Communication to Planning Commission

Community & Economic Development
Office of the Director

To: Planning Commission members

From: Cheri Coffey, Planning Manager

Date: June 3, 2009

CC: file

Re: Time Extension for Macland Subdivision (Bouck Village Planned Development). Planned Development 410-761 and Preliminary Subdivision 490-06-04.

Attached, please find a letter from Monte Yedlin requesting a two year time extension for the Macland Subdivision (previously known as the Bouck Village Planned Development) located at approximately 1566 West 500 North in the Fairpark Neighborhood. On May 10, 2006, the Planning Commission originally approved the six (6) lot single family detached planned development and preliminary subdivision at the request of a previous applicant. Mr. Yedlin acquired the property in 2008 and has been working to obtain financing for the project. The Planning Commission has granted two previous extensions on the project. If the Planning Commission is not willing to grant a two year extension, the applicant requests that you consider a one year extension.

I have attached the letter from Mr. Yedlin, an aerial map of the property and the approved preliminary subdivision plat. If you would like a copy of the original staff report or minutes for the project, please contact Tami Hansen at 801-535-6171 or via e-mail at tami.hansen@slcgov.com.

If you have any questions or comments please contact Cheri Coffey at 801- 535-6188 or via e-mail at cheri.coffey@slcgov.com or Joel Paterson at 801-535-6141 or via e-mail at joel.paterson@slcgov.com

Thank You

Enc.

Attachment A

Letter from Applicant

May 18, 2009

Salt Lake City Planning Division
Salt Lake City Planning Commission

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

Located at 1566 West 500 North, SLC

Gentlemen,

I purchased this development in midstream, where the zoning had been approved by the prior owner and I received approvals from all departments to the point where I would receive the signed mylar once the utility connection fees are paid. I also have paid for architectural drawings and had the neighbors review them favorably. The excavator and builder were lined up and ready to proceed.

However, I came up against the financial crisis and have not been able to obtain financing for this project. Last May I requested and received a one-year extension from your Commission, until May 10, 2009.

I would appreciate if you can grant me a second extension until May 10, 2010 and if it is in your power to grant a two-year extension until May 10, 2011. It may take that long until finances ease up for this type of project.

Last year I requested and was granted some variances at the Commission meeting. However, this time I am only requesting the extension.

The neighbors are assisting me in maintaining the property in a presentable condition.

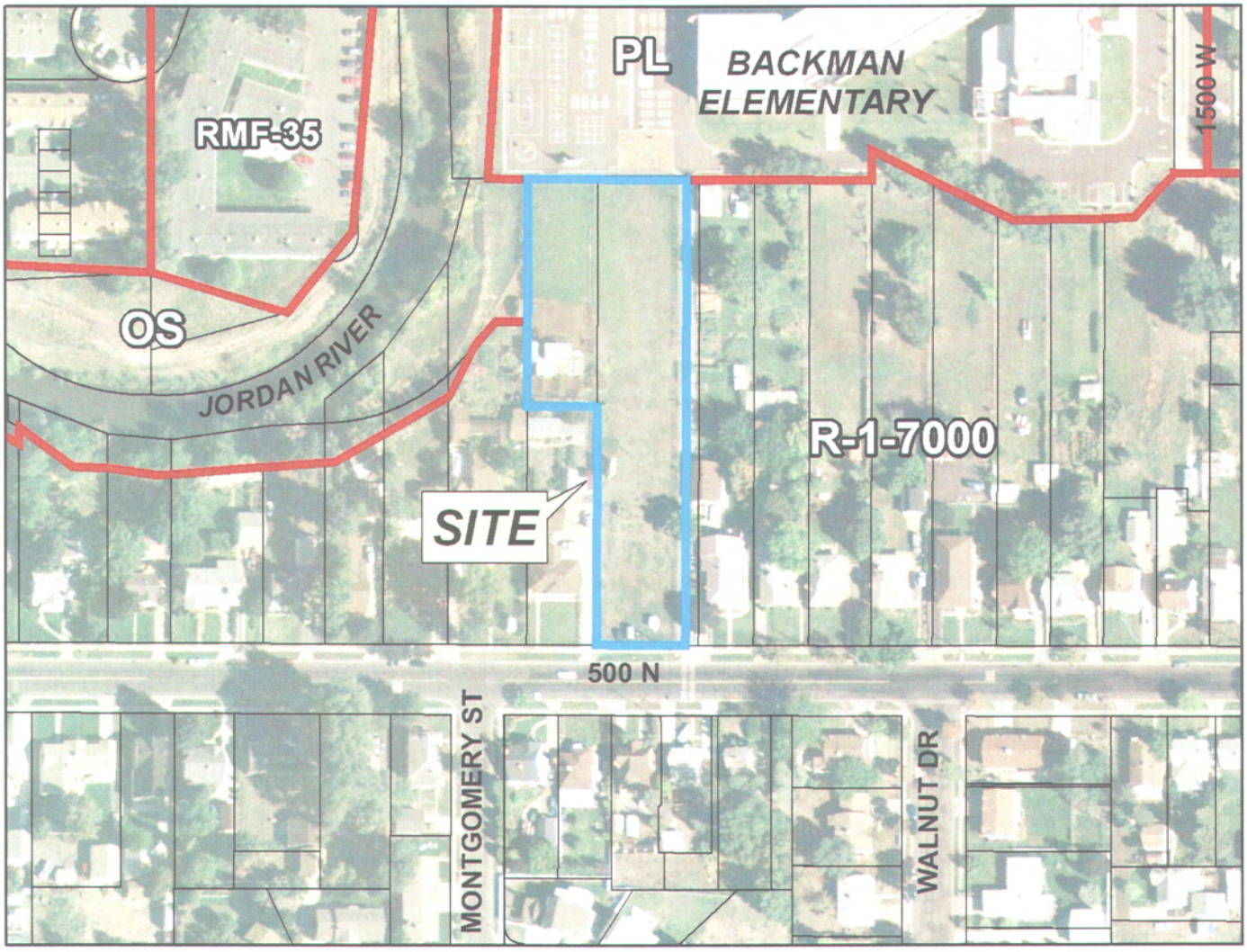
Thanks again for your consideration.

Monte Yedlin

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

Attachment B

Aerial Map

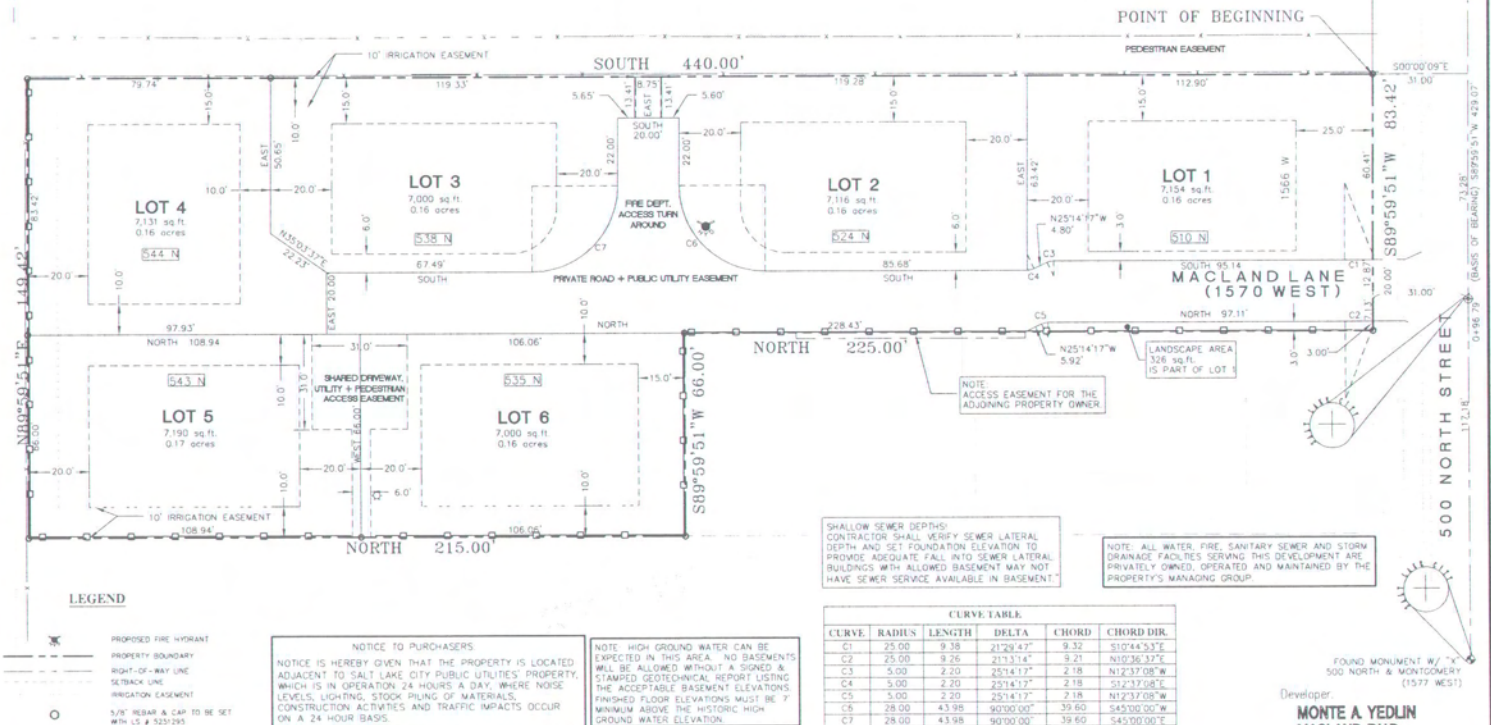

PL
BACKMAN
ELEMENTARY
1500 W
RMF-35
OS
JORDAN RIVER
R-1-7000
SITE
500 N
MONTGOMERY ST
WALNUT DR

Attachment C

Approved Preliminary Subdivision Plat

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
- 5/8" REBAR & CAP TO BE SET WITH LS # 5251295
- STREET LIGHT
- FOUND MONUMENT
- SET MONUMENT

NOTICE TO PURCHASERS

NOTICE IS HEREBY GIVEN THAT THE PROPERTY IS LOCATED ADJACENT TO SALT LAKE CITY PUBLIC UTILITIES' PROPERTY, WHICH IS IN OPERATION 24 HOURS A DAY, WHERE NOISE LEVELS, LIGHTING, STOCK PILING OF MATERIALS, CONSTRUCTION ACTIVITIES AND TRAFFIC IMPACTS OCCUR ON A 24 HOUR BASIS.

NOTE: HIGH GROUND WATER CAN BE EXPECTED IN THIS AREA. NO BASEMENTS WILL BE ALLOWED WITHOUT A SIGNED & STAMPED GEOTECHNICAL REPORT LISTING THE ACCEPTABLE BASEMENT ELEVATIONS. FINISHED FLOOR ELEVATIONS MUST BE 3' MINIMUM ABOVE THE HISTORIC HIGH GROUND WATER ELEVATION.

SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH ALLOWED BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE IN BASEMENT."

NOTE: ALL WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE FACILITIES SERVING THIS DEVELOPMENT ARE PRIVATELY OWNED, OPERATED AND MAINTAINED BY THE PROPERTY'S MANAGING GROUP.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD DIR.
C1	25.00	9.38	21°29'47"	9.32	S10°44'53"E
C2	25.00	9.26	21°13'14"	9.21	N10°36'37"E
C3	5.00	2.20	25°14'17"	2.18	N12°37'08"W
C4	5.00	2.20	25°14'17"	2.18	S12°37'08"E
C5	5.00	2.20	25°14'17"	2.18	N12°37'08"W
C6	28.00	43.98	90°00'00"	39.60	S45°00'00"W
C7	28.00	43.98	90°00'00"	39.60	S45°00'00"E

Developer:
MONTE A. YEDLIN
MACLAND P.U.D.
3947 ALPINE VALLEY CIR.
SANDY, Utah

SURVEYOR'S CERTIFICATE

I, C. DAVID McKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID McKINNEY
LIC. 5251295

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 1358.10 FEET SOUTH AND 1596.10 FEET WEST FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°59'51" WEST, 83.42 FEET; THENCE NORTH, 225.00 FEET; THENCE SOUTH 89°59'51" WEST, 66.00 FEET; THENCE NORTH, 215.00 FEET; THENCE NORTH 89°59'51" EAST, 149.42 FEET; THENCE SOUTH, 440.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS 50,894.80 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 DEDICATION

Known all men by these presents that _____ the undersigned owner of the above described tract of land, has caused the same to be platted and to be hereafter known as the

MACLAND PLANNED UNIT DEVELOPMENT

In witness whereof _____ has signed this dedication this _____ day of January A.D., 2007

By: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

On the _____ day of November A.D., 2006 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses 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

aswn+
Architecture
Landscape Architecture
Land Planning
Engineering
Surveying
Interior Design
5151 South 900 East #200
Salt Lake City, Utah 84117
Phone (801) 266-0700 Fax (801) 266-1620

NUMBER _____
ACCOUNT _____
SHEET 2 OF 2 SHEETS

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20__
DIRECTOR S.L.CO. BOARD OF HEALTH

CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____, 20__ BY THE SALT LAKE CITY PLANNING COMMISSION
PLANNING DIRECTOR DATE

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE
CITY ENGINEER DATE
CITY SURVEYOR DATE

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20__
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 20__
SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20__ AND IT IS HEREBY APPROVED.
SALT LAKE CITY MAYOR
SALT LAKE CITY RECORDER

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 2 OF 2 SHEETS