



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, January 3, 2024**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, January 3, 2024, at 6:00 p.m., or as soon thereafter as possible** at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. This meeting may also be broadcast live to the public on the City's website www.bluffdale.com. Notice is further given that access to this meeting by Commission members may be via electronic means via telephone conference call.

PLANNING COMMISSION BUSINESS MEETING 6:00 PM

1. Roll Call.
2. Invocation/Thought/Reading and Pledge of Allegiance.
3. Approval of the Planning Commission minutes from December 6, 2023.

ADMINISTRATIVE ITEMS:

4. **CONSIDERATION AND VOTE** on a Plat Amendment Application for The Ranch, Amended 2 amending lots 2 and 3 consisting of 1.882 acres located at approximately 13937 South Redwood Road, Bluffdale Market Place LC, Applicant (Application 2023-31) – Staff Presenter, Jennifer Robison.
5. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Preliminary Subdivision Application for the 1780 West Subdivision consisting of 7.142 acres and 8 lots for future commercial development, City of Bluffdale, Applicants (Application 2023-44) – Staff Presenter, Grant Crowell.

DISCUSSION ITEMS:

6. Discussion on amendments to the Bluffdale City Codes to comply with SB174. Grant Crowell and Jay Springer, Smith Hartvigsen.
7. Planning Commission Business (planning session for upcoming items, follow up, etc.).
8. Adjournment.

Dated: December 28, 2023


Grant Crowell, AICP
Community and Economic Development Director

3

MINUTES

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 6, 2023**

1 **Present:**

2
3 **Members:** **Debbie Cragun, Chair**
4 **Ulises Flynn**
5 **Tina Griffis**
6 **Kory Luker**
7 **Erik Swanson**
8
9 **Staff:** **Grant Crowell, Community and Economic Development Director**
10 **Amanda Luker, Communications Specialist**
11 **Jennifer Robison, Senior City Planner**
12 **Kjersti Jarman, Community Development Coordinator**
13

14 **Attendees:** **David Driggs**
15 **Tyson Williamson**
16 **Ryan Thomas**
17 **Daniel Goodman**
18 **Lora Davis**
19 **Josh Davis**
20 **Jay Bollwinkel**
21

22 **PLANNING COMMISSION BUSINESS MEETING**

24 **1. Roll Call.**

26 Chair Debbie Cragun called the meeting to order at 6:02 p.m.
27

28 **2. Invocation/Thought/Reading and Pledge of Allegiance.**

30 _____ offered the invocation and led the Pledge of Allegiance.
31

32 **3. Approval of the Planning Commission Minutes from November 1, 2023.**

34 **Commissioner Griffis moved to APPROVE the minutes from November 1, 2023, as written.**
35 **Commissioner Luker seconded the motion. Vote on motion: Kory Luker-Yes; Tina Griffis-**
36 **Yes; Debbie Cragun-Yes; Ulises Flynn-Yes; Erik Swanson-Yes. The motion passed**
37 **unanimously.**

38

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1 **ADMINISTRATIVE ITEMS**

2 **4. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Proposed Conditional Use**
3 **Application for Recreation and Entertainment (Outdoor) Facilities for the Mountain**
4 **Point Lake and Hot Springs Located at 14551 South 790 West, Lora Davis, Applicant**
5 **(2023-41) – Staff Presenter, Jennifer Robison.**

6 Senior City Planner, Jennifer Robison, presented the Staff Report and stated that the above item is a
7 Conditional Use Application for recreation and entertainment facilities. Conditional Uses are
8 permitted uses with conditions or properties that may have unique attributes requiring special
9 conditions. City Code states that the Planning Commission may impose site plan modifications and
10 conditions to mitigate reasonably anticipated detrimental effects of the Conditional Use. The City
11 may also require additional information from the applicant, Staff, or qualified experts to evaluate the
12 use. Detrimental impacts include the following:

13 • Effects of decreased service levels and/or traffic patterns and need for street modifications on
14 Bluffdale Boulevard (14600 South).
15 • Impacts of the adequacy of utility systems.
16 • Use due to the nature including noise.
17 • Contamination or damage of adjacent properties.
18 • Modification of exterior lighting.
19 • Effects on public safety, emergency fire, and emergency vehicle access.

20 The proposed application is for consideration of a Recreation and Entertainment Outdoor Facility for
21 the Mountain Lake and Hot Springs located at 14551 South 790 West. Mrs. Robison stated that it is
22 called out in the Land Use Tables as a Conditional Use in the Heavy Commercial Zone. A lake is
23 located on the property and the applicant has proposed providing a facility for use as a recreation.
24 She believed it would be appropriate to address this application under the Conditional Uses for the
25 Heavy Commercial Zone. A site rendering was displayed. The property is 10 acres in size and was
26 previously used to raise fish. There are existing structures for the fish operations that will remain on
27 the property.

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1 Mrs. Robison reported that Staff met with the applicant to discuss potential plans. She noted that the
2 applicant will be subject to all site plan requirements unless Staff determines otherwise. The
3 remaining items to be addressed included the following:

4

5 • Traffic access to 14600 South;
6 • An existing private access or possible easement through the driveway;
7 • Hours of operation;
8 • Participants;
9 • Sanitation facilities;
10 • Emergency services access; and
11 • Potential noise and light impacts.

12

13 Staff recommended residents within 1,000 feet be noticed and that a public hearing be held. Staff
14 would continue to collaborate with the applicant to discuss plan details and return for action in a
15 Business Meeting in January 2024. Mrs. Robison clarified that the land use cannot be changed until
16 the use is approved.

17

18 *Jay Bollwinkel* from MGBA Architects gave his address as 145 West 200 South in Salt Lake City.
19 He was present representing the applicant. The subject property includes a natural hot pot. He was
20 supportive of the proposed conditions recommended by Staff. Mr. Bollwinkel reported that a Civil
21 Engineer will be brought on board following the Conditional Use approval. Access will be limited
22 to 50 participants at any given time. The parking ratio was considered with two to three people per
23 car throughout the day. The plan includes 25 parking stalls that will easily accommodate an event.
24 The hours of operation will be from sunrise to 11:00 p.m. Monday through Sunday. Solar lighting
25 was proposed and will be required to be shown on the Site Plan. The applicant arranged for easement
26 and utility rights to allow for ingress and egress and an extension of the road.

27

28 A subject map was displayed. Mr. Bollwinkel reported that sanitary facilities will be provided
29 adjacent to the parking. Restrooms will be drop-in-place and finished with a built-in foundation.
30 Emergency access will be available through a compacted 10-foot gravel perimeter path with standards
31 that will accommodate an ambulance. Fire hydrant and turnaround access will be at the discretion of
32 emergency services. The proposed use will be residential-scale noise. Adjacent commercial
33 properties have operating hours from 8:00 a.m. to 5:00 p.m. with one currently operating as an

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1 excavating use. He confirmed that the applicant has purchased water rights and installed a well to
2 replenish the lake to its previous state.

3
4 *Josh Davis* reported that his father has raised tropical fish since the 1960s. He grew up swimming
5 and recreating in the lake. The lake has a year-round temperature of 80 degrees with two primary hot
6 springs at the bottom. It is 40 feet deep on one side and 20 feet on the other. The lake has been
7 utilized as a scuba diving site. There was a large project at the Utah State Prison around the year
8 2000 where a system was installed to heat their facility with the same water. Due to the installation
9 of that system, the entire lake was drained and went cold. After working with the Water Rights
10 Division to gain access to save the lake, permission to drill a well was granted and they were allowed
11 to keep their operation going as there is a non-consumptive water right. When routing water, if not
12 consumptive, it must route back to where it was originally flowing. This was still in discussion as
13 the State of Utah was violating its own requirements by establishing a tropical fish farm with water
14 from the same resource. Maintenance was ongoing with efforts to keep the property alive and prevent
15 it from ending in tragedy. Mr. Davis remarked that the property has been stocked with Large Mouth
16 Bass and is thriving as it is a living ecosystem that is very healthy and clean. Navigating the water
17 use on the property is tricky due to a state-wide water shortage, however, there is now an opportunity
18 to recharge it with the removal of the prison.

19
20 Mr. Davis was uncertain as to the intent of The Point development utilizing the aquifer. He met with
21 very high-level State officials on water use and with The Point development now being a part of the
22 picture, it is their intent not to let what happened with the prison repeat itself. Their view was that if
23 anyone uses the aquifer, the water will be reinjected back to its original state. Currently, the water
24 is sourced from a commercially sealed well and protected from groundwater leaching and seepage.
25 Mr. Davis reported that maintaining a quiet and tranquil feeling motivates their efforts.

26
27 Chair Cragun opened the public hearing. There were no public comments. Chair Cragun preferred
28 that the public hearing remain open. She stated that there were two potential actions. The first was
29 to table the item and allow for continued discussion. The second would require the applicant to submit
30 the Site Plan and pursue the Conditional Use and Site Plan concurrently. She asked for feedback
31 from the Commission regarding their willingness to move forward.

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1
2 Commissioner Flynn supported combining the two actions. Commissioner Luker was in favor of
3 moving forward.

4
5 Commissioner Swanson was excited by the proposal and making the property available to the public.
6
7 The applicant, Lori Davis, gave her address as 9858 South Riggs Circle in Sandy. She reported
8 participation will be scheduled in groups in three-hour sessions and be limited to 50 people.
9 Information was available on their website.

10
11 **Erik Swanson moved to TABLE any additional action on the Mountain Point Lake and Hot**
12 **Springs Conditional Use Application 2023-41 subject to conditions and based on findings**
13 **presented by Staff and require the applicant to submit a Site Plan to be considered with the**
14 **Conditional Use Permit. The motion was seconded by Commissioner Flynn. Vote on motion:**
15 **Ulises Flynn-Yes, Erik Swanson-Yes, Kory Luker-Yes, Tina Griffis-Yes, Debbie Cragun-Yes.**
16 **The motion passed unanimously.**

17
18 5. **CONSIDERATION AND VOTE on a Proposed Site Plan Application for Project Inabi**
19 **Edged Data Center on 22.91 Acres in the Regional Commercial Zone (“RC”) Located at**
20 **600 West Bluffdale Boulevard (14600 South), Edged Salt Lake City, Applicant (2023-24)**
21 **– Staff Presenter, Jennifer Robison.**

22
23 Tyson Williams from the Will Group was present along with David Driggs. Mrs. Robison presented
24 the Staff Report and stated that the request is for a proposed Site Plan Application for project Inabi
25 Edged Data Center. The subject property is located in the Regional Commercial Zone (“RC”) at 600
26 West Bluffdale Boulevard (14600 South) on 22.91 acres. The applicant was identified as Stack Rose
27 Garden, LLC. The subject property was shown on a map displayed. The subject property was
28 previously owned by Bluffdale Growers and recently purchased by the Stack Rose Garden. Parcel 1
29 is 22 acres in size and Parcel 2 is .89 acres.

30
31 In October 2023, a Resolution was approved by the City Council detailing the intent to move forward
32 and adjust the municipal boundary between the cities of Draper and Bluffdale. Staff met with Draper
33 City Officials to discuss the need for a boundary line adjustment. The process is intensive and
34 outlined in the State Code. The adjustment would include Parcel 2 so that it may be included and

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1 owned by Stack Rose Garden for this particular project. The boundary line adjustment requires the
2 passage of a Resolution by both cities, which has been done. Mrs. Robison stated that a public notice
3 must be sent out followed by a public hearing and the adoption of an Ordinance with the Plat reflecting
4 the change. A public hearing and possible action was scheduled at the next City Council Meeting.
5 She reported that both cities are moving forward with the intent to approve the boundary line
6 adjustment.

7
8 Mrs. Robison reported that Staff had discussions with the property owners, designers, engineers, and
9 Draper City to determine what the subject property boundary line might look like. The Point
10 Development Plan reflects an extension of the road into the subject property with a possible Porter
11 Rockwell Trail extension. Property owners have been collaborating with representatives from The
12 Point looking toward a possible purchase of a portion of their property located in the future right-of-
13 way expansion. She recognized that once the parcel transitions into the Bluffdale City municipal
14 boundary, a rezone will be required to be part of the Regional Commercial Zone.

15
16 Commissioner Swanson questioned whether if approved, it would include all of the previously
17 discussed conditions. Mrs. Robison stated that currently, the most important condition will be the
18 boundary line adjustment. There are many unknowns and ownership has been discussed but none
19 have been decided. Once Parcel 2 becomes part of the municipal boundary, a subdivision will be
20 required to provide space for a future substation to be included in the expansion. The Project will
21 move forward in a phasing sequence. It was noted that the Utah Department of Transportation
22 (“UDOT”) currently owns and controls Bluffdale Boulevard to 800 West and discussions were
23 ongoing to determine the future requirements. Mrs. Robison confirmed that the Plat will return at a
24 later date at which time the property's legal descriptions will be presented.

25
26 A property layout was presented. Mrs. Robison reported that the property has been called Project
27 Inabi and is intended to be a data center, which is a permitted use in the RC Zone. The subject
28 property will serve as a gateway into the community as well as The Point. Architecture and key
29 features were discussed. Staff has also reviewed the proposed elevations and innovations. As growth
30 in the area increases, the need for data will also increase. Mrs. Robison reported that the development
31 requirements are very limited without setback and lot requirements and are similar to what exists in

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1 other Commercial Zones. There is a landscaping requirement of 20%, which the applicant has met.
2 The proposed plan meets the Zoning Code and although there is no requirement for minimum street
3 parking, an analysis of another data center was conducted for reference.

4
5 Mrs. Robison reported that data centers are secured facilities with very limited access. The main
6 access will be gated with an internal drive that encompasses the development. Building 1 will be
7 located in the front of the property with Building 2 in the rear. An internal perimeter fire lane was
8 described that will have egress to Porter Rockwell and be developed with Phase 2. The west side of
9 the property will contain the ancillary and generator equipment. Building 1 will draw power from
10 the current substation. Additional power will be required to supply Building 2. A locked security
11 gate facility will front the property. Building elevations were shown. The proposed building will
12 have two stories with a maximum building height of 49.6 feet. Phase 2 will include a taller building
13 of three to four stories and a maximum height of 89 feet. The project layout was presented and utilizes
14 the property well. Elevations and landscaping will complement a clean and straightforward design.
15 Both buildings were proposed to have glass entries with unique architectural details. Tilt-up cement
16 features will create a beautiful building.

17
18 Mrs. Robison reported that the applicant is proposing a kinetic wall that will be created with small
19 pieces of metal that are wind-driven to produce a moving pattern. A video presentation depicting the
20 kinetic wall was shown. A secure, black, wrought iron fencing will run the perimeter of the property.
21 A materials board was presented that included glass, varied materials, and colors. Downlighting was
22 proposed throughout the parking lot areas and designed to complement the downlighting located on
23 the buildings. A waterwise landscaping plan was also proposed. It was noted that the East Jordan
24 Canal is located on the corner of the property and will remain intact.

25
26 When the Stack Rose Garden vacated the property, water rights were provided to the City.
27 Mrs. Robison confirmed that the City will provide adequate water to the property.

28
29 Tyson Williamson from the Will Group was present representing Edged Energy. He gave his address
30 as 1780 West 700 North in Lindon. Mr. Williamson stated that Edged Energy is a nationwide data
31 center developer pushing for innovative concepts and technology. Edged uses a waterless cooling

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1 system and important technology to cities and the State of Utah. Water will only be consumed
2 through water through fixtures and toilets. The coined technology is closed-looped and will not
3 consume any water. Data is in high demand and as Edged strives to find solutions, they do so in a
4 very green fashion. When considering the proposed project and collaborating with Staff, he
5 emphasized the importance of achieving something special for Bluffdale City. There was careful
6 consideration when working with Mrs. Robison and the architectural guidelines while trying to
7 provide simplicity and innovation. The kinetic panel and simplicity of the concrete walls and
8 geometry will create something elegant but simple. Mr. Williamson stated that they have been
9 working closely with The Point, particularly regarding the future Porter Rockwell extension. The
10 project has been designed for the site to the west. When the City gets to the point that they are ready
11 to purchase the property, their buildings will be set in a way that will create fluidity.

12
13 In response to a question regarding building height, Mr. Williamson stated that Phase 1 is proposed
14 to have two stories and be 50 feet in height. Phase 2 will be three or four stories and potentially up
15 to 90 feet in height.

16
17 Commissioner Swanson asked if the Edge Data Center intends to house its own data or if it will be
18 focused on a limited number of companies. Mr. Williamson confirmed that the proposed facility,
19 particularly Phase 1, is in pursuit of a large tenant. Building 2 will accommodate another large tenant
20 or a small conglomeration of tenants. Traditionally, the pursuit is for fewer tenants and not retail.
21 Edged manages its own facilities and is the sole operator of the data. There are dedicated spaces for
22 users with one or two offices and a small conference room. With regard to energy, generators are
23 located at the rear of the property and designed to allow fuel trucks to access the yards as they drive
24 through. Edge uses Tier 4 diesel generators for a clean burn.

25
26 Chair Cragun was hesitant about a data center and The Point has a distinct difference. After further
27 discussion, she was extremely impressed when presented with the proposed concept and design. She
28 stated that the proposed project is beautiful and she appreciated the innovation and convergence when
29 considering the elements. Mr. Williamson stated that the design guidelines for a data center are often
30 difficult to accomplish. They often try to find a balance between the needs of the data center and the
31 City and believe the buildings will create a seamless transition. He emphasized that the data center

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1 is not a Point building, but a Bluffdale building that is part of the gateway. Staff confirmed that
2 attractive gateway signage could be implemented as part of the project.

3
4 Commissioner Flynn asked if the City is equipped to oversee a fire with the proposed 90-foot height
5 of Building 2. Mrs. Robison responded that the City has approved taller heights for nearby buildings.
6 The hotel and adjacent apartments both exceed 90 feet.

7
8 Community and Economic Development Director, Grant Crowell stated all cities respond and
9 coordinate should a critical issue arise. It was noted that not every community needs to have every
10 piece of apparatus. He believed that serving the project was possible and confirmed that Bluffdale
11 City has the closest fire station to The Point.

12
13 **Ulises Flynn moved to APPROVE the Project Inabi Edge Data Center Site Plan Application
2023-24 subject to the following conditions**

14
15
16 1. **That this application meets the requirements of the City Land Use Ordinances
17 regarding site plan approval and development within the RC Regional
18 Commercial Zone.**

19
20 2. **That the proposed plan will not be detrimental to the health, safety, or general
21 welfare of persons or property within the area.**

22
23 3. **That the applicant continues to revise the project construction drawings through
24 the Engineering Department review process, to be in accordance with City
25 standards and specifications, and recommendations.**

26
27 4. **That the applicant provides an approved UDOT Region 2 Access Permit for the
28 main access from Bluffdale Boulevard.**

29
30 5. **That the applicant provide approval from South Valley Sewer District for the
31 project.**

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- 1 6. That the applicant completes the municipal boundary approval process, and the
2 final plat is accepted and recorded prior to any construction activities for Phase 2
3 of the project.
- 4 7. That the applicant dedicates to the City of Bluffdale all easements for all City-
5 owned infrastructure within the property and all documents are executed and
6 recorded prior to the issuance of a building permit.
- 7 8. That all construction drawings be approved and stamped by the City Engineer
8 and a pre-construction meeting is held with the contractor prior to any
9 construction activities.
- 10 9. That the project adheres to all requirements of the International Fire Codes and
11 requirements of the Fire Marshal.
- 12 10. That the applicant complies with all site plan conditions, requirements, building
13 elevations and materials, landscaping plans and all other approved plans
14 included with the issuance of the building permit.
- 15 11. That the applicant receives approval from the Land Use Authority for any
16 revisions or amendments to this site plan approval for any future conditions.

22 The motion was seconded by Commissioner Erik. Vote on motion: Ulises Flynn-Yes, Erik
23 Swanson-Yes, Kory Luker-Yes, Tina Griffis-Yes, Debbie Cragun-Yes. The motion passed
24 unanimously.

DISCUSSION ITEMS

6. Planning Commission Business (Planning Session for Upcoming Items, Follow Up, etc.)

31 Mr. Crowell reported on the following:

33 • Associate City Planner, Ellen Oakman welcomed a new baby girl named Juliette.

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1 • The Official 2024 Business Meeting Schedule will be included in the Council packet.
2 • Staff will continue working on the Parks and Transportation Plans.
3 • Three New City Council Members will begin their service in January 2024.
4 • The Holiday Oil Gas Station is progressing.

5
6 **7. Adjournment.**

7
8 The Planning Commission Meeting adjourned at 7:36 p.m.
9
10
11
12

13 Kjersti Jarman, Community Development Coordinator
14
15 Approved: _____

Item 4



2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200
Community Development Department
Planning Division

STAFF REPORT
28 December 2023

To: City of Bluffdale Planning Commission
Prepared By: Jennifer Robison, Senior Planner

Re: The Ranch, Amended 2 – Plat Amendment Application

Application No: 2023-31
Applicant(s): Bluffdale Market Place LC
Address: 13937 South Redwood Road
Zoning: GW-R Gateway Redwood
Acreage: 1.882 acres
Request: To approve the Plat Amendment Application for lots 2 and 3 by adjusting the lot line between lots.

SUMMARY

The original Ranch Subdivision Plat was approved by the City Council and recorded on October 4, 2019. As new development has come to The Ranch project, the owners have amended the plat for ownership purposes. An amended plat was approved and recorded on March 21, 2023. The Kroger Company has purchased lot 12 within the development and is planning to add a gas island as part of the project on what is currently lot 2. The owners are requesting a lot line adjustment for lots 2 and 3 to accommodate this use. The legal description and size of the lots are being modified, but all easements and setbacks are not being affected by the adjustment. The site plan application for the anticipated development will be submitted at a future date.

DRC REVIEW AND COMMENTS

On behalf of the City Manager, the City's staff involved in development review and meets together as a Development Review Committee (DRC). The DRC generally consists of the City Engineer, City Planner, Fire Marshal and other outside consultants as needed from time to time. The comments of the DRC members have been included in this staff report and the recommended conditions of approval for the project.

City Engineer. Any outstanding requirements by the City Engineer and Public Works Department are included in the recommended conditions of approval. The layout, design and construction of all subdivisions are subject to the Bluffdale City Engineering Standards and Specifications.

Fire Marshal. There are no outstanding requirements from the Fire Marshal.

City Planner. The Planning Division is recommending approval with compliance to all City land use ordinances and with the recommended conditions.

DRC STAFF RECOMMENDATION FOR THE RANCH, AMENDED 2 PLAT AMENDMENT APPLICATION:

DRC Staff recommends that the Planning Commission approve The Ranch, Amended 2 Plat with the following conditions:

1. That all requirements of the Bluffdale City Codes and adopted ordinances are met and adhered to.
2. That the final mylar copy of the plat complies with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant plat drawings.
3. That the applicants are responsible for all fees in preparation of the final mylar copy and recording of the amended plat as approved.

MODEL MOTIONS – FOR THE RANCH, AMENDED 2 PLAT AMENDMENT APPLICATION:

Motion for Approval – “I move we approve The Ranch, Amended 2 Plat Amendment Application 2023-31 subject to the conditions and based on the findings presented in the staff report dated December 28, 2023, (or as modified by the conditions below):”

1. List any additional findings and/or conditions...



Memo

Date: November 20, 2023

From: Dan Tracer, Assistant City Engineer

To: Grant Crowell, Zoning Administrator

CC:

RE: The Ranch Lot 2 & 3 Plat Amendment – Final Plat Approval

In an effort to ensure all Plat Amendments are compliant with City standards and ordinances, the City Engineering Department conducts a review of all Plat Amendment Applications. We have completed our review of The Ranch Lot 2 & 3 Plat Amendment Application and recommend final approval be granted without conditions.

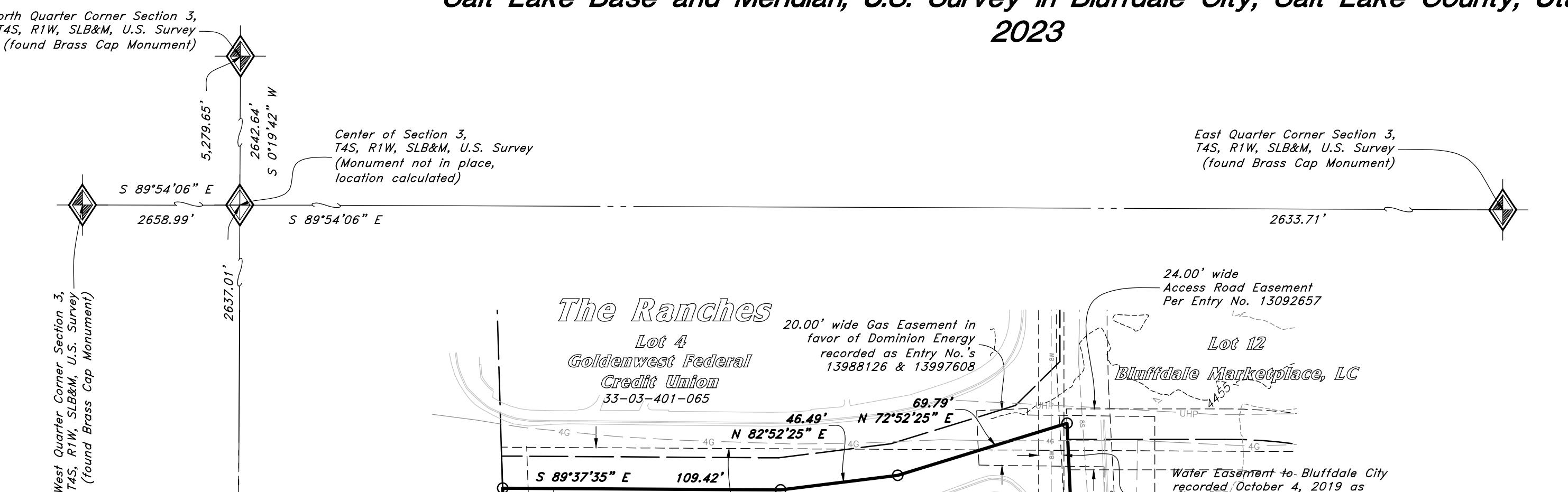
Please contact me directly with any questions or concerns you may have.

Thank you,

Dan Tracer, P.E. – Assistant City Engineer
City of Bluffdale

Preliminary The Ranch, Amended 2

Amending Lots 2 & 3 of The Ranch Subdivision
A part of the Southeast Quarter of Section 3, Township 4 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey in Bluffdale City, Salt Lake County, Utah
2023



South Valley Sewer District Note

1. Shallow Sewer Depths! Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.

2. The signature of South Valley Sewer District on this plat does not constitute approval of the Owner(s) lines or facilities. The Owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

Existing Agreements

This Subdivision is Located in an existing property development subject to existing Declaration of Covenants, Conditions and Restrictions, Easements and other relevant agreements contained in the following records of Salt Lake County, Utah:

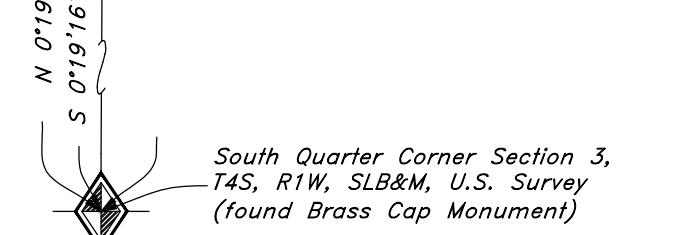
Entry No. 13244817 in Book 10928 at Page 3624.

Entry No. 13404506 in Book 11025 at Page 4824.

Entry No. 14103836 in Book 11418 at Page 2080.

Owner/Developer

Woodbury Corporation
2733 E Parleys Way #300
Salt Lake City, Utah 84109
801-485-7770



Salt Lake County Surveyor
ROS No. _____
Plat Reviewer _____ Date _____



Land Use Authority
Approved this _____ day of _____ A.D., 20____

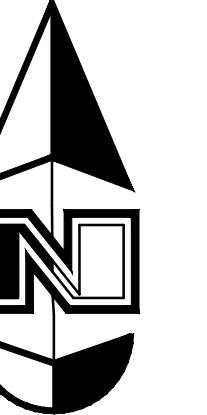
Salt Lake County Health Department
Approved this _____ Day of _____ A.D., 20____
Representative _____

South Valley Sewer District
Approved this _____ Day of _____ A.D., 20____
by _____ South Valley Sewer
South Valley Sewer District

Utility Approval
Dominion Energy _____ Date _____
Rocky Mountain Power _____ Date _____
CenturyLink _____ Date _____
Comcast _____ Date _____

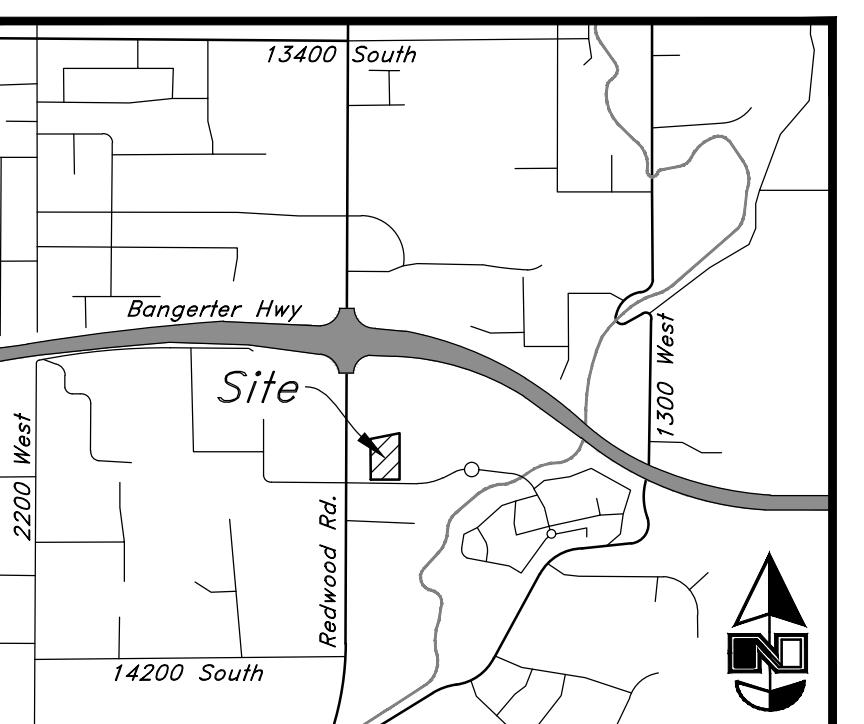
I hereby certify that I have had this plat examined by this office and it is correct and in accordance with the information on file and is hereby approved.
Bluffdale City Engineer _____ Date _____

Approval as to Form
Approved this _____ Day of _____ A.D., 20____
Bluffdale City Attorney _____ Date _____



Scale: 1" = 40'

40' 0' 40' 80'



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Woodbury Corporation to create 2 Lots.

This Survey retraces and honors the underlying 2019 The Ranch Subdivision and 2023 The Ranch, Amended Subdivision by AWA.

A line between monuments found for the North Quarter Corner and the South Quarter Corner of Section 3 was assigned the NAD83 Utah Central Zone State Plane bearing of South 0°19'29" West as the Basis of Bearings.

Notes

All roads, sidewalks, trails, common areas, parks, open space, storm water storage and conveyance, pressurized irrigation systems and street lights will be operated and maintained by Bluffdale Market, LC.

Access to the Subdivision is limited to Redwood Road and 14000 South Street.

Legend

- Property Line
- - - Easement Line
- Adjoining Line
- Centerline Monument
- ◆ Section Corner
- N/R Non-Radial
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Acknowledgment

State of _____
County of _____

ss

On this _____ day of _____, 20____, personally appeared before me Randall Woodbury, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Vice Chairman of Woodbury Corporation and that said document was signed by them in behalf of said Corporation by Authority of its Bylaws, or Resolution of its Board of Directors, and said Vice Chairman acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

A Notary Public

Surveyors Certification
I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Salt Lake County Record of Survey No. 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as: The Ranch, Amended 2

Boundary Description

All of Lots 2 and 3, The Ranch Subdivision, recorded October 4, 2019 as Entry No. 13092657 in Book 203P of Plots at Page 274 in the Official Records of Salt Lake County, being a part of the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Bluffdale City, Salt Lake County, Utah:

Beginning at the Southwest corner of Lot 14, The Ranch, Amended recorded March 31, 2023 in Book 203P of Plots on Page 71 of the Salt Lake County Recorder's Office on the Northerly line of 14000 South Street, located 1530.47 feet North 0°19'16" East along the Quarter Section line; and 333.12 feet South 89°40'44" East from a Brass Cap Monument found marking the South Quarter Corner of said Section 3; and running thence along said Northerly line the following three courses: North 86°13'12" West 42.07 feet; North 89°37'35" West 181.24 feet; and North 39°47'34" West 37.40 feet to the East line of Redwood Road as widened; thence along said East line the following six courses: North 0°25'01" West 63.39 feet; North 3°59'51" East 13.91 feet to a point on a curve; Northerly along the arc of an 8065.50 foot radius curve to the left a distance of 130.08 feet (Center bears North 89°48'54" West, Central Angle equals 0°55'26" and Long Chord bears North 0°16'37" West 130.07 feet) to a point on a curve; Northerly along the arc of a 22.50 foot radius curve to the right a distance of 35.75 feet (Center bears North 89°48'54" West, Central Angle equals 9°02'26" and Long Chord bears North 44°49'58" East 32.11 feet); North 0°19'16" East 1.94 feet; and North 3°58'02" West 73.36 feet to the most Southwest corner of Lot 12, said The Ranch, Amended; thence along the Southerly line of said Lot 12 the following three courses: South 89°37'35" East 109.42 feet; North 82°52'25" East 46.49 feet; and North 72°52'25" East 139.79 feet to the Westerly line of said Lot 12; thence along the Westerly line of Lots 12, 13 and 14 of said Ranch, Amended Subdivision the following two courses: South 2°37'35" East 139.35 feet; and South 0°22'25" West 224.99 feet to said Southwest corner of Lot 14 and the Point of Beginning.

Contains 81,958 sq. ft
or 1.882 acres

Date: _____
PRELIMINARY
David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication

Know all by these presents that we, the undersigned Owners of the described tract of land hereon, having caused the same to be amended into two Lots to hereafter be known as **The Ranch, Amended 2**

and do hereby dedicate for the perpetual use of the public the parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness where by I have hereunto set my hand
This _____ Day of _____ AD, 20____.

Woodbury Corporation dba Bluffdale Marketplace, L.C. ~

By: W. Richards Woodbury
Its: Chairman

By: Randall Woodbury
Its: Vice Chairman

Acknowledgment

State of _____
County of _____

ss

On this _____ day of _____, 20____, personally appeared before me W. Richards Woodbury, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Chairman of Woodbury Corporation and that said document was signed by them in behalf of said Corporation by Authority of its Bylaws, or Resolution of its Board of Directors, and said Chairman acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

A Notary Public

Sheet No. 1 of 1

Preliminary The Ranch, Amended 2

Amending Lots 2 & 3 of The Ranch Subdivision

A part of the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Bluffdale City, Salt Lake County, Utah

Salt Lake County Recorder

Recorded No. _____

State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____

Deputy Salt Lake County Recorder

Easement Information

A **Warrant** for controlled access recorded March 24, 1997, and recorded March 29, 1997, as Entry No. 8623416 in Book 7856, at Page 1232 within the existing Redwood Road Right-of-Way as withheld.

B Not Used

C Easement for Utilities within Marketplace Drive recorded October 13, 2017 as Entry No. 12636406 in Book 10608 at Page 777.

D Easement to QWEST CORPORATION recorded November 26, 2002 as Entry No. 8401585 in Book 8574 at Page 140. Plots within 1400' of South Street Right-of-Way.

E Easement to Utah Department of Transportation recorded December 28, 2008, as Entry No. 12076979 in Book 8668 at Page 5150.

F Underground Right of Way Easement to PACIFICORP/ROCKY Mountain Power recorded June 11, 2014 as Entry No. 11855616, in Book 10237, at Page 2805.

G Easement to UDOT for cut and fill slopes recorded July 28, 2015, as Entry No. 12100862 in Book 10147 at Page 3764.

H Easement to UDOT for Public utilities and cut and fill slopes recorded July 28, 2015, as Entry No. 12100863 in Book 10147 at Page 3768.

I Temporary Easement to UDOT for construction of Highway recorded July 28, 2015, as Entry No. 12100864 in Book 10147 at Page 3772.

J Easement to South Valley Sewer District recorded July 28, 2015, as Entry No. 12100865 in Book 10147 at Page 3773.

K Not Used

L Easement to South Valley Sewer District recorded July 5, 2018 as Entry No. 12805288 in Book 10691 at Page 657.

M Easement to South Valley Sewer District recorded July 5, 2018 as Entry No. 12828733 in Book 10702 at Page 5784.

Culinary Waterline Easement Dedication

N Culinary Waterline Easement to City of Bluffdale, Utah
Dedicated here on in favor of City of Bluffdale, Utah a municipal corporation and political subdivision of the state of Utah (Grantor) for the location and maintenance of culinary waterline, water, fire hydrants, and other appurtenances connected thereto (The Facilities). Grantee shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any part(s) comprising the Facilities. Grantee shall have the right of access across any property and from the Facilities. Grantee shall have the right to clear and remove all trees and other obstructions that may interfere with the use of said Easement.

Legend

- Found Monument or Nailed
- Not Found Monument or Nailed
- Tie Hydrant
- Locating Right of Way Monument
- (N) Residential
- (R) Residential Line
- (B) Boundary Line
- (C) Canal
- (P) Street Light Pole (Public)
- (I) Street Line
- (E) Easement Line
- (C) Curve

Notes:

1. Cross access and drainage to be addressed by separate agreement.

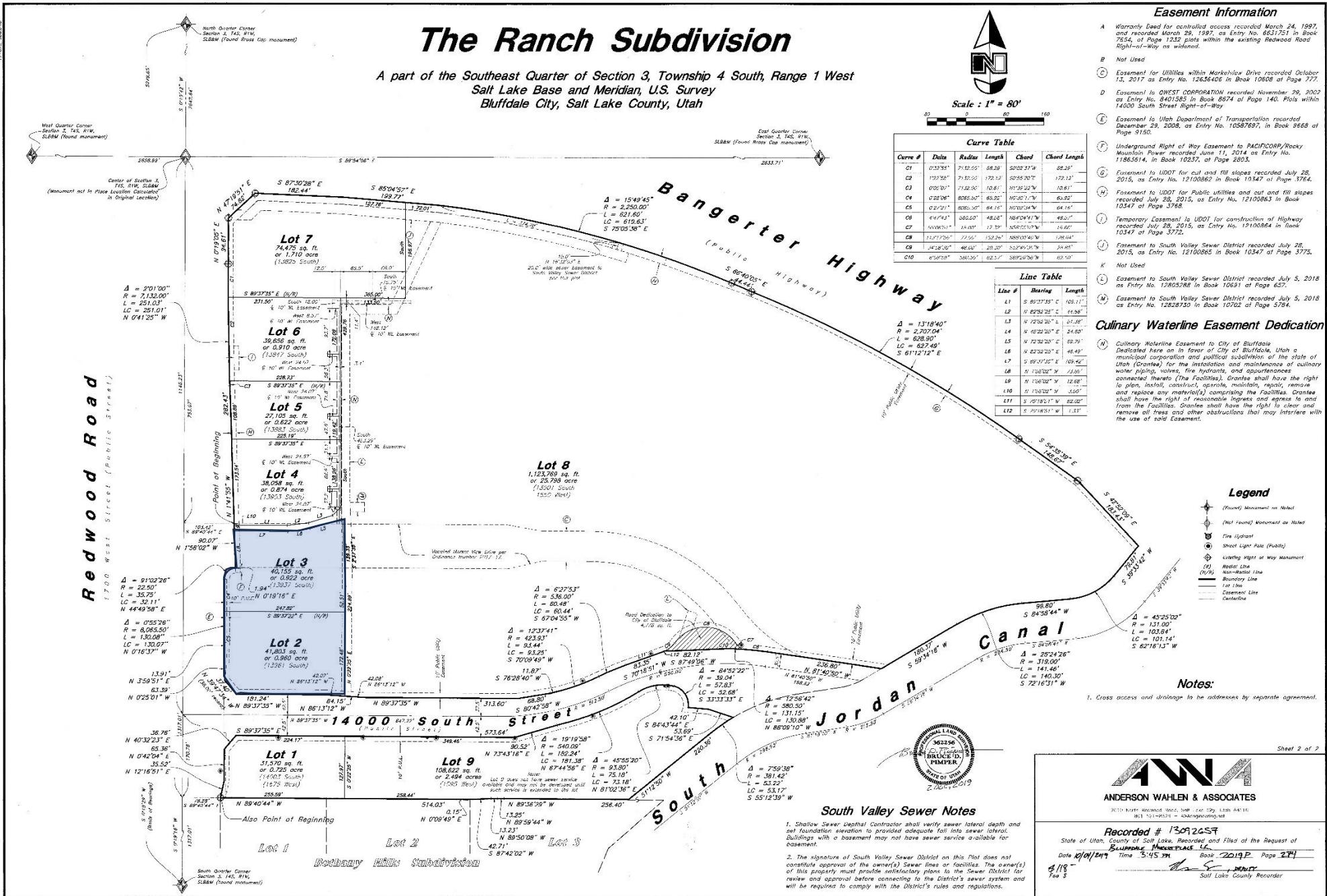
Sheet 2 of 2

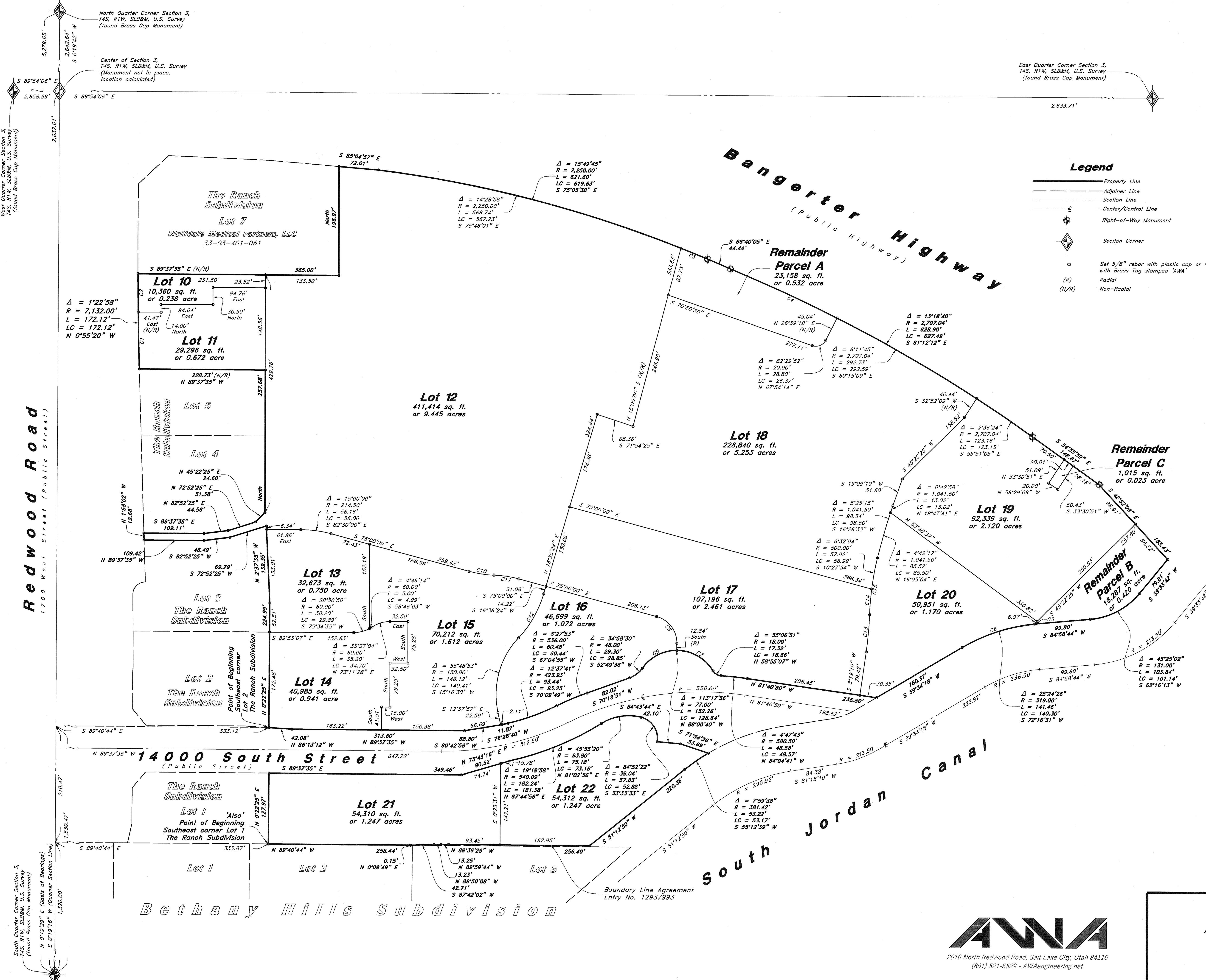


ANDERSON WAHLEN & ASSOCIATES

3010 South Redwood Road, Suite 100, Salt Lake City, UT 84116
801.524.9574 • 800.459.1000

Recorded # 13042557
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
BLUFFDALE MARKETPLACE LLC
Date 10/01/2019 Time 3:45 PM Book 2019P, Page 274
Fee \$ 5
S. J. DeMint
Salt Lake County Recorder





Item 5



2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200
Community Development Department
Planning Division

STAFF REPORT
28 December 2023

To: City of Bluffdale Planning Commission
Prepared By: Grant Crowell

Re: 1780 West Subdivision Preliminary Plat

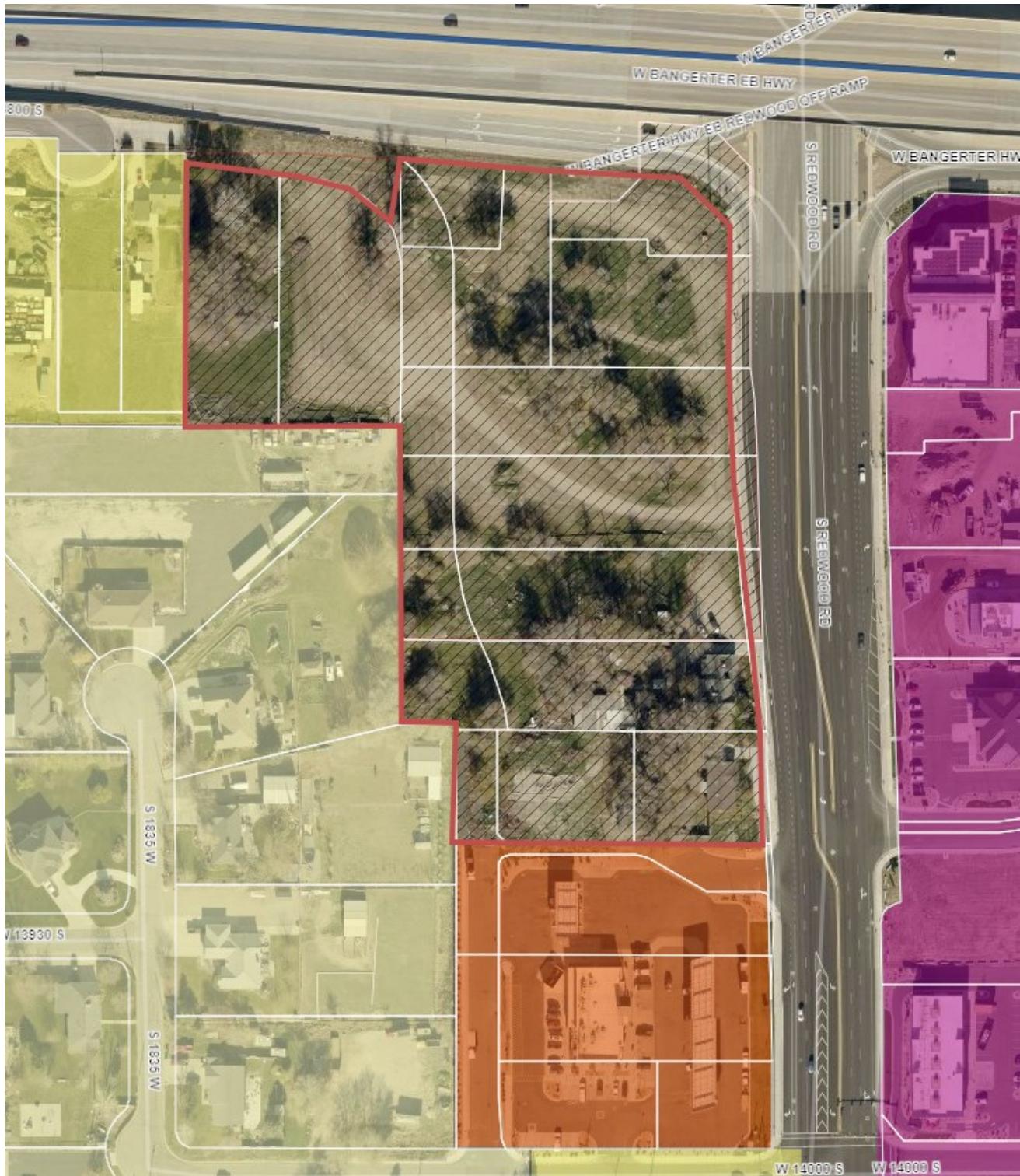
Application No:	2023-44
Applicant(s):	City of Bluffdale / CCL Enterprises
Project Location:	Approximately 13850 South Redwood Road
General Plan:	Commercial
Zoning:	Destination Retail
Acreage:	7.50 acres, approx.
Request:	Consideration and approval of a proposed Preliminary Subdivision plat and plans for up to seven commercial lots and associated public road and improvements.

SUMMARY

The proposed application meets the City requirements for preliminary subdivision approval as outlined in the Bluffdale City codes and subdivision ordinances. This application is an administrative review for compliance with City requirements. The Planning Commission is the land use authority to consider and approve preliminary subdivision applications. The applicants are then required to submit a final subdivision application following the Planning Commission's action to be considered by City staff.

Background. The proposed subdivision is the next implementation phase of the City's economic development goals for the commercial area located at the southwest corner of Bangerter and Redwood. Previous actions have included property acquisitions by the City and land exchanges with other owners to consolidate the developable area and to provide the road right of way for the project; surveying and road and public improvements design; general plan updates; and rezonings to and text amendments of the Destination Retail zone. The current property owners (Bluffdale City, CCL, and UDOT) have been working together to design a commercial subdivision which maximizes developable land, provides new public access and frontage, and cleans up ownership in the area.

The subject property outlined in red with zoning shown in the following image: Hatched area of plat = Destination Retail; dark yellow to the west is R-1-10; light yellow to the SW is R-1-43; orange area to south (Maverik) is GC-1; and across Redwood Road is GW-R zoning.



ANALYSIS

Anticipated Uses, Layout and Access. The current access for the subject plat is from the south at 1780 West and at Redwood Road, which were stubbed when the Maverik was developed. Additionally, on the northern end of the project, the site will be accessed from the end of the cul-de-sac on 13800 South. This project will connect these three access points, joining the southern accesses with a roundabout that then continues one road north through the middle of the property before veering northwest to connect to 13800

South. A modified collector road, which is listed on the City's Impact Fee Facilities Plan and the Transportation Plan, has been designed with 52 feet of right of way to connect 13800 South to 14000 South. This right of way is a little less than a standard collector as the design removes the parkstrip to conserve maximum developable area for future commercial development. However, the sidewalk has been widened on the west side to accommodate a trail like connection from 13800 South to 14000 South and which could also function as a future alternative route segment of the Rose Creek trail corridor. The site generally drains north to south. No new access from Redwood Road – a state highway – will be allowed by UDOT.

Adequate Public Facilities and Infrastructure. All adequate public facilities exist or will be installed with the construction for this project. The public road and City utility construction for 1780 West will be a City project, bid out in early 2024.

Setbacks / Lot Standards. The Destination Retail zone has no minimum lot sizes, dimensions, or minimum setbacks. Setbacks are determined during the site plan review phase, based on the application of all design and adopted City standards. It is anticipated that some of the lot lines in the preliminary plat will be altered or combined during the final plat preparation phase, which may also be completed in phased recordings. Real estate deals are being worked out on several of the parcels, as well as marketing strategies moving forward. These dynamic situations may cause parcel lines to be modified to achieve desired economic goals.

DEVELOPMENT REVIEW AND COMMENTS

The City's staff and consultants involved in development review and administration work together to review administrative applications. Relevant comments various reviewing divisions of the City have been included in this staff report and – where necessary – in the recommended conditions of approval for the project.

Consulting Design Engineer. Ensign Engineering has been contracted by the City to survey and design the subdivision and road project, with direction from the City.

City Engineer. The Engineering Department has submitted a memo outlining their conditional approval of this plat. Some of the comments are related to construction issues outside of the formal plat illustration.

Fire Marshal. No outstanding comments at this time.

City Planner. The Planning Division is recommending approval with the recommended conditions.

STAFF RECOMMENDATION FOR 1780 WEST PRELIMINARY SUBDIVISION APPLICATION:

Staff recommends that the Planning Commission approve 1780 West Preliminary Subdivision Application subject to the following conditions:

1. That all requirements of the City Codes and adopted ordinances are met and adhered to for the application.
2. That the preliminary plat and plans comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer for all relevant construction and plat drawings.
3. That the project adheres to all requirements of the International Fire Code.

4. That a Final Subdivision Application(s) is submitted and receives approval by the Land Use Authority for the subdivision prior to the recordation of the final plat(s).
5. That future site plan developments adhere to water dedication or fee in lieu of requirements found in BCC 8.50.030.

MODEL MOTION – FOR PRELIMINARY SUBDIVISION PLAT APPLICATION:

Motion for Approval – “I move we approve the 1780 West Preliminary Subdivision Application, Application 2023-44, subject to the conditions and based on the findings presented in the staff report dated December 28, 2023, (or as modified by the conditions below):”

1. List any additional findings and/or conditions...



Memo

Date: December 28, 2023

From: Addison Mitton, Assistant City Engineer

To: Grant Crowell, Zoning Administrator

CC:

RE: 1780 West Subdivision – Subdivision Plan Conditional Approval

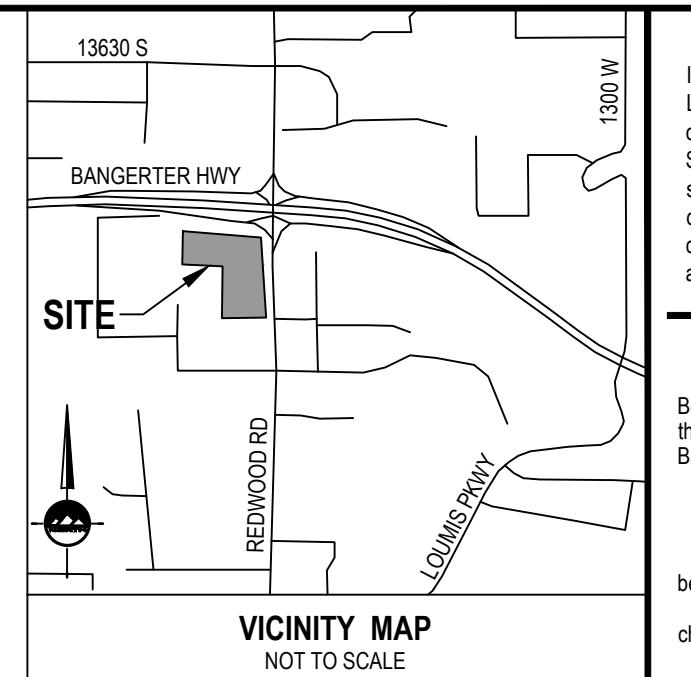
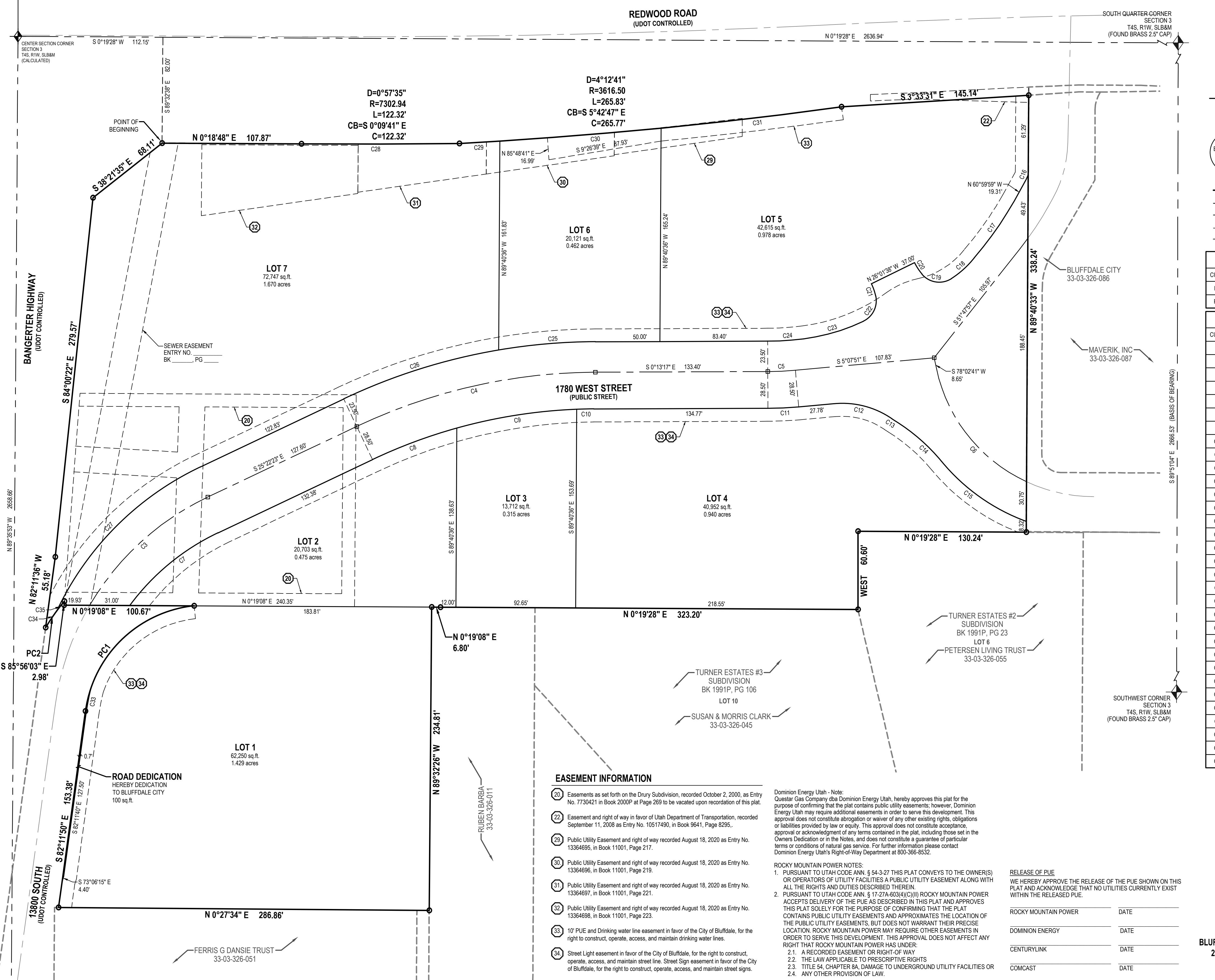
The City's Engineering Department has reviewed the 1780 West Subdivision Plan and found it to be substantially complete. We recommend granting conditional approval with the following conditions to bring the plan to full completion:

- Continue to revise the project plans and subdivision plat until fully compliant with the City's Engineering standards and requirements.
- Finalize the small Maverik property piece acquisition
- Finalize the UDOT dedication
- Finalize street naming

Please contact me directly with any questions or concerns you may have.

1780 WEST SUBDIVISION

VACATING DRURY SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

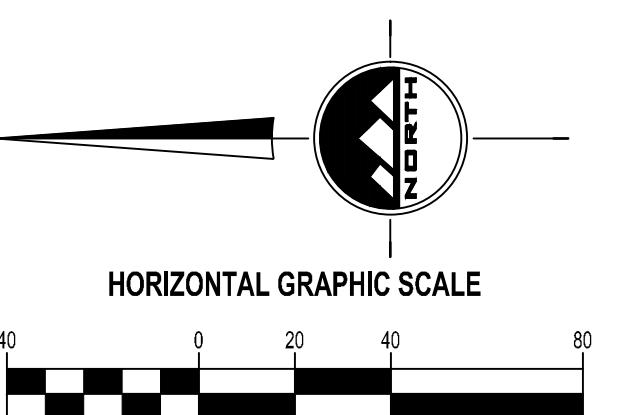


LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
PC1	94.99'	125.25'	76°09'01"	N44°07'28" W 117.16'
PC2	152.50'	49.38'	9°23'07"	N54°37'31" W 24.95'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	210.00'	125.78'	34°19'03"	N42°31'54" W 123.91'	
C4	435.00'	190.55'	25°09'05"	N12°47'50" W 189.43'	
C5	250.00'	21.42'	4°54'35"	S2°40'34" E 21.42'	
C6	125.00'	115.98'	53°09'39"	S51°27'52" W 111.86'	
C7	181.50'	89.23'	28°10'04"	N39°27'25" W 88.33'	
C8	406.52'	69.78'	9°50'08"	N20°27'19" W 69.70'	
C9	406.52'	94.08'	13°15'33"	N8°54'28" W 93.87'	
C10	406.52'	13.22'	1°51'48"	N11°20'48" W 13.22'	
C11	278.50'	23.86'	4°54'34"	S2°40'34" E 23.86'	
C12	67.50'	46.68'	39°37'30"	N14°40'53" E 45.76'	
C13	58.75'	3.15'	3°04'21"	S33°20'38" W 3.15'	
C14	147.50'	48.02'	18°39'18"	N41°07'06" W 47.81'	
C15	153.50'	81.28'	30°20'16"	S33°16'36" W 80.33'	
C16	57.77'	3.96'	3°55'36"	S66°49'47" E 3.96'	
C17	272.27'	53.78'	11°19'06"	S54°54'36" E 53.70'	
C18	72.50'	24.12'	19°03'44"	S42°16'05" E 24.01'	
C19	17.50'	25.16'	82°22'02"	S8°26'48" W 23.05'	
C20	42.50'	10.64'	14°20'34"	S56°48'05" W 10.61'	
C21	42.50'	10.10'	13°37'18"	N70°47'01" E 10.08'	
C22	17.50'	23.51'	76°57'51"	S63°55'25" E 21.78'	
C23	152.50'	48.27'	18°08'06"	S16°22'26" W 48.07'	
C24	226.50'	28.01'	7°05'06"	S3°45'50" E 27.99'	
C25	458.50'	75.12'	9°23'16"	N4°54'55" W 75.04'	
C26	458.50'	126.15'	15°45'50"	N17°29'28" W 125.75'	
C27	233.50'	160.53'	39°23'22"	N45°04'03" W 157.38'	
C28	730.94'	122.32'	0°57'35"	S0°09'41" W 122.32'	
C29	361.50'	31.32'	0°29'46"	S3°21'33" E 31.32'	
C30	361.50'	125.19'	1°59'00"	S4°35'56" E 125.18'	
C31	361.50'	140.68'	2°13'41"	S6°42'17" E 140.63'	
C32	181.50'	19.41'	6°07'37"	N79°07'52" W 19.40'	
C33	152.50'	15.48'	5°48'57"	N59°24'36" W 15.47'	
C34	152.50'	9.50'	3°34'09"	N51°14'30" W 9.50'	



DEVELOPER	RECORD OF SURVEY
BLUFFDALE CITY ENGINEERING	ROS NO. _____
2222 WEST 14400 SOUTH	_____
BLUFFDALE, UTAH	_____
801.254.2200	_____
COUNTY SURVEYOR/REVIEWER DATE	

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-37 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are correctly marked; and that the boundaries of the herein described tract of real property, and has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right-of-way line of Redwood Road (SR-68) said point being South 0°19'28" West 112.15 feet along the quarter section line and North 89°32'38" West 82.00 feet from the Center of Section 3, Township 4 South, Range 1 West, Salt Lake and Meridian; and running

thence along said westerly right-of-way line the following four (4) courses:

(1) South 0°18'48" E 107.87 feet;

(2) Southerly 122.32 feet along the arc of a 7,302.9 foot radius curve to the left (center bears South 89°40'54" East and the chord bears South 0°09'41" East 122.32 feet with a central angle of 0°57.32");

(3) Southerly 29.15 feet along the arc of a 3,616.50 foot radius curve to the left (center bears North 86°53'20" East and the chord bears North 05°27'54" East 29.15 feet with a central angle of 0°42'22");

(4) South 89°40'33" West 33.24 feet to the easterly boundary line of Turner Estates #2 Subdivision, recorded February 28, 1991 in Book 1991P at Page 23 in the Office of the Salt Lake County Recorder;

thence along said easterly and the northerly boundary line of said Turner Estates #2 the following two (2) courses:

(1) North 0°19'28" East 130.24 feet;

(2) North 89°32'38" West 23.81 feet;

thence North 0°19'08" East 6.80 feet;

thence North 89°32'38" West 153.38 feet;

thence Southwesterly 126.25 feet along the arc of a 94.99 foot radius curve to the right (center bears South 07°48'02" West and the chord bears South 44°07'28" East 117.16 feet with a central angle of 76°09'01");

thence North 0°19'08" East 100.67 feet;

thence North 89°32'38" West 24.95 feet along the arc of a 152.50 foot radius curve to the left (center bears South 40°04'02" West and the Bangerter Highway (SR-154));

thence along said southerly right of way and no-access line the following three (3) courses:

(1) South 0°11'36" East 55.18 feet;

(2) South 89°32'38" West 21.75 feet;

(3) South 38°21'35" East 68.00 feet;

Contains 326,842 Square Feet or 7.503 Acres and 7 Lots



DATE

PATRICK M. HARRIS
P.L.S. 286682

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

1780 WEST SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plat as intended for public use under the authority and auspices of the City of Bluffdale and other applicable state and federal laws and regulations.

In witness whereof I / we have hereunto set our hand (s) this day of A.D. 20 _____

By:

Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

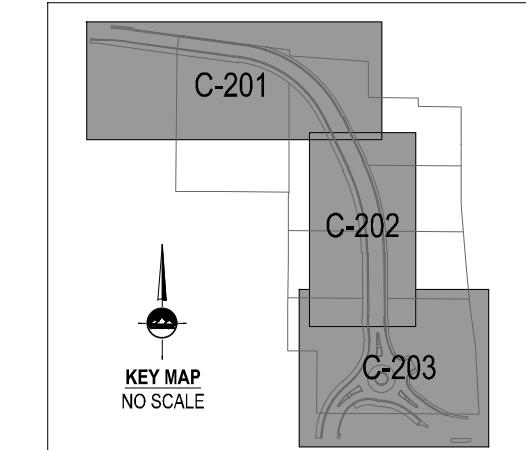
STATE OF UTAH) S.S.
COUNTY OF)
ON THE) DAY OF A.D. 20
THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF) IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN,
ACKNOWLEDGE TO ME THAT HE/SHE IS THE) OF
THE LIMITED LIABILITY COMPANY AND THAT) SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID
COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY
EXECUTED THE SAME.

MY COMMISSION EXPIRES
NAME: _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN _____ COUNTY

1780 WEST SUBDIVISION

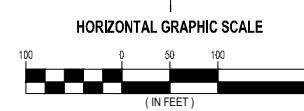
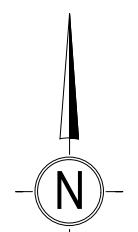
VACATING DRURY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE BLUFFDALE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS SHALL COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE UTAH M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



CITY OF BLUFFDALE
2222 W. 14400 S
BLUFFDALE, UT 84065

CONTACT: ADDISON MITTON
801-849-9427



CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BLUFFDALE
EST. 1848

1780 WEST CONNECTOR ROAD

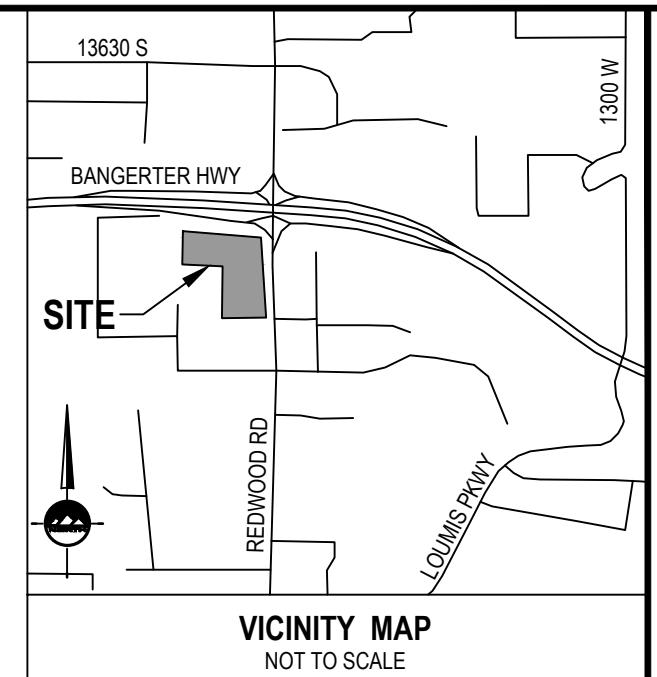
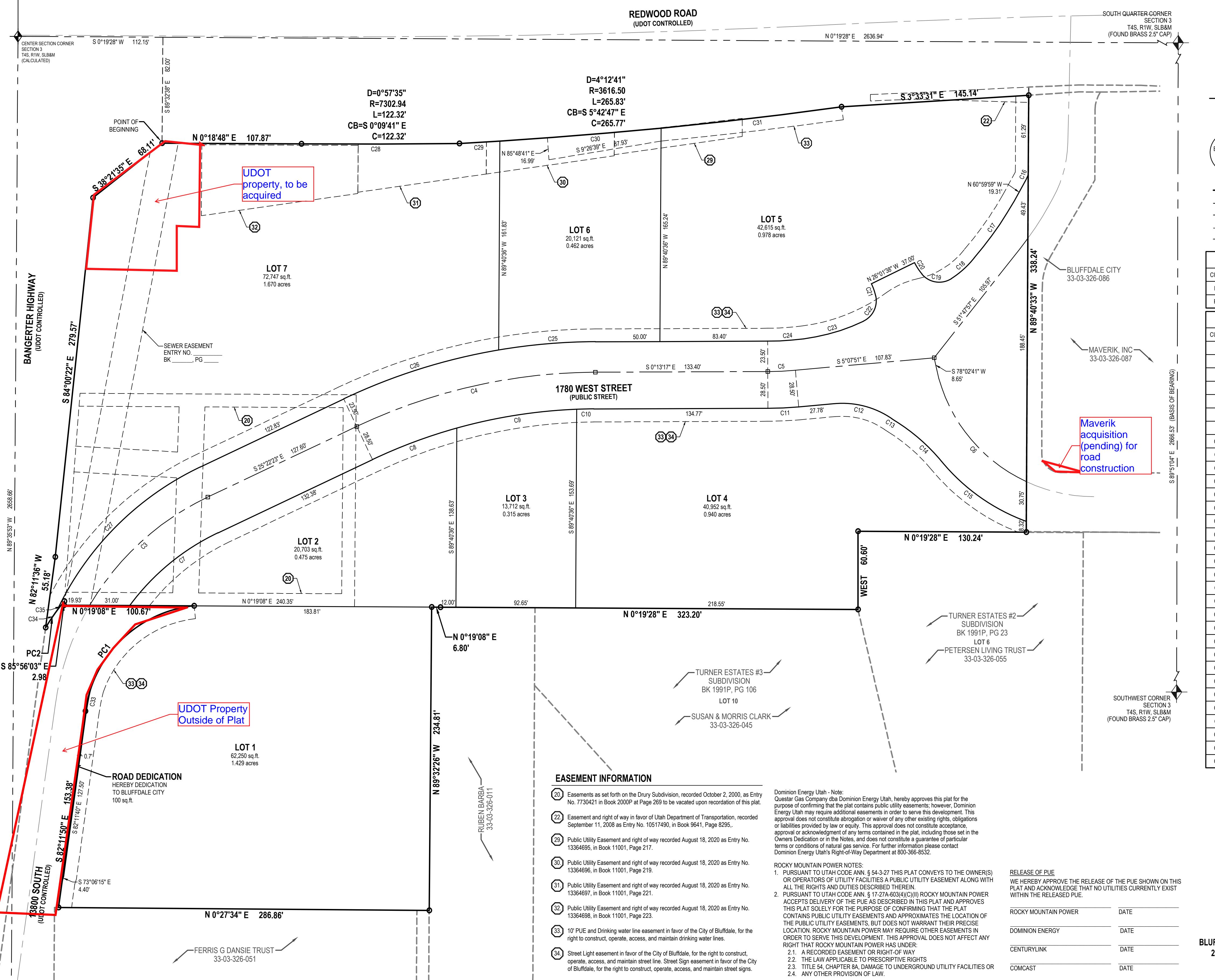
OVERALL SITE PLAN

REVISIONS

REV	DATE	BY	DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	BY	JL	-	COB22001RD
CHECKED	DATE	BY	JG	11/14/23	DRAWING NO.

1780 WEST SUBDIVISION

VACATING DRURY SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-17-37 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are correctly marked; and that the boundaries of the herein described tract of real property, and has been correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right-of-way line of Redwood Road (SR-68) said point being South 0°19'28" West 112.15 feet along the quarter section line and North 83°32'38" West 82.00 feet from the Center of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said westerly right-of-way line the following four (4) courses:
(1) South 0°18'48" E 107.87 feet;
(2) Southerly 122.32 feet along the arc of a 7,302.9 foot radius curve to the left (center bears South 89°40'54" East and the chord bears South 0°09'41" East 122.32 feet with a central angle of 0°05'23");
(3) Southerly 297.15 feet along the arc of a 3,616.50 foot radius curve to the left (center bears North 86°53'20" East and the chord bears South 05°27'54" East 297.15 feet with a central angle of 0°42'22");
(4) South 0°19'28" E 145.14 feet;

thence North 83°40'33" West 338.24 feet to the easterly boundary line of Turner Estates #2 Subdivision, recorded February 28, 1991 in Book 1991P at Page 23 in the Office of the Salt Lake County Recorder;

thence along said easterly and the northerly boundary line of said Turner Estates #2 the following two (2) courses:

(1) North 0°19'28" E 130.24 feet;

(2) North 83°40'33" West 232.00 feet along the easterly boundary line of said Lot 10;

Page 106 in the Office of the Salt Lake County Recorder;

thence North 0°19'08" East 6.80 feet;

thence North 83°56'55" East 2.98 feet;

thence North 0°19'08" East 24.95 feet along the arc of a 152.50 foot radius curve to the left (center bears South 40°04'02" West and the chord bears North 54°37'31" West 24.95 feet with a central angle of 0°23'07") to the southerly right of way and no-access line of the Bangerter Highway (SR-154);

thence along said southerly right of way and no-access line the following three (3) courses:
(1) South 0°11'36" East 55.18 feet;
(2) South 84°00'22" East 213.00 feet;
(3) South 38°21'35" East 68.09 feet;

Contains 326,842 Square Feet or 7.503 Acres and 7 Lots



DATE: PATRICK M. HARRIS
P.L.S. 286682

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
PC1	94.99'	125.25'	76°09'01"	N44°07'28" W 117.16'
PC2	152.50'	94.95'	9°23'07"	N54°37'31" W 24.95'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C3	210.00'	125.78'	34°19'03"	N42°31'54" W 123.91'
C4	435.00'	190.95'	25°09'05"	N12°47'50" W 189.43'
C5	250.00'	21.42'	4°54'35"	S2°40'34" E 21.42'
C6	125.00'	115.96'	53°09'39"	S51°27'52" W 111.86'
C7	181.50'	89.23'	28°10'04"	N39°27'25" W 88.33'
C8	406.52'	69.78'	9°50'08"	N20°27'19" W 69.70'
C9	406.52'	94.08'	13°15'33"	N8°54'28" W 93.87'
C10	406.52'	13.22'	1°51'48"	N11°20'48" W 13.22'
C11	278.50'	23.86'	4°54'34"	S2°40'34" E 23.86'
C12	67.50'	46.68'	39°37'30"	N14°40'53" E 45.76'
C13	58.75'	3.15'	3°04'21"	S33°20'38" W 3.15'
C14	147.50'	48.02'	18°39'18"	N41°07'06" E 47.81'
C15	153.50'	81.28'	30°20'16"	S33°16'36" W 80.33'
C16	57.77'	3.96'	3°55'36"	S66°49'47" E 3.96'
C17	272.27'	53.78'	11°19'06"	S54°54'36" E 53.70'
C18	72.50'	24.12'	19°03'44"	S42°16'05" E 24.01'
C19	17.50'	25.16'	82°22'02"	S8°26'48" W 23.05'
C20	42.50'	10.64'	14°20'34"	S56°48'05" W 10.61'
C21	42.50'	10.10'	13°37'18"	N70°47'01" E 10.08'
C22	17.50'	23.51'	76°57'51"	S63°59'25" E 21.78'
C23	152.50'	48.27'	18°08'06"	S16°22'26" E 48.07'
C24	226.50'	28.01'	7°05'06"	S3°45'50" E 27.99'
C25	458.50'	75.12'	9°23'16"	N4°54'55" W 75.04'
C26	458.50'	126.15'	15°45'50"	N17°29'28" W 125.75'
C27	233.50'	160.53'	39°23'22"	N45°04'03" W 157.38'
C28	730.94'	122.32'	0°57'35"	S0°09'41" W 122.32'
C29	361.50'	31.32'	0°29'46"	S3°21'33" E 31.32'
C30	361.50'	125.19'	1°59'00"	S4°35'56" E 125.18'
C31	361.50'	140.63'	2°13'41"	S6°42'17" E 140.63'
C32	181.50'	19.41'	6°07'37"	N79°07'52" W 19.40'
C33	152.50'	15.48'	5°48'57"	N59°24'36" W 15.47'
C34	152.50'	9.50'	3°34'09"	N51°14'30" W 9.50'

OWNER'S DEDICATION

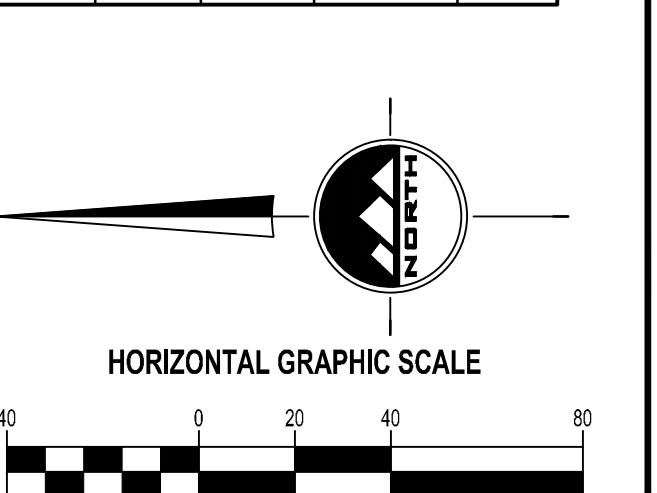
Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

1780 WEST SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plat as intended for public use under the authority and auspices of the City of Bluffdale and other applicable state and federal laws and regulations.

In witness whereof I / we have hereunto set our hand (s) this day of A.D. 20

By: Its:



DEVELOPER	BLUFFDALE CITY ENGINEERING	RECORD OF SURVEY
2222 WEST 14400 SOUTH	BLUFFDALE, UTAH	ROS NO. _____
801.254.2200		COUNTY SURVEYOR/REVIEWER DATE

SALT LAKE COUNTY RECORDER

RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: DATE: TIME: BOOK: PAGE:

FEES DEPUTY SALT LAKE COUNTY RECORDER

1780 WEST SUBDIVISION

VACATING DRURY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



SANDY
45 W 10000 S, Suite 500
Phone: 801.547.1100
TOLEDE
Phone: 419.353.3990
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.866.2963

LAYTON
Phone: 801.547.1100
Sandy, UT 84070
WWW.ENSIGNENG.COM

DOMINION ENERGY UTAH
DATE
ROCKY MOUNTAIN POWER
DATE
CENTURYLINK
DATE
COMCAST
DATE

APPROVED THIS DAY OF
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

APPROVED THIS DAY OF
BY THE SOUTH VALLEY SEWER DISTRICT.

APPROVED THIS DAY OF
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

APPROVED THIS DAY OF
BY THE SOUTH VALLEY SEWER DISTRICT, MANAGER

APPROVED THIS DAY OF
A.D. 20
CITY RECORDER - ATTEST

LAND USE AUTHORITY
CITY RECORDER

CITY ENGINEER
CITY RECORDER

APPROVAL AS TO FORM
CITY ATTORNEY

RECORD OF SURVEY
CITY ATTORNEY

RECORDED #
CITY ATTORNEY

