

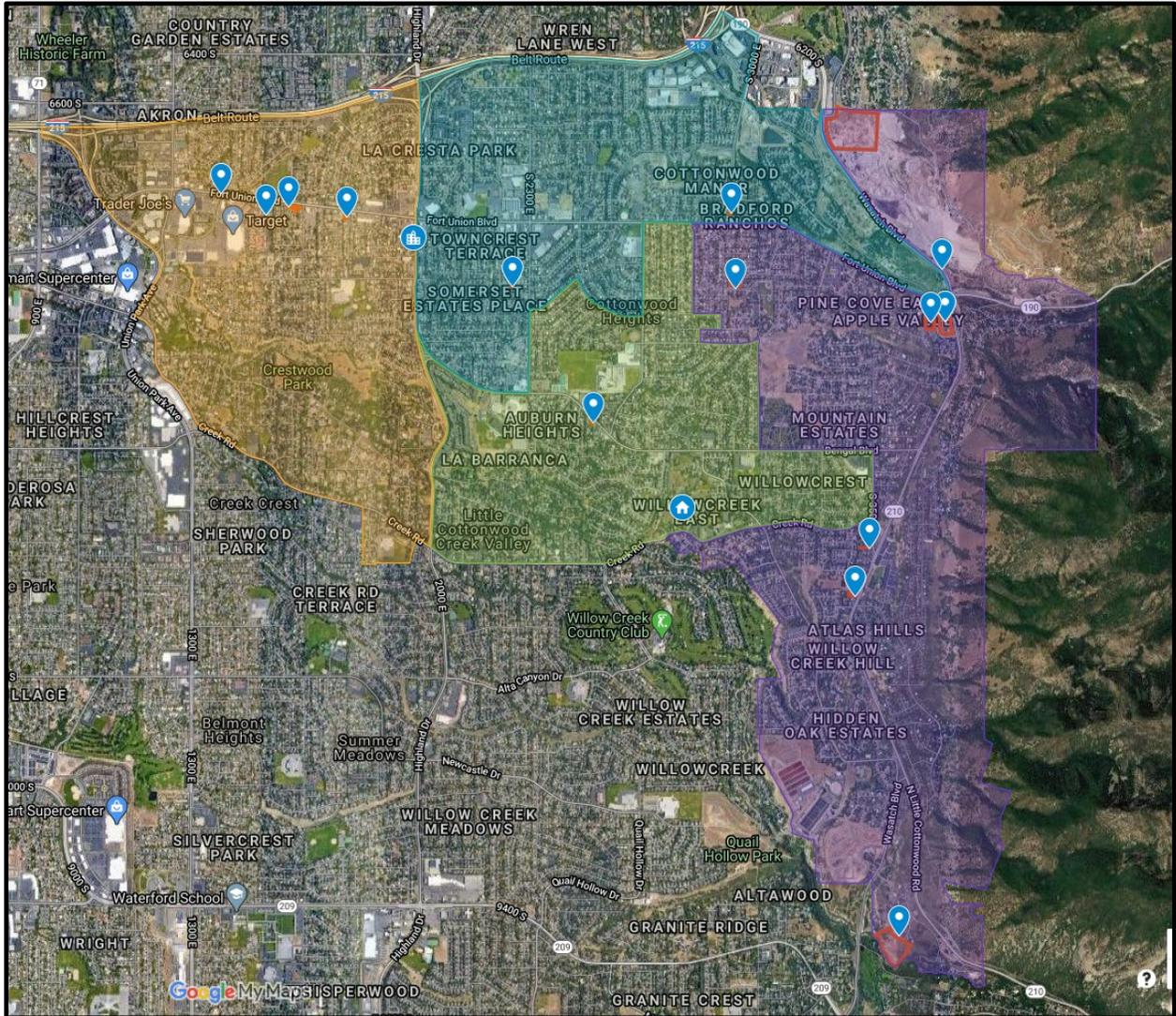


# MAJOR DEVELOPMENT ACTIVITY REPORT

January – February 2020

Staff Contact: Matt Taylor, Senior Planner  
(801) 944-7066. mtaylor@ch.utah.gov

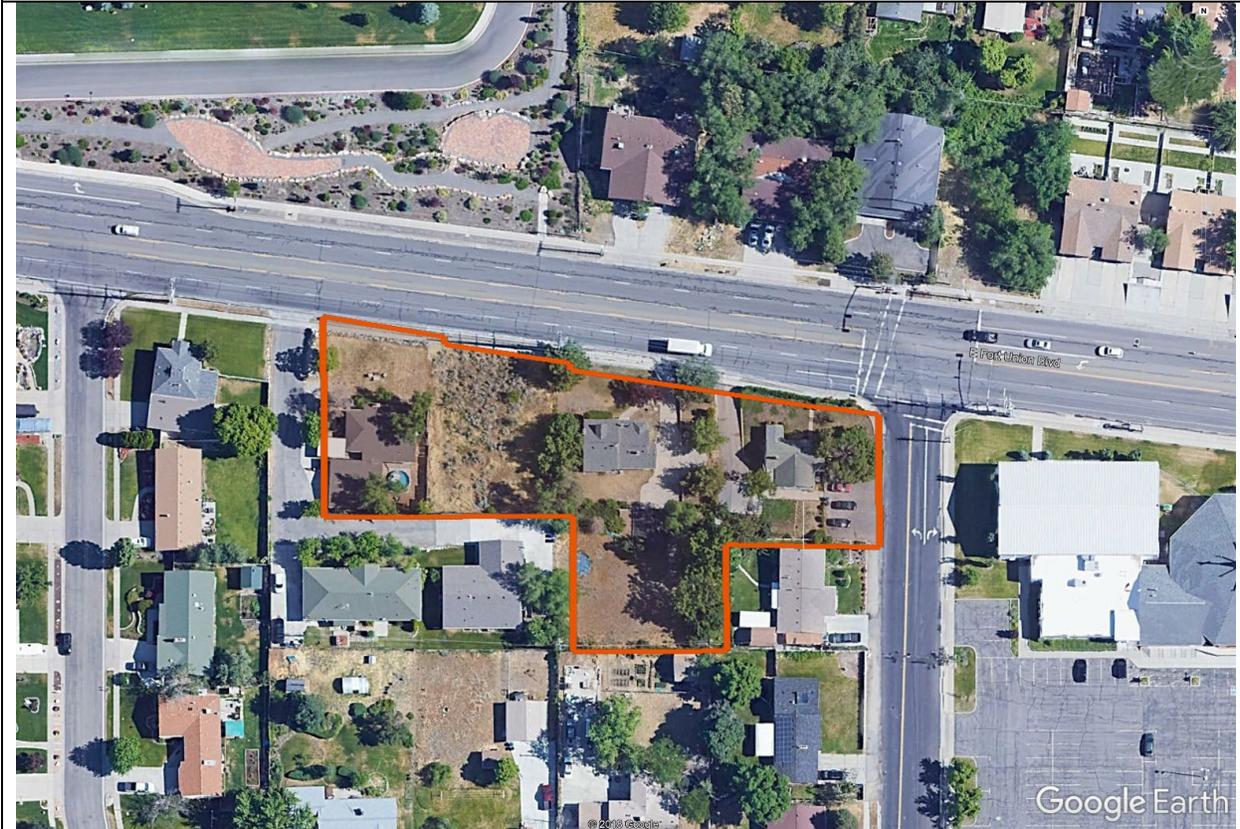
[ONLINE INTERACTIVE MAP VERSION](#)



## COUNCIL DISTRICT 1

### RECENT PROJECT / RECENT UPDATE

<b>File:</b> SPL-19-007	<b>Project Name:</b> Block 17 Townhomes
<b>Address:</b> 1648 E Fort Union Blvd	<b>Applicant:</b> John Prince, Prince Assets LLC
<b>Type of Application:</b> Site Plan / ARC Approval	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> The final plan has received conditional approval on Feb 19, 2020. Waiting for building permits to be applied for.	



**COUNCIL DISTRICT 1**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> CUP-19-008	<b>Project Name:</b> Union Lofts
<b>Address:</b> 1810 E Fort Union Blvd	<b>Applicant:</b> Nathan Anderson
<b>Type of Application:</b> Conditional Use - Site Plan Approval	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Andrew Hulka

**Status:** Certificate of Design Compliance approved Oct 30, 2019; CUP approved Nov 6, 2019; Site Plan and Subdivision Plat currently under staff review.



**COUNCIL DISTRICT 1**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> SPL-20-003	<b>Project Name:</b> Boulder Hollow Monument Sign
<b>Address:</b> 6942 S. Boulder Dr.	<b>Applicant:</b> Andrew Hulka
<b>Type of Application:</b> Site Plan Approval	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Andrew Hulka

**Status:** An application to remodel the existing monument sign has been received. It is located in the Gateway Overlay Zone. Therefore, a certificate of appropriateness on the design is required to be approved by the ARC. This item is scheduled for consideration at the April 23rd ARC meeting.



**COUNCIL DISTRICT 1**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> SPL-20-004	<b>Project Name:</b> Roxberry Sign Replacement
<b>Address:</b> 6650 S. Park Centre Dr.	<b>Applicant:</b> Andrew Hulka
<b>Type of Application:</b> Site Plan Approval	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> This is an application to replace the existing wall signs at the premise. ARC chair delegated approval of the minor project to staff. Staff approved sign permit on April 2nd.	



**DISTRICT 1 RECENT SIGNIFICANT BUILDING PERMITS**

**(Permits Issued March 2020)**

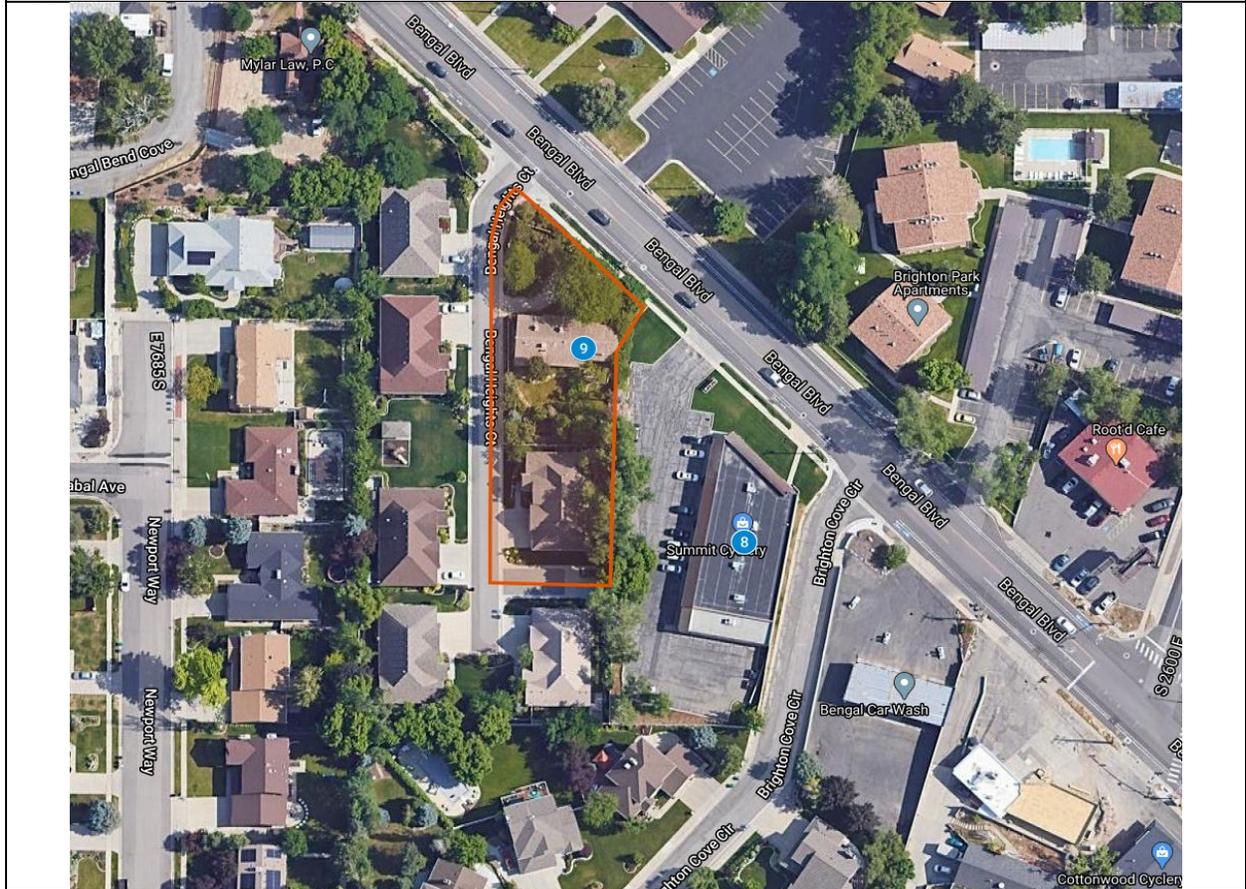
<b>CH Permit #</b>	<b>Permit Type</b>	<b>Parcel Address</b>	<b>Description</b>
BP-20-0154	Tenant Improvement	7050 S Highland Dr.	TI - Willowcreek Medical Suite 220

**COUNCIL DISTRICT 2**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> LLA-20-001	<b>Project Name:</b> Amend Lots 5 and 6, Bengal Heights PUD Subdivision
<b>Address:</b> 7691 S Bengal Heights Ct	<b>Applicant:</b> Jeremy McCune, Restored Realty, Inc
<b>Type of Application:</b> Lot-Line Adjustment	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Matt Taylor

**Status:** The Planning Commission approved the lot line adjustment on March 4, 2020. Once the applicant provides copies of the proposed deeds, the lot line adjustment can be approved.



**DISTRICT 2 RECENT SIGNIFICANT BUILDING PERMITS**

**(Permits Issued March 2020)**

<b>CH Permit #</b>	<b>Permit Type</b>	<b>Parcel Address</b>	<b>Description</b>
BP-19-0666	New SFD	8063 S Tarring Ct	SFD - Watson Hollow Lot 20

\*SFD: Single-Family Dwelling

**COUNCIL DISTRICT 3**

**RECENT PROJECT / RECENT UPDATE**

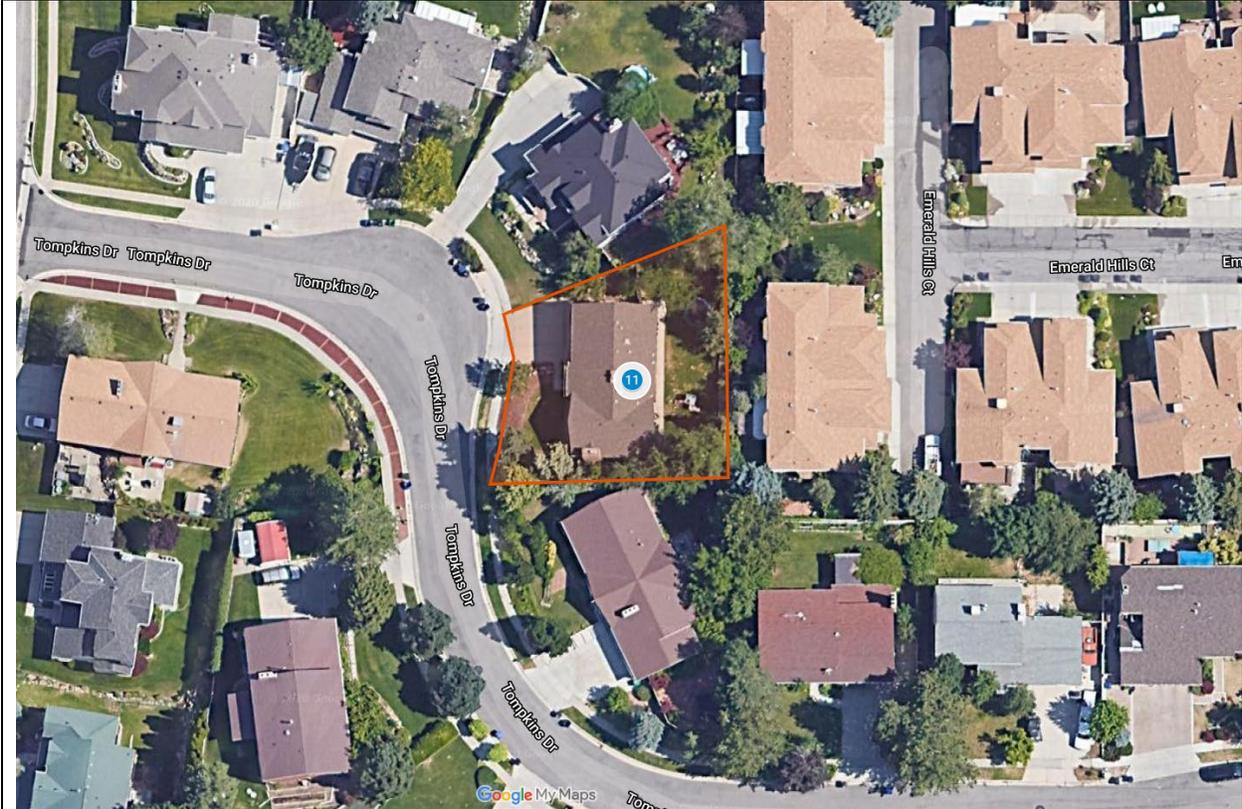
<b>File:</b> CUP-19-019	<b>Project Name:</b> Mixed Use Office and Bed and Breakfast
<b>Address:</b> 6970 S 3000 E	<b>Applicant:</b> Castlewood Development
<b>Type of Application:</b> Conditional Use Permit	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Final building permit issued.	



**COUNCIL DISTRICT 3**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> CUP-20-007	<b>Project Name:</b> Wall Height Extension
<b>Address:</b> 2247 E. Tompkins Dr.	<b>Applicant:</b> Michael and Bridgette Higgins
<b>Type of Application:</b> Conditional Use Permit: Wall Height Extension	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> The Administrative Hearing on Mar 11, 2020 was continued to the April 15 meeting.	



**DISTRICT 3 RECENT SIGNIFICANT BUILDING PERMITS**

**(Permits Issued March 2020)**

CH Permit #	Permit Type	Parcel Address	Description
None			

## COUNCIL DISTRICT 4

### RECENT PROJECT / RECENT UPDATE

<b>File:</b> PDD-19-001	<b>Project Name:</b> Wasatch Gravel Pit Redevelopment
<b>Address:</b> 6995 S Wasatch Blvd	<b>Applicant:</b> Rockworth, Adam Davis
<b>Type of Application:</b> Planned Development District	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Matt Taylor

**Status:** The Planning Commission received an update on the proposed project on Feb 5, 2020. They have also received feedback from the ARC and continued at both their Jan 23 and Feb 27th meetings. The applicant continues to work on geologic studies, ordinance preparation, and design amendments (based upon ARC recommendations).



## COUNCIL DISTRICT 4

### RECENT PROJECT / RECENT UPDATE

<b>File:</b> SPL-20-001	<b>Project Name:</b> New Restaurant
<b>Address:</b> 7327 S. Canyon Centre Pkwy	<b>Applicant:</b> Kevin Gates
<b>Type of Application:</b> Site Plan Approval for Restaurant (without Drive Thru Service)	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Andrew Hulka

**Status:** On Mar 4, 2020, the Planning Commission requested additional information and voted to continue the item to the April 1, 2020 Planning Commission meeting. The item was re-noticed for consideration at the April 15, 2020 Planning Commission meeting after the April 1st meeting was cancelled.



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> SPL-20-002	<b>Project Name:</b> New Retail Establishment
<b>Address:</b> 7333 S. Canyon Centre Pkwy	<b>Applicant:</b> Kevin Gates
<b>Type of Application:</b> Site Plan Approval for Retail Shop	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Andrew Hulka

**Status:** On Mar 4, 2020, the Planning Commission requested additional information and voted to continue the item to the April 1, 2020 Planning Commission meeting. The item was re-noticed for consideration at the April 15, 2020 Planning Commission meeting after the April 1st meeting was cancelled.

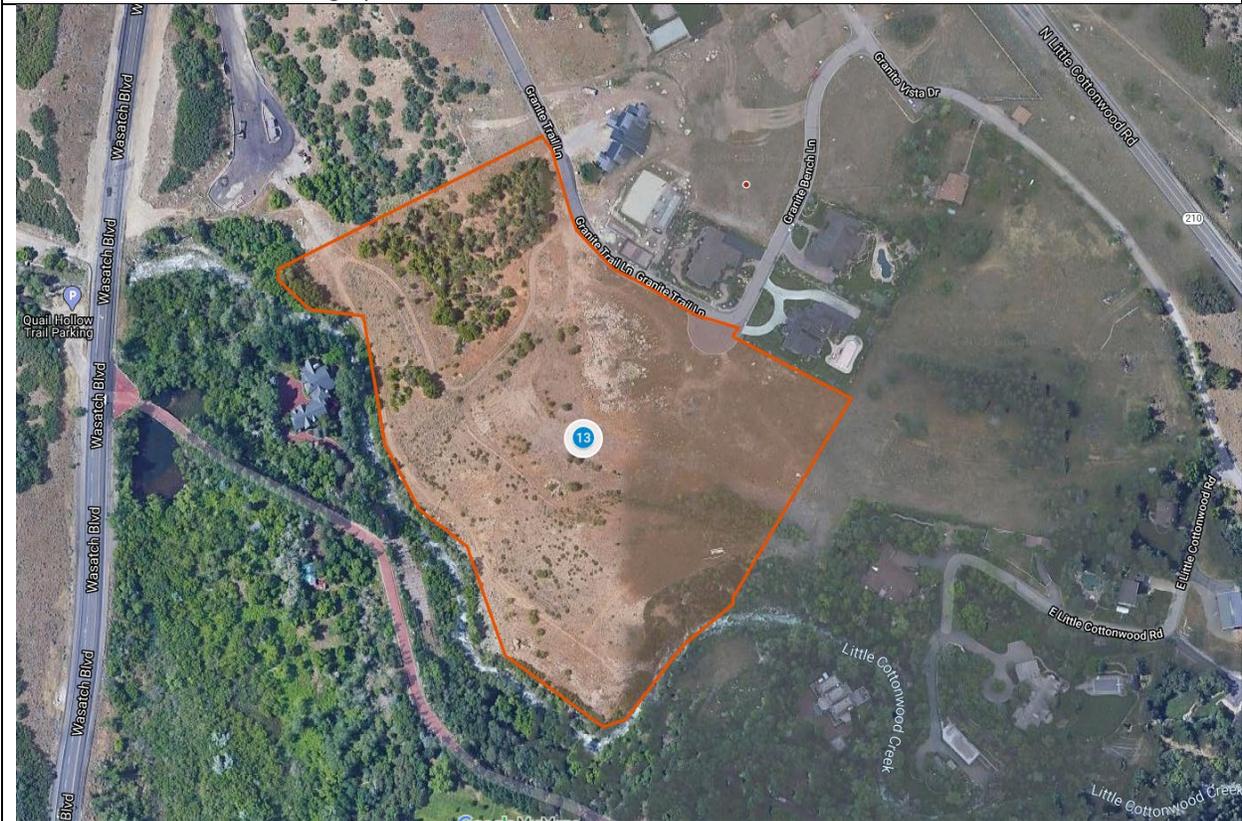


**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> SUB-19-002	<b>Project Name:</b> Granite Oaks 3rd Amended
<b>Address:</b> 9502 S Granite Trail Ln	<b>Applicant:</b> Brady Morris
<b>Type of Application:</b> Subdivision Vacation & Final Subdivision	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Matt Taylor

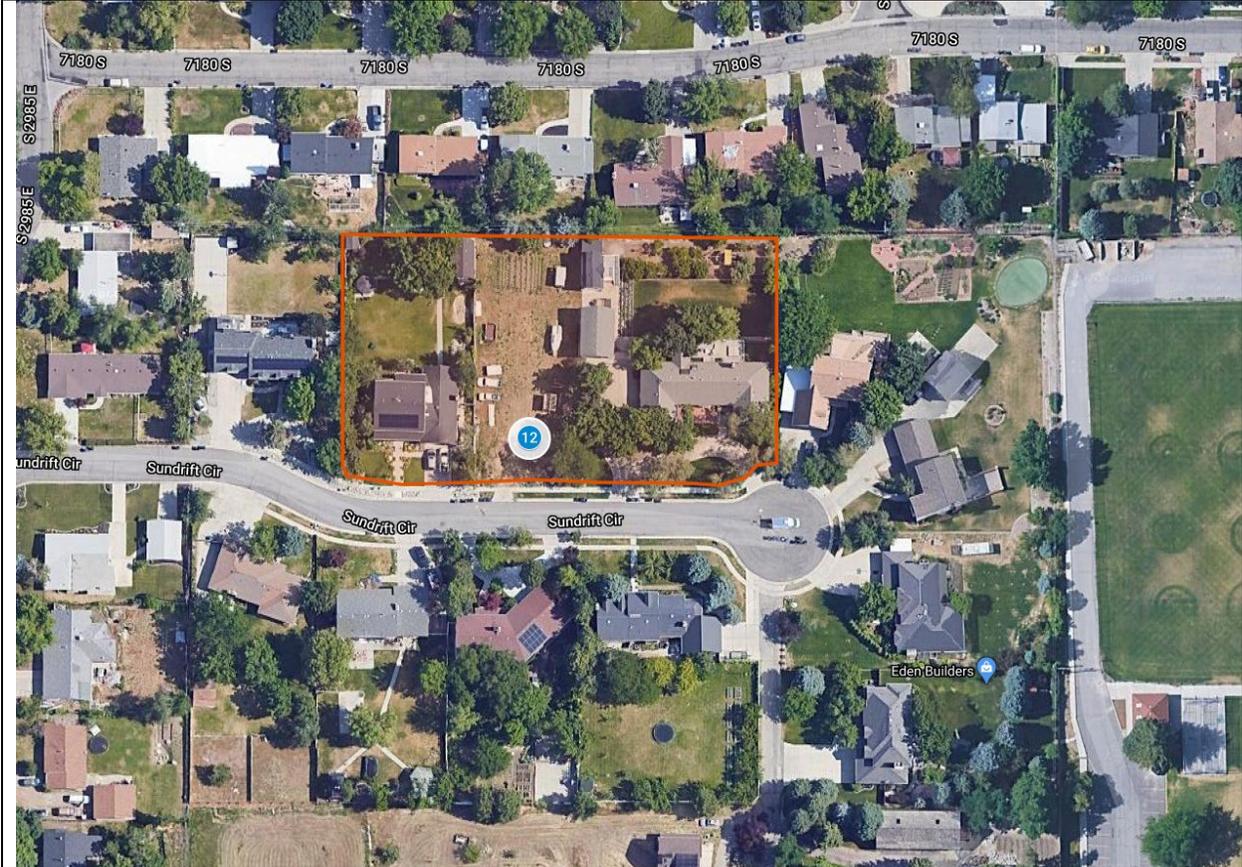
**Status:** The applicant has a new consultant lead to help this project to through the process. The consultant presented to staff a revised plat that seeks to address previous geologic concerns and constraints. We are waiting upon a new submission for review.



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE**

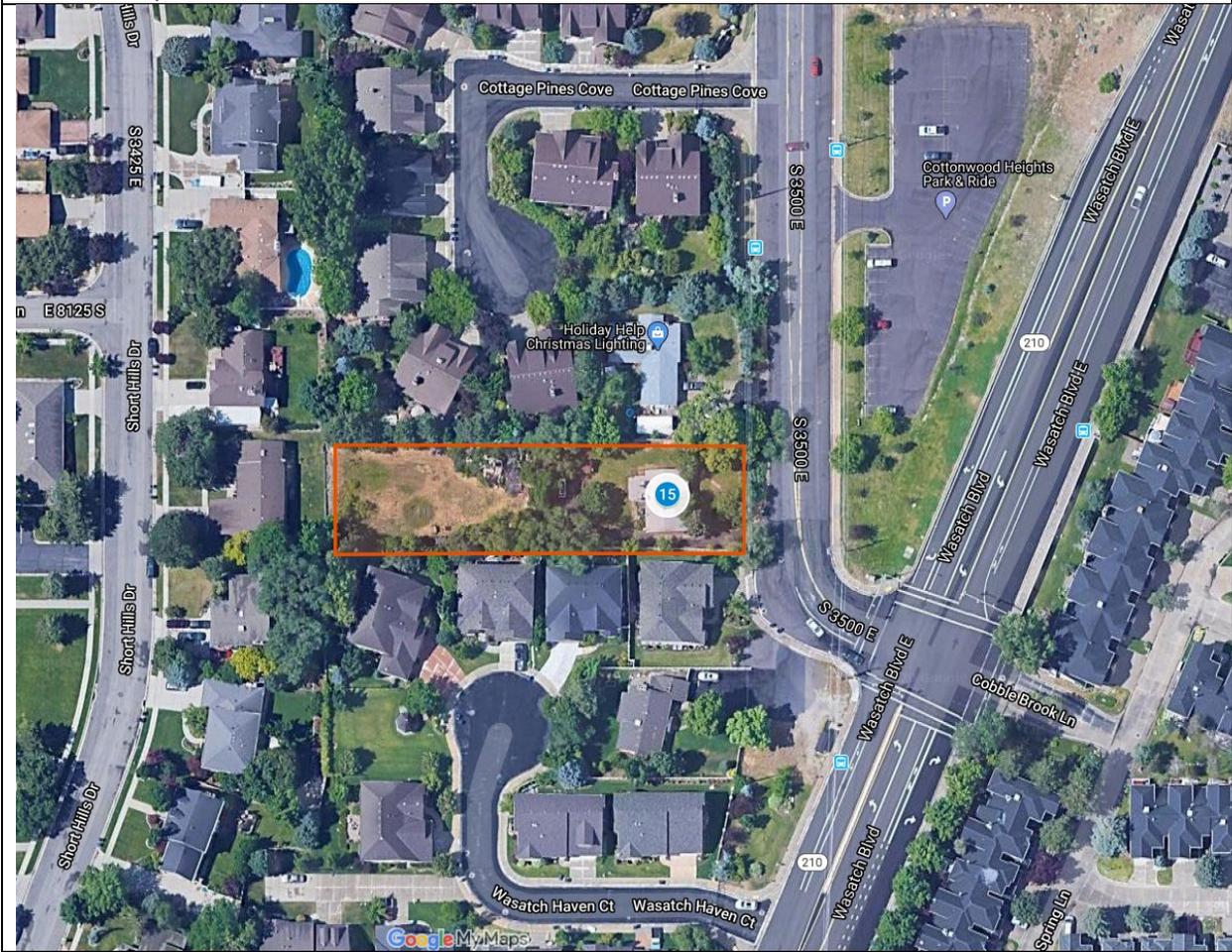
<b>File:</b> SUB-19-003	<b>Project Name:</b> Ballstaedt Estates Phase II
<b>Address:</b> 3029 E Sundrift	<b>Applicant:</b> Paul Ballstaedt
<b>Type of Application:</b> Subdivision Vacation & Final Subdivision	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> The final plat myla has been recorded.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE**

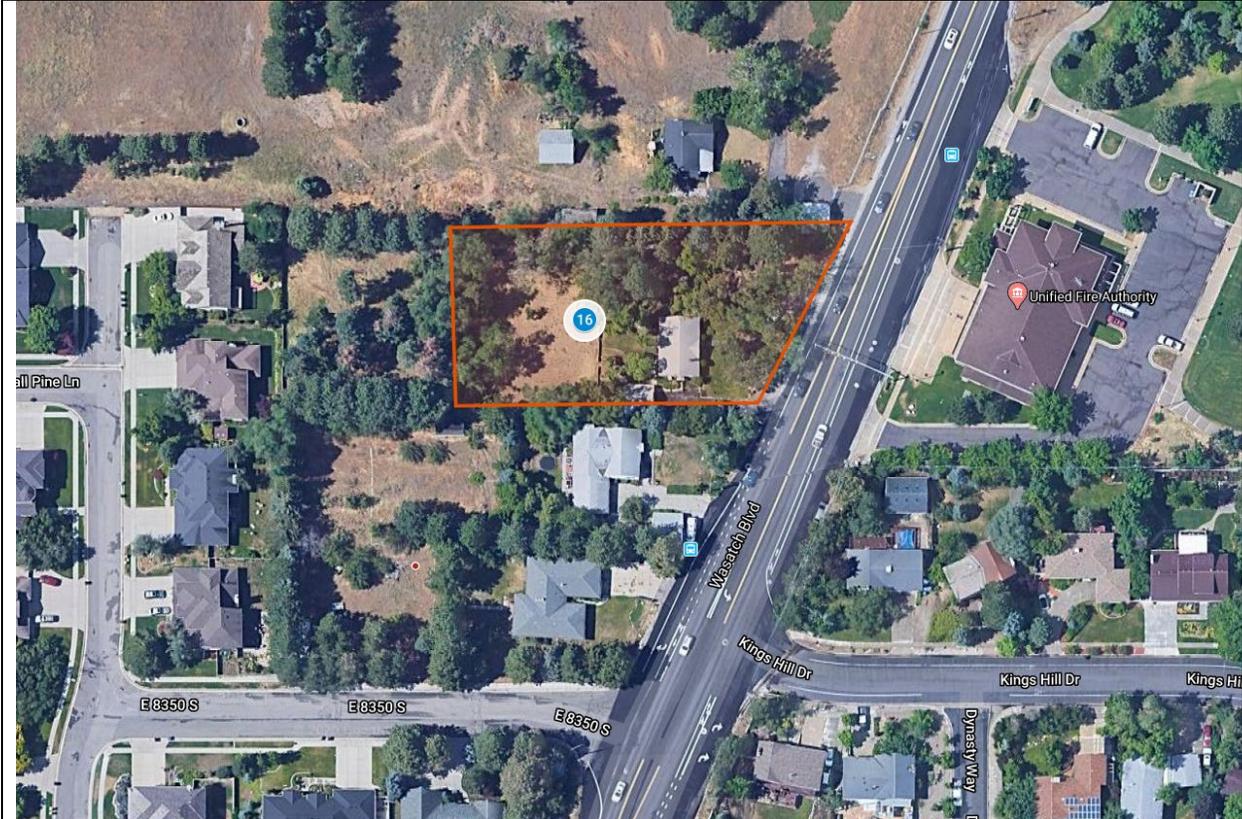
<b>File:</b> SUB-19-006	<b>Project Name:</b> Castle Valley Properties Subdivision
<b>Address:</b> 8140 S 3500 E	<b>Applicant:</b> Castle Valley Properties - Brett Stevens
<b>Type of Application:</b> Final Subdivision	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Final plat approved by staff on Feb 1, 2020. Pending recordation until improvements are satisfactorily installed.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> SUB-19-013	<b>Project Name:</b> Pine Orchard Subdivision
<b>Address:</b> 8296 S Wasatch Blvd	<b>Applicant:</b> Waterski Holdings, LLC
<b>Type of Application:</b> Subdivision Plat	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> Staff sent technical corrections Jan 10, 2020. Waiting for applicant to revise plat and resubmit.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE**

<b>File:</b> SPL-20-005	<b>Project Name:</b> Apt. Bldg. Modification
<b>Address:</b> 7358 S Canyon Centre Pkwy	<b>Applicant:</b> Mike Johnson
<b>Type of Application:</b> Site Plan Amendment	<b>Current Zoning:</b>
<b>Next Meeting:</b>	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> Scheduled for April ARC meeting.	



**DISTRICT 4 RECENT SIGNIFICANT BUILDING PERMITS**

**(Permits Issued March 2020)**

<b>CH Permit #</b>	<b>Permit Type</b>	<b>Parcel Address</b>	<b>Description</b>
None			

## CITY-WIDE PROJECTS

### PROJECT UPDATE

**Project:** Title 14 - Highways, Sidewalks and Public Places – Comprehensive Update

**Address:** City-wide

**Type of Application:** Grant

**Staff Contact:** Mike Johnson

*Staff has submitted the grant application on April 2 to the Utah Office of Outdoor Recreation for a trailhead, parking, and a park at 7725 S. Wasatch Blvd.*

### PROJECT UPDATE

**Project:** Planned Development District Text Amendment

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Mike Johnson

*The project consultant has completed a revised ordinance draft that is currently under review by staff and will be presented to the Council at an upcoming work session.*

### PROJECT UPDATE

**Project:** Tree and Park Strips Ordinance

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Matt Taylor

*The first draft has been presented to the Planning Commission at their March 4, 2020 meeting. The commission had generally positive reception and provided feedback on various details. Staff will bring a final draft to the Planning Commission for review on April 15, 2020. Meetings are being scheduled with the Police and Public Works Department for formal feedback, as well as the Recreation District.*

### PROJECT UPDATE

**Project:** Sensitive Lands (SLEDS) Ordinance Revisions

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Mike Johnson

*Preliminary feedback presented to Planning Commission and City Council in November and December. Consultant is preparing a rough draft ordinance for public input.*

### PROJECT UPDATE

**Project:** Open Space, Trails and Tree Master Plan

**Address:** City-wide

**Type of Application:** Master Plan Adoption – General Plan Sub Document

**Staff Contact:** Matthew Taylor

*Staff continues to organize plan content into a document for presentation to the Planning Commission at an upcoming meeting.*

**PROJECT UPDATE****Project:** Bonneville Shoreline Trail Access Master Plan**Address:** City-wide**Type of Application:** Master Plan Adoption – General Plan Sub Document**Staff Contact:** Mike Johnson

*A public open house was held in February. The formal draft of the plan is being prepared by the consultant at this time.*

**PROJECT UPDATE****Project:** Title 14 - Highways, Sidewalks and Public Places – Comprehensive Update**Address:** City-wide**Type of Application:** Ordinance Amendment**Staff Contact:** Matt Taylor

*A preliminary draft is being prepared for Council introduction at an upcoming work session.*

**ECONOMIC DEVELOPMENT PROJECTS****PROJECT UPDATE****Project:** Local Business Outreach**Project Location:** City-wide**Type of Project:** Business Outreach**Staff Contact:** Mike Johnson, Sherrie Martell**March 2020**

- An emergency business resource webpage was established and has been updated regularly to provide businesses with economic relief information as a result of COVID-19. Staff has attended many conference calls and meetings to learn more about these resources, and has been reaching out to city businesses to provide them this information
- The planned community event for May (health & sustainability walk) has been postponed and will be rescheduled for a later date
- CHBA Board of Directors Meeting – March 6
- CHBA Seminar – How to Outsmart the Scammer with Edward Jones – March 12
- CHBA Ribbon Cutting Great Clips – March 12

