

**PLANNING COMMISSION
STAFF REPORT FOR iCOMPASS
TYPE III LAND USE PROPOSAL**

SUBJECT: File No. 20-021 EXT Jewelberry Ridge Subdivision Extension

AGENDA DATE: June 30, 2020

TO: Planning Commission

FROM: Emily Meharg, Senior Planner

I. SUMMARY

On July 12, 2018 the Planning Commission approved the Jewelberry Ridge Subdivision (File No. 18-014 SUB/VAR/TREE) which is a 9-lot subdivision located northwest of Jewelberry Avenue, east of the Sandy Bluff Annex subdivision, and south of American Street. The tentative subdivision plat approval was valid for one (1) year. On July 25, 2019 the Development Services Director granted an extension to the approval that extended the tentative plat approval for one (1) additional year to July 12, 2020.

The Development Code does not grant the Director authority to grant additional extensions. The applicant was advised by the Director to ask the Planning Commission to grant a tentative plat extension for one additional year to July 12, 2021 or another date as approved by the Planning Commission.

The typical reason that development codes contain expiration dates is because development codes are periodically modified. Modifications to development codes oftentimes lead to alternative findings or conditions of approval than were originally conditioned. In the case of Jewelberry Ridge no applicable development code modifications have occurred that would lead to a different outcome or list of conditions than what was applied to Jewelberry Ridge. Since no applicable development code modifications have occurred the exercise of making the applicant for Jewelberry Ridge seek re-approval for the subdivision would be immaterial.

The legal notice regarding this request was published in the Sandy Post on June 10, 2020.

II. RECOMMENDATION

Staff recommends the Planning Commission hear the extension request from the applicant and then make a decision on granting an extension. If Planning Commission grants an extension it shall be to July 12, 2021 or another date as approved by the Planning Commission.

ATTACHMENTS:

- A. Land Use Application
- B. Narrative
- C. Preliminary Plat
- D. Director Extension Letter
- E. Public Comment – Sally and Jerry Jacobson