

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, March 27, 2024** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle @tooelecitey. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** – Consideration of proposed changes to 7-14-9, Parking Lots, regarding landscape island requirements in parking lots, *Andrew Aagard, Community Development Director presenting.*
4. **Review and Decision** – Consideration of a request for Preliminary Plan approval for the Overlake 2T Phase 1 Subdivision. *Jared Hall, City Planner presenting.*
5. **City Council Reports**
6. **Review and Approval** – Planning Commission Minutes for the meeting held on March 13, 2024.
7. **Discussion** – Planning Commission attendance at Wednesday Pre-development Meeting.
8. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Jared Hall, Tooele City Planner prior to the meeting at (435) 843-2132.

STAFF REPORT

March 22, 2024

To: Tooele City Planning Commission
Business Date: March 27, 2024

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: **Parking Lot Landscaping Islands– City Code Text Amendment Request**

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment to Tooele City Code 7-4-9, Parking Lots, related to required landscaping islands.

BACKGROUND

Tooele City is proposing amendments to the landscaping requirements of islands in a parking lot, particularly in terms of defining the difference between types of landscaping islands, defining the tree requirement within those islands and clarifying the tree exception for pedestrian access through those islands.

ANALYSIS

History. Section 7-4-9 (3) is the code section that lays out the criteria for landscaping islands with in the parking lot. Paragraphs “E” and “F” determine the design criteria for landscape islands. You will note that paragraph “E” is titled “Landscape Islands.” You will also note that paragraph “F” is also titled “Landscape Islands.” The problem arises in that both paragraphs are discussing two separate types of landscape islands but the way they are titled leads to confusion in the interpretation.

Paragraph “F” is referring to what I prefer to call “landscape end caps.” These are areas of curb bounded landscaping that are about the same size of a parking stall and are located at the end of long rows of parking, either single or double rows. Paragraph “E” is referring to landscape islands that are specifically required to break up long rows of parking by inserting an island every 15 parking stalls. The issue rests in that paragraph “F” provides an exception to the island requirement if the parking lot is smaller than 75 parking stalls. This exception is included in a separate location from the landscape end caps as required in paragraph “E.” However, because the ordinance doesn’t differentiate between landscape islands and landscape end caps it has often been interpreted that if a parking lot is smaller than 75 stalls the exception extends to both landscape islands and landscape end caps.

That is not the case. There is a clear separation between the two types of landscaping areas. There is not an exception to landscape end caps. The exception only applies to the islands and that is why the ordinance divides the two into two separate paragraphs. The proposed amendments don’t change or alter the City’s requirements for landscape islands. All this does it provide a clear difference between landscape end caps and landscape islands and clarifies that the exception for parking lots smaller than 75 parking stalls applies only to landscape islands. Landscape end caps are required for all parking lots, regardless of size.

There is also some ambiguity as to the number of trees to be planted in each island. The ordinance clarifies this so that the number trees required per island and end cap is no longer determined by the number of parking spaces adjacent to the island or end cap.

Purpose. To clarify the ordinance and make a clear distinction between landscape islands and landscape end caps and to clarify the tree requirement and to ensure sufficient trees are planted within the parking area to maintain aesthetics within the parking lot areas.

Ordinances Affected. The following ordinances are those that will be affected by the proposed changes.

1. **Title 7; Uniform Zoning Title of Tooele City, Chapter 7-4-9, Parking Lots, Section 3, Paragraphs E and F.**

Proposed Changes to Paragraph “E”.

1. The word “islands” is changed to “end caps”.
2. Adds the words “single and double” parking rows to determine where the ends caps are placed.
3. Tree requirement now based upon the row of parking rather than the number of adjacent parking stalls.
4. Eliminates the tree exception for end caps.

Proposed Changes to Paragraph “F”.

1. Tree requirement now based upon the row of parking rather than the number of adjacent parking stalls.
2. Provides an exception to the tree requirement when pedestrian pathways for accessibility purposes are included in the landscaping islands.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.
 - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
 - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
 - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
 - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendments request and has issued and approval for the request with the following comment:

1. This ordinance amendment will resolve what has been a common dispute between developers and staff.
2. This ordinance amendment will make reviewing plans more convenient for City Staff and will be easier to interpret for architects and civil engineers.
3. This ordinance will maintain the City’s desire to include trees in the parking lots.

Engineering & Public Works Division Review. The Tooele City Engineering and Public Works Divisions have not reviewed the proposed text amendment and have not offered any feedback.

Fire Department Review: The Tooele City Fire Department have not reviewed the proposed text amendment and have no offered any feedback.

Noticing. The applicant has expressed their desire to amend the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Parking Lot Landscaping Islands text amendment request by Tooele City for the purpose of clarifying landscape requirements for parking lot end caps and islands, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Parking Lot Landscaping Islands text amendment request by Tooele City for the purpose of clarifying landscape requirements for parking lot end caps and islands, based on the following findings:”

1. List findings ...

EXHIBIT A

PARKING LOT LANDSCAPING ISLANDS TEST AMENDMENT LANGUAGE

Existing Language in the Code

7-4-9 Parking Lots

(3) Landscaping

(e) Landscaping islands not less than eight feet in width, exclusive of curbing, and extending the entire length of the parking stalls it borders shall be provided at each end of parking rows. Landscape islands shall be outlined with curbing to ensure the viability of the landscaping and separation between parking and landscaping. These islands shall include one tree for each parking stall it borders except that trees may be eliminated where pedestrian walkways are provided in their place.

(f) Landscaped Islands. Landscaping islands shall be provided in all parking areas as follows:

(i) Parking areas containing less than 75 parking spaces shall not be required to provide landscaped islands that break up rows of parking.

(ii) Parking areas containing less than 75 parking spaces which are part of a phased development that will result in the expansion of the parking for the development to be more than 75 parking spaces shall be required to provide landscaped islands as described in Subsection (f)(iii) herein.

(iii) When required, the maximum number of parking spaces in a row without separation by a landscaping island shall be 15.

Landscaping islands that provide this separation shall comply with the requirements of Subsection (e) herein except that the number of trees required shall be based on the number of parking stalls bordered on one side only

Proposed Changes

7-4-9 Parking Lots

(3) Landscaping.

(e) Landscaping ~~islands~~ end caps not less than eight feet in width, exclusive of curbing, and extending the entire length of the parking stalls it borders shall be provided at each end of single and double parking rows. Landscape ~~islands~~ end caps shall be outlined with curbing to ensure the viability of the landscaping and separation between parking and landscaping. These ~~islands~~ end caps shall include one tree for each ~~parking stall it borders except that trees may be eliminated where pedestrian walkways are provided in their place~~ single row end cap and two trees for double row end caps.

(f) Landscaped Islands. Landscaping islands shall be provided in all parking areas as follows:

(i) Parking areas containing less than 75 parking spaces shall not be required to provide landscaped islands that break up rows of parking.

(ii) Parking areas containing less than 75 parking spaces which are part of a phased development that will result in the expansion of the parking for the development to be more than 75 parking spaces shall be required to provide landscaped islands as described in Subsection (f)(iii) herein.

(iii) When required, the maximum number of parking spaces in a row without separation by a landscaping island shall be 15. Landscaping islands ~~that provide this separation shall comply with the requirements of Subsection (e) herein except that the number of trees required shall be based on the number of parking stalls bordered on one side only~~ shall include 1 tree for single row islands and 2 trees for double row islands. Tree requirement may be waived where pedestrian walkways are provided within the landscape islands.

STAFF REPORT

March 22, 2024

To: Tooele City Planning Commission
Business Date: March 27, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: Overlake 2T Phase 1 Preliminary Subdivision Plan

Application No.: P22-321
Applicant: Perry Homes
Project Location: 400 West 2200 North
Zoning: R1-7
Acreage: 7.62 acres
Request: Preliminary Subdivision Plan Approval

BACKGROUND

Proposed Overlake 2T Phase 1 is comprised of 28 single-family lots adjacent to new dedicated rights-of-way in the immediate vicinity of the property on which the Church of Jesus Christ of Latter-day Saints (LDS) is constructing a new temple building and grounds. This phase of development will improve and create lots on 7.62 acres of some 400+ acres in Perry Homes' control in this area. All of this area is currently zoned R1-7. The subdivision will include new roads and extensions of existing roads in the general area of 400 West and 2200 North which essentially ring the LDS temple property, creating lots facing that property on the opposite sides of those roads.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates all properties included in the subdivision as "Low Density Residential." The properties have been assigned the R1-7 Residential zoning district, supporting roughly five dwelling units per acre. The purpose of the R1-7 Zone is to "...provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live." The proposed subdivision is intended to facilitate the development of single-family detached homes. Staff finds that the proposed subdivision is aligned with and supports the purposes of the R1-7 zoning district, and the goals and objectives of the General Plan. Mapping pertinent to the subject property and the zoning can be found in Exhibit "A" attached to this report.

Process. The preliminary subdivision plan has been reviewed and approved by City staff including the City Engineer, Public Works department, Fire Department and Planning. If the Planning Commission grants Preliminary Plan approval, the applicants will make any corrections needed and present a Final Plat application to be reviewed again by City Staff for approval and recordation.

Subdivision Layout. The proposed subdivision includes 28 lots and dedications for new portions of public rights-of-way. The rights-of-way involved in this phase essentially ring the LDS temple property, with the LDS property on the interior and the new lots on the exterior of those rights-of-way. All proposed lots comply with the requirements of the R1-7 zoning district, ranging in area from 9,775 ft² to 15,144 ft².

Access. All lots in the proposed plan have access to new and existing public rights-of-way, and all have been provided appropriate frontage as required for the R1-Zone.

Grading, Drainage, and Utilities. Preliminary plans for drainage and utilities in the subdivision have been reviewed and accepted by the City Engineer and Public Works. Some pre-existing easements for drainage and water are being vacated with this plan in favor of the new systems for both, which incorporated into and accommodated by the new rights-of-way. The applicant will need to continue working with the City to prepare plans for Final Subdivision approval and recording.

Criteria for Approval. The procedure for approval or denial of a Preliminary Subdivision Plan, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Subdivision Plan and has issued a recommendation for approval.

Engineering Review & Public Works. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan and have issued a recommendation for approval of the request.

Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan and have issued a recommendation for approval of the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by Kimball Investments, application #P22-321, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The developer shall work with City Staff to prepare a Final Plat for review, approval and recordation.

Staff's recommendation is based on the following findings:

1. The proposed subdivision plan meets the intent, goals, and objectives of the Tooele City

General Plan and purposes of the R1-7 zoning district.

2. The proposed subdivision plan meets the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we APPROVE the request by Perry Homes for the Overlake 2T Phase 1 Preliminary Subdivision Plan, application number P22-321, based on the findings and subject to the conditions listed in the Staff Report dated March 22, 2024:”

1. List any additional findings and conditions...

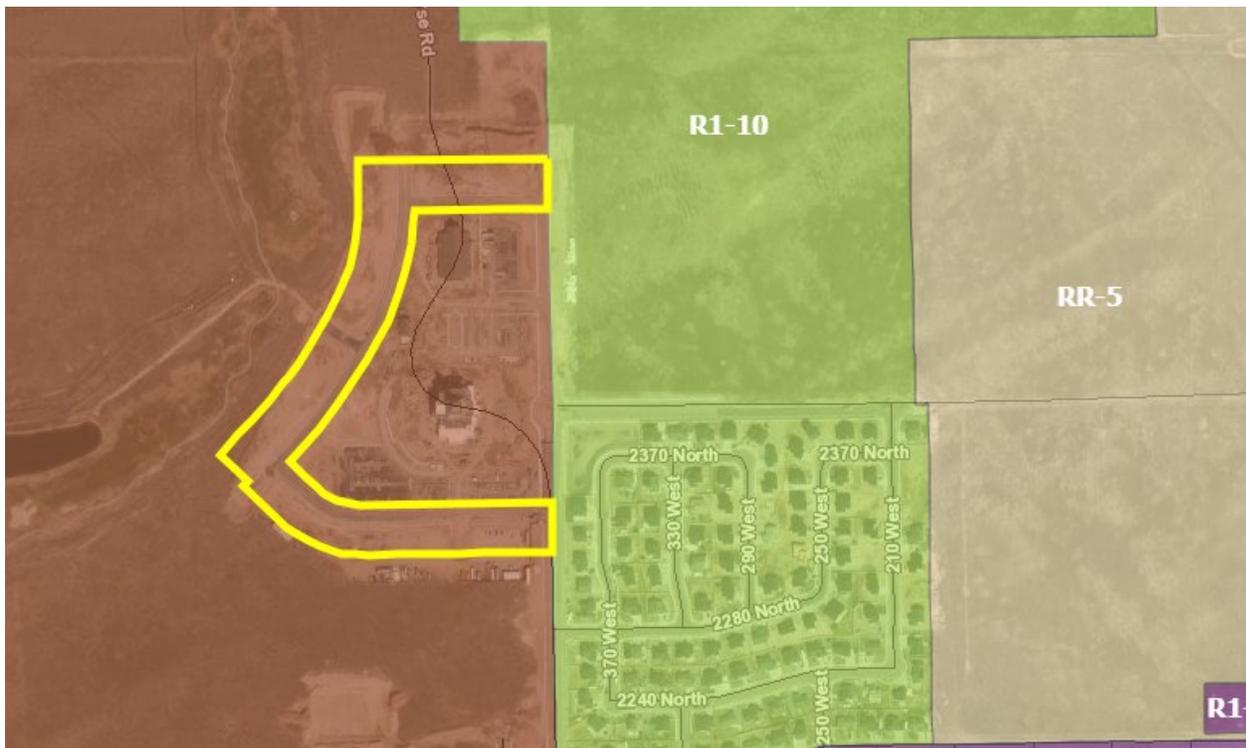
Sample Motion for a Negative Recommendation – “I move we DENY the request by Perry Homes for the Overlake 2T Phase 1 Preliminary Subdivision Plan, application number P22-321:”

1. List any findings...

EXHIBIT A
MAPPING PERTINENT TO 10TH & MAIN SUBDIVISION



Subject Property - aerial view



Subject Property - Zoning

EXHIBIT B

PROPOSED PRELIMINARY SUBDIVISION PLAN
AND OTHER APPLICATION MATERIALS

Subdivision - Preliminary Plan Application

Community Development Department
 90 North Main Street, Tooele, UT 84074
 (435) 843-2132 Fax (435) 843-2139
www.tooelecity.org



Notice: The applicant must submit copies of the preliminary plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of preliminary plans are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of preliminary plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted **well in advance** of any anticipated deadlines.

Project Information					
Date of Submission: 3/14/2022	Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone: R-1-7	Acres: 7.62	Parcel #(s): 02-139-0-0014 ⁶	
Project Name: OVERLAKE ESTATES 2T PHASE 1					
Project Address: 400 W 2400 NORTH					
Project Description: 28 Single-Family Residential Lots			Phases: 1	Lots: 28	
Property Owner(s): PERRY HOMES, INC.			Applicant(s): PERRY HOMES, INC.		
Address: 17 E. Winchester St., Suite 200			Address: 17 E. Winchester St., Suite 200		
City: MURRAY	State: UT	Zip: 84107	City: MURRAY	State: UT	Zip: 84107
Phone: 801-264-8800	Email: dreeve@perryhomesutah.com		Phone: 801-264-8800	Email: dreeve@perryhomesutah.com	
Contact Person: Dan Reeve			Address: 17 E. Winchester St., Suite 200		
Phone: 801-264-8800			City: MURRAY	State: UT	Zip: 84107
Cellular: 801-608-8040	Fax: N/A		Email: dreeve@perryhomesutah.com		
Engineer & Company: CRS ENGINEERS			Surveyor & Company: CRS ENGINEERS		
Address: 4246 S Riverboat Rd, Ste 200			Address: 4246 S Riverboat Rd, Ste 200		
City: SALT LAKE CITY	State: UT	Zip: 84123	City: SALT LAKE CITY	State: UT	Zip: 84123
Phone: 801.359.5565	Email: olivia.sorenson@crsengineers.com		Phone: 801.359.5565	Email: gregory.nelson@crsengineers.com	

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann. § 63-2-302.5*, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:	Residual Pressure:		Flow (gpm):	Min. Required Flow (gpm):	
Performed By:	Date Performed:		Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned:	Date:
			<input type="checkbox"/> Yes <input type="checkbox"/> No		

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, William O. Perry IV, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

William O. Perry IV

(Property Owner)
Perry Homes, Inc.

(Property Owner)

Subscribed and sworn to me this 14 day of March, 2022



Cherrisa Percival

(Notary)
Residing in Salt Lake County, Utah
My commission expires: 4/16/2023

AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ___ day of _____, 20___, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah
My commission expires: _____

OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT
LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH

SITE INFORMATION:
ZONING: R1-7
SITE IMPROVEMENTS
TOTAL AREA: 331,604 SF
7.62 ACRES
NUMBER OF LOTS 28

SURVEYOR'S CERTIFICATE

I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 290669, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS OVERLAKE ESTATES 2T PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE OF PLAT OR MAP: 03-30-23
JONATHAN D. BEHR, PLS
LICENSE NO. 290669

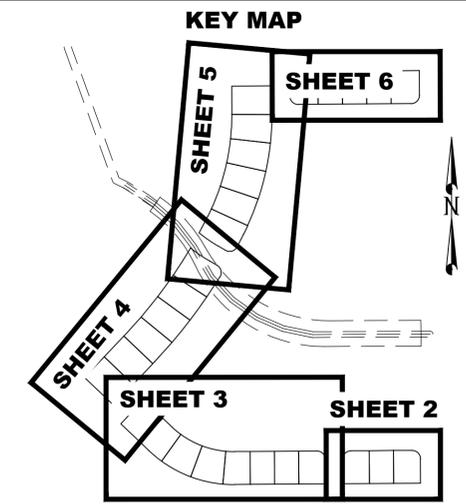
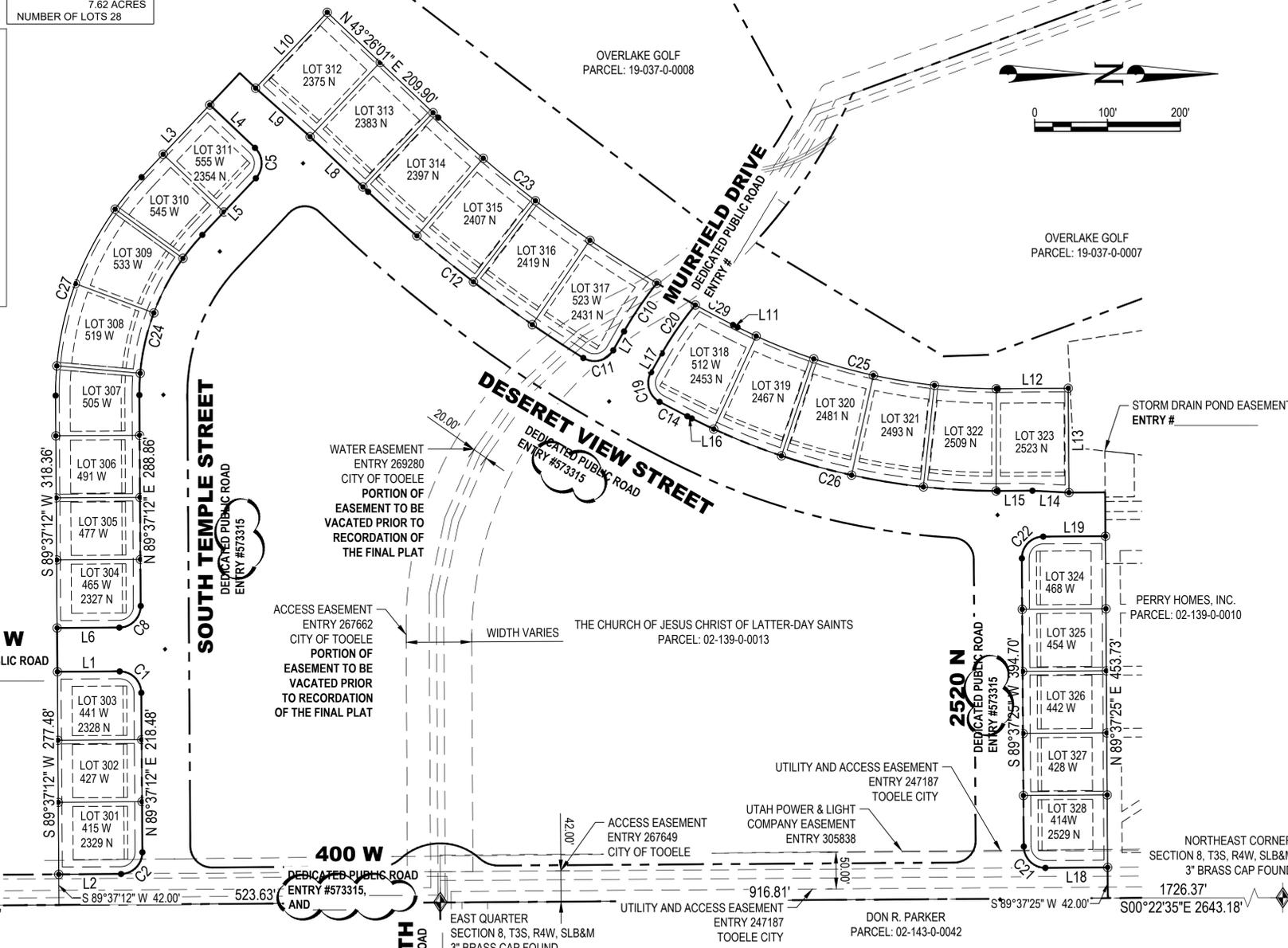
ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27 a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.
APPROVED THIS _____ DAY OF _____ A.D. 20__

ROCKY MOUNTAIN POWER
BY - _____
TITLE - _____

LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
 - - - EASEMENT
 - ___ LOT LINE
 - SETBACK LINE
 - TIE LINE
 - ◆ SECTION CORNER
 - LOT CORNER TO BE SET / END LINE SEGMENT
- SOUTHEAST CORNER SECTION 8, T3S, R4W, SLB&M 3" BRASS CAP FOUND
NORTHWEST CORNER SECTION 8, T3S, R4W, SLB&M 3" BRASS CAP FOUND



BOUNDARY DESCRIPTION
SEE INDIVIDUAL SHEETS FOR BOUNDARY DESCRIPTIONS

NARRATIVE OF BOUNDARY:
THE PURPOSE OF THIS PLAT WAS TO SUBDIVIDE AN EXISTING PARCEL INTO 28 LOTS. THE BOUNDARY IS FROM A BOUNDARY SURVEY PERFORMED PREVIOUSLY BY CRS ENGINEERS.

SURVEY NOTES:
1) PROPERTY CORNERS TO BE SET UPON APPROVAL OF THE SUBDIVISION.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS "OVERLAKE ESTATES 2T PHASE 1". THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO TOOELE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

DATED THIS _____ DAY OF _____, 20__.

OWNER: PERRY HOMES INC. PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.
ON THIS _____ DAY _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)HE(Y) IS/ARE PERRY HOMES, INC., AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID PERRY HOMES, INC. BY AUTHORITY OF PERRY HOMES, INC., AND SAID

ACKNOWLEDGED TO ME THAT SAID PERRY HOMES, INC. EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

CENTURY LINK APPROVED THIS _____ DAY OF _____ A.D. 20__ BY CENTURY LINK	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.	POST MASTER APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE POST MASTER	SCHOOL DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY SCHOOL DISTRICT	QUESTAR GAS QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532 QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVED THIS _____ DAY OF _____ A.D. 20__ BY - _____ TITLE - _____
CITY COUNCIL APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.	FIRE CHIEF APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY FIRE DEPARTMENT	COMCAST APPROVED THIS _____ DAY OF _____ A.D. 20__ BY COMCAST CABLE	PARKS DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PARKS DEPARTMENT	CHIEF OF POLICE APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY CHIEF OF POLICE
CHAIRMAN TOOELE CITY COUNCIL _____	TOOELE CITY FIRE CHIEF _____	TOOELE CITY PARKS DEPARTMENT _____	TOOELE CITY CHIEF OF POLICE _____	

JON BEHR, PLS PROJECT: OVERLAKE ESTATES 2T PHASE 1 DRAWN BY: O. SORENSON	CITY ATTORNEY APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__	CITY ENGINEER APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__	COMMUNITY DEVELOPMENT APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__	COUNTY RECORDER REVIEWED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.	HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY HEALTH DEPARTMENT.
OWNER/DEVELOPER PERRY HOMES INC.	TOOELE CITY ATTORNEY _____	TOOELE CITY ENGINEER _____	TOOELE CITY COMMUNITY DEVELOPMENT _____	TOOELE COUNTY RECORDER _____	TOOELE COUNTY HEALTH DEPARTMENT _____

**OVERLAKE ESTATES 2T PHASE 1
PRELIMINARY PLAT**
PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

File Path: P:\2020-0563 lds church-tooele temple site survey\Drawings\SHEETS\PLAT.dwg Apr 19, 2023 - 9:38am

OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT

LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH

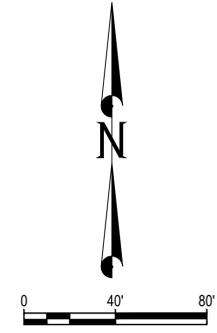
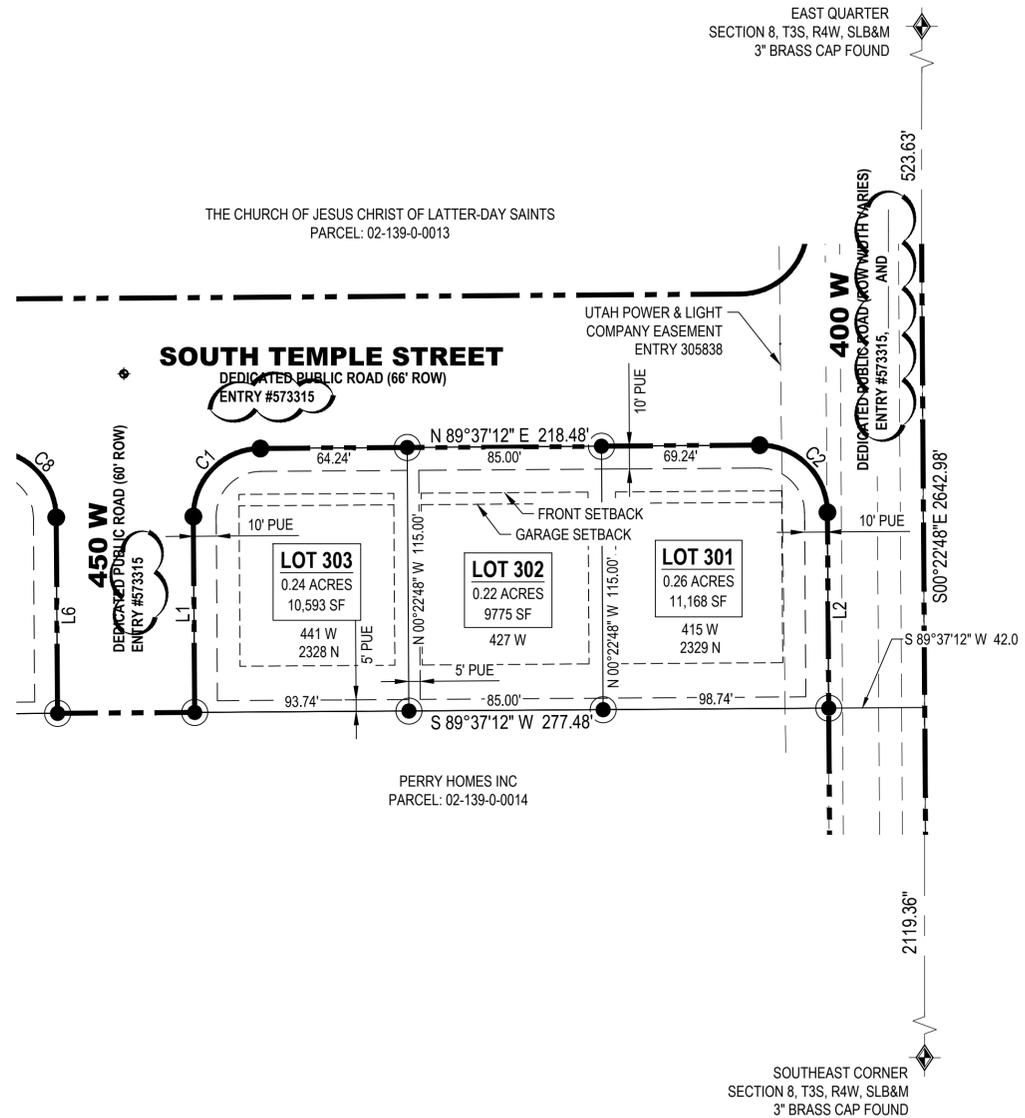
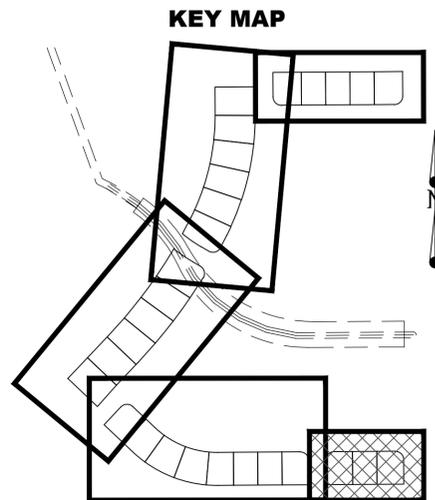
SITE INFORMATION:
ZONING: R1-7
SITE IMPROVEMENTS
TOTAL AREA: 331,604 SF
7.62 ACRES
NUMBER OF LOTS 28

LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 26' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
C24	241.64'	316.00'	43° 48' 48"	S68° 28' 23"E 235.80'
C25	369.21'	794.00'	26° 38' 32"	N13° 19' 34"E 365.89'
C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 26' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 26' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W



DESCRIPTION FOR LOTS 301 THROUGH 303:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 301-303 ARE AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF 400 WEST AND THE SOUTHEASTERLY CORNER OF LOT 301 WHICH POINT IS S00°22'48"E, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 523.63 FEET AND S89°37'12"W, A DISTANCE OF 42.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF BEGINNING; THENCE RUNNING S89°37'12"W, ALONG THE SOUTHERLY LINES OF LOTS 301, 302 & 303, A DISTANCE OF 277.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 450 WEST AND THE SOUTHWESTERLY CORNER OF LOT 303; THENCE N00°22'48"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS N44°37'12"E 41.72 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH TEMPLE STREET; THENCE N89°37'12"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 218.48 FEET TO A POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS S45°22'48"E 41.72 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID 400 WEST; THENCE S00°22'48"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 31,536 SQUARE FEET OF AREA OR 0.724 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 301, 302 & 303.

SHEET 2 OF 6

**OVERLAKE ESTATES 2T PHASE 1
PRELIMINARY PLAT**

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

TOOELE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ TOOELE COUNTY RECORDER

OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT
LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH

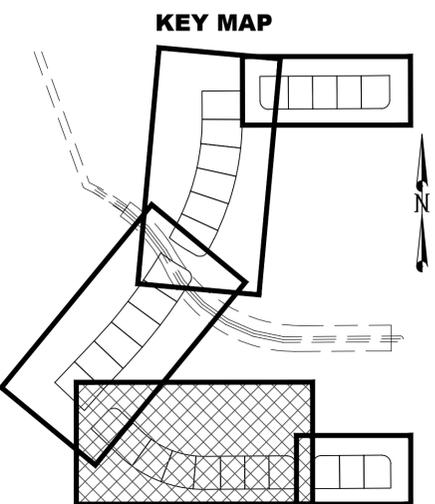
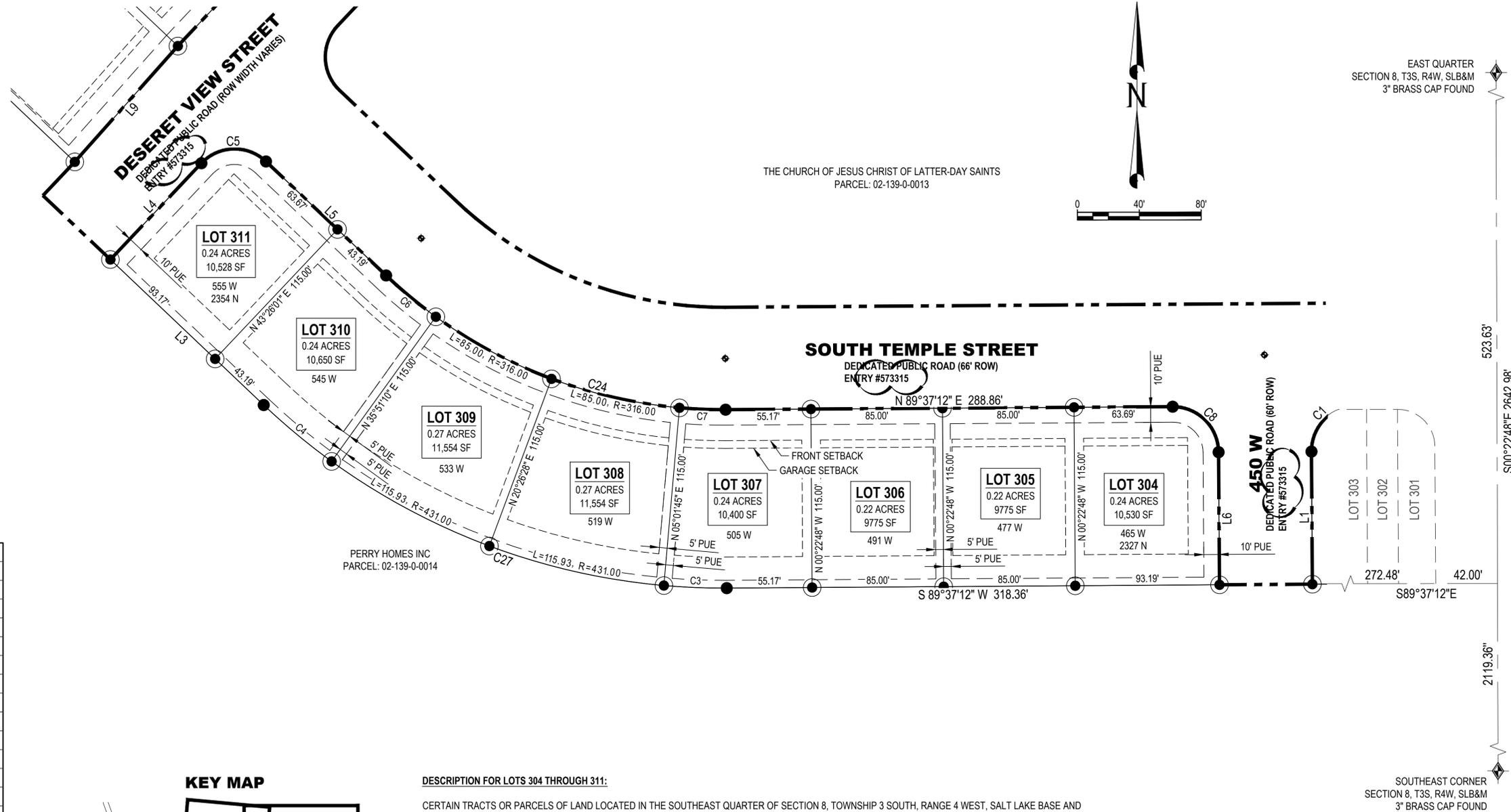
SITE INFORMATION:
ZONING: R1-7
SITE IMPROVEMENTS
TOTAL AREA: 331,604 SF
7.62 ACRES
NUMBER OF LOTS 28

LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 26' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 27' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
C24	241.64'	316.00'	43° 48' 48"	S68° 28' 23"E 235.80'
C25	369.21'	794.00'	26° 38' 32"	N13° 19' 34"E 365.89'
C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 26' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 26' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W



DESCRIPTION FOR LOTS 304 THROUGH 311:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 304-311 ARE AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 104 WHICH POINT IS S00°22'48"E, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 523.63 FEET AND S89°37'12"W, A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 400 WEST AND THE SOUTHEASTERLY CORNER OF LOT 301 AND S89°37'12"W, ALONG THE SOUTHERLY LINES OF LOTS 301, 302 & 303, A DISTANCE OF 272.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 450 WEST AND THE SOUTHWESTERLY CORNER OF LOT 303 AND S89°37'12"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 450 WEST AND THE SOUTHEASTERLY CORNER OF LOT 304 FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TO THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG THE SOUTHERLY LINES OF LOTS 304 THROUGH 311 THE FOLLOWING THREE (3) COURSES: 1) S89°37'12"W, A DISTANCE OF 318.36 FEET TO A POINT OF A CURVE TO THE RIGHT; 2) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 431.00 FEET, A CENTRAL ANGLE OF 43°48'48" AND A LENGTH OF 329.58 FEET (CHORD BEARS N68°28'23"W 321.61 FEET); 3) N46°33'59"W, A DISTANCE OF 136.36 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DESERET VIEW STREET AND THE SOUTHWESTERLY CORNER OF LOT 311; THENCE N43°26'01"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS N 88°26'01"E 41.72 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH TEMPLE STREET; THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH TEMPLE STREET THE FOLLOWING THREE (3) COURSES: 1) S46°33'59"E, A DISTANCE OF 106.86 FEET TO THE POINT OF A CURVE TO THE LEFT; 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 43°48'48" AND A LENGTH OF 241.64 FEET (CHORD BEARS S68°28'23"E 235.80 FEET); 3) N89°37'12"E, A DISTANCE OF 288.86 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS S45°22'48"E 41.72 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 450 WEST; THENCE S00°22'48"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 84,765 SQUARE FEET OF AREA OR 1.946 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 304 THROUGH 311.

SHEET 3 OF 6

**OVERLAKE ESTATES 2T PHASE 1
PRELIMINARY PLAT**

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

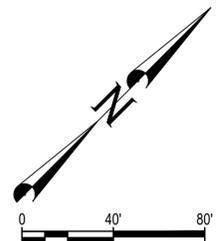
TOOELE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ TOOELE COUNTY RECORDER

OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT
LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH



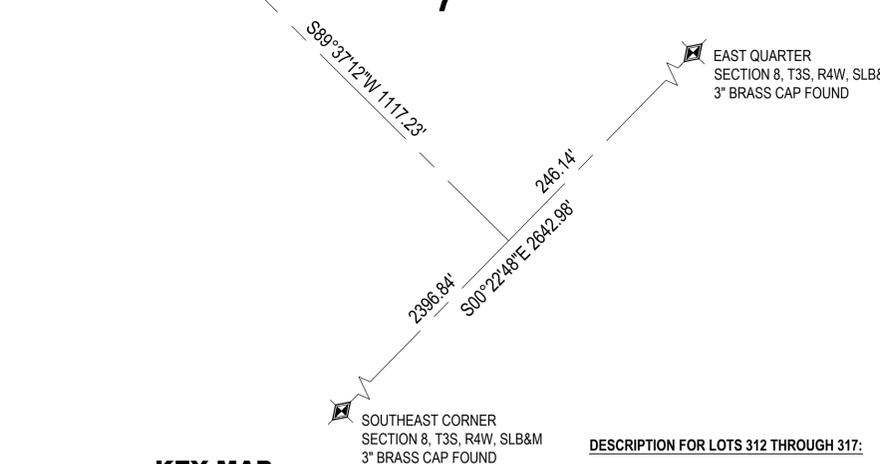
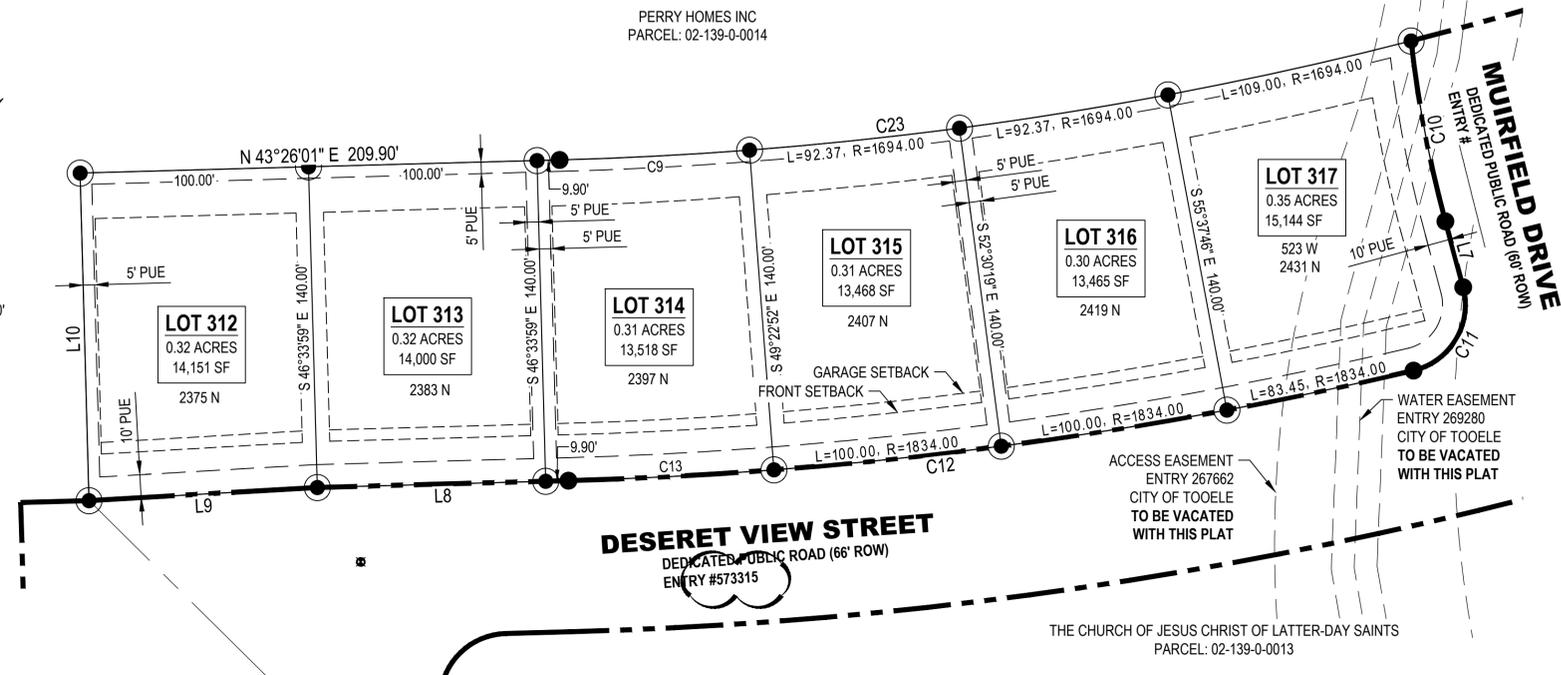
SITE INFORMATION:
ZONING: R1-7
SITE IMPROVEMENTS
TOTAL AREA: 331,604 SF
7.62 ACRES
NUMBER OF LOTS 28

LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 26' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
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C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
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C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 26' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 26' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W



DESCRIPTION FOR LOTS 312 THROUGH 317:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 312-317 ARE AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 312 WHICH POINT IS S00°22'48"E, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 246.14 FEET AND S89°37'12"W, A DISTANCE OF 1117.24 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DESERET VIEW STREET AND THE SOUTHWESTERLY CORNER OF LOT 312 FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE RUNNING N46°33'48"W, A DISTANCE OF 143.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 112; THENCE N43°26'01"E, ALONG THE NORTHWESTERLY LINES OF LOTS 312 THROUGH 314, A DISTANCE OF 209.90 FEET TO THE POINT OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, AND THE NORTHWESTERLY LINES OF LOTS 314 THROUGH 317, HAVING A RADIUS OF 1694.00 FEET, A CENTRAL ANGLE OF 12°44'59" AND A LENGTH OF 376.96 FEET (CHORD BEARS N37°03'31"E 376.18 FEET) TO A POINT ON A CURVE TO THE LEFT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MUIRFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 317; THENCE ALONG SAID CURVE TO THE LEFT, AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 08°40'25" AND A LENGTH OF 80.23 FEET (CHORD BEARS S55°47'21"E 80.16 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S60°07'33"E, A DISTANCE OF 29.76 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT. AND THE RIGHT-OF-WAY LINE, HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 91°53'22" AND A LENGTH OF 47.31 FEET (CHORD BEARS S14°10'52"E 42.40 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DESERET VIEW STREET AND THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1834.00 FEET, A CENTRAL ANGLE OF 11°40'12" AND A LENGTH OF 373.55 FEET (CHORD BEARS S37°35'55"W 372.90 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; 1) S43°26'01"W, A DISTANCE OF 109.90 FEET; 2) S41°42'55"W, A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 83,746 SQUARE FEET OF AREA OR 1.923 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 312 THROUGH 317.

SHEET 4 OF 6

**OVERLAKE ESTATES 2T PHASE 1
PRELIMINARY PLAT**

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

TOOELE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ TOOELE COUNTY RECORDER

OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT
LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH

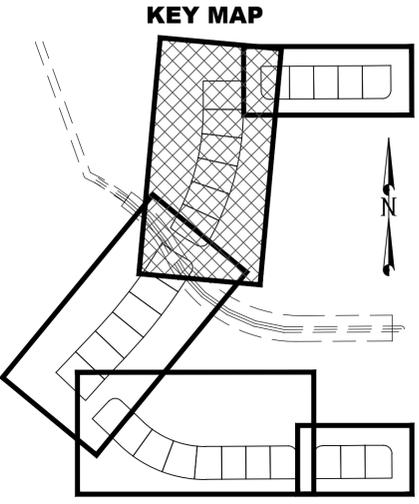
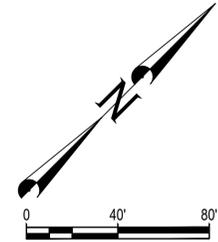
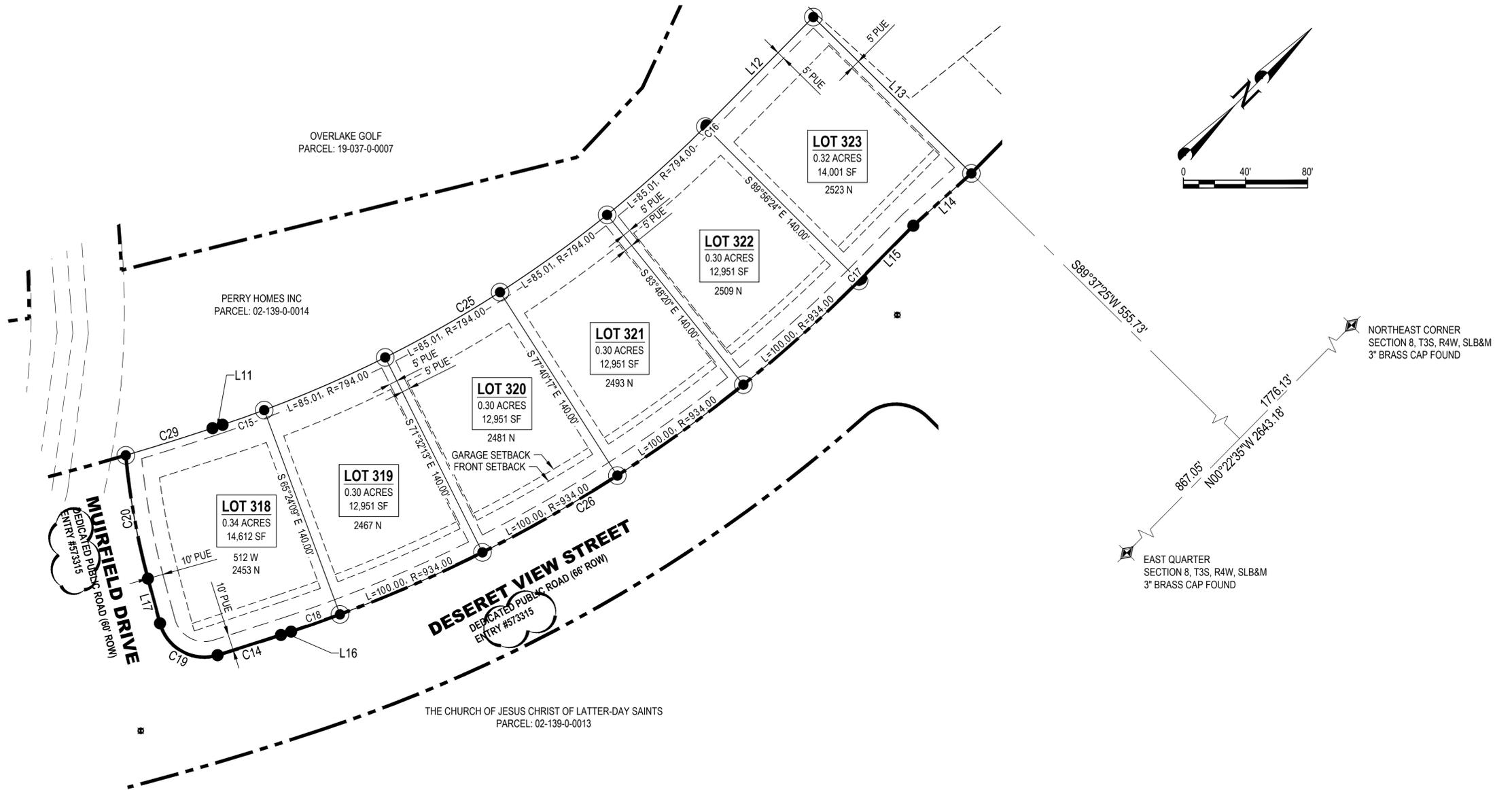
SITE INFORMATION:
ZONING: R1-7
SITE IMPROVEMENTS
TOTAL AREA: 331,604 SF
7.62 ACRES
NUMBER OF LOTS 28

LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SETBACK LINE
- TIE LINE
- SECTION CORNER
- LOT CORNER TO BE SET / END LINE SEGMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 26' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
C24	241.64'	316.00'	43° 48' 48"	S68° 28' 23"E 235.80'
C25	369.21'	794.00'	26° 38' 32"	N13° 19' 34"E 365.89'
C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 26' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 26' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W



DESCRIPTION FOR LOTS 318 THROUGH 323:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED NORTHEAST QUARTERS OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 318-323 ARE AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DESERET VIEW STREET AND THE NORTHEASTERLY CORNER OF LOT 323 WHICH POINT IS N00°22'35"W, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 867.05 FEET AND S89°37'25"W, A DISTANCE OF 555.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE RUNNING SOUTHWESTERLY ALONG THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; 1) S03°02'32"W, A DISTANCE OF 50.32 FEET; 2) S00°22'32"E, A DISTANCE OF 48.41 FEET TO THE POINT OF A CURVE TO THE RIGHT; 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET, A CENTRAL ANGLE OF 26°40'19" AND A LENGTH OF 434.79 FEET (CHORD BEARS S13°18'41"W 430.87 FEET); 4) S26°38'50"W, A DISTANCE OF 6.84 FEET TO THE POINT OF A CURVE TO THE RIGHT; 5) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1834.00 FEET, A CENTRAL ANGLE OF 01°20'14" AND A LENGTH OF 42.81 FEET (CHORD BEARS S27°18'57"W 42.81 FEET) TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 91°53'22" AND A LENGTH OF 47.31 FEET (CHORD BEARS S73°55'46"W 42.20 FEET) TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MUIRFIELD DRIVE; THENCE NORTHWESTERLY ALONG THEAFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; 1) N60°07'33"W, A DISTANCE OF 29.76 FEET TO THE POINT OF A CURVE TO THE RIGHT; 2) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 09°49'12" AND A LENGTH OF 80.55 FEET (CHORD BEARS N55°12'57"W 80.45 FEET) TO THE SOUTHWESTERLY CORNER OF LOT 318; THENCE NORTHEASTERLY ALONG THE WESTERLY LINES OF LOTS 318 THROUGH 323 THE FOLLOWING FOUR (4) COURSES; 1) NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1694.00 FEET, A CENTRAL ANGLE OF 01°58'45" AND A LENGTH OF 58.52 FEET (CHORD BEARS N27°38'13"E 58.51 FEET); 2) N26°38'50"E, A DISTANCE OF 6.84 FEET TO THE POINT OF A CURVE TO THE LEFT; 3) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 794.00 FEET, A CENTRAL ANGLE OF 26°38'32" AND A LENGTH OF 369.21 FEET (CHORD BEARS N13°19'34"E 365.89 FEET); 4) N00°22'32"W, A DISTANCE OF 98.19 FEET TO THE NORTHWESTERLY CORNER OF LOT 323; THENCE N89°37'28"E, A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 80,417 SQUARE FEET OF AREA OR 1.846 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 318 THROUGH 323.

SHEET 5 OF 6

**OVERLAKE ESTATES 2T PHASE 1
PRELIMINARY PLAT**

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

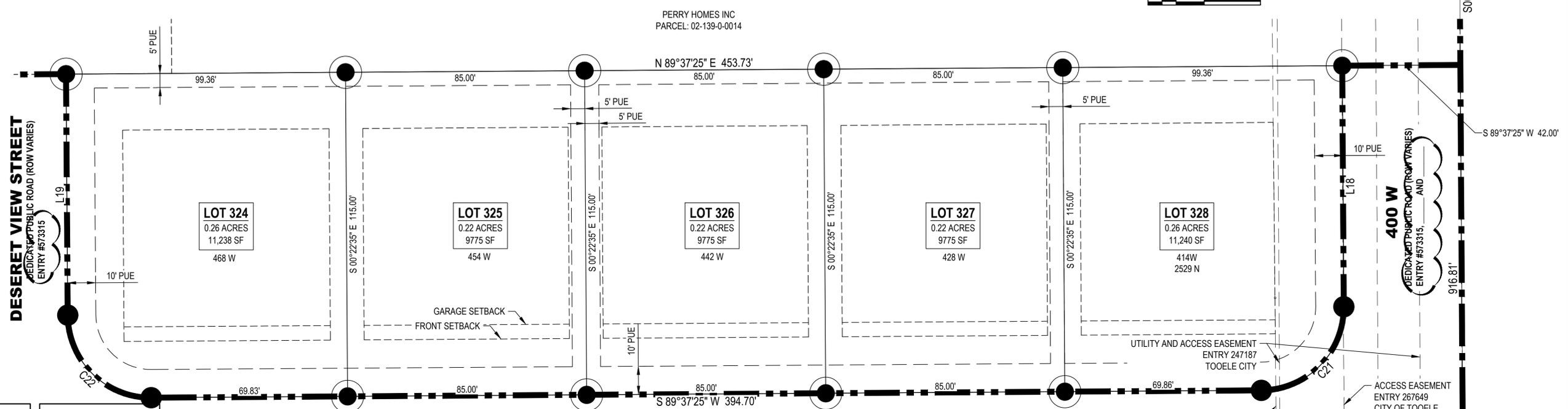
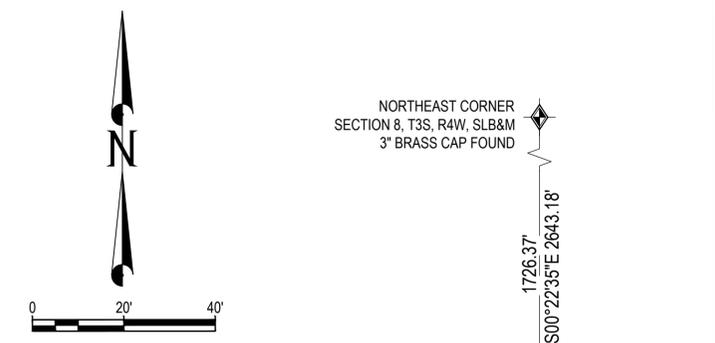
TOOELE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ TOOELE COUNTY RECORDER

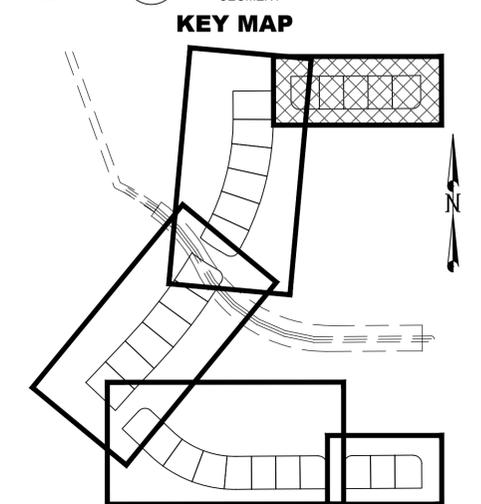
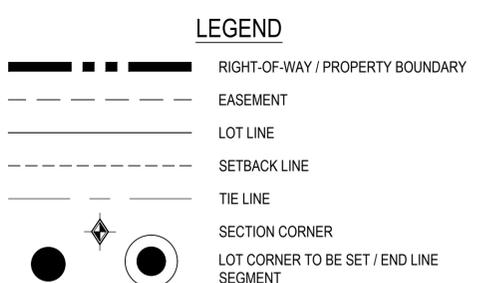
OVERLAKE ESTATES 2T PHASE 1 - PRELIMINARY PLAT
LOCATED PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T3S, R4W, SLB&M, TOOELE CITY, TOOELE COUNTY, UTAH



SITE INFORMATION:
ZONING: R1-7
SITE IMPROVEMENTS
TOTAL AREA: 331,604 SF
7.62 ACRES
NUMBER OF LOTS 28

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.34'	29.50'	90° 00' 00"	N44° 37' 12"E 41.72'
C2	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C5	46.34'	29.50'	90° 00' 00"	N88° 26' 01"E 41.72'
C8	46.34'	29.50'	90° 00' 00"	S45° 22' 48"E 41.72'
C9	83.22'	1694.00'	2° 48' 53"	N42° 01' 34"E 83.21'
C10	80.23'	530.00'	8° 40' 25"	S55° 47' 21"E 80.16'
C11	47.31'	29.50'	91° 53' 22"	S14° 10' 52"E 42.40'
C12	373.55'	1834.00'	11° 40' 12"	S37° 35' 55"W 372.90'
C13	90.10'	1834.00'	2° 48' 53"	S42° 01' 34"W 90.09'
C14	42.81'	1834.00'	1° 20' 14"	S27° 18' 57"W 42.81'
C15	28.41'	794.00'	2° 02' 59"	N25° 37' 20"E 28.40'
C16	1.21'	794.00'	0° 05' 15"	N0° 00' 59"E 1.21'
C17	1.87'	934.00'	0° 06' 53"	S0° 00' 10"W 1.87'
C18	33.41'	934.00'	2° 02' 59"	S25° 37' 20"W 33.41'
C19	47.31'	29.50'	91° 53' 22"	S73° 55' 46"W 42.40'
C20	80.55'	470.00'	9° 49' 12"	N55° 12' 57"W 80.45'
C21	46.34'	29.50'	90° 00' 00"	S44° 37' 25"W 41.72'
C22	46.33'	29.50'	89° 58' 40"	N45° 23' 15"W 41.71'
C23	376.96'	1694.00'	12° 44' 59"	N37° 03' 31"E 376.18'
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C26	434.79'	934.00'	26° 40' 19"	S13° 18' 41"W 430.87'
C27	329.58'	431.00'	43° 48' 48"	N68° 28' 23"W 321.61'
C29	58.52'	1694.00'	1° 58' 45"	N27° 38' 13"E 58.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.50'	N0° 22' 48"W
L2	85.50'	S0° 22' 48"E
L3	136.36'	N46° 33' 59"W
L4	85.50'	N43° 26' 01"E
L5	106.86'	S46° 33' 59"E
L6	85.50'	S0° 22' 48"E
L7	29.76'	S60° 07' 33"E
L8	109.90'	S43° 26' 01"W
L9	100.04'	S41° 42' 55"W
L10	143.00'	N46° 33' 59"W
L11	6.84'	N26° 38' 50"E
L12	98.19'	N0° 22' 32"W
L13	143.00'	N89° 37' 28"E
L14	50.32'	S3° 02' 32"W
L15	48.41'	S0° 22' 32"E
L16	6.84'	S26° 38' 50"W
L17	29.76'	N60° 07' 33"W



DESCRIPTION FOR LOTS 324 THROUGH 328:

CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACTS OR PARCELS ARE ALSO SHOWN A SUBDIVISION PLAT KNOWN AS "OVERLAKE ESTATES 2T PHASE 1 - FINAL PLAT" TO BE RECORDED AT THE TOOELE COUNTY RECORDER. THE DESCRIPTION FOR LOTS 324-328 ARE AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 400 WEST AND THE NORTHEASTERLY CORNER OF LOT 328 WHICH POINT IS N00°22'35"W, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 916.81 FEET AND S89°37'25"W, A DISTANCE OF 42.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE RUNNING S00°22'35"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 85.50 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A LENGTH OF 46.34 FEET (CHORD BEARS S44°37'25"W 41.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2520 NORTH; THENCE S89°37'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 394.70 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 89°58'40" AND A LENGTH OF 46.33 FEET (CHORD BEARS N45°23'15"W 41.71 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF DESERET VIEW STREET; THENCE N00°23'55"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.51 FEET TO THE NORTHWESTERLY CORNER OF LOT 324; THENCE N89°37'25"E, ALONG THE NORTHERLY LINES OF LOTS 324 THROUGH 328, A DISTANCE OF 453.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 51,803 SQUARE FEET OF AREA OR 1.189 ACRES, MORE OR LESS, AND INTENDING TO DESCRIBE THE COMBINED AREA AND ACRES OF LOTS 324 THROUGH 328.

SHEET 6 OF 6

**OVERLAKE ESTATES 2T PHASE 1
PRELIMINARY PLAT**

PARTLY IN THE SOUTHEAST AND NORTHEAST QUARTERS
OF SECTION 8, T3S, R4W, SLB&M, TOOELE COUNTY, UTAH.

TOOELE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ TOOELE COUNTY RECORDER

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, March 13, 2024

Time: 7:00 p.m.

Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Tyson Hamilton
Melanie Hammer
Weston Jensen
Matt Robinson
Jon Proctor
Kelley Anderson

Commission Members Excused:

Chris Sloan
Alison Dunn

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Andrew Aagard, Community Development Director
Jared Hall, City Planner
Roger Baker, City Attorney

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Melanie Hammer, Present
Jon Proctor, Present
Tyson Hamilton, Present
Matt Robinson, Present
Weston Jensen, Present
Kelley Anderson, Present
Alison Dunn, Excused
Chris Sloan, Excused

3. Public Hearing and Decision – Consideration of a request by Markosian Auto for approval of a Conditional Use Permit to allow an Accessory Vehicle Storage Yard on property located 1232 W. Utah Avenue in the LI, Light Industrial zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for Markosian Auto allowing an accessory vehicle storage yard. It is zoned LI, Light Industrial. This area will be fenced and paved.

The public hearing was opened. No one came forward. The public hearing was closed.

Commissioner Robinson motioned to approve request by Markosian Auto for approval of a Conditional Use Permit to allow an Accessory Vehicle Storage Yard on property located 1232 W. Utah Avenue in the LI, Light Industrial zoning district based on the conditions and subject to the findings listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

4. Review and Decision – Consideration of a request for Preliminary Subdivision Plan approval for the Betty Jean Skinner Johnson Trustee Subdivision located at 105 E. 1000 North in the R1-7 and RR-5 zoning districts.

Presented by Jared Hall, City Planner

Mr. Hall presented a preliminary subdivision plan for Betty Jean Skinner Johnson Trustee subdivision located at 105 E 1000 North. The property is zoned R1-7 and RR-5. There is dedication for park strip and sidewalk.

Commissioner Jensen motioned to forward a positive recommendation for the Preliminary Subdivision Plan approval for the Betty Jean Skinner Johnson Trustee Subdivision located at 105 E. 1000 North in the R1-7 and RR-5 zoning districts based on the conditions and subject to the findings listed in the staff report. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

5. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: The City Council approved the ordinance on Lithium-Ion batteries storage. As well as fees to help the Fire Department. They had a discussion on the land scaping islands ordinance.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

Commissioner Proctor motioned to approve the minutes. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

7. Training – Discussion of Missing Middle Housing.

Presented by Roger Baker, City Attorney

Mr. Baker presented on the subject of missing middle housing. This was presented at the City Council work meeting on March 6, 2024.

8. Adjourn

Chairman Hamilton adjourned the meeting at 8:02 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this ____ day of March, 2024

Tyson Hamilton, Tooele City Planning Commission Chair