



Date: October 12, 2023
To: City of Sandy
Attn: Kelly O'Neil
RE: File No. 21-037 SUB/VAR/ADJ/TREE

LAND USE EXTENSION REQUEST

The applicant is requesting a formally requesting an extension of the 'Findings of Fact and Final Order' for the Sandy Woods II Subdivision issued on November 30, 2021. Attached to this letter as Exhibit A. The applicant is requesting this extension due to the economy and market volatility following the COVID Pandemic, the first engineer not having enough time or staffing capacity to complete the project, the necessity to hire a new engineer, the unforeseen staffing changes/shortages of the second civil engineering firm hired to complete the project, and the complexity presented due to existing site conditions in designing this subdivision.

This application was approved at the end of 2021, a time where the market and economy were highly volatile. Construction materials and costs for land development were extremely inflated with a lot of conversation was being held about a potential looming recession. Additionally, staffing was incredibly difficult at this time for all companies. Contractors and consultants were both struggling to keep a consistent staff to complete projects in a timely and efficient manner. This led to high volatility in the construction and development industry and therefore making this project a much higher risk and the cost to develop became financially infeasible. All of these factors led our industry to a much more reserved approach to projects.

When it came time to begin the construction engineering for this project, the original engineering firm hired for the project had to decline to proceed due to the lack of available staff or time to design the project. The applicant was then required to research and find a new engineer to complete the project. This proved difficult due to extremely high engineering costs and/or lack of availability of staff to complete the project. Fortunately, in January 2023, the applicant was able to locate and hire a new engineering firm (H.A. McCoy) to take on the project and promptly went under contract. This contracts support's the applicant's intent to complete this project. Unfortunately, shortly after the hiring of the new firm, unforeseen staffing changes occurred for the engineers. The largest staffing change occurred with the civil engineering firm for this project in March of 2023. This staffing shortage resulted in extensive increases in lead times for plan design and development. Additionally, this staffing shortage led to the project having to be taken over by new engineers in the firm that had not previously worked on this project. Due to the complex design requirements for this project, there was additional delay due to the necessary time it took for the new engineer to onboard the project, and understand the requirements.

Overall, the engineering has taken a considerable amount of time to design and assemble. There were periods of delays (due to reasons mentioned about) where finding an engineer to work on the project was not financially feasible or even possible. Then there were periods of time where the new engineering firm had significant staffing shortages and changes that resulted in no available staff to work on the project and they had to wait until there was an opening in the schedule. These delays have brought the applicant and property owner to the point where they are today.



CCB: 183412

SGS DEVELOPMENT, LLC.
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With all the delays, the project has been consistently worked on and been in the engineering design phase. The applicant and engineering firm have officially submitted the engineering plans to public works as of October 12, 2023, showing their intent to develop the project. The applicant intends to develop the project as it was approved in the 'Findings of Fact and Final Order' issued in November 2021. To further show the applicant's intent to develop the project, they have partnered with SGS Development, LLC. SGS Development, LLC is a well-experienced developer with decades of residential land development history. This partnership will provide the applicant additional support to get this project started and completed as quickly as possible. The applicant intends to start the project as soon as all required permits are issued. The consistent work by the civil engineering firm on getting plans submitted paired with Applicant's time, work, and financial investment showcase their intent to start this project in compliance with the staff decision and as soon as possible

The delays encountered on the project are a result due to unforeseen circumstances out of the applicant's control. Due to these delays, the applicant is requesting the City of Sandy grant an extension to the decision. With this request, the applicant does not intend to avoid any responsibility imposed by the code or development permit nor has there been any significant changes to the project proposal that would require a significant modification to the project approval.

Thank you for your time and consideration!

Sincerely,

DocuSigned by:
Rob Venema

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Rob Venema, Property Owner