

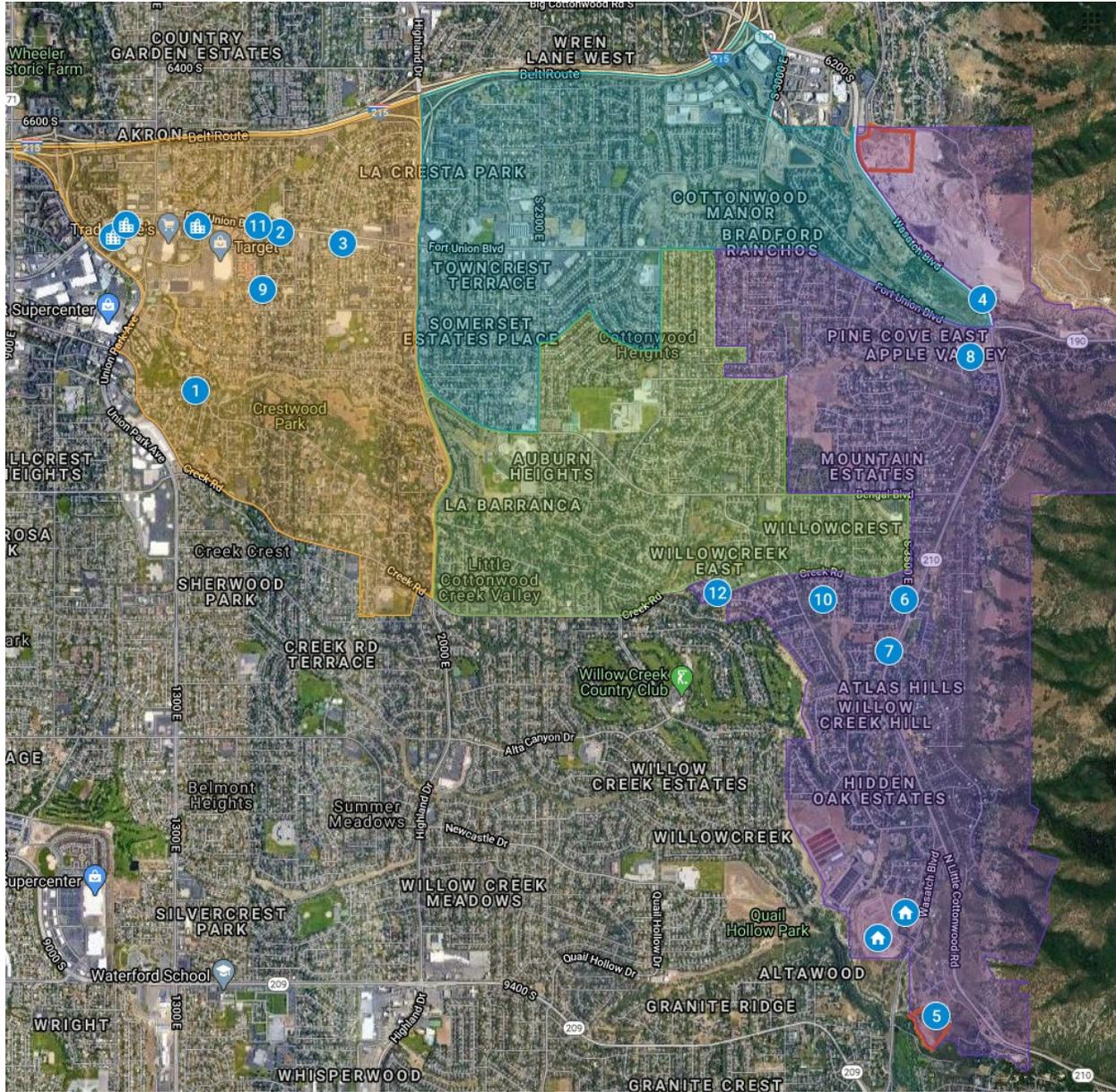


MAJOR DEVELOPMENT ACTIVITY REPORT

May 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: Corrections sent 5/26/20. Response received 5/27/20. Response currently under staff 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. It has been indicated 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 near final approval. The subdivision plat is being circulated for approval signatures now.



COUNCIL DISTRICT 1

UPDATE

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: na	Staff Contact: Matt Taylor
<p>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). The City Council approved the exception on May 19, 2020.</p>	



DISTRICT 1 RECENT SIGNIFICANT BUILDING PERMITS

(Permits Issued May 2020)

CH Permit #	Permit Type	Parcel Address	Description
BP-20-0332	Tenant Improvement	6925 S UNION PARK CNTR	Tension Cables - NuTerra
BP-20-0305	Tenant Improvement	6955 S UNION PARK CNTR	TI - Nuterra (Suite 450)
BP-20-0236	Tenant Improvement	6950 Park Centre Drive	Tenant Finish - Roxberry

COUNCIL DISTRICT 2

RECENT PROJECT

NO ACTIVE PROJECTS OR UPDATES

DISTRICT 2 RECENT SIGNIFICANT BUILDING PERMITS

(Permits Issued May 2020)

CH Permit #	Permit Type	Parcel Address	Description
None			

*SFD: Single-Family Dwelling

COUNCIL DISTRICT 3

RECENT PROJECT

NO ACTIVE PROJECTS OR UPDATES

DISTRICT 3 RECENT SIGNIFICANT BUILDING PERMITS

(Permits Issued May 2020)

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 – July 1	Staff Contact: Matt Taylor
Status: The Architectural Review Commission (ARC) granted a conditional Certifical of Design Compliance at their April 22, 2020 meeting. The ARC also recommended approval of supplemental design guidelines that will assist the ARC in their approval of multi-phases over the course of the project. A revised geotech review should be complited soon by the City geologist. We are planning on an intital public hearing for the July 1, 2020 Planning Commission meeting.	

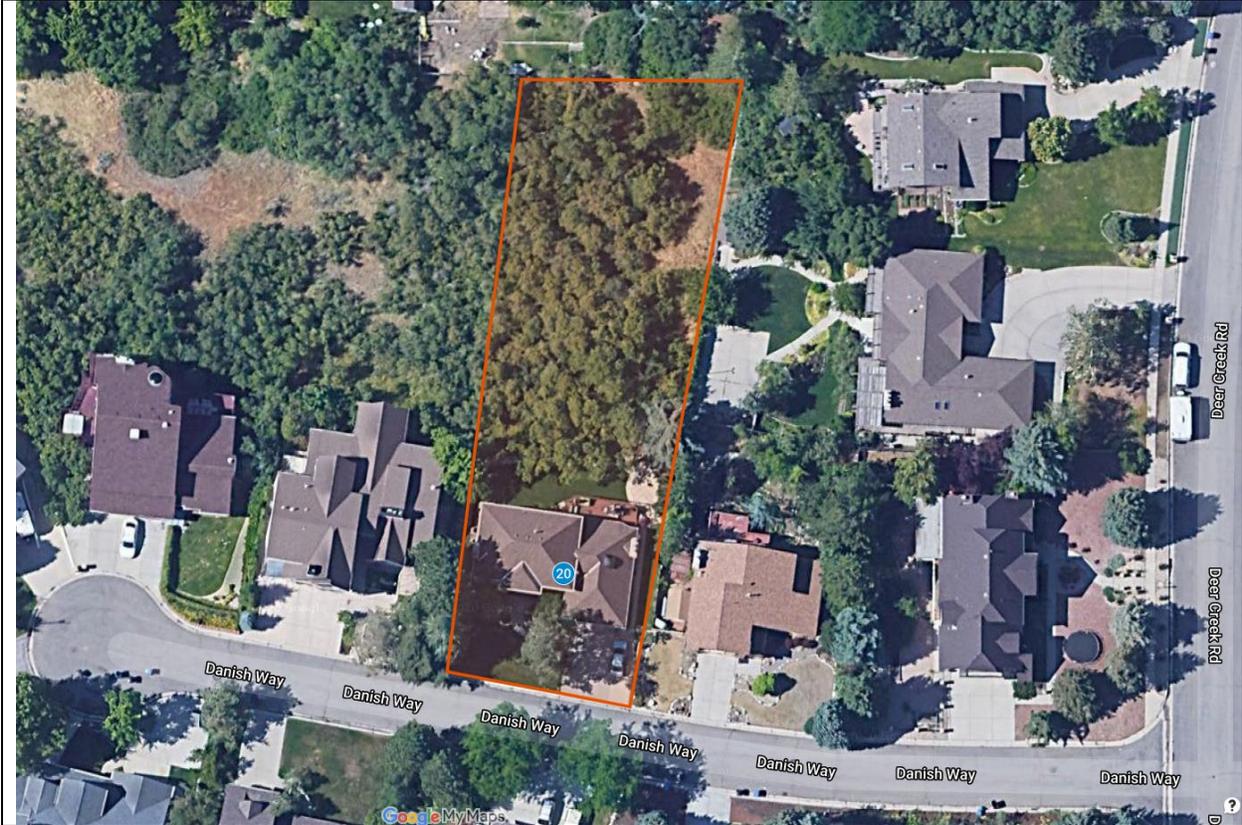


COUNCIL DISTRICT 4

NEW PROJECT

File: CUP-20-011	Project Name: Wall Height Extension
Address: 1561 E. 7200 S.	Applicant: Paul and Candice Harmon
Type of Application: Street Design Exception	Current Zoning: R-1-8
Next Meeting: June 17, 2020 – Administrative Hearing	Staff Contact: Matt Taylor

Status: This application has been publicly noticed for an administrative hearing on June 17, 2020.

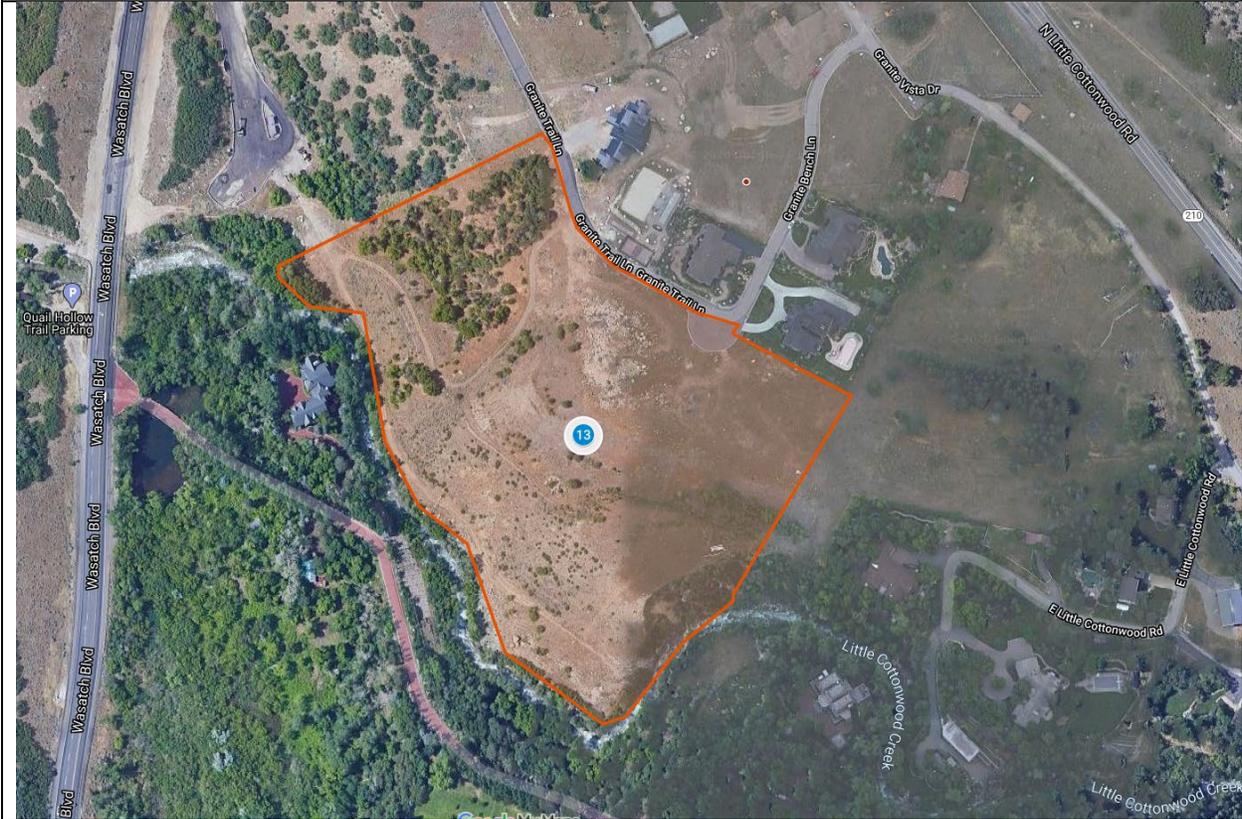


COUNCIL DISTRICT 4

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

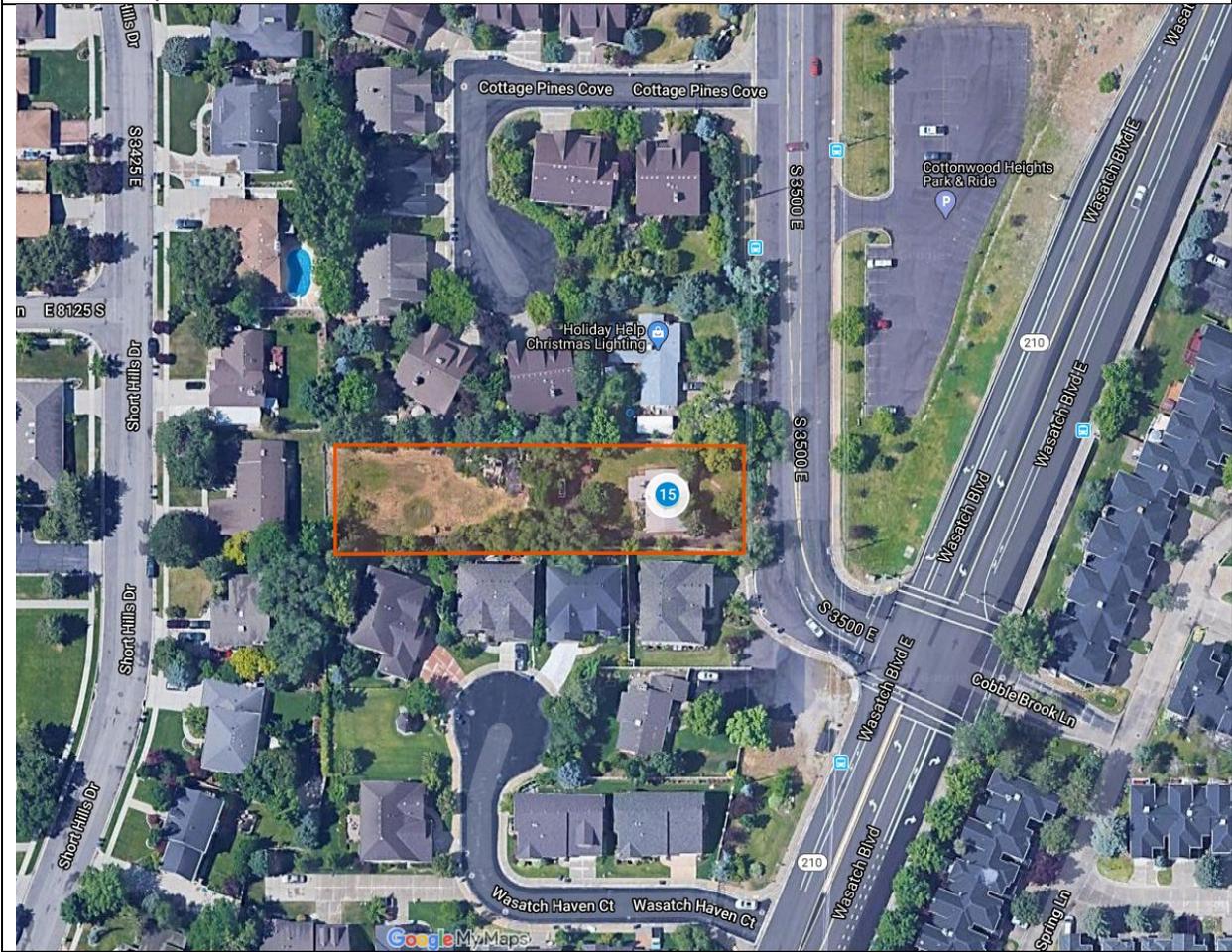
Status: The applicant has a new consultant lead to help this project to through the process. The consultant presented to staff a revised plat that seeks to address previous geologic concerns and constraints. A pre-scoping meeting was had on June 3 to provide information that help the applicant select a geotech engineer that will best provide the needed information.



COUNCIL DISTRICT 4

RECENT PROJECT / RECENT UPDATE

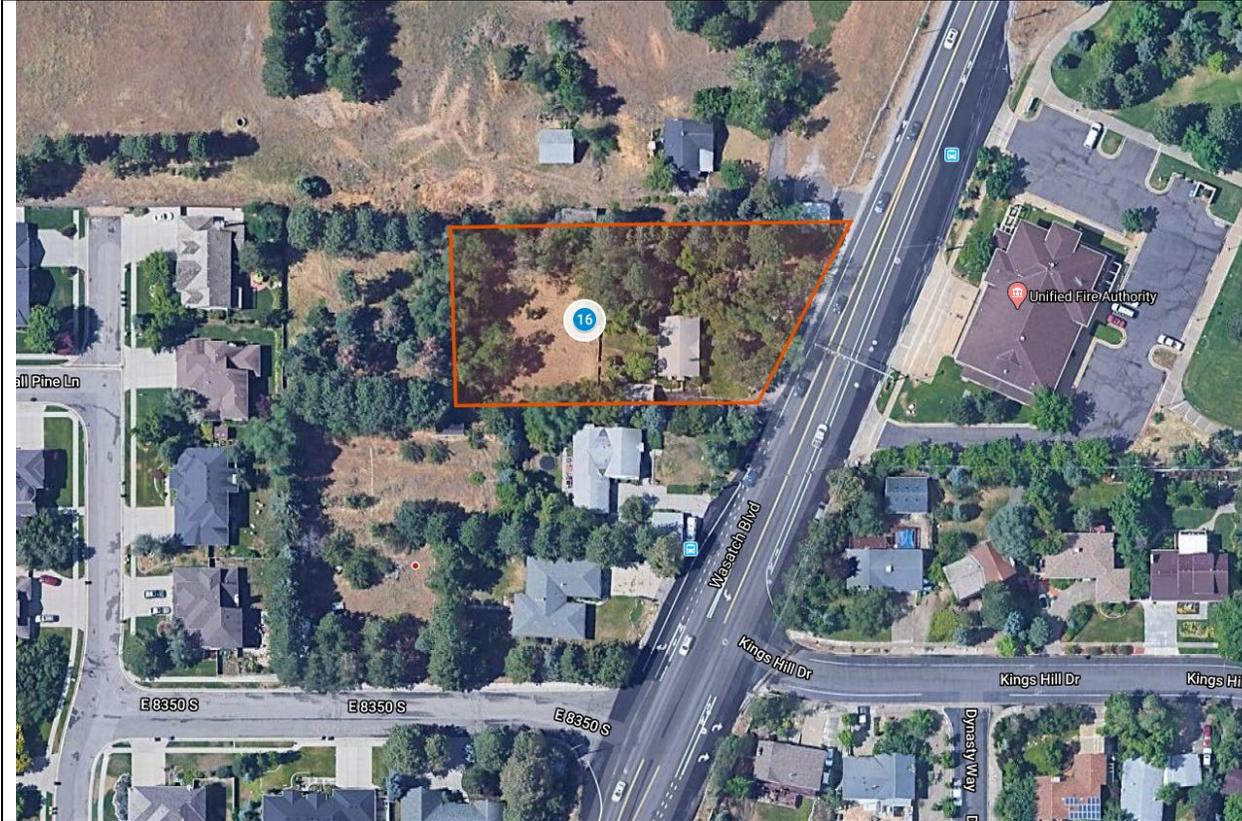
File: SUB-19-006	Project Name: Castle Valley Properties Subdivision
Address: 8140 S 3500 E	Applicant: Castle Valley Properties - Brett Stevens
Type of Application: Final Subdivision	Current Zoning: R-1-8 Single Family Residential
Next Meeting: Not Applicable	Staff Contact: Matt Taylor
Status: Final plat 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
BP-20-0278	New SFD*	3491 E BOUGIVAL LN	SFD - Giverny Lot 147
BP-20-0268	New SFD*	3518 E BRETON LN	Giverny Lot 138

*New Single-Family Dwelling

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 and the Architectural Review Commission both recommended approval of the proposal at their May 27 and 28 meetings.

PROJECT UPDATE

Project: Sensitive Lands (SLEDS) Ordinance Revisions

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

The city has received recommendations from the city geologist and has scheduled time to coordinate internally for June 17.

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
<i>The plan Goals and Objectives section was introduced to the Planning Commission on May 6. It was introduced to the Parks, Trails, and Open Space committee on May 27 and City Council on June 2 with additional information. As the alternatives are finalized, the plan will return to the Planning Commission for continued discussion.</i>

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
<i>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.</i>

PROJECT UPDATE
Project: Title 14 - Highways, Sidewalks and Public Places – Comprehensive Update
Address: City-wide
Type of Application: Ordinance Amendment
Staff Contact: Matt Taylor
<i>A preliminary draft is being prepared for Council introduction at an upcoming work session.</i>

ECONOMIC DEVELOPMENT PROJECTS	
PROJECT UPDATE	
Project: Local Business Outreach	
Project Location: City-wide	
Type of Project: Business Outreach	
Staff Contact: Mike Johnson, Sherrie Martell	
May 2020	
<ul style="list-style-type: none"> • Know the Customer Interview with EDCUtah and SoFi – Barrett Scruggs Operations Manager in Cottonwood Heights – May 15 • CHBA Webinar by BluNovus “Creating Workspace Wellness with Purpose” guest speaker Emily Stone, Senior Director Health and Wellness, The Buckner Company – May 21 • City created Shop Safe Shop Local campaign – added local business spotlight page and updated the Restaurant Guide on the website 	