

Cottonwood Heights Community Development Department
1265 E Fort Union Blvd, #250 Cottonwood Heights, Utah 84047 (801) 646-4154



Land Use Application

Project name: General Plan Amendment

Property owner: applicant - Steve Hopkins

Address: 6322 S. 3000 E., CH, Utah

Phone: 801-944-7722 Fax: _____ Cell: _____

Authorized agent: Stan Davis

Address: _____

Phone: _____ Fax: _____ Cell: _____

E-mail address: _____

Location or address of the proposed project: See attached

Please describe the proposed project: amend general plan for ORD zone to allow 12 story bldgs. @ old mill corporate.

Conditional Use Fact Sheet

Project Description

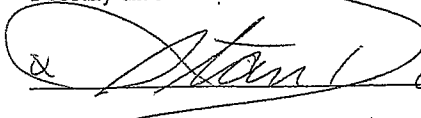
1. On a separate sheet of paper, please describe in detail the proposed development as well as your plan for receiving an approval for the proposed project.
2. Existing Zoning: ORD
3. Is there any overlay zoning (sensitive lands)? Yes No
4. Current use of the property ORD
5. Total area of project in acres: _____
6. Number of residential units requested: 0
7. Open Space provided in acres: N/A in percentage: _____
8. Commercial area: 100%
9. Project accessibility: public street? private street? _____

Acknowledgment of Responsibility

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City codes, ordinances, standards, specifications and guidelines with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter relevant to this application. I have read and understand the checklist provided by Cottonwood-Heights regarding the information needed for conditional use submittal. The documents and information I have provided are true and accurate to the best of my knowledge. I understand that my application is not deemed complete until a staff member of the planning division reviews the submitted materials and certifies that all materials and criteria have been met concerning this application.

Signature of applicant/responsible party:

I certify that I have read and understand the acknowledgment of responsibility.

 signed this 5th day of 1-17 2010

Printed name of contact responsible party: Stan Davis / Steve Hopkins

Address: _____

Phone: 301-944-7722 Fax: _____ Email: _____

I understand that the fee I am submitting today is intended to pay for the cost incurred by the City for processing and reviewing the conditional use application, but will not cover more than two reviews by staff. Applicant Initials _____

For Office Use Only

Fees received by: <u>City</u>	Date of submittal: <u>1-17-10</u>	Amount paid: <u>100.00</u>
Receipt number: <u>201473</u>	Application number: <u>1513-10</u>	

Additional Forms Required/Supporting Materials

1. Current Planning Review Procedures
2. Conditional Use Checklist
3. Owners Permission Form



Cottonwood Heights

1265 E Fort Union Blvd, Suite 250
Cottonwood Heights, Utah 84047
Phone: (801) 944-7000 FAX: (801) 944-7005
www.cottonwoodheights.utah.gov

Receipt

Receipt No: 1.001493

Jan 19, 2010

General Plan Amendment-Stan Davis

Permits & Fees-6322 S 3000 E	1,100.00
Total:	<u>1,100.00</u>
Check Chk No: 11987	
Total Applied:	<u>1,100.00</u>
Change Tendered:	<u>.00</u>

01/19/2010 04:16

IRS Form W-9 Substitute Certification

Business Name

Cottonwood Heights

Taxpayer Identification Number (TIN)

20-2154375

Address

1265 E Ft Union Blvd, Suite 250

Category

Municipal Government

City, State, Zip

Cottonwood Heights, Utah 84047-1808



FAX TRANSMISSION

To: Michael Black / Cottonwood Heights Planning Dept.
Fax No: 801 944 7005
From: Steve Hopkins
Date: January 19, 2010
Pages: Cover + 3

ORIGINAL TO FOLLOW BY MAIL.

12-18-02

6322 SOUTH 3000 EAST
SALT LAKE CITY, UTAH 84121
PHONE (801) 944-7722
FAX (801) 944-7726



BECKSTRAND
& ASSOCIATES

January 14, 2010

Cottonwood Heights Planning Department
1265 East Fort Union Blvd
Suite 250
Cottonwood Heights, UT 84047
Attn: Michael Black

Re: Request to amend General Plan and allow taller buildings in limited area

Dear Michael:

I am writing to formally request an amendment to the Cottonwood Heights General Plan to request that a new zone be created in which up to 12 story office properties would be allowed.

General Plan

The General Plan suggests that Cottonwood Heights intends to leave things essentially unchanged. While we love this city, we believe that Cottonwood Heights has been successful precisely because it does not fear change. Incorporation, a new police department, a new school district and countless other changes have come because Cottonwood Heights looked ahead and understood that we would benefit by taking an active role in making our future what we want it to be. The General Plan needs to take this same approach and embrace positive change in the area of planning.

The future of planning is in sustainable development. LEED (Leadership in Energy and Environmental Design) is the foremost measure of responsible building and Beckstrand and Associates is committed to developing only projects that meet its criteria. LEED is a measure of energy efficiency, social responsibility and environmental commitment. Its standards far exceed those of building codes and those of the industry. We are convinced that all new construction in Cottonwood Heights should be evaluated in some fashion through this lens:

For these reasons and the additional reasons set forth below, we respectfully request that Cottonwood Heights change its General Plan in two areas:

1. State an intention to foster sustainable planning and development practices.
2. Create a new zone that allows for greater density for LEED certified or other sustainable building projects in very limited and appropriate areas.

These changes will allow Cottonwood Heights to continue its path of embracing change that makes this city better. We believe that this path is best for our city and hope you will choose it.

6322 SOUTH 3000 EAST #120
COTTONWOOD HEIGHTS, UT 84121
PHONE (801) 944-7722
FAX (801) 944-7726

Zoning and Considerations Specific to Old Mill IV

When we spoke with you about Old Mill IV in the past, virtually everyone agreed that our Property was an appropriate place for a taller building. We plan to build next to a freeway off ramp and far from homes in the middle of a commercial zone. Of much greater concern at that time was the question of whether a change in the ORD zone would allow for tall buildings in places that were not suitable for that type of density (like the vacant lot next to the Blue Cross building which borders a residential neighborhood).

For this reason, we propose that a new zone be created that is very narrowly tailored to allow taller buildings in very specific locations that are adjacent freeways, far from residences and are willing to embrace LEED or other sustainable practices. We believe there would only be one or maybe two places in the current geography of Cottonwood Heights that would qualify for such a zone.

In our view there are two compelling reasons to build LEED buildings that are taller on the Property:

1. Maintaining Cottonwood Heights position as the preeminent suburban office market in the Salt Lake Valley.
 - a. In the past two years, 6- story structures have not been large enough to accommodate such nationally recognized companies as Palomoni (ski company), Boart Longyear (mining), Questar (natural gas) and Goldman Sachs (financial services). All of these companies looked seriously at our submarket and chose to go elsewhere due to our inability to give them either enough space now or anywhere to grow within a single building. Unfortunately, there is not a single building anywhere in our area that can accommodate these companies' space needs.
 - b. If we do not build larger buildings, large companies will be forced to look elsewhere. South Salt Lake (20 stories), Murray (10 stories), Sandy (25 stories) and Lehi (40 stories) have all joined Salt Lake City in approving high-rise office buildings over the last several years. Cottonwood Heights will lose its ability to compete against these markets if we cannot offer large amounts of space in a single building.
2. LEED is a prerequisite of any Fortune 500 company facility. Microsoft leased at Thanksgiving Point only on the condition that the owner obtain a LEED designation. Goldman Sachs also required LEED Certification as part of its leasing criteria. Leasing space in a LEED certified building is one way that corporations can show their commitment to being good corporate citizens. LEED requires a significant additional up-front expense. The systems and processes that go into LEED certification make buildings far more energy efficient and socially responsible. However, they also increase the cost of building systems significantly. In order to justify these extra costs, developers need to be able to spread them over larger amounts of space.

There are many more reasons that this Property is well-suited for a taller and more environmentally responsible building. However, these are the most important. I would be delighted to discuss any of these issues and all other questions or concerns that you may have in considering our request.

Best Regards,

A handwritten signature in cursive script that reads "Steven Hopkins".

Steven Hopkins, LEED AP
President, Beckstrand & Associates

TRANSACTION REPORT

P.01/01

JAN/19/2010/TUE 00:57 PM

FAX(RX)

#	DATE	START T.	SENDER	COM.TIME	PAGE	TYPE/NOTE	FILE
001	JAN/19	00:56PM	8019447726	0:01:14	4	OK	ECM 4744



BECKSTRAND
& ASSOCIATES

January 14, 2010

Cottonwood Heights Planning Department
1265 East Fort Union Blvd
Suite 250
Cottonwood Heights, UT 84047
Attn: Michael Black

Re: Request to amend General Plan and allow taller buildings in limited area

Dear Michael:

I am writing to formally request an amendment to the Cottonwood Heights General Plan to request that a new zone be created in which up to 12 story office properties would be allowed.

General Plan

The General Plan suggests that Cottonwood Heights intends to leave things essentially unchanged. While we love this city, we believe that Cottonwood Heights has been successful precisely because it does not fear change. Incorporation, a new police department, a new school district and countless other changes have come because Cottonwood Heights looked ahead and understood that we would benefit by taking an active role in making our future what we want it to be. The General Plan needs to take this same approach and embrace positive change in the area of planning.

The future of planning is in sustainable development. LEED (Leadership in Energy and Environmental Design) is the foremost measure of responsible building and Beckstrand and Associates is committed to developing only projects that meet its criteria. LEED is a measure of energy efficiency, social responsibility and environmental commitment. Its standards far exceed those of building codes and those of the industry. We are convinced that all new construction in Cottonwood Heights should be evaluated in some fashion through this lens:

For these reasons and the additional reasons set forth below, we respectfully request that Cottonwood Heights change its General Plan in two areas:

1. State an intention to foster sustainable planning and development practices.
2. Create a new zone that allows for greater density for LEED certified or other sustainable building projects in very limited and appropriate areas.

These changes will allow Cottonwood Heights to continue its path of embracing change that makes this city better. We believe that this path is best for our city and hope you will choose it.

6322 SOUTH 3000 EAST #120
COTTONWOOD HEIGHTS, UT 84121
PHONE (801) 944-7722
FAX (801) 944-7726

Zoning and Considerations Specific to Old Mill IV

When we spoke with you about Old Mill IV in the past, virtually everyone agreed that our Property was an appropriate place for a taller building. We plan to build next to a freeway off ramp and far from homes in the middle of a commercial zone. Of much greater concern at that time was the question of whether a change in the ORD zone would allow for tall buildings in places that were not suitable for that type of density (like the vacant lot next to the Blue Cross building which borders a residential neighborhood).

For this reason, we propose that a new zone be created that is very narrowly tailored to allow taller buildings in very specific locations that are adjacent freeways, far from residences and are willing to embrace LEED or other sustainable practices. We believe there would only be one or maybe two places in the current geography of Cottonwood Heights that would qualify for such a zone.

In our view there are two compelling reasons to build LEED buildings that are taller on the Property:

1. Maintaining Cottonwood Heights position as the preeminent suburban office market in the Salt Lake Valley.
 - a. In the past two years, 6- story structures have not been large enough to accommodate such nationally recognized companies as Salomon (ski company), Boart Longyear (mining), Questar (natural gas) and Goldman Sachs (financial services). All of these companies looked seriously at our submarket and chose to go elsewhere due to our inability to give them either enough space now or anywhere to grow within a single building. Unfortunately, there is not a single building anywhere in our area that can accommodate these companies' space needs.
 - b. If we do not build larger buildings, large companies will be forced to look elsewhere. South Salt Lake (20 stories), Murray (10 stories), Sandy (25 stories) and Lehi (40 stories) have all joined Salt Lake City in approving high-rise office buildings over the last several years. Cottonwood Heights will lose its ability to compete against these markets if we cannot offer large amounts of space in a single building.
2. LEED is a prerequisite of any Fortune 500 company facility. Microsoft leased at Thanksgiving Pointe only on the condition that the owner obtain a LEED designation. Goldman Sachs also required LEED Certification as part of its leasing criteria. Leasing space in a LEED certified building is one way that corporations can show their commitment to being good corporate citizens. LEED requires a significant additional up-front expense. The systems and processes that go into LEED certification make buildings far more energy efficient and socially responsible. However, they also increase the cost of building systems significantly. In order to justify these extra costs, developers need to be able to spread them over larger amounts of space.

There are many more reasons that this Property is well-suited for a taller and more environmentally responsible building. However, these are the most important. I would be delighted to discuss any of these issues and all other questions or concerns that you may have in considering our request.

Best Regards,

A handwritten signature in cursive script that reads "Steven Hopkins". The signature is written in black ink and is positioned above the typed name.

Steven Hopkins, LEED AP
President, Beckstrand & Associates