



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

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GREATER SALT LAKE
**Municipal Services
District**

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, May 15, 2024 8:30 A.M.

LOCATION:

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

Tap to join from a mobile device (attendees only)

[+1-213-306-3065](tel:+12133063065) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783) United States Toll (Phoenix)

Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

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Access code: 961 841 420

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Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

Anchor Location:

2001 South State Street

North Building, Room N1-110

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the April 17, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

ADMINISTRATIVE LAND USE APPLICATION(S)

CUP2024-001124 – Tressa Roberts is requesting conditional use approval for a detached accessory structure/garage over 1,200 square feet. **Acreage:** 0.6 Acres. **Location:** 3070 East Little Cottonwood Road. **Zones:** R-1-15 (Residential) Zone. **Planner:** Gordon Bennett (Motion/Voting)

SUB2023-000794 & PER2022-000693 – Joanne Chapman is requesting preliminary plat approval for the 1-Lot Hi-Country Estates (phase 2), Lot 2, Amended Subdivision and a Slope Waiver for the proposed driveway for the proposed home. **Acreage:** 10.62 Acres. **Location:** 14862 South Shaggy Mountain Road. **Zone:** FA-2.5 (Foothill Agriculture) Zone. **Planner:** Jeff Miller (Motion/Voting)

SUB2024-001089 – Josh Brimhall is requesting preliminary plat approval for the 2-Lot Brimhall Compound (Phase 1) Subdivision. **Acreage:** 11.89 Acres. **Location:** 14546 South Shaggy Mountain Road. **Zones:** FA-2.5 (Foothill Agriculture) Zone. **Planner:** Jeff Miller (Motion/Voting)

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

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MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, April 17, 2024 9:00 a.m.

Approximate meeting length: 2 hours 7 minutes

Number of public in attendance: 2

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Hiatt

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Christopher Collard			x
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	
Michael Cole	x	x	
Jenny Knudsen	x	x	
Tippe Morlan			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Gordon Bennett	x	x
Curtis Woodward	x	x
Kayla Mauldin	x	x
Jim Nakamura	x	x
Brian Tucker	x	x
Ryan Anderson	x	
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 9:01 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

- 1) Approval of the February 14, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue the February 14, 2024 Planning Commission Meeting Minutes to May 15th.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the March 13, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the March 13, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) Other Business Items. (As Needed)

Staff asked the commissioners that attended the April 15th training to report their received training on the link previously provided.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 9:04 a.m.

CUP2023-000923 - Easton Harris is requesting an amendment to the conditions of approval for the sod and soils sales yard approved at the March 13, 2024 planning commission meeting. Specifically, the applicant is asking that the planning commission consider granting an exception to the street improvement requirement under section 19.76.210.C of the County code rather than recommending for a delay agreement under 14.12.150. **Acres:** 1.00. **Location:** 8650 South 700 West. **Zone:** A-2. **Planner:** Gordon Bennett (Motion/Voting)

Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of the staff report.

Commissioners, staff, and counsel had a brief discussion regarding definitions, curb, and gutter on 700 west, runoff, Sandy City Annexation requirements, agreements running with the land governing the property, shared use trail, engineering recommendation,

Commissioner Watkins motioned to open the public hearing, Commissioner Cole seconded that motion.

PUBLIC HEARING OPENED

No one from the public was present to speak.

Commissioner Cohen motioned to close the public hearing, Commissioner Watkins seconded that motion.

PUBLIC HEARING CLOSED

Commissioners, counsel, and staff had a brief discussion regarding the public works recommendation, state law versus county ordinance, proportionality requirements, site, location, and use, water runoff, multi-use trail in lieu of a sidewalk, expiration of a delay agreement, improvements, and expectations.

Motion: To amend the conditions of approval for the sod and soils sales yard approved at the March 13, 2024 planning commission meeting. Specifically, making a final decision requiring a delay agreement under 19.76.210 (rather than a recommendation under 14.12.150) and affirming prior decision that denied applicant's request for an exception to curb, gutter, and sidewalk requirements.

Motion by: Commissioner Vance

2nd by: Commissioner Watkins

Vote: Commissioners voted unanimous in favor (of commissioners present)

SUB2023-001059: Adam D. Von Maack is requesting preliminary plat approval for the 2-lot 3198 North Minor Subdivision. **Acres:** 1.47. **Location:** 3198 North 2200 West. **Zone:** A-1 (Agricultural). **Planner:** Gordon Bennett (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Gordin Bennett provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding sewer and installation of a septic tank.

PUBLIC HEARING OPENED

Speaker # 1: Applicant

Name: Adam D. Von Maack

Address: 579 Cleveland Avenue

Comments: Mr. Von Maack said he is following up and following through on the rezone application. The purpose is to sell the home to a family member and keep the existing barn. It is septic in the area and is not public sewer.

Commissioner Cole motioned to open the public hearing, Commissioner Vance seconded that motion.

No one from the public was present to speak.

Commissioner Cohen motioned to close the public hearing, Commissioner Vance seconded that motion.

PUBLIC HEARING CLOSED

Motion: To approve application #SUB2023-001059 Adam D. Von Maack requesting preliminary plat approval for the 2-lot 3198 North Minor with staff recommendations.

Motion by: Commissioner Watkins

2nd by: Commissioner Cole

Vote: Commissioners voted unanimous in favor (of commissioners present)

LEGISLATIVE LAND USE APPLICATIONS

OAM2024-001114 Accessory Dwelling Unit Ordinance Amendments: Salt Lake County is considering amendments to Chapter 19.15 of County Code, *Accessory Dwelling Units*. The proposed amendments make changes to required lot size, setbacks, height, and parking for accessory dwelling units (ADUs). The intent of the proposed ordinance amendments is to further the implementation of Salt Lake County's Moderate Income Housing Plan and reduce barriers to ADU construction in Unincorporated Areas. Planning Staff will give a presentation on the proposed amendments. Following the presentation, the Commission will hold a public hearing to gather public input on the proposed amendments. After the public hearing, the Commission may recommend that the Salt Lake County Council adopt, adopt with revisions, or not adopt the amendments to Chapter 19.15. **Planner:** Kayla Mauldin (Hearing / Motion)

Greater Salt Lake Municipal Services District Long Range Planner Kayla Mauldin provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding ADU applications previously received and only two approved, prohibition on more than one family living in ADU's, meeting state statute requirements and the five strategies in moderate income housing plan,

Commissioner Cohen motioned to open the public hearing, Commissioner Vance seconded that motion.

PUBLIC HEARING OPENED

No one from the public was present to speak.

Ms. Mauldin read the public Comment from Michael Braun included in the packet.

Commissioner Cohen motioned to close the public hearing, Commissioner Vance seconded that motion.

PUBLIC HEARING CLOSED

Commissioners and staff had a brief discussion regarding concern for adjacent property owners, building new and existing structures, setback reduction and lot coverage,

Motion: To recommend approval of file #OAM2024-001114 Accessory Dwelling Unit Ordinance Amendments, with the following revisions: for conversion of existing detached structures, if the rear or side setback is less than 10', structure may not exceed 20' in height; if the setback is 10' or more, the structure may be as tall as the primary dwelling.

For new detached ADUs, have the same rear and side yard setbacks as primary structures, and if those setbacks are less than 10', the structure may not exceed 20' in height; if those setbacks are greater than 10', the structure may be as tall as the primary dwelling.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Hiatt adjourned.

MEETING ADJOURNED

Time Adjourned – 11:08 a.m.



Salt Lake County Planning Commission May 15, 2024

File CUP2024-001124

Conditional Use Summary and Recommendation

Request: Conditional Use Permit for an accessory building

Parcel ID: 28-11-177-006-0000

Current Zone: R-1-15

Property Owner: Jonathan Rockefeller

Applicant/Representative: Tressa Roberts

Property Address: 3070 East Little Cottonwood Road

Property Area: 0.6 Acres

Planner: Gordon Bennett

Summary of Recommendation: Approval as proposed in the attached site plan.

PROJECT DESCRIPTION

The applicant is seeking a conditional use permit approval for the construction of a detached 3-car garage behind the main residential structure located at 3070 East Little Cottonwood Road in Unincorporated Salt Lake County. Currently, in the approximate location of the proposed detached garage, there is a smaller detached garage which the owner plans on demolishing should this conditional use permit be approved. The elevation plan shows the garage will have three overhead doors facing north. The dimensions of the proposed detached garage are 31 feet wide and 38 feet long, with a building height of 17.7 feet (20.5 feet to the highest point of the roof).

NEIGHBORHOOD CHARACTER

Surrounding Properties	Zone	Land Use
North	(Sandy City)	Residential
South	R-1-15	Residential
East	R-1-15	Residential
West	R-1-15	Residential

ISSUES OF CONCERN/PROPOSED MITIGATION

The planning staff find no issues or concern with the proposed accessory structure.

PLANNING STAFF ANALYSIS

The lot on 3070 E Little Cottonwood Rd is in an R-1-15 Zone, which is a Single-Family Residential Zone with a minimum lot area of 15,000 square feet. The lot is 0.6 acres, or approximately 26,064 square feet.

The total square footage of the proposed detached garage is 1,292 square feet. According to Chapter 19.14.030 of the Salt Lake County Municipal Code, accessory buildings that are 1,200 square feet or larger on lots one-half of an acre or larger would be considered a conditional use:

“Any accessory building or buildings where the total square footage exceeds 800 square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger.”

Conditional Use Criteria:

Subsection **19.84.050.B** of the Salt Lake County code states:

B. Decision. Each conditional use application shall be:

- 1. Approved if the proposed use, including the manner and design in which a property is proposed for development, complies with the standards for approval outlined in Section 19.84.060;*

19.84.060 Standards for approval states:

Prior to approval, all conditional uses and accompanying site development plans must be found to conform to the following standards:

- A. The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.*
- B. The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
- C. The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.*
- D. The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
- E. The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*

Regarding the criteria set forth in 19.84.060 (A) through (E), the setbacks for accessory structures under Salt Lake County Municipal Code Chapter 19.14.050-Yards, Section B states that accessory buildings must be at least 6 feet away from the dwelling, 1 foot away from an interior side yard, and 20 feet from a minimum side yard that is facing a public street. The minimum setback for the rear yard is one foot.

Referring to the site plan, we find that the proposed detached garage meets the minimum setback requirements for accessory buildings as it is 6 feet away from the main dwelling, and well over one foot away from the rear yard property lines. The approximate location of the proposed detached garage is roughly adjacent to the side yard of the parcel to the west. Looking at the site plan, the distance from the west-facing side property line is 17 feet.

In reference to Salt Lake County Municipal Code Chapter 19.14.060-Building height, Section B:

B. Accessory Buildings.

1.No building which is accessory to a single-family dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet.

According to the elevation site plan, the building height of the proposed garage is 17'-8 9/16" from grade to mid-point of the roof. An additional 4 feet of setback from side and rear property lines is therefore required. With a setback of 17 feet from the west property line, 65 feet from the south property line, and 70 feet from the east property line, the setbacks are an adequate distance to allow for the height of the building.

In reference to Salt Lake County Municipal Code Chapter 19.14.070:

"No accessory building or group of accessory buildings shall cover more than twenty-five percent of the rear yard."

We find that the proposed detached garage at 1,242 square feet, and the existing shop at 900 square feet, combined take up no more than 17% of the rear yard.

The proposed structure therefore conforms to standards A and B.

As to the remaining standards in the code:

C. Private garage buildings accessory to a single-family dwelling have not been found to contribute to increased traffic on the public street. The proposal therefore conforms to standard C.

D. The property is not within a geologic hazard or other environmentally sensitive area. Fire and building safety will be fully verified through the building permit process. The proposal therefore conforms to standard D.

E. The size and height of the accessory building is compatible with other accessory buildings in the vicinity based on site and 3-D aerial imagery review. The proposal therefore conforms to standard E.

PLANNING STAFF RECOMMENDATION

The planning staff recommends approval of the proposed detached garage as proposed consistent with the provided site plan and elevations.

Attachments:

Site Plan

Elevation Plan

Site Plan

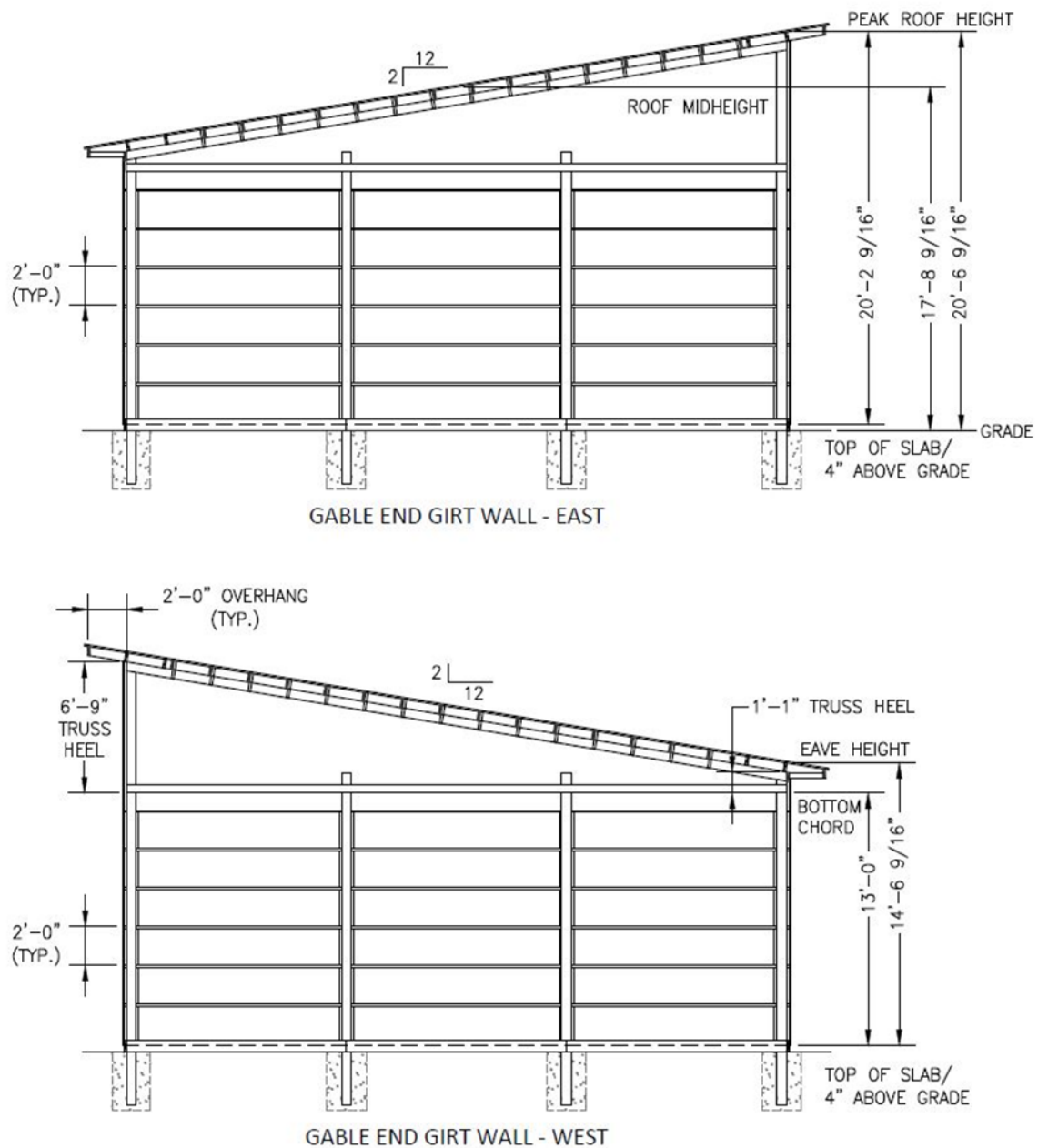
Site Plan



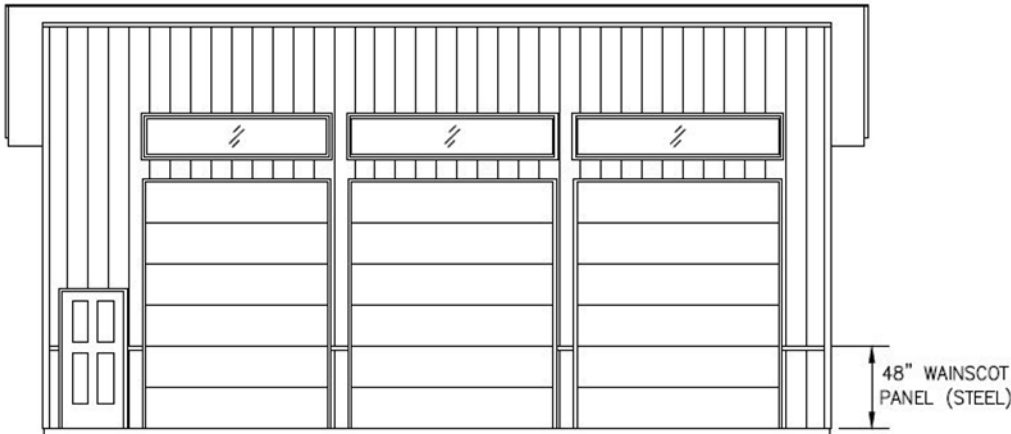
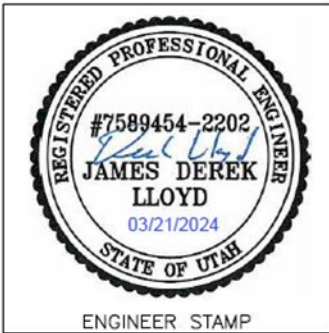
Jon Rockefeller
 3070 Little Cottonwood Rd
 Sandy, UT 84092
 Parcel #28111770060000

17' from West
 70' from East
 86' 8" from North
 65' from South
 6' from Main Dwelling
 11' from Existing Shop

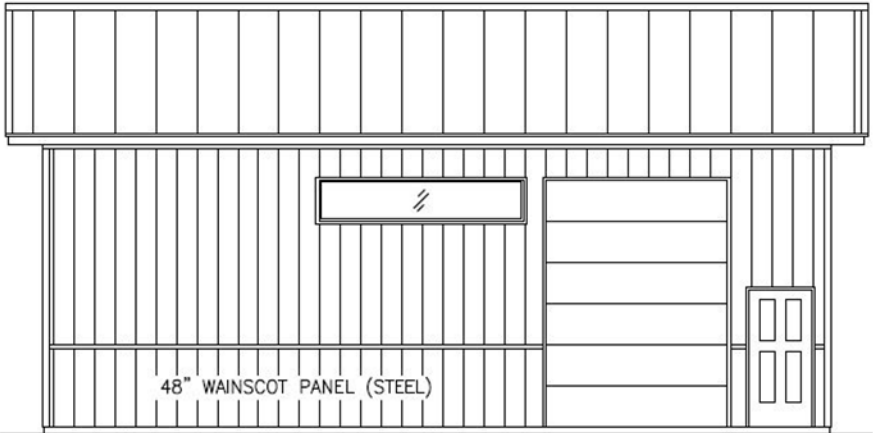
Elevation Plan



NOTES:
1. WALL AREA: 1776 SF (EXCLUDING TRIM,
WINDOWS, AND DOORS)



SIDE ELEVATION - NORTH



SIDE ELEVATION - SOUTH

ELEVATIONS

JON ROCKEFELLER BUILDING
SANDY, UTAH

PROJECT
B434

SCALE
1/8" = 1'-0"

DATE
03/21/2024

SHEET
04

SUB2023-000794 & PER2022-000693

1-LOT SUBDIVISION AND SLOPE WAIVER FOR PROPOSED DRIVEWAY SUMMARY AND RECOMMENDATION

Public Body: Salt Lake County Planning Commission

Meeting Date: May 15, 2024

Parcel ID: 32-08-400-016-0000

Acreage: 10.62

Current Zone: FA-2.5 (Foothill Agriculture) Zone.

Property Address: 14862 South Shaggy Mountain Road.

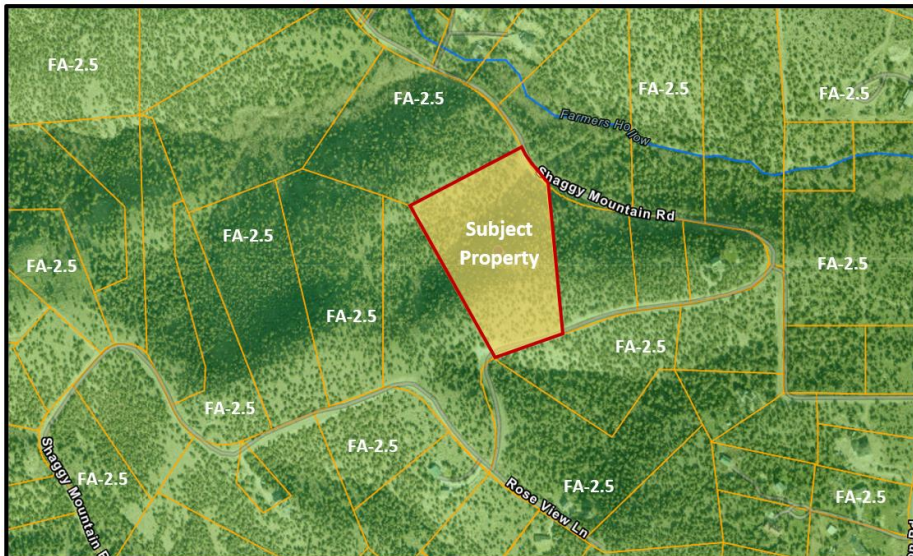
Request: Preliminary Plat Approval for Hi-Country Estates (Phase 2), Lot 2, & Slope Waiver.

Planner: Jeff Miller

Planning Staff Recommendation: Approval

Applicant Name: Joanne Chapman

PROJECT DESCRIPTION



Joanne Chapman is requesting preliminary plat approval for the 1-Lot Hi-Country Estates (Phase 2) Lot 2 Subdivision and a Slope Waiver for the proposed driveway for the proposed home. The applicant intends to construct a home on the subject property, with a private driveway accessed off of the south portion of Shaggy Mountain Road. Shaggy Mountain Road wraps around the property to the north. To determine feasibility of constructing a home on this property, the applicant has been

working simultaneously with staff for the site plan review for the Foothills & Canyons Overlay (FCOZ) Zone, as well as the subdivision.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located within the Hi Country Estates/Rose Canyon area of Unincorporated Herriman. There is a mixture of developed lots and undeveloped property surrounding the property. All of the properties in the general vicinity are zoned FA-2.5 (Foothill Agriculture). According to the FA-2.5 Zone, "the purpose of the foothill agriculture zones is to permit the development of the foothill areas of the county for rural residential, limited agricultural, limited animals and other specified uses, to the extent such development is compatible with the natural environment of these areas, particularly the natural slopes, vegetation, and fragile soils.

ZONE CONSIDERATIONS (FA-2.5 ZONE)

Requirement	Standard	Compliance Verified
Front, Side, and Rear Yard Setback _s	None, building placement is decided on a case-by-case basis based on the approved limits of disturbance, and all other FCOZ requirements.	Can Comply
Lot Width	50 Feet at the front lot line.	Yes
Building Height	30 Feet for slopes exceeding 15%, 35 Feet for all other properties.	Can Comply

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed subdivision.

REVIEWING AGENCIES RESPONSE

AGENCY: Planning

DATE: 3/1/2024

RECOMMENDATION: Approval. No further planning related comments. FCOZ review has been completed, subject to approval by the planning commission for the slope waiver.

AGENCY: Geology

DATE: 4/4/2024

RECOMMENDATION: Approval.

AGENCY: Grading

DATE: 3/25/2024

RECOMMENDATION: Approval.

AGENCY: Urban Hydrology

DATE: 4/4/2024

RECOMMENDATION: Approval.

AGENCY: Traffic

DATE: 4/4/2024

RECOMMENDATION: Approval.

Request: Preliminary Plat Approval for Hi-Country Estates (Phase 2) Lot 2, & Slope Waiver

AGENCY: Surveyor

DATE: 4/17/2024

RECOMMENDATION: Approval. Plat meets recording requirements. I have approved the plat.

AGENCY: Unified Fire Authority

DATE: 3/25/2024

RECOMMENDATION: Approval.

AGENCY: Health Department

DATE: 4/23/2024

RECOMMENDATION: Approval. Submit a subdivision feasibility report prepared by a third-party on-site professional per R317-4.4 and SLCohd reg #12. Send the feasibility study to the Health Department for review. If approved, the Health Department will issue a letter that counts as the sewer availability letter when the mylar is brought in to the be signed.

AGENCY: Building

DATE: 2/27/2024

RECOMMENDATION: Approval. Code compliance for the building will not be done at this stage. It will be under the building permit process.

AGENCY: Addressing

DATE: 2/27/2024

RECOMMENDATION: Approval. Single lot subdivision: if only one address is needed, use 14952 South Shaggy Mountain Road as this will be the access point.

Compliance with all current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

STAFF ANALYSIS

Planning Staff has found that the proposed use is compatible with existing uses in the general vicinity, and the land use ordinance. Compliance with the Foothills and Canyons Overlay Zone (FCOZ) has been completed, subject to approval by the planning commission for the slope waiver, as described below. .

During the FCOZ review for the proposed home, it was identified that the proposed access driveway will have a small portion that has a grade within 30-40% slope. According to 19.72.080(C), the planning commission may authorize roads and driveways to cross slopes between 30 and 50 percent if the following constraints are met:

1. No alternate location for access is feasible or available.
- 2.No individual segment or increment of the street, road, alley, or driveway in excess of one hundred feet in length may cross slopes averaging between thirty percent and fifty percent.
- 3.The cumulative length of individual segments or increments that cross slopes averaging between thirty percent and fifty percent may not exceed ten percent of the total length of the street, road, alley, or driveway.
- 4.All crossings shall be designed and constructed to eliminate significant adverse environmental or safety impacts.

Having received a positive recommendation from Engineering, planning staff is requesting that the Salt Lake County Planning Commission grants the requested slope waiver. The approval of this slope waiver will complete the FCOZ review for the subject property, and once the subdivision plat has been recorded, staff will direct the applicant to apply for the building permit.

NEIGHBORHOOD RESPONSE

Request: Preliminary Plat Approval for Hi-Country Estates (Phase 2) Lot 2, & Slope Waiver

Planning Staff has not received any public comments from the general public or the surrounding neighbors as of the completion of this report. Any comments that are received will be forwarded to the planning commission for review and will be summarized on Wednesday, May 15, 2024.

CONCLUSION AND RECOMMENDATION

Planning Staff recommends the Salt Lake County Planning Commission approves the preliminary plat for the 1-Lot Hi-Country Estates (Phase 2) Lot 2, Subdivision as well as the requested slope waiver (for grades between 30 to 40%) for the proposed access drive, subject to the following conditions of approval:

1. The applicant will work with planning staff and the Salt Lake County Health Department to complete the technical review prior to final plat approval.
2. Prior to applying for the building permit, the applicant will record the final plat.

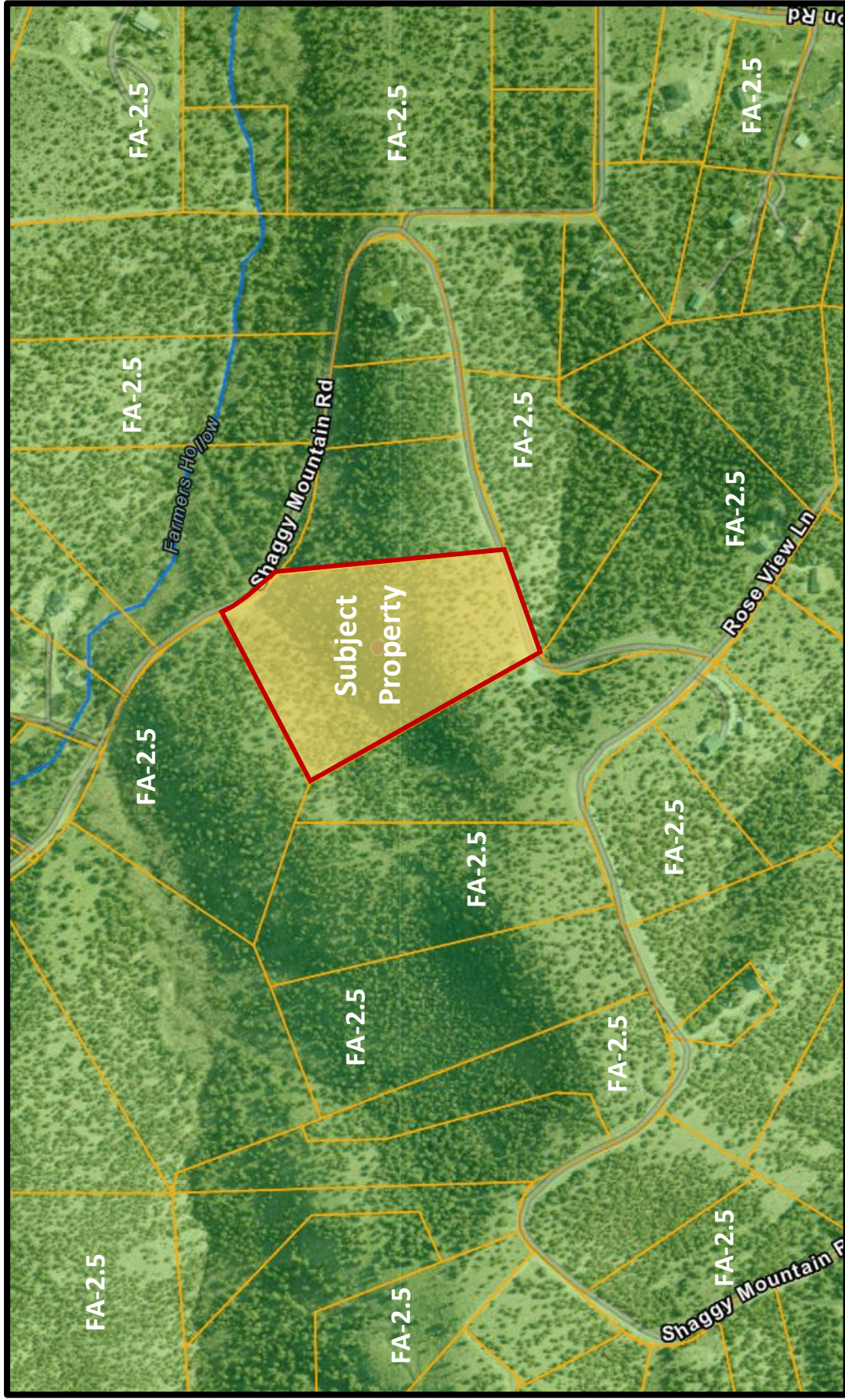
EXHIBITS

- A. Aerial Map.
- B. Preliminary Plat.
- C. Water Letter.
- D. Grading Design (see separate attachment).

Exhibit A

SUB2023-000794 & PER2022-000693: 1-Lot Hi-Country Estates (Phase 2), Lot 2, Amended & Slope Waiver.

Parcel: 14862 South Shaggy Mountain Road (32-08-400-016-0000).





January 19, 2023

**Salt Lake County Health Dept.
788 East Woodoak Lane (5380 South)
Murray, Utah 84107**

Re: Water Availability Approval – (14862 S Shaggy Mt Rd Lot #2). (Michael or Joanne Chapman)

To Whom It May Concern:

This letter is official notification from Herriman City Municipal Water Department on behalf of Hi-Country II HOA that the water system is adequate to serve the property located at **14862 S Shaggy Mt Rd Lot #2**, Unincorporated, Utah 84096.
Parcel ID #- 32-08-400-016

Conditions of Approval:

- Water system improvements must be complete prior to physical access to water being granted.
 - Water system improvements consists of pump station upgrades to increase source delivery into the distribution system.
- Proof of application submittal to Salt Lake County must be provided once filed.
- Application approval or proof of issue building permit through Salt Lake County must be provided.

This approval expires six (6) months from date issued if application has not been filed with Salt Lake County for a building permit. It will also expire one (1) year from date issued if the building permit has not been approved. If this approval expires, another letter must be requested and issued. There is no guarantee a subsequent letter will be issued; however, if the permit is actively being pursued, it is expected that a subsequent letter will be issued.

This letter is issued to Michael or Joanne Chapman, for the property identified above and does not transfer with the sale of property and may not be used for any property other than that stated in this letter.

Sincerely,

Luke Sieverts
Herriman City
Manager of Water Operations

14952 SHAGGY MOUNTAIN ROAD
MERRIMAN, UTAH 84086
LOCATED IN SECTION 08 TOWNSHIP 4 SOUTH, RANGE
SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, UTAH



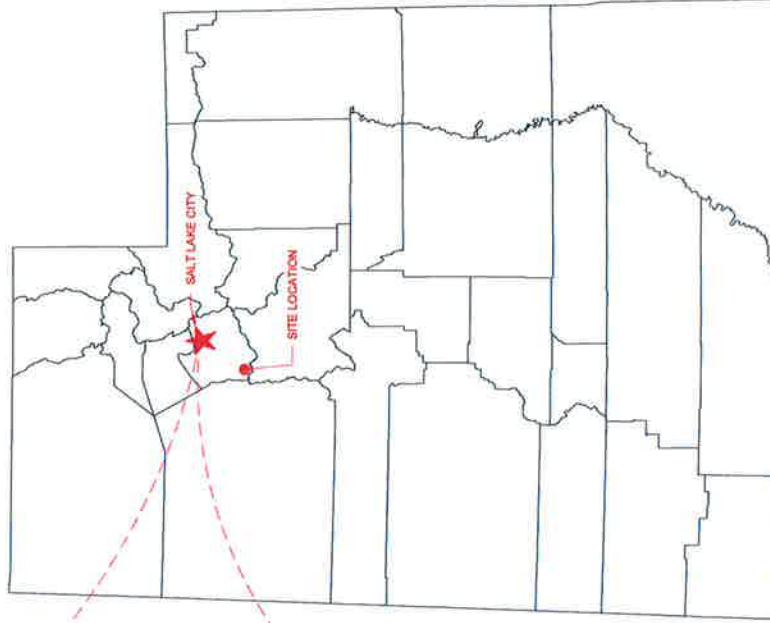
**14952 S SHAGGY MOUNTAIN RD.
HOME SITE DEVELOPMENT**

A horizontal scale bar labeled "SCALE IN FEET" with markings at 0, 200, and 400.

[illegible][illegible]

- 1 THE TOTAL DOWNHILL AREA IS BASED ON THE 100% SLOPES AND THE SECTION OF UNIMPROVED DRIVE ON THE MAIN FLOOR
- 2 THE ASPHALT AND CONCRETE PAVEMENT AREAS ARE BASED ON THE SURFACE AREA
- 3 THE RETAINING WALL LENGTH IS BASED ON THE TOTAL LENGTH ALONG THE BASE OF WALLS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC. 2003 NORTH HILLCREST ROAD, ZANESVILLE, OH 43890. IF YOU ARE NOT THE OWNER, YOU ARE NOT TO REPRODUCE OR TRANSMIT THESE PLANS OR SPECIFICATIONS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ANDERSON ENGINEERING COMPANY, INC.



STATE OF UTAH

STRUCTURAL FULL ITEM	FULL (CFT)
CONCRETE IN CURB & GUTTER	26.7
ASPHALT PAVEMENT	13.9
CONCRETE PAVEMENT FOR CURB	51.3
AS CONCRETE PAVEMENT AREAS	23.9

SUBGRADE & CONCRETE PAVEMENT		OUT	FILL
SUBGRADE EARTHWORK SUMMARY		(BCV)	(BCV)
CONCRETE PAVEMENT		12.8	15.5
SUBGRADE EARTHWORK		887.2	107.2
TOTAL CONCRETE PAVEMENT		167.1	21.8
TOTAL CONCRETE PAVEMENT		167.1	21.8

7. 4-IN. CONCRETE PAVEMENT IS LOCATED IN FRONT OF HOME AND GARAGE IN DRIVEWAY AREAS.

TABLE 12: ASPHALT & CONCRETE PAVEMENT AND SURFACING CUT/FILL ESTIMATE

3

WILLIAMS & WILKINS

DATE PAID	0002
AMOUNT PAID	1.00
DATE PAID	0002
AMOUNT PAID	1.00

[illegible]

CONCRETE PAVEMENT IS LOCATED IN FRONT OF
GARAGE IN DRIVEWAY AREA.

THE UNIVERSITY OF CHICAGO PRESS

IS THE EAST SIDE OF THE MOUNTAIN

Y. INC., 2003 NORTH HILL CREST ROAD, CARLTON

Engineering Station

PROJECT: CHAPMAN SINGLE LOT DEVELOPMENT
 LOCATION: PRIVATE DRIVEWAY, HORIZONTAL CONTROL
 DATE: 08/15/17
 DRAWN BY: J. CHAPMAN
 CHECKED BY: J. CHAPMAN
 APPROVED BY: J. CHAPMAN

JOANNE &
MICHAEL CHAPMAN

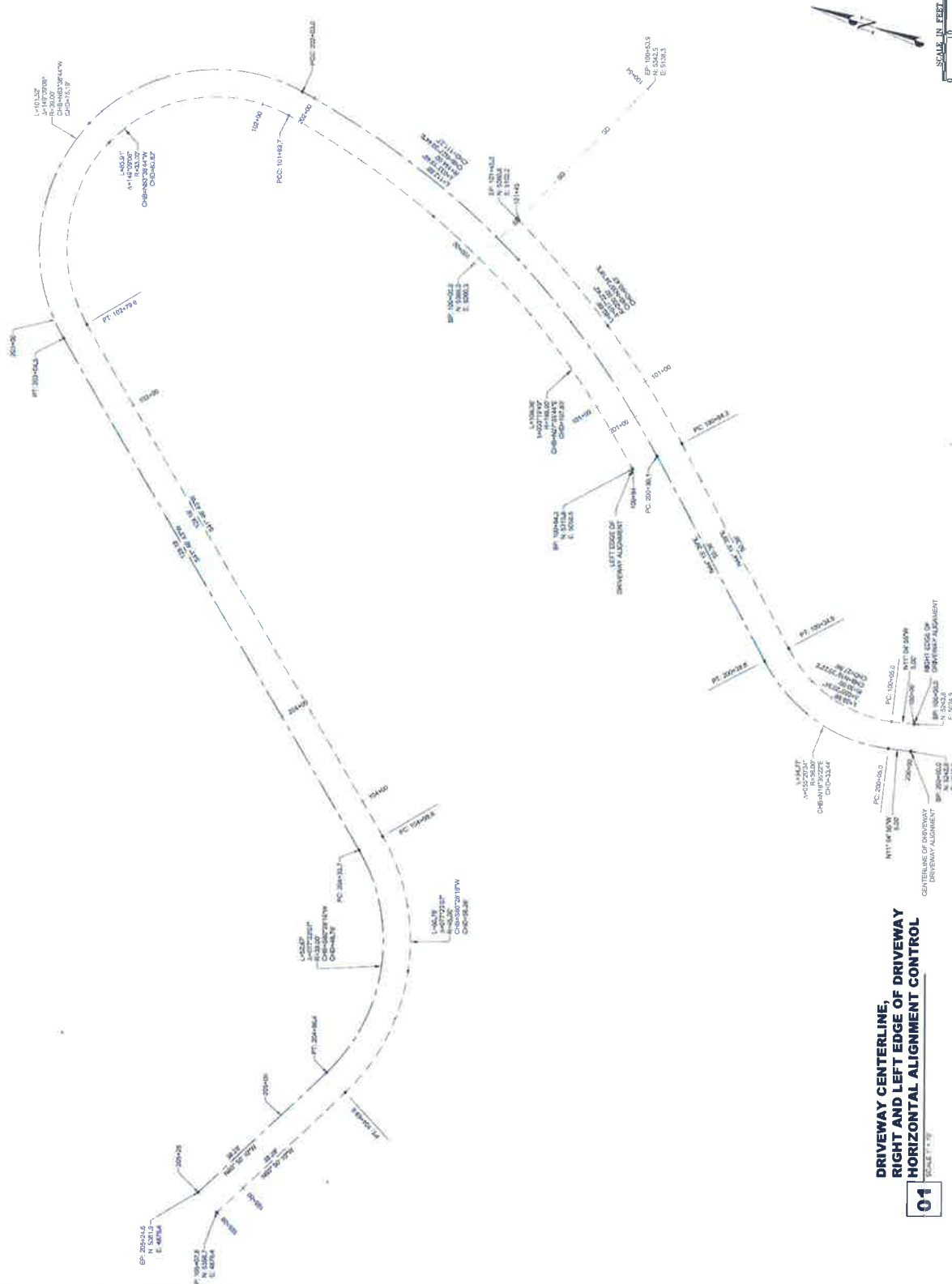
ANDERSON
ENGINEERING COMPANY INC.

CHAPMAN SINGLE LOT
DEVELOPMENT
PRIVATE DRIVEWAY
HORIZONTAL CONTROL

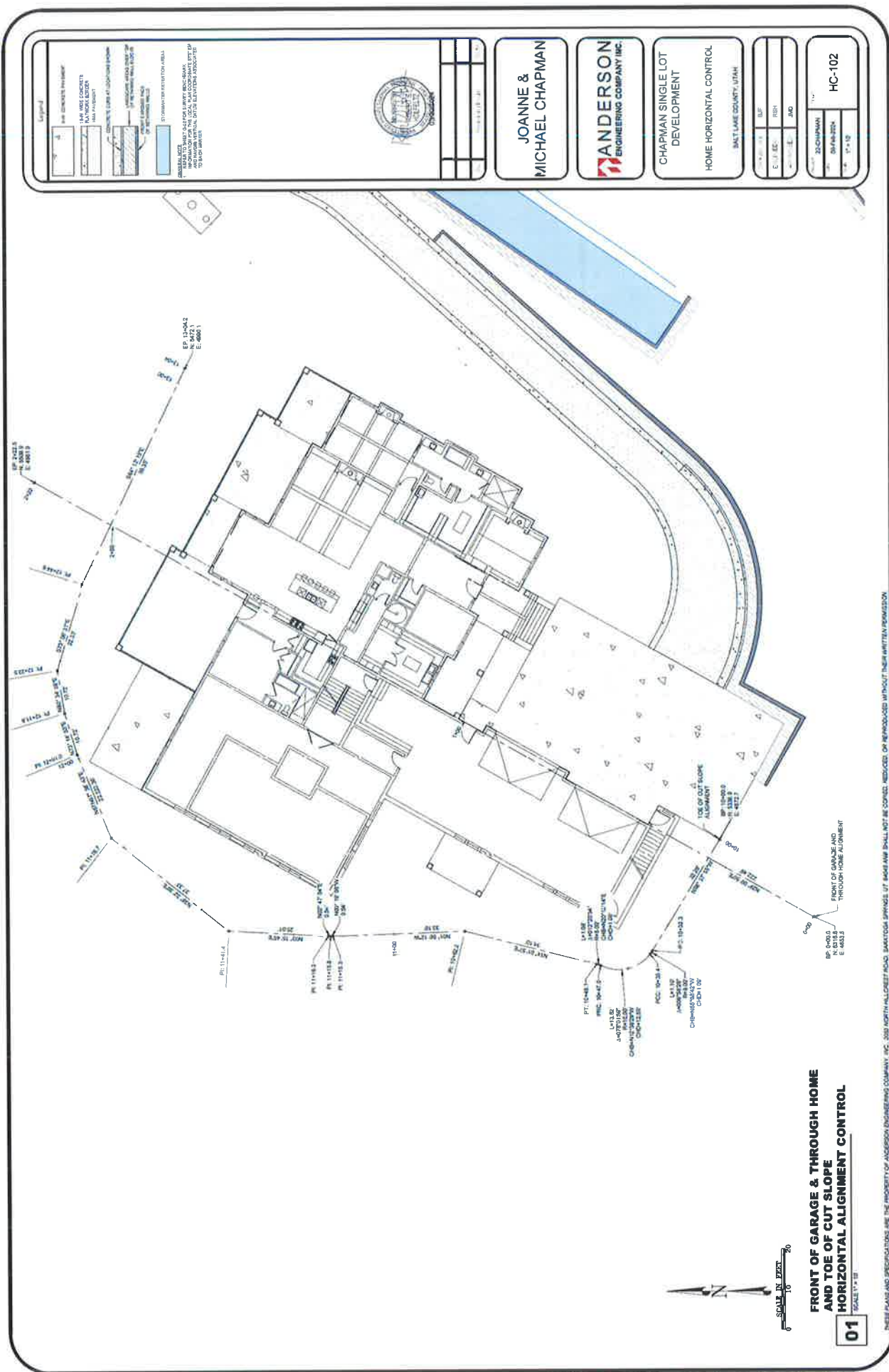
SALT LAKE COUNTY, UTAH

DATE	BY	CHK	APP
08/15/17	J. CHAPMAN	J. CHAPMAN	J. CHAPMAN

HC-101



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811
 Call before you dig
 1-800-4-A-SHIELD

WHIPPLE, KEN, JT WHIPPLE, JEANNA
 PARCEL: 32083000170000

<p>Legend</p> <p>4" DUCTILE IRON PIPE 12" DUCTILE IRON PIPE 18" DUCTILE IRON PIPE 24" DUCTILE IRON PIPE 30" DUCTILE IRON PIPE 36" DUCTILE IRON PIPE 42" DUCTILE IRON PIPE 48" DUCTILE IRON PIPE 54" DUCTILE IRON PIPE 60" DUCTILE IRON PIPE 66" DUCTILE IRON PIPE 72" DUCTILE IRON PIPE 78" DUCTILE IRON PIPE 84" DUCTILE IRON PIPE 90" DUCTILE IRON PIPE 96" DUCTILE IRON PIPE 102" DUCTILE IRON PIPE 108" DUCTILE IRON PIPE 114" DUCTILE IRON PIPE 120" DUCTILE IRON PIPE 126" DUCTILE IRON PIPE 132" DUCTILE IRON PIPE 138" DUCTILE IRON PIPE 144" DUCTILE IRON PIPE 150" DUCTILE IRON PIPE 156" DUCTILE IRON PIPE 162" DUCTILE IRON PIPE 168" DUCTILE IRON PIPE 174" DUCTILE IRON PIPE 180" DUCTILE IRON PIPE 186" DUCTILE IRON PIPE 192" DUCTILE IRON PIPE 198" DUCTILE IRON PIPE 204" DUCTILE IRON PIPE 210" DUCTILE IRON PIPE 216" DUCTILE IRON PIPE 222" DUCTILE IRON PIPE 228" DUCTILE IRON PIPE 234" DUCTILE IRON PIPE 240" DUCTILE IRON PIPE 246" DUCTILE IRON PIPE 252" DUCTILE IRON PIPE 258" DUCTILE IRON PIPE 264" DUCTILE IRON PIPE 270" DUCTILE IRON PIPE 276" DUCTILE IRON PIPE 282" DUCTILE IRON PIPE 288" DUCTILE IRON PIPE 294" DUCTILE IRON PIPE 300" DUCTILE IRON PIPE</p>		<p>Notes</p> <p>1. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.</p> <p>2. ALL NEW UTILITIES SHOWN ARE BASED ON FIELD SURVEY.</p> <p>3. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p> <p>4. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p> <p>5. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p> <p>6. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p> <p>7. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p> <p>8. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p> <p>9. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p> <p>10. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES.</p>
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JOANNE &
 MICHAEL CHAPMAN

ANDERSON
 ENGINEERING COMPANY INC.

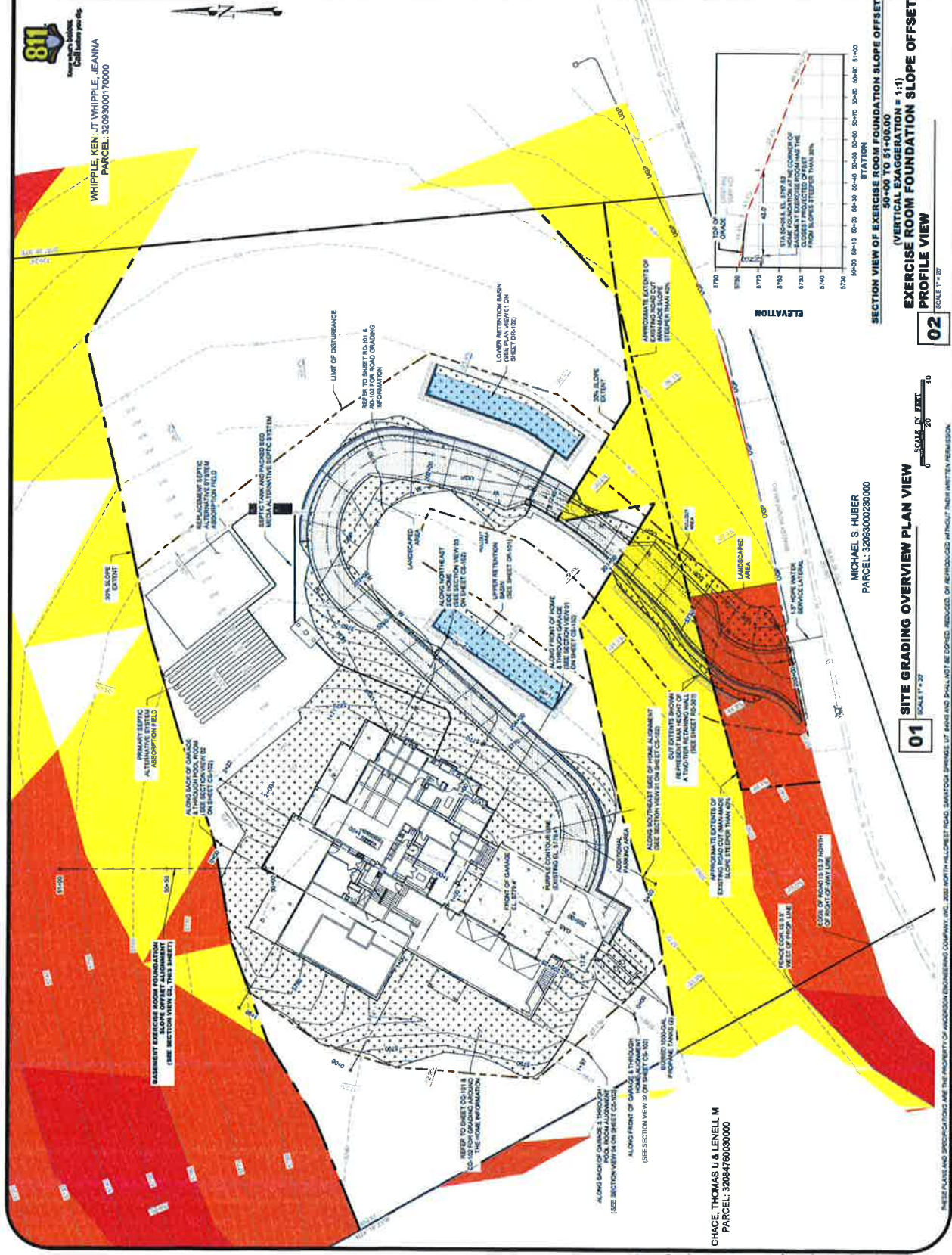
CHAPMAN SINGLE LOT
 DEVELOPMENT
 HOME SITE PLAN OVERVIEW

SALT LAKE COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/20	ISSUED FOR PERMIT

CS-101A



01 SITE GRADING OVERVIEW PLAN VIEW
 SCALE 1" = 20'

02 EXERCISE ROOM FOUNDATION SLOPE OFFSET
 SCALE 1" = 20'

MICHAEL S. HUBER
 PARCEL: 32083000230000

CHACE, THOMAS U & LENEVIL M
 PARCEL: 32084790030000

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Legend

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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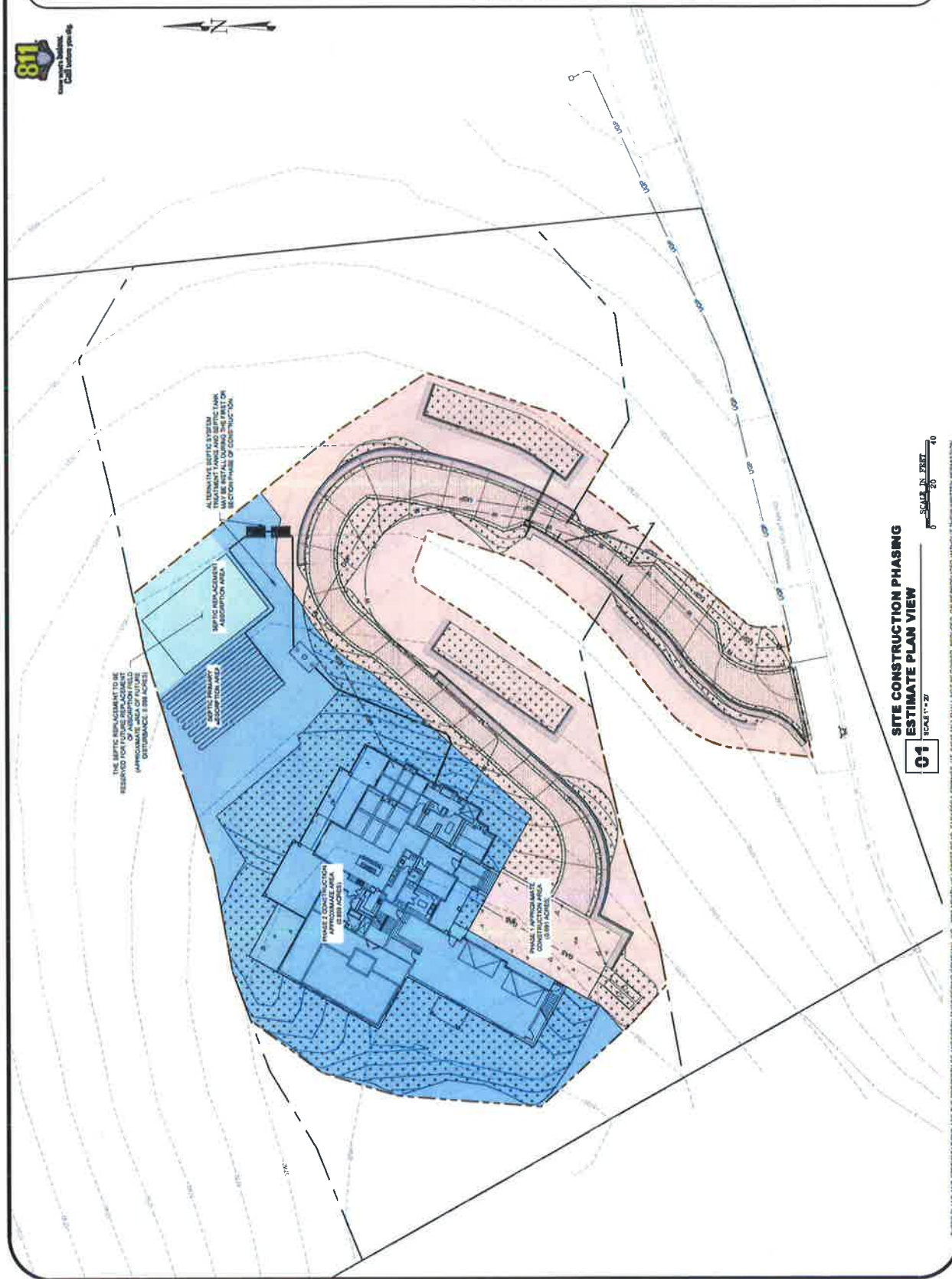
JOANNE &
MICHAEL CHAPMAN

ANDERSON
ENGINEERING COMPANY INC.

CHAPMAN SINGLE LOT
DEVELOPMENT
CONSTRUCTION PHASING
ILLUSTRATION

SALT LAKE COUNTY, UTAH

CS-101E



01 SITE CONSTRUCTION PHASING
ESTIMATE PLAN VIEW
SCALE 1"=25'
SCALE IN 2557'

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General Notes:
1. THE EXISTING GRADE AND PROPOSED GRADE ARE SHOWN ON THIS SHEET.
2. THE EXISTING GRADE IS SHOWN IN BROWN AND THE PROPOSED GRADE IS SHOWN IN GREEN.
3. THE EXISTING GRADE IS SHOWN IN BROWN AND THE PROPOSED GRADE IS SHOWN IN GREEN.
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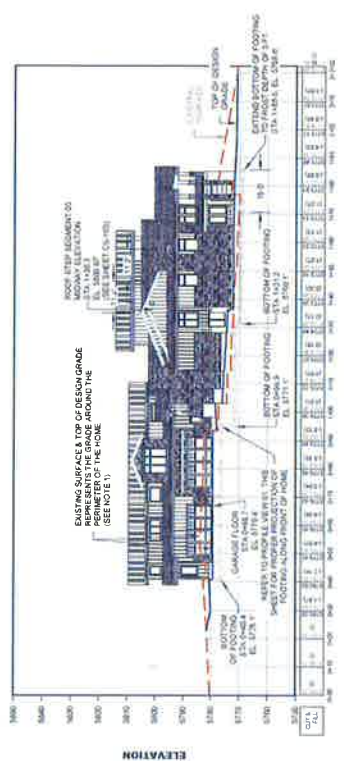
JOANNE &
MICHAEL CHAPMAN

ANDERSON
ENGINEERING COMPANY INC.

CHAPMAN SINGLE LOT
DEVELOPMENT
GRADING PLAN SECTION
VIEWS ALONG SIDES OF HOME

SALT LAKE COUNTY, UTAH
RSH
E.F.E.C.
RSH
E.A.D.

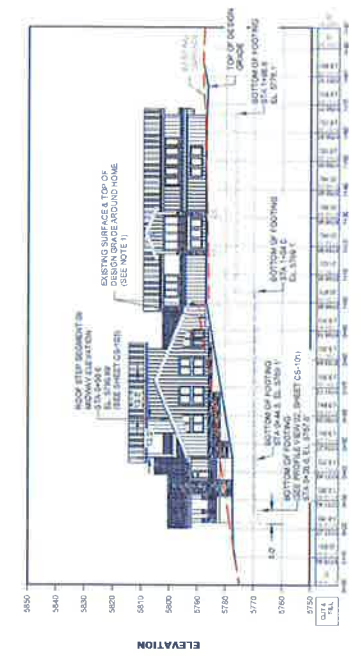
CS-102
DATE: 05/04/2024
BY: JAC/MSA
SCALE: 1" = 20'



SECTION VIEW OF FRONT OF GARAGE & THROUGH HOME
0+00 TO 222.46
(VERTICAL EXAGGERATION = 1:1)

FRONT OF GARAGE & THROUGH HOME
SECTION VIEW (LOOKING NORTH)

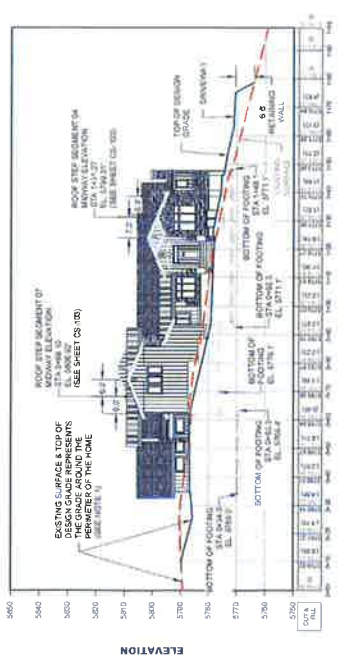
02
SCALE 1" = 20'



SECTION VIEW OF BACK OF GARAGE & THROUGH POOL ROOM
0+00 TO 1197.25
(VERTICAL EXAGGERATION = 1:1)

BACK OF GARAGE & THROUGH POOL ROOM
SECTION VIEW (LOOKING SOUTH)

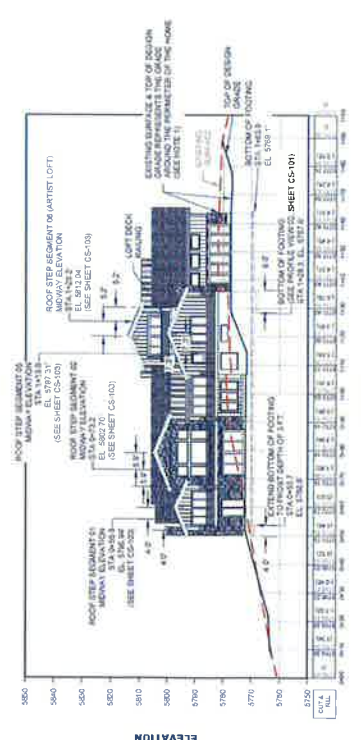
04
SCALE 1" = 20'



SECTION VIEW OF FRONT OF HOME & THROUGH GARAGE
0+00 TO 1197.94
(VERTICAL EXAGGERATION = 1:1)

FRONT OF HOME & THROUGH GARAGE
SECTION VIEW (LOOKING EAST)

01
SCALE 1" = 20'



SECTION VIEW OF NORTHEAST SIDE OF HOME
0+00 TO 1197.94
(VERTICAL EXAGGERATION = 1:1)

NORTHEAST SIDE OF HOME
SECTION VIEW (LOOKING WEST)

03
SCALE 1" = 20'

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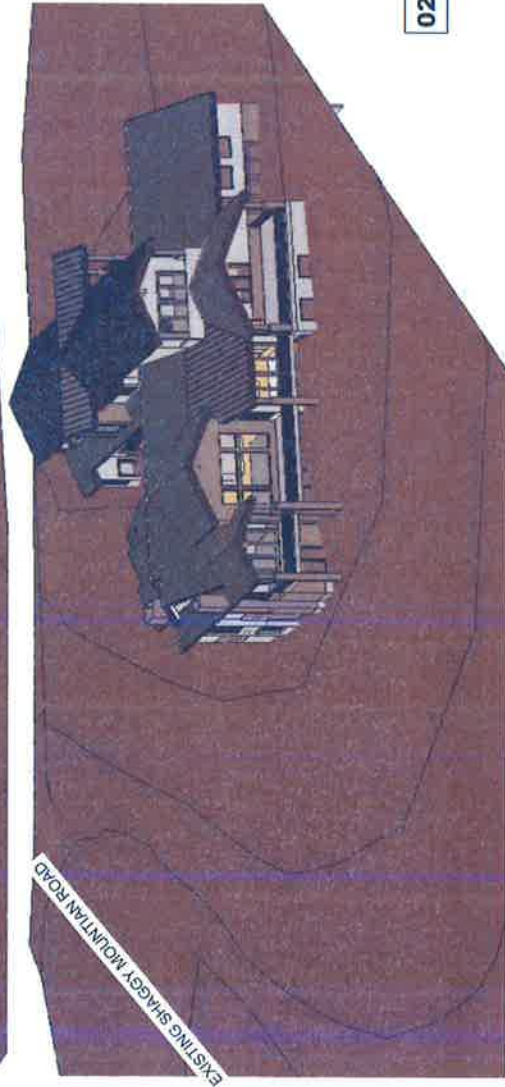




EXISTING GRADE AROUND PROPOSED HOME
ISOMETRIC VIEW - LOOKING NORTH

01

NTS



EXISTING GRADE AROUND PROPOSED HOME
ISOMETRIC VIEW - LOOKING SOUTHWEST

02

NTS

General Notes:



JOANNE &
MICHAEL CHAPMAN

ANDERSON
ENGINEERING COMPANY INC.

CHAPMAN SINGLE LOT
DEVELOPMENT
ISOMETRIC VIEWS OF HOME &
EXISTING GRADE

SALT LAKE COUNTY, UTAH

RSK

CSH

AND

CS-103B

NTS

EXISTING SHAGGY MOUNTAIN ROAD



01 EXISTING GRADE AROUND PROPOSED HOME
ISOMETRIC VIEW - LOOKING SOUTHWEST

NTS

EXISTING SHAGGY MOUNTAIN ROAD



MID ROOF HEIGHT OF STEPPED
ROOF SEGMENT 03 IS EXACTLY
AT THE GRADE VERTICALLY
PROJECTED 30 FEET
(SEE SHEET CS-103)

ARTIST LOFT MID ROOF HEIGHT IS 1.06
FEET ABOVE THE GRADE THAT IS
VERTICALLY PROJECTED 30 FEET
(REFER TO VARIANCE REQUEST
INFORMATION ON SHEET CS-103)

02 EXISTING GRADE AROUND PROPOSED HOME
PROJECTED VERTICALLY 30 FEET
ISOMETRIC VIEW - LOOKING SOUTH

NTS

General Notes



JOANNE &
MICHAEL CHAPMAN

ANDERSON
ENGINEERING COMPANY INC.

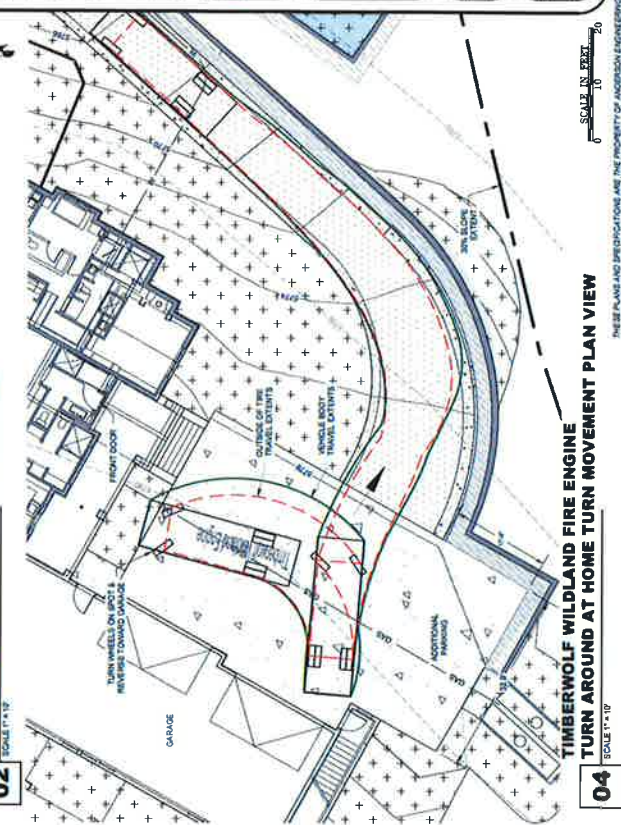
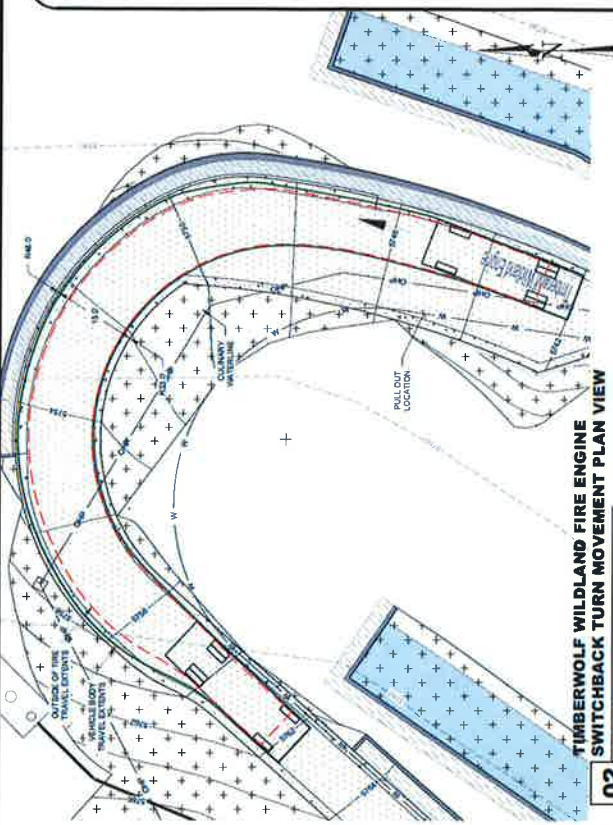
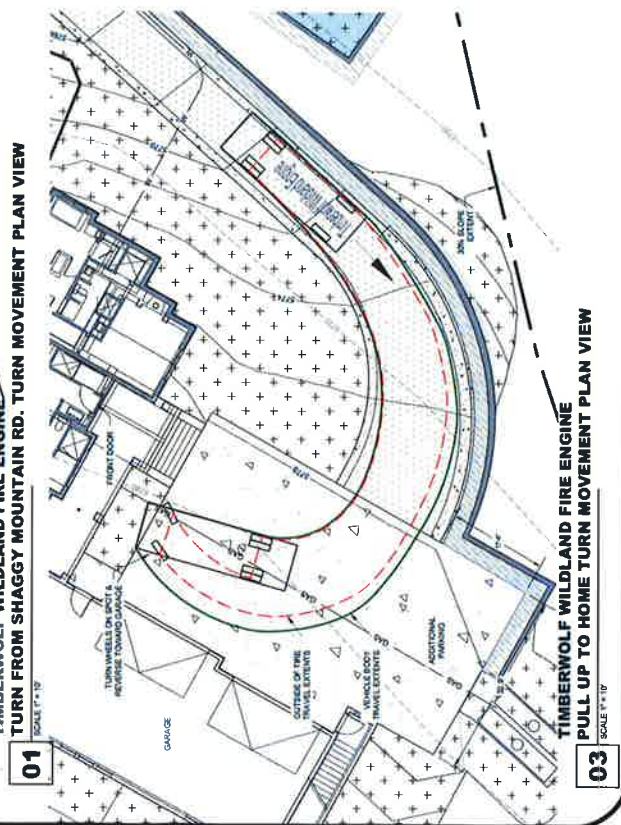
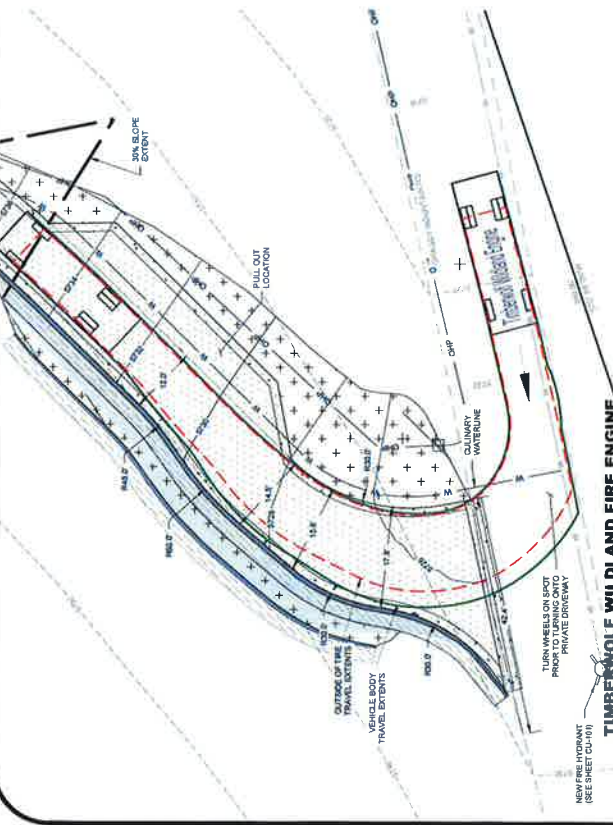
CHAPMAN SINGLE LOT
DEVELOPMENT
ISOMETRIC VIEWS OF HOME &
EXISTING GRADE

SALT LAKE COUNTY, UTAH

DATE	11	13	13
BY	JCH	MS	MS
CHK	JCH	MS	MS
APP	JCH	MS	MS

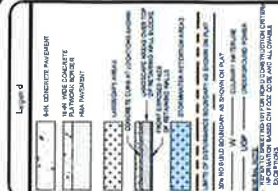
CS-103C

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Legend		PROPERTY INFORMATION	
VEHICLE BODY TRAVEL EXTENTS	VEHICLE BODY TRAVEL EXTENTS	OWNER	DATE
WHEELBODY TRAVEL EXTENTS	WHEELBODY TRAVEL EXTENTS	JOANNE & MICHAEL CHAPMAN	10/10/2024
LANDSCAPE AREAS OF INTEREST	LANDSCAPE AREAS OF INTEREST	ANDERSON ENGINEERING COMPANY INC.	1" = 12'
3% SLOPE EXTENT	3% SLOPE EXTENT	CHAPMAN SINGLE LOT DEVELOPMENT	FS-03
10% SLOPE EXTENT	10% SLOPE EXTENT	TIMBERWOLF WILDLAND FIRE ENGINE VEHICLE TRAVEL PATH ANALYSIS	10/10/2024
3% SLOPE EXTENT	3% SLOPE EXTENT	BALTIMORE COUNTY, MICHIGAN	1" = 12'
10% SLOPE EXTENT	10% SLOPE EXTENT	REMARKS	1" = 12'
3% SLOPE EXTENT	3% SLOPE EXTENT	REMARKS	1" = 12'
10% SLOPE EXTENT	10% SLOPE EXTENT	REMARKS	1" = 12'

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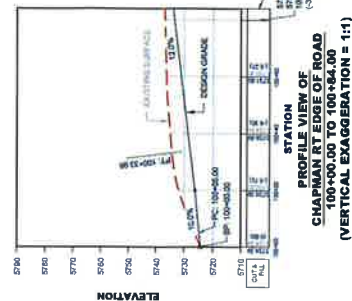
JOANNE &
MICHAEL CHAPMAN



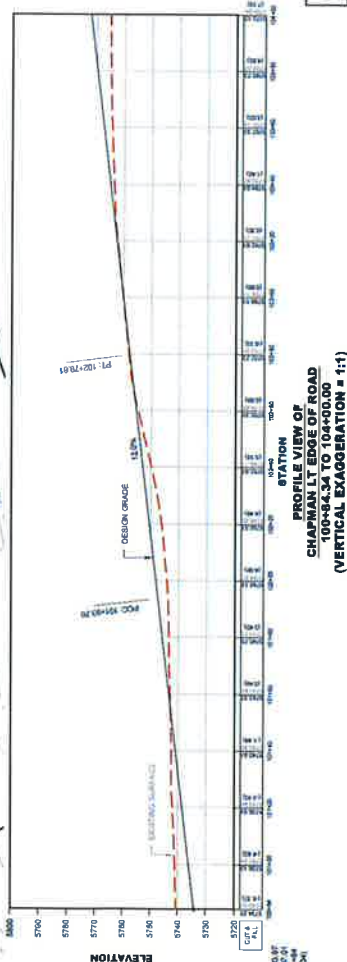
**CHAPMAN SINGLE LOT
DEVELOPMENT
DRIVEWAY PLAN & RIGHT AND
LEFT EDGE OF ROAD PROFILE
VIEWS**

20-25%	ASH
60-75%	ASH

22-CH000000	RD-102
12-May-2024	



PRIVATE DRIVEWAY RIGHT EDGE OF ROAD PROFILE VIEW

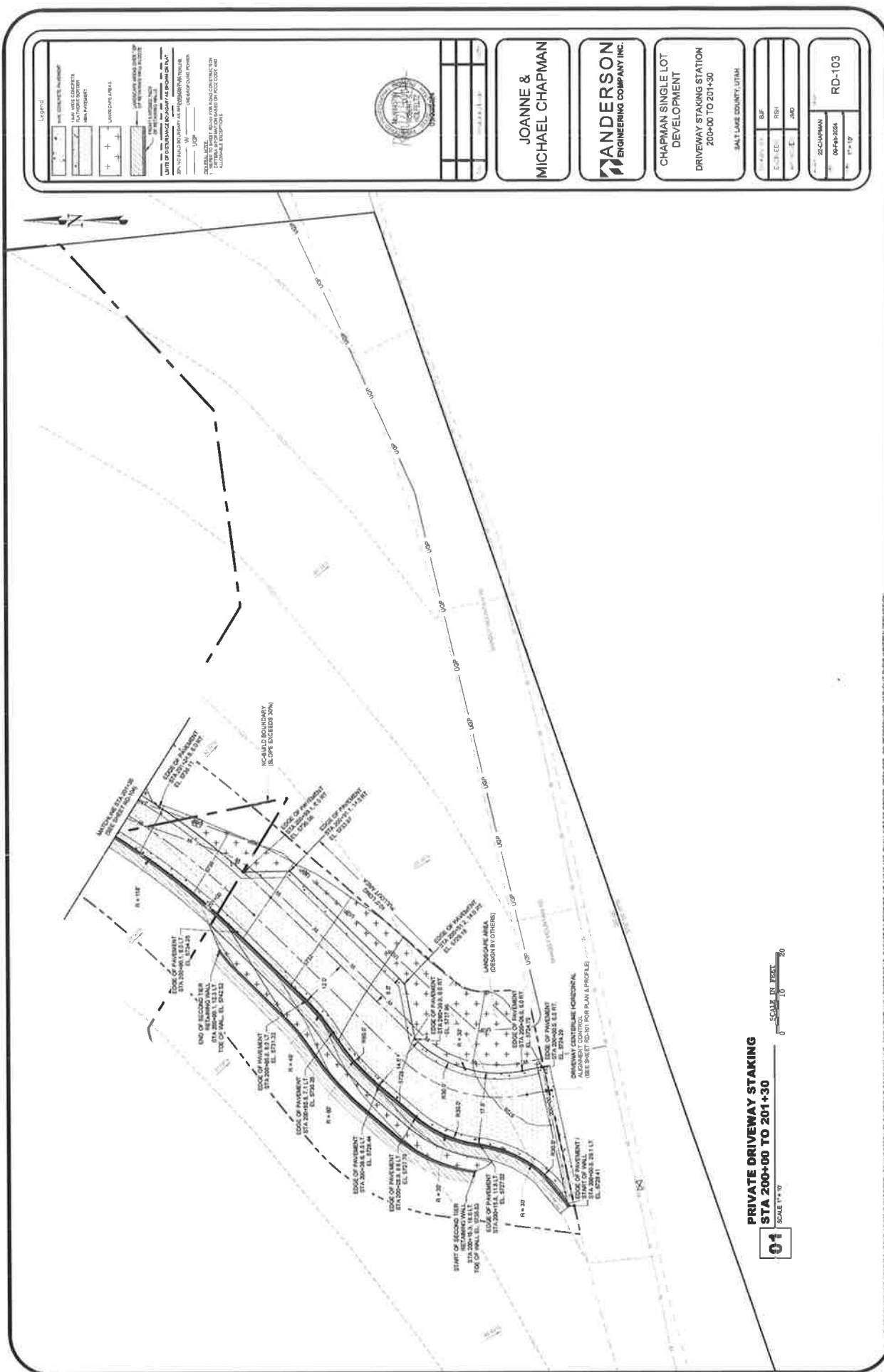


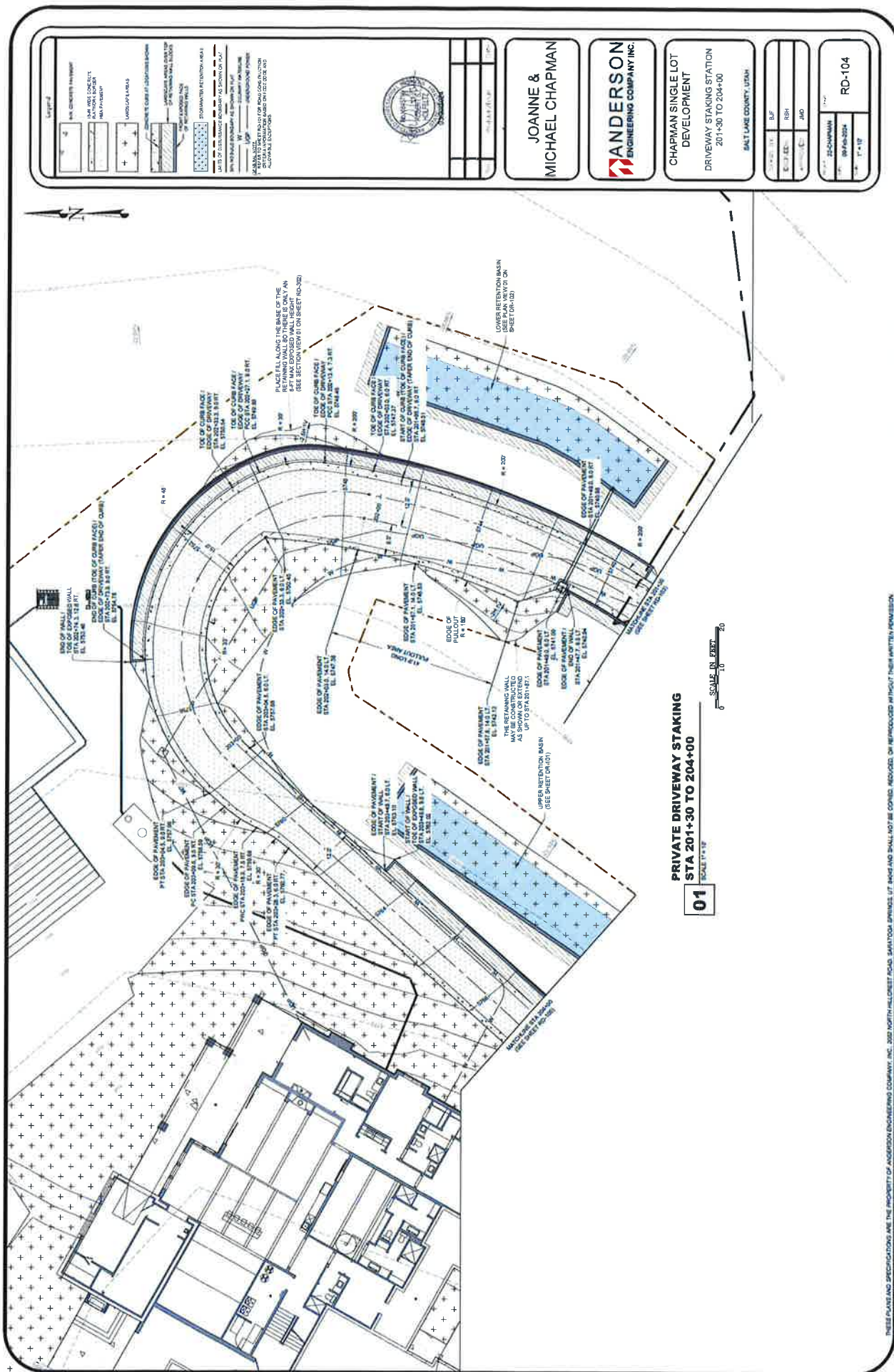
PRIVATE DRIVEWAY LEFT EDGE OF ROAD PROFILE VIEW



PRIVATE DRIVEWAY RIGHT EDGE
END OF ROAD PROFILE VIEW

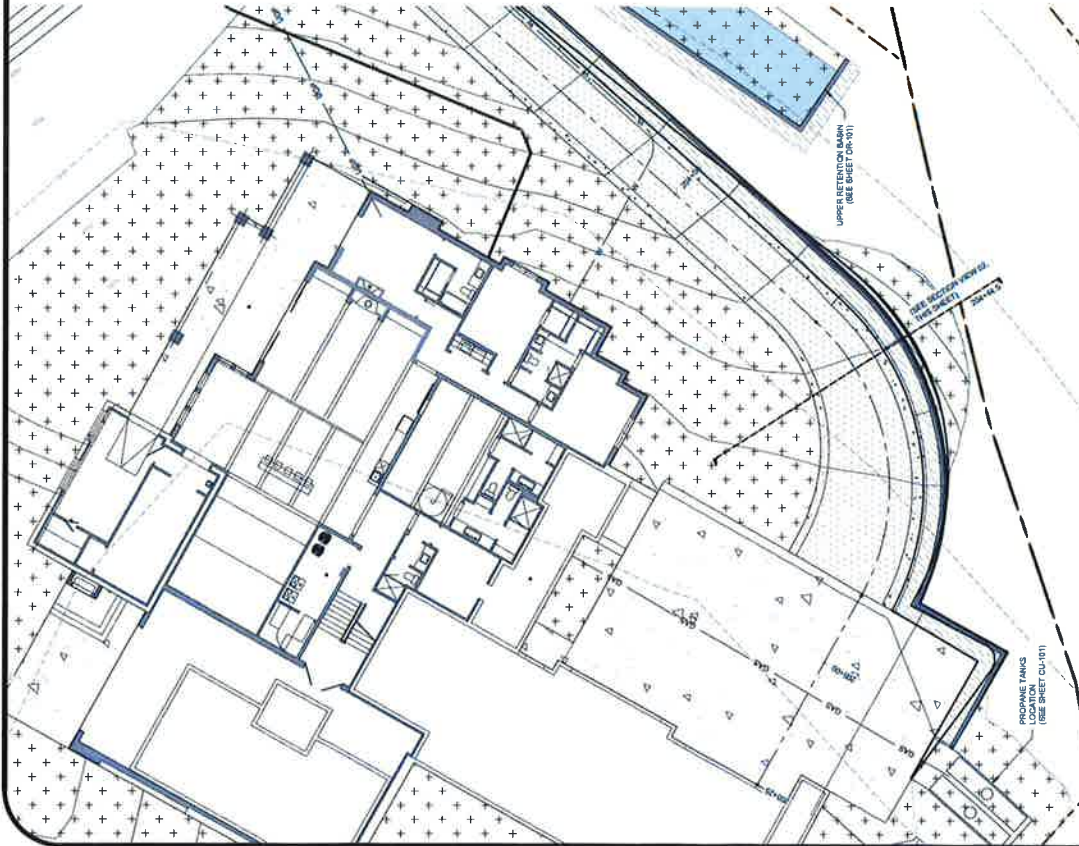
A horizontal scale bar labeled "SCALE IN FEET" with markings at 0, 20, and 40.





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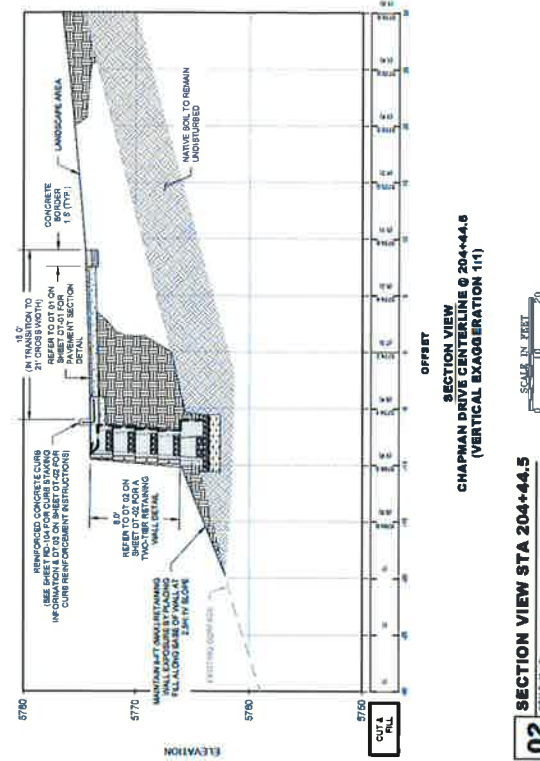




01 PRIVATE DRIVEWAY SECTION STA 204+44.5
PLAN VIEW
SCALE 1" = 20'

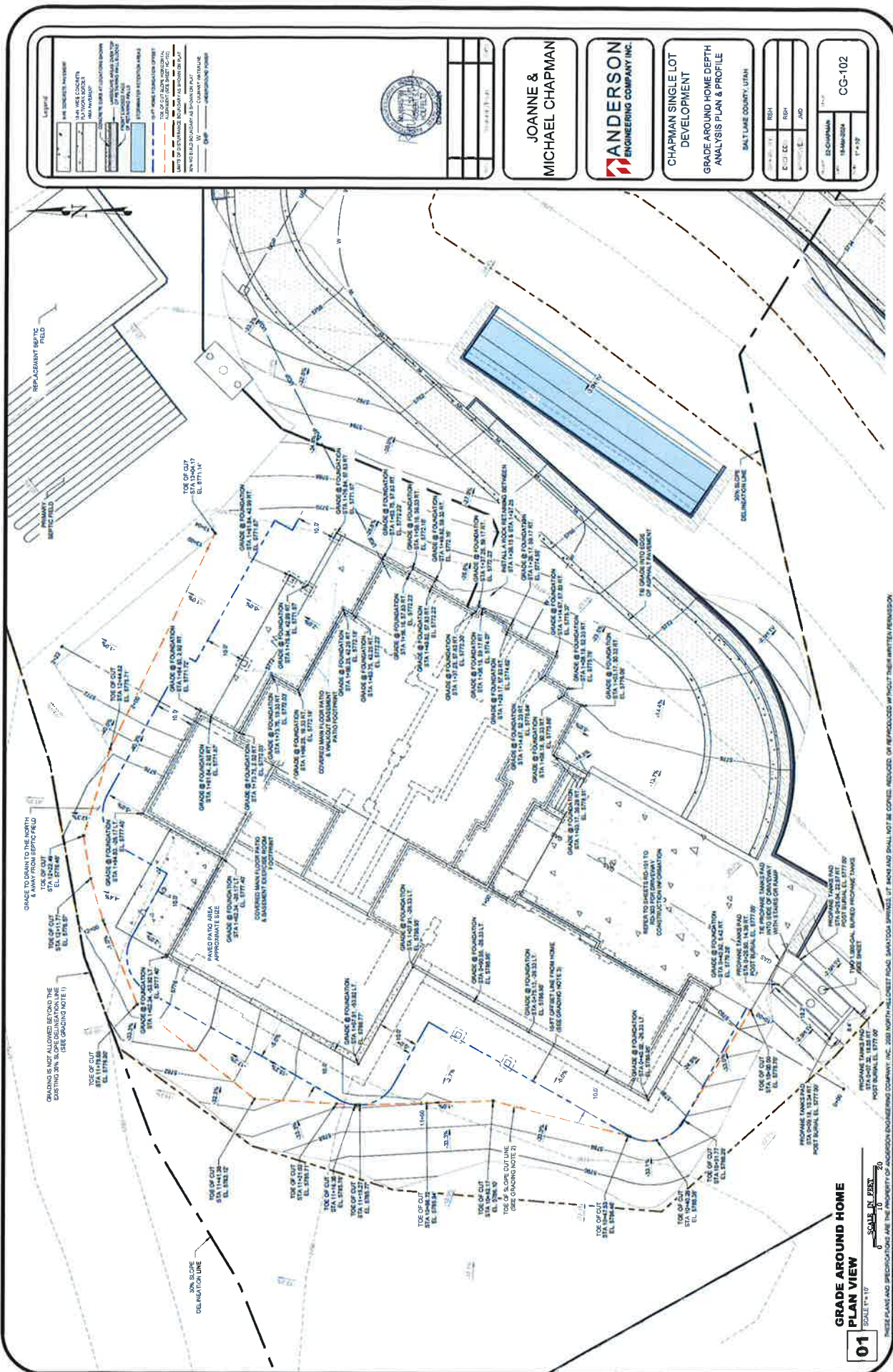
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			JOANNE & MICHAEL CHAPMAN	ANDERSON ENGINEERING COMPANY INC.	CHAPMAN SINGLE LOT DEVELOPMENT DRIVEWAY SECTION VIEW SALT LAKE COUNTY, UTAH	RSH 10'-0" (10')	RSH 10'-0" (10')	RD-303 18 MAR 2024 1" = 10'
1" = 10'	1" = 10'					RSH 10'-0" (10')	RSH 10'-0" (10')	



02 SECTION VIEW STA 204+44.5
SCALE 1" = 20'

SECTION VIEW
CHAPMAN DRIVE CENTERLINE @ 204+44.8
(VERTICAL EXAGGERATION 1/1)



General Notes:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. THE AREA OF THE WATERSHED IS 10.82 ACRES.
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JOANNE &
MICHAEL CHAPMAN

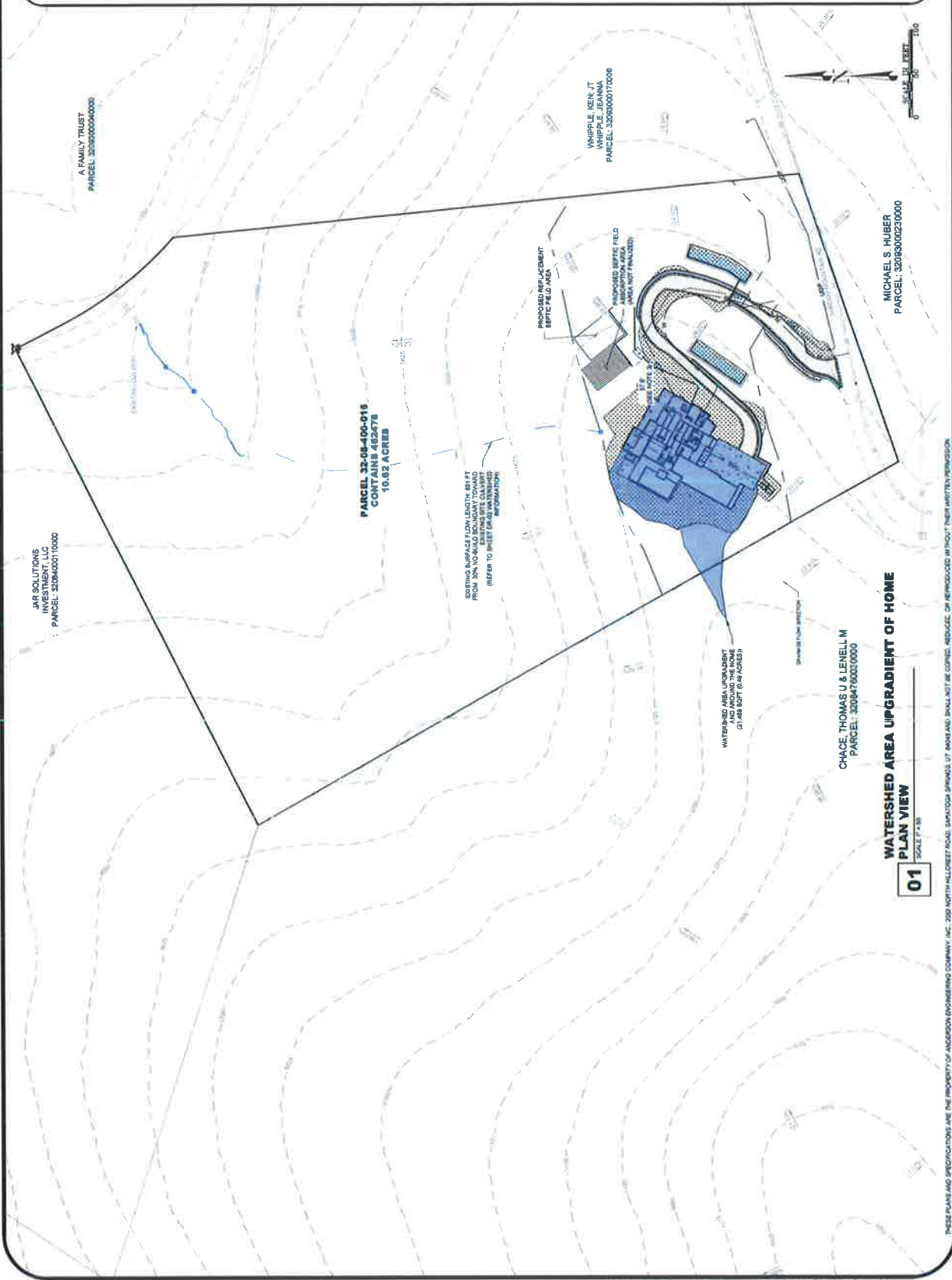
ANDERSON
ENGINEERING COMPANY INC.

CHAPMAN SINGLE LOT
DEVELOPMENT
UPGRADIENT OF HOME
WATERSHED AREA

SALT LAKE COUNTY, UTAH

DATE	12-15-2011
BY	JCH
CHECKED BY	RSB
DATE	1-10-12
BY	AND

DR-01



WATERSHED AREA UPGRADIENT OF HOME
PLAN VIEW
01
SCALE 1" = 50'

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Legend

- 1. 4" RSH CONDUIT
- 2. 4" RSH CONDUIT
- 3. 4" RSH CONDUIT
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- 5. 4" RSH CONDUIT
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- 94. 4" RSH CONDUIT
- 95. 4" RSH CONDUIT
- 96. 4" RSH CONDUIT
- 97. 4" RSH CONDUIT
- 98. 4" RSH CONDUIT
- 99. 4" RSH CONDUIT
- 100. 4" RSH CONDUIT

JOANNE & MICHAEL CHAPMAN

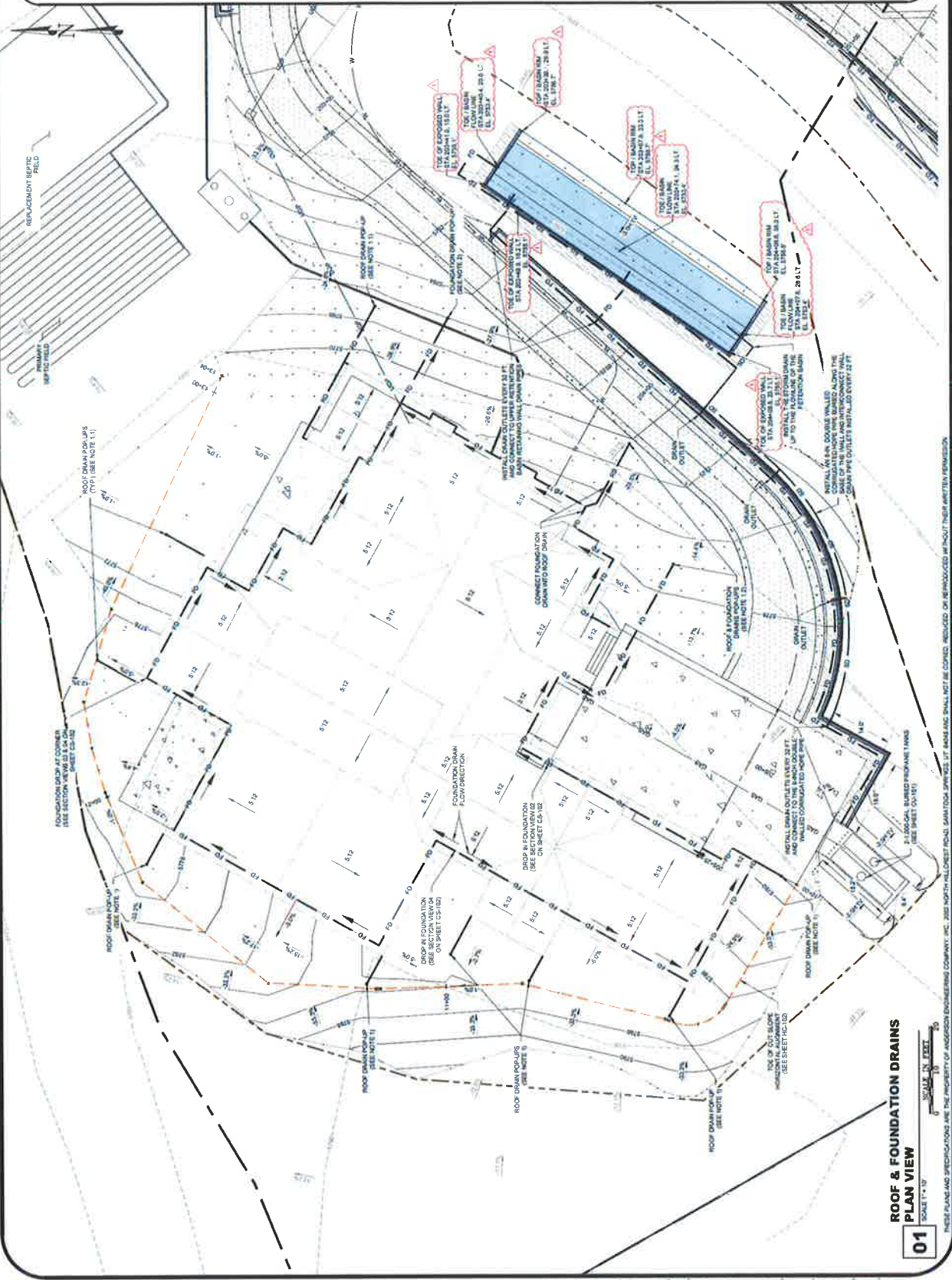
ANDERSON ENGINEERING COMPANY INC.

CHAPMAN SINGLE LOT DEVELOPMENT

DRAINAGE FROM & AROUND HOME AND UPPER RETENTION BASIN PLAN

SALT LAKE COUNTY, UTAH

DR-101



ROOF & FOUNDATION DRAINS

PLAN VIEW

SCALE: 1" = 10'

01

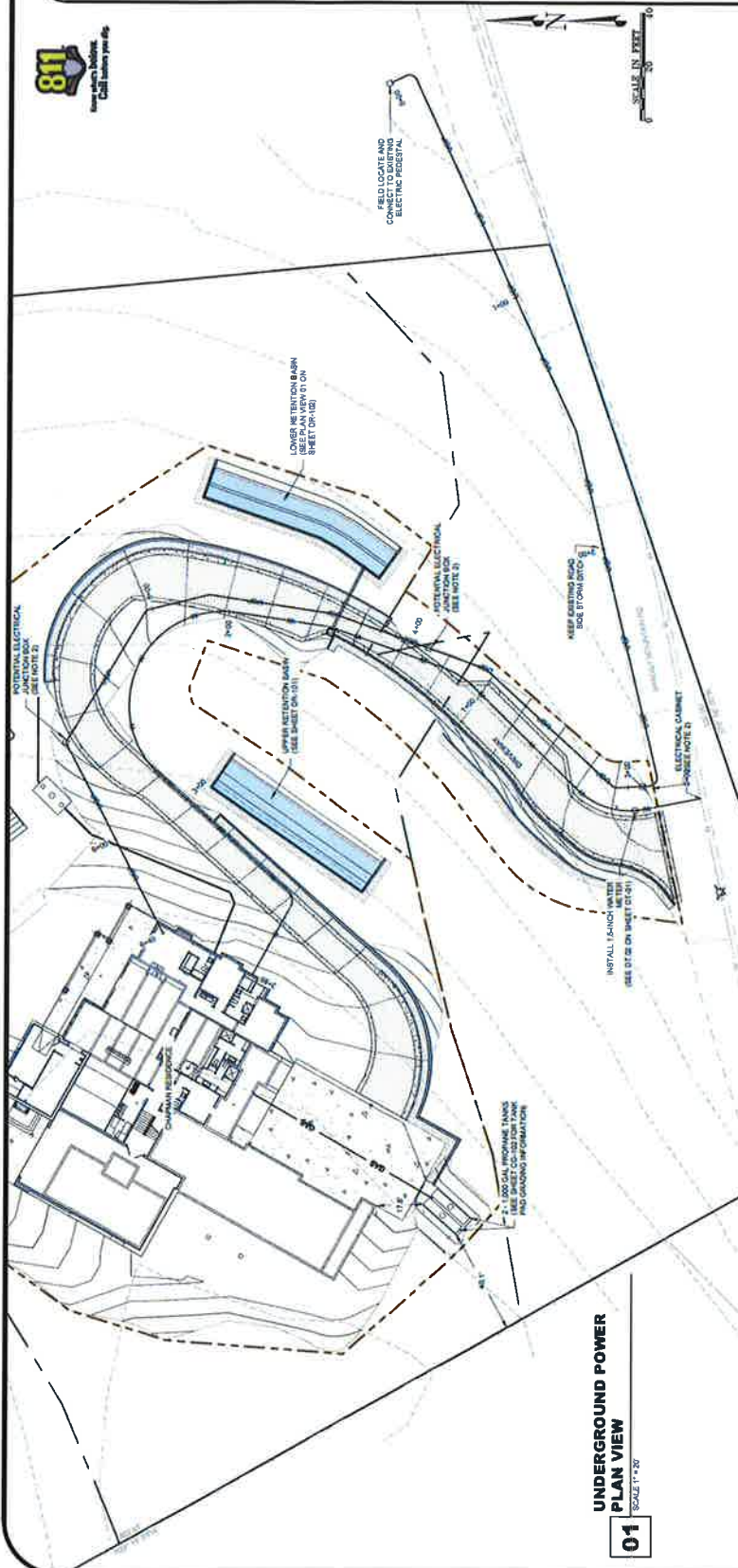
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01 RETAINING WALL AT SWITCHBACK PLAN VIEW
SCALE 1" = 10' SCALE IN FEET

03 RETAINING WALL AT DRIVEWAY
ENTRANCE PLAN VIEW
SCALE 1" = 3'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC. 2003 NORTH WILLOW STREET ROAD, SARASOTA SPRINGS, UT 84602. THESE PLANS SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



**UNDERGROUND POWER
PLAN VIEW**

SCALE 1" = 20'

JOANNE &
MICHAEL CHAPMAN

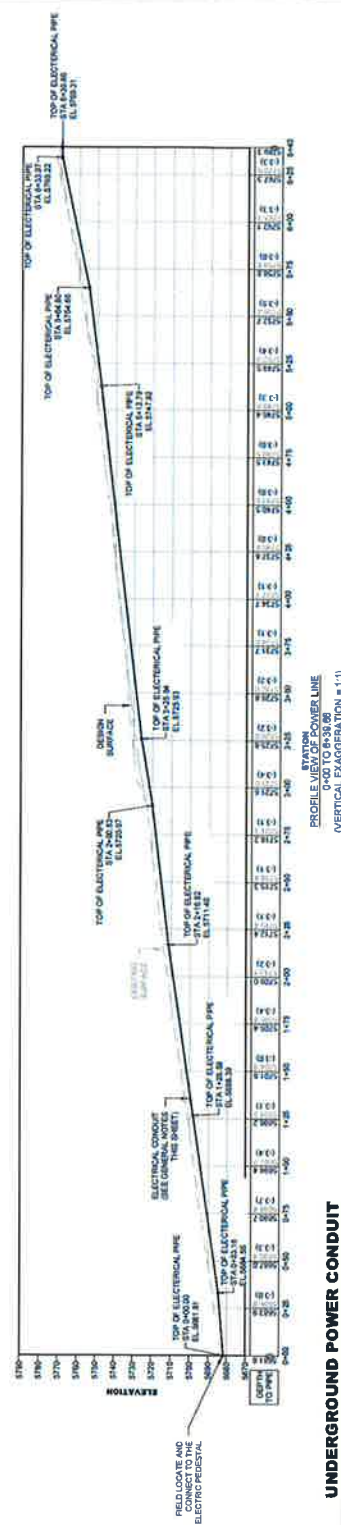


**CHAPMAN SINGLE LOT
DEVELOPMENT**

**UNDERGROUND POWER
UTILITY PLAN**

DATE	10/10/10
BY	ASH
NO.	100

22-CHAPMAN	CU-102
19-Mar-2024	
AC 100-102	



UNDERGROUND POWER CONDUIT PROFILE VIEW

20

A horizontal scale bar labeled "SCALE IN FEET" with markings at 0, 30, and 60.

1. ELECTRIC UNE SHALL BE AT A MINIMUM DEPTH OF 3 FEET

NEESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC. 3083 NORTH HILL CREEK ROAD, SALT LAKE CITY, UTAH 84119. THESE PLANS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF ANDERSON ENGINEERING COMPANY, INC. IS STRICTLY PROHIBITED.

- SECTION 01 DRIVEWAY CROSS SECTION

SECTION 02 PAVEMENT THICKNESS

SECTION 03 1.5-IN WATER METER DETAIL

SECTION 04 1.5-IN SERVICE TAP

SECTION 05 FIRE HYDRANT WITH VALVE

SECTION 06 1 1/2" and 2" SERVICE TAPS

SECTION 07 1 1/2" and 2" WATER METER DETAIL
- SECTION 01 DRIVEWAY CROSS SECTION

SECTION 02 PAVEMENT THICKNESS

SECTION 03 1.5-IN WATER METER DETAIL

SECTION 04 1.5-IN SERVICE TAP

SECTION 05 FIRE HYDRANT WITH VALVE

SECTION 06 1 1/2" and 2" SERVICE TAPS

SECTION 07 1 1/2" and 2" WATER METER DETAIL
- SECTION 01 DRIVEWAY CROSS SECTION

SECTION 02 PAVEMENT THICKNESS

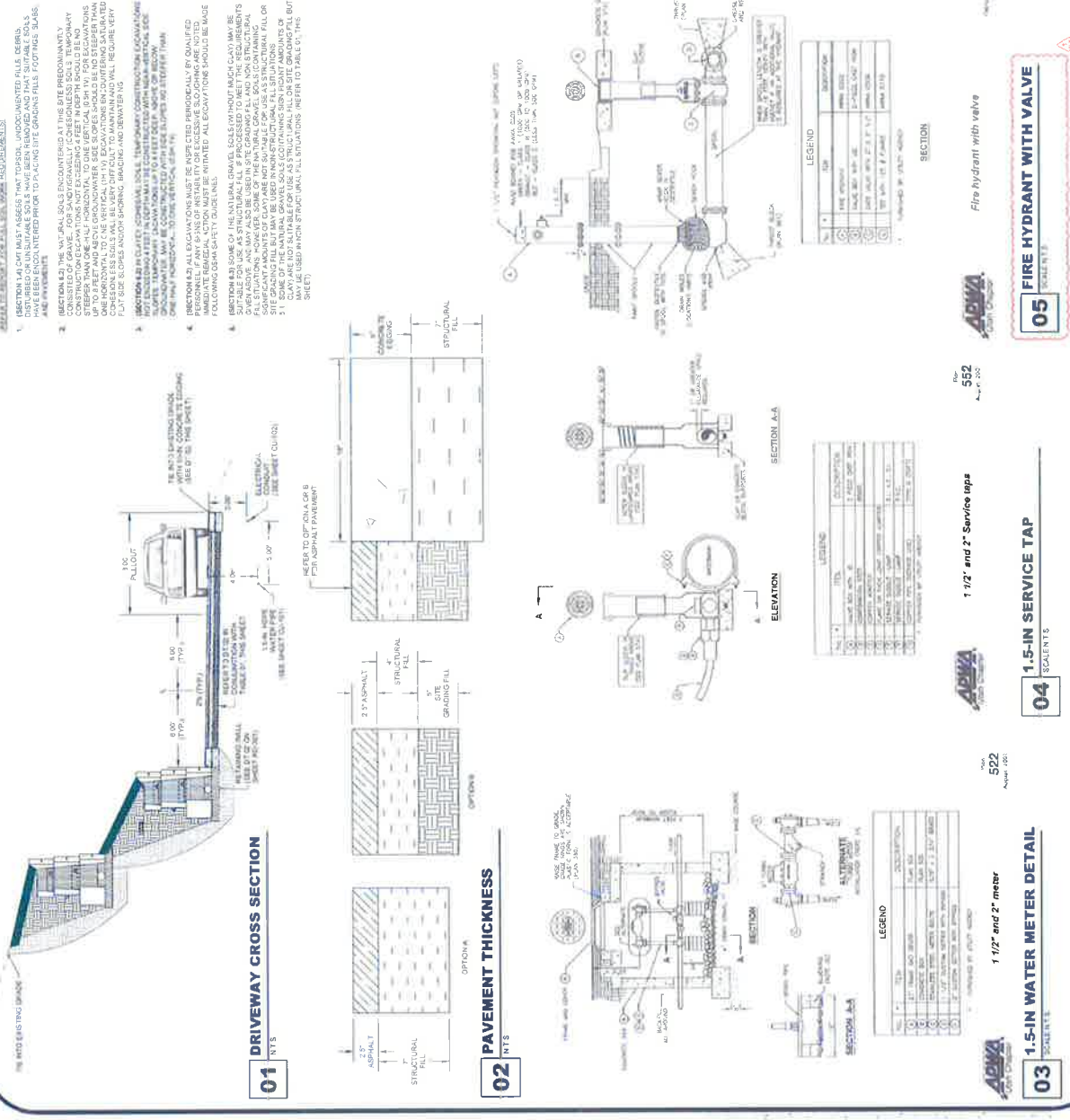
SECTION 03 1.5-IN WATER METER DETAIL

SECTION 04 1.5-IN SERVICE TAP

SECTION 05 FIRE HYDRANT WITH VALVE

SECTION 06 1 1/2" and 2" SERVICE TAPS

SECTION 07 1 1/2" and 2" WATER METER DETAIL



DT-02



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ACCORDION ENGINEERING COMPANY, INC., 2033 NORTH HOLLIDAY ROAD, SAN ANTONIO, TEXAS 78201. IF THESE PLANS ARE REPRODUCED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION, THE REPRODUCER SHALL BE CONSIDERED TO BE IN VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA.

File # SUB2024-001089

BRIMHALL COMPOUND (PHASE 1) SUBDIVISION SUMMARY AND RECOMMENDATION

Public Body: Salt Lake County Planning Commission

Meeting Date: May 15, 2024

Parcel ID: 32-08-200-005-0000

Acreage: 11.89

Current Zone: FA-2.5 (Foothill Agriculture) Zone.

Property Address: 14546 South Shaggy Mountain Road.

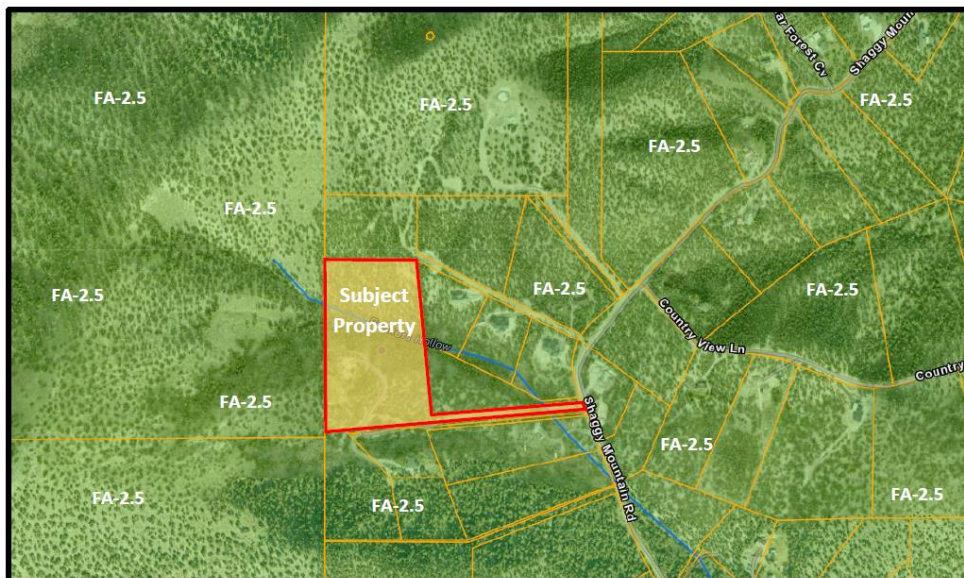
Request: Preliminary Plat Approval for the 2-Lot Brimhall Compound (Phase 1) Subdivision.

Planner: Jeff Miller

Planning Staff Recommendation: Approval

Applicant Name: Josh Brimhall

PROJECT DESCRIPTION



Josh Brimhall is requesting preliminary plat approval for the Brimhall Compound (Phase 1) Subdivision. There is an existing home on the property, which will be located on 1 of the 2 lots. Geographically, the property dips into a ravine as it heads towards the north end of the property. Phase 2 of this subdivision will include a 3rd lot on the north side of the ravine, with access from a private drive, which has a few newer homes. Prior to submitting Phase 2, the

applicant will need to obtain approval for access from the private drive and across some private property.

Request: Preliminary Plat Approval for the ~~2-Lot~~ Brimhall Compound (Phase 1) Subdivision.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located within the Hi Country Estates/Rose Canyon area of Unincorporated Herriman. There is a mixture of developed lots and undeveloped property surrounding the property. All of the properties in the general vicinity are zoned FA-2.5 (Foothill Agriculture). According to the FA-2.5 Zone, "the purpose of the foothill agriculture zones is to permit the development of the foothill areas of the county for rural residential, limited agricultural, limited animals and other specified uses, to the extent such development is compatible with the natural environment of these areas, particularly the natural slopes, vegetation, and fragile soils.

ZONE CONSIDERATIONS (FA-2.5 ZONE)

Requirement	Standard	Compliance Verified
Front, Side, and Rear Yard Setbacks	None, building placement is decided on a case-by-case basis based on the approved limits of disturbance, and all other FCOZ requirements.	Can Comply
Lot Width	50 Feet at the front lot line.	Yes
Building Height	30 Feet for slopes exceeding 15%, 35 Feet for all other properties.	Can Comply

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed subdivision.

REVIEWING AGENCIES RESPONSE

AGENCY: Planning
DATE: 4/23/2024
RECOMMENDATION: Approval. No further planning related comments. FCOZ review will be completed at the time of site plan submittal for the proposed future home on Lot 2.

AGENCY: Geology
DATE: 3/25/2024
RECOMMENDATION: Approved for subdividing.

AGENCY: Grading
DATE: 3/18/2024
RECOMMENDATION: Approval. Submit grading plans at the time of FCOZ site plan submittal.

AGENCY: Urban Hydrology
DATE: 3/25/2024
RECOMMENDATION: Approved for subdividing. Need to submit grading and drainage plan if/when the parcels get developed.

AGENCY: Traffic
DATE: 3/25/2024
RECOMMENDATION: Approved for subdividing. Need to submit site plan if/when parcels get developed.

Request: Preliminary Plat Approval for the ~~2-Lot~~ Brimhall Compound (Phase 1) Subdivision.

AGENCY: Surveyor

DATE: 4/17/2024

RECOMMENDATION: Approval. Plat meets recording requirements. I have approved the plat.

AGENCY: Unified Fire Authority

DATE: 3/12/2024

RECOMMENDATION: Approval. Any new structures constructed on lot #2 will need to comply with the requirements of the Utah WUI Code. I have attached a site review letter that outlines the requirements for construction on Lot #2. I have included a copy of the WUI Development Guidelines for review. See attached fire review letter.

AGENCY: Health Department

DATE: 4/23/2024

RECOMMENDATION: Approval. Submit a subdivision feasibility report prepared by a third-party on-site professional per R317-4.4 and SLCOHDR reg #12. Send the feasibility study to the Health Department for review. If approved, the Health Department will issue a letter that counts as the sewer availability letter when the mylar is brought in to be signed.

AGENCY: Building

DATE: 09/11/2023

RECOMMENDATION: Approval. Plan review for code compliance will be completed during the permit application process. At the time of building permit application, please provide the following: Complete set of plans showing compliance with the 2021 IBC, structural calculations, geotechnical report.

AGENCY: Addressing

DATE: 4/11/2024

RECOMMENDATION: Approval. Please include the pre-direction (S) component for each address when this goes to mylar, as per markup. Thanks.

Compliance with all current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

STAFF ANALYSIS

Planning Staff has found that the proposed use is compatible with existing uses in the general vicinity, and the land use ordinance. Compliance with the Foothills and Canyons Overlay Zone (FCOZ) will be completed if/when Lot #2 is developed.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any public comments from the general public or the surrounding neighbors as of the completion of this report. Any comments that are received will be forwarded to the planning commission for review and will be summarized on Wednesday, May 15, 2024.

CONCLUSION AND RECOMMENDATION

Planning Staff recommends the Salt Lake County Planning Commission approves the preliminary plat for the Brimhall Compound (Phase 1) Subdivision, subject to the following conditions of approval:

1. The applicant will work with planning staff and the Salt Lake County Health Department to complete the technical review prior to final plat approval.

Request: Preliminary Plat Approval for the ~~2-Lot~~ Brimhall Compound (Phase 1) Subdivision.

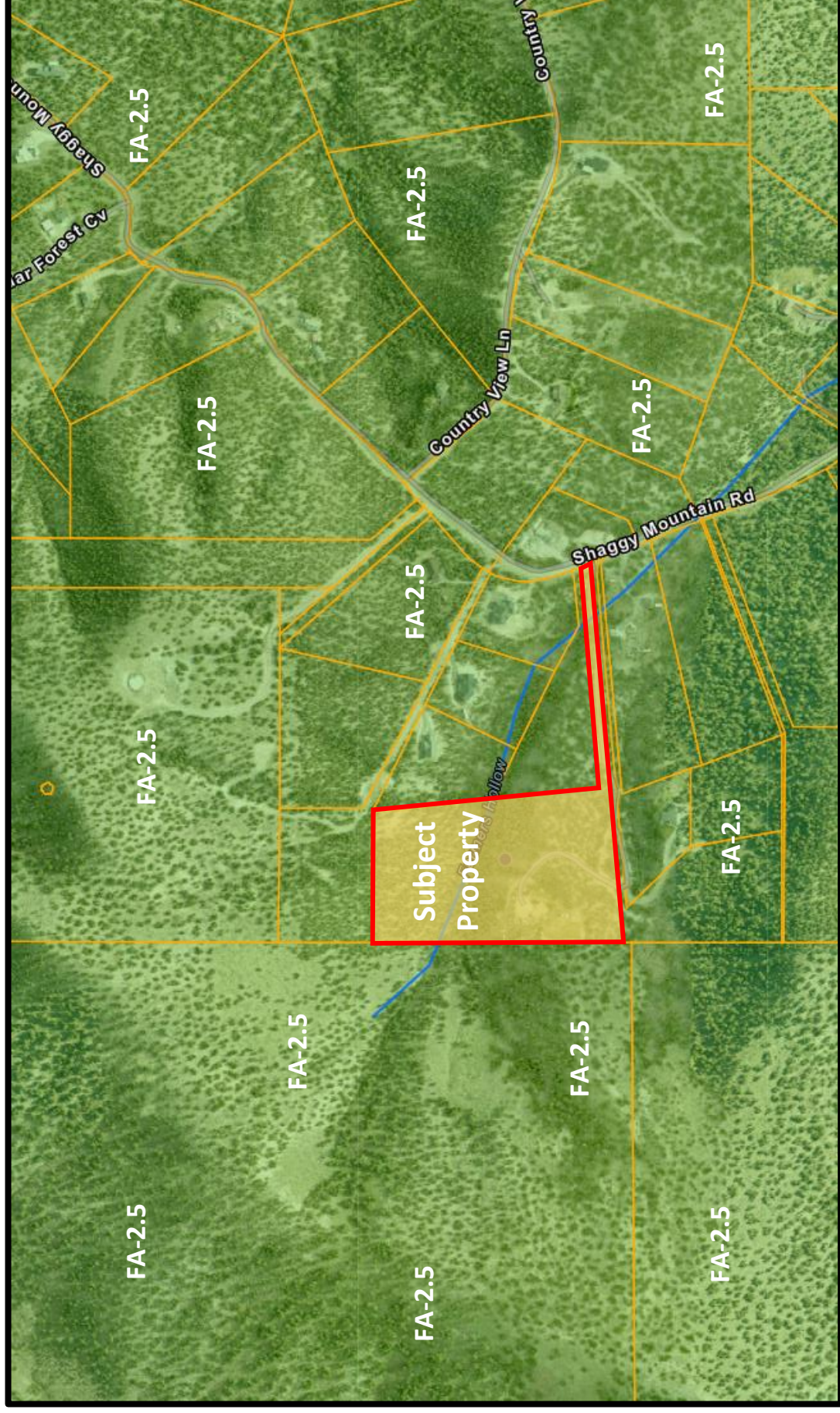
2. If/when Lot #2 is developed, the applicant will submit the site plan review for FCOZ approval, prior to submitting the building permit application.

EXHIBITS

- A. Aerial Map.
- B. Preliminary Plat.
- C. Private Road Access E-mail.
- D. Water Letter.
- E. Septic Feasibility Letter

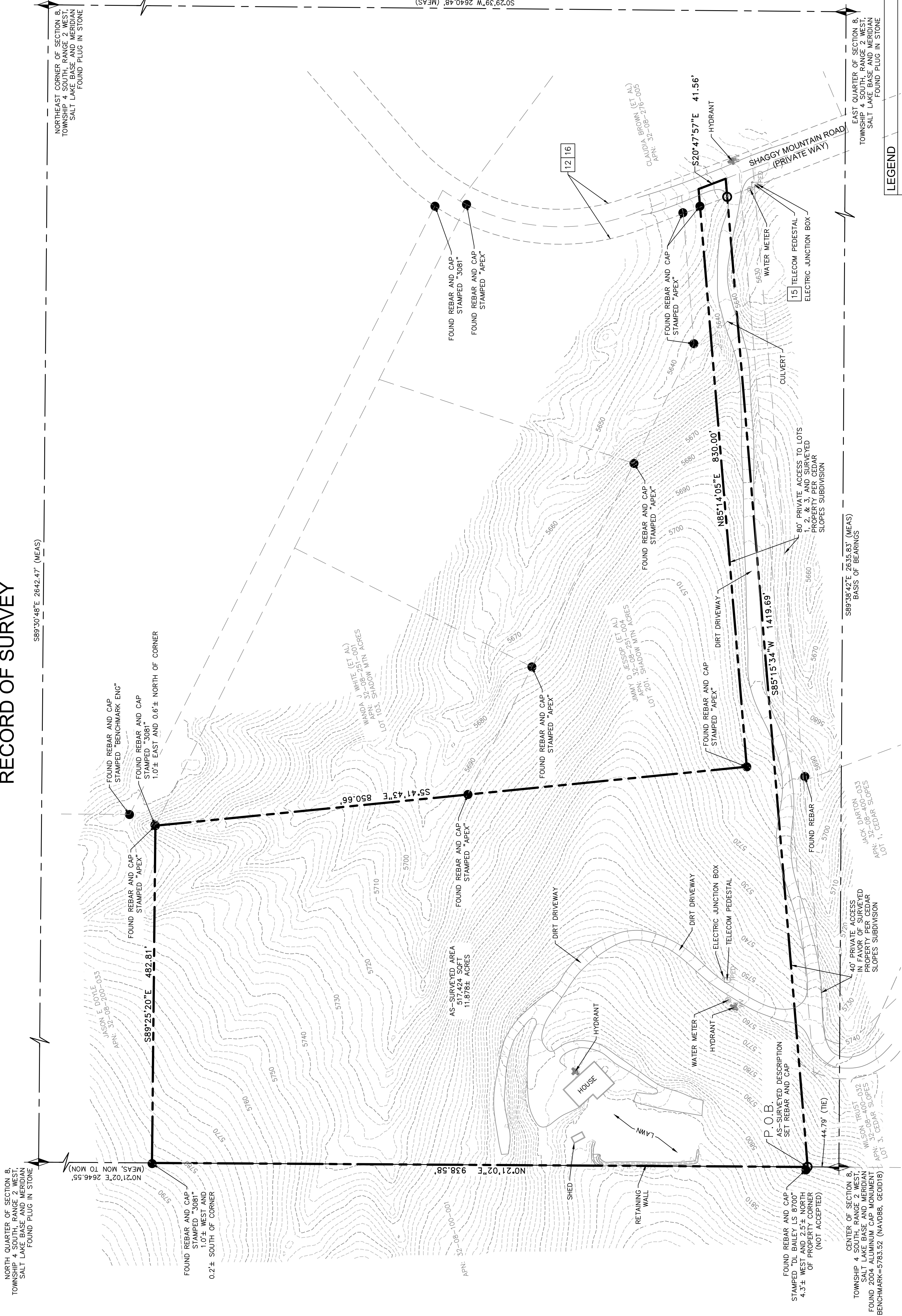
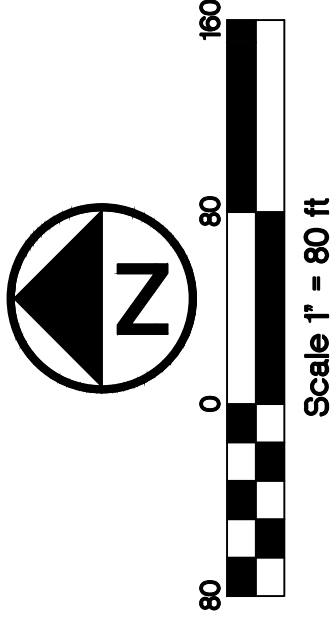
SUB2024-001089: 2-Lot Brimhall Compound (Phase 1) Subdivision.

Parcel: 14546 South Shaggy Mountain Road (32-08-200-005-0000).



BRIMHALL PROPERTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE:
I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY
THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD
A LICENSE TO PRACTICE AS A SURVEYOR IN THE STATE
OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING
DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE
DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE
PERMANENT MONUMENTS, MARKERS AND THEIR POSITION IN
RELATIONSHIP TO SAID BOUNDARIES.

RECORD DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 0°04'29" WEST 2601.76 FEET ALONG THE QUARTER LINE
FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°04'29" EAST 101.76 FEET TO THE
SOUTH 85°08'42" EAST 830.00 FEET; THENCE SOUTH 2°10'01" EAST 41.82
FEET; THENCE SOUTH 84°59'01" WEST 1419.88 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION
A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4
SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CONTAINING 11.8784 ACRES, MORE OR
LESS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 0°07'02" EAST ALONG THE QUARTER SECTION LINE A
DISTANCE OF 44.79 FEET FROM THE CENTER OF SAID SECTION 8, SAID POINT ALSO BEING THE
NORTHWEST CORNER OF LOT 3, CEDAR SLOPES SUBDIVISION, ON FILE WITH THE OFFICE OF THE
SALT LAKE COUNTY RECORDER IN BOOK 2001P, AT PAGE 19 OF PLATS; AND RUNNING THENCE
SOUTH 89°29'20" EAST 482.81 FEET TO THE NORTHWEST CORNER OF SHADOW MOUNTAIN ACRES
SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2018P,
AT PAGE 249 OF PLATS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING
DISTANCES: SOUTH 89°29'20" EAST 482.81 FEET TO THE NORTHWEST CORNER OF SHADOW MOUNTAIN
ACRES SUBDIVISION; THENCE SOUTH 20°47'57" EAST 41.56 FEET TO THE NORTH LINE OF SAID CEDAR SLOPES
SUBDIVISION; THENCE SOUTH 85°15'34" WEST ALONG SAID NORTH LINE A DISTANCE OF 1419.69
FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°38'42" EAST BETWEEN THE CENTER AND
THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED
PROPERTY AS SHOWN HEREON PRIOR TO A SUBDIVISION OF IT.
ADJOINING SUBDIVISIONS WERE USED TO ESTABLISH THE BOUNDARIES ADJOINING THEM. THE WEST
BOUNDARY OF SHADOW MOUNTAIN ACRES SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN
BOOK 2018P, AT PAGE 249 OF PLATS, WAS ESTABLISHED BY EXTENDING THE CENTER OF SHAGGY MOUNTAIN ROAD AS ESTABLISHED BY
SHADOW MOUNTAIN ACRES SUBDIVISION.

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. CEDAR SLOPES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY
COUNTY RECORDER IN BOOK 2001P, AT PAGE 19 OF PLATS.
2. CEDAR SLOPES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY
COUNTY RECORDER IN BOOK 2001P, AT PAGE 19 OF PLATS.
3. SHADOW MOUNTAIN ACRES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE
COUNTY RECORDER IN BOOK 2018P, AT PAGE 249 OF PLATS.
4. OTHER DOCUMENTS AS SHOWN ON THIS MAP.
- WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT
WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE
PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND
FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE
PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND
SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN
THIS INFORMATION.

(3) EXCEPTIONS AS SHOWN ON SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT
FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:

- 1-11 NOT ADDRESSED BY THIS SURVEY.
- 12 A RIGHT OF WAY FOR ROAD AND INCIDENTAL PURPOSES OVER AND ACROSS THE
EASTERLY 25 FEET OF SAID LAND, BEING WITHIN THE BOUNDARIES OF SHAGGY MOUNTAIN
ROAD, BEING PART OF THE DESCRIBED ROADS, A THROUGH H, AND J THROUGH M, AS
RECORDED MAY 20, 1974 AS ENTRY NO. 2622872 IN BOOK 3590 AT PAGE 26 OF
OFFICIAL RECORDS.
- 13 POSSIBLE EASEMENTS ASSOCIATED WITH CERTAIN SPRINGS AND INCIDENTAL PURPOSES
AND ANY PROVISIONS AS SET FORTH IN THAT CERTAIN AGREEMENT, EXECUTED BY AND
FOR THE SAID LAND, BEING WITHIN THE BOUNDARIES OF SHAGGY MOUNTAIN
ROAD, BEING PART OF THE DESCRIBED ROADS, A THROUGH H, AND J THROUGH M, AS
RECORDED MAY 20, 1974 AS ENTRY NO. 2622872 IN BOOK 3590 AT PAGE 26 OF
OFFICIAL RECORDS.
- 14 AN EASEMENT FOR A WATER DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES, THE
EASEMENT BEING WITHIN THE BOUNDARIES OF SHAGGY MOUNTAIN ROAD, BEING PART
OF THE DESCRIBED ROADS, A THROUGH H, AND J THROUGH M, AS RECORDED MAY 20,
1974 AS ENTRY NO. 2644823 IN BOOK 3659 AT PAGE 388 OF OFFICIAL RECORDS.
SURVEY NOTES: NO SPECIFIC LOCATION DISCLOSED IN DOCUMENT; EXHIBITS INCLUDED DO
NOT APPEAR TO SHOW A SPRING WITHIN THE SURVEYED PROPERTY.
- 15 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION FACILITIES
(TELECOM PURPOSES), BEING WITHIN THE BOUNDARIES OF SHAGGY MOUNTAIN ROAD,
UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES, INCLUDING HERRIMAN
PIPELINE AND DEVELOPMENT COMPANY, A CORPORATION BY EASEMENT TO USE
DISTRIBUTION SYSTEM RECORDED NOVEMBER 12, 1987 AS ENTRY NO. 4549293 IN BOOK
20, 1989 AS ENTRY NO. 4723392 IN BOOK 6098 AT PAGE 61 OF OFFICIAL RECORDS.
SURVEY NOTES: AN EXACT LOCATION IS NOT DISCLOSED; HOWEVER, EXHIBITS APPEAR TO
REFLECT TELECOM INFRASTRUCTURE WHICH RUNS ALONG SHAGGY MOUNTAIN ROAD.
- 16 AN PERPETUAL EASEMENT AND RIGHT OF WAY DISCLOSED IN CERTAIN QUIT CLAIM DEED
OFFICIAL RECORDS, 2023 AS ENTRY NO. 14126625 IN BOOK 11430 AT PAGE 6286 OF
OFFICIAL RECORDS.

17-21 NOT ADDRESSED BY THIS SURVEY.



WILDLING
ENGINEERING
14721 SOUTH HERRIMAN CREEK WAY
BLUFFDALE, UTAH 84065
801.555.6112
WWW.WILDLINGENGINEERING.COM

G:\DATA\23248 Brimhall Shaggy Mtn Rd.dwg 23248 ROS.dwg
PLOT DATE: Sep 21, 2023

UTILITY STATEMENT:
UTILITIES SHOWN HEREON HAVE BEEN LOCATED
FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR
MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
HEREON ARE ACCURATE. THE SURVEYOR DOES NOT WARRANT
SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN
THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES
STRENGTHEN THE LOCATION AS POSSIBLE. FROM INFORMATION AVAILABLE AT THE TIME
THE SURVEY WAS CONDUCTED, THE SURVEYOR HAS NOT PHYSICALLY
EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

RECORD OF SURVEY

15446 SHAGGY MOUNTAIN RD
HERRIMAN, UTAH

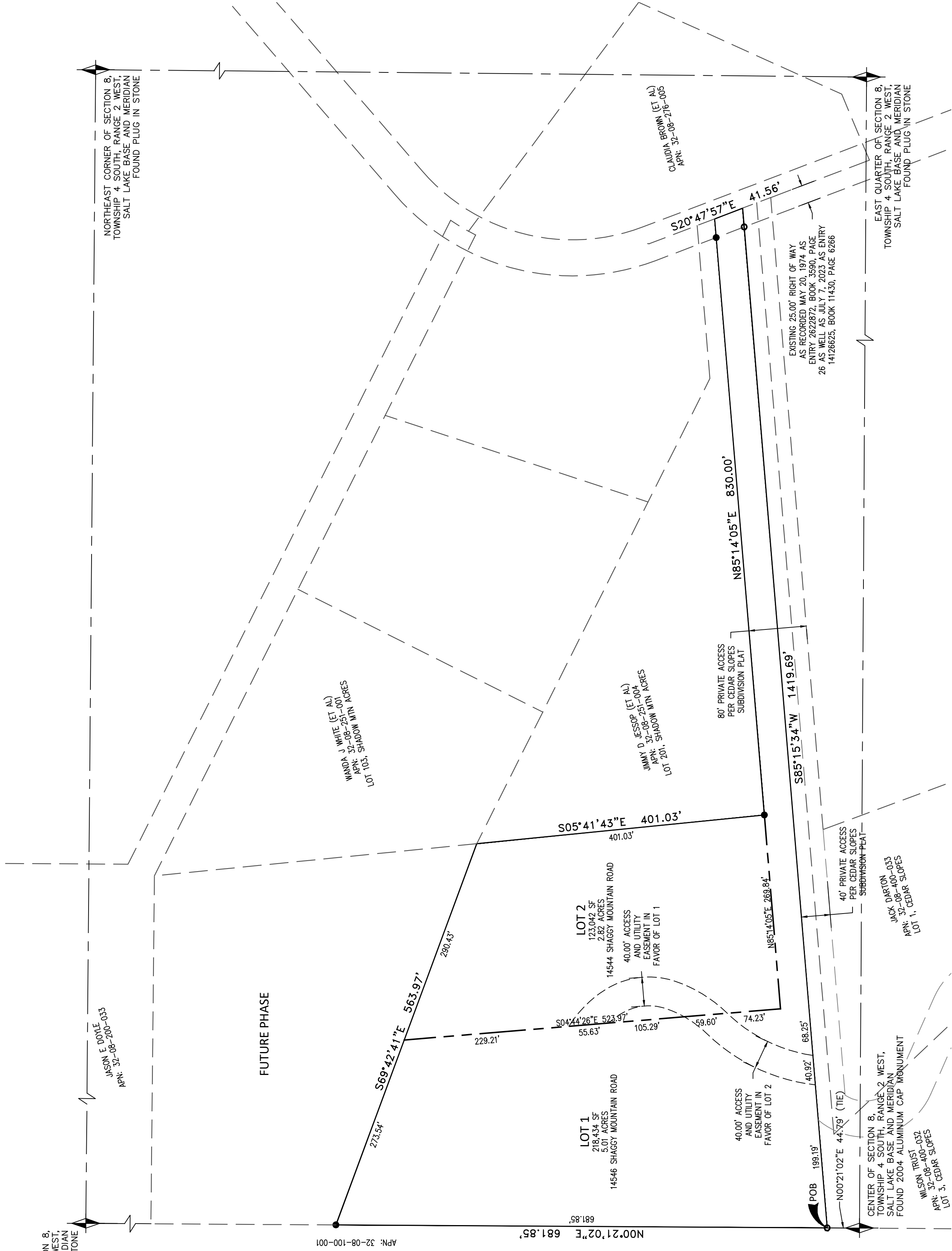
BRIMHALL PROPERTY
KMD
KMD
23248

9/21/2023
1" = 80'
1 OF 1

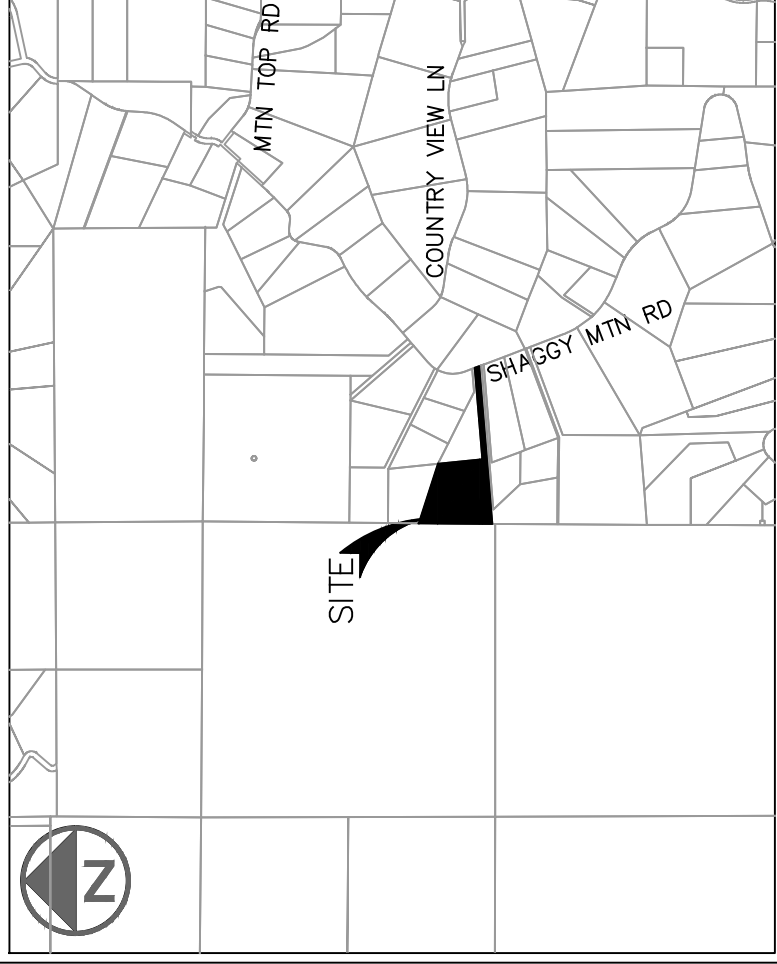
BRIMHALL COMPOUND PHASE 1

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4
SOUTH, RANGE 2 WEST; SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH
SHEET 1 OF 1



VICINITY MAP



DOMINION ENERGY UTAH

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 AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION 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 EASEMENTS OR RIGHTS OR OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THESE NOTES AND NOTES 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 _____, 20____



WILDING
ENGINEERING
14731 SOUTH HERSTABLE CREEK WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

ZONING COMPLIANCE	
ZONING: _____	DATE: _____
LOT WIDTH: _____	
LOT AREA: _____	
REAR YARD: _____	

PLANNING COMMISSION	
APPROVED THIS _____ DAY OF _____, 20____	
BY THE SALT LAKE COUNTY PLANNING COMMISSION	
CHAIR, SALT LAKE COUNTY PLANNING COMMISSION	DATE: _____

COUNTY HEALTH DEPT.	
APPROVED THIS _____ DAY OF _____, 20____	
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT	
COMCAST	DATE: _____

PLAN CHECK	
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	
PLAN REVIEW SECTION MANAGER	DATE: _____

COMCAST	
APPROVED THIS _____ DAY OF _____, 20____	
BY COMCAST.	
COMCAST	DATE: _____

ADDRESSING	
APPROVED THIS _____ DAY OF _____, 20____	
BY ADDRESSING.	
SPONSOR	DATE: _____

CENTURYLINK	
APPROVED THIS _____ DAY OF _____, 20____	
BY CENTURYLINK.	
CENTURYLINK	DATE: _____

SALT LAKE COUNTY ENGINEER	
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	
SALT LAKE COUNTY ENGINEER	DATE: _____

ROCKY MOUNTAIN POWER	
APPROVED THIS _____ DAY OF _____, 20____	
BY ROCKY MOUNTAIN POWER.	
ROCKY MOUNTAIN POWER	DATE: _____

APPROVAL AS TO FORM	
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____	
BY _____	
SALT LAKE COUNTY DISTRICT ATTORNEY	DATE: _____

UNIFIED FIRE AUTHORITY	
APPROVED THIS _____ DAY OF _____, 20____	
BY _____	
UNIFIED FIRE AUTHORITY	DATE: _____

OWNER/DEVELOPER	
JOSH BRIMHALL JOSHUA.BRIMHALL@FERGUSON.COM	
RECORD OF SURVEY	
R.O.S. # _____	DATE: _____
COUNTY SURVEYOR REVIEW	
DATE: _____	
TABULATIONS	
1. TOTAL PLAT AREA	341,476 SQ. FT.
2. TOTAL LOT AREA	341,476 SQ. FT.
3. TOTAL OPEN SPACE	0.00 SQ. FT.
4. AVERAGE LOT SIZE	3.92 ACRES
5. TOTAL NUMBER OF LOTS	2

LEGEND

FOUND SECTION CORNER	SECTION LINE
SET 5/8 REBAR AND CAP (WILDING ENGINEERING)	FOUND REBAR AND CAP (BOUNDARY LINE)
FOUND REBAR AND CAP (BOUNDARY LINE)	LOT LINE
ADJACENT PROPERTY / RIGHT-OF-WAY LINE	
NOTE: ALL LOT CORNERS WILL BE SET WITH A 5/8 REBAR & CAP STAMPED "WILDING ENGINEERING"	

DATE: 2024-04-01
PROJECT: BRIMHALL COMPOUND PHASE 1
DRAWN BY: J. BRIMHALL
CHECKED BY: J. BRIMHALL
DATE: 2024-04-01

SURVEYOR'S CERTIFICATE
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 80009 IN ACCORDANCE WITH TITLE 17, CHAPTER 22A, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, UTAH CODE ANNOTATED. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTIONS 17-23-1 AND 17-23-2, AND THAT I HAVE SUBDIVIDED AND MONUMENTED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:

BRIMHALL COMPOUND PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 02°10'27" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 44.79 FEET FROM THE CENTER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, CEDAR SLOPES SUBDIVISION, ON FILE WITH THE OFFICE OF THE NOTARY PUBLIC RECORDER IN SALT LAKE COUNTY, UTAH, BOOK 2004, ALUMINUM CAP MONUMENT, THEREINCE NORTH 100°00'00" EAST 563.97 FEET TO THE SOUTHWEST CORNER OF LOT 103, SHADOW MOUNTAIN ACRES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2019, ALUMINUM CAP MONUMENT, THEREINCE NORTH 02°10'27" EAST 40.00 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, THEREINCE NORTH 02°10'27" EAST 40.00 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, THEREINCE SOUTH 20°47'57" EAST 41.56 FEET TO THE NORTH LINE OF SAID CEDAR SLOPES SUBDIVISION; THENCE SOUTH 85°15'34" WEST ALONG SAID NORTH LINE A DISTANCE OF 1419.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 341,476 SQUARE FEET OR 7.84 ACRES, MORE OR LESS.

OWNERS' DEDICATION

KNOWN 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

BRIMHALL COMPOUND PHASE 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN, TO THE CITY AND COUNTY OF SALT LAKE, UTAH, FOR THE PURPOSES OF THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET OUT HAND(S) THIS _____ DAY OF _____ A.D., 20____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME

(S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME

(S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

BRIMHALL COMPOUND PHASE 1
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH,
RANGE 2 WEST; SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH
SHEET 1 OF 1

SALT LAKE COUNTY RECORDER

SALT LAKE COUNTY RECORDER # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

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

FEE \$ _____ SALT LAKE COUNTY DEPUTY RECORDER.



WILDING
ENGINEERING

14791 SOUTH HERRIMAN CREEK WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

G:\DATA\23248 Brimhall Compound\dwg\23248 C101 Brimhall Compound Ph 1 Overall.dwg
PLOT DATE: Apr 01, 2024

NO.	REVISION	DATE
1	NSD COMMENT 3/28/24	4/1/24

PROJECT INFORMATION

BRIMHALL COMPOUND
PHASE 1

SITE & UTILITY PLAN

HERRIMAN, UTAH

DRAWN MEC	CHECKED	PROJECT # 23248
DATE 2/16/24		
SCALE NONE		
SHEET C201		

ENGINEER'S STAMP





14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

G:\DATA\23248 Brimhall Compound\dwg\23248 C101 Brimhall Compound Ph 1 Overall.dwg
PLOT DATE: Apr 01, 2024

LEGEND

EXISTING INDEX CONTOUR (10')

EXISTING CONTOUR (2')

SLOPES	SHADE
0%–20%	
20%–25%	
25%–30%	
30%–35%	
35%+	

[illegible]

BRIMHALL COMPOUND PHASE 1

GRADING & DRAINAGE PLAN

HERRIMAN, UTAH

DRAWN
MEC

CHECKED

PROJECT #
23248

<div>ENGINEER'S STAMP</div>	DATE	2/16/24
	SCALE	NONE
	SHEET	C202

Jeffrey C. Miller

From: jkdarton@gmail.com
Sent: Sunday, April 7, 2024 5:33 PM
To: Joshua.Brimhall@Ferguson.com
Subject: Re: FW: BRIMHALL COMPOUND

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize and trust the sender.

The plan looks good. We approve access to the lot as long as the driveway is where you marked. We don't want access to the property from the south side of the property.

With the additional number of potential houses on the shared drive, we strongly feel that we should have the street formally named. We propose Junipine Cove. The county will have to approve the name that we agree on.

On Wed, Apr 3, 2024 at 7:06 AM <Joshua.Brimhall@ferguson.com> wrote:

Jack,

Attached are the set of plans our engineer worked up. The future driveway to lot two will come off the road that leads up to my mom's house, I scribbled a couple red lines to give you an idea.

I confirmed with the engineer that all the county needs is a written approval to use the existing road.

Josh Brimhall

Sales Project Manager

Ferguson Enterprises

[1422 South 4450 West Salt Lake City Utah USA 84104](https://www.ferguson.com/1422-South-4450-West-Salt-Lake-City-Utah-USA-84104)

P: (801) 956-3500 C: (801) 560-8300 D: (801) 956-3511

josh.brimhall@ferguson.com

www.ferguson.com

Hi-Country Phase II
PO Box 5555
Draper, UT 84020

February 28, 2024

James Brimhall
14546 South Shaggy Mountain Road
Herriman UT, 84096

Re: 14546 South Shaggy Mountain Road

To Whom it May Concern,

This letter is notification that water availability to Lots is given through the Hi-Country Phase II HOA. Currently the water system is adequate and has capacity to provide water to all Lots that have requested water connections. At the time of the requested subdivision of the Lot in question, there are water connection available.

My understanding is that the new Lot, if approved, will be requesting a building permit within the next year. Hi-Country Phase II grants water connections to Lots who are planning to submit their building applications within the following 6 months of approval. The number of water connections available is monitored through Herriman City in tandem with Hi-Country Phase II in accordance with system capacity. Improvements and additional water availability is actively being discussed and feasibility determined.

If you have additional question regarding this matter, please call 801-256-0465 or email hi-countryestatesphase2@hoaliving.com.

Sincerely,

Hi-Country Phase II HOA

Exhibit E



December 15, 2023

Subject: Septic Feasibility Letter
14546 Shaggy Mountain Road
Herriman, Utah
Project No.: 23248

To Whom It May Concern,

Wilding Engineering, Inc. (Wilding) visited the above referenced site on October 27, 2023, and November 1, 2023 to evaluate the feasibility of septic absorption system locations for the proposed lot split of Salt Lake County Parcel # 32-08-200-005-0000 into 2 additional building lots; Lot #1 and Lot #2 as called out in this letter.

Observation

A site visit and soils exploration was performed on the morning of October 27, 2023 and allowed to sit open for a minimum of 24-hours. On November 1, 2023, a return site visit with a representative from Salt Lake County Health Department was made to observe the soil conditions. A single test pit was excavated on each of Lot #1 and Lot #2 to a depth of 9 feet at the location shown below.



Figure 1: Site location map. Test Pit locations.

Soils

Lot #1: The soils encountered were as follows:

0 – 6"	Topsoil
6" – 30"	Course SANDY LOAM with gravel, massive, dry.
30" – 108"	Blocky SILT LOAM with gravel. (No bedrock or groundwater was encountered)



Lot #2: The soils encountered were as follows:

0 – 12"	Topsoil
12" – 108"	Blocky SILT LOAM with gravel (No bedrock or groundwater was encountered)



Brad Johnson from the Salt Lake County Health Department was also present and agreed with the above soil classification. The proposed septic system will be designed with a loading rate of 0.45 gal/ft²/day per Table 6 of Utah State Code R317-4.

This property is not within a source protection zone as identified through Utah DEQ Interactive Map for Groundwater Protection Zones (accessed December 15, 2023).

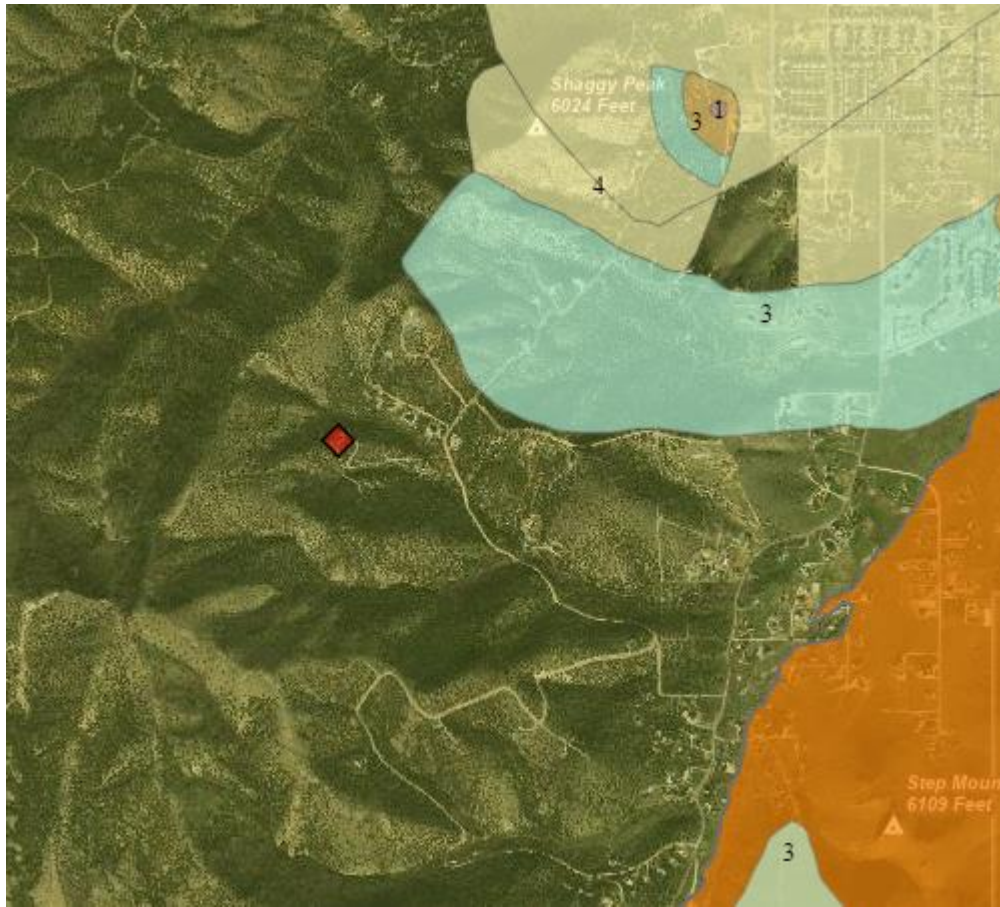


Figure 2. Utah State Groundwater Protection Zone Map. Target property as red diamond.

Recommendations

According to a site survey, the slopes in the area of Lot #1 test pit are generally 15 to 25%. The site does slope more moderately as the property goes to the north, but the proposed absorption system can be designed to not be within any setback distances from slopes per R317. There are no natural drainages near the proposed absorption area of Lot #1 that would require setback distances. The property will have a water service from Shaggy Mountain Road.

According to a site survey, the slopes in the area of Lot #2 test pit are generally 5 to 15%. The site does slope more moderately as the property goes to the north-northwest, but the proposed absorption system can be designed to not be within any setback distances from slopes per R317. There are several natural drainages near the proposed absorption area that would require setback considerations. The property will have a water service from Shaggy Mountain Road.

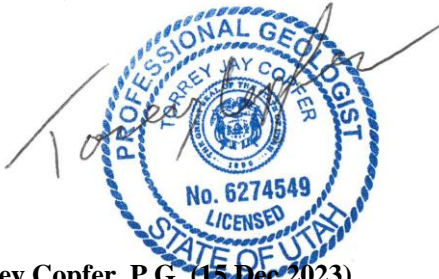
Limitations

This letter only addresses earth materials observed at the bottom of the test pit excavation near the proposed location of the septic absorption fields of Lot #1 and Lot #2 as locations shown in Figure 1. If a septic system is to

be placed elsewhere, additional test pits and soil evaluations shall be performed; results and recommendations in this letter are test-pit location specific. Septic designs and installations shall be made by those individuals certified in the State of Utah and approved by the County to do so. Please do not hesitate to call us at (801) 553-8112 if you have any questions with respect to this letter.

Respectfully submitted,
Wilding Engineering, Inc.

Prepared by



Torrey Copfer, P.G. (15 Dec 2023)

Environmental Geologist
Underground Wastewater Disposal Systems Onsite Professional
State of Utah #02731-OSP-3
tcopfer@wildingengineering.com