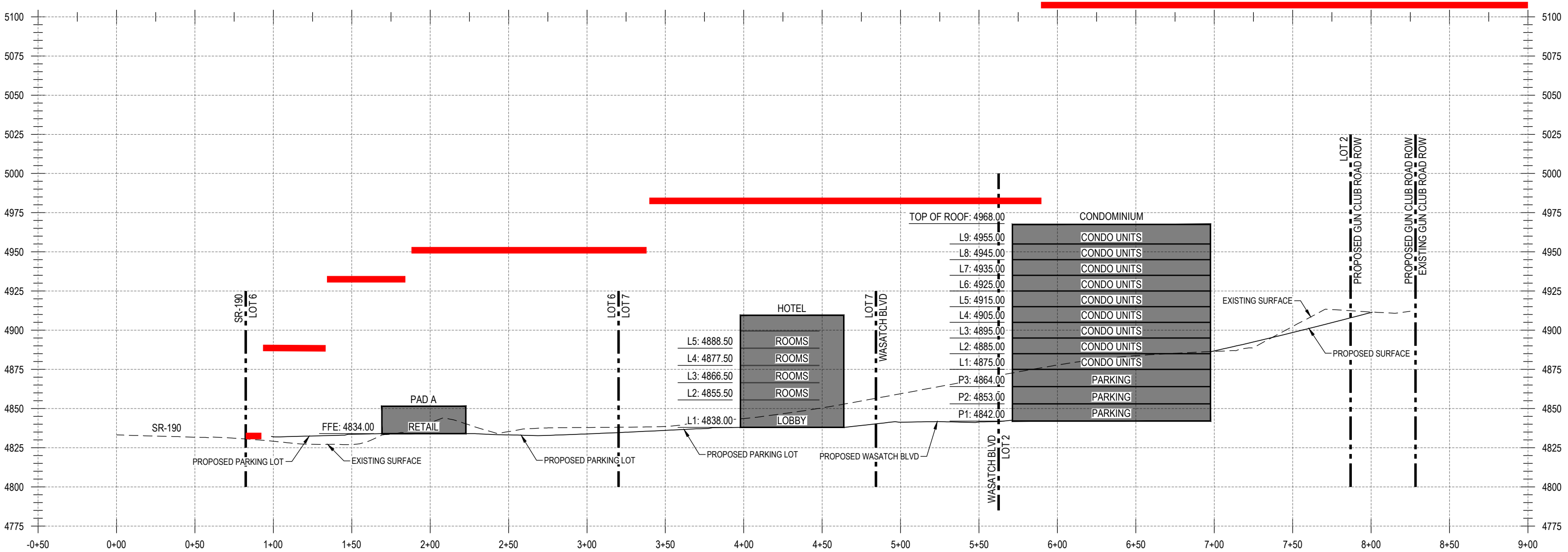
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Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	4



PROPOSED CONDOMINIUM BUILDING

Setback from Wasatch Blvd.	Building Height (ft.)
0 to 20'	No Building
20' to 50'	60' Height*
50' to 100'	100' Height*
100' to 250'	120' Height*
250' to 500'	150' Height*
500' and more	300' Height*

SECTION B
HORIZ: 1"=60'
VERT: 1"=60'





ZTA-24-005

PDD-2 'Wasatch Rock Redevelopment Redevelopment' Ordinance
Zoning Text Amendment Application

January 8, 2025 Planning Commission Meeting

Site Context

Site address affected by ZTA

- 6695 S Wasatch Boulevard
- 21.56-acres

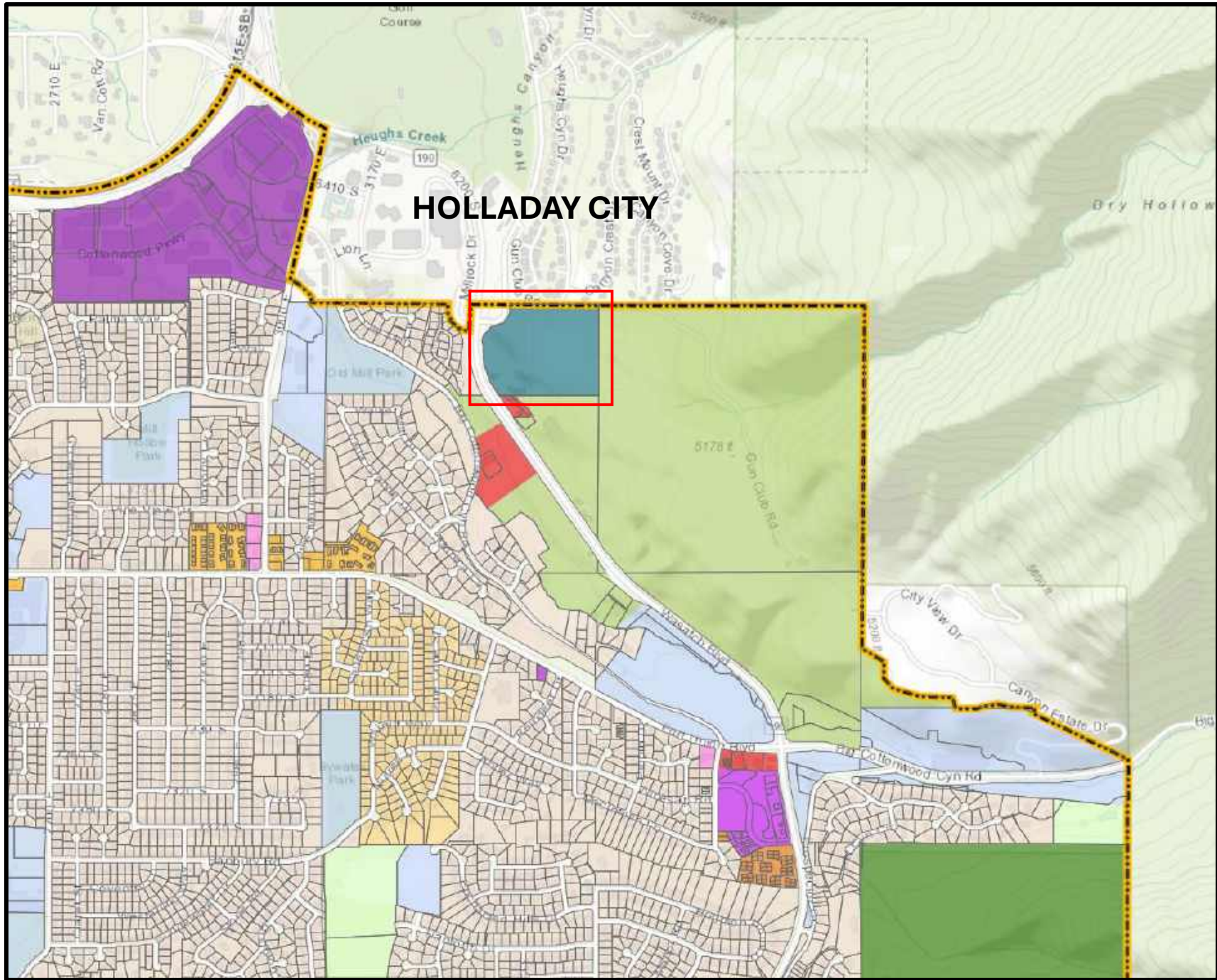
Applicant

Rockworth Companies

Impacted Ordinance

PDD-2 – Wasatch Rock
Redevelopment (site-specific
Planned Development Zone)



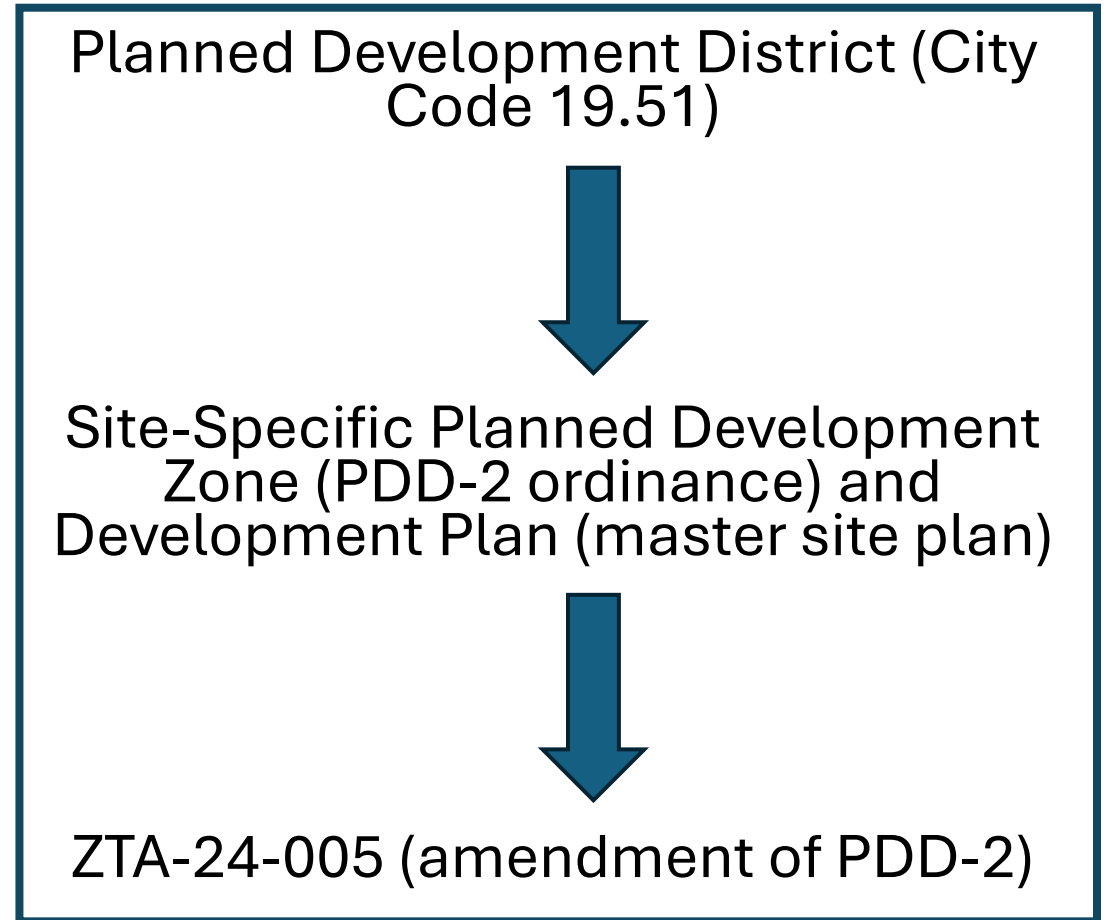


1-8-25 Meeting

- Background / context for current site entitlement
- Overview of approval process and scope
- Public comment & Commission discussion
- No recommendation / decision is scheduled

PDD-2 Zone Background

- Applicant applied for original PDD-2 zone in 2019
- PDD-2 zone was approved and entitled in 2021 – establishes development parameters and a master site plan for the subject property
- PDD-2 zone included full site review and impact analysis, and established approved uses, densities, massing, site circulation, landscaping, approval process, etc.



Adopted PDD-2 Ordinance

Overview of current site entitlement

Planned Development Zone

COTTONWOOD HEIGHTS

ORDINANCE NO. 363-A

AN ORDINANCE ENACTING THE PDD-2 (WASATCH ROCK REDEVELOPMENT) ZONING ORDINANCE; RE-ZONING 21.56 ACRES OF REALTY AT 6695 SOUTH WASATCH BLVD. TO PDD-2 (WASATCH ROCK REDEVELOPMENT); AND AMENDING THE ZONING MAP

WHEREAS, the "Municipal Land Use, Development, and Management Act," UTAH CODE ANN. §10-9a-101 *et seq.*, as amended (the "Act"), provides that each municipality may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

WHEREAS, pursuant to the Act, the municipality's planning commission shall prepare and recommend to the municipality's legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represents the planning commission's recommendations for zoning the area within the municipality; and

WHEREAS, the Act also provides certain procedures for the municipality's legislative body to adopt or amend the land use ordinance and zoning map for the City; and

WHEREAS, on 14 July 2005, the legislative body (the "Council") of the city of Cottonwood Heights (the "City") enacted its Ordinance No. 25 adopting a land use ordinance for the City; codifying such ordinance as Title 19 of the City's code of ordinances (the "Code"); and adopting a zoning map (the "Zoning Map") for the City; and

WHEREAS, thereafter, the Code was amended to include Chapter 19.51 (Planned Development District) ("Chapter 19.51") creating an overlay zone in the City whereunder each of the parcels of realty designated in Chapter 19.51 (each, an "eligible parcel") could be re-zoned to a unique "planned development" zone following development of a proposed customized zoning ordinance for each such parcel, recommendation by the City's planning commission (the "Planning Commission"), and approval by the Council, all as provided in Chapter 19.51, the balance of the Code, and the Act; and

WHEREAS, the approximately 21.56 acres parcel of realty located at approximately 6695 South Wasatch Blvd. in the City (the "Property"), which currently is zoned F-1-21, is an eligible parcel for which a customized "planned development" zoning ordinance may be created and imposed on the Property as provided in Chapter 19.51; and

WHEREAS, following application by or on behalf of the owner of the Property, a customized "planned development" zoning ordinance (the "PDD-2 Ordinance") for the "PDD-2 (Wasatch Rock Redevelopment)" zone (the "Zone") was developed for possible enactment and imposition on the Property as provided in Chapter 19.51; and

WHEREAS, a public hearing was held before the Planning Commission where citizens were given the opportunity to provide written or oral comment concerning the proposed PDD-2 Ordinance and application of the Zone to the Property; and

PDD-2 (WASATCH ROCK REDEVELOPMENT) ZONE

A Planned Development District Under
Cottonwood Heights Code Chapter 19.51

- Section 1. Purpose.
- Section 2. Findings.
- Section 3. Approval of Development Plan; Phasing.
- Section 4. Uses.
- Section 5. Development requirements.
- Section 6. Development and architectural standards.
- Section 7. BMR units.
- Section 8. Outdoor lighting.
- Section 9. Signage.
- Section 10. Environmentally sustainable design.
- Section 11. Reversionary clause.
- Section 12. Contrary law.
- Exhibit A Development Plan
- Exhibit B Project Design Guidelines

Section 1. Purpose.

A. The purpose of this ordinance (the "ordinance") is to create a zone (the "PDD-2 zone") to allow the phased development of approximately 21.56 acres of real property (the "Property") that is located at approximately 6695 South Wasatch Boulevard in the city of Cottonwood Heights, Utah (the "city") as shown in the development plan attached as Exhibit A (the "Development Plan") and in the official zoning records of the city. The PDD-2 zone is applicable only to the Property.

B. The project (the "Project") described in the Development Plan is a mixed-use project located in a manner and an environment that reflects attention to the Property's topography, location, and specific features and sets forth the approved concepts for architectural, landscaping and urban design principles consistent with the Cottonwood Heights Code of Ordinances (the "Code"). The PDD-2 zone and the Project promote the goals and objectives set forth in Code Section 19.51.020 and the city's general and master plans. The Project as depicted on the Development Plan will be adequately served by public streets, municipal services and public utilities of adequate capacity.

C. This ordinance is a "PDZ ordinance" as that term is defined in Code Section 19.51.020(C), and the PDD-2 zone is a Tier 1 Planned Development District project as described in Code Section 19.51.060.

Approved 8/3/2021

Development Plan



Apartments:

- 7 stories
- 325 units (later reduced to 300)

Retail Commercial

- 4 total buildings (A, B, E, F)
- 1 story each

Mixed-Use Commercial

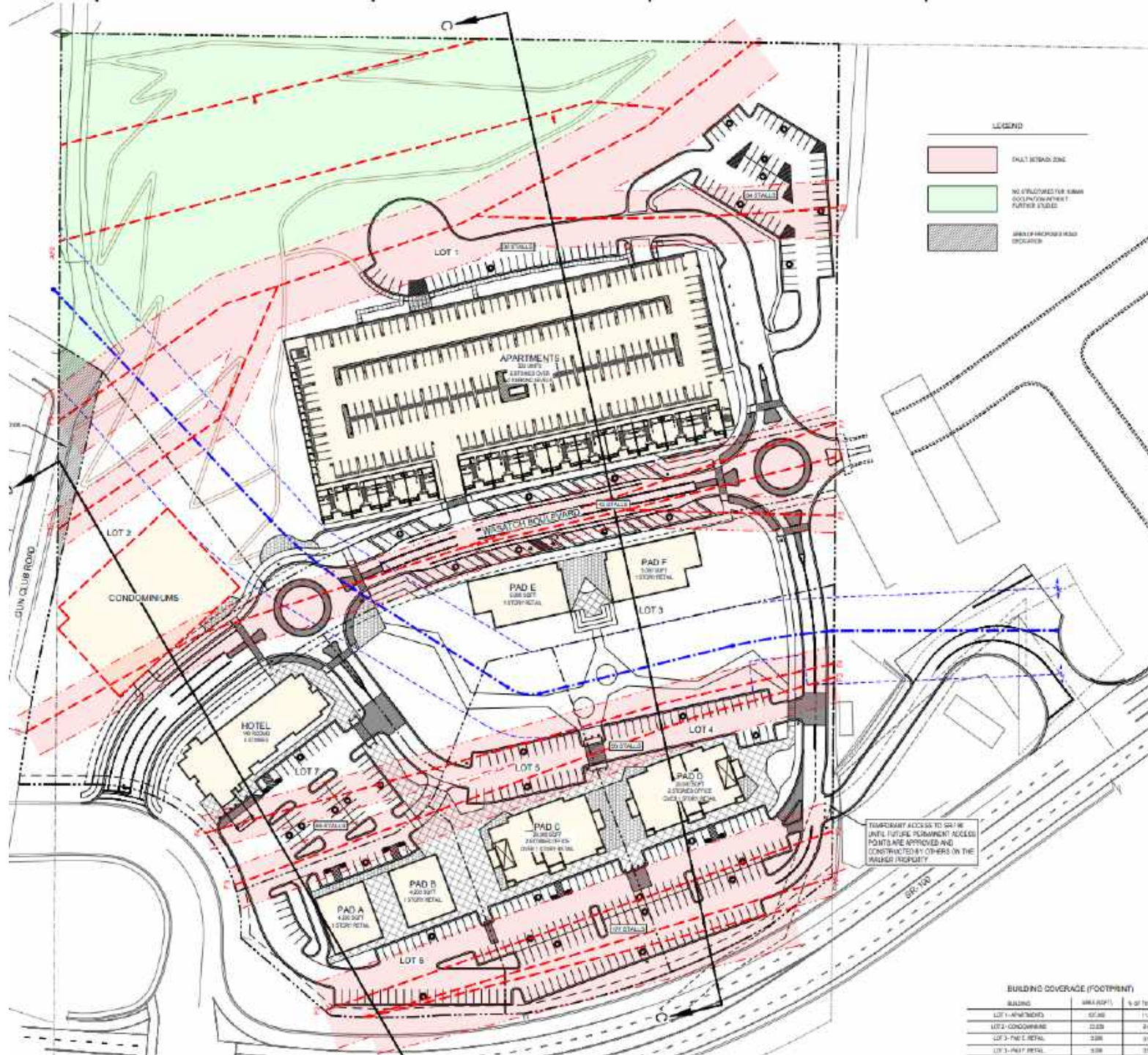
- 2 total buildings (C, D)
- 3 stories each

Hotel

- 5 stories
- 140 rooms

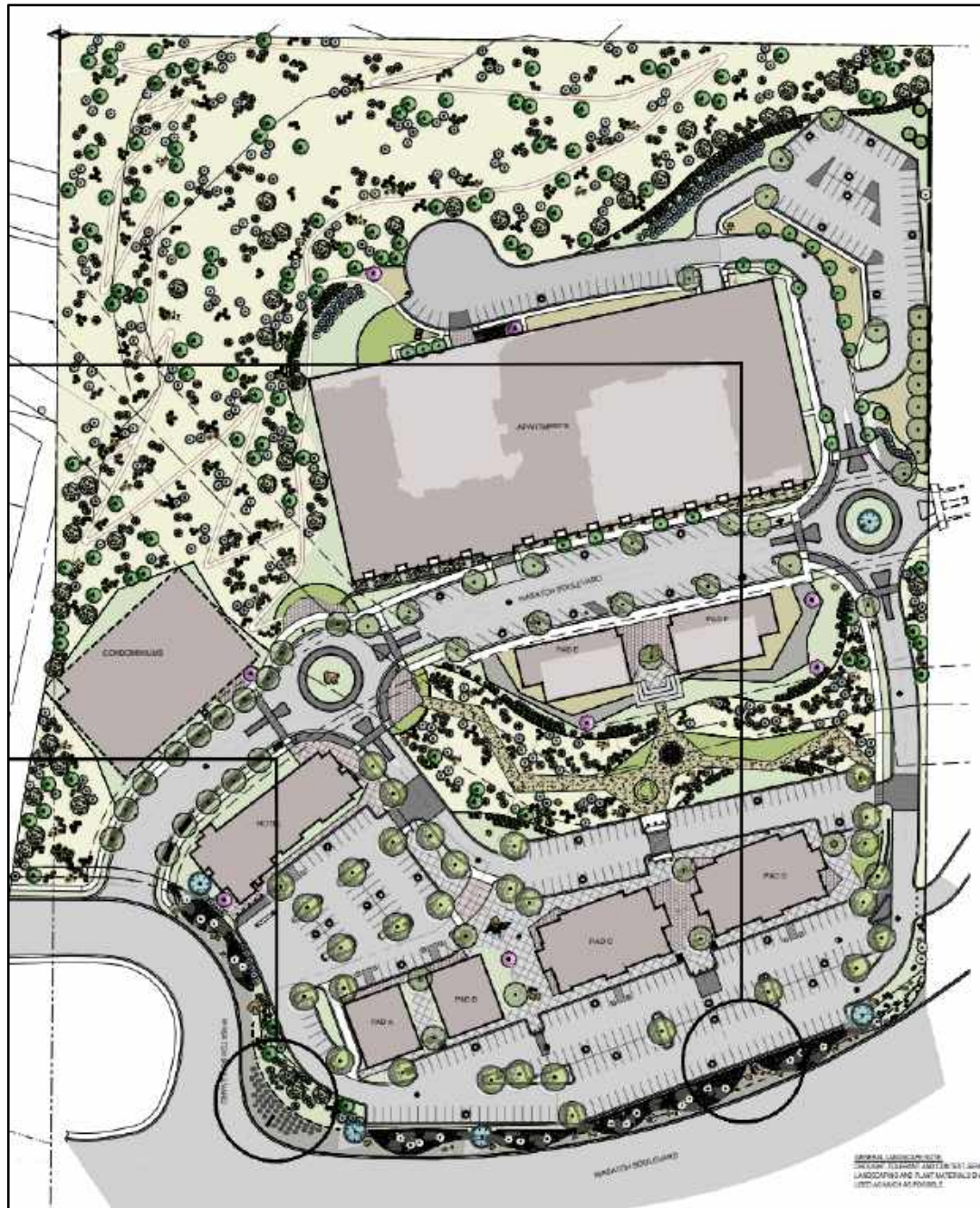
Condominium Building

- Use and location approval
- Massing, height, unit count subject to approval



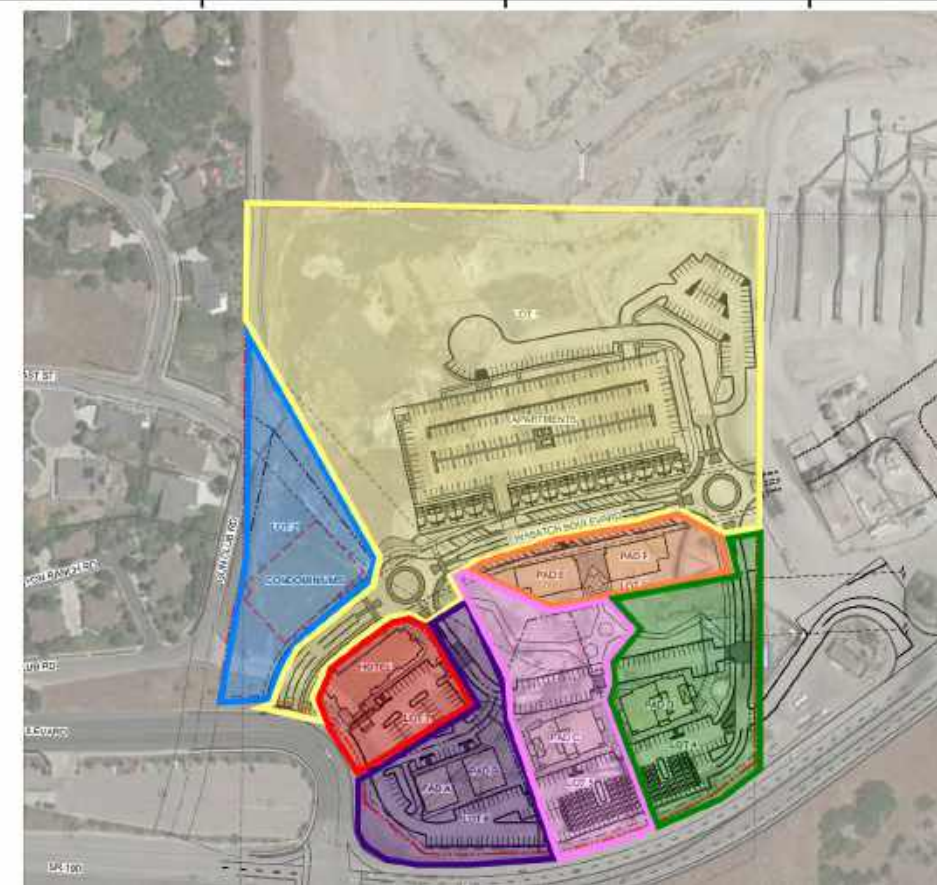
BUILDING COVERAGE (FOOTPRINT)

BUILDING	AREA (SQT)	% OF TOTAL
LOT 1 - APARTMENTS	107,000	11.2%
LOT 2 - CONDOMINIUMS	11,000	1.1%
LOT 3 - FINE C. RETAIL	1,000	0.1%
LOT 4 - FINE C. RETAIL	1,000	0.1%



Phasing Plan Key

- Phase 1: Apartments
- Phase 2: Pad A and B
- Phase 3: Pad C
- Phase 4: Pad D
- Phase 5: Hotel
- Phase 6: Pad E and F
- Phase 7: Condos



Site Visual Renderings

Prepared during original PDD application process





Rendering intended to depict massing and height. Architecture is not representative.



Rendering intended to depict massing and height.
Architecture is not representative.



Rendering intended to depict massing and height. Architecture is not representative.

2025 - Proposed Amendment

Section 3. Approval of Development Plan: Phasing.

A. This ordinance constitutes the Council's legislative approval of the PDD-2 zone and the Development Plan, subject to any additional Council approvals required by this ordinance.

B. Construction of the Project improvements shown on the Development Plan may be done in phases pursuant to a phasing plan reviewed and approved by the director of city's community and economic development department or designee (the "Director").

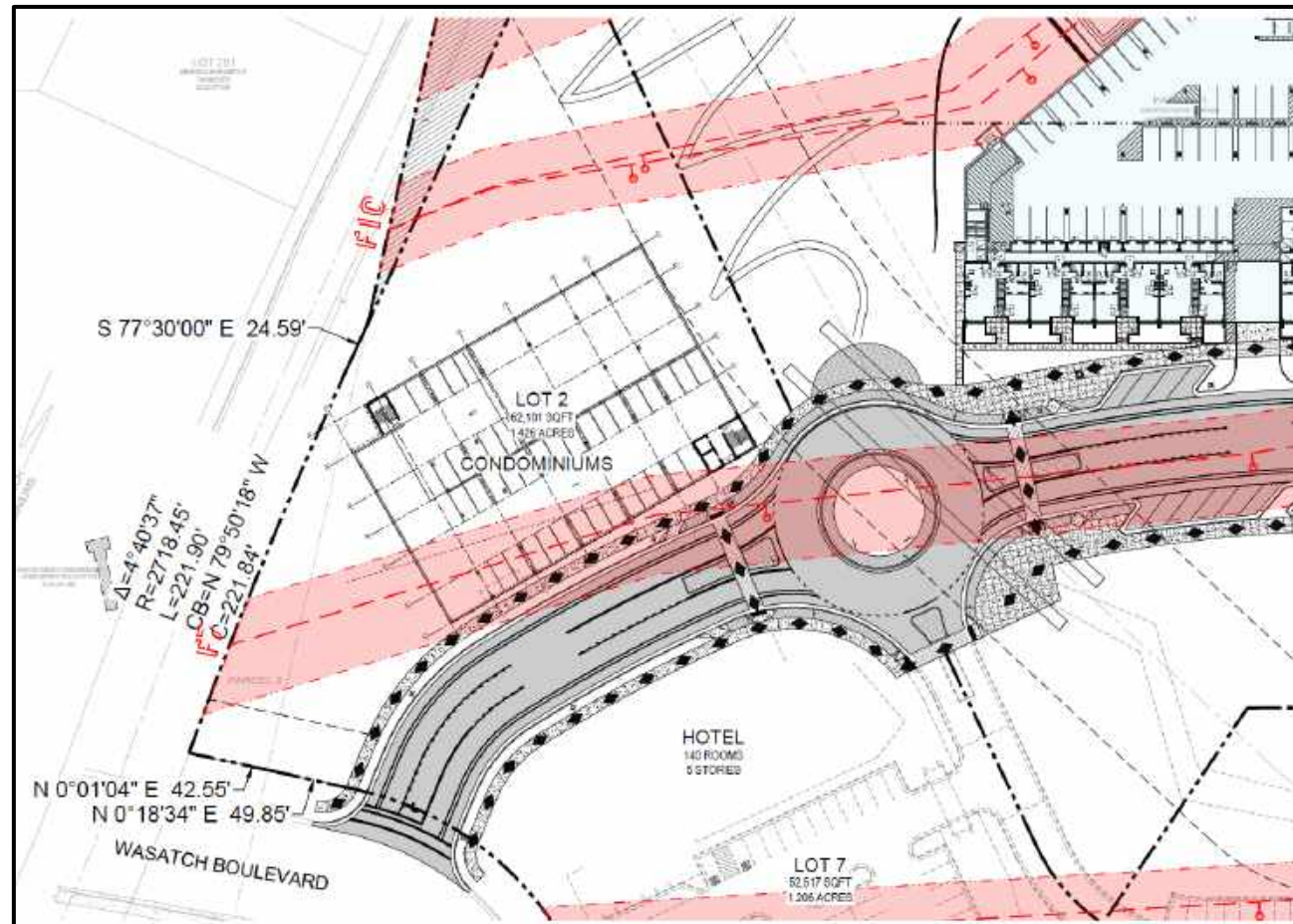
~~C. This ordinance approves a residential condominium use in the Project, provided that this ordinance does not constitute city approval of the final density and massing of the condominium use but instead only represents entitlement for that land use in the general location depicted in the Development Plan. Final building height, size, footprint, total unit count, parking, and other details concerning the proposed condominium use shall be determined through an amendment to this ordinance and the Development Plan reviewed and approved by the Council, in its legislative discretion, following recommendation by the city's planning commission ("Planning Commission"), city's planning department ("Department") staff, city's development review committee ("DRC"), city's architectural review commission ("ARC"), city's geologist, or other city-related individuals or advisory bodies in accordance with city's requirements and normal development review processes.~~

C. This amendment to the PDD-2 zone approves a residential condominium project ("Condo Project") within the Project. The Condo Project is approved for a height between nine (9) to ten (10) unit floors to be located above three (3) to four (4) parking levels on a building footprint located as depicted the site plan below on [Image X]. The parking allowed for the Condo Project is between a minimum of 1.25 parking stalls per unit to 2.0 parking stalls per unit. The total unit count for the Condo Project will be between seventy-five (75) units and one-hundred ten (110) units. Developer to determine the final unit story, parking level, unit

2

count, and parking stall configuration in accordance with this subsection.

D. Site plans for each phase, subdivision plats, densities, building heights, massing, site layout and uses shall conform to the requirements of the Code, this ordinance and the Development Plan. Prior to development, each phase shall be reviewed and approved by the city (including ARC review and approval of the site plan for that phase) to ensure compliance with this ordinance, the Development Plan, Project-specific design guidelines, all relevant provisions of the Code, and other relevant site plan requirements.



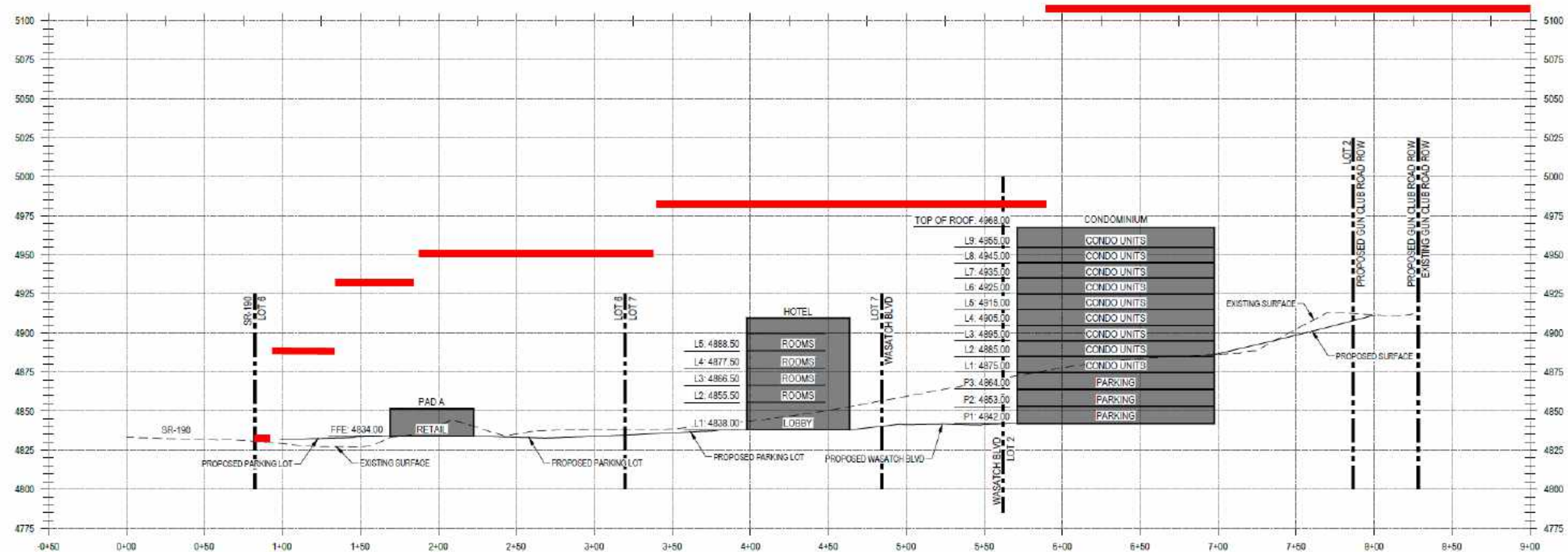
Proposed Condominium
Massing:

- 9-10 unit floors
- 3-4 levels of parking
- 75-110 units



Setback from Wasatch Blvd.	Building Height (ft.)
0 to 20'	No Building
20' to 50'	60' Height*
50' to 100'	100' Height*
100' to 250'	120' Height*
250' to 500'	150' Height*
500' and more	300' Height*

SECTION B
HORIZ: 1"=60'
VERT: 1"=60'



Next Steps

- Commission discussion, additional information
- Full technical staff analysis of 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 a subsequent commission meeting
- ARC consideration
- City Council consideration

Gravel Pit Planned Development District

Traffic Impact Summary

Proposal

The development is proposing two points of access:

1. The primary access point is located on the northwest portion of the project and will connect to the existing, non-UDOT Wasatch Boulevard with dedicated lanes for traffic movement in any direction. This road will also include all required bike lanes and sidewalks.
 - As proposed by the applicant, this intersection would be a 3-way stop. However, in response to Holladay City's concerns, the city and developer are willing to initially construct the intersection with only two stops to allow south-bound traffic on Wasatch Boulevard to flow unimpeded into the project site and to SR-190 (the star icon below indicates the location that a stop sign will be removed)
 - Note – if the lack of a stop sign creates safety issues, the city will revisit the matter and may install a stop sign at a future time.
2. The secondary access point currently exists and is located south of the development near the ski rental shop. The property owner has legal right of access, and this will serve as a secondary access point. This access will eventually be replaced by a permanent access to be constructed with the southern portion of the gravel pit in the future.
 - The final design and configuration of this temporary intersection will be contingent on UDOT's permitting process.



Traffic Study Summary

Full traffic studies are available on the project's web page, at the following links:

- <https://www.cottonwoodheights.utah.gov/home/showdocument?id=2642>
- <https://www.cottonwoodheights.utah.gov/home/showdocument?id=2644>

In summary, a full traffic impact study was completed for this project. Projected traffic, intersection wait time, queuing, etc. in all directions was analyzed. The traffic study only accounts for existing traffic and new traffic anticipated by this project. Future traffic studies will be required when the full gravel pit property begins development.

The study concludes that the proposed intersection configuration and project traffic impact, for turns in any direction, operates at a level of service C or higher. In transportation planning, a level of service D is deemed acceptable and used as a minimum standard. Even given the full project traffic impact of development, the proposed intersection, turn lanes, and road infrastructure are easily adequate to handle the additional traffic.

Alternate Options Explored

At the recommendation of city staff and the request of Holladay officials, the developer's traffic engineer explored multiple alternative site access options and completed formal traffic analyses and modeling for each alternative. Among alternatives explored were two round-about configurations (one at the same location as the current intersection and one further north near the park-and-ride entrance) and modified versions of the proposed intersection. After study, it was concluded that any of the alternatives were comparable in levels of service as the proposed intersection. The round-about concepts were problematic due to topography challenges and unfeasible designs, and the modified intersections were found to be less ideal than the current solution.

Results of these studies were shared with staff from Cottonwood Heights and Holladay, and we have recommended remaining with the current proposal as the preferred and ideal intersection design. As detailed on page 1, one of the three intersections has been removed to accommodate unimpeded southbound flow from the northern Holladay area through the project site and onto SR-190. City engineering staff has expressed hesitancy supporting the removal of the stop sign and feel it may need to be explored again soon if issues occur.

Conclusion

Staff finds the proposed intersection to meet all city standards and properly serve the traffic in the project area. The road system is proposed to be dedicated to the city and will become a public street. When the southern gravel pit property begins development, it is likely that this intersection will need to be assessed again, in partnership with Holladay City and its long-range planning efforts. At that time, further modifications may be justified. However, the current two-access proposal for this development project is supported by traffic studies, city staff, and the Planning Commission. Staff recommends that the Council support the proposed intersection configuration, which allows staff to move forward with final design details to meet all proper standards.

To: Michael Johnson
Director of Community and Economic Development
City of Cottonwood Heights

Adam Ginsberg
Staff Engineer
Public Works, City of Cottonwood Heights

From: J. Scott Seal, P.E.
Associate Principal Geotechnical Engineer

Timothy J. Thompson, P.G.
Principal Geologist

Date: January 7, 2025

Subject: Review of: Rockworth Development application to complete the entitlement process on their northern gravel pit development site



Introduction

At the request of Michael Johnson and Adam Ginsberg, GeoStrata reviewed the above referenced Rockworth Development application that was submitted to Cottonwood Heights City for review. The following documents were referenced as part of this review:

Site Context Plan - Wasatch Gravel Pit Aerial Exhibit, Sheet AE-02, prepared by Mc Neil Engineering and dated September 28, 2020.

Site Plan and Constraints (updated land use table added) – Wasatch Gravel Pit Conceptual Site Plan, Sheet SK-01A, prepared by McNeil Engineering and dated July 14, 2021.

Concept Grading Plan - Wasatch Gravel Pit Concept Grading Plan, Sheet SK-02, prepared by McNeil Engineering and dated July 14, 2021.

Concept Phasing Plan - Wasatch Gravel Pit Aerial Exhibit, Sheet AE-02, prepared by McNeil Engineering and dated July 15, 2021.

Wasatch Condo Tower-R – Wasatch Rock Condos Architectural Site Plan, Sheet AS101, prepared by Beecher Walker Architecture/Interiors and not dated.

Our review of the Rockworth Development application was conducted on behalf of Cottonwood Heights City to assist the city in protecting public health, safety, and welfare, and to reduce risks to future property owners. The purposes of our review are to assess whether or not the Rockworth Development application and associated documents were prepared consistent with reasonable standards of practice and in accordance with Cottonwood Heights City's Sensitive Lands Evaluation & Development Standards (SLEDs) (Title 19 Chapter 19.72 of the Cottonwood Heights City Municipal code).

Previous Reviews

Previous geotechnical study and slope stability analysis reports and review response letters, prepared by

Gordon Geotechnical, for the subject property have been submitted to Cottonwood Heights City for review. These reports and letters include the following:

- Geotechnical Report Liberty Mountain 6695 South Wasatch Boulevard Salt Lake City, Utah (GSH Geotechnical Inc., July 29, 2016, Job No. 0283-015-16) (Reviewed September 12, 2019)
- Report Geotechnical Study and Slope Stability Analysis Proposed Wasatch Rock Development, 6695 South Wasatch Boulevard Cottonwood Heights, Utah (Gordon Geotechnical, May 13, 2020, Job No. 528-005-20) (Reviewed June 17, 2020)
- Response Letter Review of Geotechnical Study and Slope Stability Analysis, Proposed Wasatch Rock Development, 6695 South Wasatch Boulevard, Cottonwood Heights, Utah (Gordon Geotechnical, July 9, 2020, Job No. 528-005-20) (Reviewed November 3, 2020)
- Report Final Slope Stability Analysis, Proposed Wasatch Rock Development 6695 South Wasatch Boulevard, Cottonwood Heights, Utah (Gordon Geotechnical, October 7, 2020, Job No. 528-006-20) (Reviewed November 3, 2020)
- Response Letter 3-rev1, Review of Geotechnical Study and Slope Stability Analysis, Proposed Wasatch Rock Development, 6695 South Wasatch Boulevard, Cottonwood Heights, Utah (Gordon Geotechnical, December 16, 2020, Job No. 528-006-20) (Reviewed January 20, 2021)
- Response Letter No. 4, Review of Geotechnical Study and Slope Stability Analysis, Proposed Wasatch Rock Development, 6695 South Wasatch Boulevard, Cottonwood Heights, Utah (Gordon Geotechnical, March 18, 2021, Job No. 528-006-20) (Reviewed April 8, 2021)
- Report Final Geotechnical Study and Slope Stability Analysis Proposed Apartment Structure Wasatch Rock Development, 6695 Wasatch Boulevard Cottonwood Heights, Utah” (Gordon Geotechnical, October 16, 2023, Job No. 528-010-21) (Reviewed December 29, 2023)
- Response Letter Report Final Geotechnical Study and Slope Stability Analysis Proposed Apartment Structure Wasatch Rock Development, 6695 Wasatch Boulevard Cottonwood Heights, Utah (Gordon Geotechnical, February 26, 2024, Job No. 528-010-21) (Reviewed March 26, 2024)
- Revision No. 1 Report Final Geotechnical Study and Slope Stability Analysis Proposed Apartment Structure Wasatch Rock Development, 6695 Wasatch Boulevard Cottonwood Heights, Utah (Gordon Geotechnical, February 26, 2024, Job No. 528-010-21) (Reviewed March 26, 2024)
- Response Letter #2 Review of Final Geotechnical Study and Slope Stability Analysis Proposed Wasatch Rock Apartment Structure, 6695 Wasatch Boulevard Cottonwood Heights, Utah” (Gordon Geotechnical, April 1, 2024, Job No. 528-010-21) (Reviewed April 4, 2024)

The above cited geotechnical reports and review response letters were reviewed by GeoStrata on behalf of Cottonwood Heights City and review letters were provided to Cottonwood Heights City by GeoStrata.

Previous geologic hazards evaluation reports, prepared by Western Geologic & Environmental, for the subject property have been submitted to Cottonwood Heights City for review. These reports include the following:

- Surface Fault Rupture Hazard Evaluation AJ Dean Property 6700 South Wasatch Boulevard Cottonwood Heights, Utah (June 10, 2009) (No review letter prepared for this report)
- Report Surface Fault Rupture Hazard Evaluation AJ Rock LLC Property 6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 8, 2018) (Reviewed October 18, 2019)
- Report Geologic Hazards Evaluation AJ Rock LLC Property 6695 South Wasatch Boulevard

Cottonwood Heights, Utah (May 11, 2020) (Reviewed June 16, 2020)

- Supplemental Data Geologic Hazards Evaluation AJ Rock LLC Property 6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 4, 2020) (Reviewed December 2, 2020)
- Report Supplemental Surface Fault Rupture Hazards Evaluation Wasatch Rock 6695 South Wasatch Boulevard Cottonwood Heights, Utah (May 19, 2022) (No review letter prepared for this report)
- Report Supplemental Surface Fault Rupture Hazards Evaluation Part Two AJ Rock LLC Property (AKA Wasatch Rock) 6695 South Wasatch Boulevard Cottonwood Heights, Utah (September 1, 2022) (Reviewed October 10, 2022)

The above cited geologic reports were reviewed by GeoStrata on behalf of Cottonwood Heights City and review letters were provided to Cottonwood Heights City by GeoStrata.

Review Discussion

In the April 4, 2024, GeoStrata review letter titled **“Response Letter #2 Review of Final Geotechnical Study and Slope Stability Analysis Proposed Wasatch Rock Apartment Structure, 6695 Wasatch Boulevard Cottonwood Heights, Utah”** (Gordon Geotechnical, April 1, 2024, Job No. 528-010-21), GeoStrata’s Review Comment 2 is as follows:

“Review Comment 2 (June 17, 2020)

Section 2, Proposed Construction, of the May 13, 2020, Gordon Geotechnical report states: *“Maximum column and wall loads for the condominium structure are anticipated to be very large, on the order of 1,000 to 1,500 kips and 15 to 30 kips per lineal foot, respectively. Detailed structural loads will be needed to finalize geotechnical recommendations for this structure.”*

Following approval of buildable areas and final subdivision of lots for the subject property, GeoStrata recommends that Cottonwood Heights City request that a design level geotechnical assessment be performed for each of the proposed buildings, which incorporates detailed structural loads. This is especially critical for the proposed condominium structure.

Gordon Geotechnical Response to Review Comment 2 (July 9, 2020)

“G² is planning to provide a detailed geotechnical assessment for each proposed building with recommendations tailored to the structural loads when foundation plans or loading details become available.”

GeoStrata Review Comment 2 (November 3, 2020)

GeoStrata recommends that the City require that a detailed geotechnical assessment be provided for each proposed building with recommendations tailored to the structural loads when foundation plans or loading details become available.

GeoStrata Review Comment 2 (January 20, 2021)

The GeoStrata November 3, 2020 Review Comment 2 was not addressed by Gordon Geotechnical in their December 16, 2020 review response. GeoStrata recommends that Cottonwood Heights City request that the consultant provide a response to this review comment.

GeoStrata Review Comment 2 (December 29, 2023)

Section 2 Proposed Construction of the October 16, 2023 G² Final Geotechnical Study and Slope Stability Analysis report states: *“Development plans for the site have evolved over the years. Development at the site is complicated by the existence of several fault lines and a buried aqueduct which render significant portions of the site as “un-buildable” for habitable structures. These fault lines and buried aqueduct have been considered from the onset when designing the latest development plans. The proposed structures have been strategically located in the “buildable” areas defined in the surface fault rupture hazard reports.*

Currently, an apartment structure is planned for the eastern portion of the site. Additionally, Wasatch Boulevard along the western boundary of the site will be re-aligned to bi-sect the site in a generally north-south direction.

The proposed apartment structure will consist of a two-level reinforced concrete parking structure with five-levels of wood-frame apartments on top. The lowest level of the parking structure will step-down one level due to the sloping topography of the site. The lowest parking level on the western portion of the site (Level P1) will be established at an elevation of 4,840 feet. The lowest parking level on the east side of the structure will be established at an elevation of 4,850 feet.

Detailed foundation plans have been provided by McNeil Engineering dated June 27, 2023. Based on our review of the foundation plans, maximum column and wall loads will range from approximately 100 to 800 kips and 7 to 14 kips per lineal foot, respectively. For the purposes of slope stability modeling, we have utilized a conservative estimate of an average uniform loading of 1,500 pounds per square foot across the building footprint. ...”

Based on the discussion presented by G² in their October 16, 2023 G² Final Geotechnical Study and Slope Stability Analysis report, we consider this comment addressed for the proposed apartment structure.”

In the April 4, 2024 GeoStrata review letter titled **“Response Letter #2 Review of Final Geotechnical Study and Slope Stability Analysis Proposed Wasatch Rock Apartment Structure, 6695 Wasatch Boulevard Cottonwood Heights, Utah”** (Gordon Geotechnical, April 1, 2024, Job No. 528-010-21)”, GeoStrata’s Review Comment 4 is as follows:

“Review Comment 4 (June 17, 2020)

Section 5.1, Summary of Findings, of the May 13, 2020 Gordon Geotechnical report states: *“The condominium structure at Section A-A’ incorporates a deep cut for below-grade parking. A structural element must extend a minimum of 15 feet below the bottom of footings to assure an adequate factor of safety. This may consist of deep foundations, soil improvement, or a permanent shoring solution such as soil nails.”*

GeoStrata recommends that Cottonwood Heights City request that internal, external, and global stability of the permanent shoring and/or retaining wall to be constructed on the uphill side of the proposed condominium structure be evaluated prior to approval for construction. This evaluation will likely be completed during the final design of this structure.

Gordon Geotechnical Response to Review Comment 4 (July 9, 2020)

“Internal, external, and global stability analyses will be performed in conjunction with the final design of the condominium structure and required shoring design. Shoring designs are typically provided by the specialty contractors performing the work.”

Review Comment 4 (November 3, 2020)

In the October 7, 2020 Gordon Geotechnical report, cross-section A-A' was updated based on additional subsurface data obtained from new boreholes. Section 6, Conclusions, of the October 7, 2020 Gordon Geotechnical report states:

“The condominium structure at Section A-A' incorporates a deep cut for below-grade parking. A structural element must extend a minimum of 5 feet below the bottom of footings on the cut side to assure an adequate factor of safety. This may consist of deep foundations, soil improvement, or a permanent shoring solution such as soil nails. A depth of 5 feet is shallower than previously recommended in the May 13, 2020 report. This is due to the lack of groundwater encountered to depths of 81 feet at boring locations B-9 and B-10. The projected groundwater is deeper in the updated slope stability models resulting in more favorable slope stability conditions.”

GeoStrata recommends that Cottonwood Heights City request that internal, external, and global stability of the permanent shoring and/or retaining wall to be constructed on the uphill side of the proposed condominium structure be evaluated prior to approval for construction. This evaluation will likely be completed during final design of this structure and should include an assessment of temporary cut and/or shoring during construction.

In addition, GeoStrata recommends that Cottonwood Heights City request that the constructability of the required cuts for this structure be investigated for feasibility. It is likely that additional geotechnical recommendations will be required for this portion of the project in order to decrease the potential for collapse of larger cuts within the unconsolidated granular sediments.

Gordon Geotechnical Response to Review Comment 4 (December 16, 2020)

“Our slope stability analysis indicates that a shoring system will be required to maintain excavation sidewall stability and global stability of the large cuts associated with the condominium structure. There is most likely not sufficient space on the site to open cut this excavation. We recommend that the structural element required be considered as part of the shoring of footing design since it would likely be installed by drilling/shoring contractors.”

Based on our understanding of the subsurface conditions and experience with below grade construction, a top-down cut with a shoring system such as soldier pile and lagging, tieback, or soil nail walls are feasible for this project. G² works with several shoring contractors in Salt Lake City with extensive experience installing permanent and temporary shoring walls.

Temporary or permanent shoring systems are typically designed by the contractor performing the work. The shoring system design requires a significant amount of engineering and therefore is typically not performed until the building construction plans have been finalized. Minor changes in the building layout or footing elevations would require a complete re-design of the shoring/deep foundation system.

G² must review the shoring design to ensure that it conforms to the recommendations in our

geotechnical study and slope stability analysis.”

GeoStrata Review Comment 4 (January 20, 2021)

We concur with the recommendations provided by Gordon Geotechnical in their December 16, 2020 response to review comment 4 and we recommend that Cottonwood Heights City require the applicant to comply with these Gordon Geotechnical recommendations.

Based on the discussion presented by Gordon Geotechnical in their December 16, 2020 response to review comment 4, we consider this comment addressed.

GeoStrata Review Comment 4 (December 29, 2023)

We note that the October 16, 2023, G² Final Geotechnical Study and Slope Stability Analysis report was prepared to assess Phase 1 of the Wasatch Rock Development which includes the proposed apartment structure planned for Lot 1. We understand that the proposed condominium structure planned to be located on Lot 2 is no longer included in Phase 1 of the Wasatch Rock Development and has not been assessed as part of the October 16, 2023 G² Final Geotechnical Study and Slope Stability Analysis report. GeoStrata recommends that Cottonwood Heights City require the applicant to comply with the Gordon Geotechnical recommendations presented in the December 16, 2020, Gordon Geotechnical Response to Review Comment 4 when the plans for the proposed condominium structure are developed.”

In the April 4, 2024 GeoStrata review letter titled **“Response Letter #2 Review of Final Geotechnical Study and Slope Stability Analysis Proposed Wasatch Rock Apartment Structure, 6695 Wasatch Boulevard Cottonwood Heights, Utah”** (Gordon Geotechnical, April 1, 2024, Job No. 528-010-21)”, GeoStrata’s Review Comment 10 is as follows:

“Gordon Geotechnical Response to Review Comment 10 (July 9, 2020)

“G² can provide a detailed geotechnical assessment for each proposed building, including the condominium structure, when final foundation loading details become available.”

GeoStrata Review Comment 10 (November 3, 2020)

As part of final design of the proposed structures and as recommended in Review Comment 2, GeoStrata recommends that Cottonwood Heights City request that a design level geotechnical assessment be performed for each of the proposed buildings, which incorporates detailed structural loads. As part of preparation of these reports, a review of planned building foundations and foundation loads should be completed by the geotechnical engineer.

Review Comment 10 (January 20, 2021)

In GeoStrata’s November 3, 2020 Review Comment 7, we recommended that Cottonwood Heights City request that a design level geotechnical assessment be performed for each of the proposed buildings, which incorporates detailed structural loads. As part of preparation of these reports, a review of planned building foundations and foundation loads should be completed by the geotechnical engineer. This comment needed no response by Gordon Geotechnical.”

In the October 10, 2022 GeoStrata review letter titled **Review of: “Supplemental Surface Fault Rupture Hazard Evaluation Part Two AJ Rock LLC Property (AKA Wasatch Rock) 6695 South Wasatch Boulevard Cottonwood Heights, Utah”** (September 1, 2022)

Supplemental Data Geologic Hazards Evaluation AJ Rock LLC Property 6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 4, 2020)

**Geologic Hazards Evaluation AJ Rock LLC Property
6695 South Wasatch Boulevard Cottonwood Heights, Utah (May 11, 2020)**

**Surface Fault Rupture Hazard Evaluation AJ Rock LLC Property
6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 8, 2018)**”, GeoStrata’s Review Comment 9 is as follows:

“Review Comment 9 (12/2/2022)

Based on the data and discussion presented by Western Geologic in their May 11, 2020 Geologic Hazards Evaluation report regarding their subsurface investigation and surface fault rupture hazard assessment, it is our opinion that due to the site constraints faced by Western Geologic during their fieldwork, the surface fault rupture hazard assessment presented in their May 11, 2020 Geologic Hazards Evaluation report is considered preliminary in nature. Western Geologic states that their subsurface exploration was limited to accessible areas of the subject site not mantled by large gravel piles, such as along roads, and further restricted by the easement for the aqueduct crossing the site and that no exploration was conducted in steep areas of the eastern part of the Project (east of the steep escarpments from gravel mining) and no long continuous trench exposures were feasible. They also state that the ground surface elevation for significant faults were surveyed and tagged in blue on Figure 4 in their May 11, 2020 report because the site has been and will be subject to significant surface modification, which may change the ground surface intersection locations of faults depending on dip direction, angle, and amount of surface material removed. They also state that a lineament observed on the 1938 air photo was used to map fault F10 (Figure 4) trending to the southeast and then bending eastward to converge with F9, however no trenching could be conducted to confirm the fault location southeast of trench T-9 due to the aqueduct easement.

Western Geologic recommends the Project civil engineer should review the fault setbacks presented on Figure 4 on a case-by-case basis to ensure that structures are setback a safe distance from active faults in areas where significant cuts are planned. Western Geologic also states that it is their understanding that minor adjustments will be made with regard to the condominium and Pad E structures on Figure 4. They recommend that the most-recent grading plan be submitted to Cottonwood Heights City at the time their report and the geotechnical engineering report are submitted to the city, but they state that the site plans may change and may differ from the base provided on Figure 4. GeoStrata recommends that Cottonwood Heights City require the applicant to allow Western Geologic to review the final design site plans and make any necessary comments on the grading plan and adjustments to their recommended fault setbacks. We further recommend that Cottonwood Heights City require the applicant to allow Western Geologic to perform a final surface fault rupture hazard assessment of each proposed structure on a case-by-case basis to assess each proposed buildable area for active faults and make any necessary modifications to their surface fault rupture hazard mitigation recommendations. We recommend that Western Geologic perform the final surface fault rupture hazard assessment of each proposed structure once final grading plans and design plans have been prepared and prior to final approval of the development plans by Cottonwood Heights City.

It should be noted that the setback areas as shown on Figure 4 are delineated around the mapped locations of the surface rupture faults as shown on Figure 4. In Bowman and Lund (2016) Chapter 3

Guidelines for Evaluating Surface-Fault-Rupture Hazards in Utah, under the section heading Fault Mapping, subsection heading Trench Number and Location (page 44) it states: “...Trenches should be oriented perpendicular, or as close to perpendicular as possible, to the trend of the mapped fault trace at or near the site, and be of adequate length to intercept faults projecting toward proposed or existing structures and potential setback areas....”

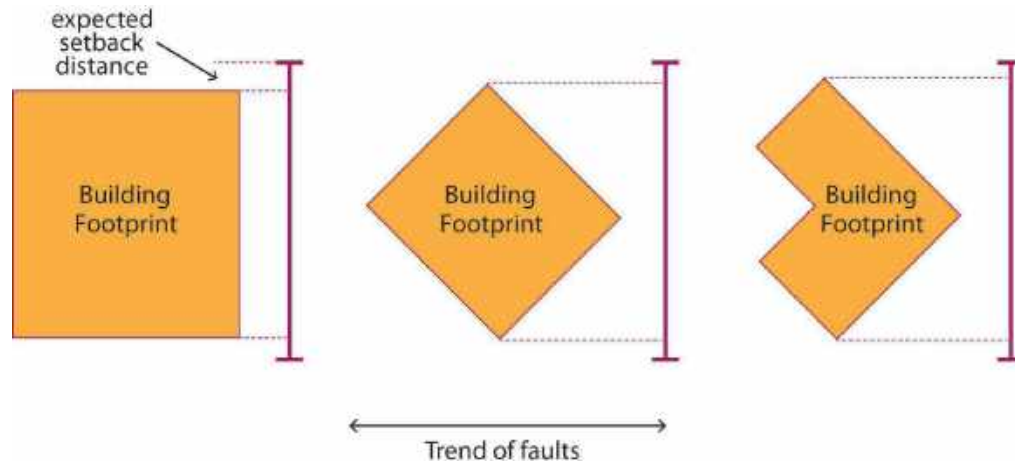


Figure 15. Fault trench length and orientation to investigate a building footprint. Trenching must extend beyond the footprint of at least the expected setback distance for the IBC Building Risk Category class (from Christenson and others, 2003).

Based on the recommended practice as described by Bowman and Lund (2016), trenching must extend beyond the proposed footprint of planned structures at least the distance of the expected or calculated setback distance. This means that the setback areas as shown on Western Geologic’s Figure 4 should extend in from the ends of the trenches into the trench the distance of the calculated setback distance. The boundaries of the setback areas and buildable area as shown on Western Geologic’s Figure 4 should be determined considering the UGS recommendation that trenching must extend beyond the footprint of each proposed structure a distance of at least the expected setback distance for the IBC Building Risk Category class (from Christenson and others, 2003) as shown above on the Bowman and Lund (2016) Figure 15. Setback areas and buildable areas for each proposed structure should be established in accordance with the method described by Bowman and Lund (2016) as part of the final surface fault rupture hazard assessment of each proposed structure. We recommend that the Cottonwood Heights City require Western Geologic to delineate surface fault rupture setback areas and buildable areas for the subject site on an updated Figure 4 in accordance with the method described by Bowman and Lund (2016).”

In the October 10, 2022 GeoStrata review letter titled **Review of: “Supplemental Surface Fault Rupture Hazard Evaluation Part Two AJ Rock LLC Property (AKA Wasatch Rock) 6695 South Wasatch Boulevard Cottonwood Heights, Utah”** (September 1, 2022)

Supplemental Data Geologic Hazards Evaluation AJ Rock LLC Property 6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 4, 2020)

**Geologic Hazards Evaluation AJ Rock LLC Property
6695 South Wasatch Boulevard Cottonwood Heights, Utah (May 11, 2020)**

Surface Fault Rupture Hazard Evaluation AJ Rock LLC Property

6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 8, 2018)”, GeoStrata’s Review Discussion is as follows:

“Current Review Discussion

Section 3.0 Purpose and Scope of the September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report states: *“The purpose of the supplemental investigation herein was to: (1) confirm the location of fault F8 and determine if there is sufficient space to move the proposed apartment building on Lot 1 to the south; (2) confirm the location for faults F5 through F7 in the area where they are believed to converge; and (3) confirm that no active faults are present crossing the building pads on Lots 3, 4, 5 and 6 in the west part of the site. The scope of our investigation is outlined in the May 25, 2022 work plan prepared for Gordon Geotechnical. Four trenches (T-18, T-19, T-20 and T-21) in our work plan were proposed to confirm the location for fault F7 in the north part of the Project, as well as to confirm that no active faults trend through the building pads on Lots 2 and 7. However, deep fills were reportedly encountered in the north part of the site that prevented completion of these trenches. Only the hazard from surface fault rupture hazard was assessed in our investigation.”*

In the October 10, 2022 GeoStrata review letter titled **Review of: “Supplemental Surface Fault Rupture Hazard Evaluation Part Two AJ Rock LLC Property (AKA Wasatch Rock) 6695 South Wasatch Boulevard Cottonwood Heights, Utah” (September 1, 2022)**

Supplemental Data Geologic Hazards Evaluation AJ Rock LLC Property 6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 4, 2020)

**Geologic Hazards Evaluation AJ Rock LLC Property
6695 South Wasatch Boulevard Cottonwood Heights, Utah (May 11, 2020)**

**Surface Fault Rupture Hazard Evaluation AJ Rock LLC Property
6695 South Wasatch Boulevard Cottonwood Heights, Utah (October 8, 2018)”, GeoStrata’s Current Review Comment 9 is as follows:**

“Current Review Comment 9

In GeoStrata’s Review Comment 9 (12/2/2022), we recommended that:

1. Cottonwood Heights City require the applicant to allow Western Geologic to review the final design site plans and make any necessary comments on the grading plan and adjustments to their recommended fault setbacks.
2. Cottonwood Heights City require the applicant to allow Western Geologic to perform a final surface fault rupture hazard assessment of each proposed structure on a case-by-case basis to assess each proposed buildable area for active faults and make any necessary modifications to their surface fault rupture hazard mitigation recommendations.
3. Western Geologic perform the final surface fault rupture hazard assessment of each proposed structure once final grading plans and design plans have been prepared and prior to final approval of the development plans by Cottonwood Heights City.
4. Cottonwood Heights City require Western Geologic to delineate surface fault rupture setback areas and buildable areas for the subject site on an updated Figure 4 in accordance with the method described by Bowman and Lund (2016).

Section 5.0 Supplemental Subsurface Investigation of the September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report states: “Six trenches (T-13, T-14, T-15, T-16, T-17 and T-22) were excavated and logged at the site for the supplemental subsurface investigation herein. Trench T-13 was located to find fault F8 in the southeast part of the site and facilitate relocating the proposed apartment building on Lot 1. Trenches T-14, T-15, T-16 and T-22 were located to confirm that no active faults trend through the building pads on Lots 4, 5 and 6 in the west part of the site. Trench T-17 was located to confirm that no active faults trend through the building pads on Lot 3, as well as confirm the location for faults F5 through F7 in the area where they were believed to converge. ...

Figure 3 is a site plan at a scale of 1 inch equals 100 feet (1:1,200) showing the site boundary and current development plan, as well as current (bright) and previous (dim) exploratory locations and exposed faults in the trenches. Faults with displacement of less than 0.3 feet are shown in black, whereas faults displaying more than 0.3 feet of displacement are shown in red. Bars and balls mark the downthrown fault sides. Trench locations were field measured using a handheld GPS and by trend and distance methods, and then subsequently surveyed for additional accuracy by the Project civil engineer. GPS locations and trend are shown on the logs. Field measurements have been corrected in some cases based on the survey data. Surveyed elevations for significant faults are tagged in blue on Figure 3 to show the highest point of the fault in the trench exposure. Fault elevation is shown because the site has been and will be subject to significant surface modification, which may shift the fault location depending on dip direction, angle, and amount of surface material removed.”

Section 6.0 Conclusions And Recommendations of the September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report states: “No evidence for faulting was exposed in trenches T-14, T-15, T-16 and T-22. Trench T-13 exposed evidence for 3.2 feet of dtw displacement on fault F8, which was also exposed in T-8 further north but not in Walker Development trenches T-1W and T-1E. Trench T-17 exposed several small displacement faults in two zones, as well as a zone of faulting bounded by faults F5, F6 and F7. Fault F5 displayed 1.2 feet of dtw displacement, F6 displayed 1.0 feet of dtw displacement, and F7 displayed more than 2.5 feet of dtw displacement. Although the displacement for F7 could not be directly measured in T-17, displacement on F-7 was measured in T-8 about 114 feet to the north (5.2 feet).

Fault locations are shown on Figure 3 based on previous mapping and trenching evidence from this study, as well as the first stage of the study in progress for the Walker Development property (trenches T-1W and T-1E). Table 1A provides a compilation of fault data from the trenches at the Project, log station for the highest location of each fault exposure, fault trend, and measured dip angle. Dip angles are those measured in the exposure and are not corrected for apparent dip. This would only be significant for faults that display low dips because they were exposed at an acute angle.

Given the above, the risk from surface faulting is high at the site. Based on our current understanding that surface fault rupture and deformation tend to follow past patterns, we recommend a non-buildable (setback) zone around the projected traces of the fault crossing the site as shown on Figure 3. Calculated setback distances based on the fault parameters and guidelines in Lund and others (2020) are also indicated on Table 1A. Recommended setback distances are shown on Table 1B. ...

Small displacement faults (< 0.3 feet of offset) are not listed on Table 1A. These faults show no

evidence for Holocene reactivation that would suggest a future larger displacement is likely. We believe the faults pose a low life-safety risk, but recommend structures located over small displacement faults (such as Lot 3 trenches T-1 and T-17, for example) be designed to withstand up to 0.3 feet of vertical offset to reduce the risk of costly repairs. Utility lines that cross faults should also be engineered to withstand expected displacements and/or have design features to ensure life safety. Setback areas based on the results of our investigation and recommended setbacks in Table 1B are shown on Figure 3. Narrow or isolated buildable areas between setbacks (such as between F3-F4 on the north, and F6-F7 and F8/F9 on the south) have conservatively been combined into the surrounding setback area.

The setback distances on Tables 1A-B and Figure 3 are calculated assuming an 8-foot footing depth from existing grade. However, the Project may require cuts to create level building pads that would have deeper footing depths than we assume. We therefore show a safety factor on Tables 1A and 1B to help with assessing how much a fault will shift per 1-foot difference between the surveyed elevation (or existing grade) and proposed grade elevation. ... ”

Based on the data and discussion presented by Western Geologic in their September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report, Western Geologic made adjustments to their recommended fault setbacks for building pads on Lots 3, 4, 5 and 6. Western Geologic has also delineated surface fault rupture setback areas and buildable areas for the subject site in accordance with the method described by Bowman and Lund (2016 and 2020). However, the current design site plan as presented by Western Geologic on their Figure 3 (updated from Figure 4 in the 12/2/2022 Western Geologic report) is not the final design site plan. GeoStrata recommends that Cottonwood Heights City require the applicant to allow Western Geologic to review the final design site plans, when they become available, and make any necessary comments on the site plan and adjustments to their recommended fault setbacks.

Based on the data and discussion presented by Western Geologic in their September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report, Western Geologic located fault F8 in the southeast part of the site to facilitate relocating the proposed apartment building on Lot 1. It is our understanding that an updated site plan prepared by McNeil Engineering and dated March 11, 2022 is available which presents the current proposed relocation of the proposed apartment building on Lot 1 that is different than the site plan shown on Western Geologic’s Figure 3 (McNeil Engineering July 14, 2021). GeoStrata recommends that Cottonwood Heights City require the applicant to allow Western Geologic to review the updated design site plan and make any necessary comments on the site plan and adjustments to their recommended fault setbacks.

Section 6.0 Conclusions And Recommendations of the September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report states: “*We recommend not modifying the defined setback areas on Figure 3 to avoid complexity and because development plans may change. Instead, Western Geologic should review the site grading plan on a case-by-case basis to ensure that structures will still be at a safe distance in areas where significant cuts are planned.*

Based on the results of our investigation, we recommend the following:

- 1) ***Additional Subsurface Exploration*** – *Four proposed trenches (T-18, T-19, T-20 and T- 21) were not completed for our investigation due to deep fill materials encountered during excavation. These trenches should be completed after the northern part of the Project has been cleared and*

the fill materials graded to manageable depths to confirm the location for fault F7 in the north part of the site and that no active faults trend through the building pads on Lots 2 and 7.

- 2) **Excavation Backfill Considerations** – *Should a structure be located above a trenched area and the backfill may support the structure, the backfill must be replaced with structural fill if the footings do not extend deeper than the excavation depth.*
- 3) **Report Availability** – *The report should be made available to architects, building contractors, and in the event of a future property sale, real estate agents and potential buyers. This report should be referenced for information on technical data only as interpreted from observations and not as a warranty of conditions throughout the site. The report should be submitted in its entirety, or referenced appropriately, as part of any document submittal to a government agency responsible for planning decisions or geologic review. Incomplete submittals void the professional seals and signatures we provide herein. Although this report and the data herein are the property of the client, the report format is the intellectual property of the authors and should not be copied, used, or modified without their express permission.*

No other changes are needed to the recommendations provided in our 2020 report.”

GeoStrata concurs with the recommendations presented by Western Geologic and we recommend that Cottonwood Heights City require the applicant to comply with these Western Geologic recommendations. This comment needed no response by Western Geologic.”

GeoStrata Review Comment 1

Based on the review discussion cited above GeoStrata notes the following:

G² plans to provide a detailed geotechnical assessment for each proposed building with recommendations tailored to the structural loads when foundation plans or loading details become available (G² July 9, 2020) and GeoStrata recommended that the City require that a detailed geotechnical assessment be provided for each proposed building with recommendations tailored to the structural loads when foundation plans or loading details become available (GeoStrata November 3, 2020).

Section 2 Proposed Construction of the October 16, 2023 G² Final Geotechnical Study and Slope Stability Analysis report states: “*Currently, an apartment structure is planned for the eastern portion of the site. Additionally, Wasatch Boulevard along the western boundary of the site will be re-aligned to bi-sect the site in a generally north-south direction.*”

Section 5.1, Summary of Findings, of the May 13, 2020 Gordon Geotechnical report states: “*The condominium structure at Section A-A’ incorporates a deep cut for below-grade parking. A structural element must extend a minimum of 15 feet below the bottom of footings to assure an adequate factor of safety. This may consist of deep foundations, soil improvement, or a permanent shoring solution such as soil nails.*”

GeoStrata recommended that Cottonwood Heights City request that internal, external, and global stability of the permanent shoring and/or retaining wall to be constructed on the uphill side of the proposed condominium structure be evaluated prior to approval for construction. This evaluation will likely be completed during the final design of this structure. (GeoStrata June 17, 2020)

G² stated that *“Internal, external, and global stability analyses will be performed in conjunction with the final design of the condominium structure and required shoring design. Shoring designs are typically provided by the specialty contractors performing the work.”* (G² July 9, 2020)

Section 6, Conclusions of the October 7, 2020 Gordon Geotechnical report states: *“The condominium structure at Section A-A’ incorporates a deep cut for below-grade parking. A structural element must extend a minimum of 5 feet below the bottom of footings on the cut side to assure an adequate factor of safety. This may consist of deep foundations, soil improvement, or a permanent shoring solution such as soil nails. A depth of 5 feet is shallower than previously recommended in the May 13, 2020 report. This is due to the lack of groundwater encountered to depths of 81 feet at boring locations B-9 and B-10. The projected groundwater is deeper in the updated slope stability models resulting in more favorable slope stability conditions.”*

GeoStrata recommended that Cottonwood Heights City request that internal, external, and global stability of the permanent shoring and/or retaining wall to be constructed on the uphill side of the proposed condominium structure be evaluated prior to approval for construction. This evaluation will likely be completed during final design of this structure and should include an assessment of temporary cut and/or shoring during construction. Additionally, GeoStrata recommended that Cottonwood Heights City request that the constructability of the required cuts for this structure be investigated for feasibility. It is likely that additional geotechnical recommendations will be required for this portion of the project in order to decrease the potential for collapse of larger cuts within the unconsolidated granular sediments. (GeoStrata November 3, 2020)

GeoStrata noted that the October 16, 2023 G² Final Geotechnical Study and Slope Stability Analysis report was prepared to assess Phase 1 of the Wasatch Rock Development which includes the proposed apartment structure planned for Lot 1. The proposed condominium structure planned to be located on Lot 2 was no longer included in Phase 1 of the Wasatch Rock Development and was not assessed as part of the October 16, 2023 G² Final Geotechnical Study and Slope Stability Analysis report. GeoStrata recommended that Cottonwood Heights City require the applicant to comply with the Gordon Geotechnical recommendations presented in the December 16, 2020 Gordon Geotechnical Response to Review Comment 4 when the plans for the proposed condominium structure are developed (GeoStrata December 29, 2023)."

G² stated that *“G² can provide a detailed geotechnical assessment for each proposed building, including the condominium structure, when final foundation loading details become available.”* (G² July 9, 2020)

As part of final design of the proposed structures and as recommended in Review Comment 2, GeoStrata recommended that Cottonwood Heights City request that a design level geotechnical assessment be performed for each of the proposed buildings, which incorporates detailed structural loads. As part of preparation of these reports, a review of planned building foundations and foundation loads should be completed by the geotechnical engineer. (GeoStrata November 3, 2020)

In GeoStrata’s November 3, 2020 Review Comment 7, we recommended that Cottonwood Heights City request that a design level geotechnical assessment be performed for each of the proposed buildings, which incorporates detailed structural loads. As part of preparation of these reports, a review of planned building foundations and foundation loads should be completed by the geotechnical engineer. (GeoStrata January 20, 2021)

GeoStrata Review Comment 2

Based on the review discussion cited above GeoStrata notes the following:

Western Geologic recommended that the Project civil engineer should review the fault setbacks presented on Figure 4 on a case-by-case basis to ensure that structures are setback a safe distance from active faults in areas where significant cuts are planned (Western Geologic September 1, 2022). Western Geologic also stated that it is their understanding that minor adjustments will be made with regard to the condominium and Pad E structures on Figure 4. They recommend that the most-recent grading plan be submitted to Cottonwood Heights City at the time their report and the geotechnical engineering report are submitted to the city, but they state that the site plans may change and may differ from the base provided on Figure 4. GeoStrata recommended that Cottonwood Heights City require the applicant to allow Western Geologic to review the final design site plans and make any necessary comments on the grading plan and adjustments to their recommended fault setbacks (GeoStrata 12/2/2022). We further recommended that Cottonwood Heights City require the applicant to allow Western Geologic to perform a final surface fault rupture hazard assessment of each proposed structure on a case-by-case basis to assess each proposed buildable area for active faults and make any necessary modifications to their surface fault rupture hazard mitigation recommendations. We recommended that Western Geologic perform the final surface fault rupture hazard assessment of each proposed structure once final grading plans and design plans have been prepared and prior to final approval of the development plans by Cottonwood Heights City.

Section 3.0 Purpose and Scope of the September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report states: *“The purpose of the supplemental investigation herein was to: (1) confirm the location of fault F8 and determine if there is sufficient space to move the proposed apartment building on Lot 1 to the south; (2) confirm the location for faults F5 through F7 in the area where they are believed to converge; and (3) confirm that no active faults are present crossing the building pads on Lots 3, 4, 5 and 6 in the west part of the site. The scope of our investigation is outlined in the May 25, 2022 work plan prepared for Gordon Geotechnical. Four trenches (T-18, T-19, T-20 and T-21) in our work plan were proposed to confirm the location for fault F7 in the north part of the Project, as well as to confirm that no active faults trend through the building pads on Lots 2 and 7. However, deep fills were reportedly encountered in the north part of the site that prevented completion of these trenches. Only the hazard from surface fault rupture hazard was assessed in our investigation.”*

In GeoStrata’s Review Comment 9 (GeoStrata 12/2/2022), we recommended that:

1. Cottonwood Heights City require the applicant to allow Western Geologic to review the final design site plans and make any necessary comments on the grading plan and adjustments to their recommended fault setbacks.
2. Cottonwood Heights City require the applicant to allow Western Geologic to perform a final surface fault rupture hazard assessment of each proposed structure on a case-by-case basis to assess each proposed buildable area for active faults and make any necessary modifications to their surface fault rupture hazard mitigation recommendations.
3. Western Geologic perform the final surface fault rupture hazard assessment of each proposed structure once final grading plans and design plans have been prepared and prior to final approval of the development plans by Cottonwood Heights City.

Section 6.0 Conclusions And Recommendations of the September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report states: *“We recommend not modifying*

the defined setback areas on Figure 3 to avoid complexity and because development plans may change. Instead, Western Geologic should review the site grading plan on a case-by-case basis to ensure that structures will still be at a safe distance in areas where significant cuts are planned.

Based on the results of our investigation, we recommend the following:

- 1. Additional Subsurface Exploration** – *Four proposed trenches (T-18, T-19, T-20 and T- 21) were not completed for our investigation due to deep fill materials encountered during excavation. These trenches should be completed after the northern part of the Project has been cleared and the fill materials graded to manageable depths to confirm the location for fault F7 in the north part of the site and that no active faults trend through the building pads on Lots 2 and 7.”*

Review Summary

October 16, 2023 G² Final Geotechnical Study and Slope Stability Analysis report was prepared to assess Phase 1 of the Wasatch Rock Development which includes the proposed apartment structure planned for Lot 1 and the Wasatch Boulevard re-alignment that bi-sect the site in a generally north-south direction. No design level geotechnical assessment has been performed for the condominium building or any other proposed buildings within the Wasatch Rock redevelopment Zone. GeoStrata recommends that Cottonwood Heights City request that a design level geotechnical study and slope stability analysis be performed for the proposed condominium building, which incorporates detailed structural loads and proposed grading prior to approval of the proposed condominium building, approval for completing the entitlement process on the Rockworth Development northern gravel pit development site, and approval of the updated final ordinance proposal (PDD-2 Wasatch Redevelopment Zone).

The September 1, 2022 Western Geologic Supplemental Surface Fault Rupture Hazard Evaluation report was prepared to assess the surface fault rupture hazard for the apartment building proposed for building Lot 1 and building pads on Lots 3, 4, 5 and 6 in the west part of the site. Deep fills prevented completion of investigatory trenches to assess the surface fault rupture hazard for the building pads on Lot 2 (proposed condominium) and Lot 7 (proposed Hotel). Western Geologic recommends that the four proposed trenches (T-18, T-19, T-20 and T- 21) should be completed after the northern part of the Project has been cleared and the fill materials graded to manageable depths to confirm the location for fault F7 in the north part of the site and that no active faults trend through the building pads on Lots 2 and 7. GeoStrata recommends that Cottonwood Heights City request that the four proposed trenches (T-18, T-19, T-20 and T- 21) be completed and that Western Geologic update their Surface Fault Rupture Hazard Evaluation to include the data from these four trenches and confirm the location for fault F7 in the north part of the site and provide an assessment of whether or not active faults trend through the building pads on Lots 2 and 7 prior to approval of the proposed condominium building, approval for completing the entitlement process on the Rockworth Development northern gravel pit development site, and approval of the updated final ordinance proposal (PDD-2 Wasatch Redevelopment Zone).

Closure

This review letter is issued in response to the Rockworth Development application and associated documents referenced above. Comments and recommendations in this review letter are based on data presented in the Rockworth Development application and associated documents referenced above. GeoStrata has not performed an independent site assessment. GeoStrata has relied on Consultant reports in performing its services. Consequently, it does not represent or warrant that the Consultant reports contain accurate data or proper recommendations. Recommendations and Comments presented in this review letter are provided to Cottonwood Heights City to assist the city in reducing risks from geologic

hazards. GeoStrata makes no warranty; either expressed or implied and shall not be liable for any direct, special, incidental, or consequential damages with respect to claims by users of this review.

All services performed by GeoStrata for this review were provided for the exclusive use and benefit of Cottonwood Heights City. No other person or entity is entitled to rely on GeoStrata's services or use the information contained in this letter without the express written consent of GeoStrata.

If there are any questions concerning the contents of this review, please feel free to contact our office at (801) 501-0583.

Design Theme and Architectural Standards:

The Project offers a variety of land uses including retail, office, hotel, for rent residential, for sale residential, and senior housing in a modern mountain village setting. The Modern Mountain architectural theme will be woven throughout the project knitting together a wide variety of building types, heights and massing to create a unified feel for the overall project. The theme will incorporate modern and rustic design elements including steel, wood beams, concrete, and glass to ground the design while incorporating exposed structural and decorative concrete in strategic places to pay homage to the former use of the site. Earth tone colors will be prevalent throughout the project to blend into the mountain backdrop. The variety of land uses, building heights and massing knit together through modern mountain architectural theme will enhance the dynamic and vibrant community at Wasatch Rock.

Master Sign Program Narrative

The site shall feature signs consistent with a first class mixed use project to provide adequate signage and wayfinding for the variety of uses being proposed in the application. Multiple signage types including but not limited to blade, crown, storefront, and monument signage will be located through out the proposed project to enhance visual connection and recognition for patrons, residents, retailers, tenants, and guests. As the sign plan is developed it will be included with site plans associated with individual phases of the project. Examples of the signage and monument locations are included in the landscape submission package.

Retail signage:

Sign structure or sign display area allowed: The aggregate area of the wall signs displayed on a premises shall not exceed 15% of the aggregate area of the walls where signs are to be located.

How displayed: The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

Residential/Hospitality/Office Signage:

Sign structure or sign display area allowed: The aggregate area of the wall signs displayed on a premises shall not exceed 15% of the aggregate area of the walls where signs are to be located.

How displayed: The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

Wayfinding and Internal Signage:

Monument and directional signs shall be placed strategically to allow pedestrians to easily identify and navigate the property. Each entrance to a building shall be allowed a directional sign if desired and deemed to be useful for pedestrians. See Master Signage Plan for heights and locations of signs.

Additional Limitations:

All signs must be compatible to the overarching theme and architecture of the project.

December 12, 2019

Adam Davis
Rockworth Companies
4655 South 2300 East, Suite 205
Holladay, UT 84117

**RE: Wasatch Rock Redevelopment
Site Sustainability List**

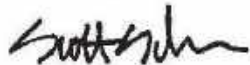
Adam,

Below is a list of items that we feel would be considered "sustainable" practices regarding the proposed site development at the Wasatch Rock Redevelopment project.

1. Water efficient landscaping
2. Maximize open space
3. Protect or restore native habitat
4. Access to public transportation
5. Connectivity between development parcels
6. Pedestrian and bicycle paths
7. Low-emitting and fuel-efficient vehicle parking
8. Storage and collection of recyclables
9. Use of regional materials where appropriate

This listing only includes items for the site and not the buildings. These items will need to be handled by the architect. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Scott "Skip" Schoonover, PLA, ASLA
Principal Landscape Architect



In addition to the landscaping design above, the following are green build design recommendations that we will consider during construction of the project:

GREEN BUILD

Principles of Sustainability for this project are proposed to include:

1. Conserve energy short term and explore renewable energy sources long term
2. Facilitate reuse and recycling of natural resources and synthetic materials.
3. Design sites, structures and landscapes that are resource efficient and environmentally responsible over their entire life cycle.
4. Practice eco-friendly maintenance and cleaning
5. Optimize fuel efficiency of and minimize pollutants.
6. Use high efficient, low-toxin materials, supplies and equipment that are produced and transported responsibly.

This project is proposed to have an emphasis on sustainability, including:

1. Efficient site design with mixed-use component and density supporting sustainability principles.
2. Meeting or exceeding Energy Conservation Codes including the 2015 International Energy Conservation Code.
3. Implementing tight exterior envelopes and efficient mechanical systems with insulation, caulking and sealing methods meeting or exceeding HERS ratings of Energy Star compliance.
4. Installing full-cavity insulation at both walls and roof elements that exceed code minimums.
5. Installing high energy efficient appliances, mechanical HVAC equipment, water heaters, and electrical light fixtures, with each component having Energy Star compliance or better.
6. Installing low-water use plumbing fixtures exceeding code minimums.
7. Installing low-E high efficient double-pane window systems with tight 4-sided flashing at the exterior envelope.

Wasatch Rock

Design Theme and Architectural Standards

Wasatch Rock offers a variety of land uses including retail, office, hotel, for rent residential, for sale residential, and senior housing in a modern mountain village setting to meet the needs of the Cottonwood Heights community. The Modern Mountain architectural theme will be woven throughout the project knitting together a wide variety of building types, heights and massing to create a unified feel for the overall project. Architecturally, the Modern Mountain theme will incorporate both current and rustic design elements and materials such as wood beams, steel, metal panel, glass, stone, and concrete to ground the design while incorporating exposed structural and decorative concrete used strategically to pay homage to the former use of the site. Earth tone colors will be prevalent throughout the project to complement and blend into the mountain backdrop. The wide variety of building types, heights and massing will be unified by the Modern Mountain design theme creating Wasatch Rock, a new vibrant community within Cottonwood Heights.

Overall Village Inspiration Images



Office/Mixed-Use Inspiration Images



Hotel Inspiration Images



Retail Inspiration Images



Residential Condo/Apartment Inspiration Images



Senior Housing Inspiration Images



Parking Structure Screening Inspiration Images

