



Cottonwood Heights

Weekly Update for the Week of Oct. 23-29, 2016

Administrative Services

1. Ongoing coordination with contractors to clean up the punch list items throughout city hall.
2. Events staff working on Christmas decoration pricing and plans.
3. Staff working to get internet service to Mountain View Park for security camera connection.

Community and Economic Development

1. The Community and Economic Development department welcomes Andrew Hulka as its new Associate Planner, as well as Stephanie Ainsworth and Trenton Cross as interns.

Engineering

1. Submitted Letters of Intent to WFRC for the 2017-20122 TIP. Projects included 2600 East Road Reconstruction, 1700 East Sidewalk, 2600 East Sidewalk, Creek Road & Highland Drive Intersection Widening & BCC Trail.
2. Construction for the Fort Union & Mountain View Park RRFB Intersection has started.
3. Coordination with property owners for ROW Acquisition for Fort Union/Highland Dr. Intersection continues.

Public Works

1. All of the 16 plow trucks are now present and accounted for. Staff is making sure that they all have the proper equipment and that there are no defects in the construction of the truck and sanders.
2. Cellular tracking systems are being installed in all of the new trucks to aid with the snow removal process and ensure that crews are working in the assigned areas.
3. The salt storage building walls are being formed and steel reinforcement tied in place (see pictures).

Safety Moment

As winter nears it is a good time to look over the cars and make sure we have a snow scrapper ready for action. It's such a pain using a credit card and not many of us have a CD or casset tape case in the glovebox. Staff is purchasing snow shovels and ice melt for each of the doors around city hall. There will be staff assigned to clean walkways and the courtyard at City Hall but we ask for your help if you see snow buiding up on the walks during a storm. As we mentioned a few weeks ago, slips and falls are a big concern for liability.

The Risk Management Committee recommends that any staff required to walk on slick or icy surfaces pick up a pair of slip on ice cleats such as Yak Tracks, Stabilicers, etc. Talk to your supervisor about getting a pair. Carrying water, extra clothes or blankets in your vehicle are other suggestions that will keep you safe in an emergency. Keep the gas tank full to prepare for being stranded and keeping water from forming in the fuel system.

Photos



Figure 1- The new council workroom table being assembled and installed.





Figure 2- Installation is complete. The audio/visual equipment is next.



Figure 3- The vegetation has been cleaned off the fence on the South side of the Buttler Elementary School Exit to allow for greater pedestrian visibility on the sidewalk.



Figure 4- Breaking up salt chunks and re-stacking salt for this winter.



Figure 5- Steel reinforcement being tied in the salt shed walls.



Figure 6- Outside forms set on salt shed walls while reinforcement is being tied in place.



Figure 7- All of the trucks are now on site and being prepared for winter.



Figure 8- This is the dump pit for the street sweeper. It has been filled and hauled off three times this fall already.



Figure 9- View of the public works site from 3000 E



Public Works Department

To: Mayor Kelvyn Cullimore
Cottonwood Heights City Council

From: Matthew F. Shipp, P.E., Public Works Director

Date: November 1, 2016

Cc: John Park, City Manager
File, City Council Reports

Attachments: Area Map

RE: CITY COUNCIL, WEEKLY PUBLIC WORKS REPORT

PUBLIC WORKS TRANSITION:

- See attached Chart: The chart shows what was originally planned during the initial transition phase. Staff will review with the City Council the line items on this chart.

PUBLIC WORKS DEPARTMENT ACTIVITIES:

- Heavy winds and rain over the weekend. Staff is spending the day sweeping and drain cleaning throughout the City but considerable time is being spent in the east bench where a great deal of leaves were blown off the trees.
- Tree trimming: Areas 1, 2, 9, and 10 are completed.
- Sign repair and maintenance.
- Blue Staking and right of way permitting.
- 50/50 program: Work is being done on the first 15 applicants that have prepaid. Seven of the applicants are either completed or have been started. We anticipate completion of the first 15 in three weeks (Barring unforeseen poor weather conditions). During the winter, we will line out the remainder to be completed and finalize those in the spring.

UDOT PROJECT UPDATES:

- ~~Wasatch Blvd: Completed.~~
- **Knudsen Corner (Hydro-Demolition on I-215):** *There has been no change to the status of this project.* Hydro-demolition will be completed by the end of the month. Project finalized by the end of November.
- **Wasatch Blvd. High-T Intersection:** Waiting until our meeting with UDOT to update this report.
- **Fort Union Pedestrian Crossing:** This project will begin this week with the potholing of the utilities in the area. It has a projected 30 Day project time frame.

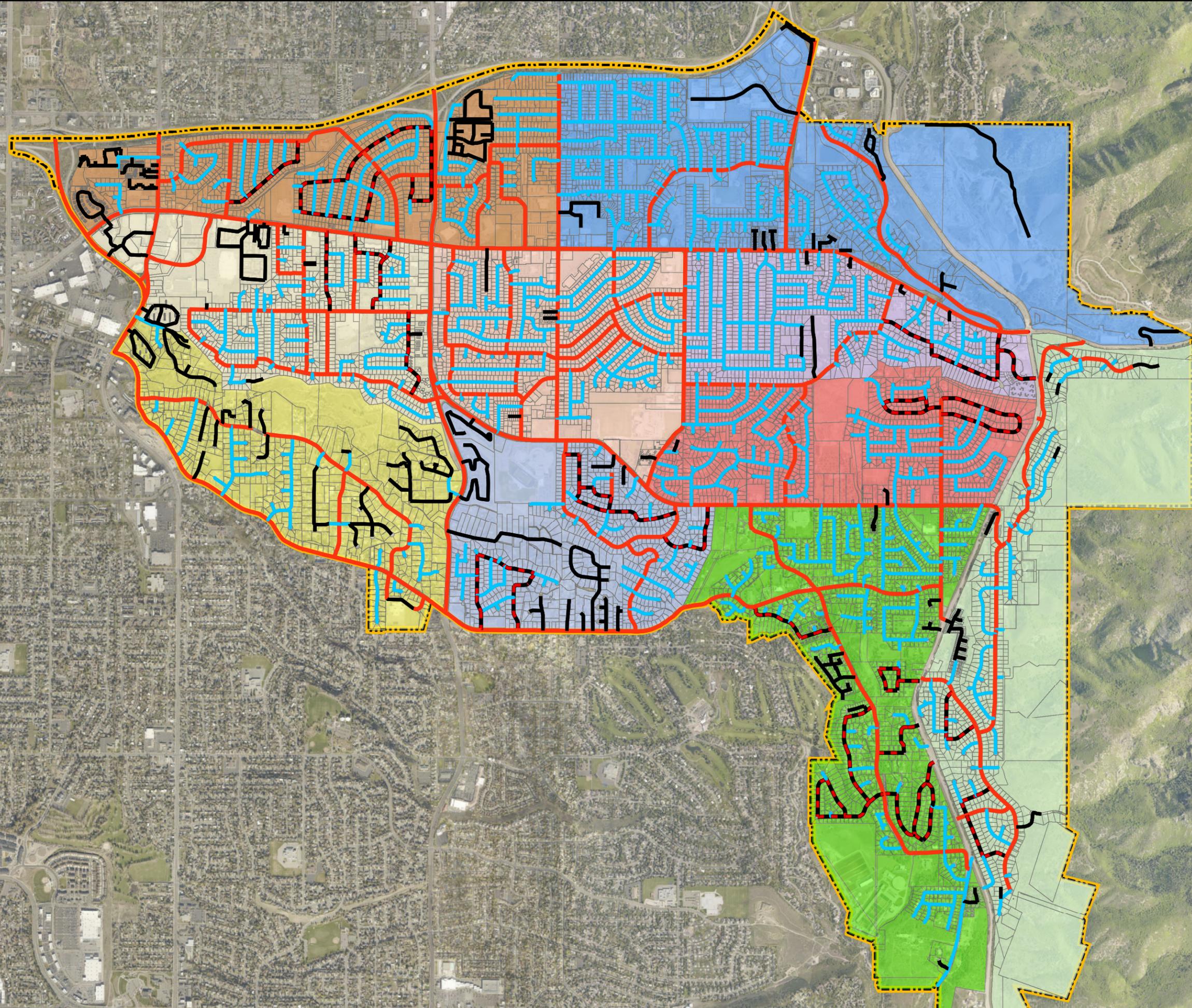
- **Bengal Blvd:** Moratorium restoration is being completed from the overlay project completed last year. The restoration is part of a utility conflict that occurred after the road was completed. This is an 80' X 25' patch (finish tomorrow).
- **Fort Union and Highland Drive Intersection Widening:** This project is still in the right of way acquisition phase.

OTHER PROJECTS IN THE CITY:

- **Cottonwood Improvement Sewer Line Upgrade:** This project goes from 3000 East to Pippin Drive. This is approximately 4,000 ft. sewer line upgrade. The district informs me that the contractor is expected to complete the job by August 1, 2017. Contractor will shut down in two (2) weeks for the winter and return in the spring to finish.
- **Union Park Median:** Contractor informs us that he would like to start next week.
- ~~Questar Gas Wasatch Blvd: Completed.~~

Engineering:

-  **Area 01**
-  **Area 02**
-  **Area 03**
-  **Area 04**
-  **Area 05**
-  **Area 06**
-  **Area 07**
-  **Area 08**
-  **Area 09**
-  **Area 10**





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Cottonwood Heights Municipal Center Sign Lighting Study

Current Conditions:



The current lighting for the sign is not performing as desired due to excessive shadowing behind the raised lettering. The main problem is the fixture is too close to the sign and is grazing the letters rather than illuminating the front of the letters as seen above. Below are a number of solutions that have been explored to change the lighting approach at both the south facing and east facing monument signs to improve legibility.



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South Sign:

Solution #1:



The first proposed solution would be to put in a stake or pier mounted spot light in the nearby planter with a linear spread lens. The images above show this fixture at different setbacks. As you can see, the farther back the fixture is, the less shadowing there is on the far letters. This option moves the lighting fixture out of foot traffic, but it limits us to one side we can light the sign from. The fixture shown is about 500 lumens, but higher output options are available.

Solution #2:



The second proposed solution would be to move the current light fixtures back to allow them to better wash the front of the letters and reduce the shadowing. The images above show the fixture at different setbacks. As you can see, the farther back the fixture is placed, the less shadowing there is. This option allows for more even illumination and allows for the use of the existing fixture. However, it does present a greater tripping hazard and gives more space where people can get between the light source and the sign.



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East Sign:



The east sign provides its own set of flexibility and restriction in the solution. Because the area in front is all grass, it would be harder to move the existing lighting farther out unless a new concrete slab were to be poured to keep the fixture level. A solution would be to use 1 or 2 of the same small spot lights with a spread lens (similar to Solution #1 for the South Sign). These could be stake or pier mounted in front of the sign and by nature are much more flexible in their aiming. The above images show the fixture illuminating from the side and directly in front of the sign.

C. Erik Yamashiro, LC
Lighting Designer
Spectrum Engineers



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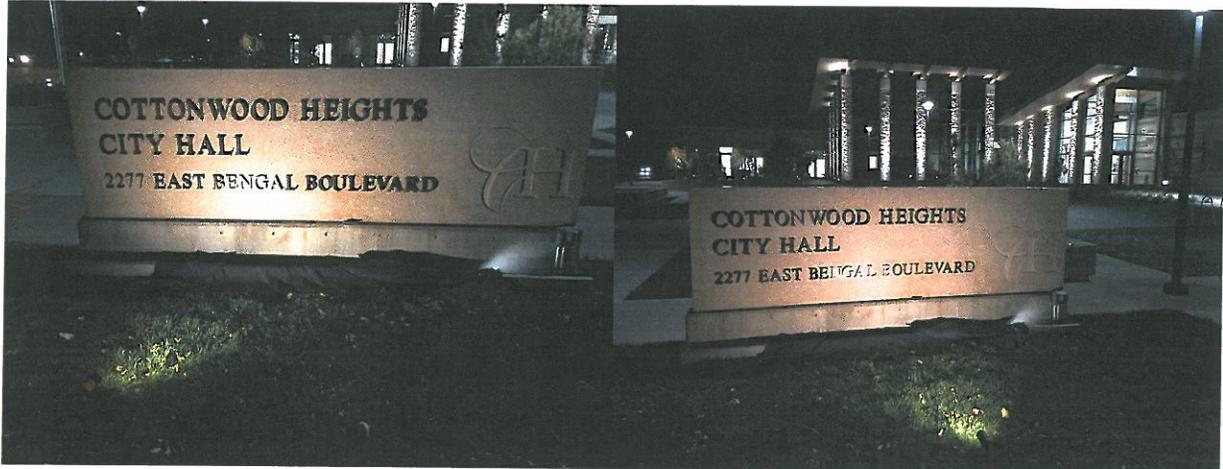
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C. Erik Yamashiro, LC
Lighting Designer
Spectrum Engineers

Community Development Activity Report



October 2016

DISTRICT 1

Councilman Mike Shelton

NEW

X

File:	ZMA-16-001	Name:	McCormick Rezone
Address:	6958 S 1700 E / 1690 E Fort Union Blvd	Applicant:	Tori McCormick
Type of Application:	Rezone	Current Zoning:	R-1-8 (MU proposed)
PC Date:	October 19, 2016	Staff Contact:	Mike Johnson
Rezone of two existing R-1-8 properties to Mixed Use			
<i>Public Hearing Scheduled for November 2nd, 2016</i>			

NEW

X

File:	HOC-16-007	Name:	Sherm North Haircutting
Address:	1443 E Dawn Drive	Applicant:	Sherm North
Type of Application:	Home Occupation	Current Zoning:	R-1-8
Admin. Hearing Date:	November 9, 2016	Staff Contact:	Andy Hulka
Proposed Home Occupation to operate a hair-cutting business in the home			
<i>Administrative Hearing Scheduled for November 9th, 2016</i>			

File:	HOC 16-004	Name:	Daycare
Address:	1761 E Cloverdale Rd	Applicant:	Angela Lancaster
Type of Application:	Home Occupation Daycare	Current Zoning:	R-1-8
PC Date:	September 7, 2016	Staff Contact:	Mike Johnson
Home daycare with up to 12 clients			
<i>Scheduled as an action item for November 2nd, 2016</i>			

File:	SPL-15-001	Name:	Wasatch Exotic Pet Care
Address:	1621 E 7200 S	Applicant:	Laurel Harris
Type of Application:	Site Plan Approval	Current Zoning:	CR
ARC Date:	June 15, 2015	Staff Contact:	Mike Johnson
Building renovation and expansion			
<i>Under construction</i>			

File:	CUP-15-005	Name:	Felt Dentist Office
Address:	6800 S Highland Dr	Applicant:	Eric Felt
Type of Application:	CUP / Site Plan Approval	Current Zoning:	RO
PC/CC/ARC/BOA Date:	PC Hearing July 15, 2015	Staff Contact:	Brian Berndt
Conditional Use and Site Plan Approval for a New Dental Office			
<i>Building permit application in review / out for corrections</i>			

File:	SPL 14-001	Name:	RAM Real Estate Office Building
Address:	1385 East Fort Union Blvd	Applicant:	Tony Baros
Type of Application:	Conditional Use Amend.	Current Zoning:	NC
PC/CC/ARC/BOA Date:	August 6, 2014	Staff Contact:	Mike Johnson
Reconstruction of a 13,400 s.f. office building.			
<i>Building under construction and nearly complete</i>			

File:	CUP 15-011	Name:	Meyer Office Buildings
Address:	7884 S Highland Drive	Applicant:	Tony Baros
Type of Application:	Conditional Use Permit	Current Zoning:	R-O
PC/CC/ARC/BOA Date:	PC September 2, 2015	Staff Contact:	Mike Johnson
CUP & Site Plan Approval for two administrative office buildings			
<i>Buildings under construction</i>			

Building Permits				
Permit #	Status	Name/Description	Permit Type Summary	Parcel Address
Commercial Permits				
BP-14-0444	Issued	New Admin. Office – Title Company	New Commercial	1385 E Fort Union Blvd
BP-15-0294	Issued	Addition – Wasatch Exotic Pet Care	Commercial Addition	1892 E Fort Union Blvd
BP-16-0028	Issued	New Admin. Office Building	New Commercial	7884 S Highland Drive #1
BP-16-0029	Issued	New Admin. Office Building	New Commercial	7884 S Highland Drive #2
BP-16-0096	In Review	New Dental Office Building	New Commercial	6800 S Highland Drive
BP-16-0313	Closed	Tenant Improvement	Tenant Improvement	1275 E Fort Union Blvd #150
* BP-16-0306	Issued	TI – Ski n’ See	Tenant Improvement	1844 E Fort Union Blvd
BP-16-0349	Closed	TI – Intermountain Pilates	Tenant Improvement	7076 S Highland Drive
BP-16-0466	In Review	TI – Intermountain Pilates Ph. II	Tenant Improvement	7076 S Highland Drive
BP-16-0501	In Review	TI – AVID	Tenant Improvement	6955 S Union Park Ctr #250
Residential Permits				
BP-14-0507	Stop-Work	Single Family Dwelling	New SFD	1388 E Milne Ln
BP-15-0490	Issued	Single Family Dwelling	New SFD	7149 S Garrett Town Cove
BP-15-0491	Issued	Single Family Dwelling	New SFD	7167 S Garrett Town Cove
BP-16-0015	Issued	Single Family Dwelling	New SFD	1451 E Lexi Ln
BP-15-0577	Issued	Single Family Dwelling	New SFD	7755 S Forest Bend Dr
BP-16-0109	Issued	Single Family Dwelling	New SFD	1726 E Siesta Dr
BP-16-0093	Issued	Single Family Dwelling	New SFD	1785 E Meadow Downs Wy
BP-16-0168	Issued	Single Family Dwelling	New SFD	1463 E Lexi Ln

DISTRICT 2

Councilman Scott Bracken

✂

File:	CUP-16-009	Name:	Zaferan Expansion
Address:	2578 E Bengal Boulevard	Applicant:	Mohsen Panah
Type of Application:	CUP / Site Plan Approval	Current Zoning:	Neighborhood Commercial
PC Date:	August 31, 2016	Staff Contact:	Mike Johnson
Expansion of existing restaurant building to add another restaurant and second-story apartment unit			
<i>PC Approval 9/14/2016 – Building Permit in review</i>			

File:	SUB 16-004	Name:	Gullickson Subdivision
Address:	7985 S Deercreek Rd	Applicant:	Jeff Gullickson
Type of Application:	Expansion of NCU	Current Zoning:	R-1-8
PC Date:	N/A (Minor Sub)	Staff Contact:	Mike Johnson
2 lot subdivision, with a flag lot			
<i>Applicant is working with Metropolitan Water to gain access over an easement on the property</i>			

File:	SUB 16-005	Name:	Schults Subdivision
Address:	7981 S Royal Ln	Applicant:	Gregory & Judy Schults
Type of Application:	Subdivision	Current Zoning:	RR-1-21
PC Date:	N/A (Minor Sub)	Staff Contact:	Mike Johnson
2 lot subdivision, with a flag lot			
<i>Waiting for corrections from applicant</i>			

✂

File:	SP-16-001	Name:	Willow Creek Vet. Sign Program
Address:	2055 E Creek Rd	Applicant:	Rick Campbell
Type of Application:	Program for Signs	Current Zoning:	RR-1-21
PC/CC/ARC/BOA Date:	April 6, 2016	Staff Contact:	Mike Johnson
Application for a site-wide sign program, including the conversion of two monument signs to larger monuments			
<i>Building Permit Issued</i>			

File:	SUB-15-004	Name:	Mackintosh Subdivision
Address:	7572 Cory Hill Cir	Applicant:	Dan Mackintosh
Type of Application:	Minor Subdivision	Current Zoning:	R-1-8
PC/CC/ARC/BOA Date:	Administrative	Staff Contact:	Mike Johnson
Four-lot minor subdivision			
<i>Project Approved; Improvements under construction</i>			

District 2 Building Permits				
Permit #	Status	Name/Description	Permit Type Summary	Parcel Address
Residential Permits				
BP-15-0047	Issued	Single Family Dwelling	New SFD	2075 E Cottonwood Cove Ln
BP-15-0404	Issued	Single Family Dwelling	New SFD	8165 S Newbury Grove Ln
BP-15-0518	Issued	Single Family Dwelling	New SFD	8127 S Newbury Grove Ln
BP-15-0548	Issued	Single Family Dwelling	New SFD	8154 S Newbury Grove Ln
BP-15-0564	Issued	Single Family Dwelling	New SFD	8153 S Newbury Grove Ln
BP-16-0030	Issued	Single Family Dwelling	New SFD	2216 E Cottonwood Cove Ln
BP-16-0129	Issued	Single Family Dwelling	New SFD	8118 S Newbury Grove Ln
BP-16-0309	In Review	Single Family Dwelling	New SFD	2397 E Creek Rd
BP-16-0436	In Review	Single Family Dwelling	New SFD	2838 E Bridgewater Dr
BP-16-0429	In Review	Single Family Dwelling	New SFD	2380 E Royal Ln
BP-16-0410	Issued	Single Family Dwelling	New SFD	8139 S Newbury Grove Ln

District 2 Building Permits				
Permit #	Status	Name/Description	Permit Type Summary	Parcel Address
Commercial Permits				
BP-16-0421	Issued	Signs – Willow Creek Pet Center	Signs	2055 E Creek Rd
BP-16-0477	In Review	TI – Photopia	Tenant Improvement	7815 S Highland Dr
BP-16-0497	In Review	TI/Addition	Tenant Improvement	2578 E Bengal Blvd

DISTRICT 3

Councilman Michael Peterson

*

File:	SPL-16-001	Name:	Public Works Site Plan Approval
Address:	6579 S 3000 E	Applicant:	Cottonwood Heights
Type of Application:	Site Plan Approval	Current Zoning:	PF
PC Date:	September 14, 2016	Staff Contact:	Brian Berndt
Approval of Site Plan for Proposed Site Storage and Public Works Building			
<i>Approved by Planning Commission 10/05/2016</i>			

File:	CUP-16-010	Name:	Corporate Center CUP Modification
Address:	2750 E Cottonwood Pkwy	Applicant:	Jeff Gochnour
Type of Application:	CUP Modification	Current Zoning:	ORD
PC Date:	August 31, 2016	Staff Contact:	Brian Berndt
Modification of previous CUP to add approximately 100 additional parking stalls underground			
<i>PC Approved 8/31/2016</i>			

File:	BOA-16-008	Name:	Expansion of Noncomplying Bldg
Address:	2177 E Lonsdale Dr	Applicant:	Jeff Larsen
Type of Application:	Expansion of NCU	Current Zoning:	R-1-8
BOA Date:	09/01/2016	Staff Contact:	Mike Johnson
Expansion of a non-complying building			
<i>BOA Approved 09/01/2016; Permit issued</i>			

File:	BOA 16-006	Name:	Expansion of Noncomplying Bldg
Address:	6743 S 2240 E	Applicant:	Nuriya Bajrektarevic
Type of Application:	Expansion of NCU	Current Zoning:	R-1-8
BOA Date:	07/07/2016 (tentative)	Staff Contact:	Mike Johnson
Request for Expansion of Noncomplying Building			
<i>BOA approved on 07/07/2016; Permit issued</i>			

File:	CUP 16-006	Name:	Beckstrand & Assoc. CUP & Site Plan
Address:	6322 S 3000 E	Applicant:	Beckstrand & Associates
Type of Application:	CUP & Site Plan	Current Zoning:	O-R-D
PC Date:	07/06/2016	Staff Contact:	Brian Berndt
Conditional use permit and site plan approval			
<i>PC approved on 07/06/2016</i>			

File:	CUP 16-005	Name:	Cottonwood Dental S.P.A.
Address:	7167 S Highland Drive	Applicant:	Lloyd Architects
Type of Application:	Conditional Use Permit	Current Zoning:	Regional Commercial (CR)/Gateway
PC Date:	07/06/2016 (tentative)	Staff Contact:	Mike Johnson
Construction of a new dental office			
<i>Building Permit in Review; Site Plan Modification Submitted by Applicant</i>			

File:	SPL 15-003	Name:	City Municipal Building
Address:	2277 East Bengal Blvd	Applicant:	City of Cottonwood Heights
Type of Application:	Site Plan	Current Zoning:	Public Facilities (PF)
PC Date:	Hearing October 1, 2014	Staff Contact:	Brian Berndt
<i>Building Complete</i>			

District 3 Building Permits				
Permit #	Status	Name/Description	Permit Type Summary	Parcel Address
BP-16-0197	Issued	New Office Building – Cornerstone Phase 2	New Commercial	2750 E Cottonwood Parkway
BP-16-0283	Issued	Office Remodel	Tenant Improvement	2750 E Cottonwood Pkwy #660
BP-16-0344	Issued	TI – Mercato	Tenant Improvement	2750 E Cottonwood Pkwy #500
BP-16-0349	In Review	TI – Master Control	Tenant Improvement	6350 S 3000 E
BP-16-0330	In Review	New Dental Office Building	New Commercial	7167 S Highland Drive
BP-16-0340	In Review	SFD	New SFD	7435 S Butler Hills Drive
BP-16-0400	In Review	Single Family Dwelling	New SFD	2533 E 6485 S
BP-16-0428	In Review	TI – Raymond James	Tenant Improvement	2750 E Cottonwood Pkwy #520
BP-16-0418	Issued	ADA Upgrades	Site Upgrade	2330 E Fort Union Blvd
BP-16-0536	In Review	TI – Zurixx	Tenant Improvement	2750 E Cottonwood Pkwy

NEW

File:	SD-13-002	Name:	Little Willow 2-lot Subdivision
Address:	8562 S Little Willow Cir	Applicant:	Joe Salisbury
Type of Application:	Minor Subdivision	Current Zoning:	R-1-8
PC Date:	October 5, 2016	Staff Contact:	Brian Berndt
Approval of a 2-lot subdivision			
<i>PC Approved 10/05/16; Waiting on final plat submittal</i>			

File:	CUP-14-009	Name:	Canyon Centre Heights Modification
Address:	7359 S Wasatch Blvd	Applicant:	Tony Baros
Type of Application:	Revised Architecture	Current Zoning:	MU
PC Date:	September 14, 2016	Staff Contact:	Brian Berndt
Modification of architecture on previously approved multi-family apartment building at Canyon Centre			
<i>PC Approved Revised Certificate of Design Compliance 9/14/2016</i>			

File:	BOA 16-007	Name:	HOC-16-001 Appeal
Address:	3571 E Summer Hill Dr	Applicant:	Joe Thomas
Type of Application:	BOA Appeal	Current Zoning:	R-1-8
BOA Date:	07/07/2016	Staff Contact:	Mike Johnson
Appeal of the Planning Commission approval of HOC-16-001; Home preschool at 3571 E Summer Hill Drive			
<i>BOA Upheld Planning Commission Approval – No Further Appeal Submitted</i>			

File:	CUP 16-008	Name:	Alpha Coffee
Address:	Racquet Club Dr	Applicant:	Carl Churchill
Type of Application:	CUP	Current Zoning:	NC
PC Date:	07/06/2016	Staff Contact:	Brian Berndt
Change of use from dental office to coffee shop within existing building; no exterior changes			
<i>Building Permit out for corrections</i>			

File:	CUP-16-002	Name:	Canyon Centre Phase III
Address:	7350 S. Wasatch Blvd.	Applicant:	Kenney Nichols
Type of Application:	Conditional Use Permit	Current Zoning:	Mixed Use
PC Date:	March 2, 2016	Staff Contact:	Brian Berndt
New restaurant (Bambu), approximately 4,800 s.f., single-story building on Canyon Centre Lot 3			
<i>Building Permit Issued</i>			

File:	SUB-16-002	Name:	Honeycomb Subdivision
Address:	7824 S Honeycomb Rd	Applicant:	Michael Brodsky; Hamlet Homes
Type of Application:	Minor Subdivision	Current Zoning:	R-2-8
PC Date:	April 20, 2016	Staff Contact:	Mike Johnson
Lot Split			
<i>Plat recorded; Building permits issued</i>			

File:	BOA-16-002	Name:	First Empire LLC Variance
Address:	3516 E 8740 S, Lot 1	Applicant:	Lane Halversen
Type of Application:	BOA - Variance	Current Zoning:	R-1-8
BOA Date:	March 10, 2016	Staff Contact:	Mike Johnson
Variance to front setback due to location of fault			
<i>Building under construction</i>			

File:	HOC-16-001	Name:	Middlemiss Home Preschool
Address:	3571 E Summer Hill Dr	Applicant:	Dana Middlemiss
Type of Application:	CUP – Home Preschool	Current Zoning:	R-1-8
PC Date:	PC Hearing March 2, 2016	Staff Contact:	Mike Johnson
Proposal to operate a residential preschool with up to 12 students			
<i>Planning Commission decision being appealed to the BOA; Decision scheduled 08/04/2016</i>			

File:	SUB-16-001	Name:	Oak Leaf Hills Subdivision
Address:	7941 S Wasatch Blvd.	Applicant:	Calvin Robinson
Type of Application:	Minor Subdivision	Current Zoning:	R-1-8
PC Date:	N/A - Administrative	Staff Contact:	Brian Berndt
2 Lots on 1.76 acres			
<i>No activity; applicant may withdraw</i>			

File:	SUB-15-007	Name:	Lindgren's Legacy
Address:	8466 S Danish Road	Applicant:	Dave Yorgasen
Type of Application:	Minor Subdivision	Current Zoning:	R-1-8
PC Date:	N/A	Staff Contact:	Mike Johnson
3-lot Subdivision			
<i>Plat recorded; Site improvements under construction</i>			

File:	SUB-15-002	Name:	DW Homes Preliminary Plat
Address:	7350 S Wasatch Blvd	Applicant:	Nick Mason, David Weekley Homes
Type of Application:	Preliminary Plat Approval	Current Zoning:	MU
PC/CC/ARC/BOA Date:	PC Action April 15, 2015	Staff Contact:	Mike Johnson
Preliminary Plat approval of a 17-lot subdivision. Site Plan and conditional use already approved on January 7, 2015.			
<i>Permits issued for lots 1-13, 15; permits in review for lots 14, 16, 17</i>			

File:	PUD 14-001	Name:	Giverny PUD
Address:	9160 South Wasatch Blvd	Applicant:	Richard Cook
Type of Application:	Planned Unit Development	Current Zoning:	R-1-8
BOA Date:	March 26	Staff Contact:	Mike Johnson
This is a request for a 169-lot planned unit development on approximately 45 acres. Proposed lots range in size from 4,500 s.f. to over 15,000 s.f. Approximately 32% of the project is dedicated to open space. All proposed roads are private.			
<i>Waiting for Final Plat and Development Bond</i>			

File:	ZMA 15-003	Name:	Kessler Rezone
Address:	9361 S No Lit Cottonwood	Applicant:	Grant Kessler
Type of Application:	Zone Map Amendment	Current Zoning:	F-20
PC Date:	September 2, 2015	Staff Contact:	Brian Berndt
Rezone of 15 acres to RR-1-21 with development agreement.			
<i>Council approved on May 24, 2016</i>			

File:	ZMA 15-004	Name:	Despain Rezone
Address:	3801 E No Lit Cottonwood	Applicant:	Susan Despain
Type of Application:	Zone Map Amendment	Current Zoning:	F-20
PC Date:	September 2, 2015	Staff Contact:	Brian Berndt
Rezone of 11 acres to RR-1-21; amended to RR-1-43 with development agreement.			
<i>Council approved on May 24, 2016</i>			

District 4 Building Permits				
Permit #	Status	Name/Description	Permit Type Summary	Parcel Address
Residential Permits				
BP-15-0029	Issued	Single Family Dwelling	New SFD	8330 S Danish Rd
BP-15-0135	Issued	Single Family Dwelling	New SFD	8118 S Danish Rd
BP-15-0382	Issued	Single Family Dwelling	New SFD	3778 E Timberline Dr
BP-15-0496	Issued	Single Family Dwelling	New SFD	9479 S Granite Trail
BP-16-0059	Closed	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #3
BP-16-0060	Closed	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #2
BP-16-0076	Closed	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #4
BP-16-0136	Issued	Single Family Dwelling	New SFD	3588 E Granite Knob Ln
BP-16-0179	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #8
BP-16-0180	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #7
BP-16-0123	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #6
BP-16-0232	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #5
BP-16-0227	Issued	Single Family Dwelling	New SFD	8754 S Sutton Way
BP-16-0277	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #9
BP-16-0278	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #10
BP-16-0339	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #11
BP-16-0438	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #12
BP-16-0448	In Review	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #14
BP-16-0449	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #15
BP-16-0476	Issued	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #13
BP-16-0548	In Review	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #17
BP-16-0493	In Review	Single Family Dwelling	New SFD	7392 S Canyon Centre Parkway #16
Commercial Permits				
BP-16-0110	In Review	Canyon Centre Parking Structure	New Commercial	7350 S Wasatch Blvd
BP-16-0108	Issued	New Restaurant – Bambu	New Commercial	7307 S Canyon Centre Pkwy
BP-16-0395	In Review	Tenant Improvement	Tenant Improvement	7260 S Racquet Club Dr
BP-16-0481	In Review	TI – Lock n’ Load Java	Tenant Improvement	7260 S Racquet Club Dr

File:	Multiple	Name:	Zoning Ordinance Rewrite
Address:	Citywide	Applicant:	Cottonwood Heights
Type of Application:	Zoning Text Amendment(s)	Current Zoning:	N/A
PC/CC/ARC/BOA Date:	Various	Staff Contact:	Brian Berndt
Mixed Use, Supplementary & Qualifying and Definitions Sections – Revised Accessory Building language in Supplementary and Definitions			
<i>Mixed Use, Supplementary & Qualifying and Definitions awaiting Council review / approval</i>			

LONG-RANGE PLANNING PROJECTS

Project Name:	Fort Union Boulevard Area Plan		
Project Location:	Fort Union Boulevard, Union Park Avenue to Wasatch Boulevard		
Type of Project:	Small Area Plan		
Staff Contact:	Brian Berndt	Timeline: (if applicable)	
Draft Plan scheduled for final Planning Commission hearing 10/5/2016			

ECONOMIC DEVELOPMENT PROJECTS

Project Name:	Local Business Outreach		
Project Location:	Citywide		
Type of Project:	Fort Union Group/Business Outreach		
Staff Contact:	Brian Berndt	Timeline: (if applicable)	Ongoing
<ul style="list-style-type: none"> • The Back to Basics Boot Camp was held on Thursday nights in October. Three classes were offered: Business Strategy, Defining a Business Entity and Small Business Loans 101. More than two dozen people attended classes during the month. • Peri traveled to St. George at the end of October for the Utah Business Licensing Association conference. • On Oct. 31, the CHBA held its first Trunk or Treat event in the parking lot at the new city hall. • Alcohol license renewals were sent out at the beginning of October and we are working to make sure all of our alcohol licenses are compliant with city and state requirements. • The CHBA will provide Thanksgiving dinner and a Sub for Santa for a family in Cottonwood Heights. The family has been contacted and is excited to work with us. 			

Accessory Structures:

1. Accessory structures shall not be constructed before the principal/main building is constructed.
2. Minimum yard area requirements for accessory structures are as follows:
 - a. Location: No accessory structure shall be located in a front, side, or corner side yard area of any lot.
 - b. Size: The footprint of accessory buildings shall not exceed seventy percent (70%) of the footprint of the main building, up to 1000 square feet, whichever is less. When calculating the accessory structure-to-home ratio, such measurement may include the area of attached garages, but shall not include attached decks
 - Exceptions – Planning Commission Approval Required. The planning commission may approve an accessory building with a footprint that is greater than seventy percent (70%) of the primary structure, or that is greater than 1000 square feet in size, but in no case shall the area of the accessory structure exceed the footprint of the primary structure, nor shall it exceed the maximum lot coverage requirement.
 - c. For lots ½ acre and larger, the footprint of accessory buildings shall not exceed seventy percent (70%) of the footprint of the main building or 1500 square feet, whichever is less. When calculating the structure-to-home ratio, such measurement may include the footprint of attached garages, but shall not include attached decks.
 - Exceptions – Planning Commission Approval Required. The planning commission may approve an accessory building with a footprint that is greater than seventy percent (70%) of the primary structure, or that is greater than 1500 square feet in size, but in no case shall exceed the footprint of the main building, nor shall it exceed the maximum lot coverage requirement.
 - d. Setbacks from property lines -
 - For accessory building walls adjacent and approximately parallel to any residentially zoned property, setbacks shall be as follows:
 - Up to 100 sq. ft. wall = 3' setback
 - 101' – 150' sq. ft. wall = 4' setback
 - 151' – 200 sq. ft. wall = 5' setback
 - 201' – 300 sq. ft. wall = 6' setback
 - 301' – 400 sq. ft. wall = 8' setback
 - 401' – 500 sq. ft. wall = 10' setback
 - 500-501 – 750 sq. ft. wall = 10' 12' setback
 - 501-751' – 1000+ sq. ft. wall = 20' 15' setback
 - > 1000 sq. ft. wall = 20' setback
 - e. Setbacks from property lines -
 - Accessory building height up to 10' = 3' setback
 - Accessory building height up to 11' = 5' setback
 - Accessory building height up to 12' = 7' setback
 - Accessory building height up to 13' = 9' setback
 - Accessory building height up to 14' = 11' setback
 - Accessory building height up to 15' = 13' setback
 - Accessory building height from 16' = 15' setback
 - Accessory building height from 17' = 17' setback
 - Accessory building height from 18' – 20' = 20' setback
 - f. Separation: All buildings shall be separated by a minimum distance of six feet (6').
 - g. An accessory building, and/or the total area of all accessory buildings on a parcel shall not cover more than twenty percent (25%) of the area of the rear yard of a lot.
 3. No accessory structure shall exceed the height limitations for the zoning district in which it is located. In all residential districts, accessory building height shall not exceed twenty feet (20') unless the principal residential structure on the lot is lower than twenty feet (20'), then the maximum height is limited to the height of the primary/main structure.

Commented [KCJ1]: What if they are adding a detached car port and can do so on the side yard without violating side yard setbacks? Do we tell them to just make it a part of the main structure?

Commented [BB2R1]: If they can meet the current code for the side yard, then yes, they can construct the building. The corner lot side yard setback is the same for main structure and accessory structures (20').

Commented [KCJ3]: I did not understand that this exception was available for lots under a half acre in size...

Commented [BB4R3]: During our discussion on this, I thought the Council directed me to include the PC approval. I can remove it.

Commented [KCJ5]: Does this term allow them to make it slightly incongruous with being parallel and avoid this setback requirement?

Commented [BB6R5]: That was not our intent. As we reviewed the potential questions that could come up in assessing a building's wall size, we were trying understand the reason for the requirement. In reviewing this, we felt a building with a 90 degree corner facing an adjacent property would be less of an issue than one that is parallel with the property. We can modify this anyway the Council wants.

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Commented [KCJ7]: That is a big jump from five feet to 10 feet. Should we have more categories and allow more incremental setbacks?

Also, I would like to see an alternative set back based solely on height.

Commented [BB8R7]: I added additional increments for wall size and setbacks based on height.

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Commented [KCJ9]: All accessory buildings or all buildings on the lot?

Commented [BB10R9]: All buildings on the lot.

Commented [KCJ11]: Define rear yard if it is not otherwise defined in the code.

Commented [BB12R11]: Rear yard is already defined in zoning ordinance.