

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111-5480
P.O. Box 145480
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Salt Lake City Planning Commission

FROM: Ray McCandless, Planning Division

DATE: April 16, 2008

SUBJECT: Petitions 410-761 and 490-06-04, Bouck Village Planned Development and Preliminary Subdivision Approval Time Extension

Mr. Monte Yedlin is requesting a second time extension for the approval of the Bouck Village Planned Development (now called the Macland Planned Unit Development Subdivision) located at approximately 1566 West 500 North in a Single Family Residential (R-1-5,000) Zoning District. The Planned Development and Preliminary Subdivision plat were originally approved by the Planning Commission on May 10, 2006. However, due to financing difficulties, the expiration date for the planned development and preliminary subdivision approval was extended to May 10, 2008 by the Planning Commission. The applicant is still working out financing issues and has requested that the Planning Commission again extend the approval date for an additional year to March 10, 2009 as noted in the attached letter. The Planning Staff does not have any concerns with extending the expiration date as requested.

March 20, 2008

Salt Lake City Planning Division
Salt Lake City Planning Commission

Re: Bouck Village Planned Development called Macland Subdivision Planned Development on the Engineered Drawings.

Located at 1566 West 500 North, SLC

Gentlemen,

I have diligently been working on attempting to develop a quality subdivision in your community. I have received approval from all departments, I have paid for architectural drawings and reviewed them favorably with the neighbors, and I have an excavator and builder waiting to proceed.

However, with the current financial issues with the nation and banks, I have not been able to obtain financing as of yet. Next week I have a meeting with another lender who has already expressed interest and received favorable initial appraisals for the development.

I therefore would like to be granted an extension from May 10, 2008 until May 10, 2009. Things always seem to take longer than planned for, however, it is my hope to be improving the lots and building homes during 2008 and if not, early 2009.

Thanks for your consideration,

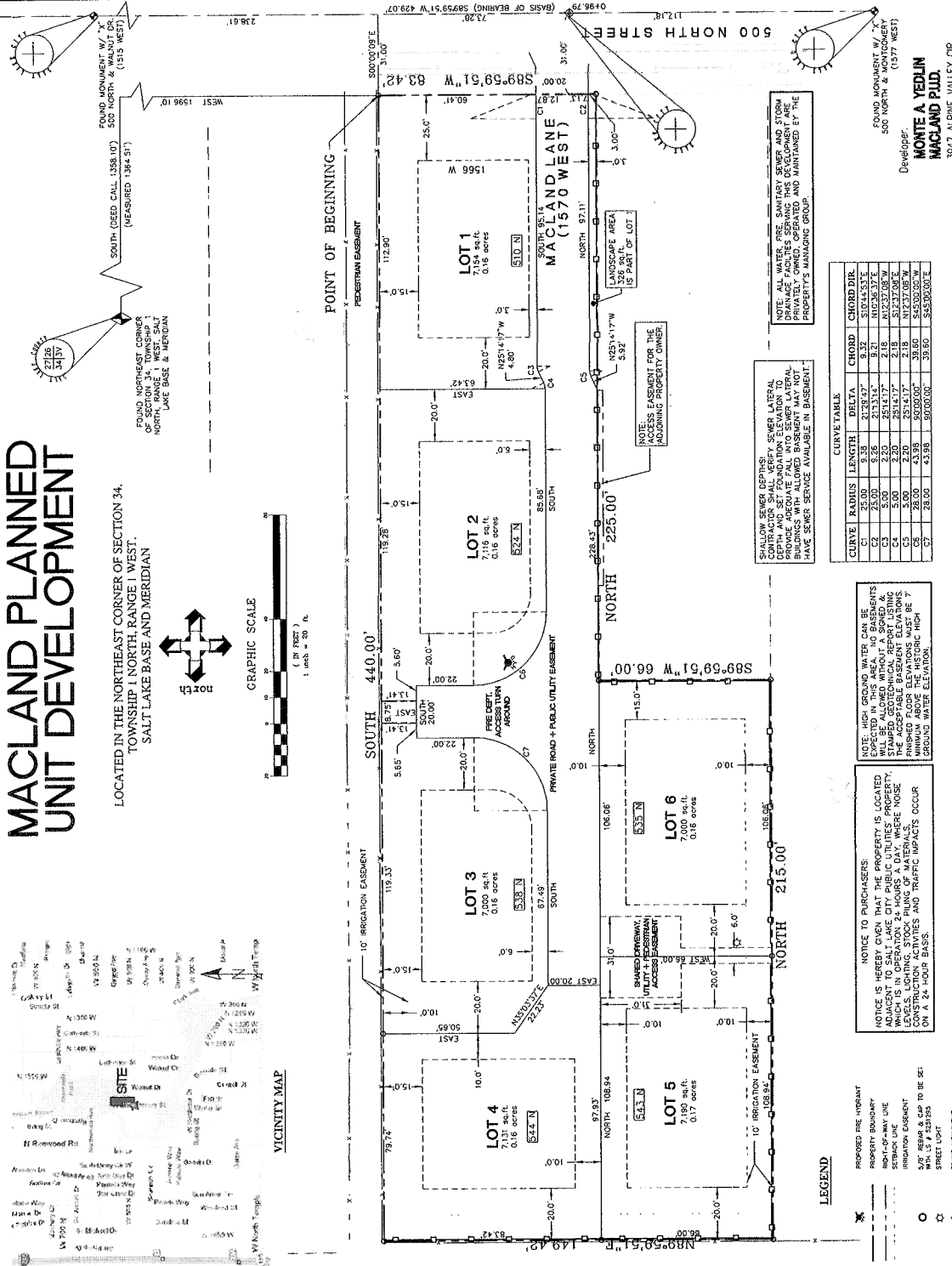
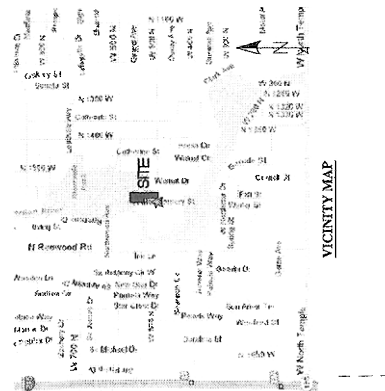


Monte Yedlin
(801) 453-5047
3947 Alpine Valley Circle
Sandy, UT 84092



MACLAND PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND

- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- SETBACK LINE
- IRRIGATION EASEMENT
- 50' REPAIR & GAP TO BE SET
- FOUND MONUMENT
- SET MONUMENT

NOTICE TO PURCHASERS: THE PROPERTY IS COVERED BY A DEED OF TRUST WHICH IS IN OPERATION 24 HOURS A DAY. WHERE NOISE, VIBRATION, LIGHTING, STOCK PILING OF MATERIALS, OR OTHER UNDESIRABLE ACTIVITIES AND TRAFFIC IMPACTS OCCUR ON A 24 HOUR BASIS.

NOTICE TO CONTRACTORS: CONTRACTOR SHALL VERIFY SEWER, LATERAL DRAINAGE FACILITIES SERVING THIS DEVELOPMENT ARE PROVIDED WITH ALLOWED DISEMBLEMMENT AND NOT HAVE SEWER SERVICE ANALYSED IN DISSENT.

NOTE: ACCESS EASEMENT FOR THE ADDING PROPERTY DIMENSION.

NOTE: ALL WATER REE SANITARY SEWER AND STORM DRAINAGE FACILITIES SERVING THIS DEVELOPMENT ARE PROPERTY'S OWNERSHIP AND MAINTAINED BY THE PROPERTY'S OWNERSHIP GROUP.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD DIR.
C1	25.00	4.38	213.74°	9.34	S103.43°E
C2	25.00	2.20	251.47°	2.18	S123.70°W
C3	5.00	2.20	251.47°	2.18	S123.70°W
C4	5.00	2.20	251.47°	2.18	S123.70°W
C5	5.00	2.20	251.47°	2.18	S123.70°W
C6	25.00	4.38	213.74°	9.34	S103.43°E
C7	25.00	4.38	213.74°	9.34	S103.43°E

SURVEYOR'S CERTIFICATE

I, DAVID MCKINNEY, being duly sworn, am a PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5282295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 1354.00 FEET SOUTH AND 1586.10 FEET WEST FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 225.00 FEET THENCE SOUTH 89.59' 51" WEST; 85.60 FEET THENCE NORTH, 215.00 FEET THENCE NORTH 89.59' 51" WEST; 85.60 FEET THENCE SOUTH, 440.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS 30,884.80 SQUARE FEET OR 1,168 ACRES, MORE OR LESS.

ACCURACY STATEMENT

The error of closure for this subdivision boundary exceeds the minimum error closure of 1:50,000. (1")

OWNER'S DECLARATION

I, the undersigned, being duly sworn, hereby declare that I am the owner of the above described land and that I have signed this declaration this _____ day of January A.D., 2007.

MACLAND PLANNED UNIT DEVELOPMENT

By _____

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE COUNTY OF SALT LAKE COUNTY

On the _____ day of January A.D., 2007, personally appeared before me, the undersigned, _____ a single _____ in number, who duly signed _____ in the presence of _____ a Notary Public in and for the State and County aforesaid, and signed in full and voluntarily and for the use and purposes therein mentioned.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ RESIDING IN SALT LAKE COUNTY

MACLAND PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PREPARED BY

Architectural
Land Planning
Engineering
Interior Design
Environmental

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

REC _____ SHEET _____ OF _____ SHEETS

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ AND IT IS HEREBY APPROVED _____

SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____

SALT LAKE CITY ATTORNEY _____

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT THIS PLAN SUBMITTED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE

CITY ENGINEER _____ DATE _____

CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____ BY THE SALT LAKE CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ DATE _____

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____

DIRECTOR S.L.C.O. BOARD OF HEALTH _____ DATE _____

NOTE: Field trip scheduled to leave at 4:00 p.m.

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 10, 2007 at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. This portion of the meeting is open to the public for observation.

1. **APPROVAL OF MINUTES FROM WEDNESDAY, SEPTEMBER 26, 2007**
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
 - a. **Petitions 410-761 and 490-06-04, Bouck Village Planned Development**--a request by Monte Yedlin for a time extension for the approval of the Bouck Village Planned Development located at approximately 1566 West 500 North in a Single Family Residential (R-1-5,000) Zoning District. The expiration date of the approval for the planned development was on May 20, 2007. The applicant recently purchased the property and is requesting that the approval date be extended until May 10, 2008 to allow time to record the final plat. The applicant is also asking that the side yard of lot 4 be decreased from 20 feet to 15 feet to be consistent with lots 1 through 3 (Staff--Ray McCandless at 535-7282 or ray.mccandless@slcgov.com).
4. **PUBLIC HEARING**
 - a. **Petitions 410-06-29 & 490-07-09, Capitol View Planned Development and Preliminary Subdivision**--a request for clarification regarding the approval that the Planning Commission granted for this project on June 27, 2007, concerning the proposed average lot size and overall project density (Staff--Lex Traughber (801)535-6184 or lex.traughber@slcgov.com).
 - b. **Petition 410-07-20, Rocky Mountain Power-Donner Way**--a request for approval for a Conditional Use, to install above ground utility vaults (which will replace existing below ground vaults) at approximate locations near 900 S, 910 S, 913 S, 925 S, and 939 S. Donner Way, 895 S. Donner Circle; 3075 E. and 3125 E. Kennedy Drive. The project is in the RMF-45 (Moderate/High Density Multi-Family Residential) Zoning District, in Council District Six (Staff--Marilynn Lewis at 535-6409 or marilynn.lewis@slcgov.com).
 - c. **Petition 400-07-19, Conditional Use**-- a request by the Salt Lake City Council to amend sections of the Salt Lake City Zoning Ordinance relating to Conditional Uses in general and specifically, focusing on the Table of Permitted and Conditional Uses, the criteria for which Conditional Uses are reviewed and approved and the powers and duties of the Planning Commission are relating to conditional uses. This is an Issues Only hearing Public comment will be taken at this hearing; however no final decision will be rendered at this meeting by the Planning Commission as a result of the discussion and public comment. A Planning Commission will schedule a meeting in the future to make a final decision. (On July 17, 2007, the City Council past Ordinance Number 49 of 2007 which placed a moratorium on all conditional uses in residentially zoned districts and those abutting residentially zoned areas throughout the City. This petition is in response to the moratorium (Staff--Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).
 - d. **Petition 400-05-16, Building and Site Design Review**--a request by the Salt Lake City Planning Commission, requesting amendments to the zoning ordinance relating to Conditional Building and Site Design Review. In 2005, the City Council Adopted the Conditional Building and Site Design Review Process as part of the Walkable Communities Ordinance. The proposed text amendment will allow for a review of design related requests which have been previously approved through the Conditional Use process to be reviewed through the Building and Site Design Review Process. Items that are proposed to be reviewed through the Building and Site Design Review Process, rather than the conditional use process, include: additional building height, building façade materials, minimum building setbacks and first floor glass. This is an Issues Only hearing to consider and discuss the proposed text amendment. Public comment will be taken at this hearing; however no final decision will be rendered by the Planning Commission at this meeting The Planning Commission will schedule a meeting in the future to make a final decision (Staff--Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning.com for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.