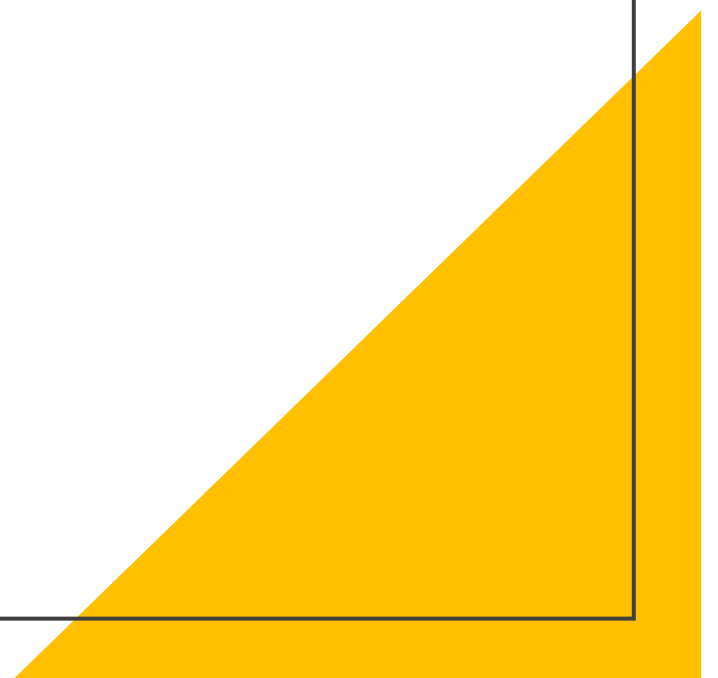


City Council Work Session

CED Presentations

June 21, 2022



Project Number ZMA-22-002

3526 E. Fort Union Blvd.



Context

Subject Property: 3526
E. Fort Union Blvd.

Property Owner: KELLY
MCNINCH

Acres:
0.85 acres

Parcel #:
22-25-152-020-0000

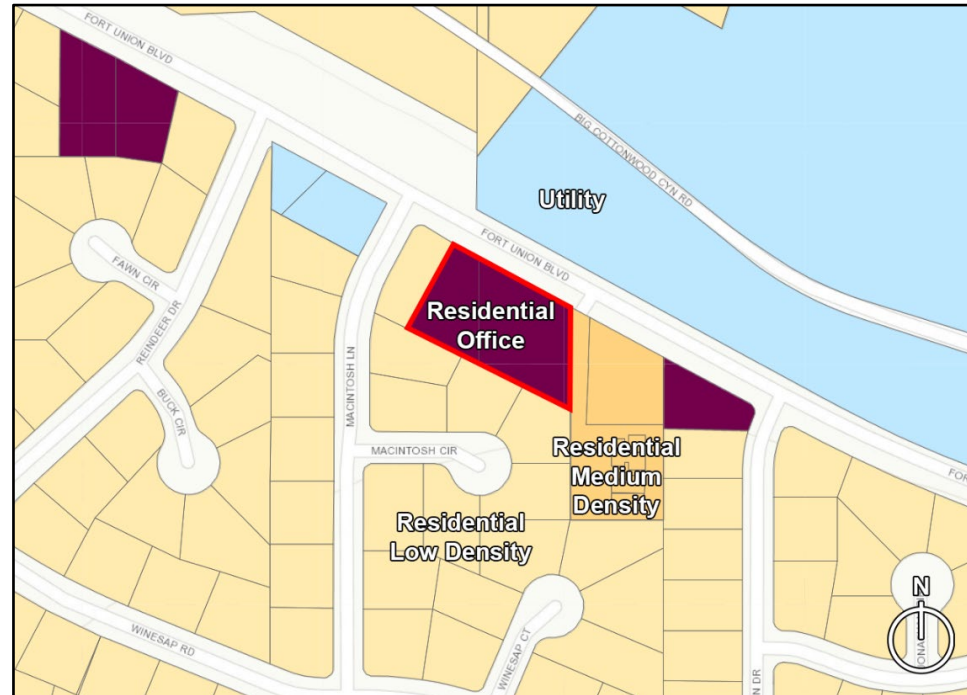


Background (ZMA-22-001)

- A previous request to rezone from R-1-8 to R-2-8 and amend the land use designation from Residential Office to Residential Medium Density was denied by the City Council.
 - Planning Commission recommended approval on March 2, 2022.
 - City Council voted to deny the project on April 19, 2022.
 - Notes from the City Council minutes:
 - Numerous phone calls and emails from residents with concerns related to safety, traffic, quality of life, and aesthetics.
 - Concerns about the setbacks, particularly along the back and sides of the homes.
-

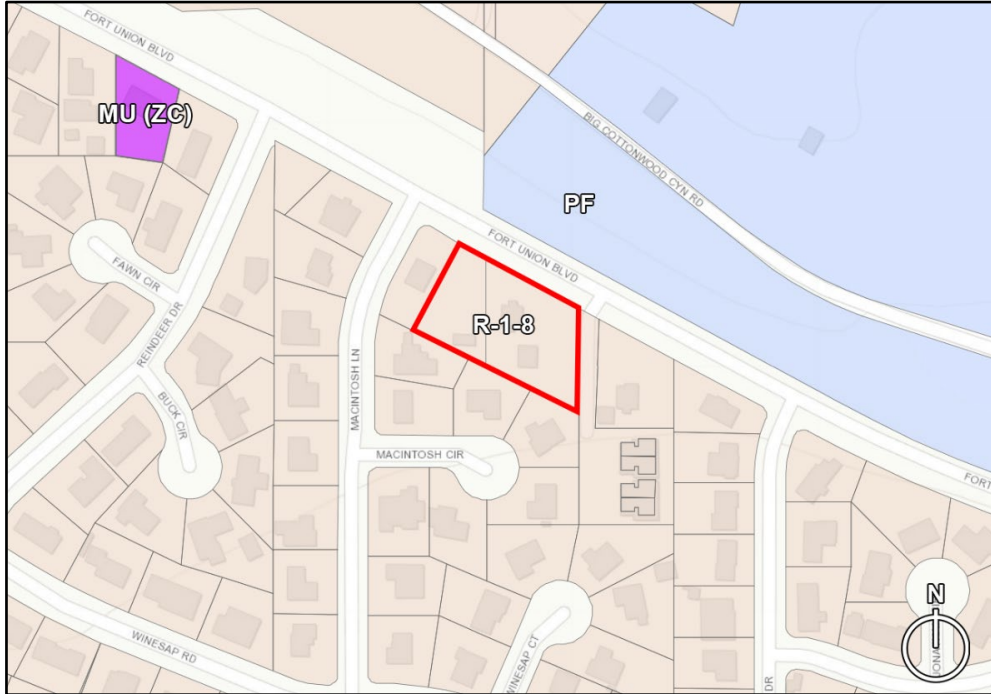
Land Use (No Change Proposed)

Current Land Use (Residential Office)

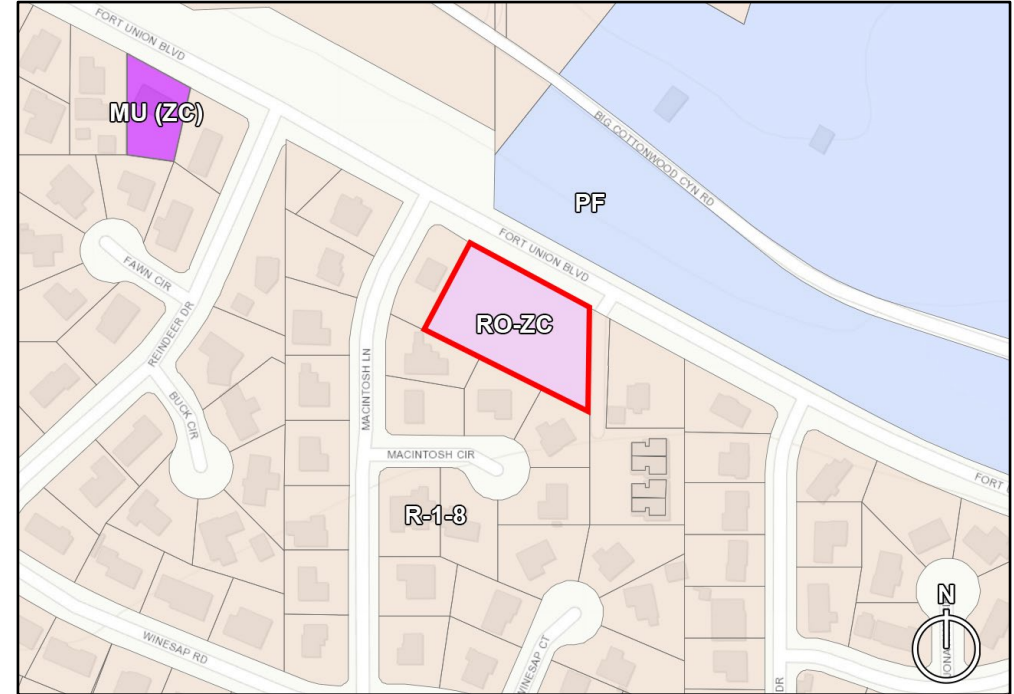


Zoning (Change to RO-ZC Proposed)

**Current Zoning
(R-1-8)**



**Proposed Zoning
(RO-ZC)**



Zoning Conditions

The proposed zoning conditions would allow only single-family dwellings or twin homes on the property.

19.35.020 Permitted Uses

Permitted uses in the RO zone are as follows:

A. Single family dwelling.

19.35.030 Conditional Uses

Conditional uses in the RO zone are as follows:

~~A. Medical, optical, dental offices and clinics for health professionals, with the exception of after-hours care, overnight care or traditional medical retail stores, with a maximum gross floor area of 5,000 square feet on any one floor and 10,000 gross occupiable square feet;~~

~~B. Administrative, general or professional offices containing no more than 5,000 square feet on any one floor and 10,000 gross occupiable square feet;~~

C. Home occupations;

~~D. Mixed residential housing as defined in this chapter, provided that the mix of uses is consistent with permitted and conditional uses in this chapter;~~

~~E. Planned unit development;~~

~~F. Church;~~

~~G. School;~~

~~H. Retail sales secondary to office uses with no exterior or storefront displays;~~

~~I. Studios for an artist, designer, writer, photographer, sculptor or musician;~~

~~J. Child or adult day care facilities, with no overnight or after-hours care;~~

~~K. Residential facilities for elderly persons;~~

~~L. Medical clinics, provided that no after-hour or overnight care shall be permitted;~~

~~M. Reception center;~~

~~N. Planned unit development;~~

O. Twin homes; and,

~~P. Bed and breakfast.~~

Residential Office Setbacks



- Front: 25'
- Interior Side: 10'
- Exterior Side: 25'
- Rear: 30'



Staff Recommendation & Findings

Staff recommends approval of the request to amend the zoning map from R-1-8 (Residential Single-Family) to RO-ZC (Residential Office with Zoning Conditions) for the following reasons:

- Residential uses (single-family and two-family dwellings) are permitted and conditional uses in the proposed RO-ZC zone. Other than home occupations, no commercial or office uses will be permitted in the proposed zone.
- The request is consistent with the current general plan land use designation of 'Residential Office.'
- This property is in the R-1-8 zone but has two non-conforming two-family dwellings that were built in 1978.

Planning Commission Recommendation & Findings

On June 1, 2022, the Planning Commission voted unanimously to forward a **RECOMMENDATION OF APPROVAL** to the City Council.

Findings

- The proposed zoning designation is compatible with the goals of the General Plan and the General Plan land use designation for the subject property.
- The application was made pursuant to 19.90 of CH City Code.
- A public hearing was held in accordance with local and state requirements.

Community Development and Renewal Agency

June 21, 2022

Canyon Centre

Proposed Amendments



Overview

- Canyon Centre project area originally created in 2011
- Is the only active Community Development Area in Cottonwood Heights
- 11-acre mixed use redevelopment project with substantial public parking
- Majority of project is completed or under construction
 - Exceptions – apartment building, public park, office building
- Trigger for tax increment payments formally triggered in 2021 (partial collections received prior to that date)



Proposed Amendment

- Modification to the entitled (and un-constructed) office building:
 - Current approval – 100% professional office use
 - Proposed amendment – 55% office / 45% for-purchase residential condominium



Regulatory Process

- Conditional Use Amendment (Planning Commission)
- Renegotiation and Amendment of Interlocal Agreements with each taxing entity
 - Cottonwood Heights
 - Salt Lake County
 - Canyons School District
 - Cottonwood Heights Parks and Recreation Service Area
 - Central Utah Water Conservancy District
 - South Salt Lake Valley Mosquito Abatement District
- Amended use proposed may impact generated revenues for each taxing entity – further analysis needed as part of ILA amendment process

Annual Project Area Report

June 30th Report



Overview

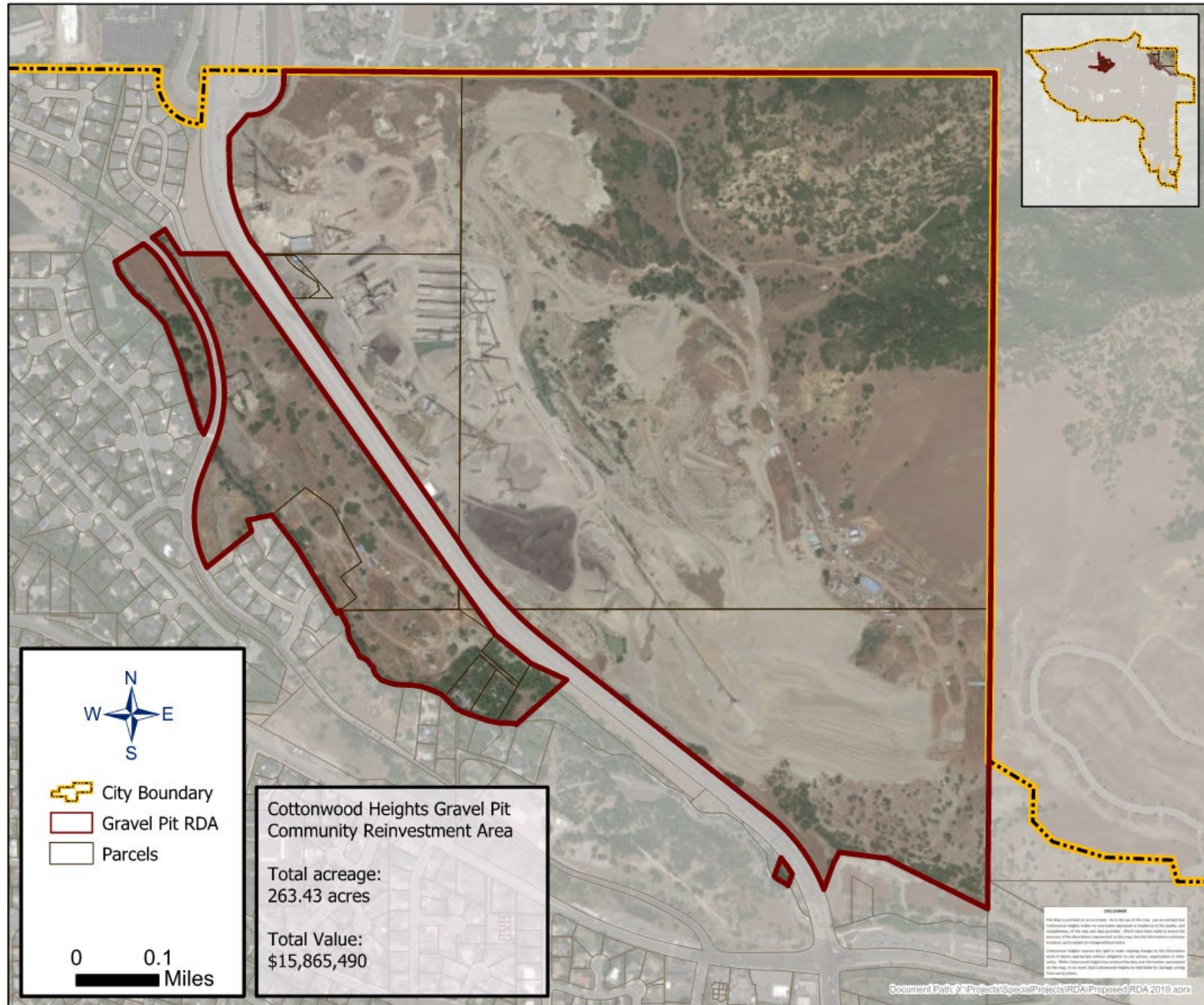
- Approval of annual project area report for all active community development areas
- Annual report submittal required by State code
- Previously required by November 1 each year
- Reports now required by 6/30 each year, submitted to GOEO
- Notable Updates since previous report:
 - Two small retail spaces substantially complete
 - Increase in entitled apartment units from 117 to 140

Increment Collection

	Tax Year Payment Year	Year 1 2014-2020 & 2021 2022
ASSESSED VALUATION		
Taxable Value		
Total Assessed		\$48,096,375
Base Year Value		(\$3,842,400)
TOTAL INCREMENTAL VALUE		\$44,253,975
Total Tax Rate		0.012389
Salt Lake County		0.001777
Salt Lake County Library		0.000474
Canyons School District		0.006643
Jordan/Canyon School District Debt Service		0.000347
Cottonwood Heights City		0.00174
South Salt Lake Valley Mosquito Abatement District		0.000012
Central Utah Water Conservancy District		0.000375
Cottonwood Heights Parks & Rec Service Area		0.001021
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
Tax Increment		\$514,333
TOTAL DISTRIBUTION		\$514,333
EXPENDITURES		
CDA Administration @ 5%		\$13,509
School District Tax Increment Remittance (30% of School District Increment)		\$144,423
Park Improvements (CH CDRA)		\$154,305
County Loan Repayment (SLCo.)		\$163,942
TOTAL USES		\$476,178
Remaining Tax Increment for O&M		\$38,155

CRA Project Update

Gravel Pit and Fort Union
Town Center



HIGHLAND DR

2300 E

FORT UNION BLVD

Cottonwood Heights Town Center Community Reinvestment Area

Total acreage:
73.73 acres

Total Value:
\$116,185,590



-  City Boundary
-  Town Center RDA
-  Parcels

0 0.1
Miles

DISCLAIMER

This map is provided as an advisory tool. As to the use of this map, you are advised that Cottonwood Heights makes no warranty expressed or implied as to the quality, and completeness, or the use and data provided. While we have made every effort to ensure the accuracy of the boundaries represented on this map, the City of Cottonwood Heights reserves the right to make changes to the information shown on this map at any time without notice. Cottonwood Heights makes no warranty as to the accuracy of the information shown on this map. The City of Cottonwood Heights is not liable for damages arising from the use of this map.