



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Lex Traugher, Senior Planner
Date: December 14, 2022
Re: Approval Time Extension Request –
Bishop Place – Planned Development
Petition PLNSUB2019-01159

ACTION REQUIRED: Vote on granting a second one-year time extension for Planned Development approval at 432 N. 300 West (Bishop Place).

RECOMMENDATION: Grant a second year-long time extension for Planned Development approval that expires on December 9, 2023.

BACKGROUND/DISCUSSION:

On December 9, 2020, the Planning Commission approved a request for Planned Development and Subdivision for the Bishop Place residential project (24 units). The Planning Commission staff report is located here for reference:

<http://www.slcdocs.com/Planning/Planning%20Commission/2020/01159.001160StaffReport.pdf>

Planned Development approval expires in one year “unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing.” The applicant has not submitted complete building plans to the Building Services Department and has not obtained any building permits for work on the development at this time. As such, they must request an extension to maintain their original approval.

The Planning Commission may grant extensions for approvals for up to one additional year. An extension would push the expiration of the Planned Development approval to December 9, 2023. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

ATTACHMENTS:

- [A. Time Extension Request Letter](#)
- [B. Record of Decision Letter](#)

ATTACHMENT A –
TIME EXTENSION REQUEST

Garbett Homes
273 N. East Capitol Street
SLC, UT 84103

Salt Lake City Planning Commission,

I am writing this letter to formally request an extension of one year for our project Bishop Place at 432 N 300 West. This project was given approval by the Planning Commission on December 9, 2020.

As you are well aware the homebuilding industry has been experiencing many challenges that have risen during the pandemic. One that has significantly impacted us on this project is turnaround times. Our team and subcontractors have been dealing with a significant increase in the amount of work while having to deal with shortages in labor. This has especially impacted our engineering team as the increased workloads have significantly impacted timelines. All aspects in the predevelopment phase have been taking longer than anticipated.

have begun construction on a neighboring development (Azure Place) and are planning to move crews to Bishop Place as soon as they are finished with infrastructure at our other project. Construction crews have been extremely busy over the past few months and it's been an ongoing challenge to set up scheduling.

Despite the challenges that we have experienced here we are extremely excited about this project and have received a lot of interest and positive feedback. We are in desperate need of housing and are eager to get this project to construction as soon as possible. Your consideration in granting us an extension would be greatly appreciated.

Best,



Paul Garbett

Project Manager

11-3-22

ATTACHMENT B –
RECORD OF DECISION LETTER



ERIN MENDENHALL
MAYOR

DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

December 10, 2020

Mr. Paul Garbett
Garbett Homes
273 N. East Capitol Street
Salt Lake City, UT 84103

**Re: Record of Decision for Petitions PLNSUB2019-01159 & 01160
Bishop Place (Formerly The Quince) – Planned Development & Subdivision
432 N. 300 West (Bishop Place)**

Mr. Garbett:

This letter serves as the Record of Decision (ROD) relative to the above referenced petitions. This ROD is provided to you indicating the action taken by the Planning Commission (PC), the date of decision, and the pertinent appeal period.

On December 9, 2020, the PC approved the request for Planned Development and Subdivision for the Bishop Place residential project.

The decision of the PC was based on the analysis and findings listed in the staff report, and testimony and plans presented during the meeting. The staff report can be found at the following site:

<http://www.slcdocs.com/Planning/Planning%20Commission/2020/01159.001160StaffReport.pdf>

The minutes of the PC meeting are tentatively scheduled to be adopted on January 13, 2021. Copies of the adopted minutes will be posted on the Planning Division's website the day after they are adopted at:

<https://www.slc.gov/boards/historic-landmark-commission-agendas-minutes/>

There is a 10-day appeal period in which any party entitled to appeal can appeal the PC's decisions to the City's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose. Any appeal, including the filing fee, must be filed by the close of business on **December 21, 2020**.

If you have any further questions about the Planning Division's processes, please contact me at (385) 226-9056 or by e-mail at lex.traughber@slcgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Lex Traughber".

Lex Traughber
Senior Planner