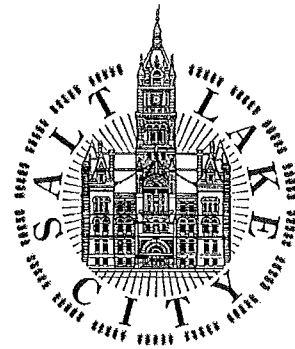


MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community and
Economic Development

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, Planning

DATE: November 4, 2010

SUBJECT: 410-08-44 – Saxton Grove Townhomes; Planned Development located at 321 and 365 South 870 West.

On October 22, 2008, the Planning Commission approved a request for a Planned Development submitted by Intermountain Home Solutions. The proposed development of townhomes is located at 321 and 365 South 870 West.

The Planning Commission approved a time extension for the project on September 23, 2009

Due to economic conditions, the petitioner is requesting another time extension.

Attached is the letter requesting an extension, PC minutes and the staff report for the original development.

Date: October 20, 2010

To: Salt Lake City Planning Commission

From: Greg Cleverly, Intermountain Home Solutions, LLC

RE: Petition 410-08-44 Saxton Grove Planned Development located at approximately 321 and 365 South 870 West

On October 22, 2008 the Planning Commission approved our 13 unit planned development and gave, Intermountain Home Solutions, the applicant, permission to submit plans for construction to the Permits Office for a building permit.

Due to continued economic reasons in both the real estate market, and lending environment we are asking that the Planning Commission grant a 12 month extension for our approvals to submit plans for construction for a building permit.

Thank you,

Greg Cleverly

Manager

Intermountain Home Solutions, LLC

3624 E Brighton Point Dr

Cottonwood Heights, Ut 84121

Ph 801-433-8131

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 315 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 13, 2008**

Present for the Planning Commission meeting were Chair Matthew Wirthlin, Vice Chair Mary Woodhead and Commissioners: Robert Forbis, Peggy McDonough, Susie McHugh, Babs De Lay, Kathy Scott, and Prescott Muir. Commissioners Tim Chambless and Frank Algarin were excused from the meeting.

Present from the Planning Division: Orion Goff, Director of Building Services and Licensing; Paul Nielson, Senior City Attorney; Lynn Pace, Deputy City Attorney; Noel Walkingshaw, Senior Planner; Lex Traughber, Senior Planner; Doug Dansie, Senior Planner; Everett Joyce, Senior Planner; Kevin Young, Transportation Planning Engineer; Kathryn Weiler, Acting Planning Commission Secretary.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Wirthlin called the meeting to order at 5:47 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

A field trip was held prior to the meeting. Planning Commissioners present were: Babs De Lay, Peggy McDonough, Susie McHugh, Kathy Scott, Prescott Muir, and Mary Woodhead. Staff present was Everett Joyce and Doug Dansie.

PUBLIC HEARING

(8:01:11PM) Petition 410-08-44 Planned development, Saxton Grove Townhomes— a request by Intermountain Home Solutions. The property is located at approximately 321 and 365 South 870 West, in the Moderate Density Multi-Family Residential District (RMF-35), in Council District Two, represented by Van Turner (Staff contact: Doug Dansie 535-6182 or doug.dansie@slcgov.com). View: [\(Staff Report\)](#)

Commissioner Scott recused herself.

The following people spoke or submitted hearing cards in opposition to the proposed petition: **Leanna White.**

The following people spoke or submitted hearing cards in support to the proposed petition: **Sandy Stewart.**

(8:29:46 PM) Commissioner Muir made a motion to table the petition to allow the developer to redesign the proposal and return before the Planning Commission. The applicant has the option of submitting the new design before a subcommittee before submitting it before the Commission.

Seconded by Commissioner Forbis.

Commissioner McDonough requested specific direction on behalf of staff and the developer.

Commissioner Muir amended his motion to include:

3. The redesign is to accommodate a fee simple zero lot line ownership configuration to minimize the amount of asphalt.
4. The applicant and staff are to consider tandem parking structure vs. surface visitor parking.

Amendment accepted by Commissioner Forbis.

All voted, "Aye," the motion carried unanimously.

Commissioner Scott returned to the meeting.

Salt Lake City Planning Commission Meeting
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, October 22, 2008

Present for the Planning Commission meeting were Chair Matthew Wirthlin and Vice Chair Mary Woodhead. Commissioners: Peggy McDonough, Kathy Scott, Susie McHugh, Tim Chambless, Prescott Muir. Commissioners Babs De Lay and Frank Algarin were excused from the meeting.

Present from the Planning Division: Wilf Sommerkorn, Planning Director; Joel Paterson, Programs Manager; Cheri Coffey, Programs Manager; Paul Neilson, City Attorney; Ray Milliner, Principal Planner; Nick Britton, Principal Planner; Doug Dansie, Senior Planner; and Tami Hansen, Planning Commission Secretary.

Other Business:

6:08:25 PM Petition 410-08-44; Saxton Grove Townhomes—a request by Intermountain Home services for Planned Development approval to construct thirteen (13) new residential single family attached units located at approximately 321 and 365 South 870 West. The project was previously reviewed by the Planning Commission at a public hearing on August 13, 2008. The Planning Commission requested that the petitioner consider changes and return to the Planning Commission for final approval. View: [Staff Report](#)

Chair Wirthlin recognized Doug Dansie as staff representative.

6:15:38 PM Motion:

Vice Chair Woodhead made a motion regarding Petition 410-08-44, Saxton Grove Townhomes planned development, to approve the revised drawings.

Commissioner McHugh seconded the motion.

All in favor voted, "Aye," Commissioner McDonough voted, "No," the motion passed.

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building

451 South State Street, Salt Lake City, Utah

Wednesday, September 23, 2009

Present for the Planning Commission meeting were Chair Mary Woodhead Vice Chair Susie McHugh; Commissioners Michael Gallegos, Michael Fife, Prescott Muir, Tim Chambless, and Matthew Wirthlin. Commissioners Frank Algarin, Angela Dean and Babs De Lay were excused.

A field trip was held prior to the meeting. Planning Commissioners present were: Tim Chambless and Michael Fife. Staff members present were: Joel Paterson, Casey Stewart, and Doug Dansie.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Woodhead called the meeting to order at 5:48 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Joel Paterson, Programs Manager; Cheri Coffey, Programs Manager; Lynn Pace, Deputy City Attorney; Doug Dansie, Senior Planner; Lex Traugher, Principal Planner; Janice Lew, Principal Planner; Casey Stewart, Principal Planner, Bill Peperone, Principal Planner; Tami Hansen, Senior Secretary; and Angela Hasenberg, Senior Secretary.

5:49:39 PM Report of the Chair and Vice Chair

Chair Woodhead stated that she and Vice Chair McHugh met with Councilmembers Carlton Christensen and J.T. Martin and talked about the Northwest Quadrant master plan. There was some discussion regarding Commission members individually testifying before the City Council at their public hearing meetings. She stated that Frank Gray and Councilmember Christensen agreed that it would be more appropriate if the Planning Commission addressed concerns as a group rather than as individual opinions at the City Council meetings.

5:52:18 PM Report of the Director

Petition 410-08-44; Saxton Grove Time Extension—a request for a one year extension for the Saxton Grove planned development, Petition 410-08-44.

5:53:13 PM Motion

Commissioner Gallegos made a motion to grant a one year time extension for Petition 410-08-44, Saxton Grove.

Commissioner Wirthlin seconded the motion.

Commissioners Fife, Hill, Chambless, Gallegos, Muir, Wirthlin, and McHugh voted, "Aye". The motion passed.