



COTTONWOOD HEIGHTS CITY
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

ADMINISTRATIVE HEARING AGENDA

October 12th, 2022

NOTICE is hereby given that the Cottonwood Heights Community and Economic Development Director or designee will hold an Administrative Hearing Meeting on **Wednesday, October 12th, 2022, beginning at 12:00 p.m.** in the Cottonwood Heights City Council Chambers located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah 84121.

12:00 p.m. ADMINISTRATIVE HEARING MEETING

1.0 Business Items

1.1. (Project CUP-22-015)

Request from Reza Ahmadi for conditional use approval of an eight- foot metal fence along the south and portion of the east property at 8853 S. Sutton Way

1.2. (Project CUP-22-016)

Request from Drew Rothkopf for conditional use approval of a short-term rental at 3549 E. Wasatch Grove Ln.

2.0 Consent Agenda

2.1. Approval of Minutes for October 12th, 2022

(The Director will move to approve the above-mentioned minutes after the following process is met. The recorder will prepare the minutes and email them to the Director and present staff members. The Director and members will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Director and members agree, at which time the minutes shall be deemed approved.)

3.0 Adjournment

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). Each speaker during the public hearing will be limited to three minutes.
4. Close Public Hearing
5. Community and Economic Development Director Deliberation
6. Community and Economic Development Director Decision

Administrative Hearing applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) The Community and Economic Development Director feels there are unresolved issues that may need further attention before the Director is ready to make a decision. The Community and Economic Development Director may carry over agenda items 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 no later than 12:00 p.m. the day of the meeting. Comments should be emailed to myeh@ch.utah.gov. After the public hearing has been closed, the Community and Economic Development Director will not accept any additional written or verbal comments on the application.

Notice of Compliance with the American 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 Friday, October 7th, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 7th Day of October
Paula Melgar, City Recorder



ADMINISTRATIVE HEARING STAFF REPORT

Wall Height Extension: 8853 S. Sutton Way

Meeting Date: October 12th, 2022

Staff Contact: Maverick Yeh, Assistant Planner
(801-944-7018, myeh@ch.utah.gov)

Summary

Project #:

CUP-22-015

Subject Property:

8853 S. Sutton Way

Action Requested:

Conditional use Permit
(Wall Height Extension)

Owner:

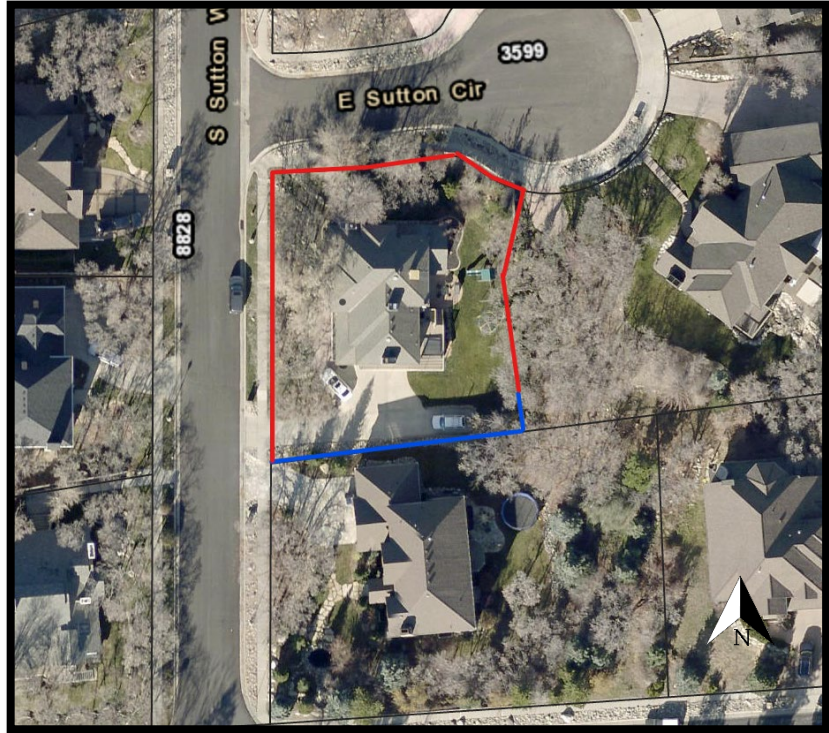
Reza Ahmadi

Applicant:

Wayne L. Gordon

Recommendation:

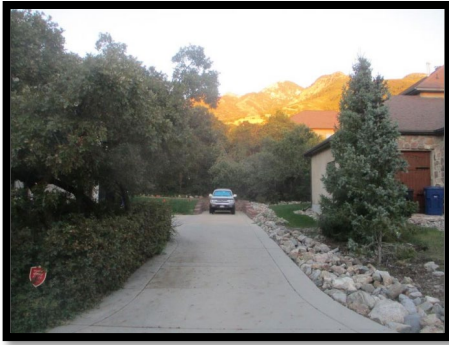
Approve, with conditions



This aerial image shows the subject property in context of the neighborhood. The blue line shows the location of the proposed wall height extension. The red lines show the other property lines of the home

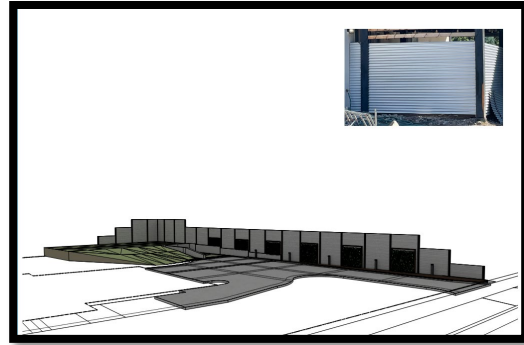
APPLICANT'S PROPOSAL

The applicant is proposing to build an eight-foot metal fence along the south and portion of the east property line to provide increased privacy. The adjacent neighbor intends to install an RV parking pad adjacent to the property line. Therefore, the RV will be visible, and the taller fence (eight feet) will provide additional screening.



Existing condition

- *Small retaining wall and rocks.*
- *Neither the applicant nor their neighbor have privacy at this time.*



Proposed Fence

- *Two -to -eight foot metal fence. A fence will rest on a retaining wall; the total height of the wall/fence will be eight feet.*
- *The proposed fence format will provide increased privacy for both parties.*

BACKGROUND

Zoning

The zoning designation of the fence/wall location is R-1-8 (Residential Single-Family). Fences and walls may be allowed to a maximum height of eight feet in any zone as a conditional use, and up to 12 feet as a conditional use with neighbor consent, as outlined in section 19.76.050.E CH Code.

As this proposal is requesting only eight feet, consent was not required.

Conditional use. *Fences in the side and rear yards may be erected to a maximum height of eight feet as a conditional use upon a clear and convincing showing by the property owner in accordance with subsections (a) and (b) below:*

- The existence of unique or special circumstances of a natural, material and adverse nature relating to the property that will be substantially minimized or eliminated by the increased height of the requested fence; and*
- That erection of such a fence is the most reasonable solution under the circumstances. Any such conditional use permit may be granted by the director or his designee following an administrative hearing preceded by all required notifications. A building permit shall be required for all fences approved as a conditional use.*

Neighbor consent. *Side and rear yard fences may exceed eight feet in height to a maximum height of 12 feet in cases where the applicant has neighbor consent and has received conditional use approval in accordance with subsection 19.76.050(E)(3).*

IMPACT ANALYSIS

Staff Analysis: Staff finds the increased fence height proposed by this application to be a reasonable request to increase privacy. If the proposed fence, wall, retaining wall, or vertical combination thereof exceeds a height of eight feet and is no more than twelve feet, then neighbor's consent is required.

Noticing

Property owners within 300 feet of the subject property have been mailed notices. Notices were mailed, as well as posted on noticing websites and the City Hall bulletin board, on September 30th, 2022.

Conditional Use Permit Determining Criteria

Staff has found enough evidence that the standards for the issuance of a conditional use permit have been satisfied (see Section 19.84.080 CH Code).

FINDINGS FOR APPROVAL

1. There is clear and convincing evidence shown by the property owner relating to privacy that will be substantially minimized or eliminated by the implementation of the requested wall and fence combination; (19.76.050.E.1.a)
2. That construction of such wall and fence is the most reasonable solution under the circumstances. The additional fence height is necessary to ensure mitigation of aforementioned issues.
3. The conditional use permit is granted by the director or his designee following an administrative hearing preceded by all required notifications. (19.76.050.E.1.b)
4. The evidence presented with the proposed conditional use has been found to be compliant with the requirements of section 19.84.080 (Conditional Uses – Determination) and section 19.76.050.E (Miscellaneous – Fences).
5. There is sufficient evidence that the standards for the issuance of a conditional use permit as outlined in Section 19.84.080 CH Code have been satisfied.

RECOMMENDED CONDITIONS OF APPROVAL

1. A building permit and all necessary inspections shall be obtained and completed.
2. The building permit will clearly state materials, design, and shall not exceed a total height of eight feet from existing grade.

MODEL MOTIONS

- Approval
 - “I move to approve item CUP-22-015 pursuant to the conditions of approval outlined in the item’s staff report.”
 - Add any additional conditions of approval....
- Denial
 - “I move to deny item CUP-22-015 based on the following findings...”
 - List reasons for denial...

ATTACHMENTS:

- a. Existing conditions
- b. Proposed layout
- c. Proposed materials
- d. Application narrative
- e. Owner affidavit

Wall Height Extension Narrative
8853 South Sutton Way

The project consists of a fence along the property line, with a portion resting on a stepped retaining wall. Rock landscaping on the adjacent parcel currently extends beyond the property line, to the edge of the subject parcel driveway. The fence will be constructed along the property line; the encroaching rocks will be removed and replaced by landscaping.

A wall height extension of 2', for an 8' total height is requested for the fence along the south property line, as per Zoning Ordinance Section 19.76.E Table 1. A portion of the fence will rest on a retaining wall; the total height of the wall/fence will be 8'. The total length of the south property line is 107.24'. The length of 8' fence will be 48.90', commencing at the front of the lot. The length of wall/fence will be 39.80'. The remaining distance of 18.54' to the rear property line will contain a 5'-6" high fence, with reduced height due to changing topography.

The wall height extension is requested to provide sufficient privacy from the adjacent parcel. Per Zoning Section 19.26.060, corner lots require a 20' setback per side yard; the neighboring primary structure is approximately 10' from the property line. The taller fence will provide increased privacy for both parties.

Additionally, the adjacent neighbor is intending to install an RV parking pad adjacent to the property line. Though this will presumably be in compliance with the City Nuisance Code and Vehicle & Traffic Code, the RV will be quite visible, and the taller fence will provide additional screening.



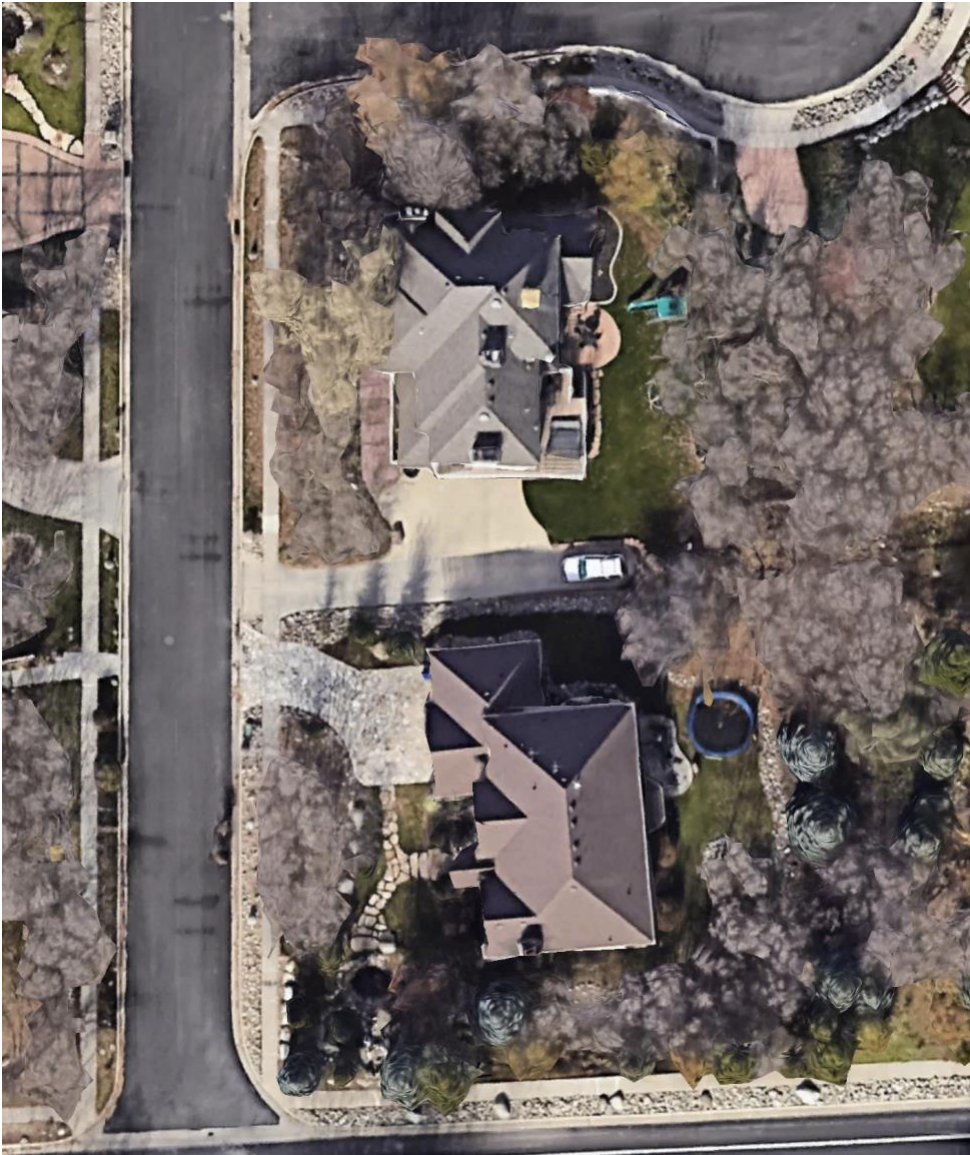
View of driveway from street



View of driveway from rear of property



View across driveway to neighboring property



Aerial View (subject property at top/north)

FAULCONER-AHMADI DRIVE

GENERAL REQUIREMENTS

- CONTRACTOR SHALL CONTACT BLUE STAKES BEFORE CONSTRUCTION BEGINS AT WWW.BLUESTAKES.ORG OR BY CALLING 1-800-662-4111.
- CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS, SPECIFICATIONS, ADDENDA, AND OTHER DOCUMENTS LISTED IN THE CONTRACT BETWEEN OWNER AND CONTRACTOR. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTORS AND MATERIAL SUPPLIERS TO CAREFULLY EXAMINE EACH PAGE OF THE DRAWINGS AND SPECIFICATIONS. COMPLETE DOCUMENTS SHALL BE USED IN PREPARING BIDS. CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE OBSERVED TO BE AT VARIANCE.
- TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK.
- CONTRACTORS SHALL COMPLY WITH STATE, COUNTY, AND CITY CONTRACTOR'S LICENSE LAW AND BE DULY REGISTERED, LICENSED, AND BONDED THERE UNDER. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS OF REGULATIONS APPLICABLE TO THE WORK.
- THE CONTRACTOR SHALL PROVIDE LIABILITY, PROPERTY DAMAGE, AND WORKMAN'S COMPENSATION INSURANCE IN FULL UNTIL COMPLETION ON THE WORK. EVIDENCE OF INSURANCE SHALL BE FURNISHED TO THE OWNER BY THE INSURANCE COMPANY UPON REQUEST.
- CONTRACTOR SHALL INSTITUTE AND MAINTAIN SAFETY PROGRAMS FOR THE DURATION OF THE JOB, WHICH CONFORM TO THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION SAFETY ACT AND APPLICABLE STATE SAFETY REGULATIONS. CONTRACTOR SHALL INDEMNIFY OWNER AND ARCHITECT AND HOLD THEM HARMLESS FROM ALL CLAIMS, DAMAGE, LOSS, COSTS, OR EXPENSE THAT MAY BE SUFFERED BY OR ASSERTED ON ACCOUNT OF INJURY TO OR DEATH OF ANY PERSON OR PERSONS AND LOSS OF OR DAMAGE TO PROPERTY WHICH MAY RESULT DIRECTLY OR INDIRECTLY FROM ANY ACT OR OMISSION OF CONTRACTOR OR SUBCONTRACTOR.
- CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
- DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
- ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODES: INTERNATIONAL BUILDING CODE; INTERNATIONAL MECHANICAL CODE; INTERNATIONAL FIRE CODE: NFPA STANDARDS; NATIONAL ELECTRICAL CODE; INTERNATIONAL PLUMBING CODE.
- CONTRACTORS SHALL BREAK OUT IN THEIR PRICING THE FOLLOWING COST ITEMS FOR REVIEW AS ADD ALTERNATES. ALL ADD ALTERNATES SHALL INCLUDE ALL CONTRACTOR'S O&P SO THAT THEY MAY BE ADDED STRICTLY AS ELECTIVE LINE ITEMS: ("LIST OF ALTERNATES").
- CONTRACTOR SHALL SUPPLY ALL WORK AS CALLED OUT IN THIS DRAWING SET, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
- THE USE OF SUBSTANCES LISTED BELOW IS PROHIBITED: HERBICIDES, FUNGICIDES, INSECTICIDES, AND OTHER PESTICIDES EXCEPT AS SPECIFIED; COMPOSITE WOOD PRODUCTS CONTAINING UREA-FORMALDEHYDE BINDERS; COMMERCIAL CLEANING PRODUCTS OTHER THAN THOSE SPECIFIED; ADHESIVES, PAINTS, SEALERS, STAINS, AND OTHER FINISHES EXCEPT AS SPECIFIED; ANY BUILDING MATERIALS CONTAMINATED BY MOLD OR MILDEW; ANY BUILDING MATERIALS OR COMPONENTS THAT HAVE BEEN CONTAMINATED WHILE IN STORAGE OR DURING SHIPMENT.
- CONTRACTOR SHALL WITH REASONABLE PROMPTNESS REVIEW, APPROVE, AND SUBMIT TO ARCHITECT ALL SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS REQUIRED BY CONTRACT DOCUMENTS. WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS. WHEN PROFESSIONAL CERTIFICATION OF PERFORMANCE CRITERIA OF MATERIALS, SYSTEMS, OR EQUIPMENT IS REQUIRED BY THE CONTRACT DOCUMENTS, THE OWNER SHALL BE ENTITLED TO RELY UPON ACCURACY AND COMPLETENESS OF SUCH CERTIFICATIONS.
- ALL CHANGE ORDERS SHALL BE SUBMITTED TO ARCHITECT AND APPROVED BEFORE IMPLEMENTATION.
- THE FOLLOWING IS TO BE FORWARDED TO THE OWNER AT TIME OF CLOSEOUT: MANUFACTURER'S WARRANTIES APPLYING TO ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE BUILDING, EMERGENCY INSTRUCTIONS, MAINTENANCE MANUALS, SPARE PARTS, OR LIST OF SPARE PARTS.
- WORK SHALL INCLUDE PROVIDING ALL FORMS OF PROTECTION AS NECESSARY TO PRESERVE THE WORK OF OTHER TRADES FREE FROM DAMAGE. ALL TRADES SHALL PROTECT THEIR OWN WORK TO PREVENT DAMAGE BY OTHERS DURING COURSE OF CONSTRUCTION. FINISH SURFACES SHALL BE PROPERLY PROTECTED AT TIME OF INSTALLATION.
- FINAL LAYOUT, ORIENTATION, AND POSITIONING OF THE BUILDING ON THE SITE AND ESTABLISHMENT OF FLOOR LEVEL BENCHMARK SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO COMMITMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL PERFORMANCE OF THE SUBCONTRACTORS AND TRADES PEOPLE, AND FOR ANY NECESSARY TRAINING - SPECIFICALLY WITH REGARDS TO THE SPECIAL PROJECT PROCEDURES AND MATERIALS AS OUTLINED IN THESE SPECIFICATIONS. WORK SHALL CONFORM TO THE CURRENT IBC AND ALL OTHER GOVERNING CODES AND WILL BE PERFORMED IN A PROFESSIONAL MANNER. WORK OF EACH TRADE SHALL MEET OR EXCEED NATIONAL STANDARDS PUBLISHED BY THE TRADE EXCEPT WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. IN SUCH CASES, WORK SHALL MEET OR EXCEED THESE STANDARDS ESTABLISHED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR OR SUBCONTRACTORS SHALL INSPECT AND VERIFY CONDITIONS AND DIMENSIONS.
- WHEN ADDITIONAL INFORMATION IS NEEDED TO PROVIDE COMPLETE AND ACCURATE COORDINATION, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLARIFICATION BY THE OWNER OR ARCHITECT. CONTRACTOR OR SUBCONTRACTORS SHALL OBTAIN CLARIFICATION BEFORE PROCEEDING WITH ANY WORK IN QUESTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS TO CORRECT WORK NOT CLARIFIED.
- SUBCONTRACTORS WILL BE RESPONSIBLE FOR PROPER STORAGE OF MATERIALS, TOOLS, AND EQUIPMENT. MATERIALS SHALL BE PROTECTED FROM CONTAMINATION AND WEATHER DURING STORAGE AND AFTER INSTALLATION. MATERIALS SHALL BE STORED OFF THE GROUND FOR PROTECTION AGAINST STANDING WATER OR SNOW AS NECESSARY. ALL BUILDING MATERIALS SHALL BE OF GOOD QUALITY, GRADE, FINISH, AND COLOR SPECIFIED. EXCEPT AS OTHERWISE APPROVED BY THE ARCHITECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL DETERMINE AND COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS ON PRODUCT HANDLING, STORAGE, INSTALLATION, AND PROTECTION. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL VERIFY THAT ALL MATERIALS ARE UNDAMAGED, UNCONTAMINATED, AND FREE OF ACQUIRED ODORS. ANY PRODUCTS FOUND TO BE DEFECTIVE SHALL NOT BE USED, UNLESS APPROVED BY THE ARCHITECT.
- SUBCONTRACTORS SHALL VERIFY LOCATION OF ALL GAS, ELECTRIC, SEWER, AND WATER LINES BEFORE TRENCHING OR EXCAVATING. ALL UTILITIES SHALL BE RAN UNDERGROUND UNLESS NOTED OTHERWISE. APPLIANCES, EQUIPMENT, AND SYSTEMS SHALL BE CONNECTED AND IN PERFECT OPERATING CONDITION.

WASTE MANAGEMENT

- CONTRACTOR SHALL PROVIDE FOR JOB SITE CLEANUP. CLEAN AND REMOVE CONSTRUCTION DEBRIS FROM THE SITE ON A DAILY BASIS. DEBRIS SHALL BE REMOVED FROM, UNDER, AND AROUND THE BUILDING PREMISES AND PROPERLY DISPOSED SO THAT PILES OF DEBRIS DO NOT ACCUMULATE ON THE GROUND. UPON JOB COMPLETION, THE CONTRACTOR IS TO SWEEP THE SITE OF NAILS AND ALL OTHER CONSTRUCTION DEBRIS.
- REMOVE AND DISPOSE OF WASTE MATERIALS IN COMPLIANCE WITH FEDERAL AND LOCAL ORDINANCES. BUILDING SITES SHALL BE KEPT IN A NEAT, ORDERLY APPEARANCE AT ALL TIMES. REMOVE EXCESS MATERIAL AND RUBBISH AS REQUIRED.
- HAZARDOUS WASTES SHALL BE SEPARATED, STORED, AND DISPOSED OF ACCORDING TO LOCAL REGULATIONS.
- CONTRACTOR SHALL SUBMIT WASTE MANAGEMENT PLAN WHERE REQUIRED BY GOVERNING JURISDICTION

QUALITY REQUIREMENTS

- PROPOSED SUBSTITUTIONS SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
- SPECIFIED MATERIALS ESTABLISH A STANDARD OF QUALITY. REQUESTS MAY BE MADE FOR SUBSTITUTIONS IN WRITING TO THE ARCHITECT. A SUBCONTRACTOR OFFERING A SUBSTITUTION SHALL ACCEPT RESPONSIBILITY FOR SUCCESSFUL INCORPORATION INTO PROJECT: ITS COSTS AND EFFECT ON RELATED TRADES; AND ANY INCURRED DELAYS OR DAMAGES. NO PRODUCTS MAY BE SUBSTITUTED FOR THE SPECIFIED PRODUCT UNLESS AGREED UPON IN WRITING BY THE ARCHITECT. SUBSTITUTION RECOMMENDATIONS SHALL BE MADE IN A TIMELY MANNER AS TO NOT INTERFERE WITH THE PROJECT SCHEDULE, AND ALLOW THE ARCHITECT DUE TIME FOR CONSIDERATION. SUBSTITUTIONS MADE WITHOUT PRIOR WRITTEN APPROVAL MAY BE REJECTED, AT WHICH TIME THE COST OF REPLACEMENT OF SUCH MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO PENALTY OF TIME TO THE PROJECT; MSDS AND PRODUCT LITERATURE MUST BE PROVIDED ON ANY SUBSTITUTION IN ORDER FOR IT TO BE CONSIDERED. SUBMIT A PHYSICAL SAMPLE TO THE ARCHITECT WHENEVER POSSIBLE.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR PROPER COMPLETION OF THE WORK. CONTRACTOR WARRANTS TO THE OWNER THAT THE WORK WILL BE OF GOOD QUALITY, WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. WORK SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED MAY BE CONSIDERED DEFECTIVE.
- THE USE OF COMPOSITE WOOD PRODUCTS CONTAINING UREA-FORMALDEHYDE BINDERS IS PROHIBITED. NO CHEMICALS, OTHER THAN THOSE SPECIFIED, MAY BE USED ON THE JOB SITE WITHOUT PRIOR APPROVAL BY THE ARCHITECT OR OWNER. THE CONTRACTOR SHALL MAINTAIN A QUALITY CONTROL PROGRAM THAT ENSURES FULL PROTECTION OF WORK AGAINST EXPOSURE TO PROHIBITED MATERIALS AND PRACTICES. SMOKING IS PROHIBITED WITHIN OR NEAR ANY STRUCTURE ON THE JOB SITE.
- ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION. BEFORE ORDERING ANY MATERIAL OR STARTING ANY WORK, WHICH MAY BE AFFECTED BY ADJACENT WORK OF OTHERS, CONTRACTOR SHALL VERIFY MEASUREMENTS AT THE BUILDING SITE AND BE RESPONSIBLE FOR CORRECTNESS OF THESE MEASUREMENTS. ALL DIMENSIONS ARE TO FACE FINISHED WALL.
- DRAWINGS SHALL NOT BE SCALED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, WINDOWS, CABINETS, AND ALL SHOP BUILT ITEMS SHALL BE FIELD MEASURED PRIOR TO FABRICATION AND INSTALLATION. FINAL LOCATIONS OF SWITCHES, FIXTURES, GRILLES, COVERS, ETC, SHALL BE DETERMINED ON THE JOB SITE. VERIFY EXACT LOCATIONS WITH ARCHITECT BEFORE ROUGH IN.
- WORKMANSHIP SHALL CONFORM TO BEST STANDARDS AND HIGHEST QUALITY OF TRADES AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. WHEN COMPLETED, ALL PARTS SHALL BE DURABLY AND SUBSTANTIALLY BUILT AND SHALL PRESENT A NEAT WORKMAN-LIKE APPEARANCE. INSTALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT PUBLISHED INSTRUCTIONS AND RECOMMENDATIONS.
- ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

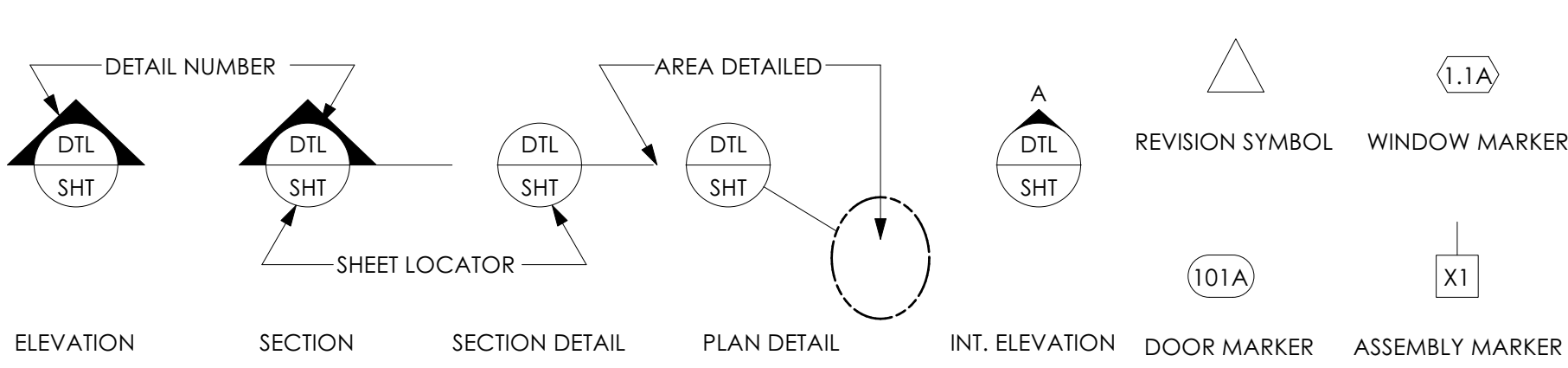
CAST IN PLACE CONCRETE

- NO ADMIXTURES SHALL BE USED IN THE CONCRETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE NECESSARY CLIMATE PARAMETERS SO THAT REQUIRED STRENGTHS AND FINISHES ARE OBTAINED WITHOUT ADDITIVES. VERIFY WITH SUPPLIER THAT ALL CONCRETE IS FREE OF ADMIXTURES INCLUDING AIR-ENTRAINMENT AND WATER-REDUCING AGENTS, ACCELERANTS, AND RETARDANTS.
- ONLY CLEAN, NATURAL MINERAL AGGREGATES ARE ACCEPTABLE. THE FOLLOWING ARE UNACCEPTABLE AGGREGATES: CRUSHED BRICK, CRUSHED SANDSTONE, CRUSHED CONCRETE SLAG, CINDER, AND VOLCANIC MATERIAL (OTHER THAN PUMICE).
- TO CONTROL CRACKING, PROVIDE CONSTRUCTION AND CONTROL JOINTS AS INDICATED OR REQUIRED. VERIFY LOCATION WITH ARCHITECT. NO AREA LARGER THAN 400 SQUARE FEET SHALL BE MADE IN A SINGLE POUR WITHOUT CONTROL JOINTS.
- CURE WITH MOISTURE-RETAINING COVER OR MEMBRANE-FORMING CURING COMPOUND FOR SEVEN DAYS.
- EXTERIOR SLABS (DRIVEWAY, WALKS, PATIO, TERRACES) SHALL BE 4 INCH CONCRETE SLAB OVER 4 INCH BACKFILL. SUB-GRADE SHALL BE WELL DRAINED, UNIFORMLY GRADED, AND COMPACTED. PAVEMENT SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/4 INCH PER FOOT. WOOD FLOAT FINISH, LIGHTLY BROOMED. SUBMIT COLOR SAMPLE FOR ARCHITECT'S APPROVAL.
- CONCRETE FINISHES SHALL CONTAIN NO ANILINE-BASED COLORING AGENTS. USE ONLY HIGH-QUALITY MINERAL PIGMENTS SUCH AS CHROMIX ADMIXTURE AND LITHOCHROME COLOR HARDENER OR DAVIS COLORS. VERIFY WITH THE MANUFACTURER THAT THE SELECTED COLOR IS FREE OF CHROMIUM AND OTHER HEAVY METALS.
- INTERIOR SLABS SHALL BE MONOLITHIC, STEEL TROWEL TO A SMOOTH HARD FINISH.
- THE USE OF PETROLEUM-BASED FORM OIL AS A RELEASE AGENT IS PROHIBITED. THE FOLLOWING ARE ACCEPTABLE FOR USE AS FORM RELEASE AGENTS: NON-RANCID VEGETABLE OIL OR AN ACCEPTABLE PAINT AS SPECIFIED IN FINISHES; BIO-FORM: A VERY LOW-ODOR, NONTOXIC, SPRAY-ON APPLICATION SPECIFICALLY DESIGNED AS A CONCRETE FORM RELEASE AGENT OR APPROVED EQUAL.
- WATER SHALL BE OF POTABLE QUALITY AND SHALL BE FREE OF TASTE, COLOR, ODOR, AND IMPURITIES DETRIMENTAL TO CONCRETE.
- CEMENTITIOUS DAMP-PROOFING/WATERPROOFING MATERIALS SHALL BE ONE OF THE FOLLOWING: XYPEX NONTOXIC, ZERO-VOC TREATMENT FOR THE PROTECTION AND WATERPROOFING OF POURED CONCRETE. THOROSEAL FOUNDATION COATING CEMENTITIOUS WATERPROOFING FOR CONCRETE AND CMU; AFM SAFECOAT DYNOSEAL FLEXIBLE VAPOR-PROOF BARRIER. AFM SAFECOAT DYNOFLEX TOPCOAT FOR USE OVER DYNOSEAL. RUB-B-WALL ASPHALT FREE FOUNDATION WATERPROOFING MEMBRANE FOR VARIOUS FOUNDATION APPLICATIONS.
- THE GRANULAR SUBBASE (6 INCH MIN.) UNDER SLAB-ON-GRADE TO BE FREE OF ORGANIC MATTER AND TO HAVE PARTICLE GRADING ON THE FOLLOWING LIMITS: PASS 1 INCH MESH 100%; PASS #4 SIEVE NOT OVER 5%; PASS #200 SIEVE NOT OVER 1%.
- PROVIDE SOIL COVER ABOVE FOOTING BEARING FOR FROST PROTECTION. ALL FOOTINGS SHOULD BE ADEQUATELY PROTECTED FROM FROST EXPOSURE DURING CONSTRUCTION.

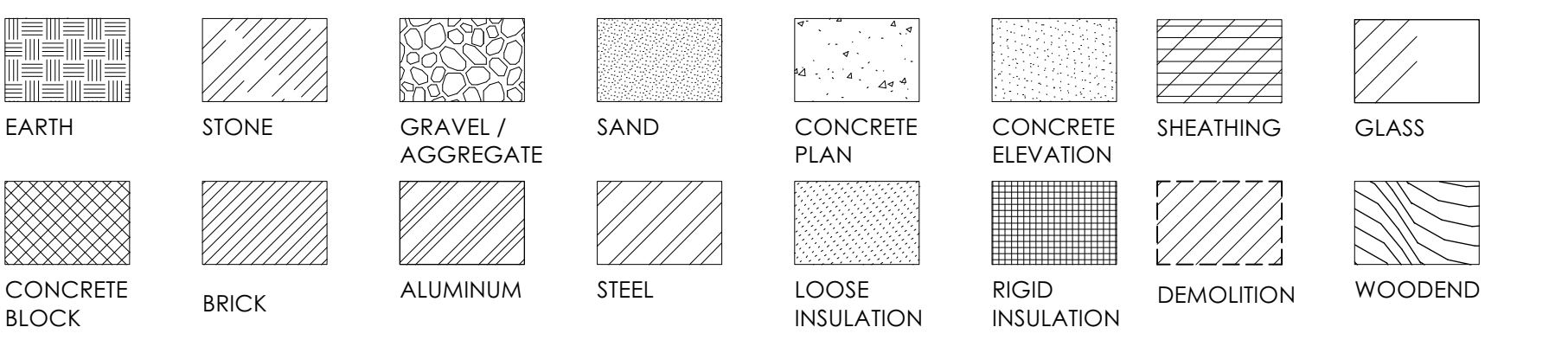
ENVIRONMENTAL PROJECT GOALS

- THE OWNER HAS ESTABLISHED THE FOLLOWING ENVIRONMENTAL GOALS FOR THE PROJECT. THESE GOALS ARE GENERAL IN NATURE; REFER TO SPECIFIC SPECIFICATION SECTIONS FOR MORE DETAILED REQUIREMENTS. NOTIFY OWNER AND ARCHITECT IF CONFLICTS ARISE BETWEEN PERFORMANCE OF THE WORK AND ENVIRONMENTAL GOALS. THIS SPECIFICATION IS NOT INTENDED TO LIMIT ALTERNATIVE MEANS OF ACHIEVING THESE GOALS. SUGGESTIONS AND INPUT FROM THE CONTRACTOR(S) FOR IMPLEMENTING THESE GOALS ARE ENCOURAGED, AS IS A TEAM APPROACH.
- USE RESOURCES EFFICIENTLY: REUSE EXISTING MATERIALS; SELECT MATERIALS THAT USE RESOURCES EFFICIENTLY; USE CONSTRUCTION PRACTICES THAT ACHIEVE THE MOST EFFICIENT USE OF RESOURCES AND MATERIALS; RECYCLE OR RE-USE JOB SITE WASTE.
- AVOID SCARCE, IRREPLACEABLE, OR ENDANGERED RESOURCES. SELECT MATERIALS FROM ABUNDANT RESOURCES. SELECT MATERIALS THAT ARE REPLACEABLE, RENEWABLE, OR CAN BE REPLENISHED. SELECT MATERIALS THAT MINIMIZE DAMAGE TO NATURAL HABITATS.
- USE DURABLE MATERIALS. SELECT MATERIALS WITH THE LONGEST USABLE LIFE. SELECT MATERIALS THAT CAN BE RE-USED.
- USE ENERGY EFFICIENT MATERIALS. CONSIDER ENERGY USE OVER THE LIFE CYCLE OF THE MATERIAL INCLUDING HARVESTING, MINING, MANUFACTURING, TRANSPORT, INSTALLATION, USE, OPERATIONS, RECYCLING, AND DISPOSAL. SELECT MATERIALS THAT USE LESS ENERGY TO MANUFACTURE. SELECT MATERIALS THAT SAVE ENERGY DURING BUILDING OPERATIONS. SELECT LOCALLY MADE MATERIALS.
- SELECT MATERIALS THAT GENERATE THE LEAST AMOUNT OF POLLUTION. CONSIDER POLLUTION AND TOXINS GENERATED DURING HARVESTING, MINING, MANUFACTURING, TRANSPORT, INSTALLATION, USE, AND DISPOSAL. AVOID MATERIALS THAT CONTAIN OZONE DEPLETING CHEMICALS OR THAT PRODUCE TOXIC EMISSIONS. EMPLOY CONSTRUCTION PRACTICES THAT MINIMIZE DUST PRODUCTION AND COMBUSTION BY-PRODUCTS. AVOID MATERIALS THAT CAN LEACH TOXIC CHEMICALS INTO THE GROUND WATER. DO NOT ALLOW TOXIC CHEMICALS TO ENTER SEWERS OR STORM DRAINS. PROTECT AGAINST EROSION AND TOP SOIL DEPLETION. SELECT MATERIALS THAT CAN BE RE-USED OR RECYCLED OR MATERIALS WITH A SIGNIFICANT PERCENTAGE OF RECYCLED CONTENT. AVOID MATERIALS THAT ARE DIFFICULT TO RECYCLE.
- CONTRACTOR SHALL DESIGNATE AN ON-SITE PARTY (OR PARTIES) RESPONSIBLE FOR INSTRUCTING WORKERS AND OVERSEEING THE ENVIRONMENTAL GOALS FOR THE PROJECT. THE CONTRACTOR SHALL DISTRIBUTE COPIES OF THE ENVIRONMENTAL GOALS TO THE JOB SITE FOREMAN AND EACH SUBCONTRACTOR.

SYMBOLS

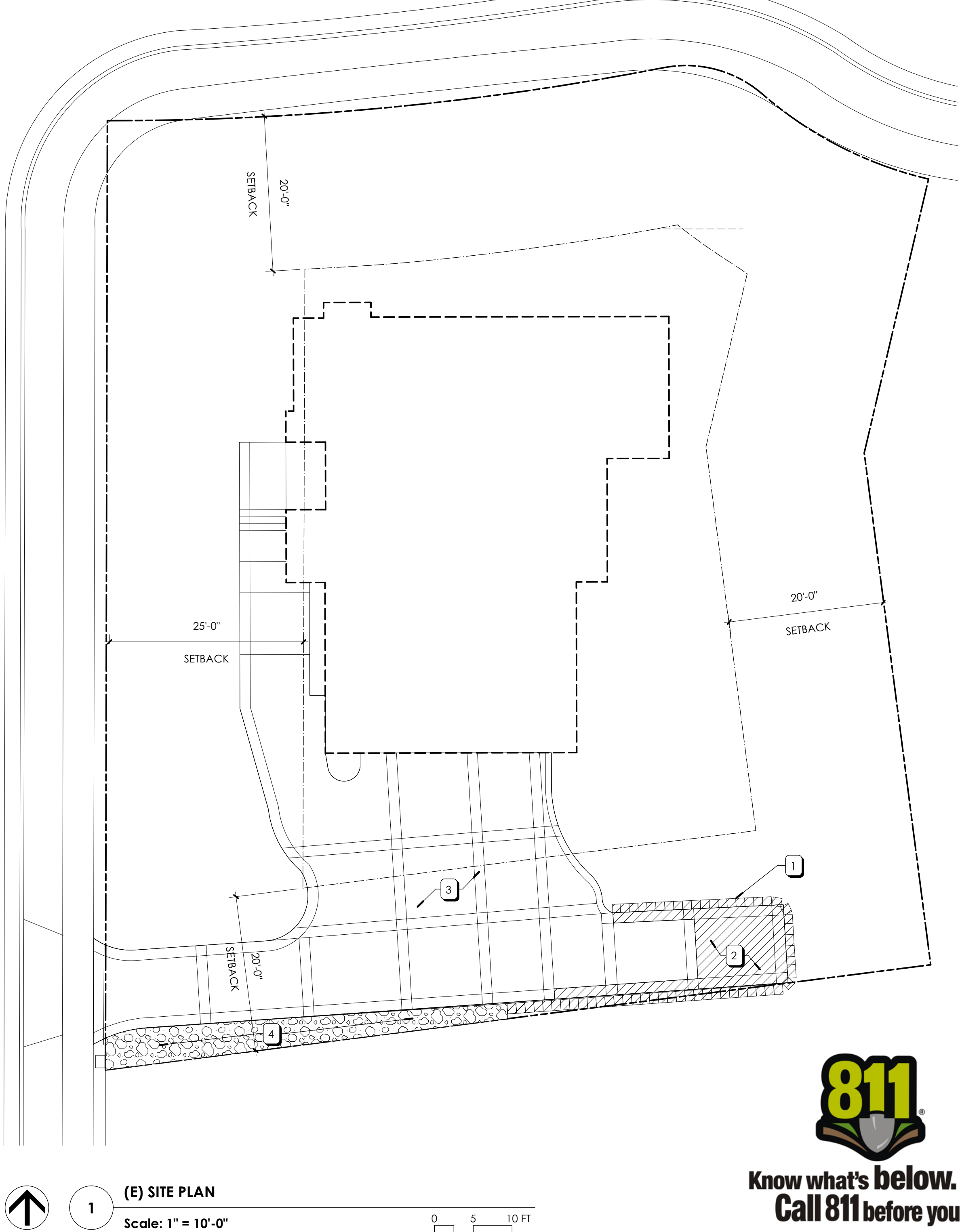


MATERIAL DESIGNATION



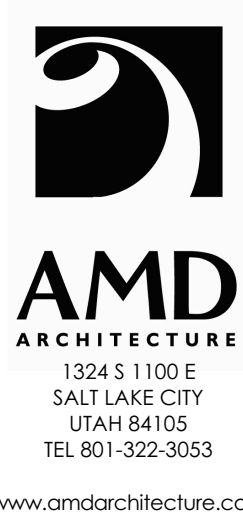
DEMO SITE PLAN KEYED NOTES

- REMOVE (E) RETAINING WALL
- REMOVE (E) CONCRETE SLAB
- (E) PAVEMENT TO REMAIN
- REMOVE (E) ROCK WITHIN PROPERTY LINE; OWNER TO CONFIRM WITH NEIGHBOR FOR DISPOSAL OR RELOCATION



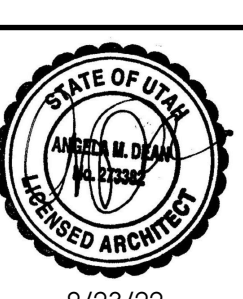
INDEX OF DRAWINGS

ARCHITECTURAL	TITLE SHEET
G0.0	SITE PLAN
SP1.1	DETAILS
A5.0	



FAULCONER-AHMADI DRIVE
8553 S SUTTON WAY
COTTONWOOD HEIGHTS, UT

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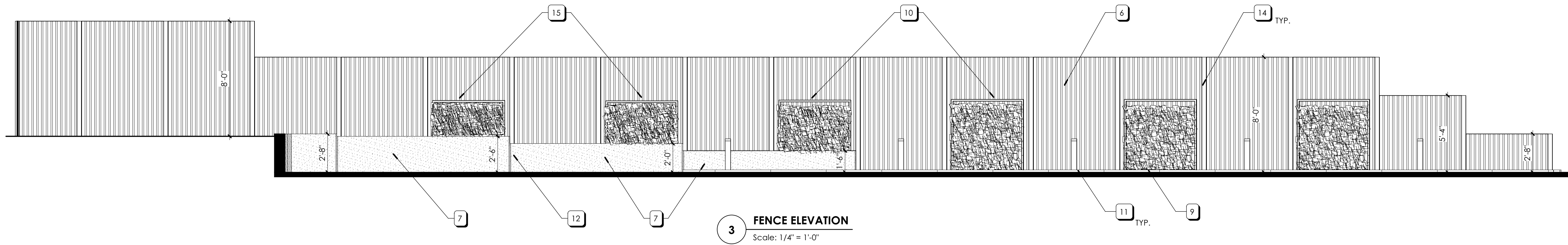
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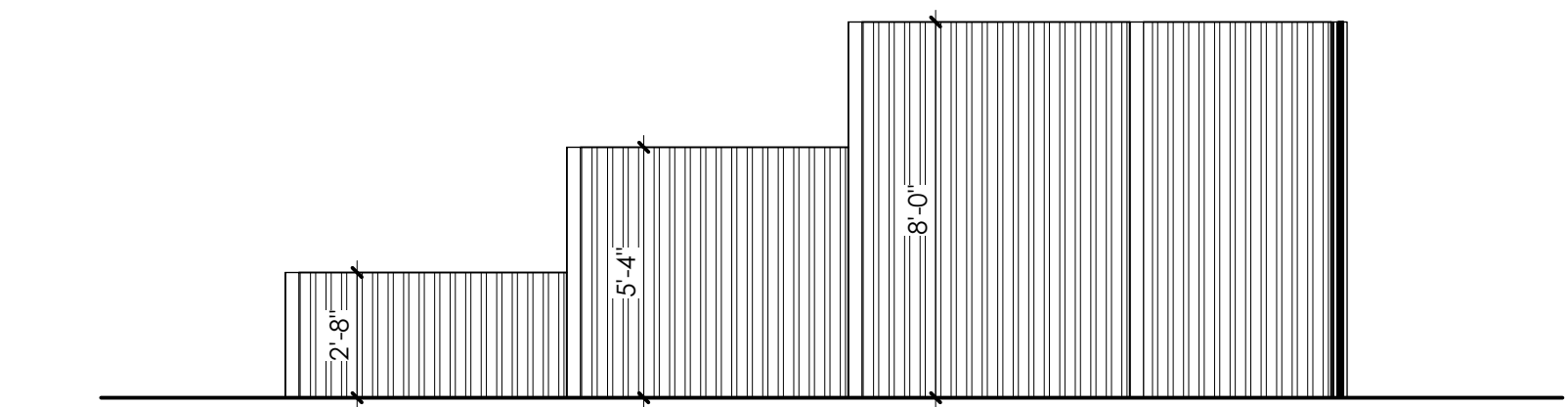
REVISIONS

TITLE SHEET

G0.0



3 FENCE ELEVATION
Scale: 1/4" = 1'-0"



2 FENCE ELEVATION
Scale: 1/4" = 1'-0"



1 SITE PLAN
Scale: 1/8" = 1'-0"

- SITE PLAN KEYED NOTES**
- (E) CONCRETE TO REMAIN
 - (E) CONTROL JOINTS TO REMAIN
 - EDGE OF CONCRETE
 - 4" CONCRETE SLAB ON GRADE TO REPLACE AREAS REMOVED FOR RETAINING WALLS
 - (E) LAWN TO REMAIN
 - CORRUGATED METAL FENCING W/ WOOD POSTS
 - RETAINING WALL
 - LANDSCAPING W/ DRIP IRRIGATION; TIE INTO (E) SYSTEM
 - METAL PLANTER EDGING
 - WOOD TRELLIS @ ALTERNATING BAYS
 - BOLLARD LIGHT W/ UG CONDUIT FOR POWER TO HOUSE: ALIGN W/ CENTER OF FENCE BAY (BASIS OF DESIGN: BEGA PATHWAY BOLLARD LUMINAIRE 84 218)
 - CHAMFERED JOINT @ CHANGE IN ELEVATION
 - COORDINATE PLACEMENT OF END POST & FOOTING W/ (E) IN-GROUND ELECTRICAL BOX
 - METAL FENCE POST WITH POWDERCOAT FINISH (SHERWIN WILLIAMS SW7675 'SEALSKIN')
 - WOOD TRELLIS W/ FAUX HEDGE

- SITE CONSTRUCTION**
- PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA.
 - COMPACT UNDER-SLAB AREAS TO MINIMUM 95% DENSITY. BACKFILL AREAS NOT UNDER SLABS OR FOUNDATIONS TO MINIMUM 90% ASTM D-689. PRIOR TO BACKFILLING, WALLS SHALL BE LATERALLY BRACED BY THE FLOOR FRAMING AT THE TOP AND THE BASEMENT SLAB AT THE BOTTOM, OR OTHER ADEQUATE TEMPORARY SHORING WHERE APPLICABLE. FILL WHICH IS DIRECTLY UNDER CONCRETE SLABS ON GRADE SHALL BE A MINIMUM FOUR INCHES OF COMPACTED GRANULAR FILL. BASE FILL FOR CONCRETE SLABS AND WALK TO BE GRADED SAND, FREE OF ORGANIC MATTER. BACKFILL AREAS NOT UNDER SLABS OR FOUNDATIONS TO MINIMUM 90% ASTM D-689. BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS WITH SUBSOIL GRADED FREE OF LUMPS LARGER THAN 6 INCH. ROCKS LARGER THAN 3 INCH AND DEBRIS. BACKFILL AROUND BUILDING AND UP TO EDGE OF WALKS TO DRAIN WATER AWAY FROM BUILDING. LEAVE FINAL GRADED AREAS RAKED SMOOTH. BACKFILLING MATERIAL TO BE FREE OF DEBRIS, ORGANIC MATERIAL, AND SILT. BACKFILL TO BE GOOD QUALITY WELL DRAINING SAND OR GRAVEL FOR A MINIMUM 1.5 FEET BACK FROM FACE OF WALL.
 - BALANCE CUT AND FILL FOR SLABS ON GRADE AND DRIVEWAY TO REDUCE EXPORT FROM SITE.
 - PROVIDE NECESSARY PRECAUTIONS TO PREVENT SOIL EROSION.
 - ALL CANALS, SCUPPERS, AND DOWNSPOUTS SHALL HAVE CONCRETE SPLASH BLOCKS AND ADEQUATE DRAINAGE PATHS AWAY FROM BUILDING.
 - SURFACE WATER SHALL DRAIN AWAY FROM HOUSE AT ALL POINTS. DIRECT DRAINAGE WATER TO STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE STRUCTURE.
 - OWNER AND ARCHITECT SHALL APPROVE THE SITE LAYOUT PRIOR TO EXCAVATION FOR FOOTINGS AND FOUNDATIONS.
 - FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL.
 - TREE STUMPS AND ALL DEAD FOLIAGE SHALL BE FULLY REMOVED FROM AROUND AND UNDER THE BUILDING SITE AND DISPOSED OF OFF-SITE SO THAT THEY DO NOT ATTRACT TERMITES AND OTHER PESTS.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES. NO TOPSOIL SHALL BE OBTAINED FROM BOGS OR MARSHES. TOPSOIL AND LARGE BOULDERS FROM THE SITE SHALL BE STOCKPILED FOR FUTURE USE BY THE OWNER.
 - ALL TREES DESIGNATED FOR REMOVAL FROM THE BUILDING SITE SHALL BE MARKED FOR REVIEW BY OWNER OR ARCHITECT.
 - OWNER AND ARCHITECT SHALL DETERMINE WHICH TREES ARE TO BE TRANSPLANTED OR MAINTAINED DURING CONSTRUCTION.
 - THE CONSTRUCTION AREA AND ACCESS TO THE CONSTRUCTION AREA SHALL BE AS SMALL AS REASONABLE TO FACILITATE CONSTRUCTION. THIS AREA IS TO BE CLEARLY DEMARCATED AND ROPED OFF TO PREVENT ANY DESTRUCTION OF NATURAL TERRAIN OUTSIDE OF CONSTRUCTION AREA BY CONSTRUCTION VEHICLES.
 - USE A BARRIER CLOTH UNDER EXTERIOR WALKWAYS TO PREVENT OVERGROWTH. PROTECT EXISTING TREES AND VEGETATION WHICH ARE TO REMAIN. REPAIR OR REPLACE ANY DAMAGED VEGETATION OR TERRAIN THAT IS INDICATED TO BE PROTECTED OR IS MORE THAN EIGHT FEET FROM THE EDGE OF ANY SPECIFIED CONSTRUCTION AREA.



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THE GENERAL CONTRACTOR AND/OR ALL SUB CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HER REPRESENTATIVE REGARDING. IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROJECT OR SCALE CORRECTLY TO THE INDICATED SIZE.

9/23/22

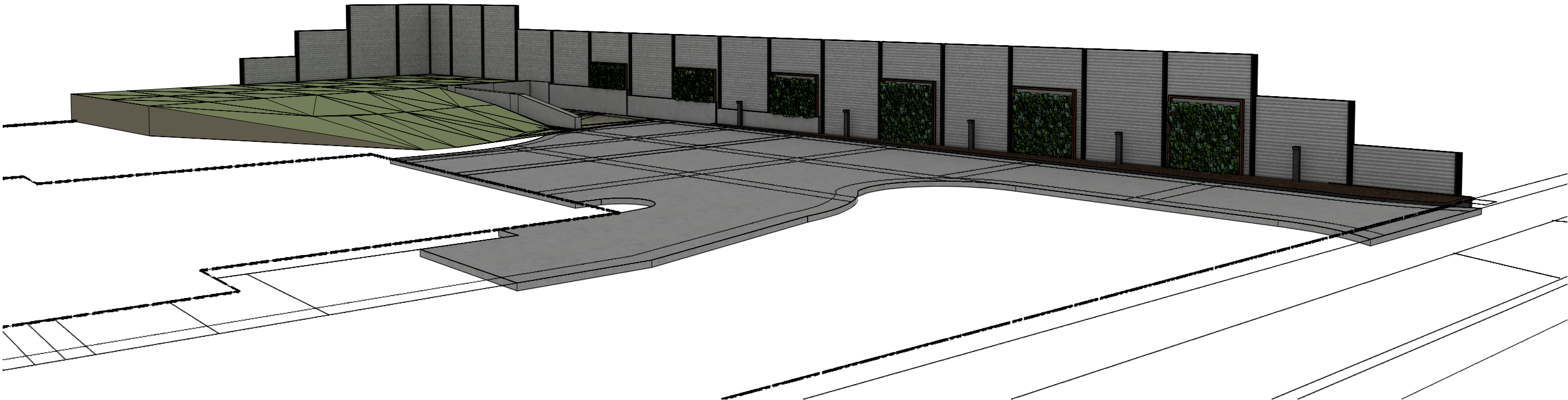
DATE
9/23/22

REVISIONS

SITE PLAN

SP1.1

		6 TRELLIS DETAIL Scale: 3/4" = 1'-0"	3 STEEL PLANTER EDGE DEAIL Scale: 1 1/2" = 1'-0"
		5 FENCE POST DETAIL Scale: 3" = 1'-0"	2 L-TYPE RETAINING WALL DETAIL Scale: 3/4" = 1'-0"
		4 FENCE POST DEAIL Scale: 1 1/2" = 1'-0"	CONCRETE GENERAL NOTES 1) CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI 2) WATER/CEMENT RATIO OF 0.5 MINIMUM CEMENT CONTENT SHALL BE 5 SACK/CU. YD. 3) MAXIMUM AGGREGATE SHALL BE 3/4", INCLUDE 4% TO 6% AIR ENTRAINMENT WITH SLUMP NOT TO EXCEED 4". 3) REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, GRADE 40 FOR #3 AND #4 BARS 1 TYP. RETAINING WALL DETAIL Scale: 3/4" = 1'-0"



SITE - RENDER

FAULCONER-AHMADI DRIVE

8853 S SUTTON WAY

COTTONWOOD HEIGHTS, UT



AMD
ARCHITECTURE

10/03/22

OWNER'S PERMISSION FORM

***This sheet must be completed if the applicant is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to:

WAYNE GORDON, AND ARCHITECTURE
to act on my/our behalf for the purpose of obtaining a Zone Change, Conditional Use
permit, Site Plan Review, or Variance on the following described property:

8853 S. SUTTON WAY

COTTONWOOD HEIGHTS, UT 84121

Owner(s) REBECCA FAULKNER & REZA AHMADI

Address 8853 S. SUTTON WAY

COTTONWOOD HEIGHTS, UT 84121

Telephone (201) 322-3043 (415) 699-7250

SIGNATURE OF OWNER

DATE SIGNED 10/7/22

State of UTAH

County of Salt Lake } ss.



On this 7th day of October, 2022 before me, the undersigned Notary Public,

personally appeared Reza Ahmadi, personally known to me, or whose identity I

verified on the basis of his/her Utah DL, or on the oath of
(type of identification)

NA, a credible witness whose identity I verified on the basis of

his/her NA, to be the person(s) whose name(s) is/are.
(type of identification)

subscribed to in this instrument and acknowledged that he/she executed the same.

(Notary Public)

Oct 1, 2024
(Commission Expiry Date)



ADMINISTRATIVE HEARING STAFF REPORT

Short-Term Rental: 3549 E. Wasatch Grove Ln.

Meeting Date: October 12th, 2022

Staff Contact: Maverick Yeh, Assistant Planner
(801-944-7018, myeh@ch.utah.gov)

Summary

Project #:

CUP-22-016

Subject Property:

3549 E. Wasatch Grove Ln.

Action Requested:

Conditional use permit
(Short-Term Rental)

Owner:

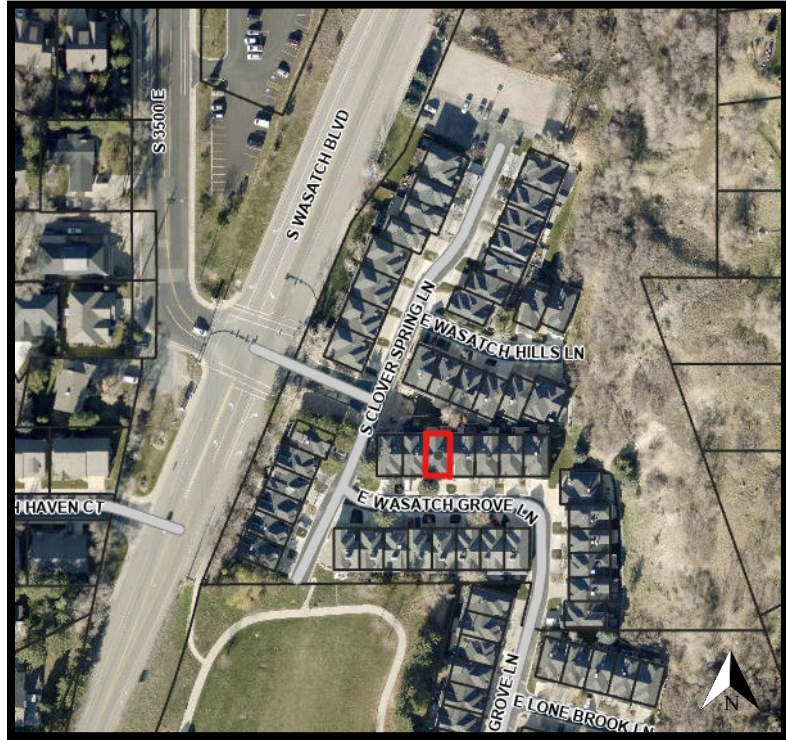
Patricia Laskaris

Applicant:

Drew Rothkopf

Recommendation:

Approve, with conditions



Aerial View

Analysis

Adjacent Zoning & Land Use

- **NORTH:** R-2-8 Multi-family Residential (The Oaks at Wasatch)
- **SOUTH:** R-2-8 Multi-family Residential (The Oaks at Wasatch)
- **EAST:** R-2-8 Multi-family Residential (The Oaks at Wasatch)
- **WEST:** R-2-8 Multi-family Residential (The Oaks at Wasatch)

Staff Analysis

The property is located in the R-2-8 (Residential Multi-Family) zone. Short-term rentals may be approved as a conditional use in the R-2-8 zone, provided that the property is part of a planned unit development or condominium project that contains at least eight units and fronts on a private street. The subject property is a part of the Oaks at Wasatch PUD, which contains 107 units. The property fronts on Wasatch Grove Lane, which is a private street.

Recommended Conditions of Approval

Staff recommends approval, with conditions as outlined below:

1. The applicant must complete necessary steps to obtain a business license through the city of Cottonwood Heights. Obtaining a business license will indicate final approval of the short-term rental application. The short-term rental property will not be considered legal until a business license is obtained.
2. The short-term rental property is required to maintain compliance with all sections and subsections of chapter 19.89 and chapter 5.85 of the Cottonwood Heights Municipal Code, as hereafter amended from time to time, and all other legal requirements and applicable laws.
3. Occupancy in any short-term rental property shall not exceed the lesser of: (a) up to two adults (persons aged 18 and above) and two related children (persons under age 18) per bedroom, or (b) a total occupancy (adults and children) of no more than 12 persons in the entire short-term rental property. It is prohibited to create artificial divisions or partitions for the purpose of increasing available occupancy of an otherwise standard dwelling unit.
4. This short-term rental property will be approved for no more than four (4) bedrooms. The term “bedroom” means a room designated and used primarily for sleeping and rest on a bed.
5. Upon issuance of a business license and conditional use permit, the applicant must display a copy of the business license inside the main entry of the property.
6. The facility and its use shall comply with all applicable laws, rules and regulations, including those instituted by the state, county, county health department or the city to mitigate the impact of the COVID-19 pandemic.

Findings for Approval

This recommendation is based on the following findings:

1. The proposed short-term rental meets the applicable provisions of chapter 19.89 and chapter 5.85 of the Cottonwood Heights Municipal Code.
2. That the proposed project will continue to meet the applicable provisions of Chapter 19.84, “Conditional Uses,” of the zoning code:
 - a. That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located (19.89.050);
 - b. That such 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;
 - c. That 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;
 - d. That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;
 - e. That nuisances which would not be in harmony with the neighboring uses will be abated by the conditions imposed;
 - f. That protection of property values, the environment, and the tax base for the city will be assured;
 - g. That the use will comply with the city’s general plan;

- h. That the property will be required to comply with all conditions of approval in perpetuity, in accordance with sections 19.89.160 – Inspections and 19.89.190 – Violations and penalties of the Cottonwood Heights Municipal Code.

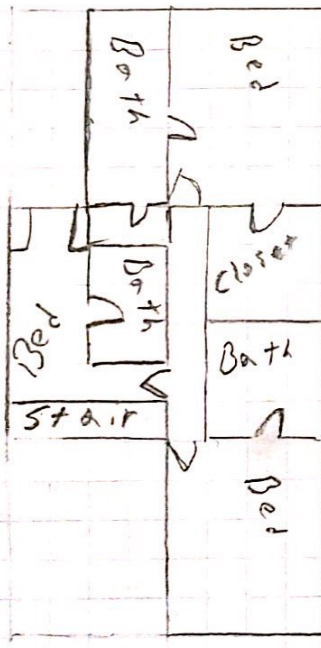
Model Motions

- Approval
 - “I move to approve item CUP-22-016 pursuant to the conditions of approval outlined in the item’s staff report.”
 - Add any additional conditions of approval...
- Denial
 - “I move to deny item CUP-22-016 based on the following findings...”
 - List reasons for denial...

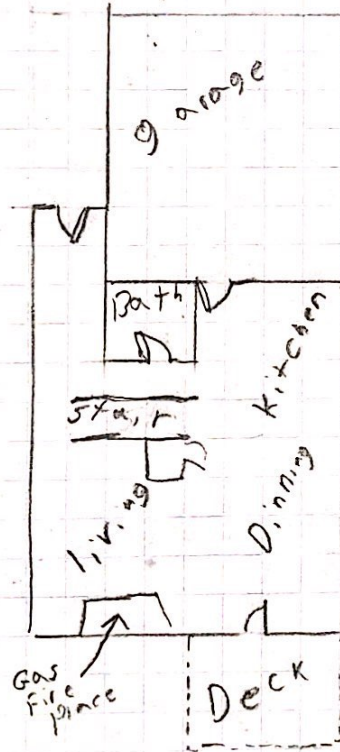
Attachments

1. Applicant Statement
2. Floorplan
3. Owner Affidavit

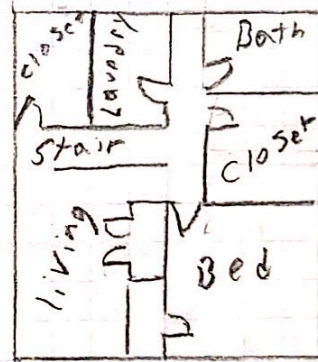
2nd



1st



basement



We propose to use the property located at 3549 E. Wasatch Grove Ln. Cottonwood Heights, Utah 84121 as a short term rental. There are 4 bedrooms and 4 bathrooms. The maximum number of occupants that will be allowed is 12. There is a two car garage as well as a driveway in front of the garage for parking.

OWNER'S PERMISSION FORM

***This sheet must be completed if the applicant is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to:

Andrew Rothkopf

to act on my/our behalf for the purpose of obtaining a Zone Change, Conditional Use permit, Site Plan Review, or Variance on the following described property:

3549 E. Wasatch Grove Ln. Cottonwood Heights, UT. 84121

Owner(s) Patricia Laskaris

Address 42 Fairview Ave. Oceanside, NY. 11572

Telephone (516) 457-1861

SIGNATURE OF OWNER

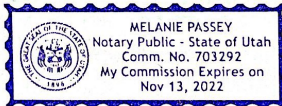
P. Laskaris

DATE SIGNED 10/5/22

State of UTAH

County of Salt Lake

} ss.



On this 5th day of October, 2022 before me, the undersigned Notary Public,

personally appeared Patricia Laskaris, personally known to me, or whose identity I

verified on the basis of his/her Driver License, or on the oath of
(type of identification)

_____, a credible witness whose identity I verified on the basis of

his/her _____, to be the person(s) whose name(s) is/are
(type of identification)

subscribed to in this instrument and acknowledged that he/she executed the same.

Melanie Passey
(Notary Public)

11-13-2022
(Commission Expiry Date)