

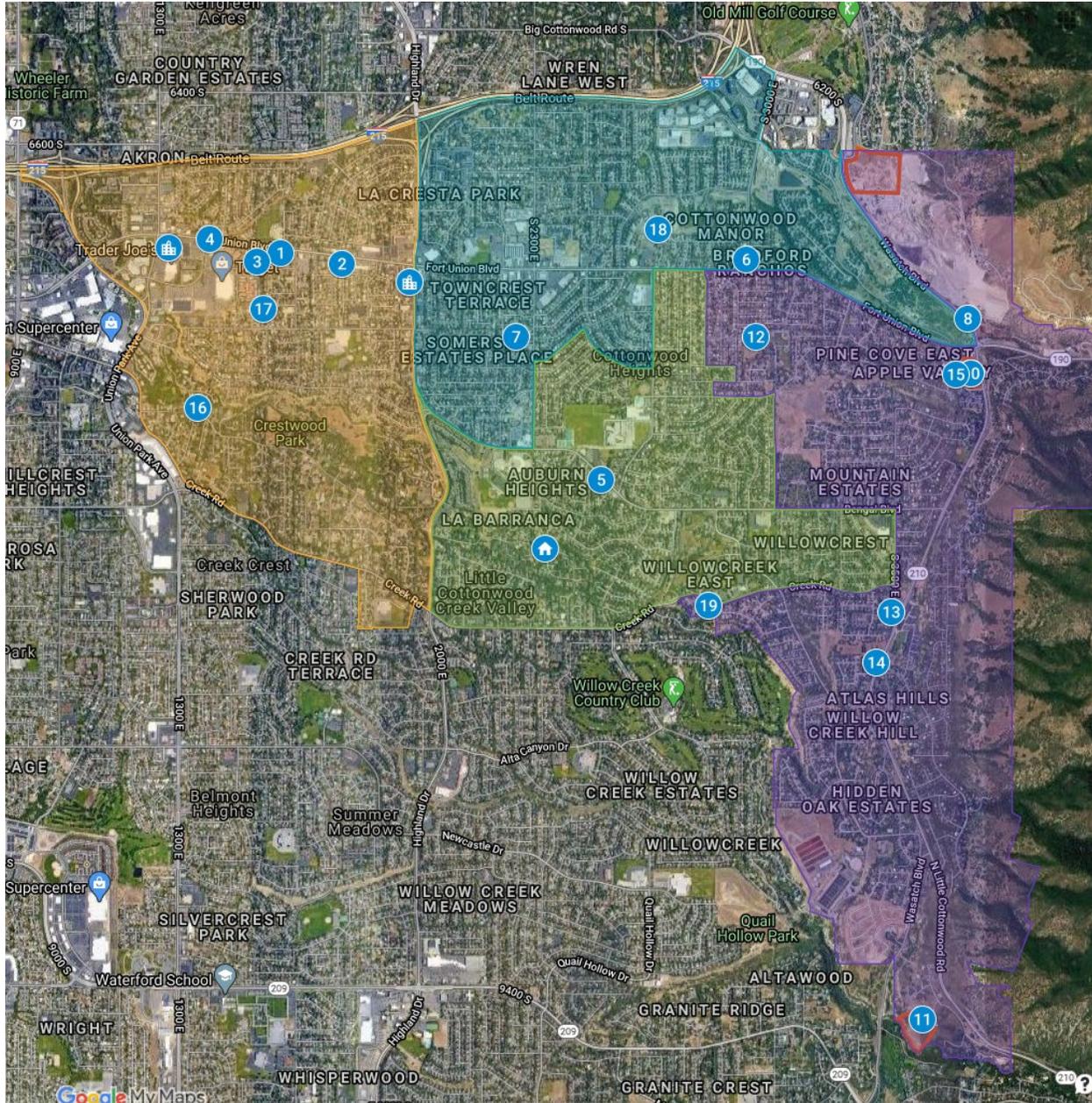


MAJOR DEVELOPMENT ACTIVITY REPORT

April 2020

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

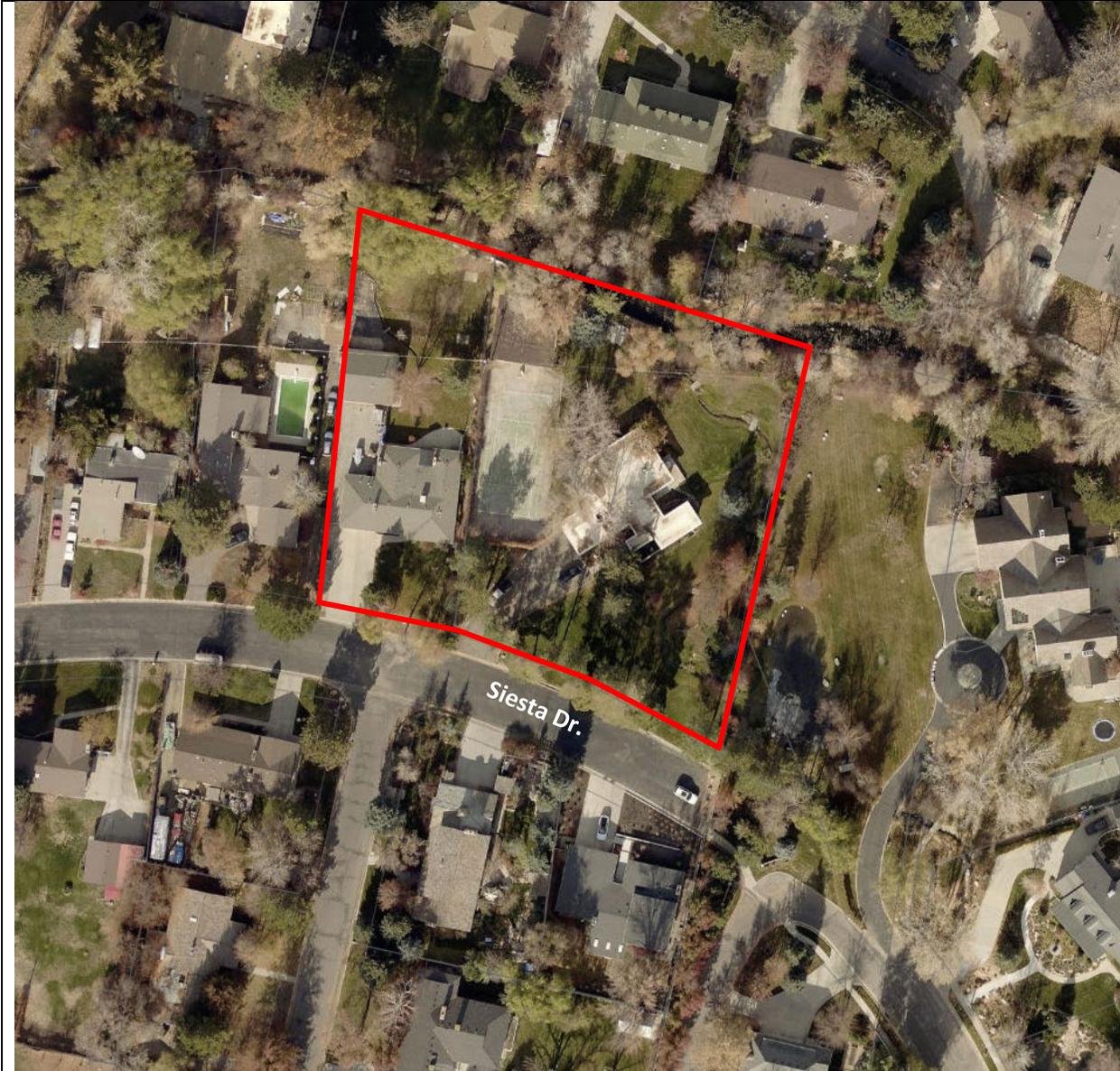
[ONLINE INTERACTIVE MAP VERSION](#)



COUNCIL DISTRICT 1

RECENT PROJECT

File: LLA-20-003	Project Name: 1355/1341 E. Siesta Dr. Lot Line Adjustment
Address: 1355/1341 E. Siesta Dr.	Applicant: Christensen & Jensen (Heather L. Thuet)
Type of Application: Lot Line Adjustment	Current Zoning: RR-1-21
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: Application received 5/6/20. Currently under review.	



COUNCIL DISTRICT 1

UPDATE

File: SPL-19-007	Project Name: Block 17 Townhomes
Address: 1648 E Fort Union Blvd	Applicant: John Prince, Prince Assets LLC
Type of Application: Site Plan / ARC Approval	Current Zoning:
Next Meeting: Not Applicable	Staff Contact: Matt Taylor

Status: The final plan has received conditional approval on Feb 19, 2020. Waiting for building permits to be applied for. Demolition has been authorized from Salt Lake City Water, so we expect that demolition permits will be applied for soon.



COUNCIL DISTRICT 1

UPDATE

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

UPDATE

File: SPL-20-003	Project Name: Boulder Hollow Monument Sign
Address: 6942 S. Boulder Dr.	Applicant: Alexis Payne (Boulder Hollow)
Type of Application: Site Plan Approval	Current Zoning: RM
Next Meeting: Not Applicable	Staff Contact: Andrew Hulka
Status: Application for an updated monument sign in place of the existing sign at the Boulder Hollow Apartments. Certificate of Design Compliance issued by the ARC on April 23rd. Building Permit stamped and ready to issue on April 27th. Application closed.	

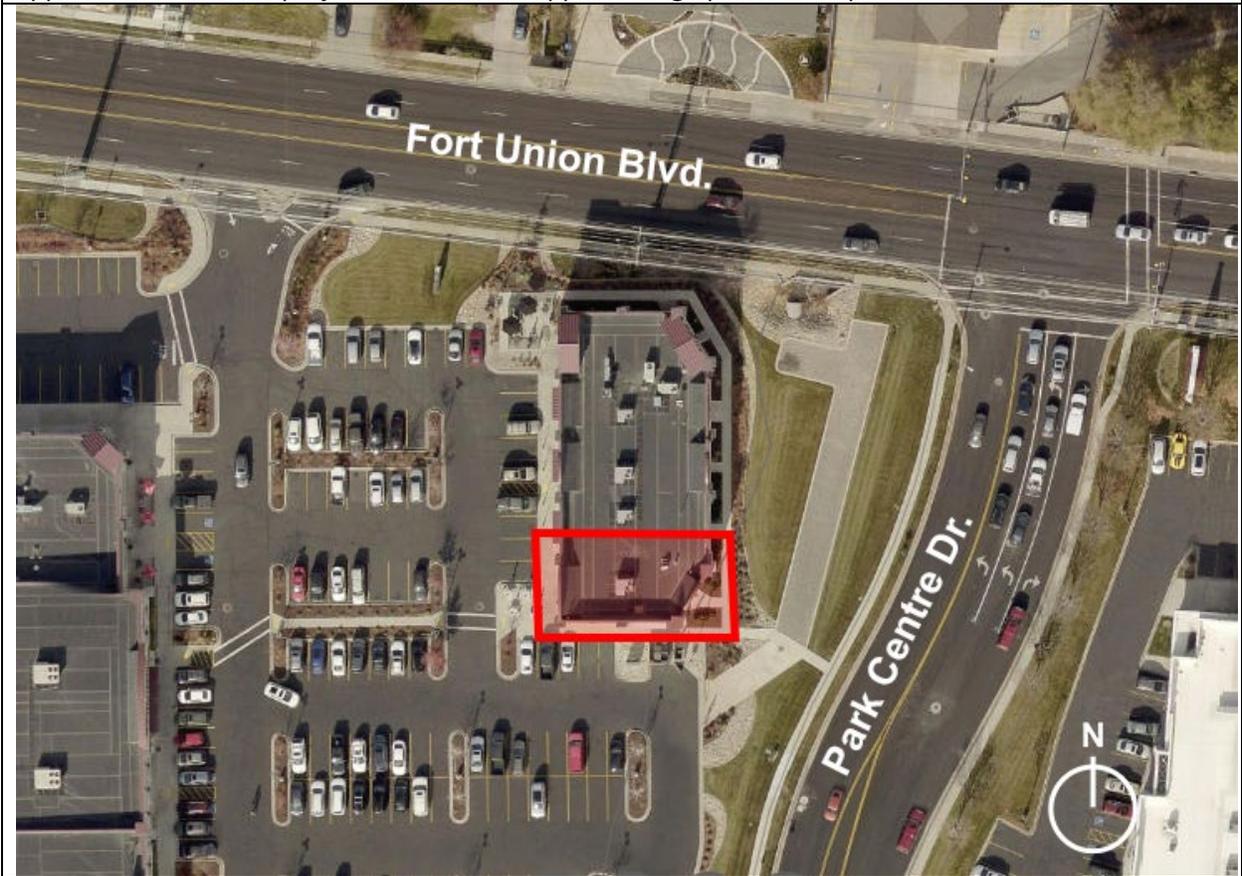


COUNCIL DISTRICT 1

UPDATE

File: SPL-20-004	Project Name: Roxberry Sign Replacement
Address: 6650 S. Park Centre Dr.	Applicant: The Sign Guys (Ethan Moon)
Type of Application: Site Plan Approval	Current Zoning: CR – Regional Commercial
Next Meeting: Not Applicable	Staff Contact: Andrew Hulka

Status: 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.



COUNCIL DISTRICT 1

RECENT PROJECT

File: SUB-20-001	Project Name: Treasure Ridge Street Design Exception
Address: 1561 E. 7200 S.	Applicant: John McGee
Type of Application: Street Design Exception	Current Zoning: R-1-8
Next Meeting: City Council – TBD	Staff Contact: Matt Taylor
Status: The Planning Commission recommended on May 5 that the City Council approve a street standard exception that allows the front yard setback to be reduced 10.5 feet from the centerline of a private street (25 feet back of curb).	



DISTRICT 1 RECENT SIGNIFICANT BUILDING PERMITS

(Permits Issued April 2020)

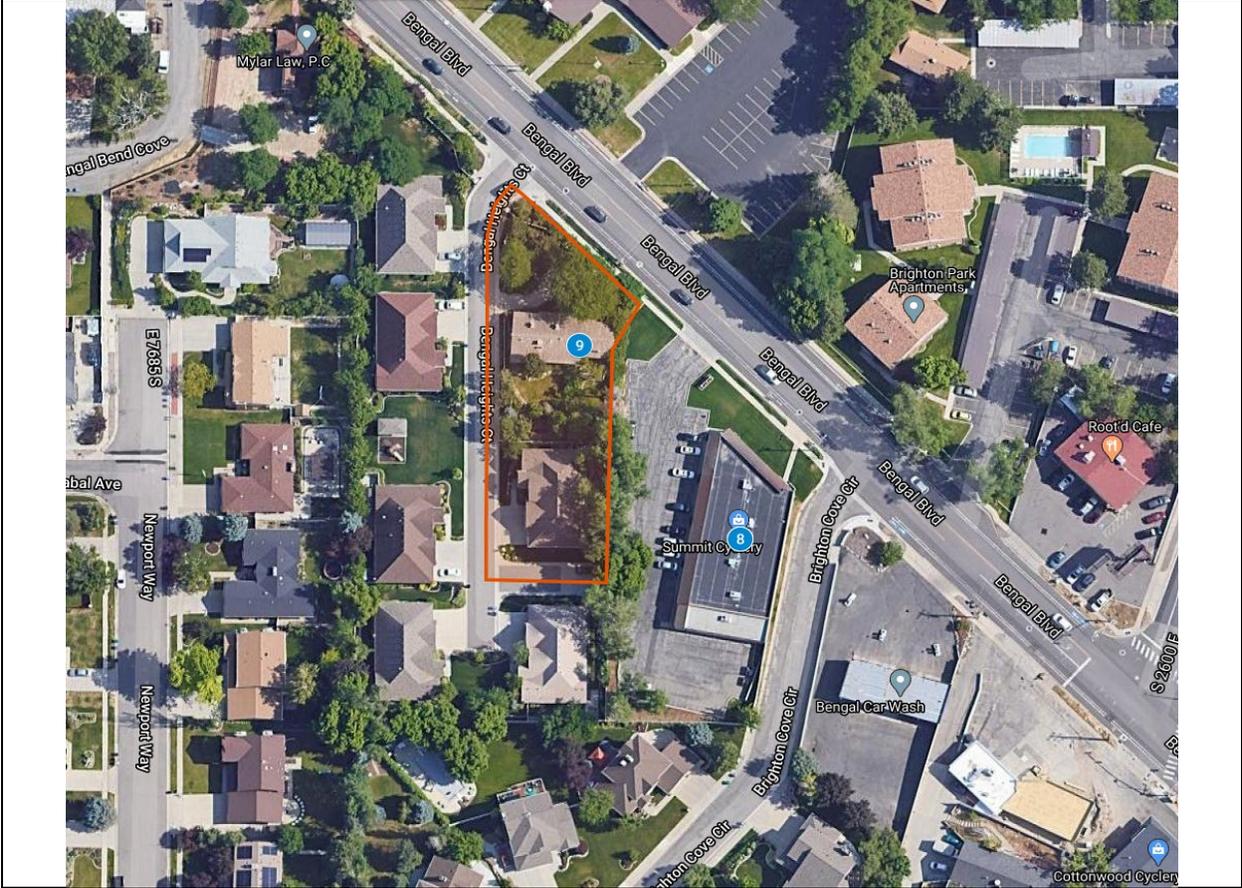
CH Permit #	Permit Type	Parcel Address	Description
BP-20-0211	New Commercial	6933 South 1300 East	Tenant Improvement - Handel's Ice Cream
BP-20-0089	Tenant Improvement	7050 S HIGHLAND DR	TI - Center for Change

COUNCIL DISTRICT 2

UPDATE

File: LLA-20-001	Project Name: Amend Lots 5 and 6, Bengal Heights PUD Subdivision
Address: 7691 S Bengal Heights Ct	Applicant: Jeremy McCune, Restored Realty, Inc
Type of Application: Lot-Line Adjustment	Current Zoning: R-1-8
Next Meeting: Not Applicable	Staff Contact: Matt Taylor

Status: The Planning Commission approved the lot line adjustment on March 4, 2020. The lot line adjustment has been recorded. The applicant has applied for building permits for a pool



DISTRICT 2 RECENT SIGNIFICANT BUILDING PERMITS

(Permits Issued April 2020)

CH Permit #	Permit Type	Parcel Address	Description
BP-20-0057	New SFD	7930 S ROYAL LN	NSFD - Baker

*SFD: Single-Family Dwelling

COUNCIL DISTRICT 3

NEW PROJECT

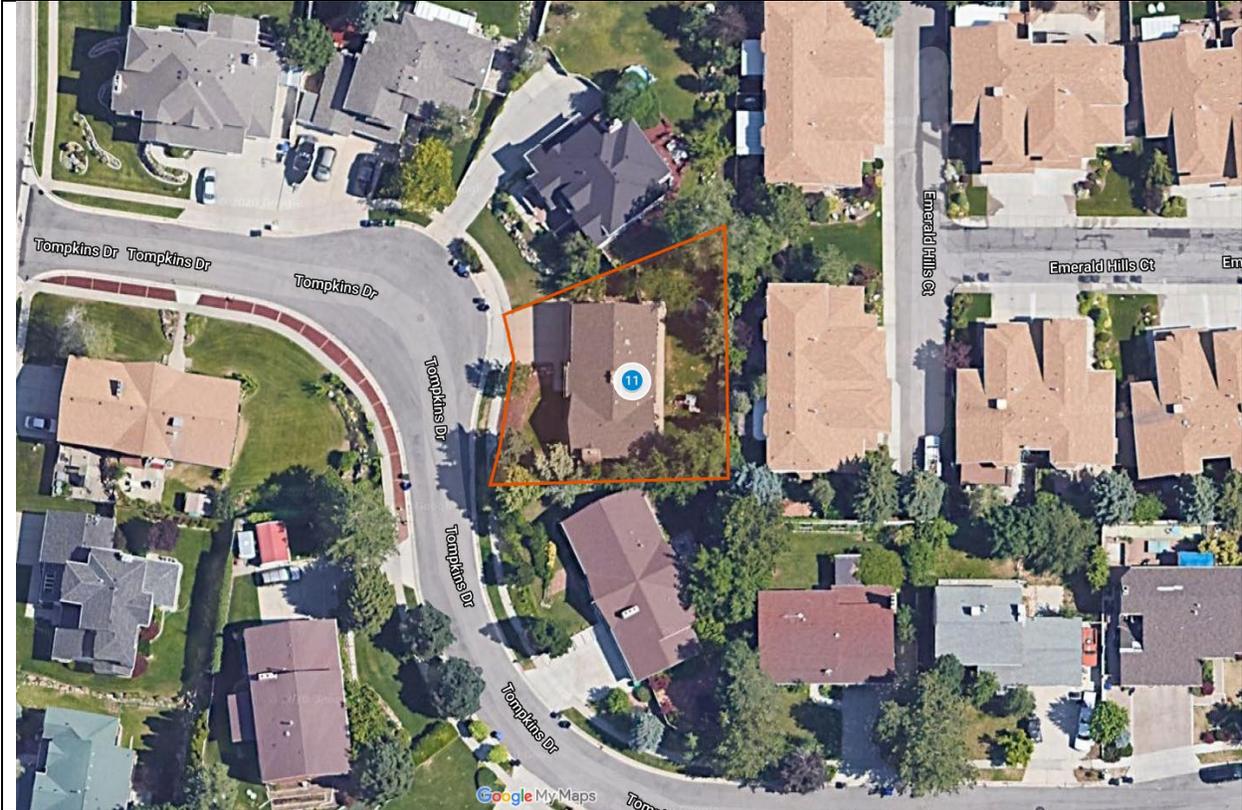
File: LLA-20-002	Project Name: Lot Line Adjustment
Address: 6860 & 6870 S. Virginia Hills. Dr.	Applicant: Evan Sugden & Steven Worcester
Type of Application: Lot Line Adjustment	Current Zoning: R-1-8
Next Meeting: 6860 & 6870 S. Virginia Hills. Dr.	Staff Contact: Andy Hulka
Status: Lot Line Adjustment approved by staff on April 27th. Letter of approval sent to applicant for recording at Salt Lake County.	



COUNCIL DISTRICT 3

UPDATE

File: CUP-20-007	Project Name: Wall Height Extension
Address: 2247 E. Tompkins Dr.	Applicant: Michael and Bridgette Higgins
Type of Application: Conditional Use Permit: Wall Height Extension	Current Zoning:
Next Meeting:	Staff Contact: Samantha DeSeelhorst
Status: The Administrative Hearing on Mar 11, 2020 was continued to the April 15 meeting. The wall extension was approved on April 15 th . A building permit for the fence has been approved by staff.	



DISTRICT 3 RECENT SIGNIFICANT BUILDING PERMITS

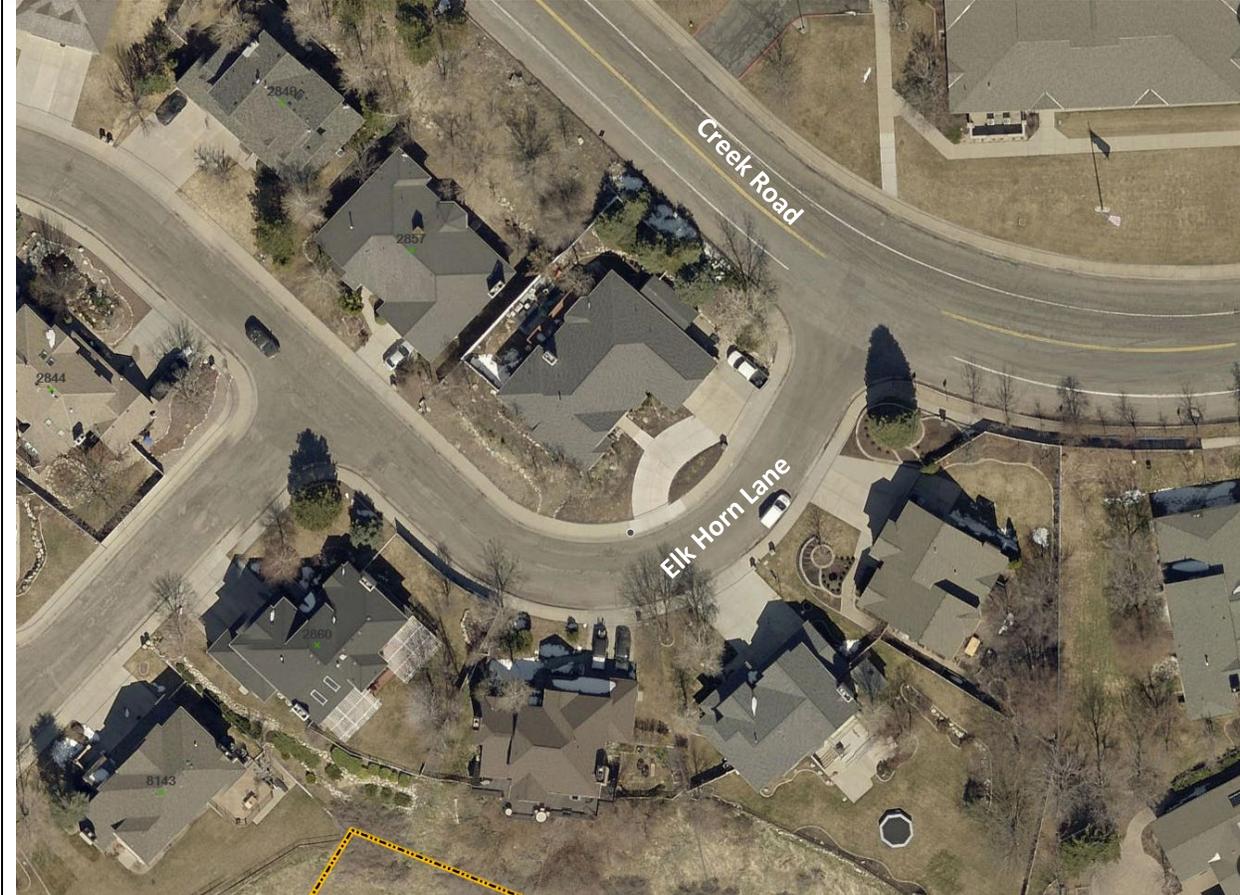
(Permits Issued April 2020)

CH Permit #	Permit Type	Parcel Address	Description
None			

COUNCIL DISTRICT 4

RECENT PROJECT

File: CUP-20-008	Project Name: Lydia Riley Wall Height Extension
Address: 2873 E Elk Horn Lane	Applicant: Lydia Riley
Type of Application: Wall Height Exception	Current Zoning: F-1-21 Foothill Residential
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: The application is to construct a 5' fence on top of an existing 7' retaining wall. The application was conditionally approved at the May 6, 2020 Administrative Hearing.	



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

File: PDD-19-001	Project Name: Wasatch Gravel Pit Redevelopment
Address: 6995 S Wasatch Blvd	Applicant: Rockworth, Adam Davis
Type of Application: Planned Development District	Current Zoning: F-1-21 Foothill Residential
Next Meeting: Planning Commission - TBD	Staff Contact: Matt Taylor

Status: The Architectural Review Commission granted a conditional Certifical of Design Compliance at their April 22, 2020 meeting. We are awaiting some revised geotechnical reports for review prior to scheduling this application for the Planning Commission to make a recommendation on the rezoning to the City Council.



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

File: SPL-20-001	Project Name: New Restaurant
Address: 7327 S. Canyon Centre Pkwy	Applicant: Kevin Gates
Type of Application: Site Plan Approval for Restaurant (without Drive Thru Service)	Current Zoning: MU- Mixed Use
Next Meeting: Not Applicable	Staff Contact: 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. The Planning Commission approved the site plan on April 15. Site plan application is closed, now waiting for a building permit application.

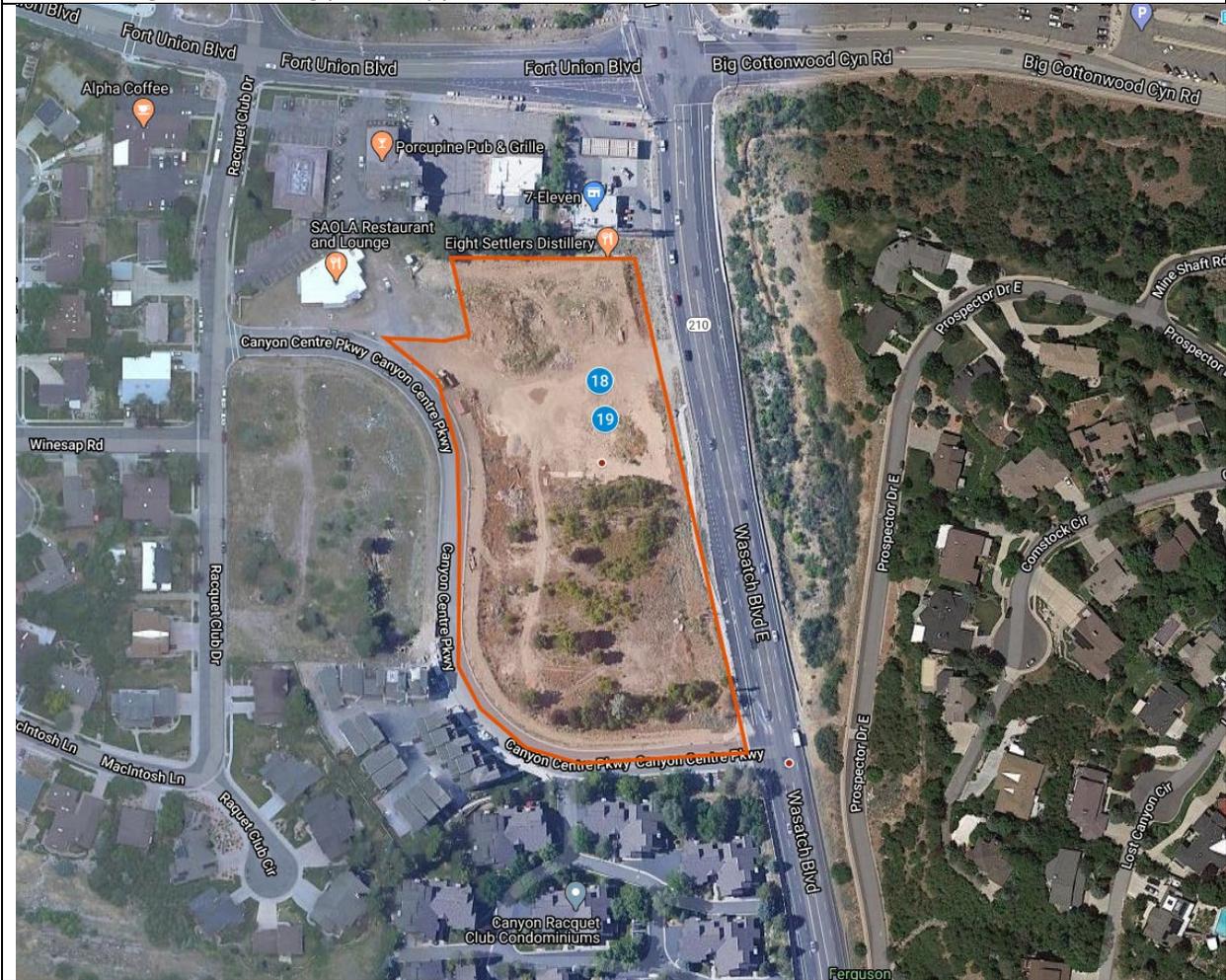


COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

File: SPL-20-002	Project Name: New Retail Establishment
Address: 7333 S. Canyon Centre Pkwy	Applicant: Kevin Gates
Type of Application: Site Plan Approval for Retail Shop	Current Zoning: MU- Mixed Use
Next Meeting: Not Applicable	Staff Contact: 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. The Planning Commission approved the site plan on April 15. Site plan application is closed, now waiting for a building permit application.

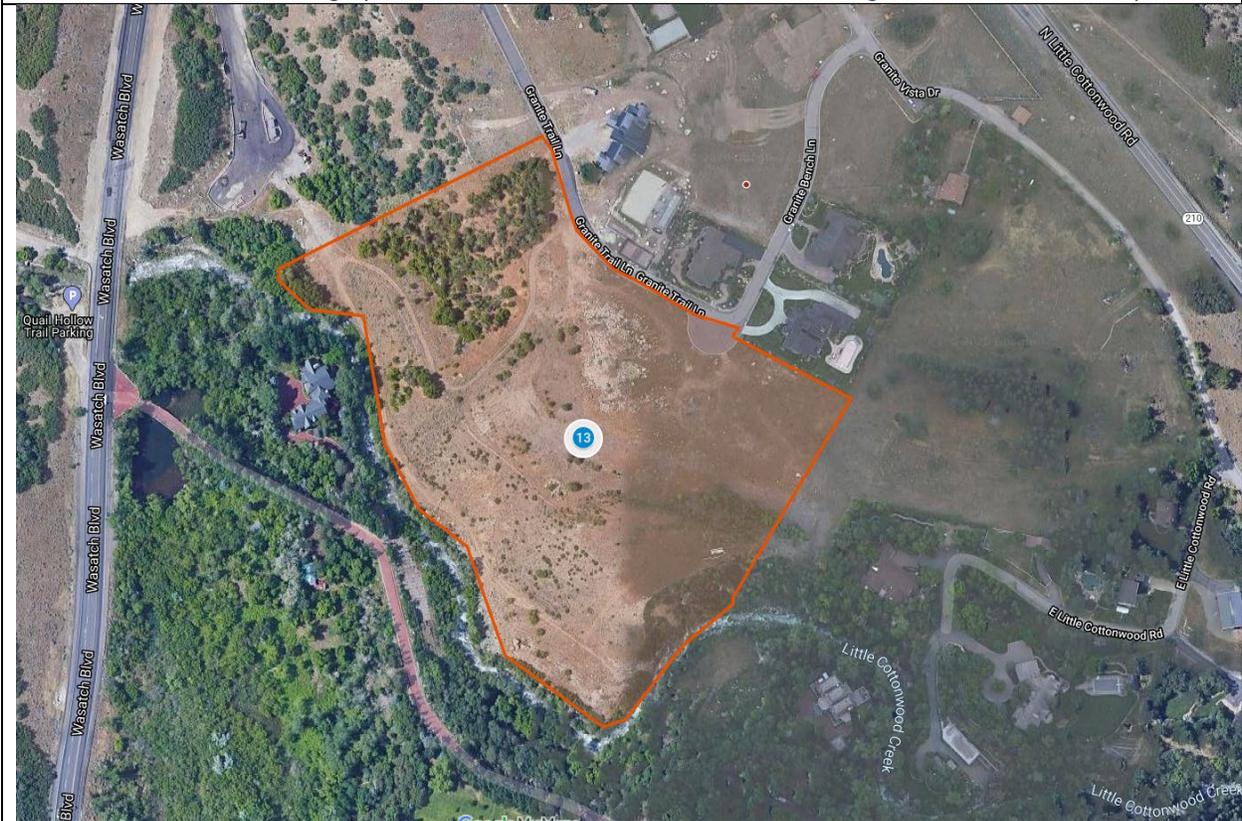


COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

File: SUB-19-002	Project Name: Granite Oaks 3rd Amended
Address: 9502 S Granite Trail Ln	Applicant: Brady Morris
Type of Application: Subdivision Vacation & Final Subdivision	Current Zoning: R-1-15 Residential Single Family
Next Meeting: TBD	Staff Contact: Matt Taylor

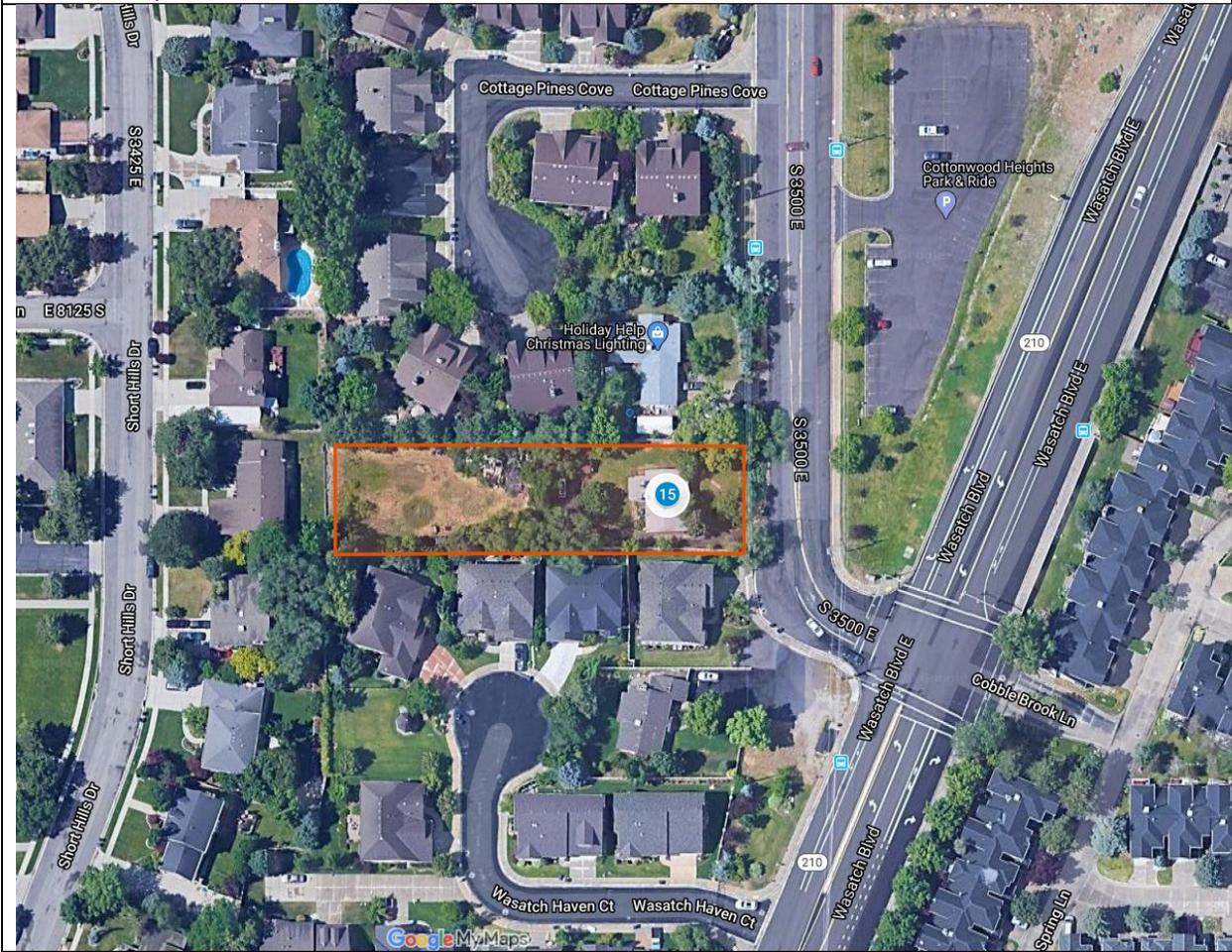
Status: The applicant has a new consultant lead to help this project to through the process. The consultant presented to staff a revised plat that seeks to address previous geologic concerns and constraints. We are waiting upon a new submission for review. No changes since the March report.



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

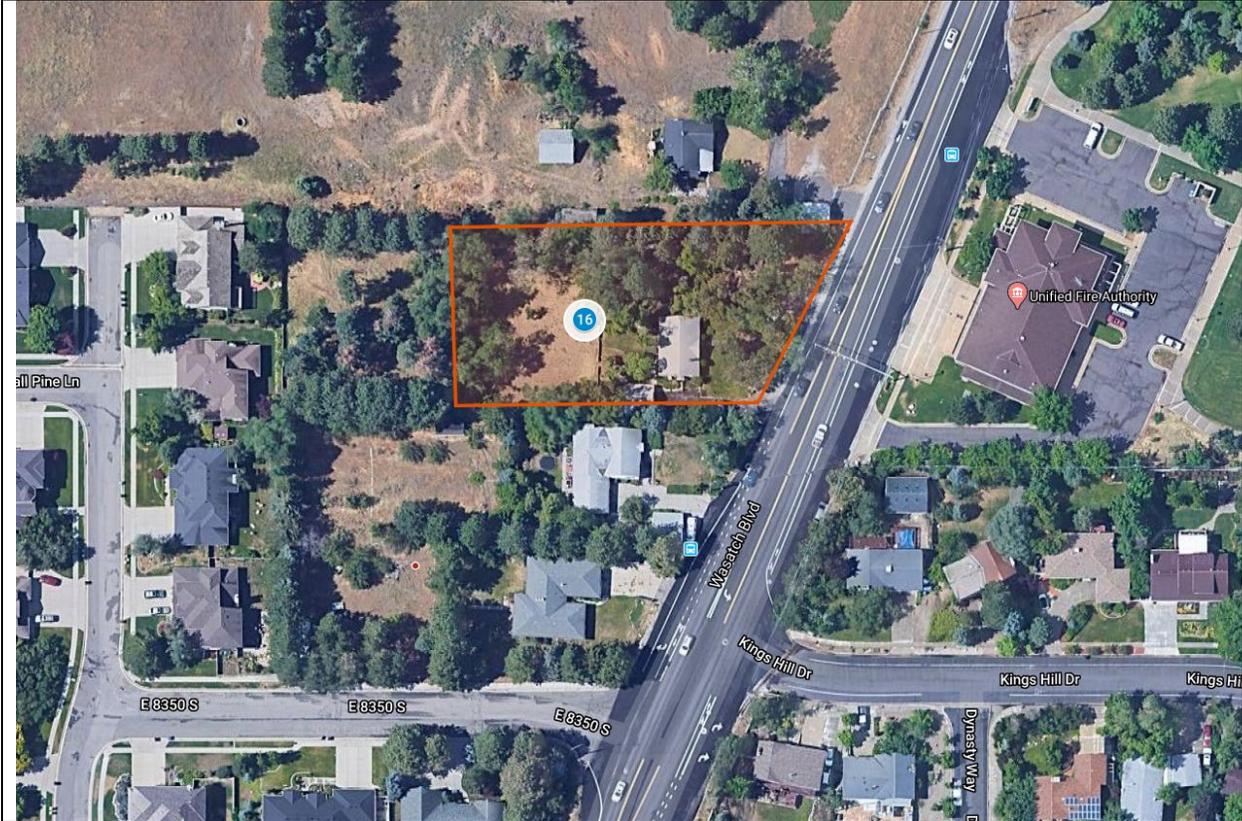
File: SUB-19-006	Project Name: Castle Valley Properties Subdivision
Address: 8140 S 3500 E	Applicant: Castle Valley Properties - Brett Stevens
Type of Application: Final Subdivision	Current Zoning: R-1-8 Single Family Residential
Next Meeting: Not Applicable	Staff Contact: Matt Taylor
Status: Final plat approved by staff on Feb 1, 2020. Pending recordation until improvements are satisfactorily installed.	



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

File: SUB-19-013	Project Name: Pine Orchard Subdivision
Address: 8296 S Wasatch Blvd	Applicant: Waterski Holdings, LLC
Type of Application: Subdivision Plat	Current Zoning: R-1-8 Single Family Residential
Next Meeting: Not Applicable	Staff Contact: Andrew Hulka
Status: Subdivision plat approved by staff. Waiting for applicant to bring plat to City Hall for signatures.	



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

File: SPL-20-005	Project Name: Apt. Bldg. Modification
Address: 7358 S Canyon Centre Pkwy	Applicant: Mike Johnson
Type of Application: Site Plan Amendment	Current Zoning: MU- Mixed Use
Next Meeting: Planning Commission – TBD	Staff Contact: Mike Johnson
Status: The ARC granted a conditional approval for a Certificate of Design Compliance at their April 22 meeting. Additional site plans and information is required prior to proceeding to the Planning Commission for an amended site plan.	



DISTRICT 4 RECENT SIGNIFICANT BUILDING PERMITS

(Permits Issued April 2020)

CH Permit #	Permit Type	Parcel Address	Description
None			

CITY-WIDE PROJECTS

PROJECT UPDATE

Project: Planned Development District Text Amendment

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: Tree and Park Strips Ordinance

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Matt Taylor

The Planning Commission recommended approval of the draft ordinance at their April 15 meeting. The ordinance was introduced to the City Council on May 5. The Parks, Trails, and Open Space Committee will review the plan at their meeting on May 27 prior to returning to the Council for their consideration. first draft has been presented to the Planning Commission at their March 4, 2020 meeting.

PROJECT UPDATE

Project: Sensitive Lands (SLEDS) Ordinance Revisions

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

Project consultant is finalizing suggested changes, city staff is beginning to prepare an amended ordinance document for formal consideration

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

The plan Goals and Objectives section was introduced to the Planning Commission on May 6. It is anticipated to present this and additional information to the Parks, Trails, and Open Space Committee on May 27.

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. The project team met on May 7th to review a preliminary draft plan. A final plan is being prepared and will be ready for formal consideration this summer.

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**April 2020**

- Development of the ‘Shop Safe, Shop Local’ economic development campaign. A website was created to spotlight city businesses, a restaurant guide and map was published, and a billboard has been displayed publicly to encourage the use of local businesses and services
- CHBA Webinar by Elevated Retirement Group “Creating a Retirement in any Economy” – April 21
- CHBA Webinars by LT3 Strategy “Pandemic Survival Guide for Businesses” – April 22 and April 23
- CHBA Webinar by BluNovus “Well Being and Leadership” – April 28
- Significant outreach and communication has been executed to support and communicate with local businesses during COVID-19 shut downs.

