



## PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development  
Meeting Date: December 1, 2021

**NOTICE** is hereby given that the Cottonwood Heights Planning Commission will hold a Work Session Meeting, beginning at 5:00 p.m. in Room 124 (Council Workroom) and a Business Meeting, beginning at 6:00 p.m. in Room 5 (Council Chambers) at 2277 E. Bengal Blvd., Cottonwood Heights, UT 84121, on **Wednesday, December 1, 2021**. The public may remotely hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>.

**To View the Work Session:** Each citizen desiring to view the Work Session must register in advance to view the online video broadcast at the following link:

[https://cwh.zoom.us/webinar/register/WN\\_9ff0qxdcS1ewbPZ\\_u9Sb3Q](https://cwh.zoom.us/webinar/register/WN_9ff0qxdcS1ewbPZ_u9Sb3Q)

**To View or Participate in the Business Meetings:** Citizens will be able to make live verbal comments during the “General Public Comment” or public hearing portions through the City’s online video broadcast via Zoom. Each citizen desiring to make a citizen comment must register in advance to view or participate in the online video broadcast at the following link:

[https://cwh.zoom.us/webinar/register/WN\\_91OduGYjSBa6yGi5BcjNqQ](https://cwh.zoom.us/webinar/register/WN_91OduGYjSBa6yGi5BcjNqQ)

### 5:00 p.m. WORK MEETING

#### 1.0. Review Business Meeting Agenda

*The Commission will review and discuss agenda items.*

#### 1.1. Additional Discussion Items

*The Commission may discuss the status of pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.*

### 6:00 p.m. BUSINESS MEETING

#### 1.0 Welcome and Acknowledgements

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

#### 2.0 General Public Comment

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Senior Planner at [ahulka@ch.utah.gov](mailto:ahulka@ch.utah.gov) prior to noon the day before the meeting.)*

#### 3.0 Business Items

##### 3.1 Project SUB-21-006

A public hearing to receive comments and take possible action on a request from Todd & Stacy Bradley for a subdivision amendment for proposed changes to the “Murray No. 7 Condominiums” plat located at 7280 S. Ponderosa Dr. in the Residential Multi-Family (R-2-8) zone.

### 3.2 Project CUP-21-016

A public hearing to receive comments and take possible action on a request from Bryan Bone for a Conditional Use Permit to operate an audio retail store within an existing commercial building at 1441 E. Fort Union Blvd. in the Neighborhood Commercial (NC) Zone.

### 3.3 Project SUB-21-007

A public hearing to receive comments and take possible action on a request from Ivory Homes for preliminary subdivision plat and conditional use approval of a planned unit development (PUD) on property located at 3625 E. Doverhill Dr. in the Residential Single-Family (R-1-8) zone.

## 4.0 Consent Agenda

### 4.1 Approval of Planning Commission Minutes

#### 4.1.1 October 20, 2021 Planning Commission Minutes

## 5.0 Adjourn

#### Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Open Public Hearing (if item has been noticed for public hearing). Written public comment received prior to the meeting will be distributed to the Planning Commission.
4. Close Public Hearing
5. Planning Commission Deliberation
6. Planning Commission Motion and Vote

Planning Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) 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 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.

#### Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department prior to 12:00 p.m. on the day before the meeting date to be entered into the record and distributed to the Planning Commission. Comments should be emailed to [ahulka@ch.utah.gov](mailto:ahulka@ch.utah.gov). Comments received after 12:00 p.m. on the day before the meeting date will be distributed to the Commission members after the meeting.

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

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

#### Confirmation of Public Notice

On Wednesday, November 24<sup>th</sup>, 2021, 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](http://www.cottonwoodheights.utah.gov) and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 24<sup>th</sup> DAY OF NOVEMBER 2021, Paula Melgar, City Recorder



## PLANNING COMMISSION STAFF REPORT

Murray No. 7 Plat Amended

Meeting Date: December 1<sup>st</sup>, 2021

Staff Contact: Andy Hulka, Senior Planner

### Summary

**Action Requested:**

Preliminary plat approval of *Murray No. 7 Plat Amended*, converting 2 existing condominium units to 2 standard lots.

**Staff Recommendation:**

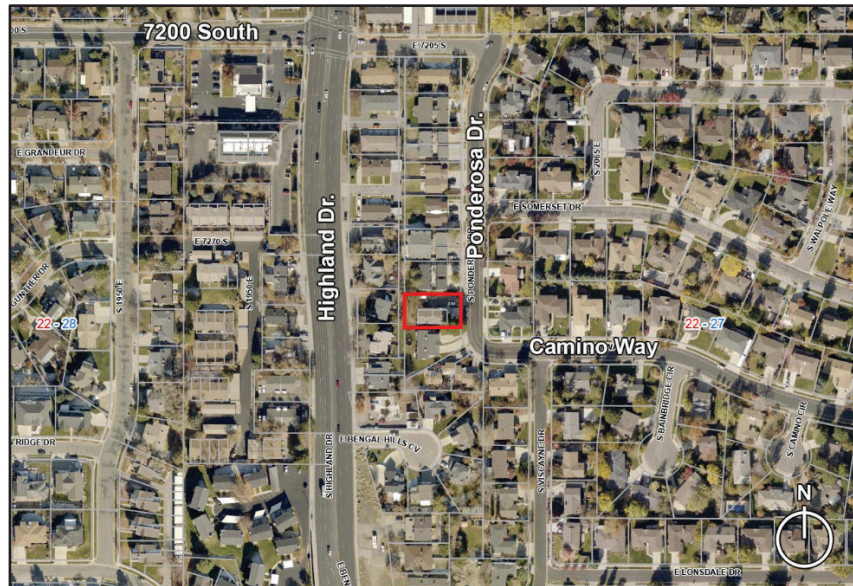
Approve

**Applicant:**

Todd & Stacy Bradley

**Project #:**

SUB-21-006



Context Map

**Subject Properties:**

- 7280 S. Ponderosa Dr.
  - Common Area
- 7282 S. Ponderosa Dr.
  - Unit 1 (East)
- 7284 S. Ponderosa Dr.
  - Unit 2 (West)

**Property Owners:**

Bradley Family Trust

**Total Acres:**

0.23 acres

**Parcel #:**

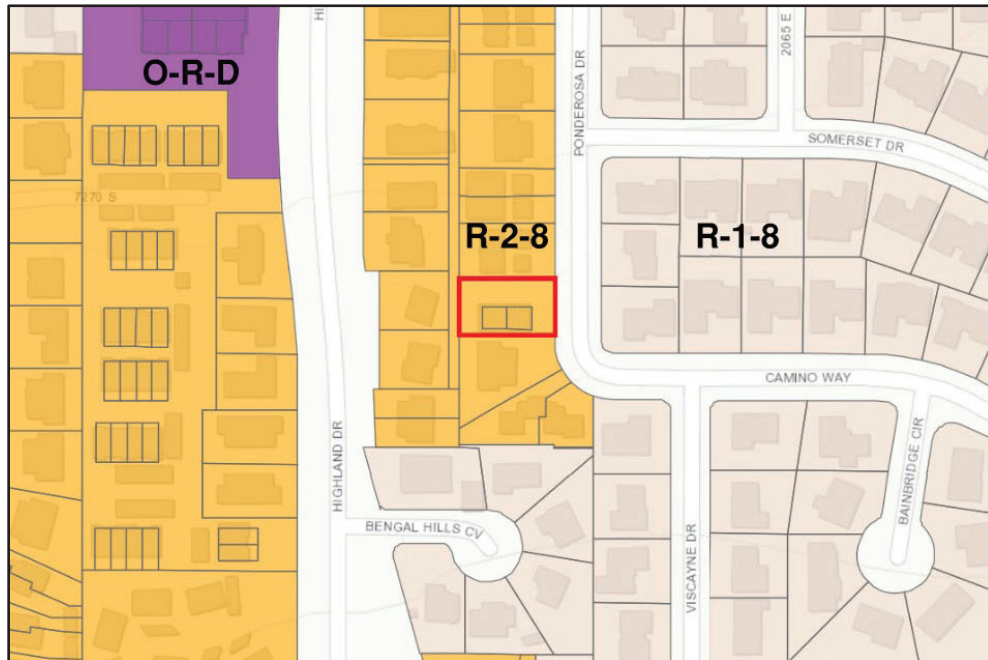
22-27-152-001-0000  
22-27-152-002-0000  
22-27-152-003-0000



Street View (Looking west from Ponderosa Dr.)

## Context

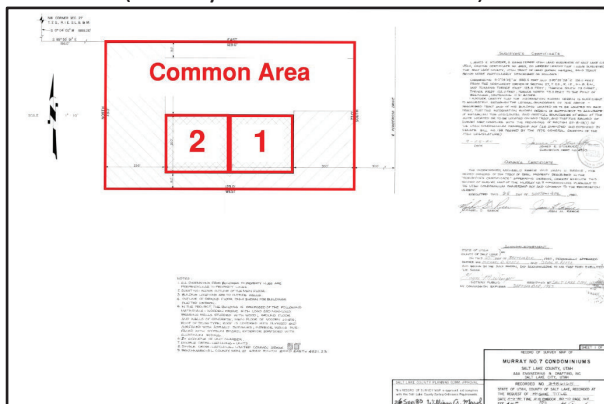
The applicant is requesting preliminary plat approval to approve “Murray No. 7 Plat Amended,” amending the “Murray No. 7 Condominiums” plat. No new units or site changes are proposed as part of this application. The purpose of this application is to change the method of property ownership from condominiums to standard lots in the R-2-8 Residential Multi-Family Zone.



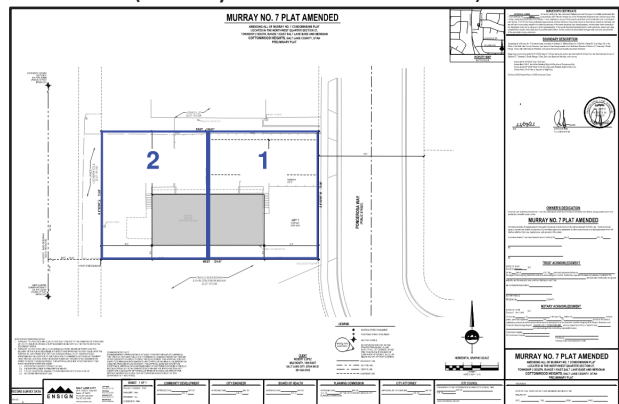
Zoning Map

## Existing & Proposed Plats

**Existing**  
(Murray No. 7 Condominiums)



**Proposed**  
(Murray No. 7 Plat Amended)



## Analysis

### Subdivision Regulations

Title 12 of the Cottonwood Heights Municipal Code dictates the Planning Commission's role in subdivision plat approval when full or partial amendments and vacations of existing subdivisions are involved. Chapter 12.26 outlines the approval process:

#### **12.26.010 Plat Vacation Process**

*The planning commission may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at a public hearing.*

#### **12.26.030 Grounds for Vacating or Changing a Plat**

- A. *Within 30 days after the public hearing required by this chapter, the planning commission shall consider the petition.*
- B. *If the planning commission is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration, or amendment, and that there is good cause for the vacation, alteration, or amendment, then the planning commission may approve the proposed alteration or amendment to the plat, any portion of the plat, or any street or lot.*
- C. *The planning commission shall ensure that the vacation, alteration, or amendment is recorded in the office of the Salt Lake County Recorder.*

**Analysis:** *Because the proposal constitutes an amendment to an existing condominium plat (Murray No. 7 Condominiums), a public hearing before the planning commission is required. Because no new units or site changes are proposed as part of this application, staff finds that no person will be materially injured by the proposed amendment.*

### Zoning Regulations

The property is located in the R-2-8 Residential Multi-Family Zone, which allows two-family dwellings to be divided into attached single-family dwellings by dividing the lots, with each lot equal to one-half of the minimum lot area required in the zone (4,000 sq. ft.).

#### **19.76.020 Lots and lot area.**

*C. Division of a two-family dwelling. Upon certification by the director, a legal, or legal non-conforming, existing or proposed two-family dwelling may be divided into attached single-family dwellings by dividing the lot. Each dwelling shall have a minimum lot area equal to one-half of the minimum lot area required in the zone for a two-family dwelling, which in no case shall be less than 4,000 square feet, and must meet all building, fire, health, parking and other requirements for a single-family dwelling. An application for lot division certification must be accompanied by a site plan showing buildings, landscaping, parking, and any other information deemed necessary by the director. The director may attach conditions to certification consistent with the purpose of the zoning ordinance. Any sale (prior to certification herein) dividing a lot occupied by a two-family dwelling shall be a misdemeanor.*

## Summary of Zoning Compliance

| Lot # | Minimum Lot Size      | Proposed Lot Size     |
|-------|-----------------------|-----------------------|
| 1     | 4,000 ft <sup>2</sup> | 4,599 ft <sup>2</sup> |
| 2     | 4,000 ft <sup>2</sup> | 4,453 ft <sup>2</sup> |

***Analysis: The proposed subdivision amendment meets the minimum lot size requirements of the R-2-8 Residential Multi-Family Zone. The final plat will be required to receive approval from city staff and must be recorded in the office of the Salt Lake County Recorder.***

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## Recommendation

Staff recommends approval of the subdivision plat amendment.

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## Conclusions - Findings for Approval

- The proposed subdivision meets the applicable provisions of the Cottonwood Heights subdivision ordinance and the Cottonwood Heights zoning ordinance;
- Proper notice was given in accordance with local and state requirements;
- A public hearing was held in accordance with local and state requirements.

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## Model Motions

### Approval

I move that we approve project SUB-21-006, based on the findings for approval outlined in the staff report:

- List additional conditions...
- List findings for additional conditions...

### Denial

I move that we deny project SUB-21-006, based on the following findings:

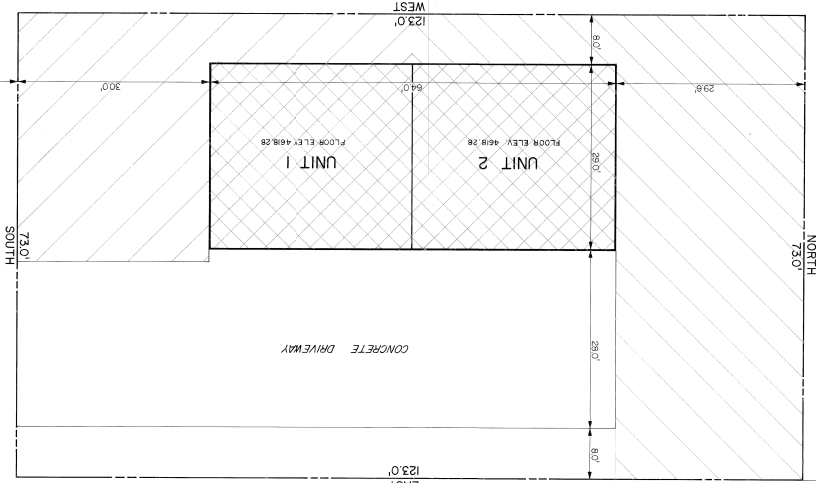
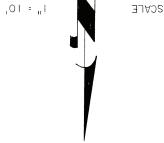
- List findings for denial...

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## Attachments

- Existing Condominium Plat
- Proposed Subdivision Plat

NW CORNER SEC. 27  
T 2 S. R 1 E. S. 1 B. 9 M.  
S 0° 04' 02" W 1099.20'  
S 89° 55' 53" E 156.0'



NOTES:

1. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES.
2. SHEET NOT SHOWS OUTLINE OF THE MAIN FLOOR.
3. BUILDING LOCATIONS ARE TO OUTSIDE WALLS.
4. OUTLINE OF EXISTING FLOOR ONLY SHOWN FOR BUILDINGS PLATTED HEREON.
5. IN THE PROJECT, THE BUILDING IS COMPOSED OF THE FOLLOWING MATERIALS: WOODEN FRAME WITH LOAD AND NON-LOAD BEAMS AND WALLS STUDDED WITH WOOD; GROUND FLOOR AND WALLS OF CONCRETE; MAIN FLOOR OF WOODEN JOIST; ROOF OF TRUSS TYPE; ROOF IS COVERED WITH PLYWOOD AND SUGGESTED WITH ASPHALT SHINGLES; INTERIOR WALLS SUGGESTED WITH GYPSUM BOARD; EXTERIOR SUGGESTED WITH CEMENTATION STONE.
6. 22 EXEMPT OF UNIT NUMBER.
7. DOUBLE CROSS-HATCHING = UNITS.
8. SINGLE CROSS-HATCHING = LIMITED COMMON AREAS.
9. BEYOND MARK 16.1, COUNTY MON. AT 6550 SOUTH 2000 EAST = 4521.23

SALT LAKE COUNTY PLANNING COMM. APPROVAL  
DATE: 26 SEP 80  
Zoning Administrator: William A. Marks

RECORD OF SURVEY MAP OF  
MURRAY NO. 7 CONDOMINIUMS  
SALT LAKE COUNTY, UTAH  
AAA ENGINEERING & DRAFTING, INC.  
SALT LAKE CITY, UTAH  
RECORDED NO. 3486165  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AT THE REQUEST OF MICHIGEL D. REECE  
DATE 10-2-80 TIME 12:41 PM BOOK 80-10 PAGE 164  
FEE \$ 21.00  
Chief Deputy County Recorder: [Signature]

STATE OF UTAH  
COUNTY OF SALT LAKE  
ACKNOWLEDGEMENT  
ON THIS 25th DAY OF SEPTEMBER, 1980, PERSONALLY APPEARED BEFORE ME MICHAEL D. REECE, JUDGE OF THE COUNTY OF SALT LAKE, UTAH, AND [Signature] WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.  
NOTARY PUBLIC  
RESIDING AT SALT LAKE CITY, UTAH  
SEPTEMBER 26, 1980  
My Commission Expires: SEPTEMBER 26, 1983

OWNERS' CERTIFICATE  
JAMES E. STUBBS, JR.  
SURVEYOR CERT. NO. 4953  
DATE: 9-25-80  
MICHAEL D. REECE  
JANUARY 11, 1980  
EXECUTED THIS 25 DAY OF SEPTEMBER, 1980.

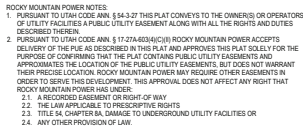
1. LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

80-10-164  
SW NW 27 25E  
\$21.00

2301

80-10-164

AMENDING ALL OF MURRAY NO. 7 CONDOMINIUMS PLAT  
LOCATED IN THE NORTHWEST QUARTER SECTION 27,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH  
PRELIMINARY PLAT



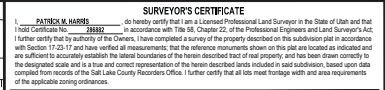
DOMINION ENERGY BYE-  
LAWS. DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING  
THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE  
OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT  
CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR  
LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE  
ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT.  
THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE NOTES AND DOES NOT  
CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR  
FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY  
DEPARTMENT AT 1-800-215-8032.

CLIENT  
ROBERT LOPEZ  
SOUTH, 1300 EAST  
KE CITY, UTAH 84121  
801-554-5145


 EXISTING STREET MONUMENT  
 PROPOSED STREET MONUMENT  
 SECTION CORNER  
 SET 5'x8" REBAR AND CAP, OR NAIL STAMPED "ENGLISH ENG. & LAND SURV." AT ALL LOT CORNERS. CAPS TO BE PLACED IN THE BACK CURB WHERE APPLICABLE, IN REBAR AND CAP AT FRONT CORNERS.  
 BOUNDARY LINE  
 SECTION LINE  
 CENTER LINE  
 EASEMENT LINE

**HORIZONTAL GRAPHIC SCALE**

(IN FEET)  
HOR: 1 inch = 10 ft.



Amending all of Murray No. 7 Condominiums, recorded on October 6, 1960 as Entry No. 3486165 in Book 80-10 at Page 164 in the Office of the Salt Lake County Recorder, said parcel of land being located in the Northwest Quarter of Section 27, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point being North 00°05'08" East 671.95 feet along the section line and East 156.00 feet from the West Quarter Corner of Section 27, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°05'08" East 73.00 feet;  
thence East 124.01 feet to the Westerly Right-of-Way Line of Ponderosa Way;  
thence South 00°05'08" West 73.00 feet along said Westerly Right-of-Way Line;  
thence West 124.01 feet to the point of beginning.

Contains 9,052 Square Feet or 0.208 Acres and 2 Lots.

11/04/21  
Data

SURVEYOR NAME  
P.L.S.-SURVEYOR NO



Known all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

9f.

By: \_\_\_\_\_

STATE OF UTAH \_\_\_\_\_ J.S.S.  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_  
the signer of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same as trustee(s) on behalf of the  
authority, and the execution was a valid act binding on said Trust.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY.

STATE OF UTAH ) s.s.  
County of SALT LAKE

On this day \_\_\_\_\_ of \_\_\_\_\_ in the year 20\_\_\_\_, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_ of \_\_\_\_\_, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and the foregoing HOA Owner's Dedication and Consent to Record regarding the MURRAY NO. 7 CONDOMINIUMS, and was signed by him/her on behalf of said \_\_\_\_\_ and acknowledged that he/she/they executed the same.

Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Print Name: \_\_\_\_\_  
A Notary Public Commissioned in Utah

AMENDING ALL OF MURRAY NO. 7 CONDOMINIUM PLAT  
LOCATED IN THE NORTHWEST QUARTER SECTION 27,  
NSHP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH  
PRELIMINARY PLAT

RECORDED IN \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE. RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

\_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

[illegible]



## PLANNING COMMISSION STAFF REPORT

Conditional Use Permit: Utah Audio

Meeting Date: December 1, 2021

Staff Contact: Samantha DeSeelhorst, Associate Planner  
[sdeseelhorst@ch.utah.gov](mailto:sdeseelhorst@ch.utah.gov), 801-944-7069

### Summary

#### Action Requested

Conditional use approval for an audio retail store (Utah Audio)

#### Recommendation

Approve with Conditions

#### Applicant

Bryan Bone

#### Project #

CUP-21-016



Street View (Fort Union Blvd.)

### Context

#### Subject Property

1441 E. Fort Union Blvd.

#### Property Owner

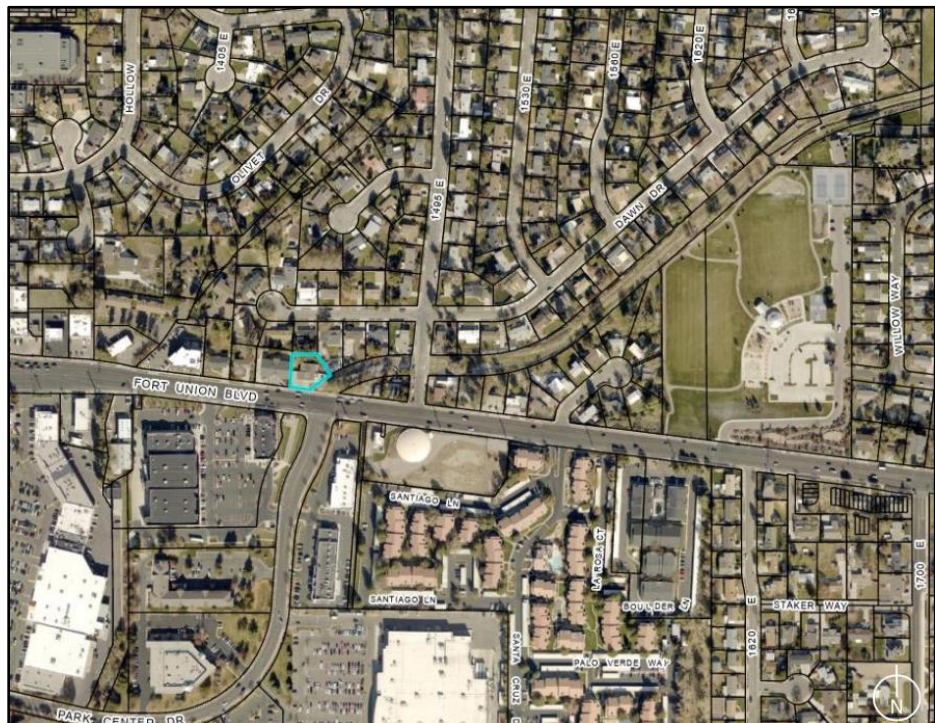
Jerry W. & Linda L. Petersen Trust

#### Acres

0.27

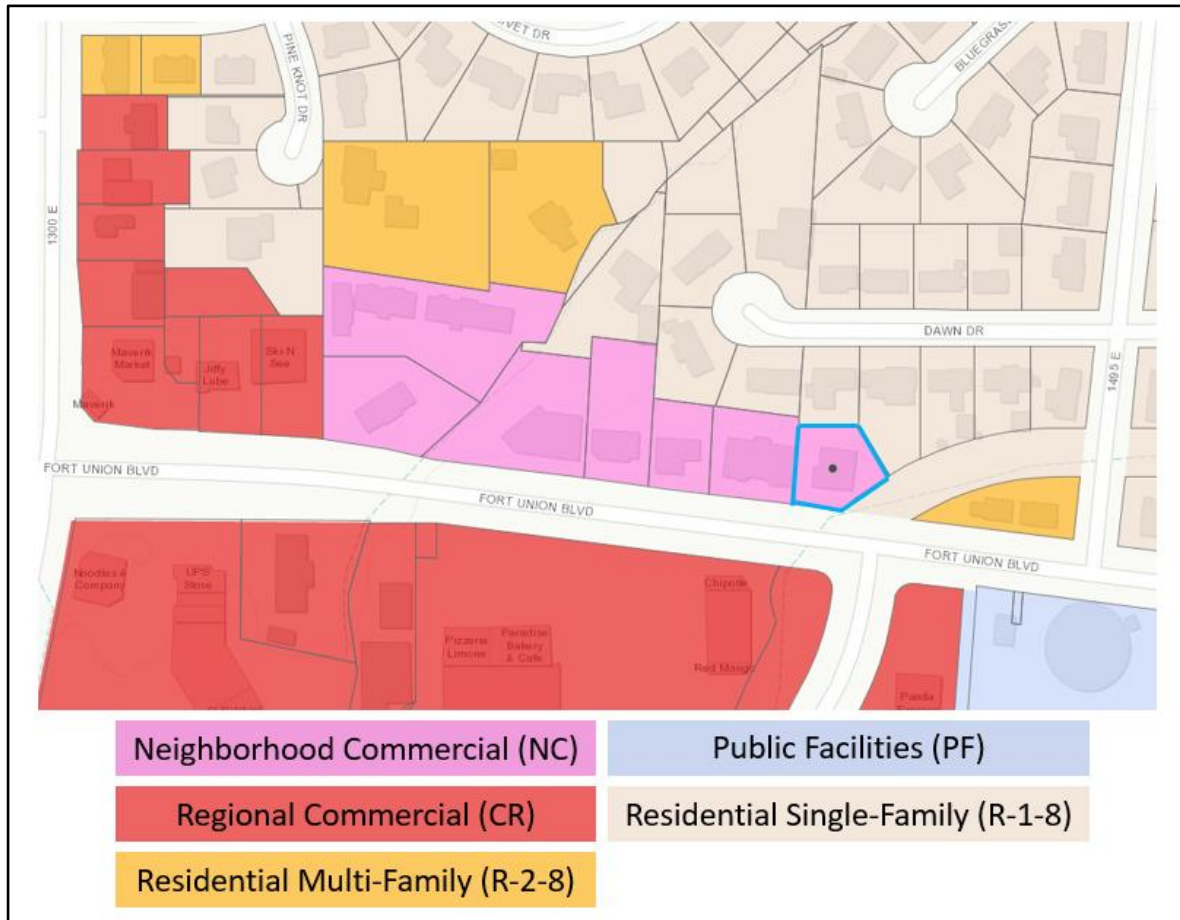
#### Parcel #

22-21-305-082-0000



Vicinity Map

## Zoning



The subject property, outlined above, is zoned Neighborhood Commercial. Neighboring properties are also zoned Neighborhood Commercial, as well as Regional Commercial, Residential Multi-Family, Public Facilities, and Residential Single-Family.

## Analysis

### Applicant Proposal

The applicant is proposing to operate an audio retail store in an existing commercial building at 1441 E. Fort Union Blvd. This business has operated out of a location in Sandy, Utah for 17 years, and its main operations entail audio and video sales and off-site installation for home theaters. The on-site activities are limited to office space and customer consultation, with only one on-site employee.

The hours of operation for this business are 9:00 a.m. to 6:00 p.m., Monday through Friday, with the potential to add Saturday hours in the future. The applicant anticipates no more than five clients per day at the subject property, typically limited to one or two at a time.

### Site Plan Review

This proposal does not constitute any expansion of the building, or alteration of site components. It will be contained to the existing building with a future signage update to change the existing signs to include the new business logo. Future signage may be subject to approval by the Architectural Review Commission, as this property falls in the Gateway Overlay Zone, as well as subject to an approved building permit.

### Ordinance Review

#### Summary

Retail commercial is a conditional use in the Neighborhood Commercial zone (CH City Code 19.37.030.L).

#### Parking Design and Layout

The city's parking ordinance requires eight parking stalls, one of which must be ADA accessible. There are no planned changes to the existing parking lot, which meets these requirements. The parking lot also features right-in/right-out striping, which staff recommends be maintained as part of this project. The previous use at this site, Advanced Behavior Analysis, had continuous clientele picking up and dropping off their children, thus representing a greater intensity of traffic circulation. Staff anticipates this project to be considerably lower in intensity, based on the applicant's narrative.



*Aerial image of the project site*

## Criteria for Granting the Conditional Use permit

The city code establishes the criteria by which a conditional use permit may be issued:

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

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## Recommendation

Staff recommends approval of CUP-21-016, with the following added conditions:

1. The applicant may not use any portion of the East Jordan Canal Trail for parking or other business uses.
2. The right-in/right-out parking lot striping be maintained unless otherwise required by the city.

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## Conclusions - Findings for Approval

- The proposed use described in the report is a conditional use within the Neighborhood Commercial zone.
- A public hearing was held in accordance with local and state requirements.

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## Model Motions

### Approval

I move that we approve project CUP-21-016, based upon the findings for approval outlined in the staff report, with the added conditions referenced above...

- Add any additional conditions of approval...

### Denial

I move that we deny project CUP-21-016, based on the following findings...

- List findings for denial...

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## Attachments

- Applicant Narrative

# Conditional Use Permit application requests

## GENERAL

- ◆ **Application Fee (See Consolidated Fee Schedule for current fees)**  
-\$350 to be paid when requested
- ◆ **Owner's name, address, and telephone number**  
Bryan Bone (New owner)  
[REDACTED]  
  
Current Owner – Jerry Peterson
- ◆ **Signed consent form, if applicant is different than property owner**  
-Attached

## WRITTEN NARRATIVE

- ◆ **Project title**  
Purchase of property at 1441 Fort Union Blvd, by Bryan Bone to be used as showroom for Audio/ Video sales and install business, Utah Audio. Utah Audio is Currently operating at 266 Cottage Ave. Sandy Utah, 17 years in business. Most of the business is done off site, all but one employees are install. The one employee will be there most of the time, but out periodically to do project review or estimates.
- ◆ **Conditional use proposed** – Use proposed is Retail
- ◆ **Architect, landscape architect, planner/engineer's name, address, and telephone number**  
- N/A (no changes to structure or landscaping planned)
- ◆ **General Plan and zoning ordinance purpose compliance statement**  
– I confirm that the property at 1441 Fort Union Blvd will be used for Retail, CN, as zoned.
- ◆ **Describe all measures that will be used to buffer your development from nearby residential properties –**  
Currently there is a cinder block wall constructed from structure to side property lines, to shield neighbors from parking and road noise. The entirety of the perimeter of the property beyond the cinder block wall to the rear is lined with a cedar fence. To the east is non improved property and property owned by David Henson to the west is a Psychic Reading business, also from a converted home
- ◆ **Explain how your proposal will blend in with the surrounding area**  
The plan is to make no structural or design changes that will impact its current ability to blend with the environment, portions of the fence in the rear is falling down, it will be reinforced and stabilized, the over grown trees and shrubs will be trimmed and maintained.

## SITE PLAN REQUIREMENTS

- ◆ **Zoning classifications and current uses of adjacent properties**  
Current and proposed zoning is CN – Neighborhood Commercial –  
To the east of the property is unimproved area owned by the water department, to the west a Psychic Reading business, to the south is Fort Union Blvd and to the North are two residences.

[REDACTED]



## PLANNING COMMISSION STAFF REPORT

Planned Unit Development and Preliminary Plat

Meeting Date: December 1, 2021

Staff Contact: Mike Johnson, Community & Economic Dev. Director  
mjohnson@ch.utah.gov

### Summary

#### Action Requested

Planned Unit  
Development (PUD)  
and Preliminary Plat  
Approval

#### Applicant

Ivory Homes

#### Project #

SUB-21-007

#### Subject Property

3625 E Doverhill Drive

#### Property Owner

Church of Jesus Christ  
of Latter-Day Saints

#### Acres

6.17 acres

#### Parcel #

22-25-352-031 & 22-  
25-352-033



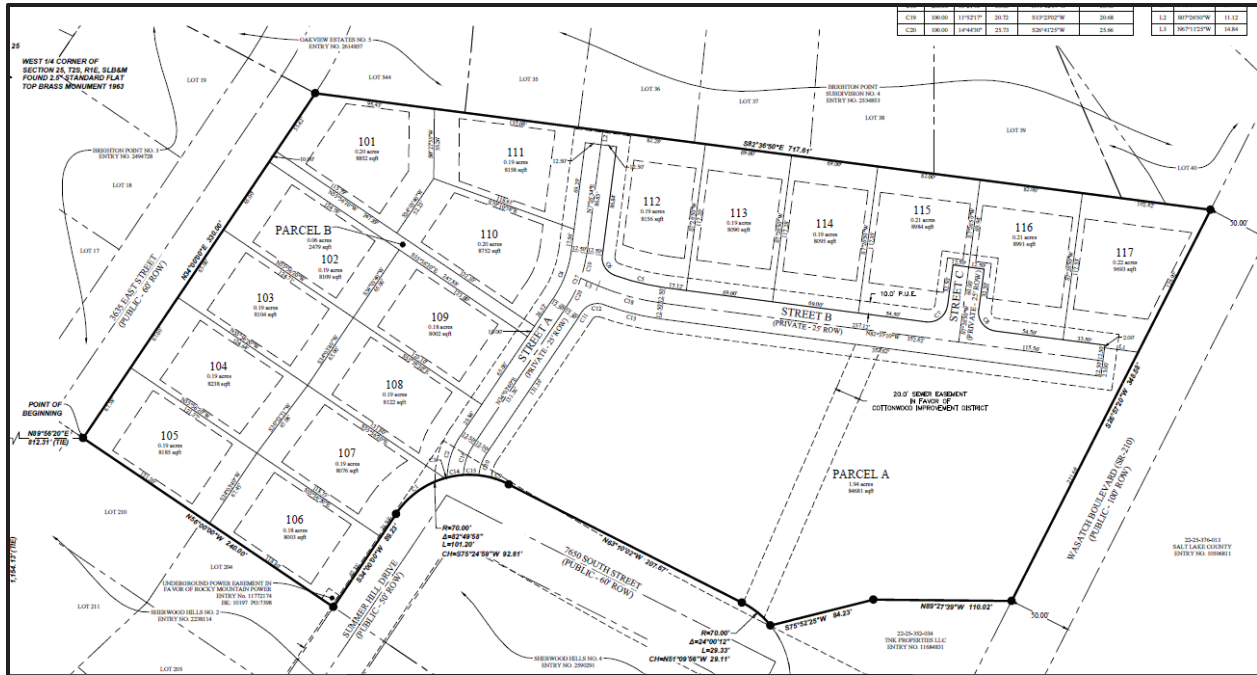
*Context Aerial*

#### Recommendation

Approve with  
Conditions

### Proposal

The applicant is proposing a planned unit development (PUD) consisting of 17 single-family lots on the property, on approximately four (4) total acres. The remaining two (2) acres of the property is proposed to be a public park and pedestrian trail connection from Doverhill Drive. Five of the proposed lots will have frontage on Doverhill Drive (existing public road). Two lots will have direct frontage on Summer Hill Drive (existing public road). The remaining lots will be accessed via a proposed private right-of-way. The public park will have direct frontage and access from Summer Hill Drive.

**Proposed Subdivision Plat**

## Background – Previous Use, Property Sale, Park Preservation

The subject property's previous use was a church meetinghouse owned and operated by the Church of Jesus Christ of Latter-Day Saints ("Church"). Currently, half of the property is an existing church building and parking lot, and half of the property is a privately owned recreational field that includes a baseball diamond, bleachers, and a pavilion structure.

In the past few years, arson was committed in the church building, causing extensive property damage. Since that time, it has not been in active use as a church building. Approximately 18 months ago, the city was made aware that the Church was planning to review the property for potential surplus and sale. The city sent multiple letters and held numerous meetings with officials involved in the surplus process to express a desire to preserve and maintain as much open space as possible on the property, including the potential willingness of the city to purchase a portion of the property.

After internal consideration and review, the Church made the determination that the property would be sold for the 'highest and best use' on the private market. The city, among other private parties, submitted an offer that included the purchase and preservation of public open space on the property. Although the city's offer identified the preservation of more area for a public park, the final decision was made that four acres of land would be sold to a private developer (Ivory Homes), and two acres would be sold to Cottonwood Heights for open space. The city was offered the 'eastern two acres' of the property, which is different than the park space indicated in the submittal.

Concern was raised by the city over the eastern two-acre alignment, as it resulted in elimination of the existing pavilion, limited pedestrian connectivity to the surrounding neighborhood, and narrow property frontage. The city continued meeting with Church officials and representatives from Ivory Homes in hopes of improving the functionality and accessibility of the public park space. The city expressed a

desire to preserve the pavilion structure, maximize property frontage, and provide pedestrian access from Doverhill Drive.

In response to these requests, Ivory Homes submitted the attached application for Planned Unit Development (PUD) and preliminary subdivision plat, in addition to a Development Agreement intended to ensure the requests by the city for the best possible park layout, given the other limitations detailed above. Prior to the city purchasing the two acres it has been offered, city staff desires to make further progress towards a preliminary plat and signed development agreement.

## Review Criteria

### Zoning Ordinance

The subject property is in the R-1-8 zone, which is the most common single-family zoning in the city and allows for single-family homes on lots that are 8,000 square feet or larger. A Planned Unit Development (which is being proposed) is considered a conditional use in the R-1-8 zone. The property is also located partially within the sensitive lands overlay zone, meaning comprehensive sensitive lands analyses are required to be completed prior to final plat recordation.



**Area Zoning Map**

Adjacent zoning:

- North – R-1-8
- South – R-2-8
- East – (Wasatch Boulevard, PF, R-1-8)
- West – R-1-8

### Planned Unit Development (PUD)

The purpose of the PUD ordinance (19.78.010) is as follows:

*“It is the intent of this chapter to provide for innovative residential developments having harmony of design and variety of function by providing greater flexibility in the design of buildings, yards, courts, and circulation than would otherwise be possible through the strict application of zoning district regulations.”*

### General Plan & Master Plans

Chapter 9.2 (Natural Environment Element; Goals, Objectives, and Policies) of the General Plan contains the following policy:

*“Clustering of development is one tool to preserve existing trees and vegetation coverage, preserve environmental areas, reduce hazards from development on steep slopes, preserve habitat, and preserve natural terrain...”*

Appendix A (Open Space Preservation) of the General Plan states:

*“Cluster development is a strategy to maximize the amount of open space within a development plan.”*

The recently adopted Parks, Trails, and Open Space Master Plan contains the following relevant recommendations:

- *“Coordinate open space and natural trails, with parks, recreational facilities, area neighborhoods and the built environment.”*
- *“Plan open spaces and the built environment together to allow both uses to enhance the other”*
- *“An established interconnected greenway network connects neighborhoods to city parks, open spaces and activity areas through a seamless integration of sidewalks, active-transportation, off-road and natural trail facilities”*
- *Based on National parks standards, 7 additional parks are needed to meet national standards.*
- *The PTOS Master Plan includes a future trail recommended at the location of the proposed pedestrian trail connecting Doverhill Drive to the proposed park parcel and beyond to Wasatch Boulevard*

### Noticing

All property owners within 1,000 feet of the subject property were mailed public hearing notices postmarked 10 days prior to the hearing. Additionally, notice was posted on the city and state noticing websites and a public notice sign was posted in a visible location on the subject property.

## Commission Authority

The Planning Commission authority is to consider both a preliminary subdivision plat ([CH city code 12.12](#)) as well as a conditional use permit for the proposal. The Commission must apply the conditional use regulations to the proposal, per state code [10-9a-507\(2\)](#):

- A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards
- The requirement described [above] to reasonably mitigated anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects
- If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use
- If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use

## Development Analysis

### Planned Unit Development

Below is a section-by-section analysis of the PUD ordinance and staff analysis:

#### 19.78.030 Planned Unit Development Defined

A PUD must demonstrate creative use of the land, distinct and different from what could be provided with a standard subdivision. Use of the land must be efficient, utilizing a smaller network of utilities and streets, thereby allowing a greater amount of open lands.

**Staff Analysis:** The primary rationale for utilizing a PUD rather than a standard subdivision is to accommodate the most ideal two-acre configuration for a city park, while preserving the existing pavilion structure, maximizing park frontage, and providing pedestrian access from Doverhill Drive. To accomplish this, the applicant is requesting slightly reduced lot width requirements, reduced side setback requirements, and reduced private right-of-way standards. Staff finds that the proposed variations from the zoning ordinance, in exchange for an optimized public park design, meet the purpose of the PUD ordinance.

A PUD shall establish acceptable design guidelines and provide a built environment of stable character in harmony with the surrounding development.

**Staff Analysis:** The proposed development fits the context of the surrounding area. No proposed lot is less than 8,000 square feet in size, and the surrounding zoning designation is either R-1-8 or R-2-8. Regarding design guidelines, the applicant is proposing to use predominantly maintenance-free masonry, hardie board, natural or stained wood. No stucco, aluminum or vinyl siding will be used except for soffit and fascia of homes. Staff finds the proposal appropriately complies with this ordinance criteria.

A PUD's design shall account for the preservation of natural features such as trees, outstanding natural topography, and geologic features. The design shall also provide protection from soil erosion and inconsistent residential development patterns.

**Staff Analysis: The purpose of the PUD is to provide the best possible public park design and provide pedestrian access to the park. Staff is also recommending a condition of approval for the developer to inventory existing trees on site, identify healthy trees and preserve as many as is practicable. The design and layout of lots is consistent with the surrounding residential development patterns.**

#### 19.78.070 Minimum acreage required

The minimum acreage for a minor PUD is 3 acres, and the minimum acreage for a standard PUD is 5 acres

**Staff Analysis: Total acreage for the property (including the city park) is 6.17 acres (4.17 acres without the park space).**

#### 19.78.090 Net Density

For standard PUDs, net density allowed is the numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed to be located and including common open space and private roads/lanes and associated recreational facilities within the area. Net density for standard PUDs shall exclude public rights-of-way and public streets.

**Staff Analysis: The total gross density permitted on a property that is 6.17 acres in size and utilizes a private roadway is approximately 5.4 units/acre (total of 33 lots). The proposed 17 lots equate to a density of 2.75 units per acre.**

#### 19.78.100 Design Criteria

The Planning Commission and Architectural Review Commission shall use the following criteria (in addition to any other applicable criteria) to hold PUDs to higher architectural standards than standard residential developments:

1. Conformance to the general plan and overlay zones
2. Compatibility with surrounding development
3. Environmental design
4. Architectural standards

**Staff Analysis: Staff finds the proposed PUD to comply with the above design criteria for reasons previously detailed. The development preserves public open space and pedestrian access recommended by the General Plan and Parks, Trails, & Open Space Master Plan. The density and layout of the subdivision is compatible with the surrounding area zoning, and all requested exceptions have been proposed in an effort improve the design and function of the two-acre city park. Architectural Review Commission approval of the 4 criteria listed above will be required prior to final plat recordation.**

#### 19.78.110 Bulk and Massing requirements

The normal massing requirements for minimum setbacks, minimum offset, minimum lot size, minimum lot area per structure, maximum height of structures and lot coverage may vary from the underlying

zoning regulations as authorized by the Planning Commission to foster a creative approach to the use of the land and related physical development. The Planning Commission is required to approve any variation from the normal bulk and massing standards of the R-1-8 zoning ordinance.

**Staff Analysis:** The proposed variations are for lot width and side setbacks. No variations are proposed for lot size or building heights. Proposed lot widths range from 55' (narrowest) to 69'. Typically, minimum lot width in the R-1-8 zone is 70'. The development is proposing a side yard reduction from 20' total (neither side less than 8'), to 10' total (neither side less than 5'). This modification is proposed due to the lot frontage reduction. No modifications are proposed to front- or rear-yard setbacks.

#### 19.78.120 Open Space

Common open spaces shall be designated and intended for use and enjoyment as open areas and shall not include individual lots and yards located between buildings and parking areas. Common open spaces within a PUD shall be at least 20% of the gross lot area.

**Staff Analysis:** The public park and pedestrian trail comprise 32% of the site area, which exceeds ordinance requirements. If the applicant were to develop a standard subdivision on the 4 acres it is purchasing, there would be no open space requirement. The park and trail will be owned by the city and open to all city residents. There is no private open space proposed.

#### 19.78.130 Pedestrian Movement

City code states that pedestrian movement "shall be accomplished through a consistent and well-designed pedestrian sidewalk system."

**Staff Analysis:** The pedestrian connection provided between Doverhill Drive and the park parcel creates a beneficial pedestrian connection to the park from the surrounding neighborhood. Staff recommends that a crosswalk treatment be applied to the area where the pedestrian access trail connects to the park. Sidewalks are not proposed on the private right-of-way but are required by ordinance anywhere the development is adjacent to an existing public road.

#### 19.78.140 Effect on adjacent properties

The Planning Commission shall require arrangement of structures and open spaces within a PUD in a manner that assures adjacent properties will not be materially, adversely affected.

**Staff Analysis:** The project layout is compatible with the adjacent areas. The zoning remains unchanged and matches the adjacent zoning designations. Additionally, no variation has been requested to rear-yard setbacks, so the impact to lots that back the proposed subdivision is the same as a standard R-1-8 subdivision. Four proposed lots have side yards adjacent to existing residential properties. The typical minimum side yard requirement is 8'. The proposed 5' side yards will have a minor impact on the adjacent properties. Staff is requesting a fencing plan to show the location and material of any site fencing proposed.

The open space configuration was done at the request of the city in a way to maximize the benefit of the open space to as much of the adjacent neighborhood as possible. Additionally, preservation of the existing pavilion reduces city costs of eventual park improvement.

**All structures within the development will be required to comply with the city's outdoor lighting regulations, and property along public streets are required to comply with the city's park strip landscaping/street tree ordinance and all applicable street lighting requirements.**

#### **19.78.150 Access Standards**

All PUDs shall be served by a public street which shall not be at or over its traffic capacity at the time the development is approved. Additionally, PUDs shall be served by an internal, paved street system with an approved pedestrian element, and shall dedicated and improve property which is reasonably anticipated to be used to expand public roads adjacent to the development.

**Staff Analysis: The proposed residential density is much less than the maximum permitted, and no tangible adverse traffic impacts are anticipated. However, staff is requesting as a condition of approval that a traffic impact memo be submitted to confirm, subject to review and approval by the city engineer. The fire department is currently reviewing the project for compliance with all fire department access codes and standards. Staff has requested a trash collection and snow removal plan to be submitted to demonstrate how trash collection and snow removal will be handled and managed on the private road**

#### Sensitive Lands Analysis

A portion of the property is located within the sensitive lands overlay zone. The most notable potential hazard on site is a fault hazard study area located along the eastern portion of the property. A full sensitive lands review is currently underway by city staff in accordance with city code chapter 19.72 (Sensitive Lands Evaluation and Development Standards). The applicant will be required to submit all requisite sensitive lands hazard reports to demonstrate that all relevant hazards have been studied, identified, and documented, with recommendation made on how those hazards will be mitigated through development. Any identified hazards on site will be disclosed and identified on the final subdivision plat.

If an identified hazard impacts the layout of the proposed subdivision and/or the location of a proposed lot, an amended preliminary plat will be brought back to the Commission for consideration. No final approval will be granted, and the final plat may not be recorded until all hazard studies are completed, reviewed, and approved in accordance with city standards, as determined by the city's Development Review Committee (DRC).

#### Grading, Drainage and Erosion Control

The city engineer has conducted a cursory review of the preliminary plan submittal, and review comments have been provided to the applicant. All review comments must be properly addressed, with full construction and site plans submitted and approved prior to final plat recordation. If engineering requirements result in substantial changes to the layout of the subdivision, an amended preliminary plat will be brought back the Commission for consideration.

#### Fire Safety

The proposed subdivision is under review by the Unified Fire Authority for compliance with all applicable fire codes and standards. Final approval by the fire department will be required prior to recordation of the final subdivision plat. If fire department requirements result in substantial changes to the layout of the subdivision, an amended preliminary plat will be brought back the Commission for consideration.

## Public Park and Development Agreement

A development agreement has been proposed by the city to ensure the most favorable configuration of the city park on the property, including preservation of the existing pavilion, a pedestrian pathway connecting Doverhill Drive to the park, and maximized park frontage along the adjacent public street. The reason for the development agreement is that the land offered for purchase to the city by the Church is a different configuration than the open space shown in this proposal. The land offered to the city provides much less property frontage, does not preserve the pavilion, and provides no pedestrian connection to the park area.

The terms of the development agreement are currently under negotiation between the city and the applicant and will require City Council approval. The agreement will be discussed further by the city council at its December 14, 2021, meeting. Staff anticipates that the development agreement will be signed and in place prior to final plat recordation. Note – the landscape plan showing park improvements is not reflective of any requirement by the city to install such improvements. Park improvements will be designed and constructed by the city at a future date.

## Recommendation

Staff recommends APPROVAL of the proposed Planned Unit Development and preliminary subdivision plat, subject to the following recommended conditions of approval:

1. Prior to final construction plan approval and/or final plat recordation, the following additional information is required to be approved by the city:
  - a. All sensitive lands hazards reports, pursuant to city ordinance 19.72 and other applicable codes
  - b. A tree preservation plan completed by a licensed arborist that provides an inventory and analysis of all trees on site, and makes recommendations for the preservation of as many existing healthy trees as is practicable
  - c. A final plat and plan set reflecting all review comments and technical code requirements from any applicable city department (e.g., Community Development, engineering, public works, fire, building, geology, etc.)
  - d. A traffic impact memo that demonstrates the additional traffic generated by the proposed project does not overburden adjacent public streets
  - e. Will-serve letters from all applicable utilities, including final utility plans approved by each utility
2. Prior to final approval, the city's Architectural Review Commission shall review the proposed development under its purview to review all PUD applications and shall issue a Certificate of Design Compliance
3. Submit a trash collection plan demonstrating how trash collection will take place and be managed within the private road area of the subdivision
4. Submit a snow removal plan demonstrating how snow removal will take place and be managed within the private road area of the subdivision
5. Provide documentation regarding the maintenance, upkeep, and enforcement of parking/traffic concerns of the private road area of the subdivision

6. Provide a safe pedestrian crossing detail on the private street for pedestrians utilizing the public park and pedestrian trail. The crossing detail should stand out visually to ensure pedestrian safety crossing the private street
7. Provide a public easement allowing public use of the private road section connecting the pedestrian pathway and public park, and coordinate with city staff on the curb treatment at that location to ensure all applicable codes and standards (i.e. ADA) are satisfied
8. Submit a site fencing plan, following PUD ordinance requirements, to indicate the location and material of any proposed site fencing
9. Submit a document, separate from the proposed development agreement, containing the proposed design standards for the PUD. This document shall be subject to review and approval by the Architectural Review Commission
10. Any significant modifications to the preliminary plat and development plan (e.g. location of lots, open space configuration, roadways reconfiguration, etc.) as a result of the full city review process shall require further consideration and updated approval by the Planning Commission

### Findings

The following are written findings of fact for the proposed conditions of approval, pursuant to ordinance 19.84.080:

1. The proposed use is one of the conditional uses specifically listed in the zoning district in which it is proposed (R-1-8)
2. The use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity
3. The use will comply with the intent, spirit, and regulations of this title and will be compatible with and implement the planning goals and objectives of the city
4. The use will be harmonious with the neighboring uses in the zoning district in which it is to be located
5. Nuisances which would not be in harmony with the neighboring uses will be abated by the conditions imposed
6. Protection of property values, the environment, and the tax base for the city will be assured
7. The use will comply with the city's general plan
8. Some form of guaranty assuring compliance to all imposed conditions will be imposed on the applicant or owner
9. The internal circulation system of the proposed development is properly designed
10. The existing and proposed utility services will be adequate for the proposed development
11. Appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts
12. Architecture and building materials are consistent with the development and surrounding uses, and otherwise compatible with the city's general plan, subdivision ordinance, land use ordinance, and any applicable design standards
13. Landscaping appropriate for the scale of the development and surrounding uses will be installed in compliance with all applicable ordinances
14. The proposed use preserves historical, architectural, and environmental features of the property
15. Operating and delivery hours will be compatible with adjacent land uses
16. The foregoing standards shall be subject to any contrary requirements of applicable State Code



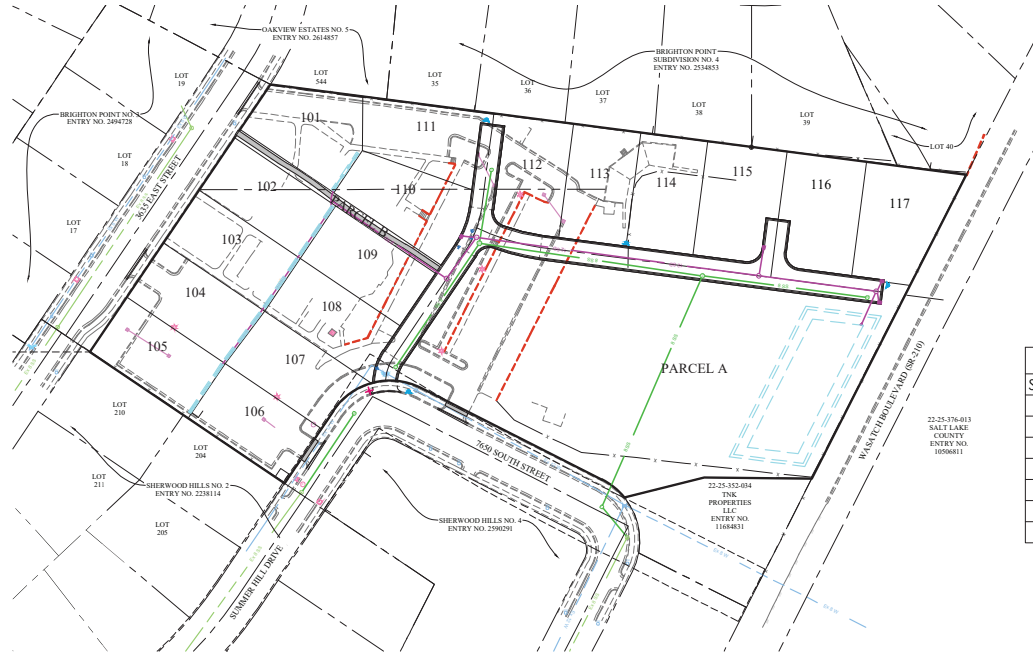
VICINITY MAP

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 25  
TOWNSHIP 3 SOUTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV. 5073.6  
DATUM: NAVD 83

# COTTONWOOD CANYON COVE - PRELIMINARY

PREPARED FOR:  
**IVORY HOMES**  
LOCATED IN:  
**COTTONWOOD HEIGHTS**



SITE MAP

| Sheet List Table |                           |
|------------------|---------------------------|
| Sheet Number     | Sheet Title               |
| C1               | COVER                     |
| C2               | PRELIMINARY PLAT          |
| C3               | DEMOLITION PLAN           |
| C4               | SITE & PHASING PLAN       |
| C5               | GRADING AND DRAINAGE PLAN |
| C6               | EROSION CONTROL PLAN      |
| L1               | LANDSCAPE PLAN            |

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO COTTONWOOD HEIGHTS CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.
4. 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.
5. 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.

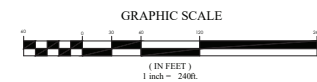
## ENGINEER'S NOTES TO CONTRACTOR

1. 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.
2. 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.
3. 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.
4. 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 WARRANT 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) 552-0075  
PROJECT MANAGER: MAT WANGSGAARD, P.E.  
SURVEY MANAGER: BRETT DUMAS

**OWNER/DEVELOPER**  
IVORY HOMES  
978 EAST WOODOAK LANE  
SALT LAKE CITY, UT 84117  
(801) 407-0891  
CONTACT: BRYON PRINCE



FOR  
REVIEW  
ONLY

COTTONWOOD CANYON COVE - PRELIMINARY  
COTTONWOOD HEIGHTS  
COVER

| REVISION BLOCK |                |
|----------------|----------------|
| #              | DESCRIPTION    |
| 1              | DATE: 11/18/21 |
| 2              | DATE: 11/18/21 |
| 3              | DATE: 11/18/21 |
| 4              | DATE: 11/18/21 |
| 5              | DATE: 11/18/21 |
| 6              | DATE: 11/18/21 |
| 7              | DATE: 11/18/21 |
| 8              | DATE: 11/18/21 |
| 9              | DATE: 11/18/21 |
| 10             | DATE: 11/18/21 |

COVER

|                |                |
|----------------|----------------|
| Scale: 1"=60'  | Drawn: TM      |
| Date: 11/18/21 | Job #: 21-0556 |
| Sheet:         |                |
| C1             |                |

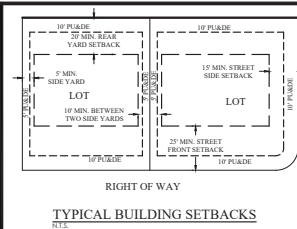


### VICINITY MAP

N.T.S.

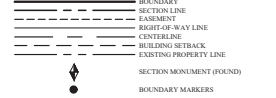
### NOTES

- 65 X 24' REBAR & CAP (FOCUS) 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 AND B ARE HEREBY OWNED BY COTTONWOOD CITY AND MAINTAINED BY THE HOA.



TYPICAL BUILDING SETBACKS

### LEGEND



## COTTONWOOD CANYON COVE SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 25, T2S, R1E, SALT LAKE BASE & MERIDIAN COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH

November 2021

| Curve Table |        |           |        |                 |
|-------------|--------|-----------|--------|-----------------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD DIRECTION |
| C1          | 70.00  | 40°00'00" | 48.97  | S84°02'30"W     |
| C2          | 62.50  | 32°45'42" | 35.67  | S74°24'48"W     |
| C3          | 70.00  | 1°30'00"  | 1.84   | S74°50'18"W     |
| C4          | 87.50  | 20°30'48" | 40.64  | S20°45'17"W     |
| C5          | 187.50 | 12°34'35" | 41.27  | N76°14'52"W     |
| C6          | 15.00  | 77°23'28" | 30.26  | N11°14'50"W     |
| C7          | 15.00  | 80°00'00" | 23.56  | S52°20'50"W     |
| C8          | 15.00  | 80°00'00" | 23.56  | N37°33'10"W     |
| C9          | 70.00  | 20°30'48" | 25.66  | N37°33'10"W     |
| C10         | 37.50  | 29°03'00" | 19.62  | N39°11'41"W     |
| C11         | 112.50 | 1°40'23"  | 3.35   | N39°12'29"W     |
| C12         | 15.00  | 77°00'00" | 20.33  | N71°11'32"E     |
| C13         | 212.50 | 12°34'38" | 46.63  | S76°14'01"E     |
| C14         | 70.00  | 10°28'01" | 12.79  | N80°49'37"E     |
| C15         | 70.00  | 10°15'45" | 12.54  | S88°48'31"E     |
| C16         | 50.00  | 30°00'00" | 26.20  | N19°00'00"E     |
| C17         | 100.00 | 20°30'48" | 46.45  | N20°45'17"E     |
| C18         | 200.00 | 12°34'38" | 53.63  | N2°52'27"W      |
| C19         | 100.00 | 11°22'17" | 20.72  | S13°20'27"W     |
| C20         | 100.00 | 14°44'38" | 25.73  | S26°41'52"W     |



| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | S82°31'00"W | 26.94  |
| L2         | S87°20'50"W | 11.12  |
| L3         | N67°12'29"W | 14.84  |

### SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plan in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereinafter known as COTTONWOOD CANYON COVE, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plan, and that this Plan is true and correct.

EVAN J. WOOD  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 183395

DATE

### BORDER DESCRIPTION

A part of the Southwest corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Cottonwood Heights, Utah, being more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of 3635 East Street as established by BRIGHAM POINT No. 3 Subdivision according to the official plat thereof, recorded as Entry No. 2494728 in Book MM at Page 74 in the office of the Salt Lake County Recorder, said point being located N80°03'40"W 1,154.13 feet along the Section line and N89°56'20"E 112.11 feet from the Southwest corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian; running thence along said right-of-way line N34°00'00"E 310.00 feet to the southeasterly corner of Lot 144, OAKVIEW ESTATES No. 5 Subdivision, according to the official plat thereof, recorded as Entry No. 2614857 in Book 744 at Page 66 in the office of the Salt Lake County Recorder; thence along said plat to and along the southerly line of BRIGHAM POINT SUBDIVISION No. 4, according to the official plat thereof, recorded as Entry No. 2534853 in Book NN at Page 83 in the office of the Salt Lake County Recorder; thence along said plat to the right-of-way line of Wasatch Boulevard (SR-210); thence along said northwesterly right-of-way line S26°57'20"W 348.58 feet to the northeasterly corner of that certain Special Warranty Deed, recorded as Entry No. 11684831 in Book 10159 at Page 6913 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) S89°73'39"W 110.02 feet; thence (2) S75°52'25"W 84.23 feet to a point on the northeasterly right-of-way line of 7650 South Street; thence along said right-of-way line the following three (3) courses: (1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 70.00 feet (radius bears S89°50'10"W) a distance of 29.33 feet through a central angle of 24°00'12" Chord: N51°09'56"W 29.11 feet; thence (2) N65°10'02"W 207.65 feet; thence (3) along the arc of a curve to the left with a radius of 70.00 feet a distance of 101.20 feet through a central angle of 82°49'58" Chord: S75°24'59"W 92.61 feet to a point on the northwesterly right-of-way line of Summer Hill Drive; thence along said right-of-way line S34°00'00"W 99.24 feet to the northeasterly corner of Lot 204, SHERWOOD HILLS No. 2 Subdivision, according to the official plat thereof, recorded as Entry No. 2238114 in Book FF at Page 36 in the office of the Salt Lake County Recorder; thence along said plat S56°00'00"W 240.00 feet to the point of beginning.

Contains 5.71 acres +/-.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

### COTTONWOOD CANYON COVE SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN 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\_\_

### LIMITED LIABILITY ACKNOWLEDGMENT

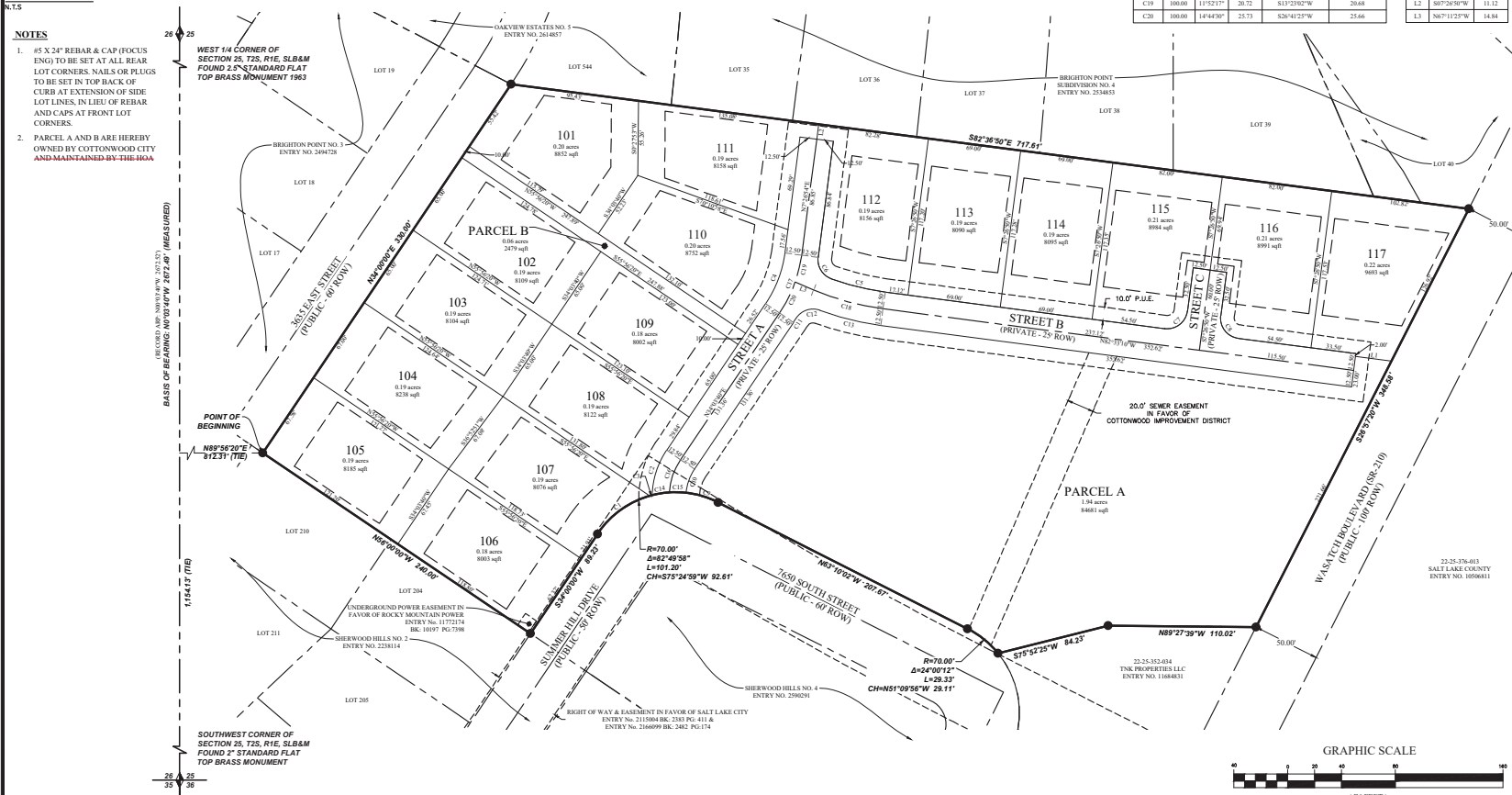
STATE OF UTAH  
COUNTY OF \_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_ OF \_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE 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

### COTTONWOOD CANYON COVE SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 25, T2S, R1E, COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH

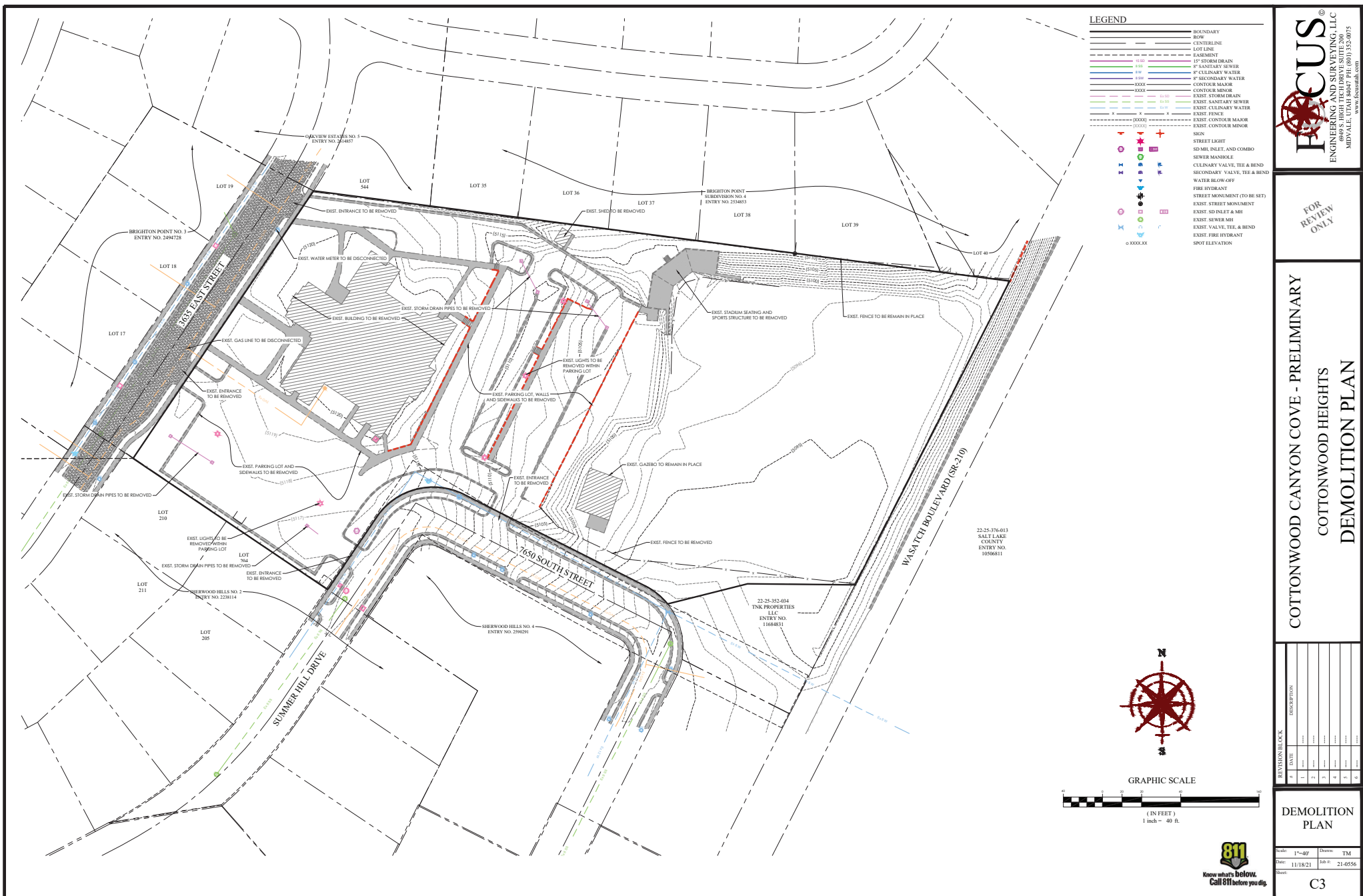
### SALT LAKE COUNTY RECORDER

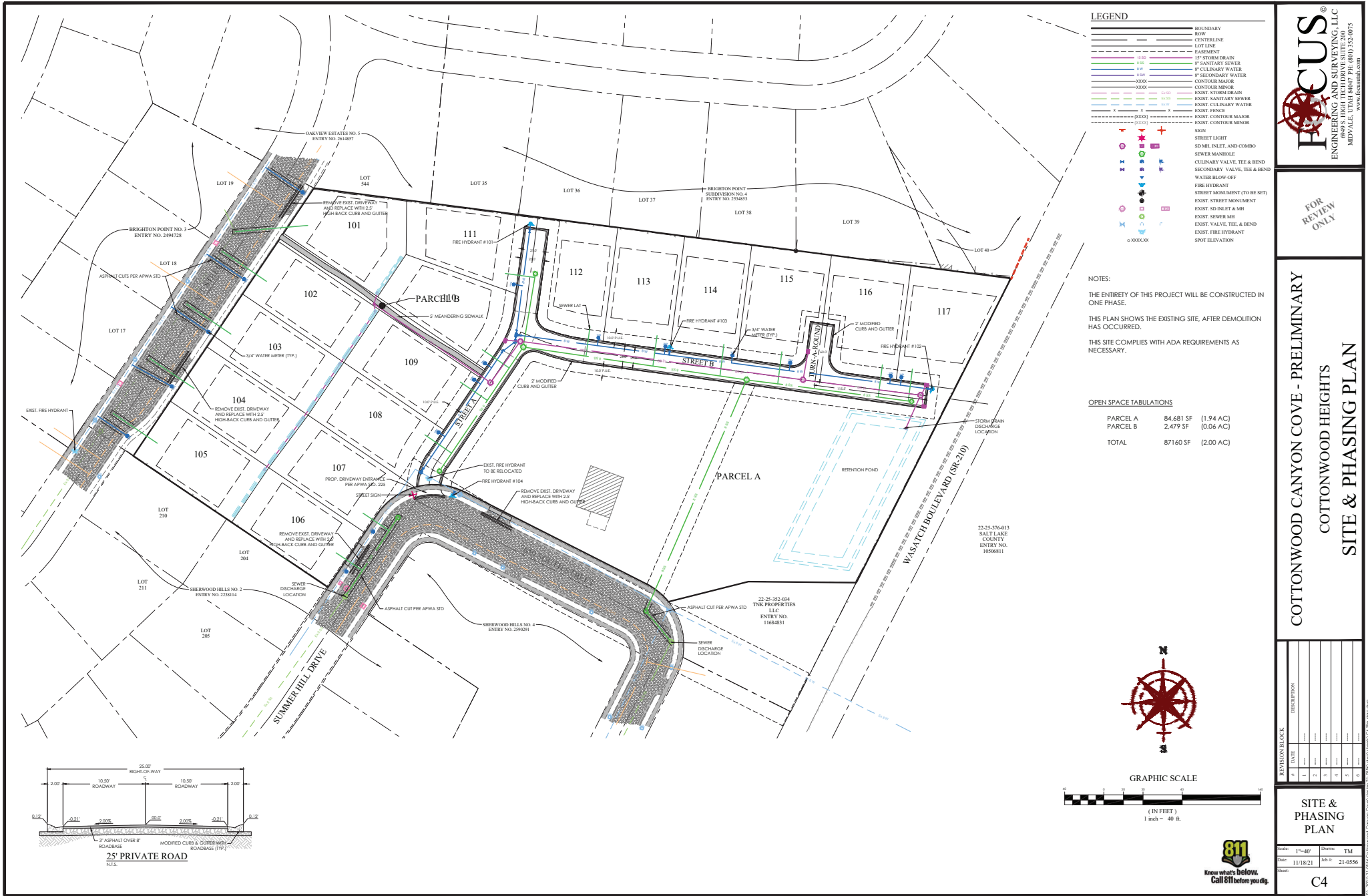
RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:  
DATE: \_\_\_\_ TIME: \_\_\_\_ BOOK: \_\_\_\_ PAGE: \_\_\_\_  
\$ \_\_\_\_ FEE SALT LAKE COUNTY DEPUTY RECORDER



|                                                                                                                                                              |                                                                                                                                                                                                                    |                                                                                                                       |                                                                                                                 |                                                                                                         |                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY PLANNING COMMISSION</b><br>APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION<br>CHAIR, PLANNING COMMISSION | <b>CITY ENGINEER</b><br>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED<br>COTTONWOOD HEIGHTS CITY ENGINEER | <b>COMMUNITY DEVELOPMENT</b><br>APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20__<br>COMMUNITY DEVELOPMENT DIRECTOR | <b>CITY ATTORNEY</b><br>APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20__<br>COTTONWOOD HEIGHTS CITY ATTORNEY | <b>SALT LAKE COUNTY HEALTH DEPT.</b><br>APPROVED THIS ____ DAY OF ____ A.D. 20__<br>COUNTY HEALTH DEPT. | <b>CITY COUNCIL</b><br>PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS ____ DAY OF ____ A.D. 20__<br>ATTEST: COTTONWOOD HEIGHTS CITY CLERK COTTONWOOD HEIGHTS CITY MAYOR |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|







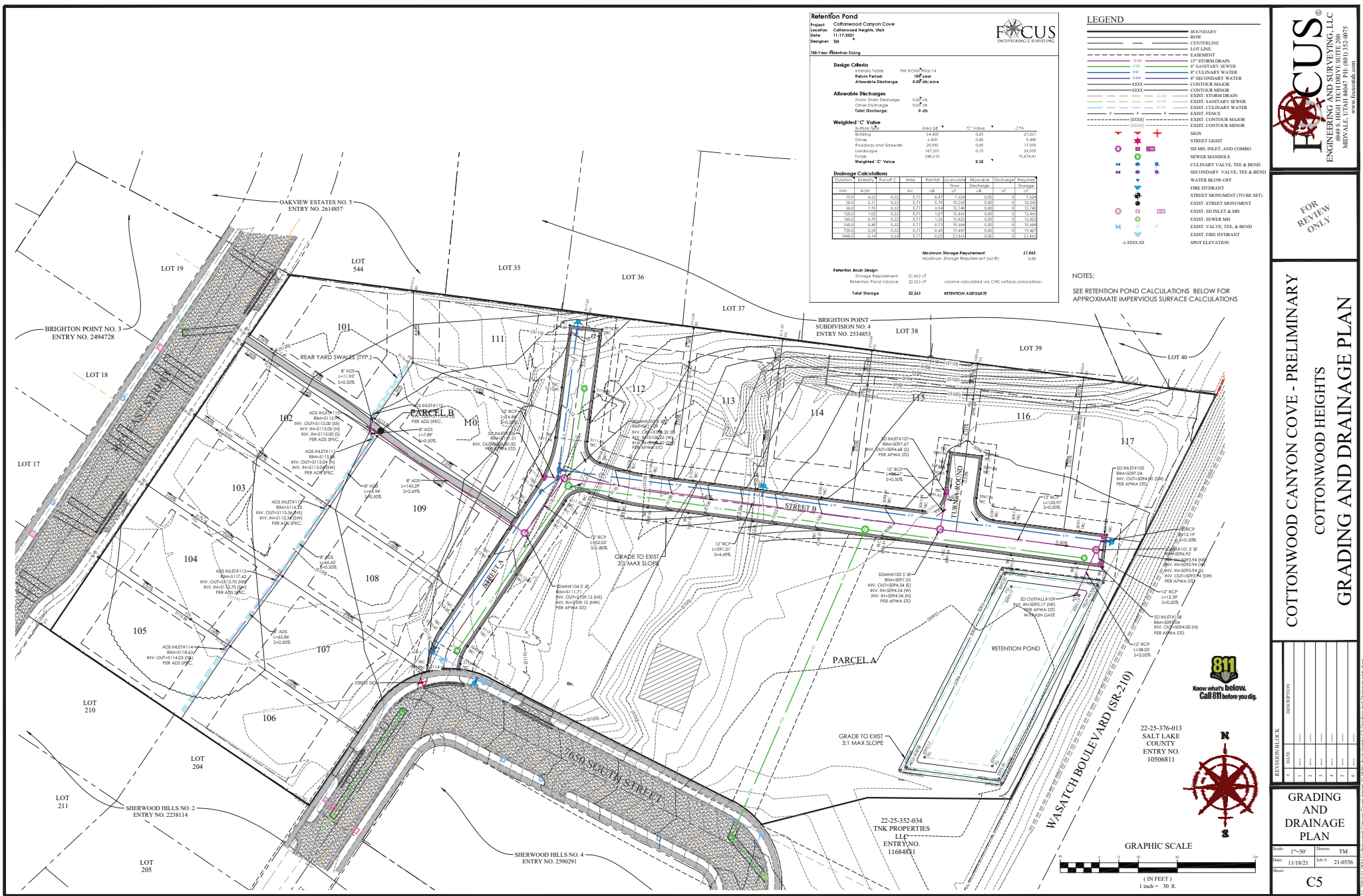
COTTONWOOD CANYON COVE - PRELIMINARY  
COTTONWOOD HEIGHTS  
SITE & PHASING PLAN

| REVISION BLOCK |      | DESCRIPTION |
|----------------|------|-------------|
| #              | DATE |             |
| 1              |      |             |
| 2              |      |             |
| 3              |      |             |
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**SITE & PHASING PLAN**

Scale: 1"=40' Owner: TM  
Date: 11/18/21 Sub #: 21-0556  
Sheet: C4

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



**Retention Pond**

Project: Cottonwood Canyon Cove  
Location: Cottonwood Heights, Utah  
Date: 11/17/2021  
Designer: TNK

**100 Year Retention Timing**

**Design Criteria**

Intensity Table: For NOAA Atlas 14  
Return Period: 100 year  
Allowable Discharge: 0.07 cfs

**Allowable Discharges**

Storm Drain Discharge: 0.07 cfs  
Other Discharge: 0.07 cfs  
Total Discharge: 0.14 cfs

**Weighted "C" Value**

| Surface Type              | Area (sf) | "C" Value | CVA       |
|---------------------------|-----------|-----------|-----------|
| Roofing                   | 184,425   | 0.85      | 157,261   |
| Drives                    | 4,800     | 0.85      | 4,080     |
| Residential and Sidewalks | 20,092    | 0.85      | 17,078    |
| Landscape                 | 187,301   | 0.15      | 28,095    |
| Totals                    | 246,618   | 0.22      | 73,874.41 |

Weighted "C" Value: 0.22

**Drainage Calculations**

| Location | Intensity | Area (sf) | Runoff (cfs) | Peak Flow (cfs) | Allowable Discharge (cfs) | Required Storage (sf) |
|----------|-----------|-----------|--------------|-----------------|---------------------------|-----------------------|
| 101      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 102      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 103      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 104      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 105      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 106      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 107      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 108      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 109      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 110      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 111      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 112      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 113      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 114      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 115      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 116      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |
| 117      | 1.00      | 1,111     | 0.02         | 0.02            | 0.02                      | 0.00                  |

**Retention Pond Design**

Storage Requirement: 21,843 cf  
Retention Pond Volume: 22,263 cf  
Total Storage: 22,263 cf

Retention Pond Volume: 22,263 cf  
Retention Pond Volume: 22,263 cf  
Retention Pond Volume: 22,263 cf

**LEGEND**

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 12" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SKIN
- STREET LIGHT
- 50' ME. INLET AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. 50' INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

SEE RETENTION POND CALCULATIONS. BELOW FOR APPROXIMATE IMPERVIOUS SURFACE CALCULATIONS

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
1000 SOUTH 2000 WEST, SUITE 100  
MIDVALE, UTAH 84047 PH: (801) 352-0975  
www.focusnh.com

FOR REVIEW ONLY

COTTONWOOD CANYON COVE - PRELIMINARY  
COTTONWOOD HEIGHTS  
GRADING AND DRAINAGE PLAN

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

22-25-376-013  
SALT LAKE  
COUNTY  
ENTRY NO.  
10506811

22-25-352-034  
TNK PROPERTIES  
LLC  
ENTRY NO.  
11684851

REVISION BLOCK

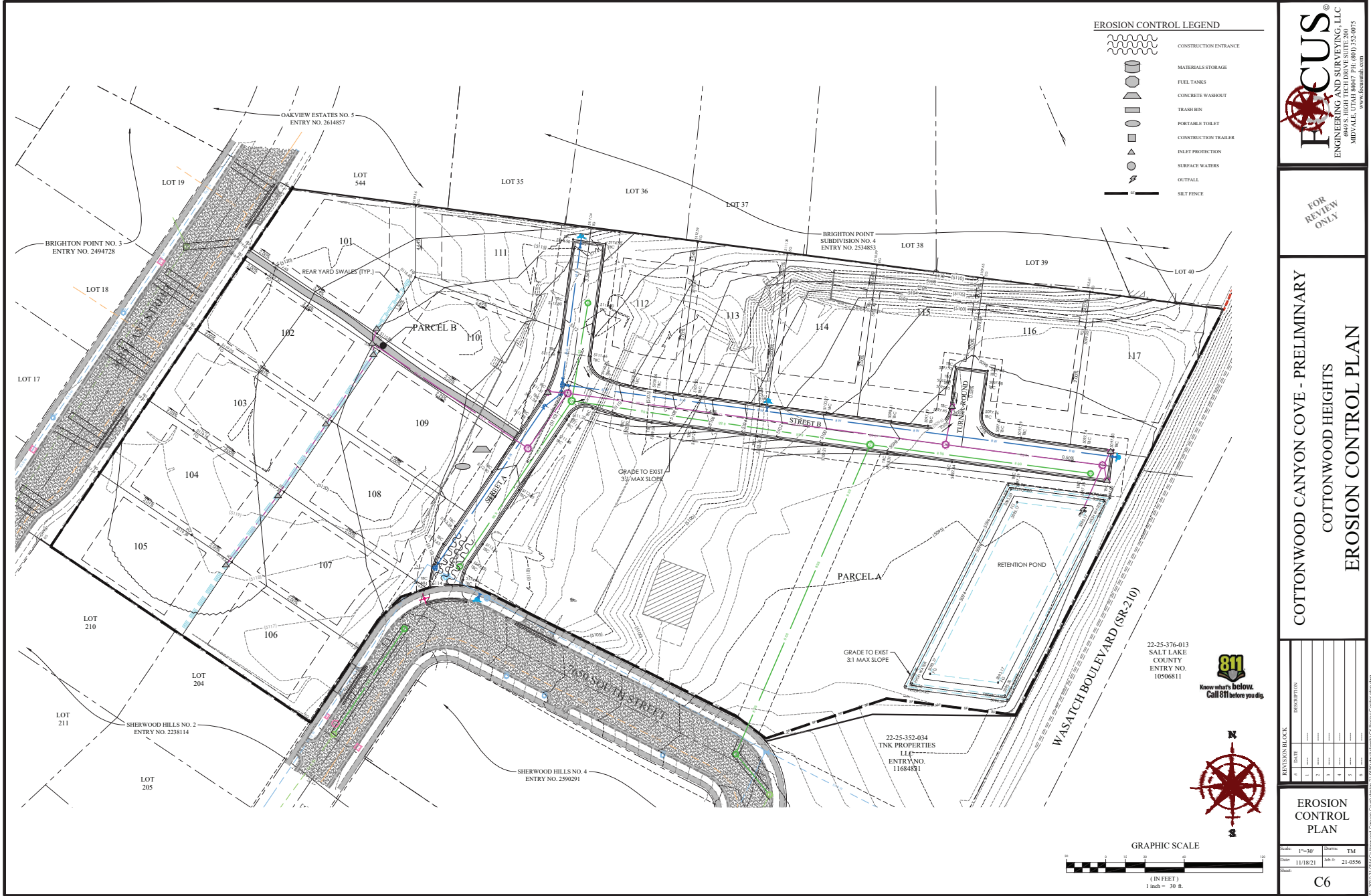
| NO. | DATE | DESCRIPTION |
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GRAPHIC SCALE

(IN FEET)  
1 inch = 30.0 feet

GRADING AND DRAINAGE PLAN

Scale: 1"=30' (Sheet) TM  
Date: 11/18/21 Sub: 21-4556  
Sheet: C5



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE



ENGINEERING AND SURVEYING, LLC  
1000 SOUTH 1000 WEST, SUITE 100  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
WWW.FOCUSUTAH.COM

FOR REVIEW ONLY

COTTONWOOD CANYON COVE - PRELIMINARY  
COTTONWOOD HEIGHTS  
EROSION CONTROL PLAN

| REVISION BLOCK | DATE | DESCRIPTION |
|----------------|------|-------------|
| 1              |      |             |
| 2              |      |             |
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| 9              |      |             |
| 10             |      |             |



22-25-376-013  
SALT LAKE  
COUNTY  
ENTRY NO.  
10506811



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

22-25-352-034  
TNK PROPERTIES  
LLC  
ENTRY NO.  
11684831

RETENTION POND

WASATCH BOULEVARD (SR-210)

GRAPHIC SCALE  
(IN FEET)  
1 inch = 30 ft.

Scale: 1"=30' Drawn: TM  
Date: 11/18/21 Sub #: 21-6556  
Sheet: C6

FOR  
REVIEW  
ONLY

**COTTONWOOD CANYON COVE**  
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH  
**LANDSCAPE PLAN**

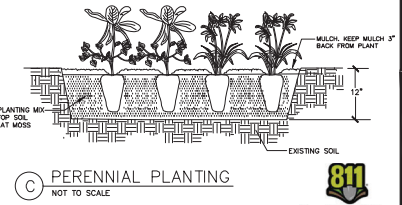
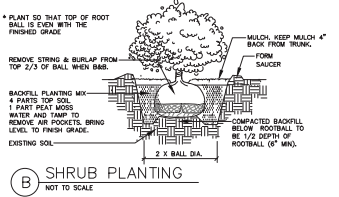
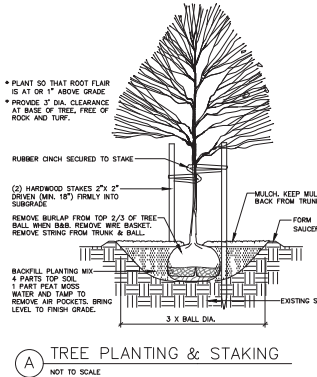


**PLANT SCHEDULE**

| Symbol                                     | Scientific Name                          | Common Name               | Size  | Quantity  | Waterwise |
|--------------------------------------------|------------------------------------------|---------------------------|-------|-----------|-----------|
| <b>SHRUBS</b>                              |                                          |                           |       |           |           |
| POL                                        | Physocarpus opulifolius 'Donna May'      | Little Devil Ninebark     | 5 Gal | 46        | Yes       |
| SSS                                        | Sorbaria sorbifolia 'Sem'                | Ash Leaf False Spirea     | 5 Gal | 33        | Yes       |
| <b>PERENNIALS &amp; ORNAMENTAL GRASSES</b> |                                          |                           |       |           |           |
| CAK                                        | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass        | 1 Gal | 20        | Yes       |
| PAL                                        | Perovskia atriplicifolia 'Little Spire'  | Little Spire Russian Sage | 1 Gal | 11        | Yes       |
|                                            | Kentucky Bluegrass Turf Sod              |                           |       | 67,107 SF |           |
|                                            | Decomposed Granite                       |                           |       | 600 SF    |           |
|                                            | Playground Bark Mulch                    |                           |       | 4,444 CF  |           |
|                                            | Bark Mulch                               |                           |       | 782 CF    |           |

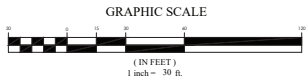
**LANDSCAPE NOTES**

1. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
2. NEW LAWN AREAS TO BE SOODED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
3. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN SHREDDED BARK MULCH.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
5. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
7. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
8. WATER SOODED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.
9. 6" WIDITH CONCRETE EDGING TO BE INSTALLED BETWEEN SHRUB PLANTING BEDS AND TURF SOD.
10. ROCK MULCH TYPE: SOUTH TOWN BLEND, SIZE 1.5" - 3" FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.



**TREE SCHEDULE**

- Quercus muehlenbergii (QTY. 7) 'Chinkapin Oak' 2" cal.
- Acer rubrum (QTY. 9) 'Red Maple' 2" cal.
- Zelkova serrata 'City Sprite' (QTY. 6) Japanese Zelkova 2" cal.



| REVISION BLOCK | DESCRIPTION | DATE | BY | CHKD | APPD |
|----------------|-------------|------|----|------|------|
| 1              |             |      |    |      |      |
| 2              |             |      |    |      |      |
| 3              |             |      |    |      |      |
| 4              |             |      |    |      |      |
| 5              |             |      |    |      |      |
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| 8              |             |      |    |      |      |
| 9              |             |      |    |      |      |
| 10             |             |      |    |      |      |

**LANDSCAPE PLAN**

Scale: 1"=30'  
Date: 11/18/21  
Sheet: 21 of 55  
L1.0





1 Mr. Johnson reported that the scope of the request is limited to the impact of the additional 28 units  
2 from 112 to 140. He referenced the Conditional Use Authority per State Code A1 that specifies  
3 that a Conditional Use is when reasonable conditions are proposed or can be imposed to mitigate  
4 reasonably anticipated detrimental effects of the proposed use. Density was originally calculated  
5 for the entire Canyon Centre Project and not confined to individual parcels with a permitted density  
6 in the mixed-use of 35 units per acre. The existing project currently includes 12 units per acre.  
7 By adding 28 units and factoring in previously approved units, it increased the density to 14 units  
8 per acre, which is well under the maximum density. Building heights had not increased and the  
9 entire project remained subject to the building height standards established in 2015.

10  
11 Parking was next discussed. Mr. Johnson stated that the minimum Code requirement for mid-rise  
12 apartments is 1.23 parking stalls per dwelling unit. The 2015 approval proposed 180 total parking  
13 stalls to serve 112 maximum units or 1.61 stalls per unit. The current proposal includes 249 total  
14 stalls for 140 maximum units. In addition, structured parking will manage a vast majority of the  
15 parking demand for this project. Mr. Johnson explained that the Tax Increment Financing (“TIF”)  
16 project area was still being established at the time of the 2015 proposal with an initial discussion  
17 of the potential addition of another parking level to the building. That financial did not see its way  
18 through as approval was not anticipated. Staff requested that the developer provide an update to  
19 the Traffic Study to account for the additional 28 units and their impact on traffic generation to the  
20 site. The updated study reflects that the 28 additional units will generate 146 additional vehicle  
21 trips per day with peak time being in the evening. New traffic counts were taken October 13, 2021,  
22 during peak times and inflated the total by 19% to account for average turning movements with an  
23 additional 28% inflation to account for winter peak hour conditions at those intersections. The left  
24 turn exiting the development and striping were reviewed. Mr. Johnson confirmed that as this is a  
25 City street network, this intersection will be continuously monitored, and adjustments will be made  
26 as needed.

27  
28 Mr. Johnson reported that stated Staff did not see a significant negative additional impact from the  
29 additional 28 units. Concern with conditions previously approved was being monitored by the  
30 City and the left turn limitation offers mitigation as will the striping schedule. Staff supported the  
31 request and recommended approval.

32  
33 Commissioner Wilde excused himself from the remainder of the meeting.

34  
35 With regard to the left turn limitation, Mr. Johnson reported that it will increase the car count but  
36 does not overburden any of the surrounding intersections.

37  
38 Commissioner Mills believed that the 3% inflation for the winter season is artificially low. He  
39 referenced capacity and emphasized the need to potentially double the parking required. A turn  
40 lane was suggested as mitigation, and it was recommended that patrons exit to the north.  
41 Mr. Johnson reported that traffic volumes in October are 81% of the average traffic volume and  
42 the Traffic Study only depicts what is known about the average condition.

43  
44 Chair Coutts shared concerns with traffic and access to the proposed project. She suggested that  
45 construction-related vehicles be required to park off-site. Mr. Johnson was unaware of the  
46 circumstances of the original consideration and felt that the issues should have been addressed at

1 that time. These are not City issues and he considered it a stretch to ask the developer to mitigate  
2 their concerns and make it a condition. He confirmed that specific impacts will be prioritized.

3  
4 Commissioner Ebbeler expressed concern with the Traffic Impact Study being based on average  
5 daily trips.

6  
7 Commissioner Anderson reiterated that the 28 additional units should remain the focus of the  
8 Commission. She felt that the addition of the units will not greatly impact the already approved  
9 conditions. Mr. Johnson stated that this item is scheduled for a hearing and potential action. Staff  
10 asked that any additional information pertains only to the 28 units and their potential impact.

11  
12 **2.0 Adjournment.**

13  
14 *Commissioner Ebbeler moved to adjourn. Commissioner Anderson seconded the motion. The*  
15 *motion passed with the unanimous consent of the Commission.*

16  
17 The Work Meeting adjourned at 6:00 p.m.

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

3  
4                                   **Wednesday, October 20, 2021**

5                                   **6:00 p.m.**

6                                   **2277 East Bengal Boulevard**  
7                                   **Council Workroom**  
8

9    ***ATTENDANCE***

10  
11  
12   **Members Present:**   Chair Christine Coutts, Commissioner Jesse Allen, Commissioner Lucy  
13                                   Anderson, Commissioner Dan Mills, Commissioner Jonathan Ebbeler,  
14                                   Commissioner Jessica Chappell,  
15

16   **Staff Present:**       City Attorney Shane Topham, Community and Economic Development  
17                                   Director Michael Johnson, Deputy City Recorder Heather Sundquist, IT  
18                                   Technician Jill Cohen  
19

20   **Excused:**               Commissioner Bob Wilde  
21

22   **BUSINESS MEETING**

23  
24   **1.0    Welcome and Acknowledgments.**

25  
26   Chair Christine Coutts called the Business Meeting to order at 6:00 p.m.  
27

28       **1.1    Ex Parte Communications or Conflicts of Interest to Disclose.**

29  
30   Chair Coutts welcomed those in attendance.

31  
32   The agenda was reviewed.  
33

34   **2.0    General Public Comment.**

35  
36   There were no public comments.  
37

1     **3.0     Business Items.**

2  
3             **3.1     Project CUP-21-015 – A Public Hearing to Receive Comments and Take**  
4             **Possible Action on a Request from Mark Mabey (Canyon Centre Residential,**  
5             **LLC) for a Conditional Use Permit to Update the Canyon Centre Multi-**  
6             **Family Building (to be located at 7358 Canyon Centre Parkway) that was**  
7             **Previously Approved by the Planning Commission in 2015.**  
8

9     Community and Economic Development Director, Mike Johnson, presented the Staff Report and  
10     stated that the request is from Mark Mabey of Canyon Centre Residential, LLC. He explained that  
11     a Conditional Use Permit is required for a Conditional Use Permit to update the Canyon Centre  
12     multi-family building located at 7358 Canyon Centre Parkway. In 2015, this phase was approved  
13     and entitled for up to 112 units. The proposed increase is for 28 additional units for a total of 140  
14     total units. 16 units are gained without modification to the building footprint and 12 are done with  
15     minor building expansion. Modification to the site plan was approved by the ARC in April of  
16     2020. A project rendering was displayed. Mr. Johnson reported that the matter has returned to the  
17     Commission due to the additional units requested. The Commission's authority and scope with  
18     this application are limited to the impact of the additional 28 units on the project to determine if  
19     there are any potential negative impacts created by the additional units and if they impose  
20     reasonable conditions that will mitigate those impacts. The existing project density is 12 units per  
21     acre. He confirmed that the 28-unit increase would be 14 units per acre, which is well under what  
22     the 35 units per acre permitted by the current City Code with the original mix of one and two-  
23     bedroom units. The two-story units were no longer being proposed.  
24

25     Parking issues were next discussed. Mr. Johnson reported that the Ordinance requires the City to  
26     use the Institute of Traffic Engineers Parking Generation Manual. The apartment building was  
27     classified as a mid-rise apartment with a parking ratio of 1.61 stalls per unit. Per the proposal, 249  
28     stalls would be provided to serve 140 maximum units with an increased parking ratio of 1.78 stalls  
29     per unit. Mr. Johnson emphasized that the City previously approved all phases of the development  
30     with the conditions anticipated in the previous traffic studies. The most recent Traffic Study  
31     concluded that the peak hour with 11 additional trips will add no more than two additional cars to  
32     any single traffic movement. The study adjusted a 19% increase of traffic volumes counted in  
33     October to account for average turning movements year-round at the maximum average demand.  
34     The total count was also adjusted up by 22.8% to account for winter peak hours. The City Engineer  
35     reviewed the study and concluded that the methodology used in the traffic update memo was  
36     legitimate and reflects the process for standard traffic studies. He believed that the additional 28  
37     units will not create an additional undue burden beyond what was previously identified.  
38     Mr. Johnson confirmed that the City will continue to monitor the project area to supplement what  
39     is anticipated in the Traffic Study and mitigate any concerns or deficiencies in the roadway system.  
40

41     Project concerns were reviewed. It was the opinion of staff that many of the concerns are not  
42     directly attributable to the extra 28 units. The developer restriped the roadway, which resulted in  
43     two lanes on the north and east sides with a shoulder to accommodate on-street parking in an effort  
44     to improve traffic flow. Staff felt that the steps taken have approved the development and helped  
45     create a space for parking and trash receptacle placement.  
46

1 Mr. Johnson stated that in the original Traffic Study, all adjacent intersections were studied and  
2 assigned levels of service based on the wait time. The intersection of Racquet Club Drive and Fort  
3 Union Boulevard and the project access were labeled a Level of Service B and C. The southeast  
4 corner intersection of Canyon Centre Parkway and Wasatch Boulevard was identified as a Level  
5 of Service F and remains an outstanding concern. Mitigation issues were discussed. It was  
6 determined that if the left turn from Canyon Centre Parkway onto Wasatch Boulevard was  
7 restricted, the level of service would improve to a Level of Service C. He clarified that although  
8 there were concerns with the previous Traffic Study, it was approved, and the 28 units do not  
9 quantifiably make those impacts tangibly worse than already anticipated. Staff recommended  
10 approval.

11  
12 The applicant, Mark Mabey, identified himself as the owner and developer of Canyon Centre  
13 Residential. He has been in the development business for 40 years and understood the issues that  
14 parking creates at a 1.25 parking ratio. The quality of the project originally approved by the ARC  
15 has increased in quality without a dramatic increase in the footprint and creating an undue burden  
16 on the community while keeping turnover rates low. The proposed building height remained the  
17 same. Mr. Mabey reported that 16 of the units are reconfigurations with the majority being large  
18 one-bedroom units with a den.

19  
20 Commissioner Ebbeler asked for clarification regarding the average square footage with the  
21 changes. Mr. Mabey stated that the square footages vary between 820 square feet and 980 square  
22 feet per unit.

23  
24 Chair Coutts opened the public hearing.

25  
26 *Jack Allred* expressed concern with the changes presented and stated that if the project has any  
27 type of impact, it is relevant and should be addressed. He asked Staff to keep in mind that the  
28 Traffic Study is brand new and still unavailable for review by the public. He appreciated the  
29 increased parking ratio but believed it still leaves 30 cars without adequate parking. Access was a  
30 concern and Mr. Allred stressed the importance of protecting residents exiting the project.

31  
32 *Jeff Chatelain*, a Racquet Club Circle resident, expressed frustration with the seven-year-old  
33 Traffic Study and traffic patterns. There are no street signs, and he has seen traffic cut through  
34 from Fort Union Boulevard to Racquet Club Drive to Canyon Centre Parkway to avoid traffic near  
35 7-Eleven. He stated that access is 40 feet from the crosswalk and could not be placed in a worse  
36 location. Due to parking during winter storms, snowplows cannot access the project due to the  
37 congestion that exists. He considered the plan to be poorly designed and asked for clarification  
38 regarding the rental cost of the proposed units. He expressed opposition to the request.

39  
40 *John Kennington*, an Apple Valley resident, stated that he will be most directly impacted by the  
41 parking and traffic situations which are already problematic. His neighborhood is difficult to  
42 access from Fort Union Boulevard as traffic is often backed up. Although the project includes its  
43 own underground parking, tenants on the southwest side will instead utilize Racquet Club Drive  
44 and exacerbate already congested parking. Before any additions, he suggested there be ample free  
45 public parking available and facilities to accommodate accessible and inexpensive mass transit.

1 He was strongly opposed to allowing the proposed expansion of the project to reduce the potential  
2 for an increase of the already existing problems.

3  
4 *Jim Rock* was present representing the Canyon Racquet Club Homeowners Association, which has  
5 been consistently opposed to any expansion of the original plan. Although City Code allows for  
6 14.5 units per acre, the way it has been calculated takes into account the entire 10 acres as opposed  
7 to the 2.5-acre tract that would more accurately include 56 units per acre. They understood that  
8 this project would be approved and believed they can make more progress with the developer and  
9 City Staff. He reported that Staff has opposed several of their recommendations including a left-  
10 hand turn onto Wasatch Boulevard. They were willing to collaborate with the developer to  
11 mitigate options and requested that the City be more willing to listen to suggestions such as no  
12 parking along Canyon Racquet Club Drive. They opposed the increase and as residents, he  
13 emphasized their need to be heard.

14  
15 *Ellen Birrell* reported that she lives along Wasatch Boulevard and was concerned with the lack of  
16 transit and traffic. As the City grows, she believed these issues need to become more of a focus.  
17 The Utah Department of Transportation (“UDOT”) and the City of Cottonwood Heights put  
18 significant value on the American Society of Highway Transportation Officials (“ASHTO”) which  
19 does not measure the level of danger and urban blight associated with these types of road  
20 conditions being in the residential areas. She believed that the National Association of  
21 Transportation Officials (“NATO”) is more sensitive to residential areas. She stated that the  
22 current issues will continue if the City follows UDOT with a highway perspective. The businesses  
23 on site have not experienced maximum capacity, which will come with a peak ski season, winter  
24 weather, and occupied office buildings. She believed that the increase will be much greater than  
25 the 18% difference.

26  
27 *Woody Noxon*, a Racquet Club Circle resident, understood that the rendering is 12 to 14 percent  
28 higher than what was approved. At the time of approval, a two-level parking structure was  
29 proposed with Level One being designated for apartment building residents and Level Two for  
30 public parking to reduce congestion. He noted that the parking structure has since been removed  
31 and he has met with the City Manager to discuss options for having it put back in place. Mr. Noxon  
32 emphasized the need for additional parking and current data.

33  
34 *Carl Churchill*, a Racquet Club Drive resident, identified himself as the owner of Alpha Coffee.  
35 He expressed concern with the increase in units and the number of cars per apartment. He believed  
36 there is a need to review the intersection of Canyon Centre Parkway and Racquet Club Drive. He  
37 observed that traffic is greater than a theoretical traffic study and suggested it be reviewed further.

38  
39 Ryan \_\_\_\_\_ asked if the study used the level of service to calculate surge times, an accident  
40 situation, or during peak winter hours. He believed the additional units will allow for an increase  
41 in crime and due to the setup and location, he expressed concern with the apartments becoming a  
42 VRBO.

43  
44 *Meredith Garcia* reported that she lives in the David Weekley homes and Eight Settlers patrons  
45 are not utilizing the underground parking and occupying all of the extra spaces along the street.  
46 Cars cut through to avoid the light and she suggested that speed bumps be considered. She asked

1 if there is appropriate access for emergency services. Crime and garage theft were identified as  
2 concerns.

3  
4 *Trever Trough* reported that he resides in the David Weekley Homes community and expressed  
5 concern with the proposal not being a significant increase over what already exists. He asked  
6 where large vehicles will park and asked when parking signage will be posted. He expressed  
7 opposition to the unit increase.

8  
9 *Monica Anderson*, a resident of the David Weekley Homes project, reported that an additional  
10 28 units will outnumber her entire community. She asked for additional time to review the  
11 Traffic Study and meet with the developer. She asked that a decision be postponed.

12  
13 *Eric Kraan* stated that the additional units will eliminate the connectivity of the project and  
14 distance the residents from the amenities. He believed that the open space is difficult to activate  
15 and will deter the potential for a cohesive community. He suggested that the increase be  
16 considered as a whole and how it will impact the full usage and success of the project.

17  
18 *Mike Romney*, a Canyon Racquet Club Condominiums resident, stated that he has experienced  
19 the impact of the minimal usage of the development firsthand. He believed that the increase in  
20 the number of units is not insignificant and represents a 24% additional burden on top of the  
21 already undue burden. He reported that his truck was broken into while parked on Canyon  
22 Racquet Club Drive. He recommended that a decision be postponed.

23  
24 *Chris Delling*, a Canyon Racquet Club resident, encouraged the Commission to weigh the issues  
25 before making a decision. He noted that the traffic is already extreme, and he considered it to  
26 be counterintuitive to believe that the additional units will not have an impact. He expressed  
27 opposition to the proposed increase.

28  
29 *Ariel Agape*, a Member of the Canyon Centre Court Homeowners Association, asked if there a  
30 Master HOA had been approved for the project. Chair Coutts clarified that there is Master Plan  
31 approved for the entire site and any agreement between owners will be a private agreement and  
32 has no bearing on the Planning Commission process.

33  
34 *Lisa\_\_\_\_\_* reported that she lives on MacIntosh Lane and asked the Commission to consider the  
35 concerns of the residents.

36  
37 There were no further public comments. The public hearing was closed.

38  
39 Chair Coutts reviewed parking counts and stated that as a Commission, they are being asked if  
40 there is anything that can be done to mitigate the impacts from an increase in the number of  
41 units. The project received Conditional Use approval in 2015 and she was unable to find  
42 justification in additional units at this location or to any way to mitigate a very urban site in a  
43 suburban setting. She was disheartened to hear that residents believe that the request will be  
44 approved without hearing their concerns and further consideration.

1 Commissioner Mills reported that he has lived in the general area since 1979 and has watched  
2 the property evolve. With over 30,000 comments received, this is an issue the community is  
3 extremely concerned about. He was hopeful that UDOT will offer some sort of mitigation. He  
4 reported that the intent of the Fort Union Master Plan is to increase transit, walkability, and bike  
5 ability but he was unsure if there is the size or capacity necessary to manage what is being  
6 considered. Emergency response and pedestrian safety were of concern. He agreed with  
7 Commissioner Coutts' comments and was disheartened by the public feeling that they are not  
8 being heard. Commissioner Mills felt that any increase will increase harm, risk, and liability to  
9 the City and did not see a solution to mitigate those issues.

10  
11 Commissioner Ebbeler believed that the proposal includes the wrong mix of uses and square  
12 footage percentages and is not well thought out in terms of the building site and overall fit within  
13 the community. He stated that if they are going to address overall transportation issues, it cannot  
14 be car-focused.

15  
16 Commissioner Allen believed that regardless of the outcome, the City should address the failing  
17 intersection and consider it further at a future meeting.

18  
19 Mr. Johnson reiterated that consideration of the item from a Staff perspective involves whether  
20 the request complies with City Code and if there are negative impacts that cannot be mitigated.

21  
22 ***Commissioner Mills moved to deny the request of Mark Mabey, Canyon Centre Residential***  
23 ***LLC, for Conditional Use Permit approval to update the Canyon Centre Multi-Family Building***  
24 ***to be located at 7358 Canyon Centre Parkway that was previously approved by the Planning***  
25 ***Commission in 2015. Commissioner Ebbeler seconded the motion.***

26  
27 Commissioner Chappell understood that the issue is larger than just the apartment building and  
28 did not believe it was the single source of the concerns expressed.

29  
30 ***Vote on motion: Commissioner Chappell-Nay, Commissioner Mills-Aye, Commissioner***  
31 ***Ebbeler-Aye, Commissioner Allen-Aye, Commissioner Anderson-Aye, Chair Christine Coutts-***  
32 ***Aye. The motion passed 5-to-1.***

#### 33 34 **4.0 Business Items.**

##### 35 36 **4.1 Approval of Planning Commission Minutes.**

##### 37 38 **4.1.1 July 21, 2021, Planning Commission Minutes.**

39  
40 ***Commissioner Mills moved to approve the minutes of July 21, 2021. Commissioner Ebbeler***  
41 ***seconded the motion. The motion passed with the unanimous consent of the Commission.***

##### 42 43 **4.1.2 August 4, 2021, Planning Commission Minutes.**

44

1 *Commissioner Ebbeler moved to approve the minutes of August 4, 2021, as modified.*  
2 *Commissioner Anderson seconded the motion. The motion passed with the unanimous consent*  
3 *of the Commission.*

4  
5 **4.1.3 October 6, 2021, Planning Commission Minutes.**

6  
7 *Commissioner Ebbeler moved to approve the minutes of October 6, 2021. Commissioner Mills*  
8 *seconded the motion. The motion passed with the unanimous consent of the Commission.*

9  
10 **5.0 Adjourn.**

11  
12 *Commissioner Mills moved to adjourn. Commissioner Anderson seconded the motion. The*  
13 *motion passed with the unanimous consent of the Commission.*

14  
15 The Planning Commission Meeting adjourned at 7:50 p.m.

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the*  
2 *Cottonwood Heights City Planning Commission Meeting held Wednesday, October 20, 2021.*  
3  
4

5 Teri Forbes

6 Teri Forbes  
7 T Forbes Group  
8 Minutes Secretary  
9

10 Minutes Approved: \_\_\_\_\_