

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA

July 1, 2026



Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, July 1, 2026**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for its **Work Session** and **Business Session** meetings.

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

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

Please see the reverse side of this agenda for instructions on how to make public comments.

5:00 p.m. Work Session

1.0 Welcome new Planning Commission member

2.0 Review Business Session Agenda

The commission will review and discuss agenda items.

3.0 CUP-25-005 -Old Mill Demolition

4.0 Adjourn

6:00 p.m. Business Session

1.0 Welcome and Acknowledgements

- 1.1 Ex parte communications or conflicts of interest to disclose.

2.0 General Public Comment

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

3.0 Business Items

3.1 Project SUB-26-004

The Planning Commission will hold a public hearing to review a request for Preliminary Plat approval for the Ivory Bengal Blvd & 2300 East Subdivision, a proposed 10-lot single-family residential subdivision located at 2327 E. Bengal Boulevard. The proposal includes ten (10) residential lots, one stormwater detention parcel, a new public street, and associated public improvements within the R-1-8 Residential Single-Family Zone.

3.2 Project ZTA-26-002

The Planning Commission will hold a public hearing and make a possible recommendation to the City Council on a city-initiated request for a Zoning Text Amendment to modify CHMC Chapter 19.34 regarding development standards in the RM (Residential Multi-Family) zone, and corresponding definitions in CHMC Chapter 19.04

4.0 Consent Agenda

- 4.1 Approval of **June 3, 2026**, Planning Commission Minutes.

5.0 Adjourn

Next Planning Commission Meeting: **August 5, 2026.**

Public Comment

Individuals may provide public comments verbally or via writing.

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

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

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

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

Alternatively, **written comments** may be submitted to staff via email at planning@ch.utah.gov. For written comments to be entered into the record and distributed to the planning commission prior to the meeting, **they must be submitted to staff by 12:00 p.m. MDT on Tuesday, June 30, 2026, the day prior to the meeting.** Comments received after this deadline will be distributed to the planning commission after the meeting.

Meeting Procedures

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

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

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7015 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 Thursday, June 25, 2026, 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 25th DAY OF JUNE 2026, ATTEST: TIFFANY JANZEN, CITY RECORDER

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



July 1, 2026

Summary

Project Numbers:
SUB-26-004

Subject Property:
2327 E. Bengal Blvd.

Actions Requested:
Preliminary Subdivision
Plat Approval

Applicant:
Peter Gamvroulas / Ivory
Homes (Authorized
Agent)

Recommendation:
Approve, with conditions

Context

Property Owner:
Church of Jesus
Christ of Latter-Day
Saints



Acreage:
3.2 acres

Request

The applicant is requesting approval of a preliminary plat for the “Ivory Bengal Blvd & 2300 East Subdivision,” a proposed 10-lot single-family detached residential subdivision located within the R-1-8 Residential Single-Family Zone.

The subject property is currently developed with an existing LDS church meetinghouse and associated parking facilities. The existing structures and associated site improvements are proposed to be demolished.

Summary/Background

According to the applicant’s narrative, the proposed subdivision is intended to redevelop the existing church property into a low-density residential neighborhood consistent with the existing zoning designation and General Plan land use designation.

The subject property is currently owned by The Church of Jesus Christ of Latter-day Saints. The applicant, Ivory Homes, is currently under contract with the property owner.

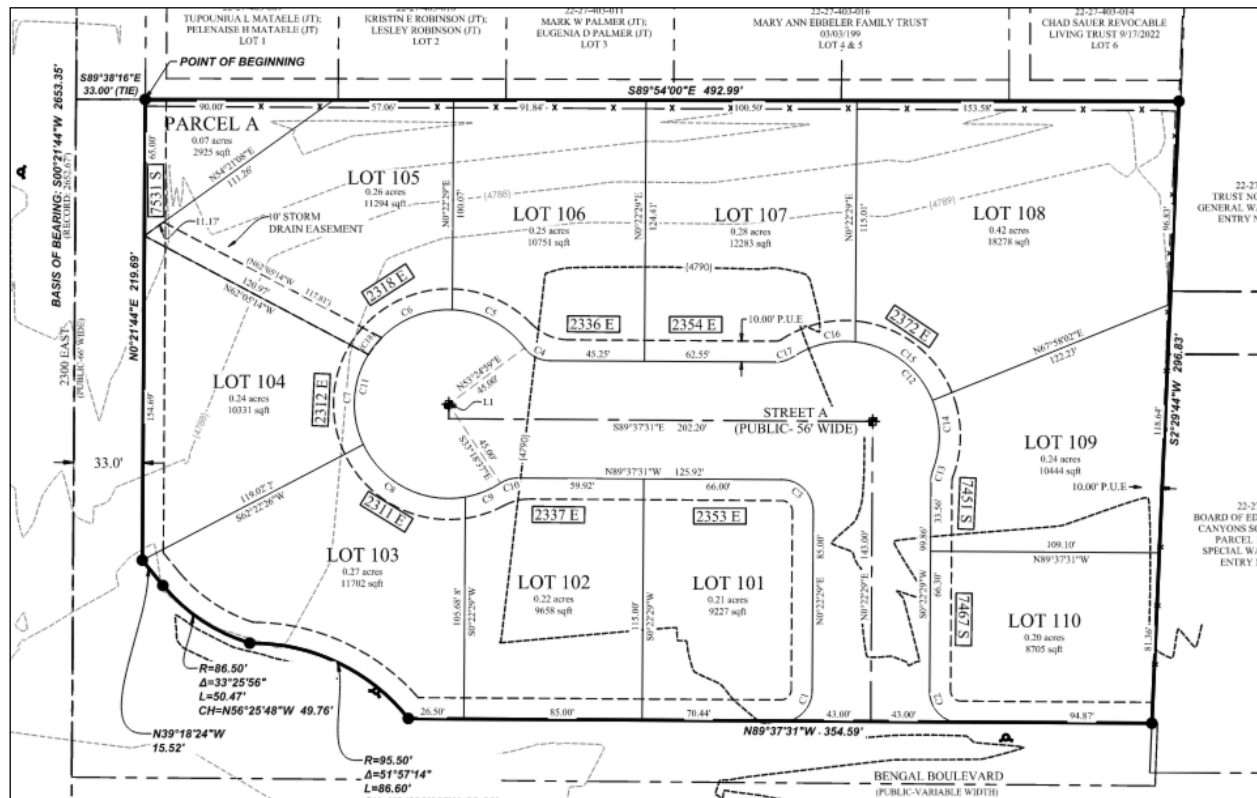
Staff finds that redevelopment of the existing institutional property into a detached single-family residential subdivision is generally compatible with the surrounding residential neighborhood, existing development pattern, and the underlying R-1-8 zoning designation.

The proposed subdivision is intended solely for permitted residential uses, including:

- Single-family detached dwellings; and
- Accessory structures customary to single-family residential use.

The subject property contains approximately 3.2 gross acres. The project proposes dedication of approximately 0.55 acres as public right-of-way associated with the new internal roadway, resulting in approximately 2.47 net acres of private residential property.

The proposed subdivision density is approximately 3.3 dwelling units per acre.



Excerpt from Proposed Plat Showing Lot Configuration

Applicable Code

Subdivision Regulations

The subdivision is subject to the requirements of Title 12 (Subdivisions) of the Cottonwood Heights Municipal Code.

Zoning Regulations

The property is located within the R-1-8 Residential Single-Family Zone regulated under Chapter 19.26 of the Cottonwood Heights Municipal Code.

The purpose of the R-1-8 zone is to provide for low-density detached residential development compatible with surrounding suburban neighborhoods.

Analysis

Zoning Compliance and Density

The applicant proposes a 10-lot single-family residential subdivision consistent with the permitted uses of the R-1-8 zone.

The proposed subdivision density of approximately 3.3 dwelling units per acre is generally compatible with the surrounding neighborhood and consistent with the intended development pattern of the R-1-8 zone.

Lot Mix Summary

Standard	Proposed	Code Requirement
Total Number of Lots	10	N/A
Minimum Lot Width	81.04 feet	70' at 20' from front lot line
Minimum Lot Depth	97.30 feet	N/A
Minimum Lot Area	8,705 square feet	8,000 square feet
Largest Lot Area	Approx. 17,130 square feet	N/A
Parcel A/Detention	2,925 square feet	

Staff finds the proposed subdivision complies with the dimensional requirements of the R-1-8 zone, including minimum lot width and minimum lot area requirements.

Subdivision Design and Layout

The proposed subdivision is organized around a new internal public roadway identified as “Street A.” The roadway section includes:

- A 56-foot public right-of-way
- Sidewalks on both sides of the street

- Park strips; and
- Curb and gutter improvements.

The proposed lot arrangement and subdivision layout are generally compatible with the surrounding residential subdivision pattern and provide orderly residential development of the site.

The existing church building, parking areas, sidewalks, landscaping, utilities, and associated site improvements are proposed to be removed as part of the redevelopment.

Traffic and Access

Access to the subdivision is proposed from Bengal Boulevard through a single access point located along the southern portion of the property.

At the request of the City Engineering Department, the applicant submitted a traffic study evaluating the proposed subdivision and access configuration. The traffic study prepared by Focus Consulting evaluated existing roadway conditions, projected trip generation, and access operations.

Existing Roadway Conditions

The traffic study identifies:

- Bengal Boulevard as an urban collector roadway with one travel lane in each direction and a center two-way left-turn lane
- 2300 East as an urban collector roadway with one northbound and one southbound lane; and
- Posted speeds of 35 mph on both roadways.

Trip Generation

Using ITE Land Use Code 210 (Single-Family Detached Housing), the study estimates the proposed subdivision will generate:

- Approximately 94 average daily trips (ADT)
- 7, AM peak hour trips
- 9, PM peak hour trips

The study concludes the proposed subdivision would have minimal impact on surrounding roadway operations and that the proposed access location is appropriate for the anticipated traffic volumes associated with the development.

Staff and the City Engineer reviewed the submitted traffic study and find the proposed access configuration acceptable, subject to standard engineering review and approval.

Utilities and Infrastructure

The subdivision proposes installation of new water, sewer, storm drainage, roadway, sidewalk, and utility infrastructure necessary to serve the proposed lots. Final engineering plans and utility plans will be reviewed by the City Engineer prior to final plat approval and recordation.

Stormwater and Detention

The proposed subdivision includes an on-site stormwater detention system located within Parcel A. The grading and drainage plans identify a detention pond with approximately 3,836 cubic feet of provided storage volume intended to accommodate stormwater runoff generated by the development.

Parcel A, including all stormwater detention facilities and associated common area improvements, will be privately owned and maintained by the subdivision's homeowner's association (HOA). Maintenance obligations will be identified within the project CC&Rs and HOA documents prior to final plat recordation.

Staff finds the proposed stormwater detention facilities are sufficient for preliminary review purposes, subject to final engineering review and approval by the City Engineer.

Comments from Other City Departments

The Public Works Department and Unified Fire Authority have both conducted a preliminary review of the proposed project. (Additional technical review will continue through the final engineering and final plat review process.). To date the review comments include:

- The City Engineer reviewed the preliminary plat and traffic statement. The applicant submitted revised plans addressing engineering review comments. Any remaining technical corrections shall be addressed prior to final plat approval; and
- Provide storm drain design details and calculations.

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

Planning Commission Authority

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

Following a review of the preliminary plat by the Planning Commission, the Community Development Department and other interested city departments, the Planning Commission shall act on the plat as submitted or modified. (12.12.030)

Findings

Findings of fact include:

1. *The proposed subdivision complies with the applicable requirements of Title 12 (Subdivisions) of the Cottonwood Heights Municipal Code, subject to the recommended conditions of approval.*
2. *The proposed subdivision complies with the applicable dimensional and use requirements of the R-1-8 Residential Single-Family Zone, including minimum lot area, minimum lot width, and permitted residential uses.*
3. *The R-1-8 zoning district permits a theoretical density of approximately 5.45 dwelling units per acre. The proposed subdivision density is approximately 3.3 dwelling units per acre.*
4. *The proposed subdivision layout provides for orderly residential development and includes lots, streets, drainage facilities, utilities, and public improvements generally consistent with City subdivision standards.*
5. *The proposed subdivision provides adequate access from Bengal Boulevard, and the submitted traffic analysis demonstrates the proposed access location will not create significant traffic impacts to the surrounding roadway network.*
6. *The proposed stormwater detention and drainage facilities, including the detention pond located within Parcel A, appear adequate for preliminary plat review purposes subject to final engineering review and approval.*
7. *Unified Fire Authority reviewed and approved the proposed subdivision on June 15, 2026.*

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

Recommended Conditions of Approval

1. *The development shall substantially conform to the approved preliminary plat and supporting application materials.*
2. *All applicable requirements of Title 12 and Title 19 of the Cottonwood Heights Municipal Code shall be satisfied prior to final plat approval.*
3. *Final engineering plans, utility plans, drainage plans, and public improvement plans shall be reviewed and approved by the City and referral agencies prior to final plat approval.*
4. *All roadway, sidewalk, drainage, utility, landscaping, and public infrastructure improvements shall be installed or financially guaranteed prior to final plat recordation.*
5. *The applicant shall comply with all requirements of the City Engineer, utility providers, Unified Fire Authority, and all other applicable reviewing agencies.*
6. *Any necessary easements shall be dedicated and recorded with the final plat.*
7. *Parcel A, including all stormwater detention facilities, drainage improvements, landscaping, and associated common area improvements, shall be privately owned and maintained by the homeowners association (HOA). Appropriate maintenance obligations shall be incorporated into the project CC&Rs and HOA documents prior to final plat recordation.*
8. *The final plat shall be recorded within one (1) year of preliminary plat approval unless an extension is granted in accordance with Chapter 12 of the Cottonwood Heights Municipal Code.*

Recommendation & Model Motions

Based on the findings and analysis presented herein, staff recommends the Planning Commission approve file SUB-26-004, subject to the recommended conditions included in the staff report.

Approval

I move to approve project SUB-26-004 based on the findings and recommendations, and including the recommended conditions listed in this staff report dated July 1, 2026...

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

Denial

I move to deny project SUB-26-004 based on the following findings...

- *List findings for denial...*

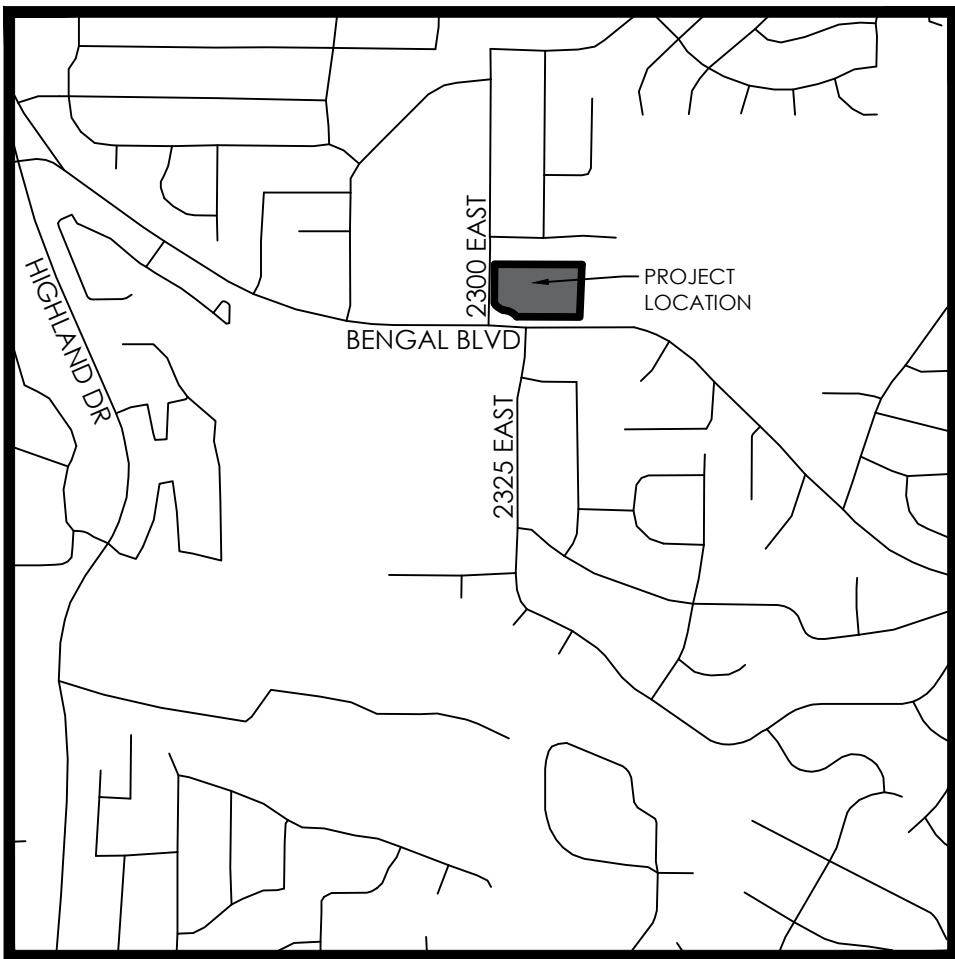
Attachments

1. Preliminary Plat

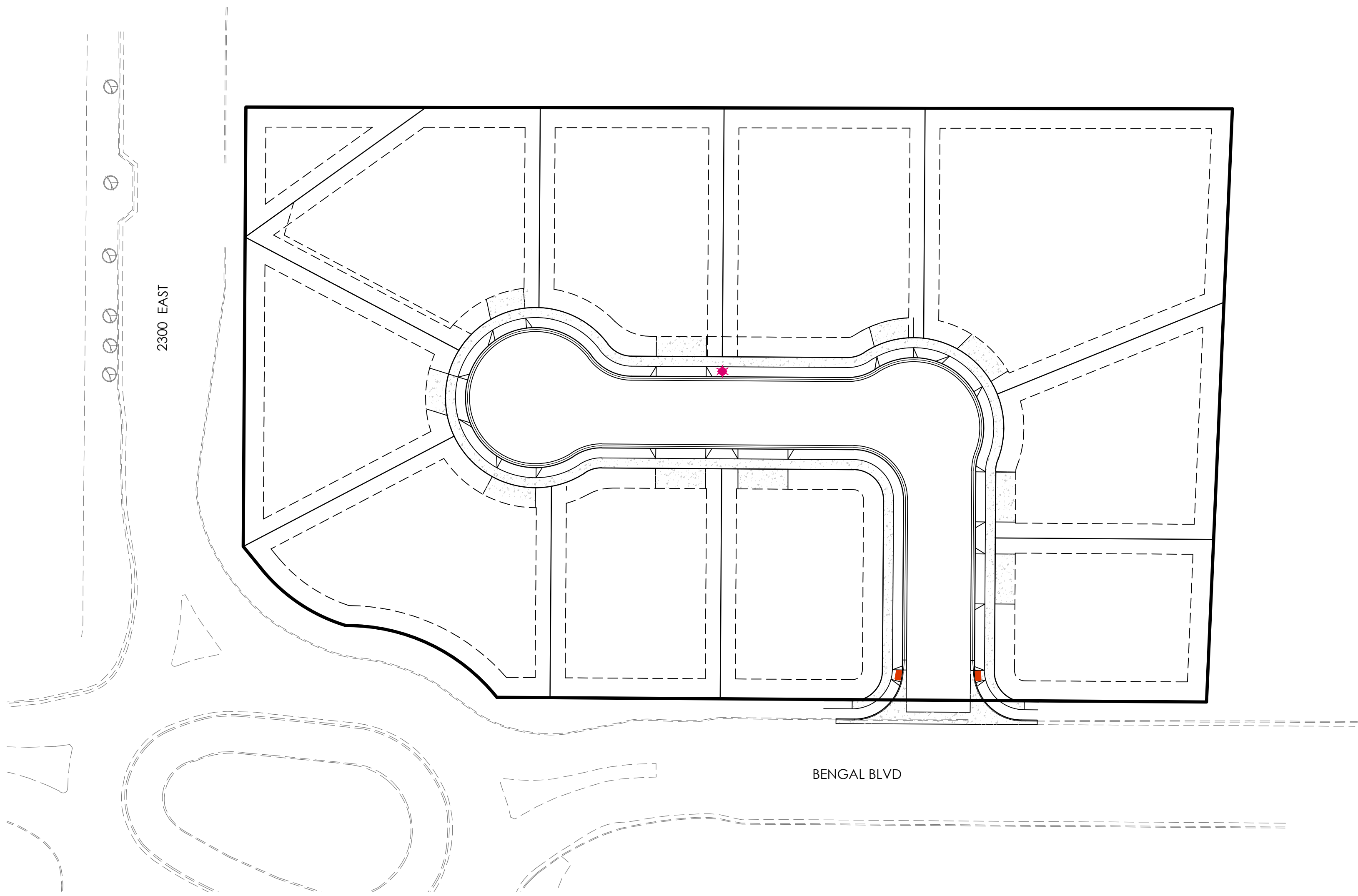
IVORY BENGAL BLVD & 2300 E

PREPARED FOR:
IVORY HOME

LOCATED IN:
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO COTTONWOOD HEIGHTS, SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES, AND COTTONWOOD IMPROVEMENT SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MAT WANGSGAARD, PE
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
IVORY HOME
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 842-5714
CONTACT: PETER GRAMVROULAS

BENCHMARK

CENTER QUARTER CORNER OF SECTION 27
TOWNSHIP 02 SOUTH, RANGE 01 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4764.14
DATUM: NAVD 88



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

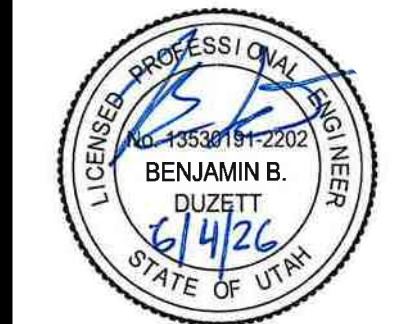
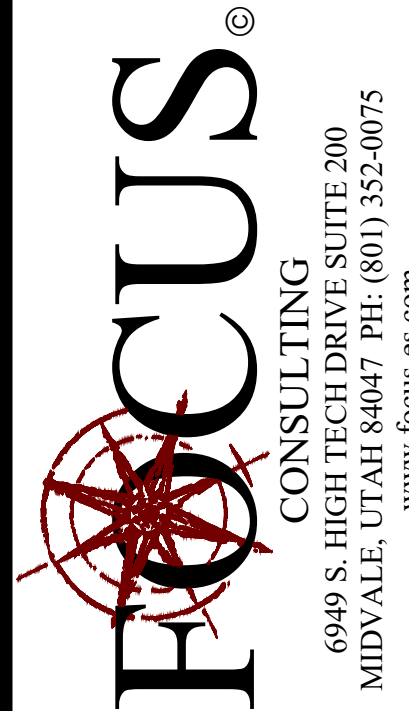
Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C3.0	DEMOLITION PLAN
C3.1	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C4.1	DRAINAGE CALCULATIONS PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
PP1.0	STREET PROFILE
PP1.1	STREET PROFILE
PP1.2	POND DISCHARGE PROFILE
D1.0	DETAILS
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS
D5.0	DETAILS
D6.0	DETAILS

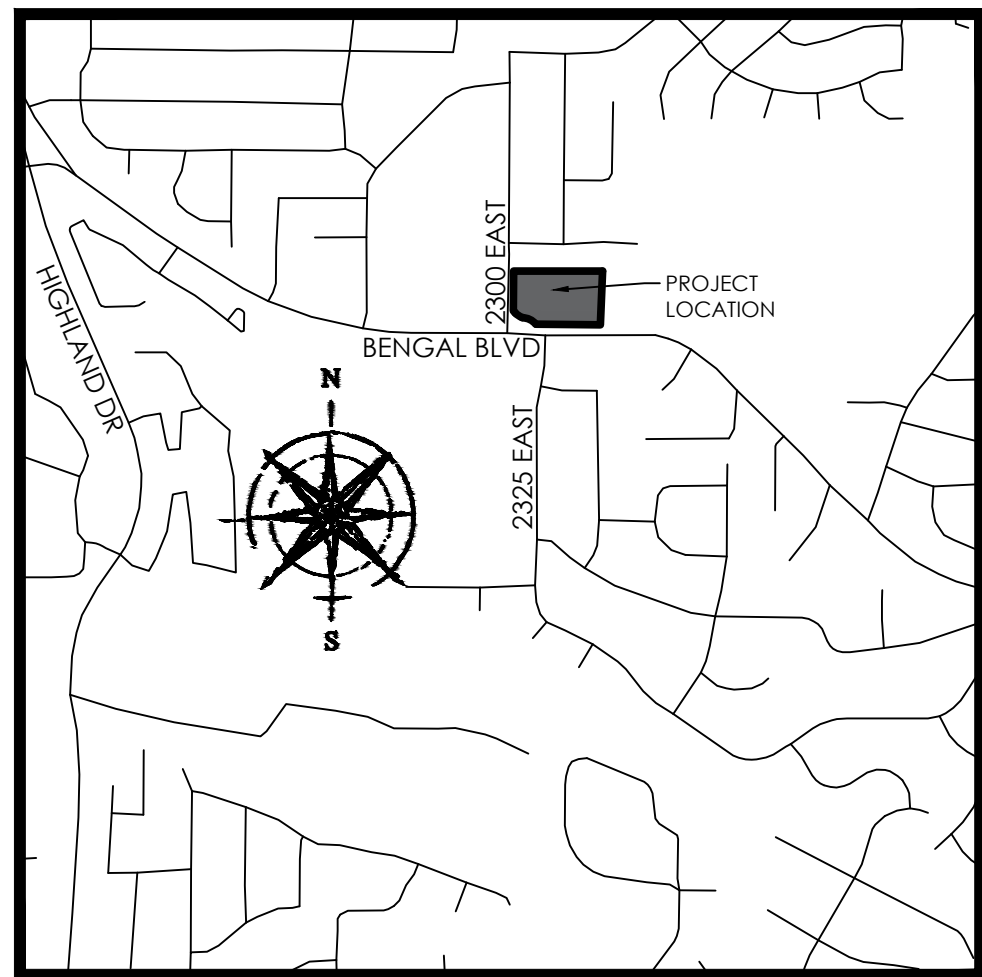
IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

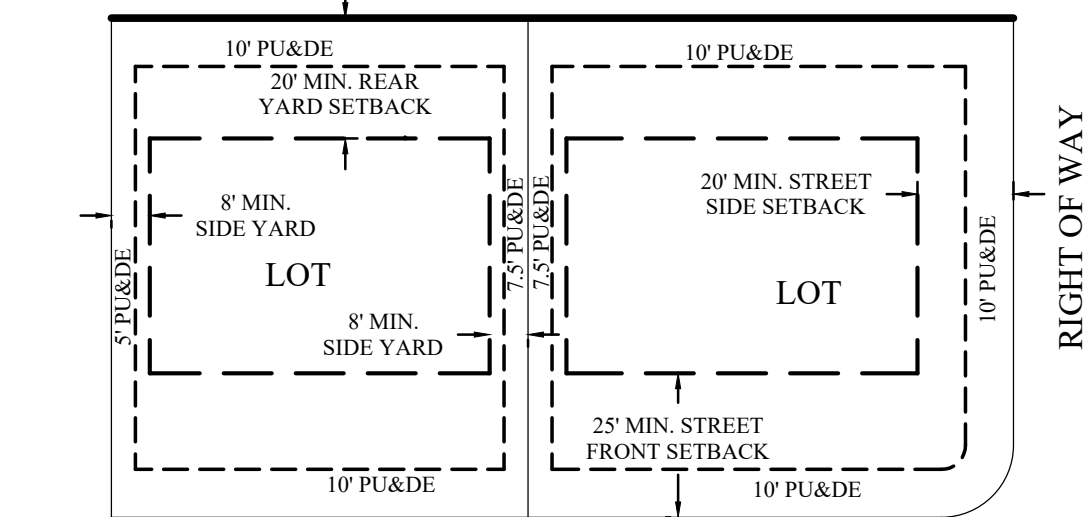
COVER SHEET

Scale: 1"=20'
Date: 06/05/2026
Job #: 25-0414
Sheet: C1.0





VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- PARCEL A IS HEREBY DESIGNATED AS A DETENTION POND AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	75°22'48"	19.73	N35°30'31"E	18.34
C2	15.00	77°16'58"	20.23	S36°25'38"E	18.73
C3	15.00	90°00'00"	23.56	N44°37'31"W	21.21
C4	15.00	53°02'30"	13.89	S63°06'16"E	13.40
C5	45.00	51°18'59"	40.30	S62°14'30"E	38.97
C6	45.00	60°22'23"	47.42	N61°54'49"E	45.25
C7	45.00	56°59'21"	44.76	N03°13'57"E	42.94
C8	45.00	74°51'31"	58.79	N62°41'29"W	54.70
C9	45.00	23°11'22"	18.21	S68°17'04"W	18.09
C10	15.00	33°41'06"	8.82	S73°31'56"W	8.69
C11	45.00	266°43'36"	209.49	S10°03'11"W	65.43
C12	45.00	144°30'55"	113.50	N51°07'40"W	85.72
C13	15.00	20°45'19"	5.43	S10°45'08"W	5.40
C14	45.00	43°09'46"	33.90	S00°27'05"E	33.10
C15	45.00	61°43'02"	48.47	S52°53'30"E	46.16
C16	45.00	39°38'07"	31.13	N76°25'56"E	30.51
C17	15.00	33°45'37"	8.84	N73°29'41"E	8.71

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C18)	45.00	12°58'07"	10.19	N38°12'41"E	10.16

DATE :04/08/26 SHEET 1 OF 1

PREPARED FOR:
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 842-5714
CONTACT: PETER GRAMVROULAS



COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D., 20 _____

DIRECTOR _____

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 20 _____

CITY ENGINEER _____

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____ A.D., 20 _____

DIRECTOR _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20 _____ BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION

CHAIR _____

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 20 _____

CITY ATTORNEY _____

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS _____ DAY OF _____ A.D. 20 _____

MAYOR _____

CITY RECORDER _____

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

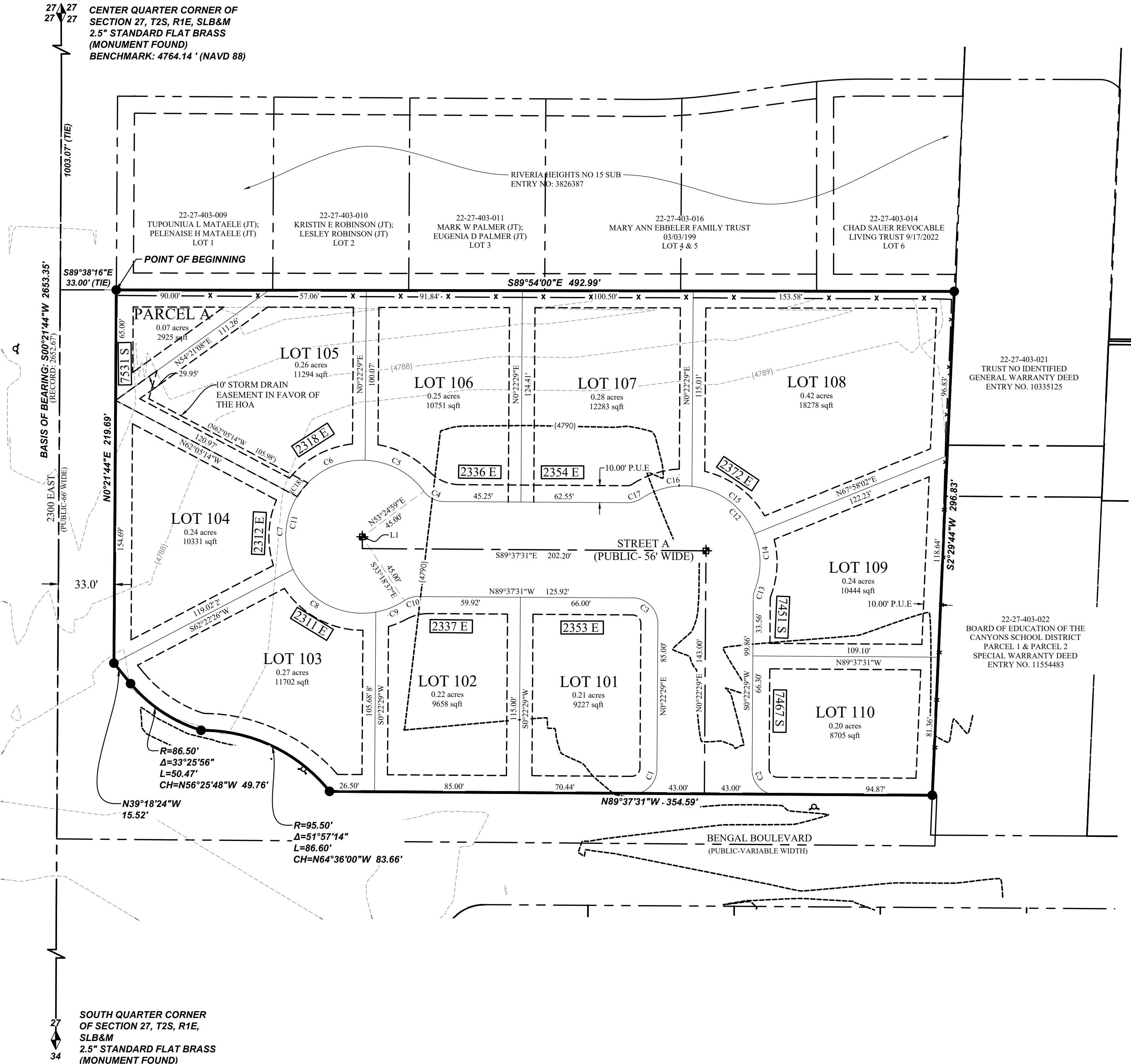
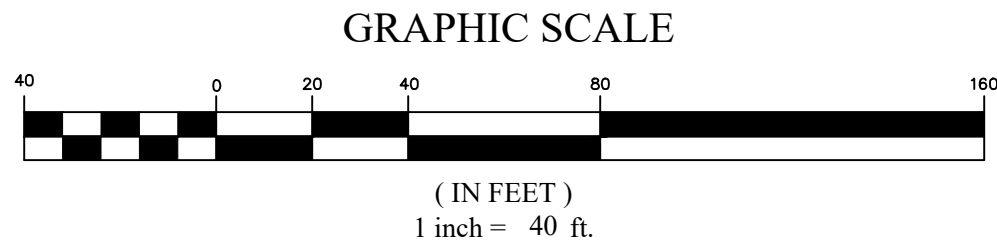
\$ _____

FEE _____ DEPUTY SALT LAKE COUNTY RECORDER

IVORY BENGAL BLVD & 2300 E

SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, T2S, R1E,
SALT LAKE BASE & MERIDIAN
COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCEL, EASEMENT AND STREETS, HEREAFTER TO BE KNOWN AS:

IVORY BENGAL BLVD & 2300 E SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

06/05/26
Date

BOUNDARY DESCRIPTION

A part of the Southeast 1/4 of Section 27, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Cottonwood Heights City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at the Easterly right-of-way line of 2300 East, said point also being the southwest corner of Lot 1 in Riviera Heights No. 15 Subdivision, recorded on August 3, 1983 as Entry No. 3826387 in Book 83-8 at Page 93 in the Salt Lake County Recorder's Office, and also located S00°21'44"W 1003.07 feet along the Quarter Section line and S89°38'16"E 33.00 feet from the Center Quarter Corner of Section 27, Township 2 South, Range 1 East, Salt Lake Base and Meridian; running thence along said Subdivision S89°54'00"E 492.99 feet to the Westerly deed line of a General Special Warranty Deed, recorded as Entry No. 10335125 in Book 9563 at Page 9747-9748 in the Salt Lake County Recorder's Office; thence along said deed line and that certain Warranty Deed recorded as Entry No. 11554483 in Book 10097 at Page 178-185 in the Salt Lake County Recorder's Office S02°29'44"W 296.83 feet to the Northerly right-of-way line of Bengal Boulevard; thence along said right-of-way line the following four (4) courses: (1) N89°37'31"W 354.59 feet; thence (2) Northwest along the arc of a non-tangent curve to the left having a radius of 95.50 feet (radius bears: S51°22'37"W) a distance of 86.60 feet through a central angle of 51°57'14" Chord: N64°36'00"W 83.66 feet; thence (3) Northwest along the arc of a non-tangent curve to the right having a radius of 86.50 feet (radius bears: N16°51'14"E) a distance of 50.47 feet through a central angle of 33°25'56" Chord: N56°25'48"W 49.76 feet; thence (4) N39°18'24"W 15.52 feet to the easterly right-of-way line of 2300 East; thence along said right-of-way line N00°21'44"E 219.69 feet to the point of beginning.

Containing 3.20 acres, more or less
Containing 10 Lots and 1 Parcel

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, EASEMENT AND STREETS TO HEREAFTER BE KNOWN AS

IVORY BENGAL BLVD & 2300 E SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20 _____

CHRISTOPHER P. GAMVROULAS
IVORY LAND DEVELOPMENT
BY: _____
NAME: _____
TITLE: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

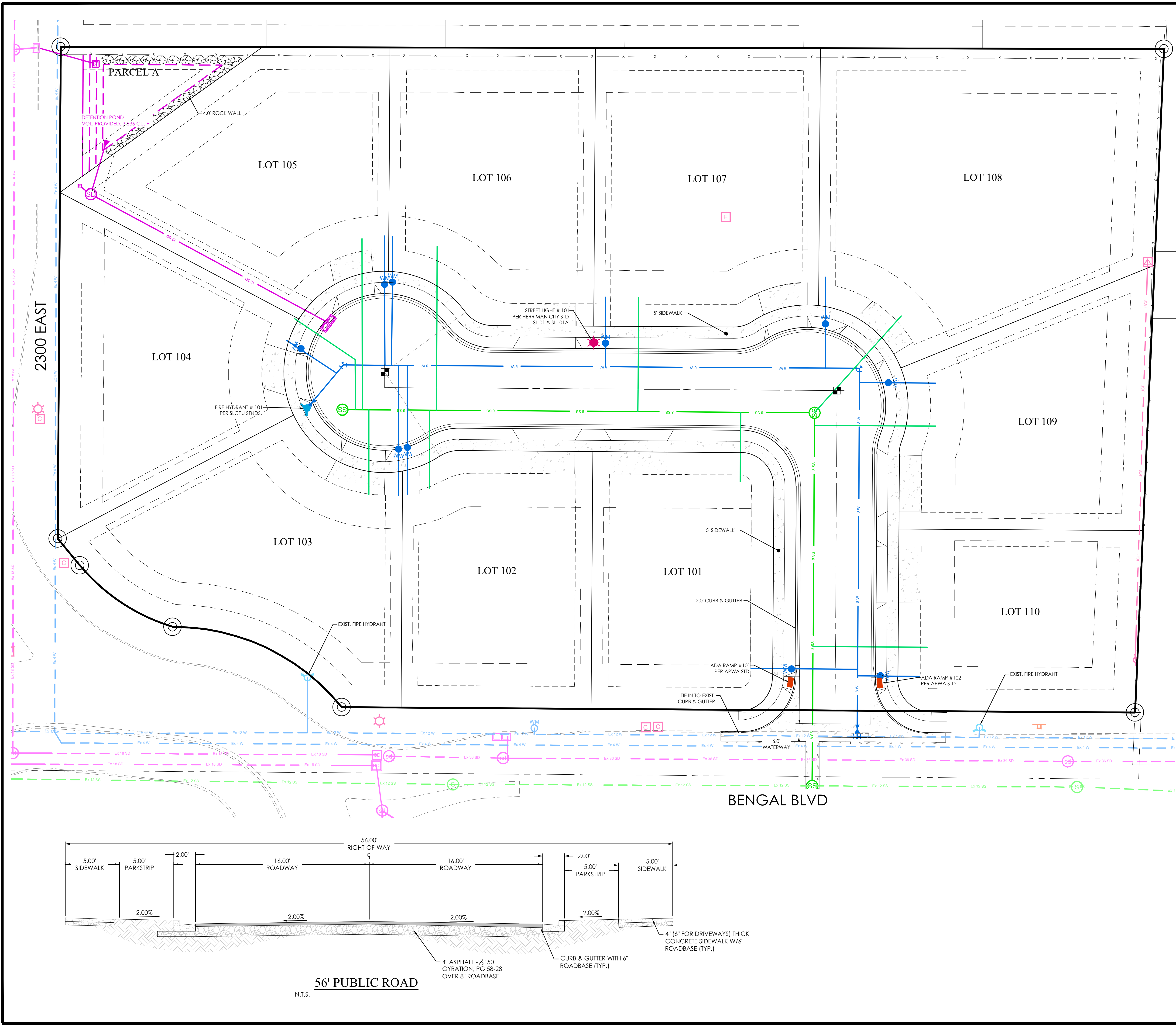
ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

IVORY BENGAL BLVD & 2300 E SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, T2S, R1E,
COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX P	XX" PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex P	EXIST. PRESSURE IRRIGATION
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
SL	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SM	SEWER MANHOLE
WM	WATER METER
CV	CULINARY VALVE, TEE & BEND
SV	SEWER VALVE, TEE & BEND
WB	WATER BLOW-OFF
FD	FIRE HYDRANT
SM (TO BE SET)	STREET MONUMENT (TO BE SET)
SL (TO BE SET)	EXIST. STREET MONUMENT
SD INLET & MH	EXIST. SD INLET & MH
SM	EXIST. SEWER MH
CV	EXIST. VALVE, TEE, & BEND
FD	EXIST. FIRE HYDRANT
SP	SPOT ELEVATION

- NOTES:**
- SALT LAKE CITY GENERAL NOTES AS APPLICABLE TO WATER ARE INCLUDED AS PART OF THIS PLAN SET.
 - CULINARY SERVICE LINES MUST MAINTAIN A MINIMUM OF 4-FOOT COVER.
 - UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE NO.1.
 - ALL WATER METERS ARE 1/2". THE WATER SERVICE MUST BE TYPE K COPPER AND MATCH THE SIZE OF THE WATER METER FROM THE WATER MAIN TO THE PROPERTY LINE. A MINIMUM OF 3 FEET OF COPPER IS REQUIRED PAST THE WATER METER.
 - THE WATER MAIN/SEWER LATERAL IS MADE FROM ASBESTOS CONCRETE. CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL GUIDELINES CONSISTENT WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION WHEN WORKING WITH THIS PIPE. A COPY OF ALL PAPERWORK ASSOCIATED WITH REMOVAL AND DISPOSAL OF SAID PIPE IS REQUIRED TO BE TURNED IN TO THE SLC PUBLIC UTILITIES INSPECTOR.



N
S



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



FOCUS[®]
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-cs.com



LICENSED PROFESSIONAL ENGINEER
BENJAMIN B. DUZZETT
61426
STATE OF UTAH

IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

Scale: 1"=20'
Date: 06/05/2026
Sheet:

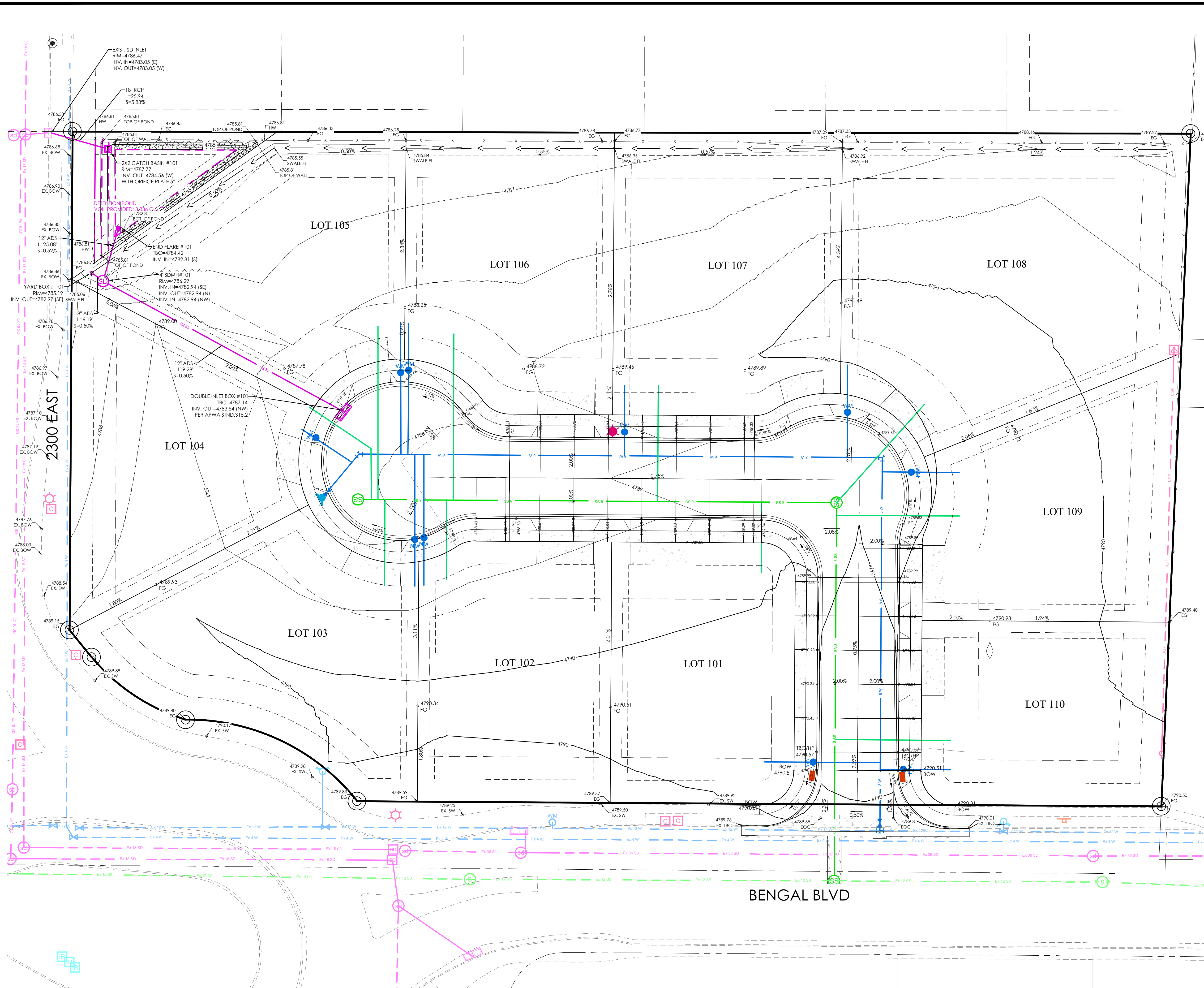
Drawn: ER
Job #: 25-0414

C3.1



811
Know what's below.
Call 811 before you dig.

Z:\2025\25-0414 2300 E Bengal Blvd Ivory\Design\25-0414 C3.1 SITE PLAN.dwg



LEGEND

BOUNDARY	XX SD	EXIST. STORM DRAIN
ROW	XX SS	EXIST. SANITARY SEWER
LOT LINE	XX W	EXIST. CULINARY WATER
EASEMENT	XX P	EXIST. PRESSURE IRRIGATION
XX' STORM DRAIN	XXXX	CONTOUR MAJOR
XX' SANITARY SEWER	XXXX	CONTOUR MINOR
XX' CULINARY WATER	XXXX	EXIST. STORM DRAIN
XX' PRESSURE IRRIGATION	XXXX	EXIST. SANITARY SEWER
CONTOUR MAJOR	XXXX	EXIST. CULINARY WATER
CONTOUR MINOR	XXXX	EXIST. FENCE
EXIST. STORM DRAIN	XXXX	EXIST. CONTOUR MAJOR
EXIST. SANITARY SEWER	XXXX	EXIST. CONTOUR MINOR
EXIST. CULINARY WATER	XXXX	SIGN
EXIST. FENCE	XXXX	STREET LIGHT
EXIST. CONTOUR MAJOR	XXXX	SD MH, INLET, AND COMBO
EXIST. CONTOUR MINOR	XXXX	SEWER MANHOLE
SIGN	XXXX	SECONDARY METER, WATER METER
STREET LIGHT	XXXX	CULINARY VALVE, TEE & BEND
SD MH, INLET, AND COMBO	XXXX	SECONDARY VALVE, TEE & BEND
SEWER MANHOLE	XXXX	WATER BLOW-OFF
SECONDARY METER, WATER METER	XXXX	FIRE HYDRANT
CULINARY VALVE, TEE & BEND	XXXX	STREET MONUMENT (TO BE SET)
SECONDARY VALVE, TEE & BEND	XXXX	EXIST. STREET MONUMENT
WATER BLOW-OFF	XXXX	EXIST. SD INLET & MH
FIRE HYDRANT	XXXX	EXIST. SEWER MH
STREET MONUMENT (TO BE SET)	XXXX	EXIST. VALVE, TEE, & BEND
EXIST. STREET MONUMENT	XXXX	EXIST. FIRE HYDRANT
EXIST. SD INLET & MH	XXXX	SPOT ELEVATION
EXIST. SEWER MH	XXXX	
EXIST. VALVE, TEE, & BEND	XXXX	
EXIST. FIRE HYDRANT	XXXX	
SPOT ELEVATION	XXXX	

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

811
Know what's below.
Call 811 before you dig.

FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

BENJAMIN B. DUZETT
PROFESSIONAL ENGINEER
LICENSE NO. 3539181-2002
STATE OF UTAH

IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

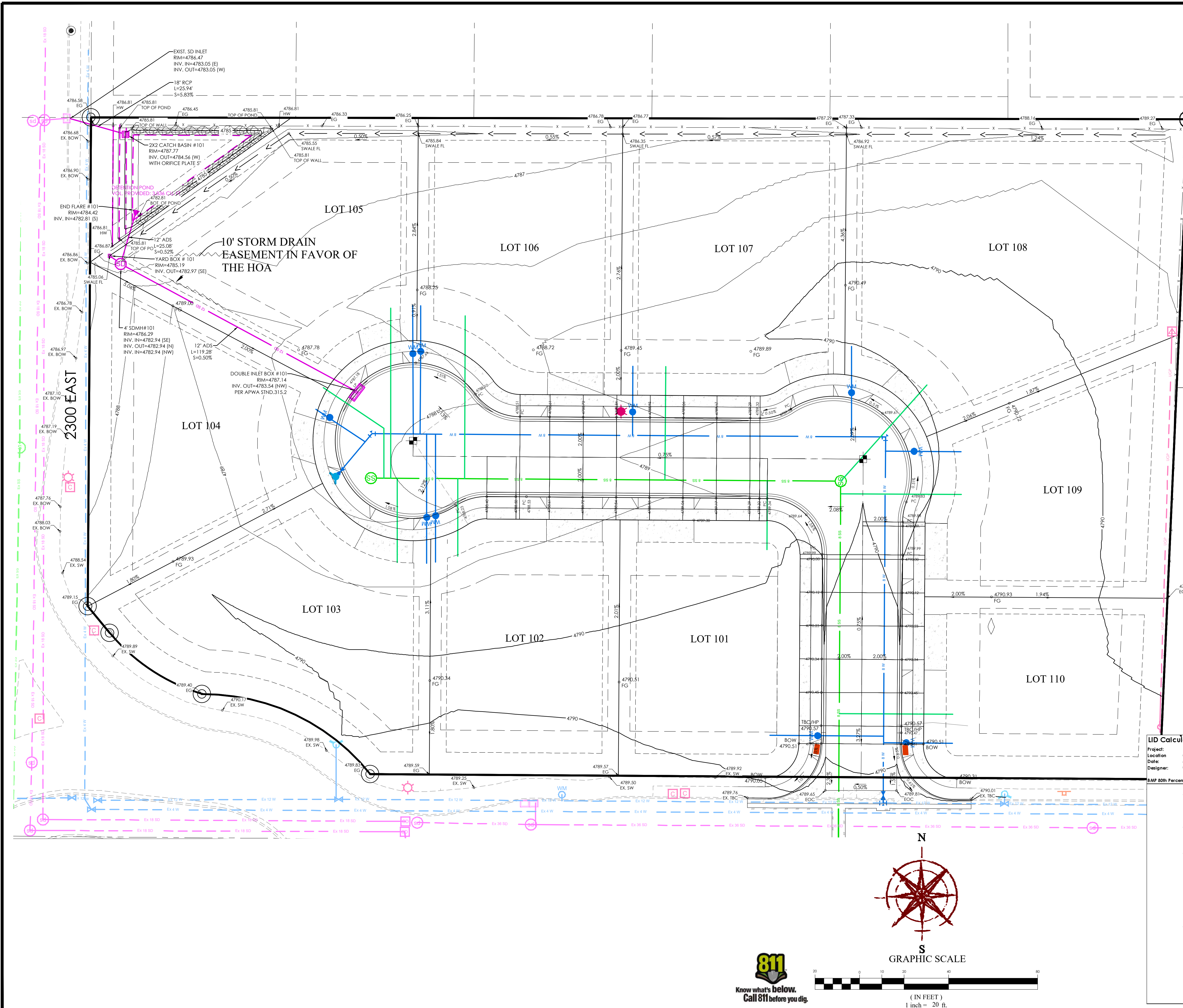
GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 06/05/2026
Sheet:

Drawn: ER
Job #: 25-0414

C4.0

Z:_2025\25-0414 2300 E Bengal Blvd Ivory\Design\25-0414 GWD\Streets\C4.0 GRADING & DRAINAGE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- EASEMENT
- XX SD STORM DRAIN
- XX SS SANITARY SEWER
- XX W CULINARY WATER
- XX P PRESSURE IRRIGATION
- XXXXX CONTOUR MAJOR
- XXXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

Detention Pond

Project: Bengal Boulevard
Location: Cottonwood Heights, Utah
Date: 6/5/2024
Designer: OD

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre

Allowable Discharges

Storm Drain Discharge: 0.20 cfs
Other Discharges: 0.20 cfs
Total Discharge: 1.0225 cfs

Weighted 'C' Value

Area (sf)	'C' Value	'C' x A
Surface Water	0.05	49,300
Drives	0.20	4,000
Roadway and Sidewalk	0.05	20,318
Landscape	0.15	7,894
Totals	0.08	81,511.48

Drainage Calculations (Farrar-Fletcher Distribution Method)

Elevation (ft)	Intensity (in/hr)	Runoff (c)	Area (Ac)	Runoff (cfs)	Accumulated Flow (cfs)	Allowable Discharge (cfs)	Discharge (cfs)	Required Storage (cf)
15.0	0.16	0.28	3.20	0.30	269	1.02	269	457
30.0	0.16	0.28	3.20	0.30	539	1.02	1,853	1,314
45.0	0.19	0.28	3.20	0.36	963	1.02	2,779	1,815
60.0	0.21	0.28	3.20	0.38	1,381	1.02	3,705	2,324
75.0	0.24	0.28	3.20	1.47	7,680	1.02	4,432	2,428
90.0	0.28	0.28	3.20	1.59	8,267	1.02	5,558	3,011
105.0	0.28	0.28	3.20	1.50	9,620	1.02	6,494	3,135
120.0	0.39	0.28	3.20	1.48	10,677	1.02	7,411	3,264
135.0	0.73	0.28	3.20	1.37	11,095	1.02	8,337	2,755
150.0	0.48	0.28	3.20	1.28	11,619	1.02	9,264	2,265
165.0	0.44	0.28	3.20	1.19	11,789	1.02	10,190	1,599
180.0	0.28	0.28	3.20	1.12	12,088	1.02	11,115	943

Retention Basin Design

Storage Provided: 3,836 cf
Storage Required: 3,266 cf

Total Storage: 3,836

Retention Adequate

Office Design

Retention Rate: 0.20 CFS/ACRE
Allowable Outfall Rate (cf): 0.9%

Office Sizing: h = 2 ft
C = 0.6
A = 0.141 sf
dia. = 6.09 inches

Office Size = 6.1 inch

LID Calculations

Project: Bengal Blvd
Location: Cottonwood Heights, Utah
Date: 6/5/2024
Designer: Carolina Ortiz

BMP 80th Percentile Storm Calculations

Step 1: Determine 80th Percentile Rainfall Depth

Location: Cottonwood Heights
Rainfall Table: 0.58 inches

Step 2: Determine Percent Impervious

Project Imperviousness (I): 0.47
BMP Imperviousness (I):

Step 3: Determine Volumetric Runoff Coefficient

Method 1 - Reese Method: 0.42

Method 2 - Hydrologic Soil Groups:

A	B	C/D
0.33	0.36	0.37

Method 3 - Granato Method: 0.16

R_r = 0.16

Step 4: Determine 80th Percentile Volume

V_{goal} = R_r x A OR WQV = R_r x A

Where:

V_{goal} & WQV = 80th Percentile Volume of
R_r = Volumetric Runoff Coefficient, unitless
d = 80th Percentile Storm Depth, ft
A = Project Area or BMP Drainage Area, sf

V_{goal} = 1442 cf

FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-ES.COM

PROFESSIONAL ENGINEER
BENJAMIN B. DUZETT
61426
STATE OF UTAH

IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
DRAINAGE CALCULATIONS PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

DRAINAGE CALCULATIONS PLAN

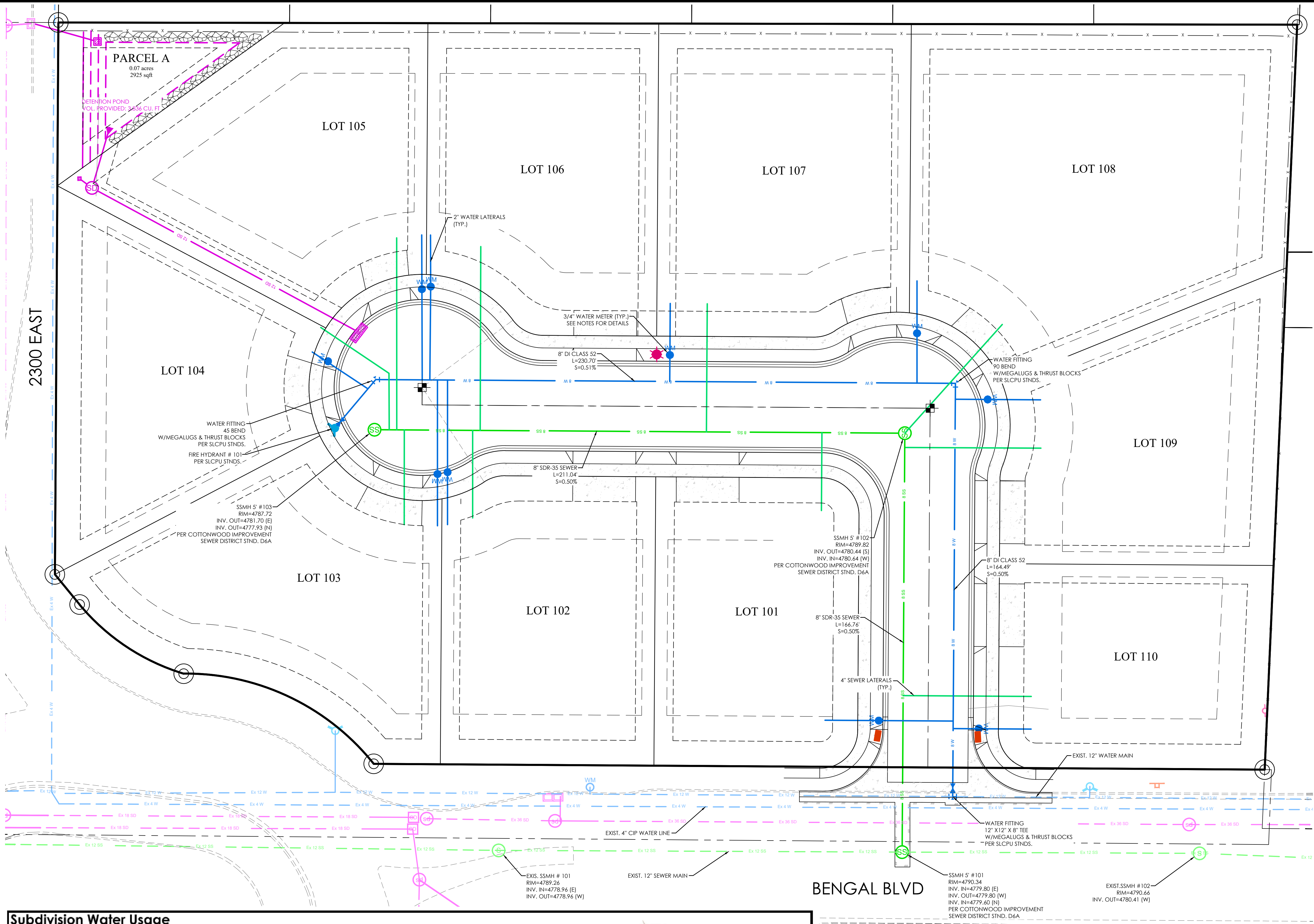
Scale: 1"=20'
Date: 06/05/2026
Sheet: C4.1

Drawn: ER
Job #: 25-0414

811
Know what's below.
Call 811 before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LEGEND

BOUNDARY	BOUNDARY
ROW	ROW
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
XX" STORM DRAIN	XX" STORM DRAIN
XX" SANITARY SEWER	XX" SANITARY SEWER
XX" CULINARY WATER	XX" CULINARY WATER
XX" PRESSURE IRRIGATION	XX" PRESSURE IRRIGATION
CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
CULINARY METER, WATER METER	CULINARY METER, WATER METER
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION

- NOTES:**
- SALT LAKE CITY GENERAL NOTES AS APPLICABLE TO WATER ARE INCLUDED AS PART OF THIS PLAN SET
 - CULINARY SERVICE LINES MUST MAINTAIN A MINIMUM OF 4-FOOT COVER
 - UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE NO.1
 - ALL WATER METERS ARE 3/4", THE WATER SERVICE MUST BE TYPE K COPPER AND MATCH THE SIZE OF THE WATER METER FROM THE WATER MAIN TO THE PROPERTY LINE. A MINIMUM OF 3 FEET OF COPPER IS REQUIRED PAST THE WATER METER.
 - THE WATER MAIN/SEWER LATERAL IS MADE FROM ASBESTOS CONCRETE. CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL GUIDELINES CONSISTENT WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION WHEN WORKING WITH THIS PIPE. A COPY OF ALL PAPERWORK ASSOCIATED WITH REMOVAL AND DISPOSAL OF SAID PIPE IS REQUIRED TO BE TURNED IN TO THE SLC PUBLIC UTILITIES INSPECTOR.

FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
BENJAMIN B. DUZETT
61426
STATE OF UTAH

IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
UTILITY PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	06/05/2026	
2		
3		
4		
5		
6		

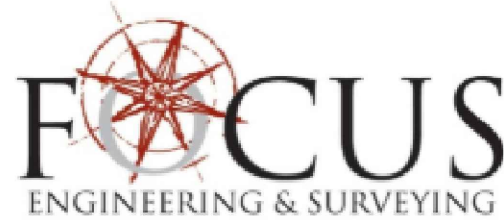
UTILITY PLAN

Scale: 1"=20'
Date: 06/05/2026
Job #: 25-0414
Sheet: C5.0

Subdivision Water Usage

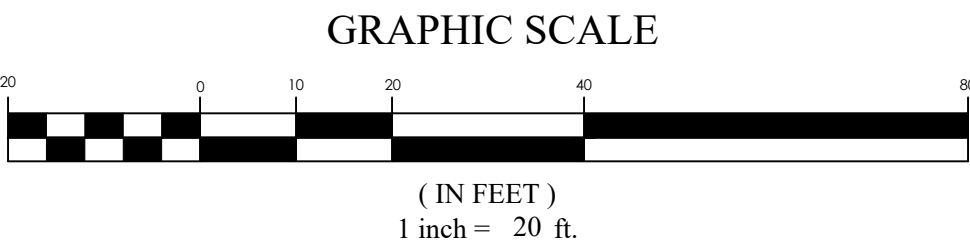
Bengal Blvd
Cottowood Heights

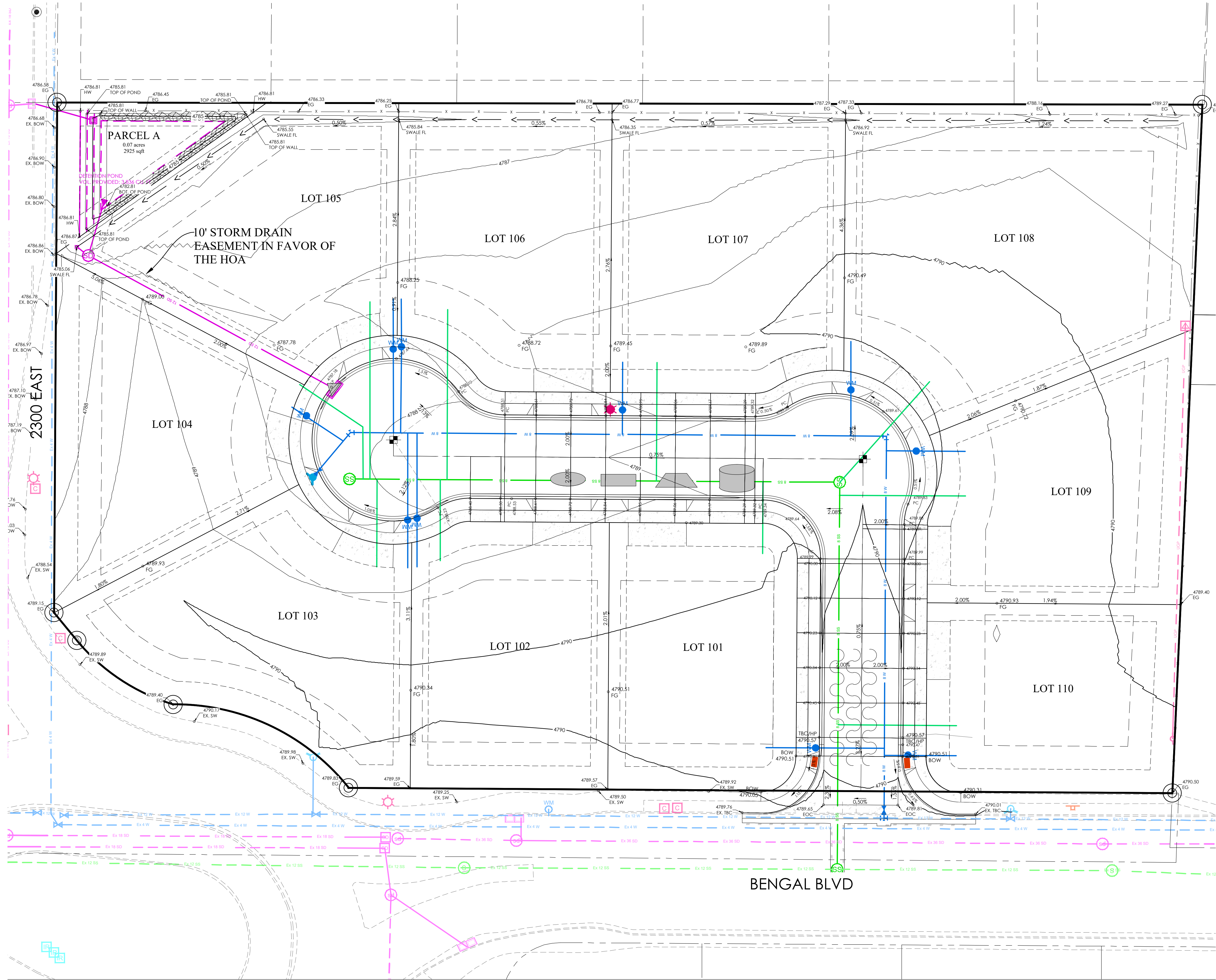
Date: June 5, 2024
By: Carolina Ortiz



Water											
Dwelling Type	Approximate SF Home Area	Approximate Single TH Unit Area	# of Units in Plex or SF Lots	# of Buildings (townhomes only)	# of ERUs	Average Flow gal/day	Average gal/day per ERU	Peak gal/day per building	Peak Hourly Flow gal/day	Peak Hourly Flow gpm	Fire Flow gpm
Single Family	3,500.0	0.0	9	0	9	3,600	400	3,500	800	7,200	5.00
Totals					9						5.00
Total Peak Day Plus Max Fire Flow										1,505	gpm

Notes:
1. Fire flow comes from B105.1 (2) building type V-B.
2. Total square footage of each building includes the basement square footage.





EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



FOCUS[®]
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

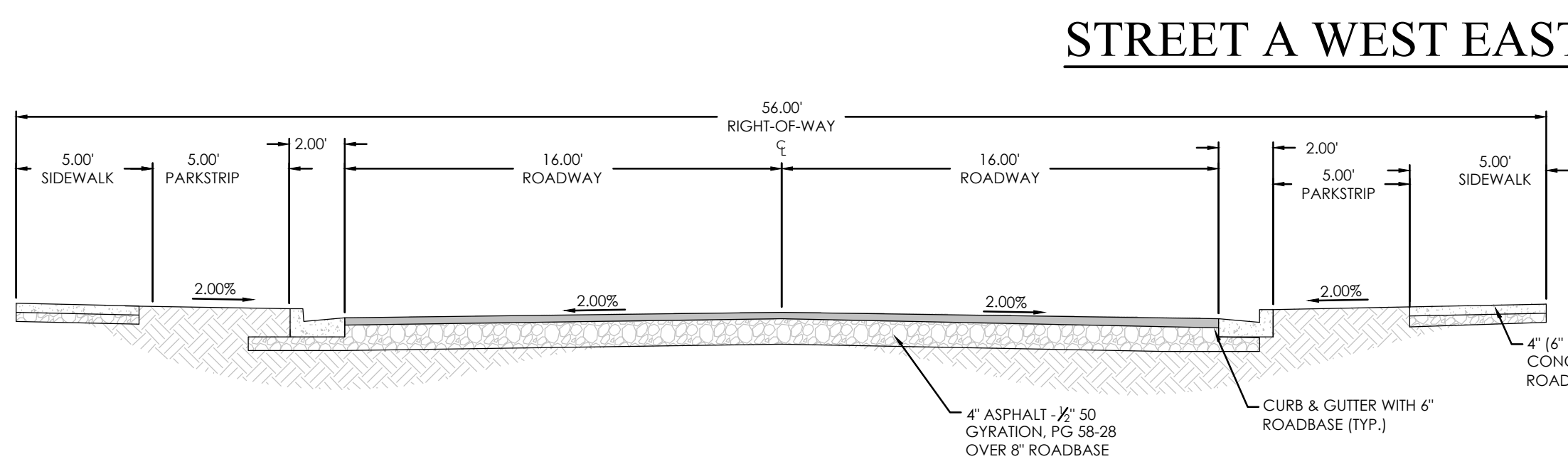


IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
EROSION CONTROL PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

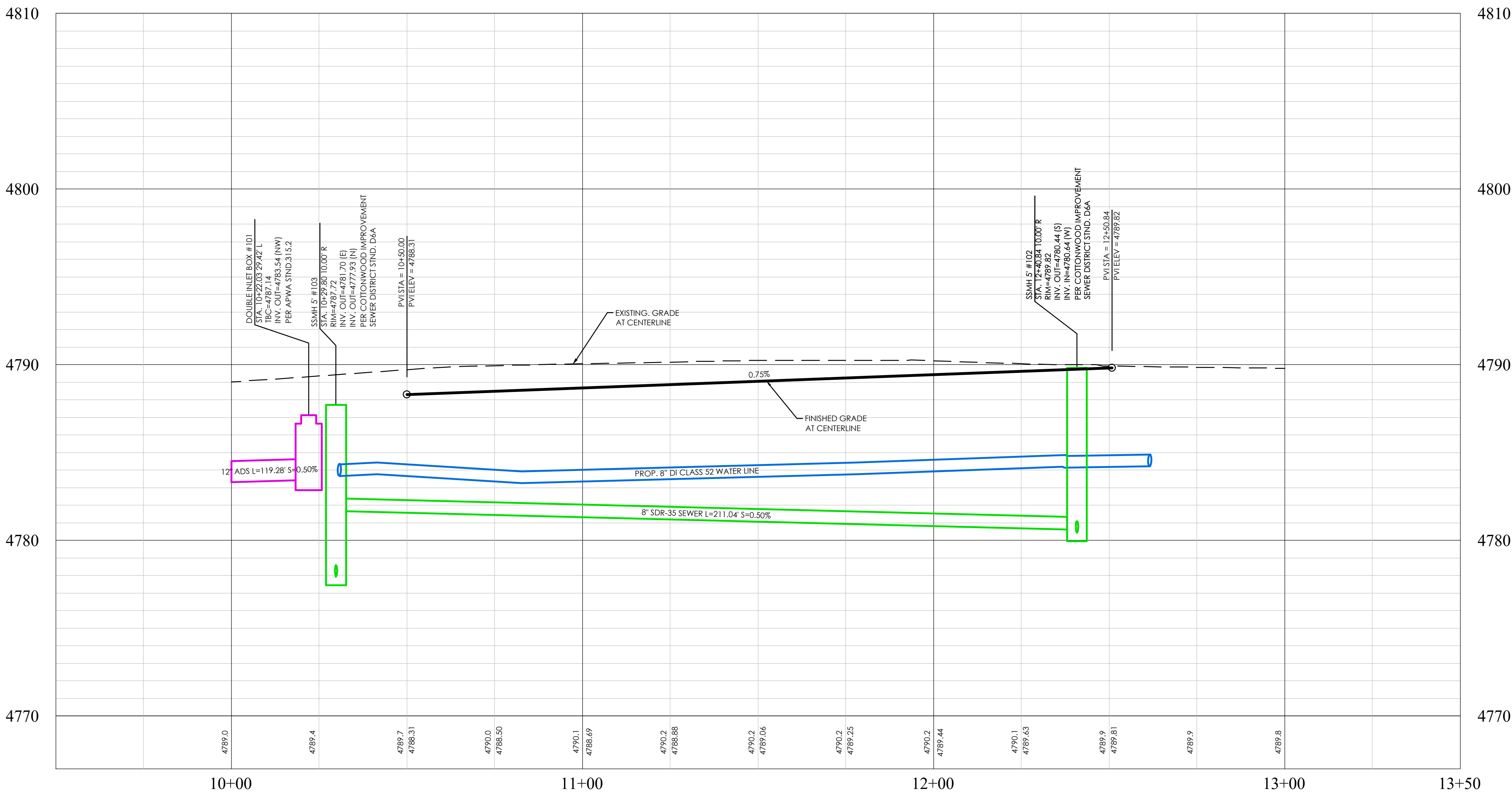
EROSION CONTROL PLAN

Scale: 1"=20' Drawn: ER
Date: 06/05/2026 Job #: 25-0414
Sheet: C6.0



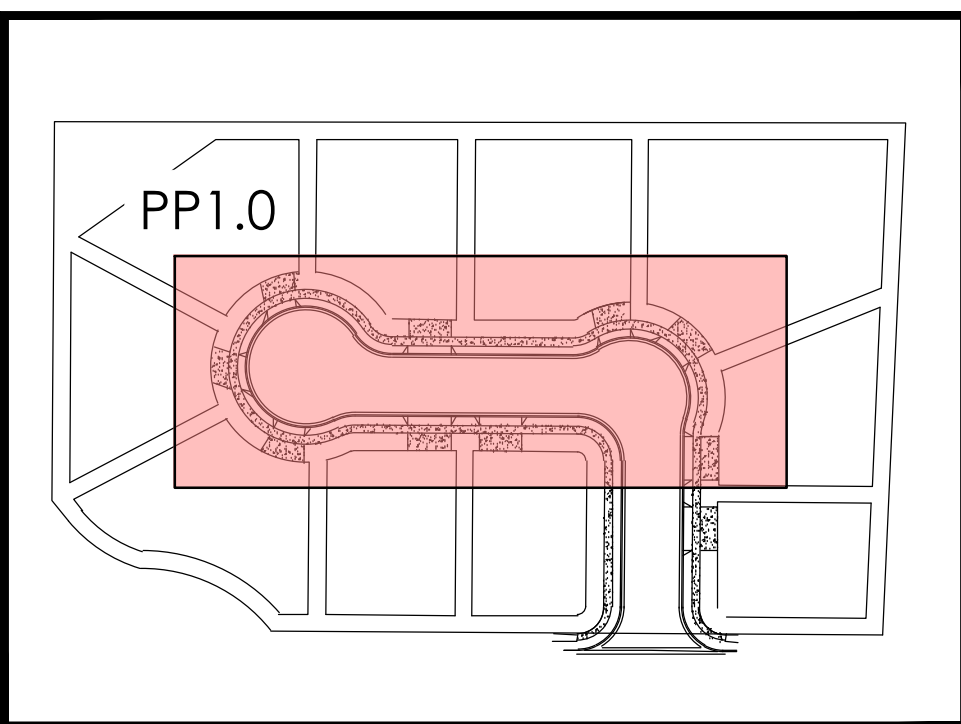
STREET A WEST EAST PLAN

MATCH LINE
PLAN AND PROFILE
SEE SHEET PP1.0

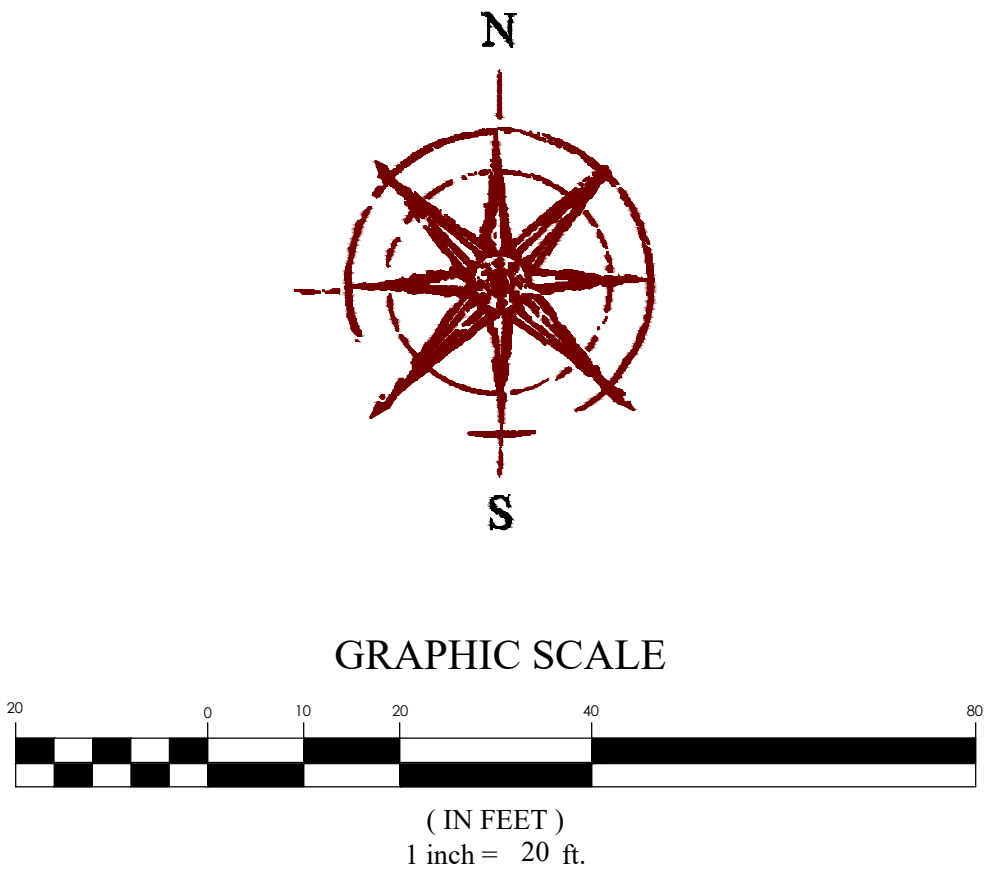


STREET A WEST- EAST PROFILE

LEGEND	
BOUNDARY	XX" STORM DRAIN
ROW	XX" SANITARY SEWER
CENTERLINE	XX" CULINARY WATER
LOT LINE	XX" PRESSURE IRRIGATION
EASEMENT	CONTOUR MAJOR
XX" W	CONTOUR MINOR
XXXX	EXIST. STORM DRAIN
XXXX	EXIST. SANITARY SEWER
XXXX	EXIST. CULINARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
XXXX	STREET LIGHT
XXXX	SD MH, INLET, AND COMBO
XXXX	SEWER MANHOLE
XXXX	SECONDARY METER, WATER METER
XXXX	CULINARY VALVE, TEE & BEND
XXXX	SECONDARY VALVE, TEE & BEND
XXXX	WATER BLOW-OFF
XXXX	FIRE HYDRANT
XXXX	STREET MONUMENT (TO BE SET)
XXXX	EXIST. STREET MONUMENT
XXXX	EXIST. SD INLET & MH
XXXX	EXIST. SEWER MH
XXXX	EXIST. VALVE, TEE, & BEND
XXXX	EXIST. FIRE HYDRANT
XXXX	SPOT ELEVATION



KEY MAP
N.T.S



BENCHMARK
CENTER QUARTER CORNER OF SECTION 27
TOWNSHIP 02 SOUTH, RANGE 01 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4764.14
DATUM: NAVD 88

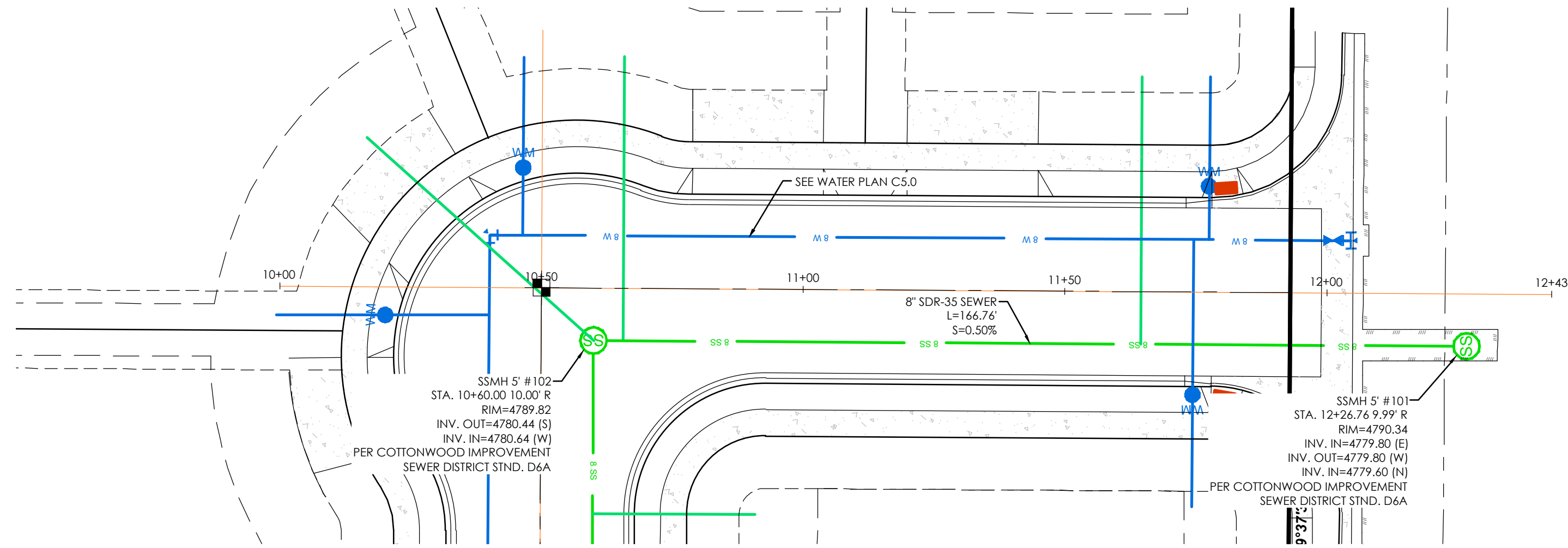
811
Know what's below.
Call 811 before you dig.



IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
STREET PROFILE

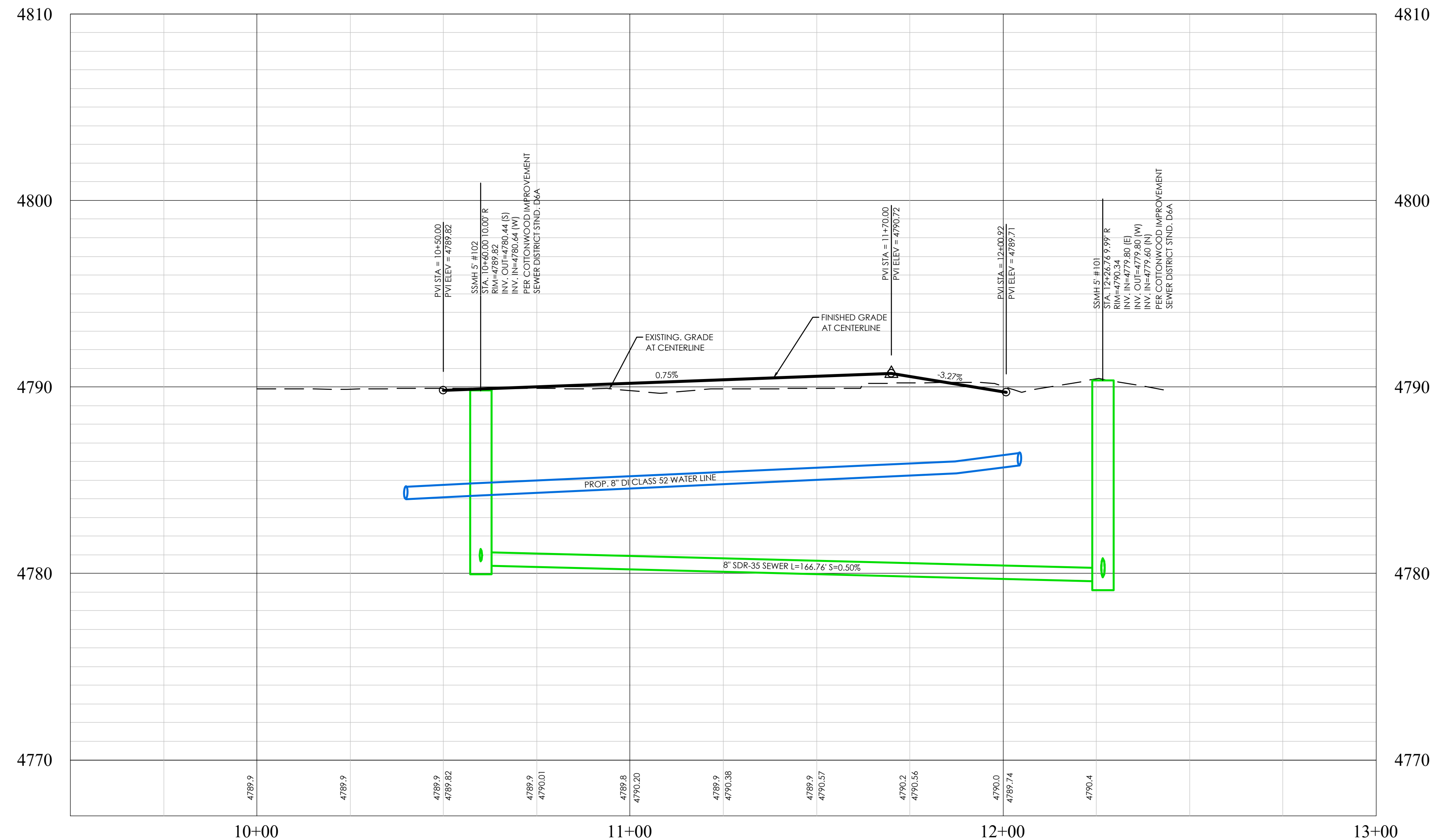
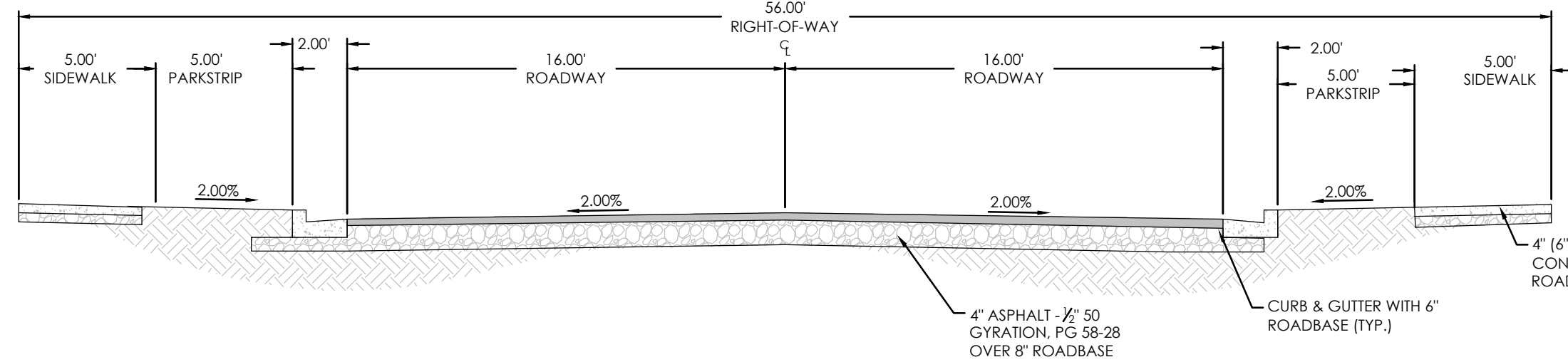
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

STREET PROFILE	
Scale: 1"=20'	Drawn: ER
Date: 06/05/2026	Job #: 25-0414
Sheet:	PP1.0



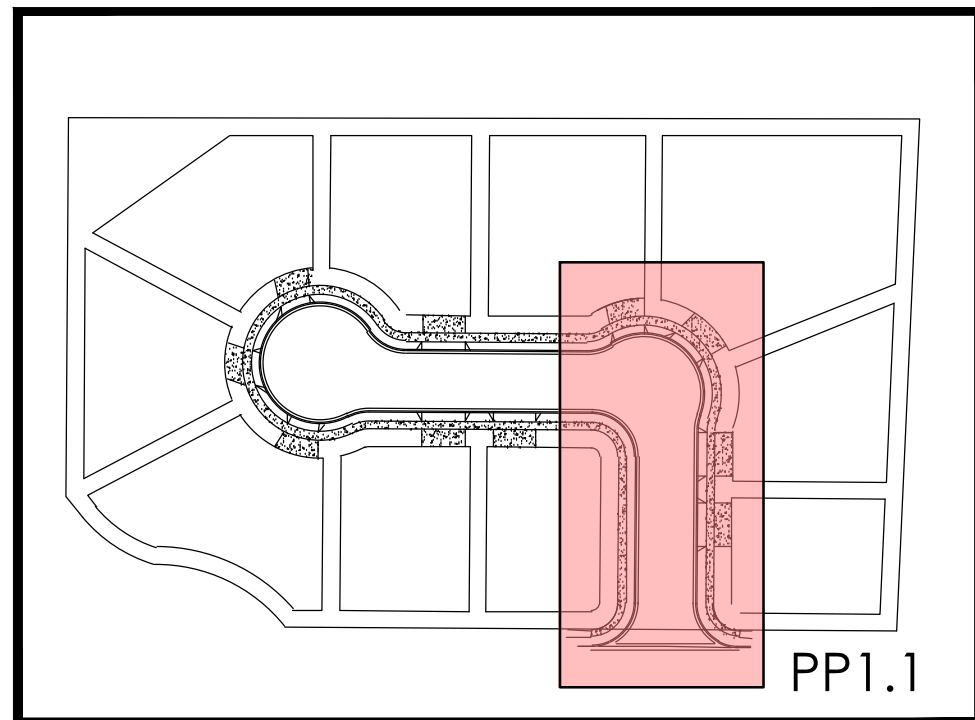
MATCH LINE
PLAN AND PROFILE
SEE SHEET PP1.0

STREET A NORTH SOUTH PLAN

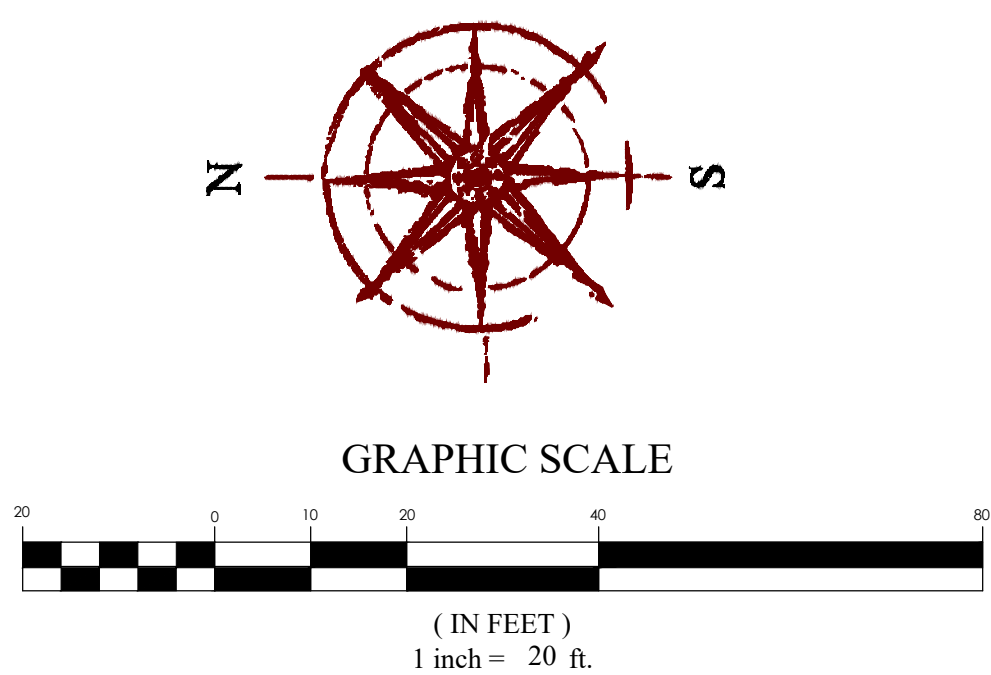


STREET A NORTH SOUTH PROFILE

LEGEND	
BOUNDARY	XX" STORM DRAIN
ROW	XX" SANITARY SEWER
CENTERLINE	XX" CULINARY WATER
LOT LINE	XX" PRESSURE IRRIGATION
EASEMENT	XXXX CONTOUR MAJOR
XXXX CONTOUR MINOR	XXXX CONTOUR MAJOR
EXIST. STORM DRAIN	EXIST. CONTOUR MINOR
EXIST. SANITARY SEWER	EXIST. CONTOUR MAJOR
EXIST. CULINARY WATER	EXIST. CONTOUR MINOR
EXIST. FENCE	EXIST. FIRE HYDRANT
EXIST. VALVE, TEE, & BEND	SPOT ELEVATION



KEY MAP
N.T.S.



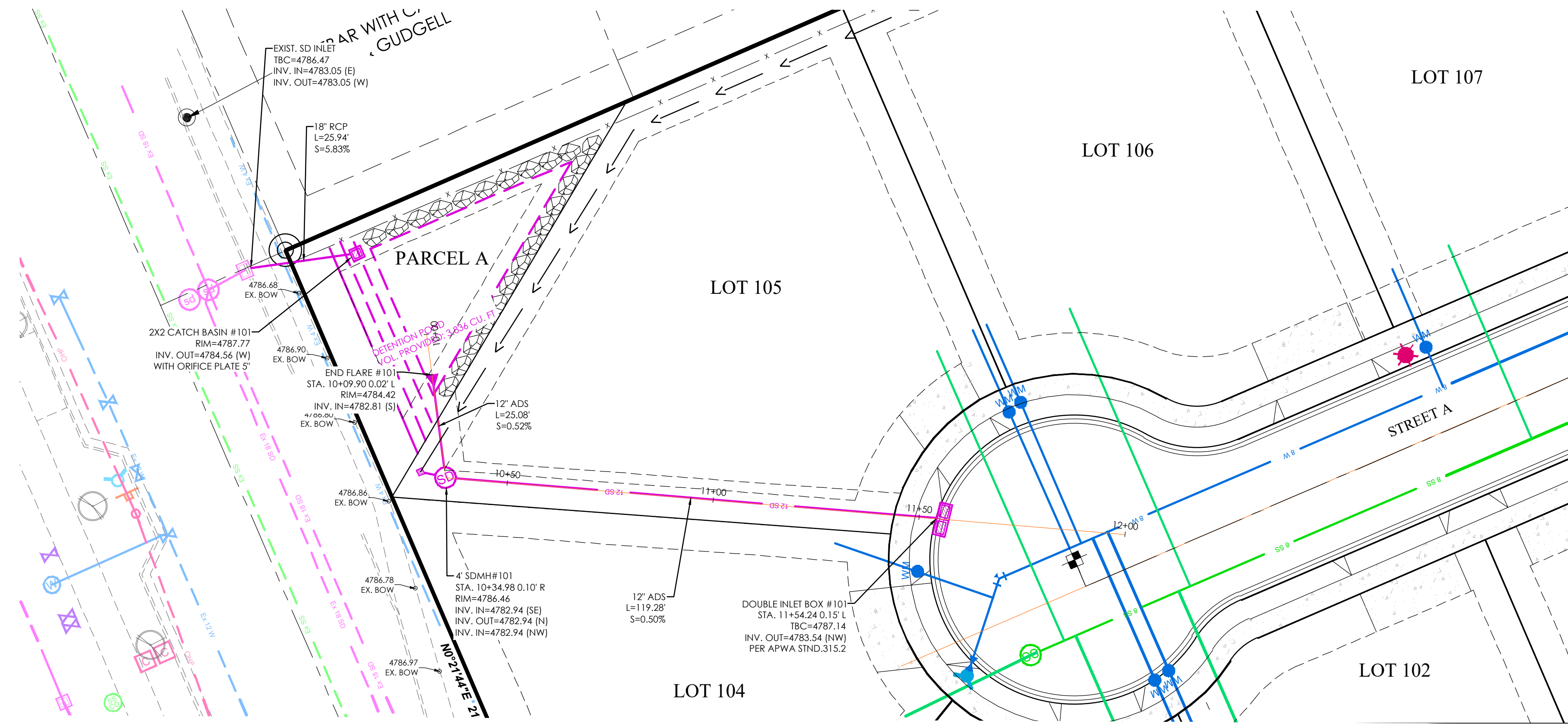
BENCHMARK
CENTER QUARTER CORNER OF SECTION 27
TOWNSHIP 02 SOUTH, RANGE 01 EAST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4764.14
DATUM: NAVD 88



IVORY BENGAL BLVD & 2300 E COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT STREET PROFILE

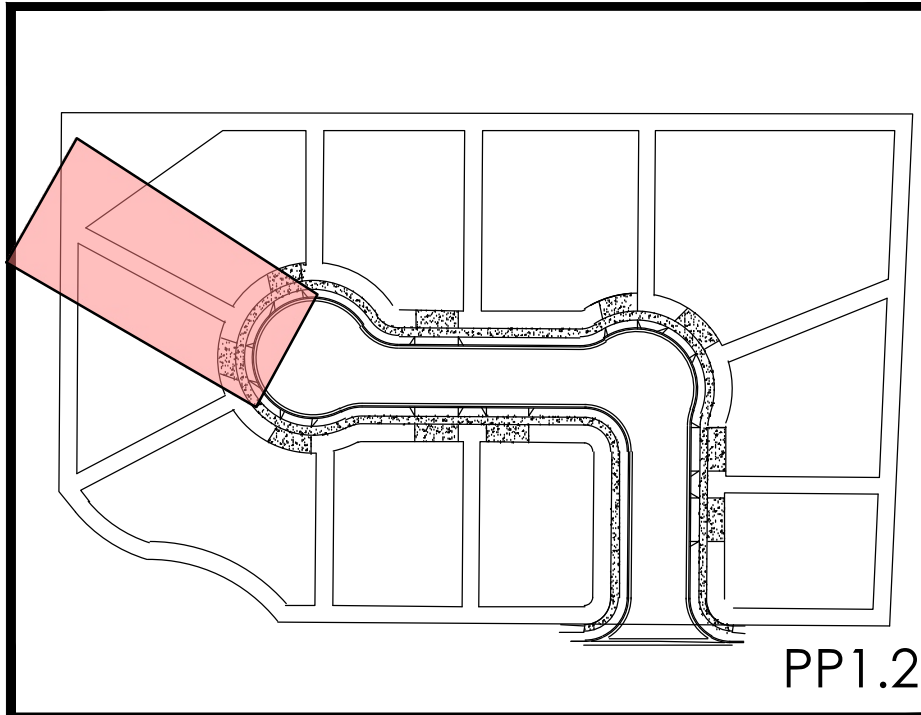
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

STREET PROFILE	
Scale: 1"=20'	Drawn: ER
Date: 06/05/2026	Job #: 25-0414
Sheet:	PP1.1

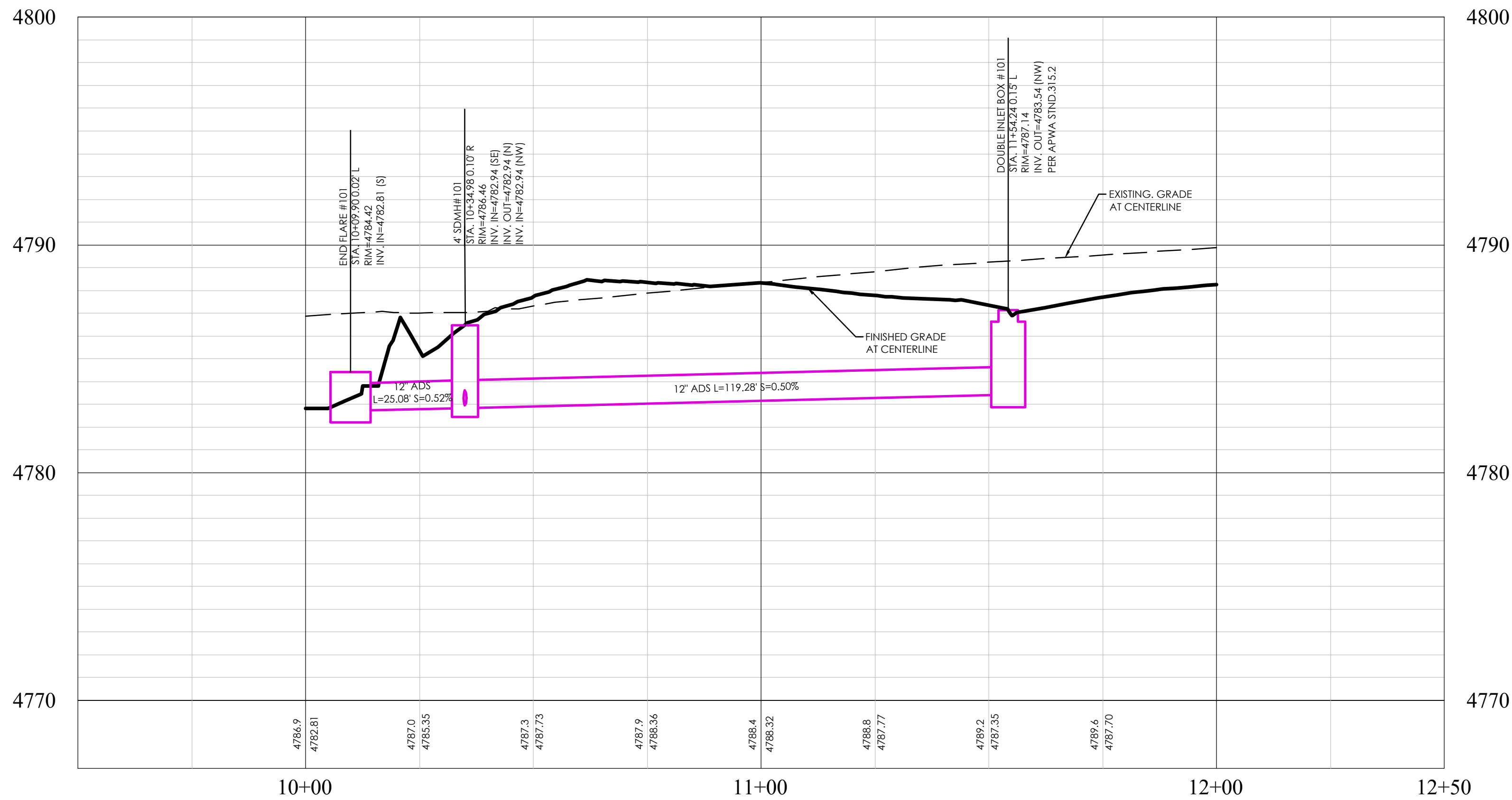


POND DISCHARGE PLAN

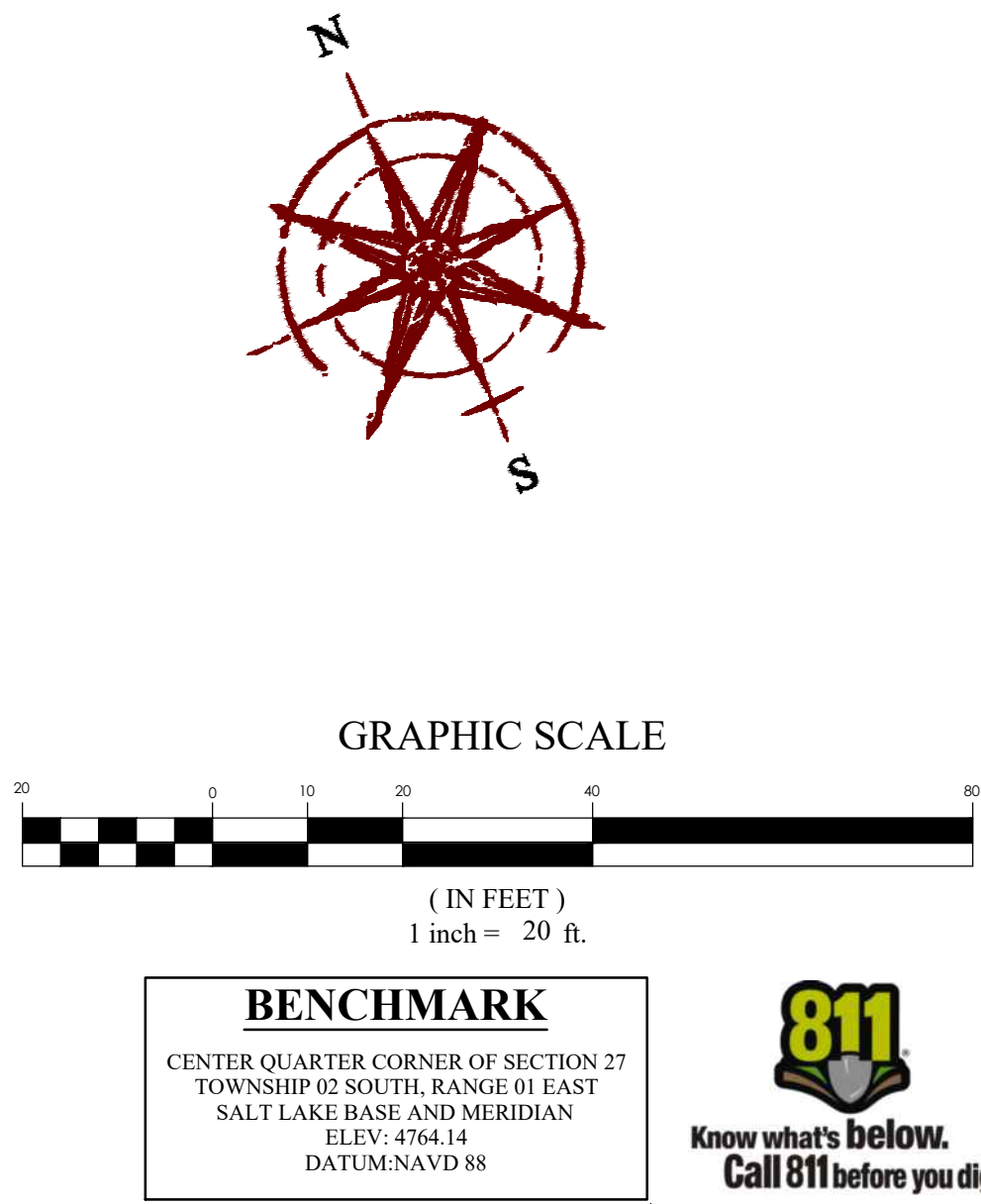
LEGEND	
---	BOUNDARY
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX P	XX" PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex P	EXIST. PRESSURE IRRIGATION
X	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



KEY MAP
N.T.S.



POND PROFILE



BENCHMARK
CENTER QUARTER CORNER OF SECTION 27
TOWNSHIP 02 SOUTH, RANGE 01 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4764.14
DATUM: NAVD 88

811
Know what's below.
Call 811 before you dig.

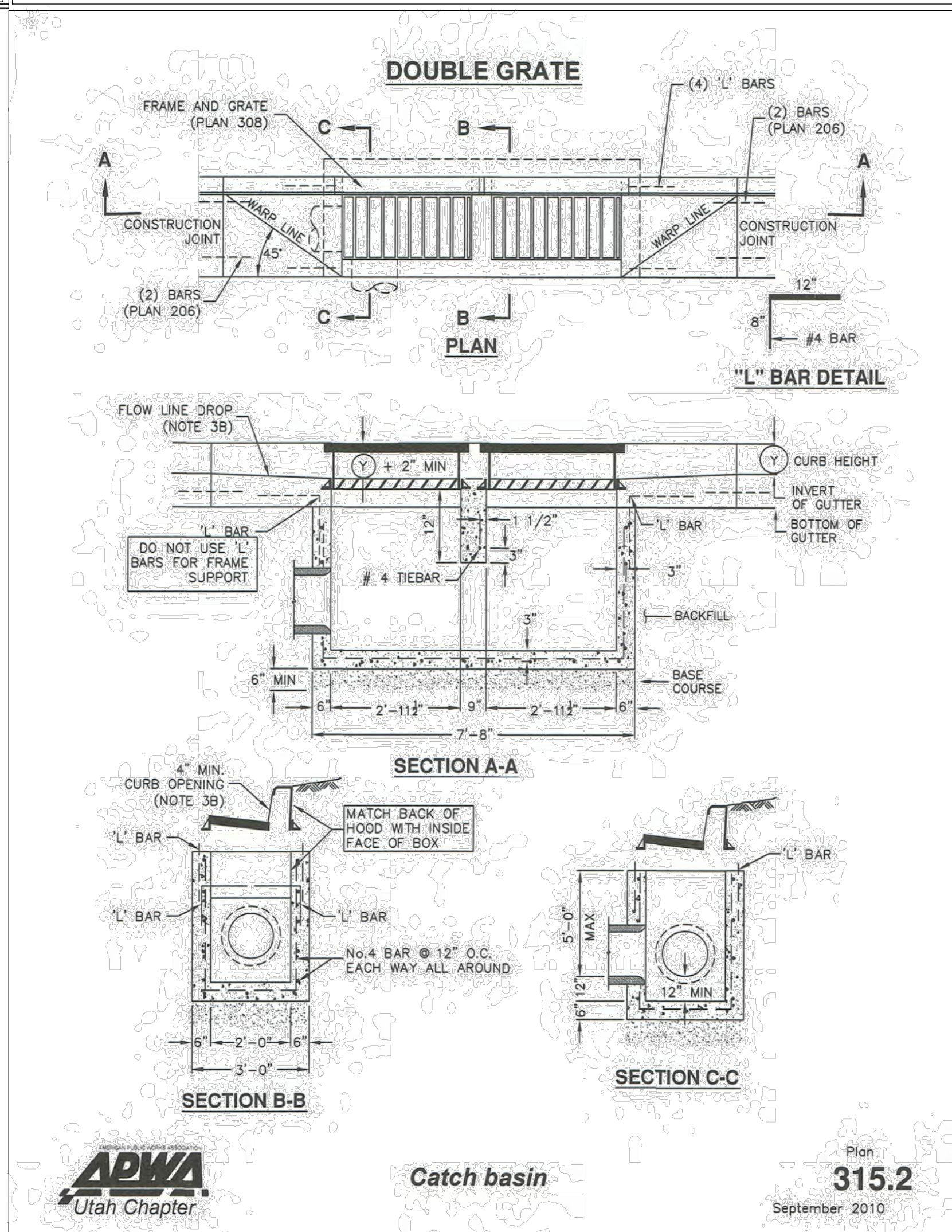
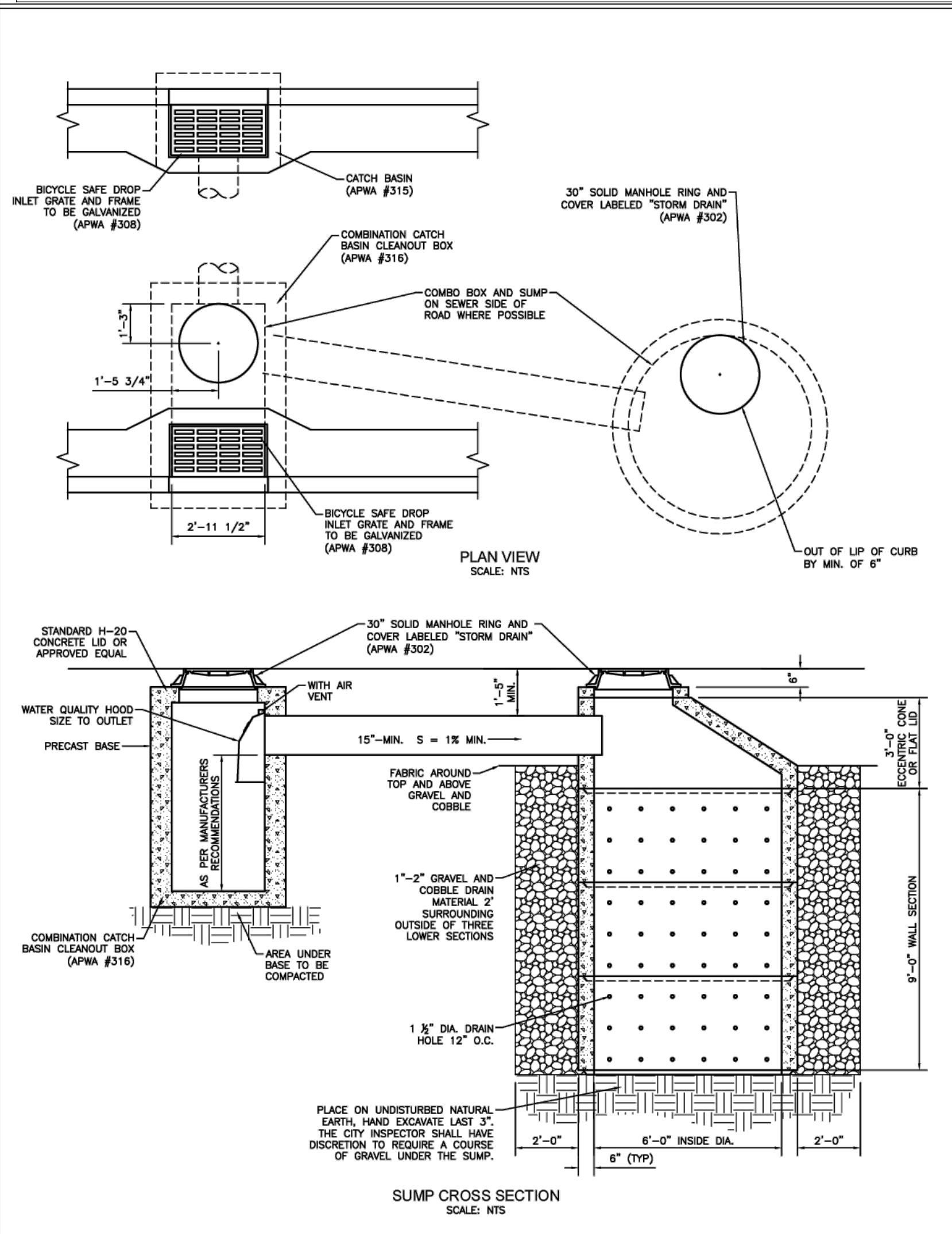
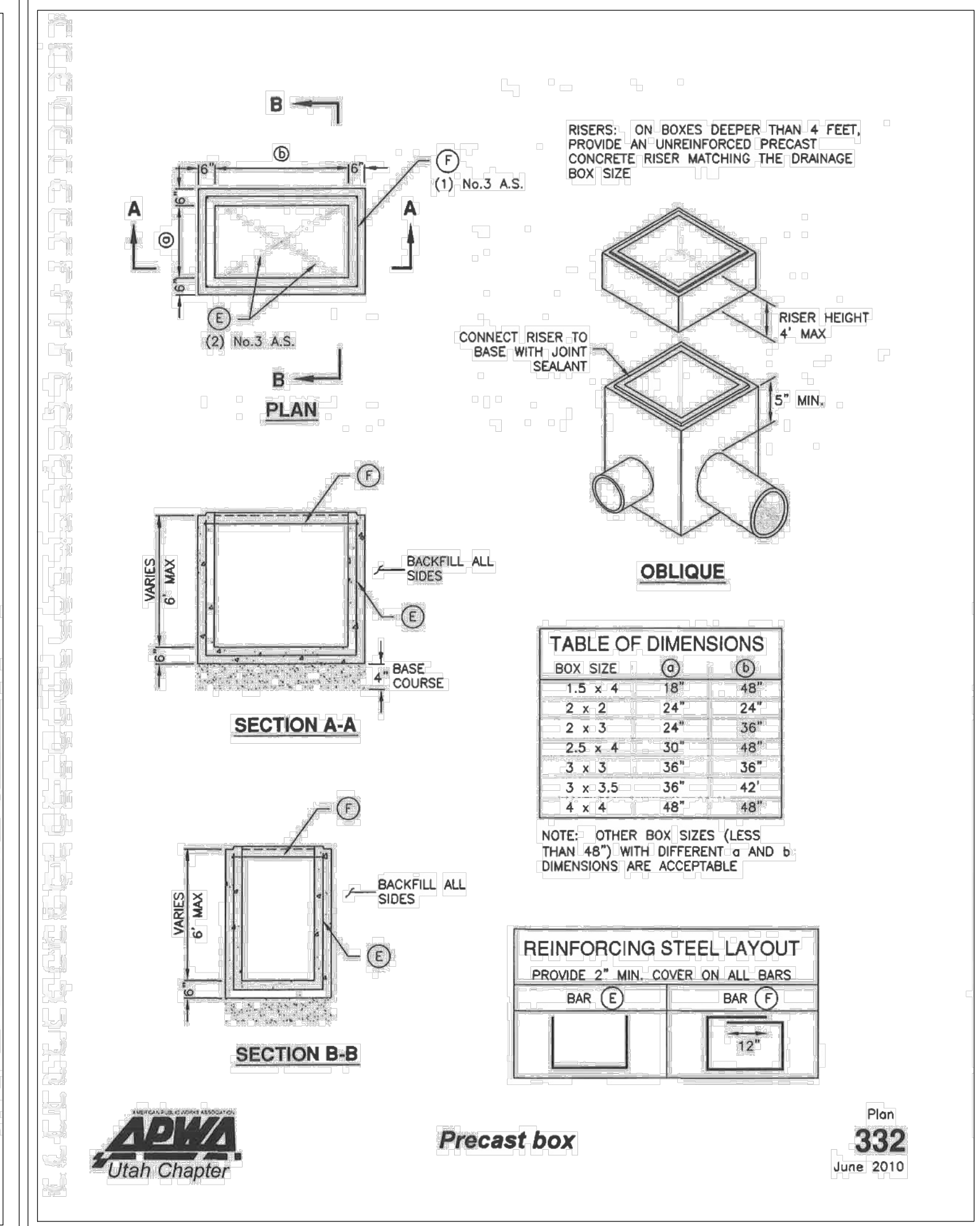
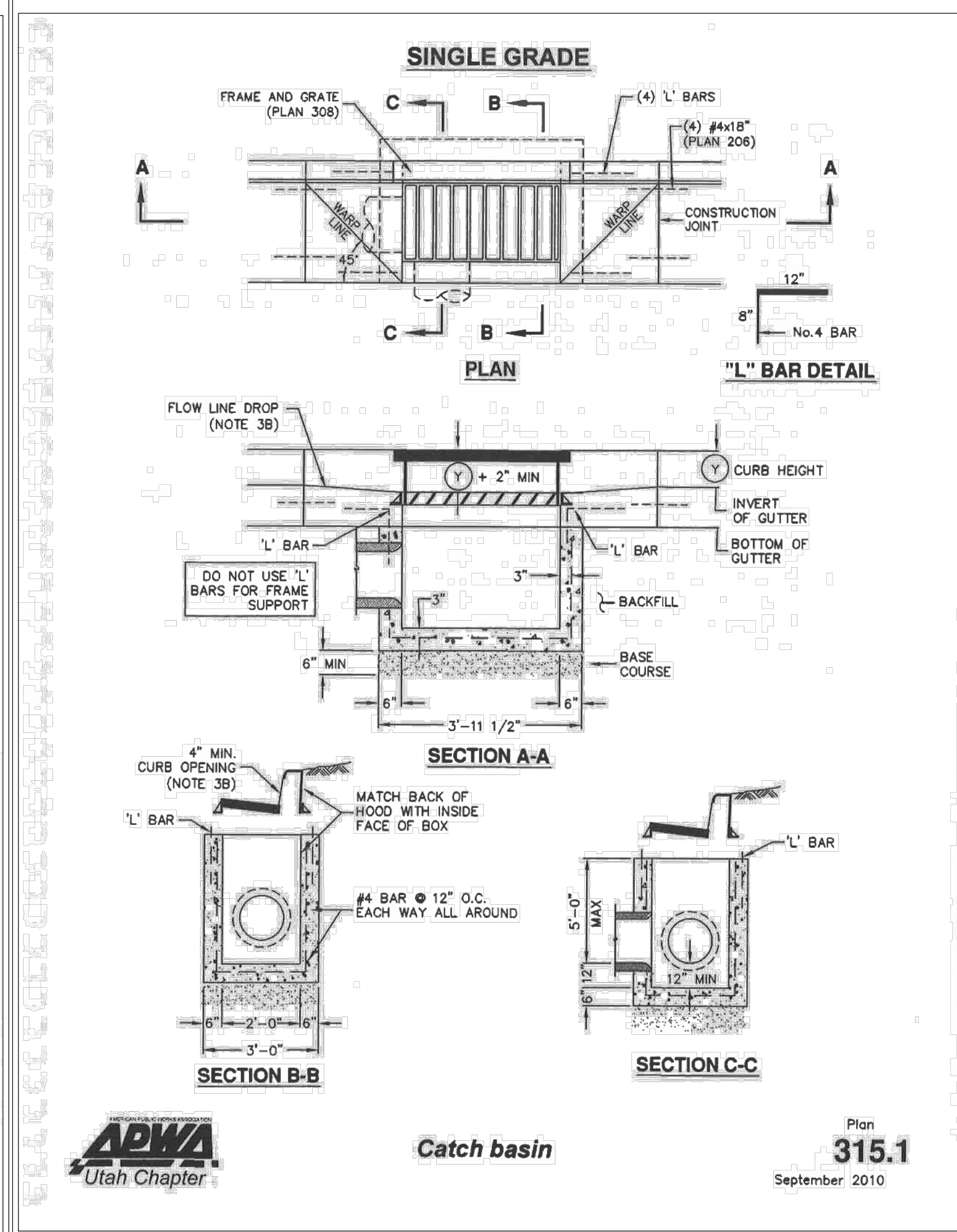
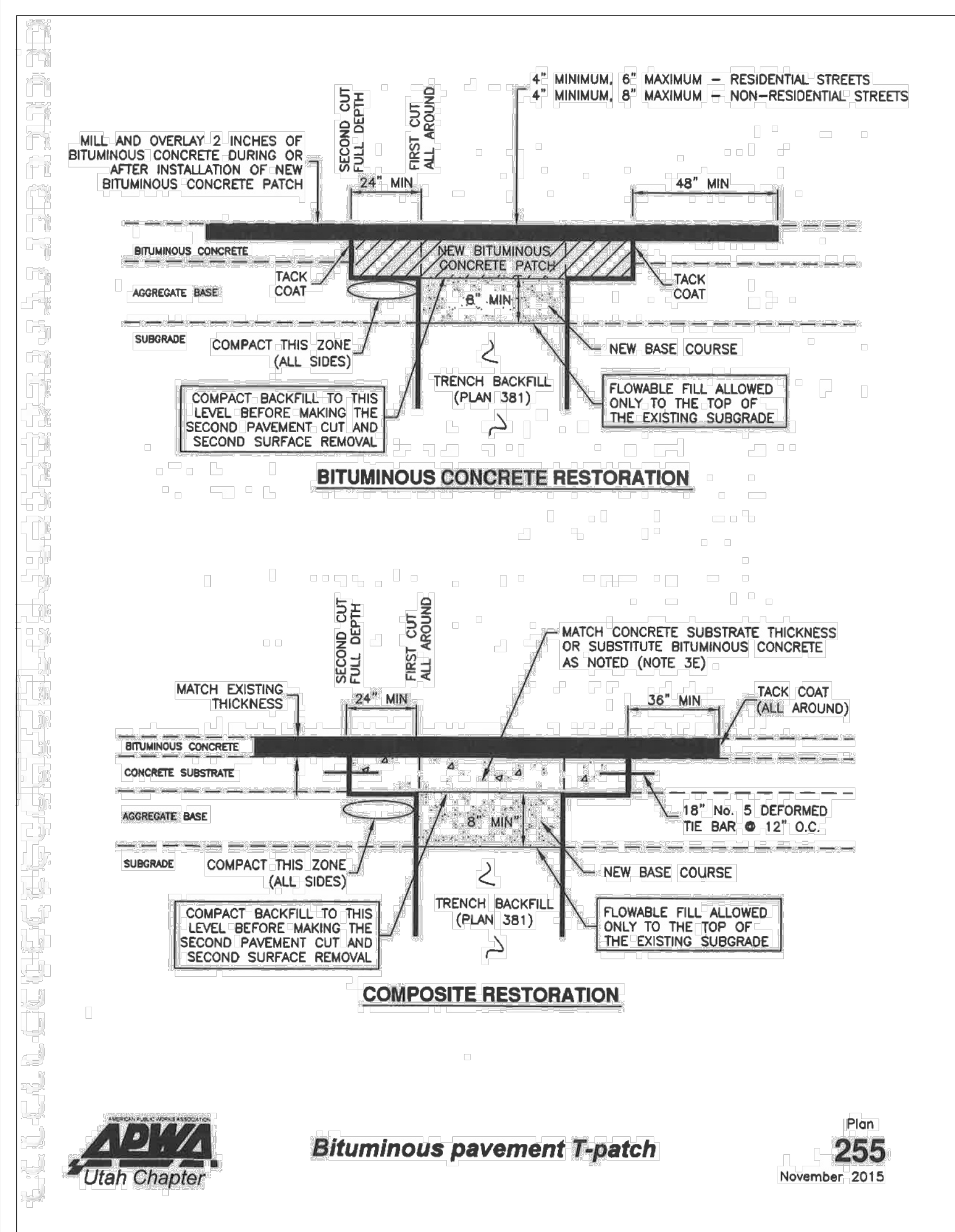
FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUS-UT.COM

BENJAMIN B. DUZETT
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
15351
61426

IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
POND DISCHARGE PROFILE

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

POND DISCHARGE PROFILE
Scale: 1"=20'
Date: 06/05/2026
Job #: 25-0414
Sheet: PP1.2



FOCUS[®]
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-UT.COM

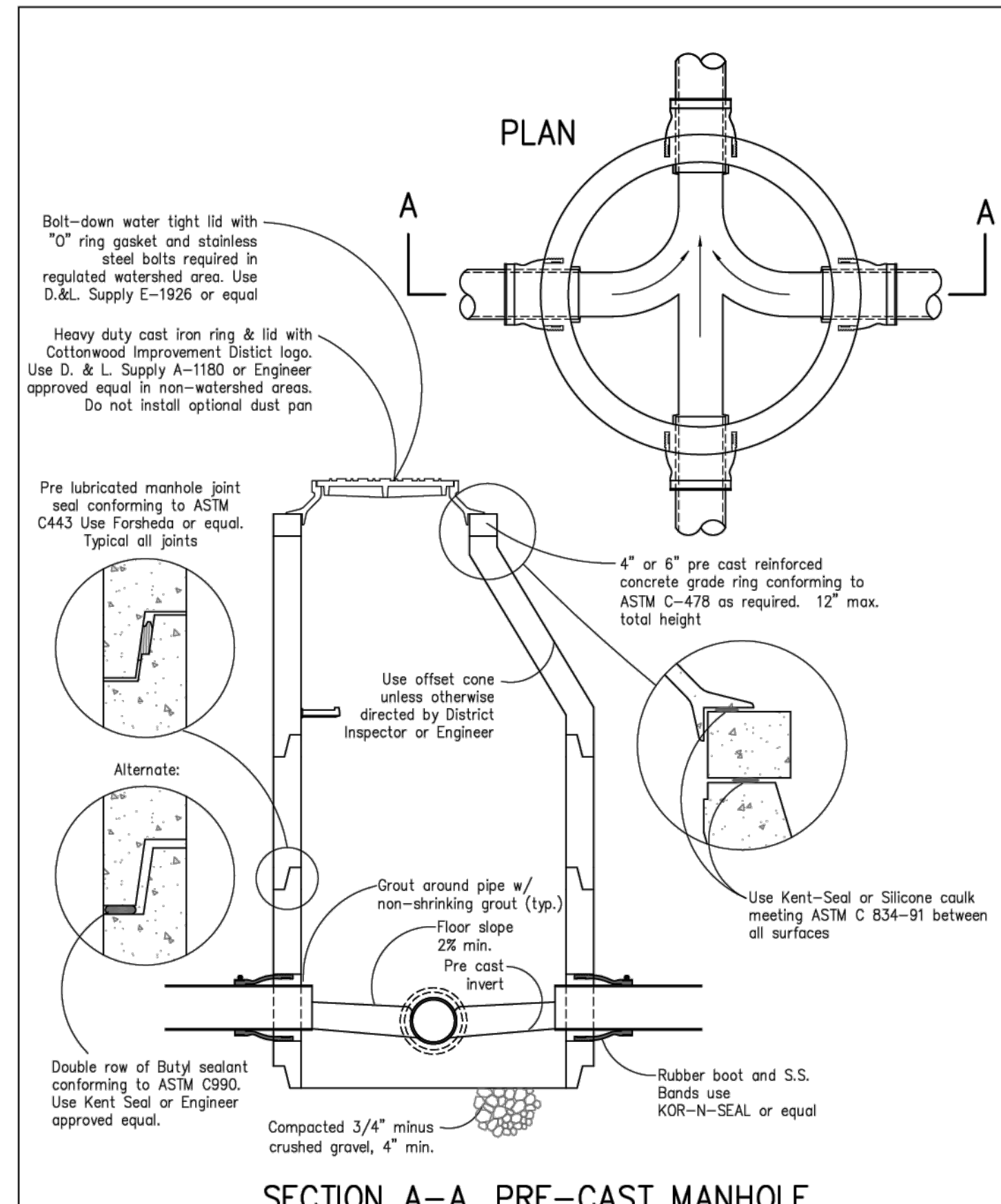
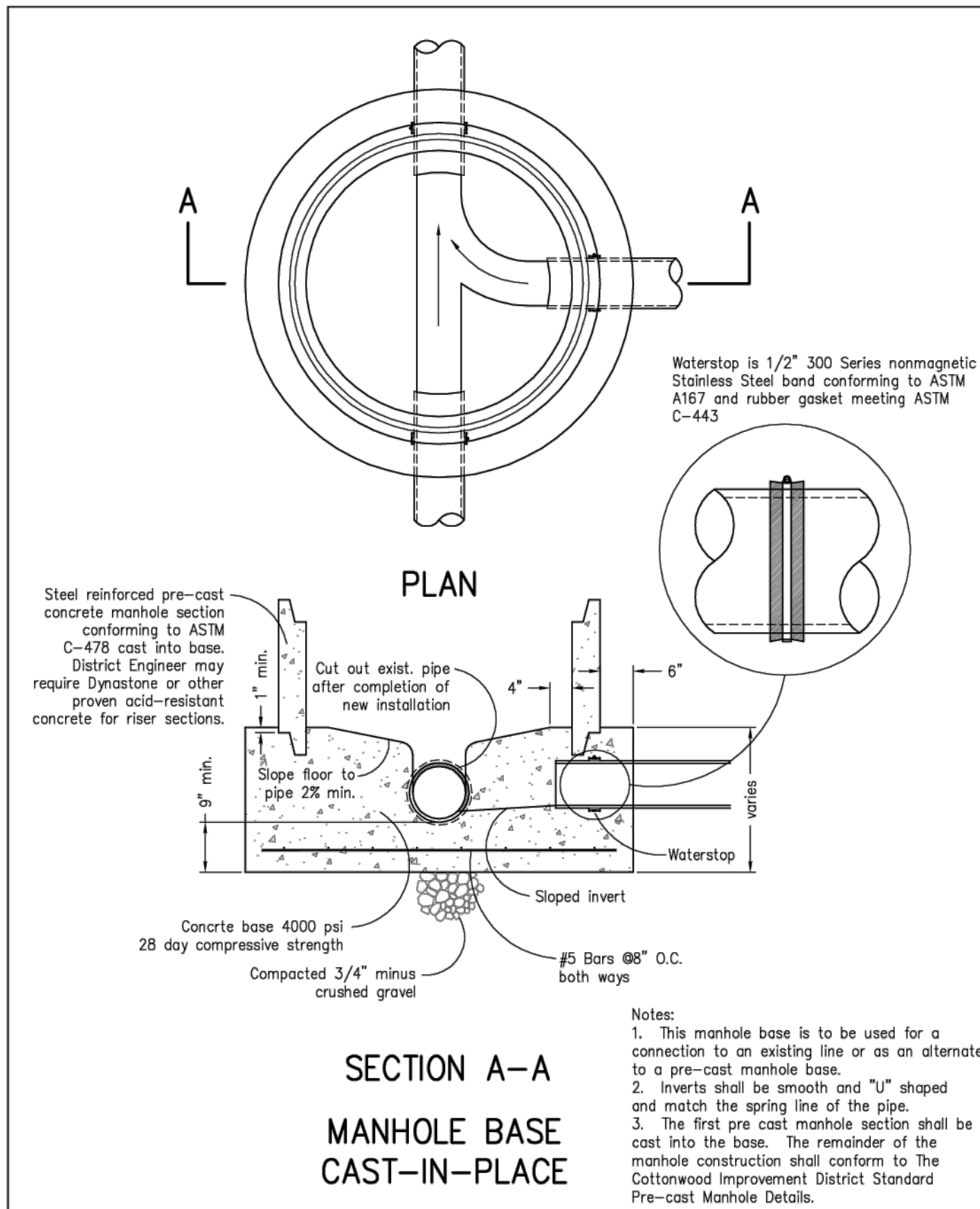
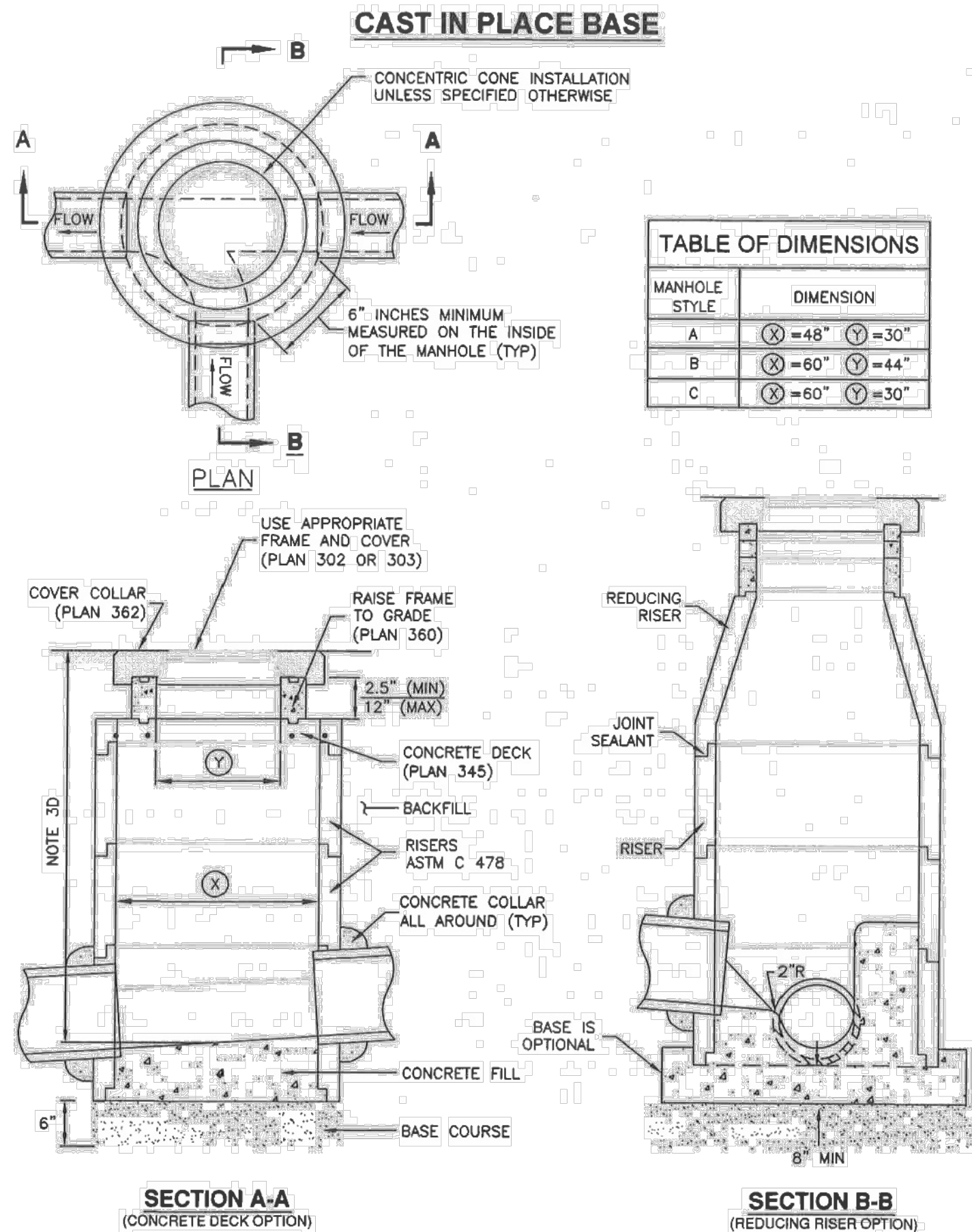
LICENSED PROFESSIONAL ENGINEER
BENJAMIN B. DUZETT
614726
STATE OF UTAH

IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
DETAILS

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

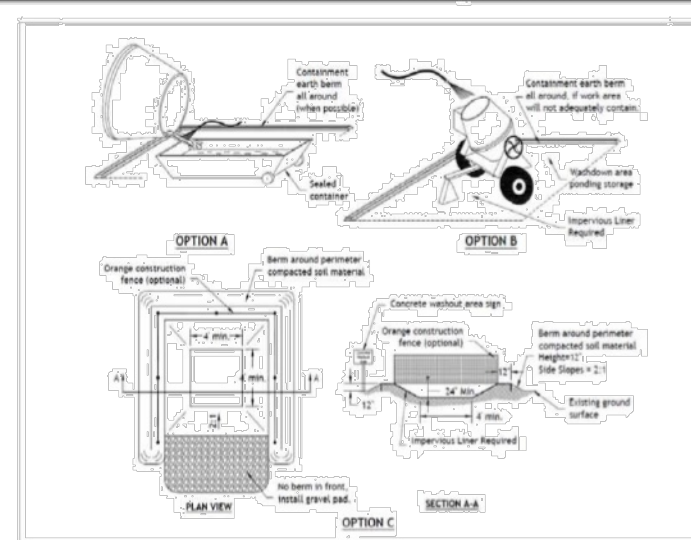
DATE: 11/11/2020
DRAWN: ER
DATE: 06/05/2026
JOB #: 25-0414
SHEET: D1.0

811
Know what's below.
Call 811 before you dig.



NOTES:
• SEE SWPPP FOR MOST UP TO DATE BMP DETAILS

BMP: Concrete Waste Management



OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA

- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area, (6" tall by 6' wide).
- Concrete washout should not be placed within 50 feet of storm drains, open ditches, or waterbodies.

LIMITATIONS:

- Off-site washout of wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs: \$

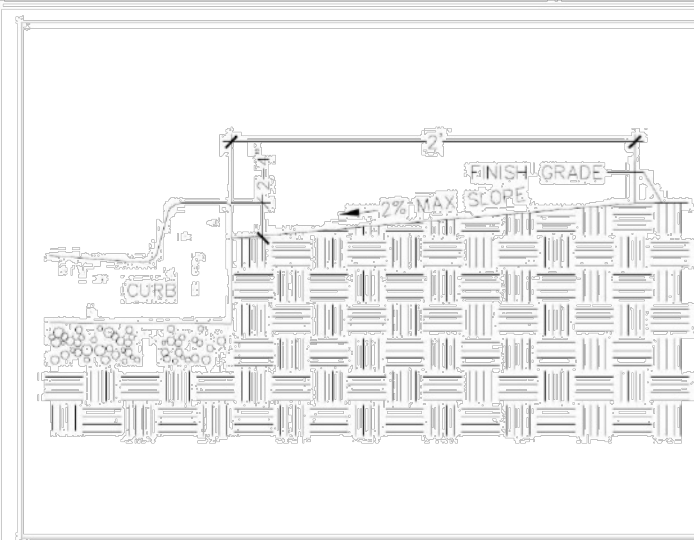
O & M Costs: \$

Maintenance: \$

Training: \$

Relative Costs: \$\$\$ High, \$\$ Medium, \$ Low

BMP: Cutback Curb Sediment Trap



OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

DESCRIPTION

A temporary sediment trap formed by excavation behind the curb.

APPLICATION

- Interception of runoff containing sediment from the lot during construction.
- Retain sediment on the lot during construction.

INSTALLATION/APPLICATION CRITERIA

- Excavate soil behind curb to a depth of 2-4 inches.
- Slope from 0-2% from the construction grade to curb for a distance of approximately 2 feet.
- Usually installed in the park strip between curb and sidewalk.

LIMITATIONS:

- No limitations.

MAINTENANCE:

- Inspect after each rain event.
- Remove accumulated sediment as it reaches 1' remaining height of available storage.

TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs: \$\$

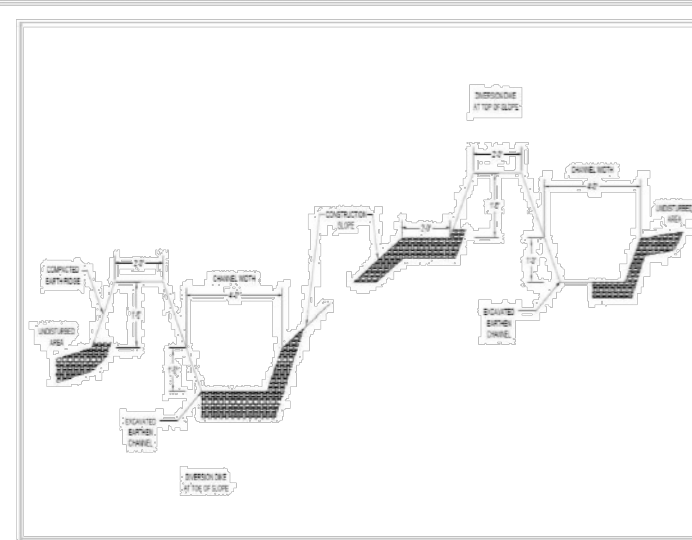
O & M Costs: \$

Maintenance: \$

Training: \$

Relative Costs: \$\$\$ High, \$\$ Medium, \$ Low

BMP: Diversion Dike



OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

DESCRIPTION

A temporary sediment barrier and storm runoff conveyance consisting of an excavation channel and compacted earth ridge.

APPLICATION

- Construct along top of construction slope to intercept up-gradient runoff and convey around construction site.
- Construct along toe of construction to divert sediment laden runoff.
- Construct along midpoint of construction slope to intercept runoff and channel to controlled discharge point.
- Construct around base of soil stockpiles to capture sediment.
- Construct around perimeter of disturbed areas to capture sediment.

INSTALLATION/APPLICATION CRITERIA

- Clear and grub area for dike construction.
- Excavate channel and place soil on down-gradient side.
- Shape and machine compact excavated soil to form ridge.
- Place erosion protection (rip-rap, mulch) at outlet.
- Stabilized channel and ridge as required with mulch, gravel, or vegetative cover.

LIMITATIONS:

- Recommended maximum drainage area of 5 acres.
- Recommended maximum side slopes of 2:1 (50%).
- Recommended maximum slope on channel of 1%.

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff breaching dike or spilling channel or side slopes.
- Check discharge point for erosion or bypassing of flow.
- Repair and stabilize as necessary.
- Inspect daily during vehicular activity on slope, check for and repair any traffic damage.

TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs: \$\$\$

O & M Costs: \$

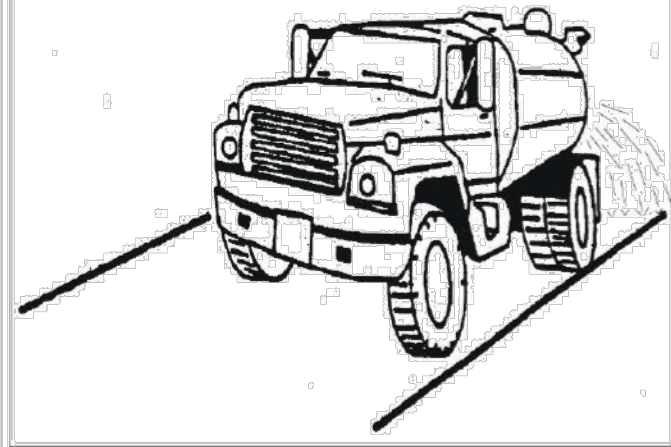
Maintenance: \$

Training: \$

Relative Costs: \$\$\$ High, \$\$ Medium, \$ Low

Storm Water Pollution Prevention Plan (SWPPP)
Butler Hills

BMP: Dust Controls



DESCRIPTION

Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

APPLICATION

Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA

- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are the more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers recommendations and should be inspected regularly.

LIMITATIONS:

- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

MAINTENANCE:

- If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be re-sprayed to keep dust from spreading.

OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs
\$ \$

O & M Costs
\$ \$

Maintenance
\$ \$

Training
\$ \$

Relative Costs

High
\$ \$

Medium
\$ \$

Low
\$ \$

Adapted from Salt Lake County BMP Manual

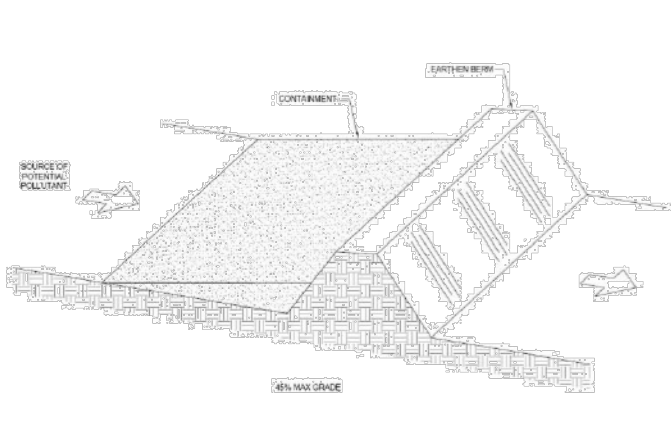
2014

Utah SWPPP Template, February 2021

40

Storm Water Pollution Prevention Plan (SWPPP)
Butler Hills

BMP: Earth Berm Barrier



DESCRIPTION

A temporary containment control constructed of compacted soil.

APPLICATION

- Construct around waste and materials storage areas.
- Construct around staging and maintenance areas.
- Construct around vehicle parking and servicing areas.
- Could be used to place or set fence around construction areas.

INSTALLATION/APPLICATION CRITERIA

- Construct an earthen berm downhill of the area to be controlled. The berm should surround fueling facilities and maintenance areas on three sides to provide containment.
- Berm needs to be a minimum of 1 foot tall by 1 foot wide and be compacted.

LIMITATIONS:

- Not effective on steep slopes.
- Limits access to controlled area.
- Personnel need to quickly respond to spills with remedial actions.

MAINTENANCE:

- Observe daily for any non-stormwater discharge.
- Look for runoff bypassing ends of berms or undercutting berms.
- Repair or replace damaged areas of the berm and remove accumulated sediment.
- Recompact soil around berm as necessary to prevent piping.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs
\$ \$

O & M Costs
\$ \$

Maintenance
\$ \$

Training
\$ \$

Relative Costs

High
\$ \$

Medium
\$ \$

Low
\$ \$

Adapted from Salt Lake County BMP Manual

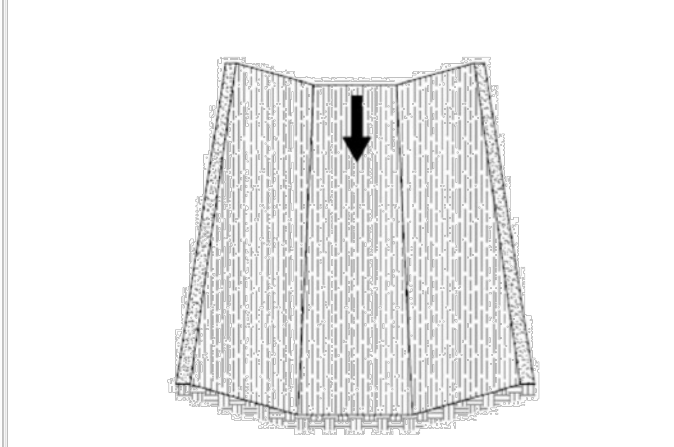
2014

Utah SWPPP Template, February 2021

41

Storm Water Pollution Prevention Plan (SWPPP)
Butler Hills

BMP: Erosion Control Blankets



DESCRIPTION

Erosion control blankets are used in place of mulch on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

APPLICATION

Where vegetation is likely to grow too slowly to provide adequate cover. In areas subject to high winds where mulch would not be effective.

INSTALLATION/APPLICATION CRITERIA

- Install erosion control blankets parallel to the direction of the slope.
- In ditches, apply in direction of the flow.
- Place erosion control blankets loosely on soil - do not stretch.
- Ends of blankets should be buried no less than six inches deep.
- Staple the edges of the blanket at least every three feet.

LIMITATIONS:

- Not recommended in areas which are still under construction.

MAINTENANCE:

- Check for erosion and undermining periodically, particularly after rainstorms.
- Repair dislocations or failure immediately.
- Reinstall after repairing slope damage.
- Monitor until permanently stabilized.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs
\$\$\$

O & M Costs
\$ \$

Maintenance
\$ \$

Training
\$ \$

Relative Costs

High
\$\$\$

Medium
\$ \$

Low
\$ \$

Adapted from Salt Lake County BMP Manual

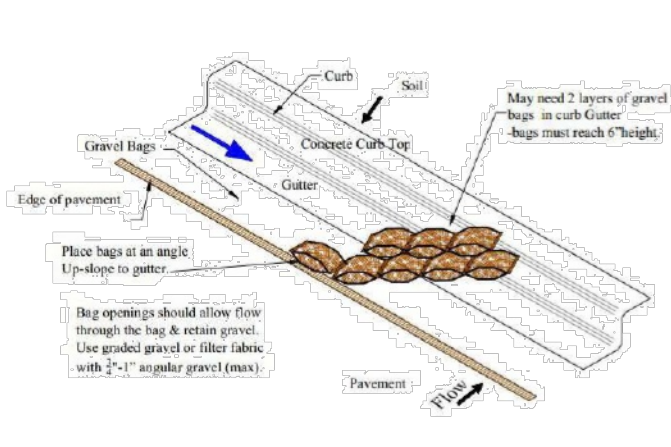
2014

Utah SWPPP Template, February 2021

42

Storm Water Pollution Prevention Plan (SWPPP)
Butler Hills

BMP: Gravel Bag Gutter Check



DESCRIPTION

A filter and velocity dissipater constructed of gravel placed in a bag of geotextile fabric or other durable porous fabric. Check dam in curb designed to attenuate flows, allowing sediment and pollutants to settle out in the gutter for cleaning.

APPLICATION

Gravel bags are used to reduce runoff velocities to trap and filter sediment in storm water runoff.

INSTALLATION/APPLICATION CRITERIA

- Curb checks shall be used when it is not possible to temporarily divert the storm drain outfall into a sediment trapping device on the lot or commercial pad.

LIMITATIONS:

- Drainage area is less than .25 acres for the gutter check bag.
- Potential for heavy loads of sediment in the gutter exist.

MAINTENANCE:

- Check bags regularly, before and after storm events to ensure that they are not torn or clogged.
- Remove any trash, sediment, or debris that has accumulated in front of the bag and dispose of in a proper location.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs
\$ \$

O & M Costs
\$ \$

Maintenance
\$ \$

Training
\$ \$

Relative Costs

High
\$\$\$

Medium
\$ \$

Low
\$ \$

Adapted from Salt Lake County BMP Manual

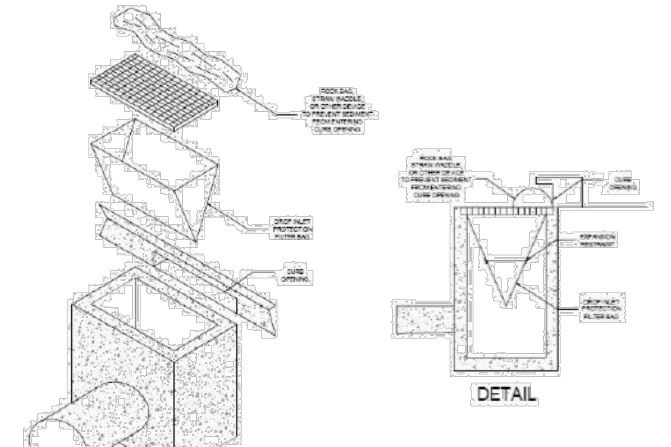
2014

Utah SWPPP Template, February 2021

43

Storm Water Pollution Prevention Plan (SWPPP)
Butler Hills

BMP: Inlet Protection – At Grade (Drop)



DESCRIPTION

Sediment barrier located inside storm drain inlet.

APPLICATION

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA

- Provide up gradient sediment controls, such as silt fence during construction of inlet.
- When construction of curb and gutter and roadways is complete, install drop inlet protection at grade.
- Install a rock bag, straw waddle, or other device to prevent sediment and debris from entering storm drain if there is a curb opening above the grate.

LIMITATIONS:

- Recommended maximum contributing drainage area of on acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs
\$ \$

O & M Costs
\$ \$

Maintenance
\$ \$

Training
\$ \$

Relative Costs

High
\$\$\$

Medium
\$ \$

Low
\$ \$

Adapted from Salt Lake County BMP Manual

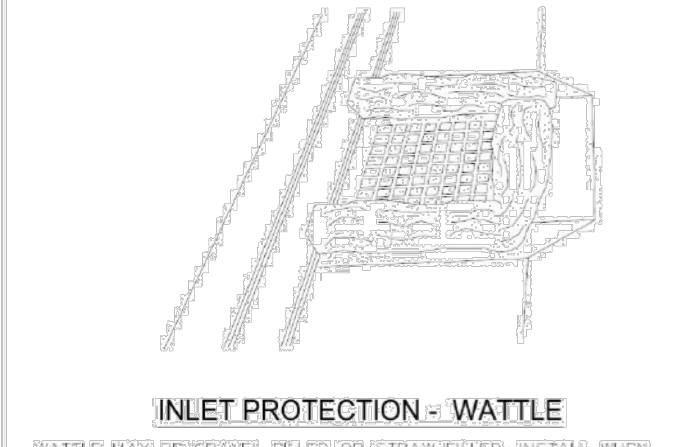
2014

Utah SWPPP Template, February 2021

44

Storm Water Pollution Prevention Plan (SWPPP)
Butler Hills

BMP: Inlet Protection - Wattle



DESCRIPTION

Sediment barrier erected around storm drain inlet.

APPLICATION

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA

- Provide up gradient sediment controls, such as silt fence during construction of inlet.
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet.

LIMITATIONS:

- Recommended maximum contributing drainage area of on acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ☒ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

Capital Costs
\$ \$

O & M Costs
\$ \$

Maintenance
\$ \$

Training
\$ \$

Relative Costs

High
\$\$\$

Medium
\$ \$

Low
\$ \$

Adapted from Salt Lake County BMP Manual

2014

Utah SWPPP Template, February 2021

45

FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

PROFESSIONAL ENGINEER
BENJAMIN B. DUZETT
61426
STATE OF UTAH

IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
DETAILS

REVISION BLOCK		DESCRIPTION	
#	DATE	1	2
1			
2			
3			
4			
5			
6			

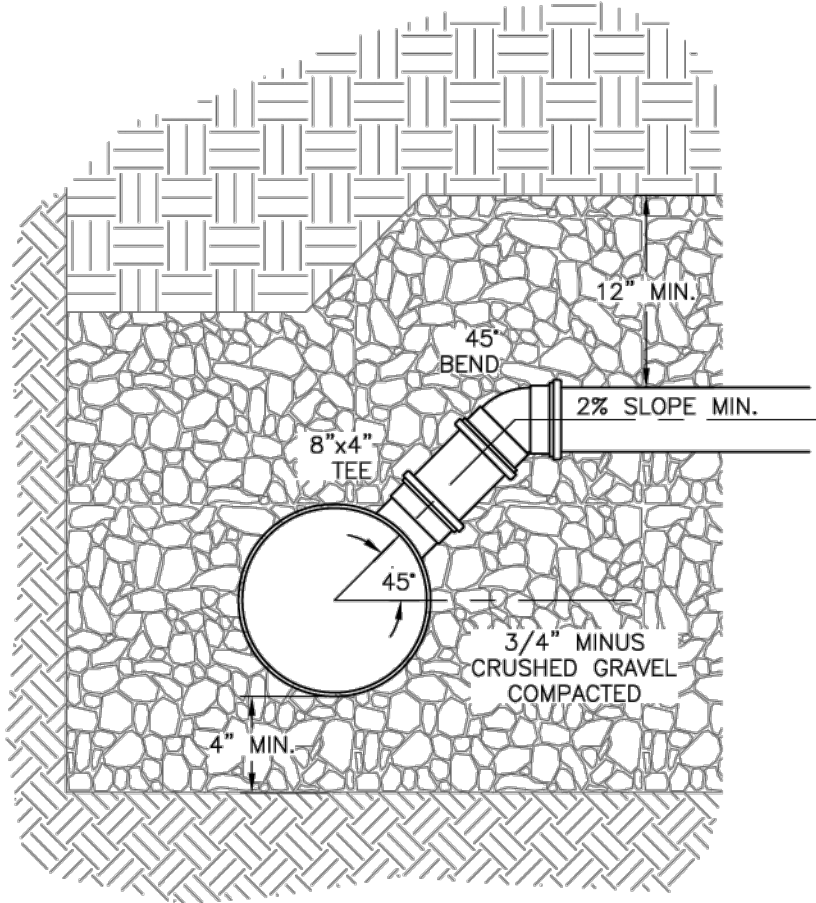
DETAILS

Scale: 1"=XX'
Date: 06/05/2026
Job #: 25-0414
Sheet:

D3.0

811
Know what's below.
Call 811 before you dig.

NOTES:
1. "INSERTA-TEE" MAY BE USED FOR CONNECTION OF NEW SERVICE LINE TO EXISTING MAIN EXCEPT IN CASE WHERE A 6" SERVICE LINE IS TO BE CONNECTED TO AN 8" MAIN. A FACTORY TEE MUST BE USED IN ALL OTHER CASES.
2. IF SPECIAL CIRCUMSTANCES SUGGEST DEVIATING FROM THIS DETAIL, THE DISTRICT INSPECTOR OR ENGINEER MUST APPROVE CHANGES.
3. SLICE UNDER HAUNCHES OF PIPE TO FILL VOIDS. MECHANICALLY COMPACT GRAVEL.



SECTION

COTTONWOOD IMPROVEMENT DISTRICT	DATE:	2/17/2000	DWG. NO.
	REVISIONS:		
	SCALE:	NO SCALE	
SERVICE LINE CONNCETION			D8



FOCUS[®]
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com



IVORY BENGAL BLVD & 2300 E
COTTOWOOD HEIGHTS, SALT LAKE COUNTY, UT
DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

Scale:	1"=XX'	Drawn:	ER
Date:	06/05/2026	Job #:	25-0414
Sheet:			

D6.0



COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF MEMO



July 1, 2026

Summary

This is a city-initiated request for a zoning text amendment to update standards in the Cottonwood Heights Municipal Code (CHMC) Chapter 19.34: *RM – Residential Multi-Family Zone*. The proposed amendments are intended to:

- Clarify existing development standards,
- Remove unintended regulatory barriers to townhouse development,
- Improve internal consistency of dimensional standards, and
- Clarify when a Master Development Plan is required.

Staff Analysis

The proposed amendments are intended to improve the functionality and clarity of the RM zoning district by removing unnecessary regulatory barriers while maintaining compatibility with surrounding development. The changes are expected to make townhouse development more feasible by allowing more efficient site design and providing clear, objective standards for setbacks and lot width.

Clarifying that shared party walls are exempt from interior side setbacks and exempting townhouses from the minimum lot width requirement will reduce ambiguity during project review and create greater predictability for applicants and staff. The reduction in the front setback from 30 feet to 20 feet is consistent with the goal of improving site efficiency without altering existing standards for building height, lot coverage, or open space. Additionally, clarifying that permitted uses are not subject to the Master Development Plan process eliminates an unnecessary discretionary review requirement for by-right development.

SUMMARY OF KEY CODE CHANGES

Topic	Existing Standard	Proposed Standard	Intent
Front setback	30 feet	20 feet	Improve buildability and consistency
Lot width reference	30 feet from front lot line	20 feet from front lot line	Align with revised setbacks
Townhouse side setbacks	Not clearly defined	New clarified standard	Provide predictability
Lot width applicability	Applies generally	Excludes townhouses	Remove unintended constraint
Master Development Plan	Broad requirement	Clarified exemption for permitted uses	Reduce unnecessary process burden

Overall, staff finds that the proposed amendments are consistent with the purpose of the RM zoning district and recommends that the Planning Commission forward a recommendation of approval to the City Council for adoption of the proposed text amendments.

Recommendation & Model Motions

Staff recommend the Planning Commission forward a recommendation of approval to the City Council for the proposed changes.

Approval

I move that we forward a positive recommendation to the City Council for project ZTA-26-002, based on the finding listed in the staff memo and attachments dated July 1, 2026.

- List any other findings or conditions for recommendation of approval...

Denial

I move that we forward a negative recommendation to the City Council for project ZTA-26-002, based on the following findings...

- List findings for negative recommendation...

Attachments

1. CHMC Chapter 19.34 - Tracked Changes

EXHIBIT A

19.34 RM - Residential Multi-Family Zone

19.34.010 Purpose Of Chapter

19.34.020 Permitted Uses

19.34.030 Conditional Uses

19.34.040 Minimum Lot Size

19.34.050 Minimum Lot Width

19.34.060 Setbacks/Yard Requirements

19.34.070 Maximum Height Of Structures

19.34.080 Maximum Lot Coverage

19.34.090 Open Space Requirement

19.34.100 Master Development Plan Required

19.34.010 Purpose Of Chapter

The purpose of the RM zone is to provide areas in the city for high-density residential development.

19.34.020 Permitted Uses

Permitted uses in the RM zone are as follows:

- A. Single-family dwellings, attached or detached;
- B. Accessory buildings customary to multi-family and single-family residential buildings;
and
- C. Home occupations.

19.34.030 Conditional Uses

Conditional uses in the RM zone are as follows:

- A. Bed and breakfast;
- B. Churches;
- C. Day care/pre-school, as allowed by the applicable accessory regulations in Chapter 19.76, "Supplementary and Qualifying Regulations";
- D. Dwelling group, provided that;
 - 1. The parcel of ground on which the dwelling group (as defined in Chapter 19.04, "Definitions") is to be erected shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of individual dwelling structures in the group.
 - 2. The distance between principal buildings shall be equal to the total side yards required in the zone. The distance between principal buildings and the nearest perimeter lot line shall be at least 15 feet. The distance between any building and a public street shall be at least the front yard required in the zoning district, except on corner lots the side yard which faces on a public street shall be at least 20 feet.
 - 3. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall be at least 20 feet wide for one or two rear dwelling units and at least 30 feet wide for three or more dwelling units.
 - 4. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall meet city standards.
 - 5. Every dwelling structure in the dwelling group shall be within 60 feet of an access

roadway or drive.

6. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual fences shall be provided along all interior property lines unless the planning commission approves otherwise.

- E. Golf course;
- F. Hospital;
- G. Hotel;
- H. Lodging house;
- I. Multiple unit dwellings, either apartments or condominiums;
- J. Nursing home;
- K. Offices, professions and general business;
- L. Planned unit development;
- M. Private parks and recreational grounds;
- N. Public and quasi-public use;
- O. Radio and/or television tower;
- P. Temporary structures, as allowed by the applicable accessory regulations in Chapter 19.76, "Supplementary and Qualifying Regulations";
- Q. Two-family dwellings;
- R. Utility stations and lines, as allowed by the applicable accessory regulations in Chapter 19.76, "Supplementary and Qualifying Regulations"; and
- S. Public schools.

19.34.040 Minimum Lot Size

The minimum lot size in the RM zone is 10,000 square feet for each single-family or two-family dwelling, with 2,000 extra square feet for each additional unit in a building with more than one unit.

19.34.050 Minimum Lot Width

The minimum lot width in the RM zone is 65 feet measured ~~30-20~~ feet from the front lot line. This standard does not apply to attached single-family dwellings (townhouses).

19.34.060 Setbacks/Yard Requirements

- A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. Primary buildings shall maintain a minimum distance from property lines as follows:

Front: ~~30-20~~ feet.

Sides: On interior lots, a total of at least 25 feet between the two side yards, with no side yard of less than ~~ten-10~~ feet. On corner lots, at least ~~30-20~~ feet on the street side and at least 10 feet on the interior side.

Side Setback for Single-Family, Attached (Townhouse): Townhouses with a shared party wall are exempt from the interior side setback requirement along the shared wall. End units shall maintain a minimum 10-foot setback from the exterior side property line. On corner lots, end units shall maintain a minimum 20-foot setback from the street side property line.

Rear: 30 feet.

B. Accessory buildings in the RM zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from primary buildings in the rear yard for the particular property.

Sides: Five feet, excluding garages, on interior lots; 20 feet on street side of corner lots.

Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.

Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the primary building shall maintain a minimum side yard of not less than five feet.

HISTORY

Amended by Ord. [429](#) on 1/7/2025

19.34.070 Maximum Height Of Structures

A. For uses where the slope of the original ground surface is greater than 15%, or if a slope stability hazard is present on site, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory Buildings.

No accessory building shall exceed 20 feet in height. For each foot of height over 14 feet, accessory buildings shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

HISTORY

Amended by Ord. [412](#) on 4/9/2024

19.34.080 Maximum Lot Coverage

The maximum lot coverage in the RM zone is 50%, including all structures, except portions of those properties also located in the Sensitive Lands Overlay Zone, for which the maximum lot coverage shall be 30% including all structures and impervious surfaces.

HISTORY

Amended by Ord. [412](#) on 4/9/2024

19.34.090 Open Space Requirement

The minimum open space requirement for developments over two acres in the RM zone is 15%.

19.34.100 Master Development Plan Required

~~Except for permitted land uses listed in Section 19.34.020, Any~~ development of land in the RM zone shall be subject to the requirements of a master development plan approved by the planning commission.

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

**Wednesday, June 3, 2026
6:00 p.m.
2277 East Bengal Boulevard
City Council Work Room**

ATTENDANCE

Members Present: Chair Sean Steinman, Vice-Chair Mike Smith, Commissioner Rusty Lugo, Commissioner Lucy Anderson, Commissioner Dan Mills, Commissioner Garry Barnes

Staff Present: Community and Economic Development Director, Jim Spung; Deputy City Recorder, Sydney Pierce; Planner III, Maverick Yeh; System Administrator, Alex Earl

WORK SESSION

Chair Sean Steinman called the Planning Commission Work Session to order at 4:32 p.m. He thanked Commissioner Anderson and Commissioner Mills for their service over the last two terms.

1.0 Review Business Session Agenda.

Chair Steinman reviewed the Business Session Agenda and reported that the Business Items would be discussed later in the meeting.

2.0 CUP-25-005 – Old Mill Demolition.

Community and Economic Development Director, Jim Spung, provided updates on the project. The applicant deferred the June submittal to July, so there were no new materials for review.

The five companies that responded to the Request for Qualifications (“RFQ”) had been interviewed, and the City Council was scheduled to approve Dunn Associates as the project consultant. All the submittals were excellent, but they stood out as having the best qualifications for the project. Mr. Spung hoped that the report would be available by August 31.

In response to a question raised by Commissioner Barnes, Mr. Spung reported that negotiations were still in process, but the total cost would be below the original \$20,000 estimate. Costs would likely be applied to the current-year budget.

Commissioner Mills asked if the consultant was local. Mr. Spung reported that the owner of the firm lives in Cottonwood Heights near the Old Mill. That was not a requirement, but it was beneficial. Chair Steinman stated that Dunn Associates worked on many historical buildings in downtown Salt Lake City, including their own building, which was the original granary in the granary district.

Mr. Spung reported the consultant would present their findings to the Planning Commission in September or October 2026.

Planner III, Maverick Yeh, reviewed Item 3.1: Project ZMA-26-002, a Zoning Map and General Plan Amendment at 2193 East 6525 South. The request was to amend the land use designation from Residential Rural Density to Residential Low Density and rezone the subject property from RR-1-21 to R-1-15 to create three single-family lots. The subject property is in an established single-family residential neighborhood with existing utilities and roadway infrastructure and consisting of both conforming and legal nonconforming lots.

The applicant's neighborhood analysis identified the following:

- A total of 29 of the 57 lots (51%) were legal non-conforming.
- Many lots were smaller than the 21,000-square-foot minimum lot size required by the zone.
- The existing neighborhood contains varied lot widths and sizes.
- The proposed lots were generally consistent with portions of the surrounding development pattern.

Staff determined that the surrounding neighborhood had historically developed with a smaller lot pattern than currently required under the RR-1-21 district. A Geographic Information Systems ("GIS") analysis found that 40 of the 63 lots in the study area (63.5%) are legal nonconforming and do not meet one or more RR-1-21 dimensional standards, including minimum lot size and/or lot width requirements.

Rural Residential zoning carries limited animal rights. Per Cottonwood Heights Municipal Code ("CHMC") §8.14.020, a minimum lot size of 20,000 square feet is required to keep livestock. Staff analysis determined that existing neighborhood conditions differed from the original intent of the zoning district, as 35 of the 63 surrounding lots (55.6%) do not meet this size requirement and cannot utilize the livestock rights associated with the zone.

The subject property currently carries a land use designation of Residential Rural Density, which is intended for lots 21,000 square feet or larger in size or approximately two dwelling units per acre. The proposed designation of Residential Low-Density was intended for detached single-family homes on lots between 8,700 and 17,400 square feet and between two-and-a-half and five units per acre.

Staff acknowledges that the request represented a departure from the historic intent of the Rural Residential designation. However, the analysis determined the following:

- The existing neighborhood contains a mixture of conforming and legal non-conforming lots.
- The proposal maintains the detached single-family residential land use.
- The proposal does not introduce multi-family or commercial uses.
- The proposal may better align with the existing and anticipated development pattern of the neighborhood.

Mr. Yeh reviewed a concept rendering of the proposed development. The subject property would be subdivided into three single-family lots, each approximately 0.36 acres in size.

Staff review of public services and infrastructure determined that:

- Existing roadway, water, and sewer service is available.
- Existing storm drainage infrastructure is available.
- Future development would remain subject to:
 - Subdivision review
 - Engineering review
 - Utility review
 - Fire Department review
 - Building permits

As Zoning Map and General Plan Map amendments are legislative actions, the Planning Commission's authority was to take public comment, discuss the merits of the proposal, and make a recommendation to the City Council. The City Council was the final approval authority for the application.

Public notice was mailed to all property owners within 1,000 feet of the subject property and posted at the property in accordance with City and State Code requirements. One comment was received in support of the application.

Staff recommended approval based on the following:

1. Compatible with the surrounding neighborhood.
2. Maintains low-density residential character.
3. Existing infrastructure is available.
4. Supports efficient use of serviced land.
5. No material impact on public health, safety, or welfare.

Commissioner Anderson asked about sidewalk and road improvements. Mr. Yeh reported that all right-of-way improvements are reviewed during the subdivision process, but standard improvements will be required. Commissioner Mills added that curb, gutter, and sidewalk are traditionally required with this type of development, as it presents the opportunity for the City to bring older areas up to current standards. Commissioner Anderson remarked that it would be the only sidewalk on that road. Commissioner Mills encouraged the Commission to continue recommending sidewalks where possible, as that is the only way the Fort Union Master Plan will be realized. The City does not have money available to install sidewalks everywhere they are needed, so they need to be added a piece at a time.

In response to a question from Commissioner Anderson, Mr. Yeh confirmed that the subject property was currently an empty field. Commissioner Anderson stated that she visited the site, and it did not look large enough for three homes. Commissioner Mills stated that he had the same question, but 96 feet is a good lot width, and a high-quality home can be built on an 0.33-acre lot.

Commissioner Anderson asked about the maximum amount of grass allowed for new development, as the concept rendering showed all-grass yards. Mr. Yeh reported that no more than 35% grass is allowed, and that will be verified during building permit review. In response to her follow-up

question, Mr. Spung reported that the next steps after approval would be subdivision and building permit applications and review.

In response to a question from Commissioner Smith, Commissioner Mills stated that there is also a limit on the percentage of impermeable surface allowed.

Chair Steinman asked if the Fire Department had any concerns about turnarounds or other aspects of the proposal. Mr. Yeh reported that the Fire Department reviewed the proposal during the pre-application meeting and is confident that there will be no issues. Mr. Spung added that there is a hydrant near the property and an existing hammerhead in the public right-of-way. Fire Department requirements are reviewed with the subdivision application.

Commissioner Mills asked Staff to be thoughtful about how to address the property near the Highland Point Apartments.

Chair Steinman asked about the percentage of the City that was zoned agricultural, as the specific zone no longer seemed to fit with the General Plan and there may be an opportunity to create an overlay zone. Mr. Spung reported that most properties along Creek Road are zoned Rural Residential, as are some parcels in southern Cottonwood Heights.

Item 3.2 was Project ADU-26-001. Mr. Yeh reported that the 0.30-acre subject property was located at 2982 East 7375 South in the R-1-8 Zone. Site photographs and concept renderings were reviewed. The proposed accessory dwelling unit (“ADU”) would be located in the rear yard, consistent with ADU regulations, and the existing detached garage would be removed. The proposed two-bedroom ADU was approximately 800 square feet in size and 10 to 15 feet tall, with a permanent foundation. The structure would have 25-foot rear and eight-foot side setbacks as required by code.

The Site Plan was reviewed. In response to a question raised by Commissioner Mills, Mr. Yeh clarified that per City Code, ADU parking cannot block parking for the primary structure. The owner intended to remove the existing trees and a portion of the carport and extend the driveway to the front of the ADU. Parking locations for each structure were identified on a street view image of the subject property. Commissioner Mills expressed concern that the plan would require double-stacked parking for the primary structure. Chair Steinman asked if additional pavement could be added to extend the width of the driveway. Mr. Spung reported that the driveway could be widened by eight to nine feet, and an average parking stall is nine feet wide.

In response to a question from Chair Steinman, Mr. Yeh clarified that the applicant intended to remove a portion of the carport to extend the driveway. Staff was initially inclined to deny the application, but the applicant was willing to modify the structure, remove a tree, and extend the driveway to meet ADU parking standards. Those changes would be verified during building permit review, but the Planning Commission could also require them as a condition of approval. Chair Steinman stated that the City should be very clear about appropriate access to ADU parking.

In response to a question raised by Commissioner Anderson, it was clarified that there are no setback requirements for parking; vehicles can park next to the property line.

Commissioner Mills asked if there were any existing easements in the area. Mr. Yeh reported that a utility company waiver would be required if easements were affected. If waivers could not be obtained, the structure would have to be moved outside of any easements.

In response to a question raised by Chair Steinman, Mr. Yeh reported that an Ownership affidavit had been filed and would be verified prior to issuance of a Building Permit.

Commissioner Mills stated that over the past six years, parking areas had been the sticking point in ADU discussions, and it was important to ensure that adequate parking was available. He did not want to encourage stacked parking. If a solution could not be found, he was not in favor of approval.

Mr. Spung reported that the only easement on the property is a 10-foot utility easement on the south property line.

In response to a question from Commissioner Mills, Mr. Yeh reported that the ADU must be set back six feet from the primary structure.

Commissioner Smith asked if the City monitors short-term rentals. Commissioner Mills stated that the legislature now allows cities to monitor online rentals to ensure that they capture tax revenue, and a future conversation may be needed to determine areas of the City that are appropriate for short-term rentals. Commissioner Anderson indicated that the topic was on a June City Council agenda. Mr. Spung confirmed that the Council would discuss regulations at its June 16 meeting, and proposed amendments would likely be presented to the Planning Commission in July or August.

Mr. Yeh reported that the proposed ADU:

- Is an allowed Conditional Use in the R-1-8 Zone.
- Complies with Chapter 19.75, Accessory Dwelling Units.
- Complies with Chapter 19.84, Conditional Uses.
- Meets applicable development standards.
- Provides adequate parking.
- Includes buffering from adjacent properties.
- Will not negatively impact surrounding properties.
- Is consistent with the intent of the zoning ordinance and General Plan.

Notice was sent to property owners within 300 feet of the subject property in accordance with City and State requirements, and no comments were received.

Staff recommended approval of the application subject to the following conditions:

1. Applicant shall obtain an approved building permit, including a passed final inspection confirming compliance with all applicable codes.
2. Applicant shall obtain an approved City business license to act as the landlord for the ADU.

Chair Steinman remarked that this was the first two-bedroom ADU he had seen and asked about maximum size restrictions. Mr. Yeh reported that the ADU must meet the R-1-8 accessory building

lot coverage requirement of 25%. Chair Steinman stated that a two-bedroom ADU would allow for up to five occupants, and the majority of ADUs he had seen were studios or one-bedroom units. Additional conditions regarding occupancy may need to be imposed. Commissioner Anderson noted that the structure is 800 square feet, which is not overly large. She questioned whether the Planning Commission could restrict occupancy. Mr. Yeh reported that the lot coverage of the proposed structure is approximately 10%. The primary structure is 1,340 square feet.

Chair Steinman asked if the Fire Department had any concerns about the distance from the road to the rear of the proposed ADU. Mr. Spung reported that it is only 164 feet from the road to the rear property line, and fire hoses are typically 150 feet long.

Chair Steinman was excited at the prospect of larger ADUs, as they may help address the housing attainability crisis. Mr. Yeh reported that the last detached ADU application was received in 2023 and for a 200-square-foot structure.

Item 3.3 was Project CUP-26-007. Mr. Spung reported that the request was for a Conditional Use Permit (“CUP”) for the construction of a rectory at Saint John’s Anglican Church at 7136 South 1700 East. An existing structure previously served as a residence for clergy, but it is no longer habitable, and they would like to replace it with a new residence. Pursuant to CHMC § 19.04.520, a rectory is defined as: *A place of residence for ministers, priests, nuns, or rabbis.* The residence must be located on the same parcel as the church and is considered an accessory use.

The Zoning Map, Site Plan, and site photographs were reviewed. The proposed structure was a single-story home with five bedrooms, three bathrooms, a maximum height of 22 feet, and was designed to complement both the church and the surrounding neighborhood. The residence will include an attached two-car garage and a two-vehicle carport. It will function solely as a residence for clergy. Per the applicant, redevelopment would improve the appearance and functionality of the property by replacing a deteriorated structure and removing overgrown landscaping.

Staff analysis determined the following:

- City Code allows a rectory as a Conditional Use in the R-1-8 Zone, but does not provide specific development standards. Staff evaluated the project using applicable standards for a typical single-family home.
- The proposed rectory is a 3,270-square-foot, single-story residence reaching approximately 22 feet in height, below the 35-foot maximum allowed in the zone.
- The proposed building meets or exceeds all required setbacks and is situated on a portion of the property that could function as a conforming residential lot under current zoning standards.
- The project provides four off-street parking spaces, which exceeds the minimum parking requirements for a single-family dwelling.

Commissioner Anderson asked if there would still be sufficient parking for the church. Mr. Spung reported that the rectory parking will be separate and not impact church parking.

The Fire Department requested that a letter be obtained from Salt Lake City Public Utilities specifying the available water flow from the nearest fire hydrant prior to building permit approval. If adequate water flow is not available, the applicant may be required to upsize or install an additional hydrant.

The Engineering Department did not express any concerns. Notices were posted and mailed to property owners within 300 feet of the subject property at least 10 days in advance of the meeting. No comments were received.

Mr. Spung reported that Staff recommended approval of the application. He noted that the recommended Conditions of Approval had been updated since the Staff Report was distributed. Recommended conditions were as follows:

1. Development shall substantially conform to the Site Plan, floor plans, elevations, and narrative submitted with the application unless otherwise modified through City review and approval.
2. The approved structure shall be used solely as a rectory serving on-site clergy and shall remain accessory to the principal church use.
3. Any future conversion of the structure to another use shall require review and approval by the City and may require additional land use approvals.
4. The rectory shall comply with all applicable development standards of the underlying zone, including setbacks, building height limitations, lot coverage requirements, and other applicable zoning regulations.
5. The applicant shall obtain all required building permits and comply with all applicable building, fire, engineering, utility, stormwater, and public works requirements prior to commencement of construction.
6. Exterior lighting shall be downward-directed and shielded to minimize impacts on adjacent residential properties.
7. Prior to issuance of a building permit, the applicant shall submit a detailed landscaping and irrigation plan for review and approval by City staff. All landscaping shall be installed and maintained in accordance with applicable provisions of the Cottonwood Heights Municipal Code.
8. Any modifications required by the Building Official, Fire Marshal, City Engineer, or other reviewing agencies to ensure compliance with applicable codes shall be completed prior to issuance of a building permit or a certificate of occupancy.

In response to a question raised by Commissioner Smith, Mr. Spung reported that full-time clergy will live in the rectory. The residence cannot be leased or subleased. It is common for religious establishments to have a residence, as the church typically provides housing to clergy as part of their stipend. Commissioner Smith stated that he believed the current minister traveled from Layton. Mr. Spung stated that the intent was for him to relocate once the rectory is completed.

Commissioner Mills stated that the proposal seemed very reasonable and would work for any church. Chair Steinman stated that the property was donated by the previous church due to its congregation aging out.

3.0 Adjourn.

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

The Work Session adjourned at 5:27 p.m.

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

**Wednesday, June 3, 2026
6:00 p.m.
2277 East Bengal Boulevard
City Council Chambers**

ATTENDANCE

Members Present: Chair Sean Steinman, Vice-Chair Mike Smith, Commissioner Rusty Lugo, Commissioner Lucy Anderson, Commissioner Dan Mills, Commissioner Garry Barnes

Staff Present: Community and Economic Development Director, Jim Spung; Deputy City Recorder, Sydney Pierce; Planner III, Maverick Yeh; System Administrator, Alex Earl

BUSINESS SESSION

Chair Sean Steinman called the Planning Commission Business Session to order at 6:31 p.m.

Chair Steinman reported that it was the last meeting for Commissioners Mills and Anderson after two terms on the Planning Commission. They were each previous Chairs, and the other Commissioners had learned a lot from them. Their dedication, prowess, and passion for the City would be missed.

1.0 Welcome and Acknowledgements.

1.1 Ex Parte Communications and Conflicts of Interest to Disclose.

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

2.0 General Public Comment

There were no comments.

3.0 Business Items

3.1 Project ZMA-26-002/GPA-26-002 – The Planning Commission will hold a public hearing to review a zoning text amendment request initiated by Jordan Brady. The Request to amend the General Plan Land Use designation from Rural Residential to Residential Low Density and rezone approximately 1.08 acres at 2193 E. 6525 S. from RR-1-21 to R-1-15. The proposal is intended to facilitate low-density residential infill development.

Mr. Yeh presented the Staff Report and indicated that the applicant, Jordan Brady on behalf of the Brady Family Trust, had requested a Zoning Map and General Plan Amendment at 2193 East 6525 South. The request was to amend the General Plan land use designation from Residential Rural

Density to Residential Low Density and rezone the subject property from RR-1-21 to R-1-15 to create three single-family lots. Current and proposed Land Use and Zoning Maps were reviewed.

Existing conditions were as follows:

- The subject property is in an established single-family residential neighborhood.
- The property was currently zoned RR-1-21.
- Existing utilities and roadway infrastructure were available.
- The neighborhood consists of both conforming and legal non-conforming lots.

The applicant's neighborhood analysis identified the following:

- A total of 29 of the 57 lots (51%) were legal non-conforming.
- Many lots were smaller than the 21,000-square-foot minimum lot size required by the zone.
- The existing neighborhood contains varied lot widths and sizes.
- The proposed lots were generally consistent with portions of the surrounding development pattern.

Staff conducted a Geographic Information Systems ("GIS") analysis and found that 40 of the 63 lots in the study area (63.5%) are legal nonconforming and do not meet one or more RR-1-21 dimensional standards, including minimum lot size and/or lot width requirements.

Rural Residential zoning carries limited animal rights. Per CHMC § 8.14.020, a minimum lot size of 20,000 square feet is required to keep livestock. Staff analysis determined that 55.6% of surrounding lots do not meet this size requirement and are therefore unable to fully utilize the livestock rights associated with the zone.

The subject property currently carries a General Plan land use designation of Residential Rural Density, which is intended for large-lot development. Lots must be 21,000 square feet or larger in size, with a maximum of two dwelling units per acre. The proposed designation of Residential Low Density was intended for detached single-family homes on lots between 8,700 and 17,400 square feet and a maximum of five units per acre.

Staff acknowledged that the request represented a departure from the historic intent of the Rural Residential designation. However, the analysis determined the following:

- The existing neighborhood contains a mixture of conforming and legal non-conforming lots.
- The proposal maintains the detached single-family residential land use.
- The proposal does not introduce multifamily or commercial uses.
- The proposal may better align with the existing and anticipated development pattern of the neighborhood.

Mr. Yeh reviewed a concept rendering of the proposed development. The subject property would be subdivided into three single-family lots, each approximately 0.36 acres in size.

Staff review of public services and infrastructure determined that:

- Existing roadway, water, and sewer service is available.
- Existing storm drainage infrastructure is available.
- Future development would be subject to:
 - Subdivision review
 - Engineering review
 - Utility review
 - Fire Department review
 - Building permits

As Zoning Map and General Plan Map amendments are legislative actions, the Planning Commission's authority was to take public comment, discuss the merits of the proposal, and make a recommendation to the City Council. The City Council had final approval authority.

Public notice was mailed to all property owners within 1,000 feet of the subject property and posted at the property in accordance with City and State Code requirements. One comment was received in support of the application.

Staff recommended approval based on the following:

1. Compatible with surrounding neighborhood.
2. Maintains low-density residential character.
3. Existing infrastructure is available.
4. Supports efficient use of serviced land.
5. No material impact on public health, safety, or welfare.

The applicant, Jordan Brady, reported that he and his wife, Brooke, had lived in Cottonwood Heights for six years and rented a property owned by the Brady Family Trust. They had five children in Cottonwood Heights schools. His hope was that everyone would make informed decisions, and the Work Session gave him confidence as everyone was prepared and had reviewed Mr. Yeh's report and his application.

In preparation for the meeting, they spoke with as many neighboring homeowners as possible. Concerns they raised included increased, traffic and water use, as well as the potential need to upgrade the fire truck turnaround. Their research determined the following:

- Traffic: The average trips per residence is 9.5 to 10, so the three proposed lots would result in an approximately 5% increase in traffic on 6525 South.
- Water: Lots in the current RR-1-21 Zone typically require almost twice as much water use as the proposed R-1-15 Zone, primarily due to the amount of impermeable surface. The proposal would create three lots but only increase water use by between 15% and 20% in comparison to the existing lot.
- Fire: He met with the Fire Marshall at the property, who confirmed that the existing hammerhead turnaround meets the standards required by City ordinance. He did not mention the need to pave the road.

Mr. Brady believed the proposal would benefit the community as it would add thoughtfully designed housing in a high-demand area, support efficient land use and sustainability goals, develop an

undeveloped property, and reinforce planned development that enhances the community's character. There would be no displacement or infringement on homeowners' animal rights, and the property would conform to the spirit and intent of the General Plan and provide a balance between existing zoning and the actual character of the neighborhood.

Chair Steinman opened the public hearing.

Janice Schwartz stated that it was inevitable that the property would be developed, and she was in favor of the proposal. Land and housing are scarce. The Brady family lives in the neighborhood and care about maintaining its integrity, which their proposal would do. She loves the rural feeling of the neighborhood and prefers single-family homes over townhomes.

David Schwartz stated that Cottonwood Heights is a great City, and he has great neighbors. He lives in a house that was once part of the subject property and has lived there since 1997. His most important consideration is the character of the neighborhood. He supported the proposal because he believed that its character would be maintained. His home and the one next door are on nonconforming lots.

Tamara Feenstra stated that she lives directly across from the subject property. Her lot was shown as nonconforming but is a conforming lot as it is over 0.50 acres. The Robinson property to her west is also conforming. She believed those lots were misrepresented. She was not entirely opposed to 0.33-acre lots as in some respects that decision had already been made. However, she was concerned about the potential to further subdivide the properties. She asked for confirmation that the parcel size could not be smaller than 15,000 square feet. In response to her question, Chair Steinman clarified that questions are not taken during the public comment period.

Casey Robison stated that his lot was one that was misrepresented as non-conforming, as they had two parcels that became one conforming lot. He did not know if other properties on the map were also misrepresented. He finished his home in 2021, and he built in that area because of the rural designation. He supports development. However, 0.33-acre lots are a concern if they can be rezoned in the future. There are apartments to the west, and he did not want high-density housing on the subject property. He has four children, one of whom was diagnosed with hearing loss, and was concerned about increased traffic and egress in the event of an emergency. He was in favor of 0.50-acre lots and would love to have neighbors on the property. The General Plan emphasized preserving Rural Residential areas, and he would like to see the unique area maintained. Two comparable houses on 0.33-acre lots had been for sale for over two years. He loves the neighborhood and would like to maintain the RR-1-21 zoning.

Vicki Anderson lives next door to the subject property and was concerned about fire trucks. If cars are parked on the road, fire trucks cannot turn around. They cannot back up due to the Robinsons' fence and mailboxes. On several occasions, she had helped fire trucks back out from the dead end to 2300 East. At other times, they used her driveway and front lawn, destroying her lawn, curbing, and water meter. She had called and emailed, but no one had come out to repair it. It is too narrow, and it needs to be made into an actual turnaround. You cannot see it when the weeds grow tall, and cars park there as well. Her driveway was also damaged by dump trucks from a neighboring property.

Kevin Borg stated that his mother has lived on 6525 South for almost 50 years, and he owns three properties on the street. They were in favor of the proposal, but he was concerned about stormwater,

as that was an issue when he built to the south of the subject property 27 years ago. The Staff Report indicated that there was existing stormwater infrastructure, but he did not believe that was true. Water runs to the end of the street, and there is nowhere for it to go. He asked how stormwater would be handled, as well as whether current residents would also be required to add curb, gutter, and sidewalk. He agreed with Ms. Anderson that fire trucks are a problem.

Scott Brady stated that he owns the home to the north of the subject property and is a part-owner of the property. When Cottonwood Heights was incorporated, it was a great thing for the neighborhood's property values. He was in favor of 0.33-acre lots, and it would only add one extra house. Rezoning would not change the fire truck turnaround. He met with the Fire Marshall, who said that it needed a sign but no other improvements.

Kim _____ resides on 6525 South and was against allowing 0.33-acre lots. Everyone on the street has 0.50-acre lots, and she would like to keep it that way. She loves having animal rights and room to move, and she was concerned about traffic and water usage.

There were no further comments. The public hearing was closed.

Chair Steinman stated that the Planning Commission discussed the item during the Work Session and that the recording was available to members of the public. He asked for clarification on the City's fire turnaround regulations. Mr. Spung stated that the City adheres to International Fire Code standards for turnaround types and their dimensions. The Fire Marshall visited the site and stated that he had no concerns about the current alternative hammerhead configuration. The entire hammerhead is in the public right-of-way, and the City is responsible for maintaining it.

Chair Steinman asked about curb and gutter installation on the eastern border of the hammerhead. Mr. Spung reported that those requirements would be verified during subdivision application review. The item before the Planning Commission was a request to change the zoning, and any future development would require separate application and review.

Commissioner Mills stated that his understanding was that hammerheads for safety vehicles require paving to prevent trucks from sinking or rutting. Mr. Spung reported that any requirements would be at the Fire Marshall's discretion and occur during subdivision review. Commissioner Mills stated that he would like to investigate the issue further. It was about being good neighbors. The property owner did not have a legal responsibility in regard to the hammerhead, but they would live near their neighbors for a long time, and it may be beneficial if the Brady family helped facilitate a solution to help everyone feel safe. The City was not in a position to pave the turnaround. He did not blame firefighters for trying to find a hard surface, and he was sorry that they ran over landscaping.

Commissioner Mills requested that a condition of approval be added to emphasize the need for a stormwater plan. Mr. Spung reported that improvements will be verified during subdivision review. Any improvements triggered by the project are the developer's responsibility. If the City determines that the turnaround must be paved or stormwater improvements are needed, the improvement must be completed or bonded before the plat is recorded with the County. The City has adopted ordinances to address all design elements of a project, and those requirements are reviewed in the subdivision and building permit phases. The matter before the Planning Commission was whether to reduce the minimum lot size from 21,000 square feet to 15,000 square feet. Anything outside of that would be part of the development review phase.

Commissioner Smith stated that the Planning Commission looks for every opportunity to install curb and gutter in the City and typically requires its installation for new construction. However, current property owners would never be asked to do so. The goal is to improve walkability a little at a time.

Commissioner Smith stated that he understood the interest in maintaining 0.50-acre parcels, but his understanding was that many of the parcels in the area are already smaller and 0.33-acre lots will fit with the neighborhood.

Commissioner Lugo remarked that residents had indicated the data may not be accurate. If he owned a 0.50-acre lot and a neighbor rezoned their property to accommodate 0.33 acres, it would change the character of the established neighborhood. He asked if the data on the number of properties utilizing their animal rights was accurate. Mr. Yeh reported that the data was pulled from GIS earlier that day, and only 28 lots meet the 20,000-square-foot requirement.

Chair Steinman noted that there are some aggregated parcels; one party owns two or more parcels that together are more than 21,000 square feet, but the parcels themselves are legal nonconforming. The subject property is in an established infill community. One of the biggest current areas of focus in Utah is housing attainability. Although he did not believe the homes would be considered affordable, it was good to see thoughtful projects that focus on maintaining the community. He commended the Brady family on their thoughtfulness.

Commissioner Anderson stated that it was the Planning Commission's responsibility to forward a recommendation to approve or deny the application to the City Council, which would make the final decision. Interested parties should attend the City Council meeting. Mr. Spung reported that the item would likely be scheduled for their July 7, 2026, meeting. If the Council approved the application, the next step would be for the applicant to submit a subdivision application with specific engineering drawings to create three separate lots with utility service, road, and stormwater improvements, etc. After the plat is recorded, they will apply for a building permit and submit detailed construction drawings for the actual houses to be constructed on each property. Setbacks and other standards will be reviewed at that time. All those steps must be completed before development can occur.

Commissioner Mills moved to recommend APPROVAL of Project ZMA-26-003/GPA-26-002 to the City Council based on the findings and recommendations listed in the Staff Report dated June 3, 2026, with special attention to the need for a detailed stormwater plan and a plan to ensure that the fire turnaround satisfies Code requirements. Commissioner Smith seconded the motion.

Commissioner Anderson was not sure if the turnaround was not to code. Commissioner Mills stated that it is not paved, and he called it out to ensure that the Fire Department pays special attention to it. There was a demonstrated history that they had turned around in people's yards on at least two occasions. Commissioner Anderson stated that she was unsure whether paving it would change that issue, and adding signage may mitigate the issue. Commissioner Mills stated that he was not satisfied that it had been appropriately handled or was up to code.

Vote on Motion: Commissioner Barnes-Yes; Commissioner Anderson-Yes; Commissioner Smith-Yes; Commissioner Lugo-No; Commissioner Mills-Yes; Chair Steinman-Yes. The motion passed 5-to-1.

Chair Steinman encouraged anyone with additional questions to contact Staff with their concerns.

3.2 Project ADU-26-001 – The Planning Commission will hold a public hearing to review and take possible action on a request for approval of a detached accessory dwelling unit (ADU) at 2982 E. 7375 S. The proposed ADU includes an approximately 800-square-foot footprint, a height ranging from approximately 10 to 15 feet, and required parking adjacent to the structure.

Mr. Yeh presented the Staff Report and indicated that the 0.30-acre subject property was located at 2982 East 7375 South in the R-1-8 Zone. Site photographs and concept renderings were reviewed. The proposed accessory dwelling unit (“ADU”) would be located in the rear yard, consistent with ADU regulations, and the existing detached garage would be removed.

Specifications for the proposed ADU are as follows:

- Approximately 800 square feet in size;
- Detached structure;
- Permanent foundation;
- 10 to 15 feet tall;
- Two bedrooms;
- Parking provided adjacent to the ADU; and
- Key dimensions:
 - Rear setback of 25 feet
 - Side setback of eight feet
 - Setback of six feet between structures

A use analysis found that:

- Detached ADUs are allowed as a Conditional Use in the R-1-8 Zone.
- Only one ADU was proposed at the property.
- The property owner will continue occupying the primary dwelling.
- The ADU will not be used as a short-term rental.

Mr. Yeh reported that the proposed ADU:

- Is an allowed Conditional Use in the R-1-8 Zone.
- Complies with Chapter 19.75, Accessory Dwelling Units.
- Complies with Chapter 19.84, Conditional Uses.
- Meets applicable development standards.
- Provides adequate parking.
- Includes buffering from adjacent properties.
- Will not negatively impact surrounding properties.
- Is consistent with the intent of the zoning ordinance and General Plan.

Notice was sent to property owners within 300 feet of the subject property in accordance with City and State requirements, and no comments were received.

Staff recommended approval of the application, subject to the following conditions:

1. Applicant shall obtain an approved building permit, including a passed final inspection confirming compliance with all applicable codes.
2. Applicant shall obtain an approved City business license to act as the landlord for the ADU.

The applicant, Zach Payne, reported that he and his wife had owned the subject property for two years and had temporarily moved out while remodeling. They intend to beautify the property, be good neighbors, and increase the property value. He spoke extensively with Mr. Yeh and will ensure that there is ample parking and no street parking. They do not intend to rent to just anyone. In response to a question from Chair Steinman, he stated that they currently lived closer to his wife's family. They intended to move back into the property but had not made a final decision.

Chair Steinman asked about the applicant's plans for the carport. The Site Plan was reviewed, and Mr. Payne stated that an existing gate will be removed and the fence moved to provide access and parking. The tree had already been removed. He had spoken with his neighbor regarding his plans. In response to a follow-up question from Chair Steinman, Mr. Payne stated that his understanding of the Ownership affidavit is that he confirmed his intention to beautify the property. If owner occupancy is required, he will move into the property.

Chair Steinman opened the public hearing.

Betty Conner has lived next door to the subject property for 45 years. There are other rentals in the neighborhood, and they park both on the property and in the street. She asked if the purpose of the ADU was to rent to a family member or to skiers. Property owners claim that their homes are long-term rentals, but the ones in her neighborhood are not. Several homes on the street have similarly sized lots, and she asked if they would also be eligible to build an ADU that would generate more traffic. She also asked who would be responsible for upkeep, as many neighbors do not take care of their yards. The subject property is located at a "T" intersection with a stop sign, and it will be very dangerous if residents park on the street.

There were no further comments. The public hearing was closed.

Chair Steinman asked for more information on the Ownership affidavit. Mr. Yeh reported that it typically takes two to three weeks to receive a copy from the County. The applicant receives all applicable sections of code and is informed that they must live in the primary structure, and an affidavit to that effect must be recorded prior to Planning Commission consideration. The Owner's Accessory Dwelling Unit Affidavit was reviewed.

Chair Steinman stated that he is a strong supporter of ADUs. However, the applicant represented under penalty of perjury on a notarized, recorded document that the subject property would be his primary residence. He then disclosed in the meeting that he did not intend to live at the property but would do so if that was a requirement. He was not comfortable approving the application because owner occupancy is a key requirement for an ADU, but the applicant may be able to come into compliance and reapply.

Chair Steinman informed the applicant that if the ADU was constructed and the property sold, the new owner would also be required to submit an affidavit that is recorded on the title. The purpose of allowing ADUs was to create affordable housing, not to create gray areas for property owners to build multifamily housing on single-family properties. Without an owner-occupant, there is very little accountability, and both he and the City take the matter very seriously.

Commissioner Anderson agreed with Chair Steinman. Owner occupancy is required by City Code, just like setbacks and other standards. Just like if any other requirement was not met, the application should be denied.

Commissioner Smith asked what would happen to the ADU if he moved out of the property. Commissioner Mills referred to CHMC § 19.75.050, which states that a new Ownership affidavit is required if the property is sold. The issue was that at the time of application, the subject property was not owner-occupied. The moment the owner begins occupying the property, he can reapply. The City was not interested in flippers, and Commissioner Mills would not facilitate an investment property in a neighborhood that is already struggling. He was also concerned about the parking situation. Existing parking should be preserved, and tandem parking should not be allowed, which would require two parking stalls at the rear with clear ingress and egress.

In response to a question from Commissioner Lugo, Chair Steinman clarified that ADU standards prohibit the property owner from renting out the primary residence. Commissioner Lugo stated that the application needed to be resubmitted if the property owner moved back into the home.

Commissioner Mills moved to DENY Project ADU-26-001 based on questions related to the applicant's current housing circumstance. Commissioner Anderson seconded the motion. Vote on Motion: Commissioner Barnes-Yes; Commissioner Anderson-Yes; Commissioner Smith-Yes; Commissioner Mills-Yes; Commissioner Lugo-Yes; Chair Steinman-Yes. The motion passed unanimously.

3.3 Project CUP-26-007 – The Planning Commission will hold a public hearing to review and take possible action on a request for approval of a Conditional Use Permit to construct a rectory accessory to the existing church located at 7136 South 1700 East. The proposed rectory will provide residential housing for clergy associated with the church.

Mr. Spung reported that the request was for a CUP for the construction of a rectory at Saint John's Anglican Church at 7136 South 1700 East to serve as a residence for onsite clergy. An existing structure is no longer habitable, and they would like to replace it with a new residence.

Pursuant to CHMC § 19.04.520, a rectory is defined as: *A place of residence for ministers, priests, nuns, or rabbis* and requires a CUP in the R-1-8 Zone. The residence must be located on the same parcel as the church and is considered an accessory use.

The Zoning Map, Site Plan, and site photographs were reviewed. The proposed structure was a single-story home with five bedrooms, three bathrooms, a maximum height of 22 feet, and was designed to complement both the church and the surrounding neighborhood. The residence will include an attached two-car garage and a two-vehicle carport. It will function solely as a residence for clergy.

Per the applicant, redevelopment will improve the appearance and functionality of the property by replacing a deteriorated structure and removing overgrown landscaping.

City Code allows a rectory as a Conditional Use in the R-1-8 Zone, but does not provide specific development standards. Staff evaluated the project using applicable standards for a typical single-family home, and those requirements were met. The Fire Department requested that a letter be obtained from Salt Lake City Public Utilities confirming available water flow from the nearest fire hydrant prior to issuance of a building permit. The Engineering Department did not have concerns.

Notices were posted and mailed to property owners within 300 feet of the subject property at least 10 days in advance of the meeting. No comments were received.

Staff recommended approval subject to the modified Conditions of Approval as read during the Work Session.

Chair Steinman opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Lugo stated that any time the Planning Commission has the opportunity to enhance real estate in Cottonwood Heights, they should do so. He attended this church in the 1980s and 1990s, and it was great to see it being improved.

Chair Steinman congratulated the applicant on the donation of the church. It is exciting to see that happen as it shows the motives and passion of the community.

Commissioner Mills stated that it would be helpful to specifically call out the lighting ordinance, but that would likely be handled during the building permit process. Mr. Yeh confirmed that a lighting plan is required with the building permit application and is reviewed for compliance with the lighting ordinance.

Commissioner Anderson moved to APPROVE Project CUP-26-007 based on the findings and recommendations listed in the Staff Report dated June 3, 2026, and subject to the conditions listed therein. Commissioner Barnes seconded the motion. Vote on Motion: Commissioner Barnes-Yes; Commissioner Anderson-Yes; Commissioner Smith-Yes; Commissioner Mills-Yes; Commissioner Lugo-Yes; Chair Steinman-Yes. The motion passed unanimously.

4.0 Consent Agenda

4.1 Approval of May 6, 2026, Planning Commission Minutes.

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

Chair Steinman thanked Commissioners Mills and Anderson for their service to the City. Commissioner Mills stated that it had been a pleasure and a great honor to be involved with the Planning Commission. It had always been a comfortable space to be agreeable, even when they disagreed, and he always appreciated that. People are heard, and the direction of the Planning

Commission can be moved by a single comment as it is a malleable group whose only agenda is to make Cottonwood Heights awesome for everyone who lives here.

Commissioner Anderson echoed those sentiments. It had been an honor and a pleasure to serve on the Planning Commission, and she will miss it.

5.0 Adjourn.

Commissioner Mills moved to ADJOURN the Business Meeting. Commissioner Anderson seconded the motion. The motion passed with the unanimous consent of the Commission.

The Business Meeting adjourned at 8:03 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Cottonwood Heights City Planning Commission Work Session and Business Session held on Wednesday, June 3, 2026.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

DRAFT