



Communication to Planning Commission

Community & Economic Development
Office of the Director

To: Planning Commission members

From: Cheri Coffey, Planning Manager

Date: May12, 2011

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 another 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. Due to the downturn in the economy, the applicant has not been able to secure a loan to develop the property. The Planning Commission has granted four 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

May 12, 2011

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.

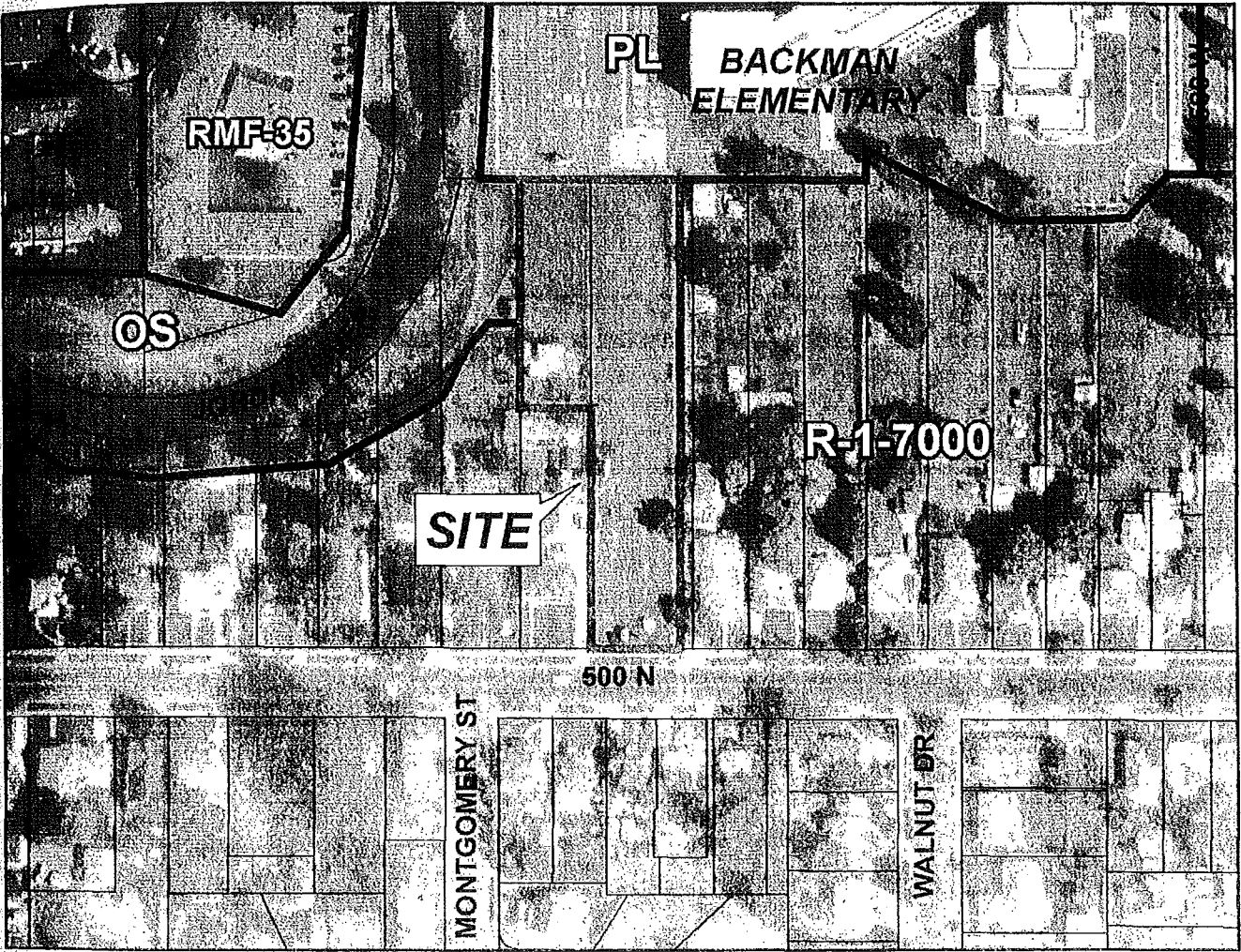
I originally planned to build out, when the market collapsed and was unable to obtain a construction loan. My funds are tied up in this project and one in South Jordan. I am aggressively listing this property on the MLS (see attached). It is imperative that my real estate agent is able to present the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

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

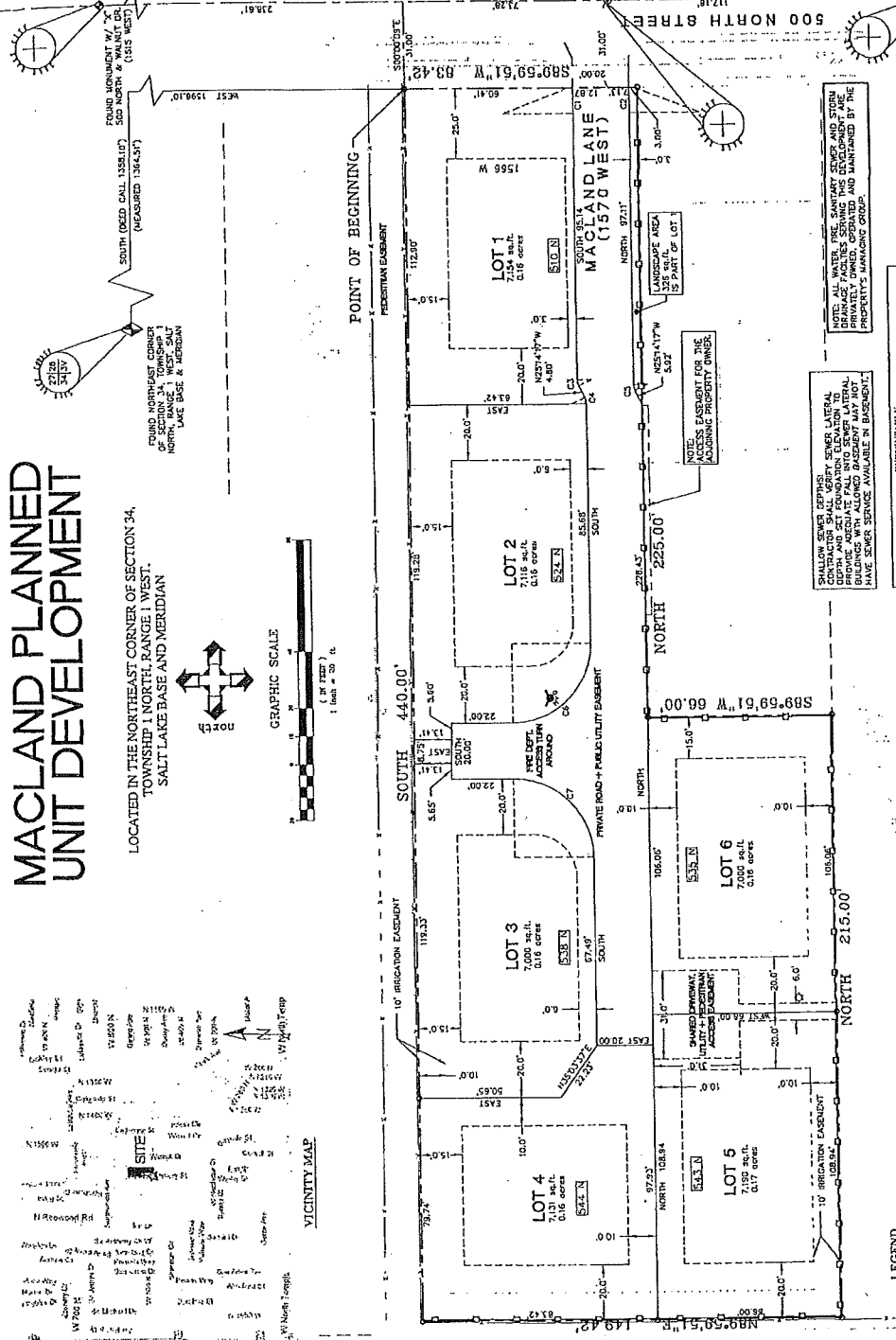
Attachment B
Aerial Map



Attachment C
Approved Preliminary Subdivision Plat

MACLAND PLANNED UNIT DEVELOPMENT

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



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BE
C1	25.00	9.36	271.114	9.31	50.0445337
C2	5.00	2.36	85.117	2.18	10.2620879
C3	5.00	2.36	85.117	2.18	10.2620879
C4	5.00	2.36	85.117	2.18	10.2620879
C5	28.00	43.86	93.82007	35.10	54.53330062
C6	28.00	43.86	93.82007	35.10	54.53330062
C7	28.00	43.86	93.82007	35.10	54.53330062

NOTE: SHALLOW SEWER TRENCHES CONTRACTOR SHALL VERIFY SEWER LATERAL DRAINAGE PIPES SERVING THIS DEVELOPMENT ARE DEPTHS AND SIZES AS SHOWN ON THIS PLAN. BIONIC ACCURATE CALL INTO SEWER LATERAL HAVE SEWER SERVICE AVAILABLE IN BUDGET.

NOTE: HIGH GROUND WATER TABLES WILL BE ALLOWED WITHOUT A SEWER & SUMP. CONTRACTOR SHALL VERIFY SEWER LATERAL DRAINAGE PIPES SERVING THIS DEVELOPMENT ARE DEPTHS AND SIZES AS SHOWN ON THIS PLAN. BIONIC ACCURATE CALL INTO SEWER LATERAL HAVE SEWER SERVICE AVAILABLE IN BUDGET.

NOTE: NOTICE TO PURCHASERS: NOTICE IS HEREBY GIVEN THAT THE PROPERTY IS LOCATED IN AN UNINCORPORATED AREA. THE ACCEPTABLE ELEVATION, FINISHED FLOOR ELEVATIONS MUST BE 7 TO 9 FEET ABOVE THE FINISHED GROUND WATER ELEVATION. CONTRACTOR SHALL VERIFY SEWER LATERAL DRAINAGE PIPES SERVING THIS DEVELOPMENT ARE DEPTHS AND SIZES AS SHOWN ON THIS PLAN. BIONIC ACCURATE CALL INTO SEWER LATERAL HAVE SEWER SERVICE AVAILABLE IN BUDGET.

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LEGEND

- ▬ PROPOSED HYDRANT
- ▬ PROPERTY BOUNDARY
- ▬ SEWER MAIN LINE
- ▬ SEWER MAIN
- ▬ REGULATOR CASING
- 6" PIPE CASP TO BE SET WITH 12" CONCRETE
- 8" PIPE CASP TO BE SET WITH 12" CONCRETE
- 10" PIPE CASP TO BE SET WITH 12" CONCRETE
- FOUND MONUMENT
- SET MONUMENT

DEVELOPER:
MONTIE A. YEDLIN
MACLAND PLANNED UNIT DEVELOPMENT
3947 ALPINE VALLEY CR.
SANDY, UTAH

NOTES: ALL WATER PIPES SHALL BE SANITARY SINKER AND STORM DRAINAGE PIPES SERVING THIS DEVELOPMENT ARE DEPTHS AND SIZES AS SHOWN ON THIS PLAN. BIONIC ACCURATE CALL INTO SEWER LATERAL HAVE SEWER SERVICE AVAILABLE IN BUDGET.

NOTES: SHALLOW SEWER TRENCHES CONTRACTOR SHALL VERIFY SEWER LATERAL DRAINAGE PIPES SERVING THIS DEVELOPMENT ARE DEPTHS AND SIZES AS SHOWN ON THIS PLAN. BIONIC ACCURATE CALL INTO SEWER LATERAL HAVE SEWER SERVICE AVAILABLE IN BUDGET.

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SURVEYOR'S CERTIFICATE

I, G. PAUL MANNING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 235133 AS ISSUED BY THE STATE OF UTAH. I HAVE MADE A SURVEY OF THIS TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN AND EXAMINED THE RECORDS AND PLATS OF RECORDS AND FOUND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 78°15'00" WEST, 25.00 FEET TO POINT OF BEGINNING; THENCE NORTH 78°15'00" WEST, 64.00 FEET TO POINT OF BEGINNING; THENCE NORTH 78°15'00" WEST, 142.42 FEET TO POINT OF BEGINNING; THENCE NORTH 78°15'00" WEST, 442.00 FEET TO POINT OF BEGINNING; THENCE NORTH 78°15'00" WEST, 442.00 FEET TO POINT OF BEGINNING. MORE OR LESS.

ACCURACY STATEMENT

The error of closure for this subdivision boundary exceeds the minimum error of closure of 1/10,000. [10-4]

OWNER'S DEDICATION

Notes all made by these plans 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 _____ day of January A.D. 2021. I have signed this declaration this _____ day of January A.D. 2021.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
I, _____, County Clerk of Salt Lake County, Utah, do hereby certify that the foregoing plat of subdivision is correct and true to the best of my knowledge and belief and that the same has been duly filed with me for recording in the public records of Salt Lake County, Utah, for the purpose of recording and for the purpose of creating a public record.

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



PREPARED BY
ASWIST
ARCHITECTURE
LAND PLANNING
ENGINEERING
INTEGRATED DESIGN
INTEGRATED CONSTRUCTION

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

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____

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

CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____, 20____

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20____

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

PREPARED BY
ARCHITECTURE
LAND PLANNING
ENGINEERING
INTEGRATED DESIGN
INTEGRATED CONSTRUCTION

CITY APPROVAL
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SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20____

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