



## STAFF REPORT

**DATE:** MAY 4, 2026  
**TO:** PLANNING COMMISSION  
**FROM:** CAMERON HALL, ASSISTANT PLANNER  
**SUBJECT:** EXTENSION OF PERMIT TIME NO. 260081  
**APPLICANT:** PRAVEEN GATTU  
**LOCATION:** 58 SILVER SADDLE LANE

### OVERVIEW

A request for approval of a one-year time extension (EPT-260081), as permitted under RHEMC 17.72.110.C.2, for entitlements approved under Planning Application No. PA-220190. The application included a Neighborhood Compatibility Determination (NC-220191) for the construction of a new 2,743 sq. ft. deck at the rear of the house, where a portion of the deck is detached and will be constructed on a hillside; and a Variance (V-220192), because the length of the deck exceeds 50% of the width of the lot.

### BACKGROUND

On September 6, 2022, the Planning Commission reviewed an application for a new outdoor deck at the rear of the home to improve the usability and enjoyment of the rear yard space. The existing property sits relatively flat toward the front of the property but features a steep slope toward the rear property line. It features a small front yard and virtually no rear yard due to the steep topography that exists behind the home. As such, the applicant proposed a new 2,743 sq. ft. deck, where over 1000 sq. ft of the deck would extend over the slope as a raised deck.

Following a discussion regarding neighbor privacy, the Commission approved the project with one condition of approval. The applicant must plant and irrigate a new tree (not to exceed \$10,000) within the Shady Vista Road public right-of-way. The tree species and size would be subject to approval by the Director of Community Development and Public Works.

On April 6, 2026, the Planning Commission reviewed a request for an extension of the approved project and expressed concerns that required action prior to making a decision. While the project has not changed from the original submittal in 2022, the Commission wanted to ensure that the surrounding neighbors were properly notified before coming to a decision. As such, the Commission instructed staff to notify neighbors within the 500-foot mailing radius and specifically contact those neighbors who originally expressed

concerns with the project. The Commission discussed the financial implications of resubmitting the full application and requested a cost comparison to clarify the fees already paid in 2022, versus the projected costs under the current fee schedule.

## DISCUSSION

Staff sent mailing notices to the 500-foot radius on April 23, 2026, and have not received any public comment about the project. Additionally, staff conducted a site visit to both neighbors who originally opposed the project (2 Shady Vista and 6 Shady Vista) and provided a business card and a copy of the plans to each household.

The resident at 2 Shady Vista did not wish to speak with staff about the plans but indicated that they will attend the May 4, 2026 meeting. The resident at 6 Shady Vista invited staff to their rear yard to illustrate their original concern with the project. Since the resident at 6 Shady Vista is located below the applicant, they feel that the privacy within their rear yard will be infringed upon because of the location of the proposed development. To mitigate those concerns, one of the original conditions of approval for this project stated that the applicant will install and irrigate a new tree (up to \$10,000) in the public right-of-way along the westerly side of Shady Vista Road near the existing line of trees. Staff confirmed during this meeting that this specific condition of approval will remain in place, if the Commission approves the extension request.

As it pertains to the Commissioners' discussion regarding the cost comparison of application fees, in 2022, the original application fees totaled \$2,800. This number is comprised of the Neighborhood Compatibility Determination (\$1,600), a Variance, calculated at half cost (\$800), and the Radius Map fee (\$400). If the applicant were to re-apply and be subject to the current fee schedule, they would pay a total of \$6,164.31. This number is comprised of the Neighborhood Compatibility Determination, calculated at half cost, (\$1,400.87), a Variance (\$4,351.04), and the Radius Map fee (\$412.40). The proposed adjustments represent the first comprehensive update to the planning fee schedule in over a decade. The updated fee schedule aligned local rates with current administrative costs and regional benchmarks. For the current extension request, staff determined that a total application cost of \$2,350.75—comprised of the extension processing fee (\$1,938.35) and the radius map fee (\$412.40)—is a proportionate approach to achieving full cost recovery for a previously approved 2022 proposal.

## RECOMMENDATION

Staff recommends that the Planning Commission approve EPT-260081, granting a one-year time extension for PA-220190, as permitted in RHEMC Section 17.72.110.C.2, subject to the conditions outlined in Resolution No. PA-220190.

### *Attachments:*

- A. *Resolution No. PA-220190*
- B. [Link to April 6, 2026 Planning Commission Agenda](#)