



Communication to Planning Commission

Community & Economic Development
Office of the Director

To: Planning Commission members
From: Cheri Coffey, Planning Manager
Date: May 6, 2010
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 one-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 is currently working to market the property for another owner to develop as approved in 2006. The Planning Commission has granted three previous extensions on the project.

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 and minutes for the project, please contact Angela Hasenberg at 801-535-7708 or via e-mail at angela.hasenberg@slcgov.com.

If you have any questions or comments please contact me at 801- 535-6188 or via e-mail at cheri.coffey@slcgov.com.

Thank You

Enc.

Attachment A
Letter from Applicant

April 28, 2010

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 originally purchased this development in midstream, where the prior owner had received approval for this PUD, which includes zoning to build six single-family houses. I subsequently received approvals from all departments to the point where I would receive the signed Mylar once the utility connection fees are paid. I have also paid for architectural drawings and had the neighbors review them favorably.

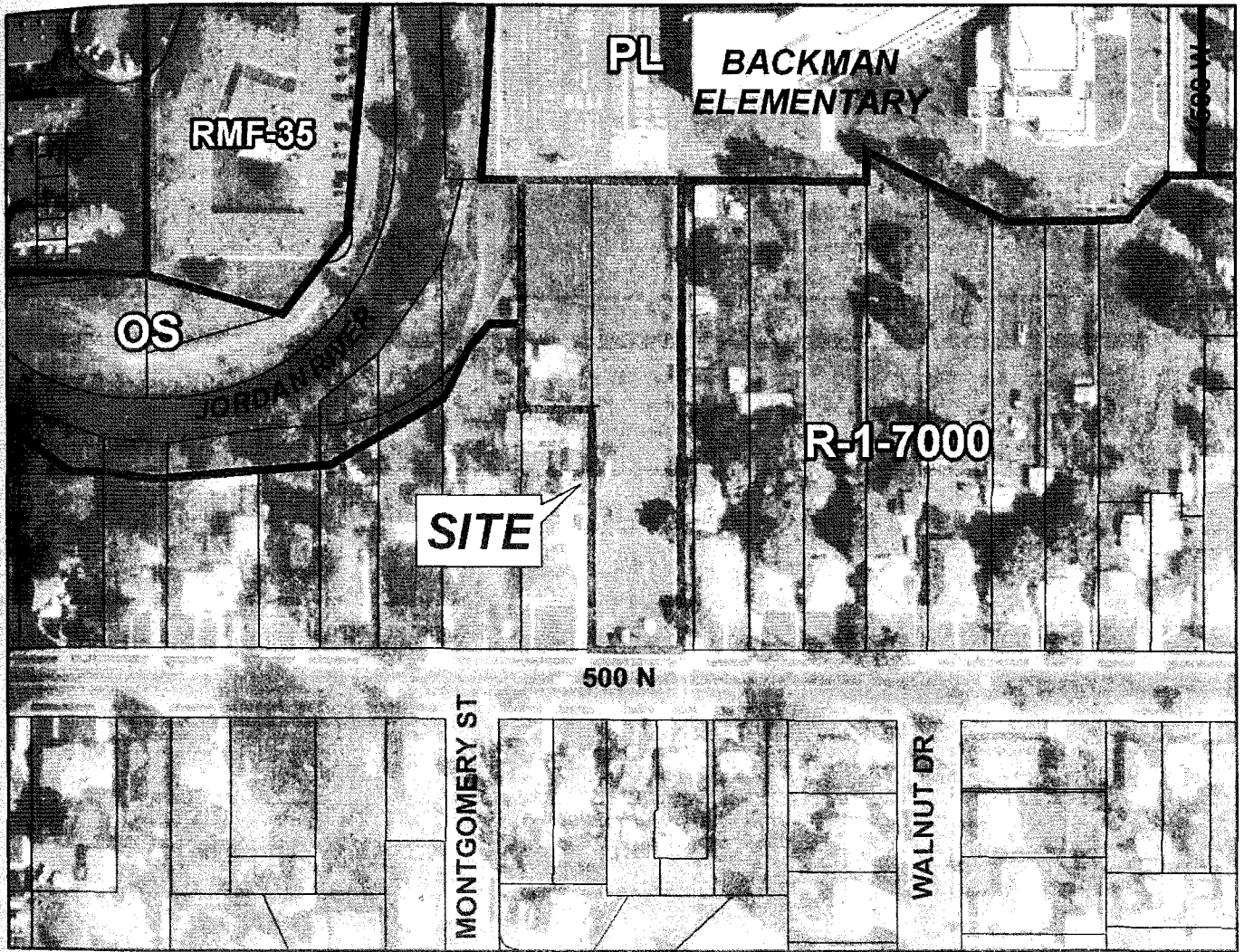
I originally planned to build out, when the market collapsed and was unable to obtain a construction loan. My funds are tied up in this project and one in South Jordan. I am aggressively listing this property on the MLS (see attached). It is imperative that my real estate agent is able to present the property as "ready to develop immediately", rather than having to start the approval process all over.

I would appreciate one more extension in order to get this property sold and developed. The neighbors are assisting me in maintaining the property in a presentable condition.

Thanks again for your consideration.

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

Attachment B
Aerial Map



Attachment C
Approved Preliminary Subdivision Plat

