



Communication to Planning Commission

Community & Economic Development
Office of the Director

To: Planning Commission Members

From: Joel Paterson, Planning Manager

Date: July 8, 2009

CC: Wilf Sommerkorn, Planning Director
Cheri Coffey, Planning Manager

Re: Time Extension for Petition 410-06-14, a planned development approval for a restaurant located at approximately 464 South 600 East.

Attached, please find a letter from David Harries, Manager of H2L, LLC, requesting a one-year time extension for the planned development approval for a restaurant building at 464 South 600 East, the former site of the Bill & Nada's Café. The Planning Commission approved the planned development on June 14, 2006. The property was later sold to the current owner, David Harries. The Planning Commission has granted two previous extensions for the project, the most recent in June 2008.

Mr. Harries has been working with the Public Utilities Department to install an irrigation water meter so that he can landscape the site. The Public Utilities Department generally does not install such irrigation meters on vacant lots smaller than 0.5 acres. However, Mr. Harries reached an agreement with the Public Utilities Department and will plant twenty maple trees along the frontage of 600 East and 500 South and two inches of mulch on the remainder of the lot. Mr. Harries letter of request and a landscaping bid are included as Attachment A. See Attachment B for the vicinity map. The approved site plan is found in Attachment C.

If you have any questions or comments please contact Joel Paterson at 801-535-6141 or via e-mail at joel.paterson@slcgov.com.

Thank you.

Enc.

Attachment A
Letter from Applicant

H2L, LLC

159 West Broadway, Suite 108 • Salt Lake City, Utah 84101
Telephone 801-533-5434 • Facsimile 801-533-3266

June 26, 2009

Mr. Joel Paterson, AICP
Planning Manager
Salt Lake City Planning Division
451 South State Street, Room 406
Post Office Box 14580
Salt Lake City, Utah 84114-5480

Hand Delivered

Dear Mr. Paterson:

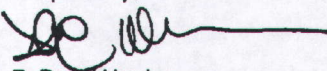
I am writing in reference to Petition 410-06-14, and Case 020-06 regarding the site plan approval by the Salt Lake City Planning and Historic Landmark Commissions for the property located at 479 South 600 East.

I am requesting an additional extension for the development and construction of the above referenced project, recognizing the previous consideration and extensions granted by the Salt Lake City Planning Commission. I have been working with SLC Public Utilities to facilitate the water needed to support the landscaping requested. In the past, Public Utilities policy has not provided for the setting of an irrigation landscape water meter for parcels less than .50 acres; however, I believe we have worked through this issue with the department and are prepared to move forward. Attached is our landscape proposal to include a perimeter bed with 20 maple trees planted, along with bark mulching of the interior portion of the parcel.

I appreciate the amount of work and effort the Planning Division has spent on this petition and the importance of providing a positive visual presence on this site.

If you have any questions regarding this request, please contact me at 801.533.5434.

Respectfully,



B. David Harries
Manager
H2L, LLC

Encl.

THE PICOT COMPANY WEST L.L.C.

H.2.L. L.L.C.

500 South 600 East
Salt Lake City, Utah
Attention: David Harries

06.23.2009

Landscape Work As Follows to ELance Property:

20	#15 Gallon Autumn Blaze Maple @ \$125.00 per tree	\$2,500.00
	Mulching of 13,000 sq ft of Area 2" Thick in place	\$2,500.00
	Labor and Equipment to install above listed materials	\$3,000.00
<hr/>		
	<i>Job Total</i>	<i>\$8,000.00</i>

Thank You,

Richard Picot

Attachment B
Vicinity Map

VICINITY MAP

464 South 600 East



Attachment C
Approved Site Plan

RETAIL BAKERY
4,144 SF

500 SOUTH STREET
N 89°57'20" E 794.87' (M)
N 89°57'45" E 799.564' (P)

600 EAST STREET
N 0°01'52" E 791.51' (M)
N 0°01'52" E 791.51' (P)

700 E AND 400 S
N 89°57'20" E 68.08' (SHE. TC)
N 89°57'20" E 68.08' (SHE. TC)

FOUND STREET MONUMENT AT THE INTERSECTION OF 700 E AND 400 S
RM EL=4202.2

FOUND STREET MONUMENT AT THE INTERSECTION OF 700 E AND 500 S
RM EL=4202.2

FOUND STREET MONUMENT AT THE INTERSECTION OF 500 E AND 400 S
RM EL=4202.2

FOUND STREET MONUMENT AT THE INTERSECTION OF 500 E AND 500 S
RM EL=4202.2

LEGEND:

- FIRE HYDRANT
- GAS METER
- LIGHT POST
- POWER METER
- POWER POLE
- SANITARY SEWER MAIN HOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- EXISTING TREE
- EXISTING PUBLIC RIGHT OF WAY
- MONUMENT
- PROPERTY LINE
- OVERHEAD POWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- FENCE
- (M) = MEASURED DISTANCE
- (P) = RECORDED DISTANCE

GRAPHIC SCALE
1" = 20' / 6.1m