



## Planning and Development Services

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

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

# Town of Brighton Planning Commission

## Public Meeting Agenda

### Wednesday, August 21, 2024 6:00 pm

#### 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), [961841420##](tel:+1961841420) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783), [961841420##](tel:+1961841420) United States Toll (Phoenix)

##### Join by phone

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

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

##### Join from a video conferencing system or application

Dial [wgurr@slco.webex.com](mailto: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:

**Big Cottonwood Fire Station**

**7688 South Big Cottonwood Canyon Road**

*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 July 17, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

### **PUBLIC HEARING(S)**

**SUB2024-001125** – Barbara Cameron is requesting approval to subdivide an existing parcel into two (2) separate 1+ acre parcels to be known as Cameron II Subdivision. **Acreage:** 2.20 acres.

**Zone:** FR-1. **Location:** 11185 East Mountain Sun Lane. **Planner:** Jim Nakamura (Motion/Voting)

**ADJOURN**

# **Rules of Conduct for Planning Commission Meetings**

## **PROCEDURE FOR PUBLIC COMMENT**

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## **CONDUCT FOR APPLICANTS AND THE PUBLIC**

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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### MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, July 17, 2024 6:00 p.m.

**Approximate meeting length:** 19 minutes

**Number of public in attendance:** 5

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Despain

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

## ATTENDANCE

### Commissioners and Staff:

| Commissioners              | Public Mtg | Business Mtg | Absent |
|----------------------------|------------|--------------|--------|
| Donna Conway               | x          | x            |        |
| Don Despain (Chair)        | x          | x            |        |
| Ulrich Brunhart            | x          | x            |        |
| Tom Ward                   |            |              | x      |
| Ben Machlis (Vice Chair)   |            |              | x      |
| Phil Lanuette (Alternate)  |            |              | x      |
| John Carpenter (Alternate) |            |              | x      |

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Wendy Gurr          | x          | x            |
| Jim Nakamura        | x          | x            |
| Morgan Julian       | x          | x            |
| Kara John           | x          | x            |
| Polly McLean        |            |              |

## PUBLIC HEARING(S)

Hearings began at – 6:04 p.m.

**REZ2024-001150** – Barbara Cameron is requesting approval to rezone a property from the FR-1/zc Forestry Recreation to FR-1 Forestry Recreation removing the existing zoning condition (max density of 1 dwelling unit per 2.25 acres). **Acreage:** 2.20 acres. **Location:** 11185 East Mountain Sun Lane. **Planner:** Jim Nakamura (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the Staff Report.*

*Commissioners and staff had a brief discussion regarding the existing zoning condition and confirmed there were not any specific reasons for the condition.*

## PUBLIC PORTION OF HEARING OPENED

**Speaker # 1:** Applicants

**Name:** Barbara and Bob Cameron

**Address:** 11185 Mountain Sun Lane

**Comments:** Mr. and Mrs. Cameron read a statement (attached).

*Commissioner Brunhart motioned to open the public hearing, Commissioner Despain seconded that motion.*

*No one from the public was present to speak.*

*Commissioner Brunhart motioned to close the public hearing, Commissioner Despain seconded that motion.*

### **PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To recommend application #REZ2024-001150 Barbara Cameron is requesting approval to rezone a property from the FR-1/zc Forestry Recreation to FR-1 Forestry Recreation removing the existing zoning condition (max density of 1 dwelling unit per 2.25 acres) to the Town of Brighton Council for approval as presented.

**Motion by:** Commissioner Brunhart

**2<sup>nd</sup> by:** Commissioner Despain

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

### **BUSINESS MEETING**

**Meeting began at – 6:22 p.m.**

- 1) Approval of Minutes from the March 20, 2024 Planning Commission Meeting.

**Motion:** To approve Minutes from the March 20, 2024 Planning Commission Meeting as presented.

**Motion by:** Commissioner Brunhart

**2<sup>nd</sup> by:** Commissioner Conway

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

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

*Commissioner Conway motioned to adjourn.*

### **MEETING ADJOURNED**

**Time Adjourned – 6:23 p.m.**

## HISTORY OF ZONING REQUEST FOR 11185 MOUNTAIN SUN LANE

**The Purchase.** We purchased a 2.25 acre parcel (Parcel #24-21-202-023 @ 11185 E. Mountain Sun Lane) from Jane Middleton in 1995 for \$200,000. Then purchased a water share from Dean Roberts in 1995 for \$20,000.

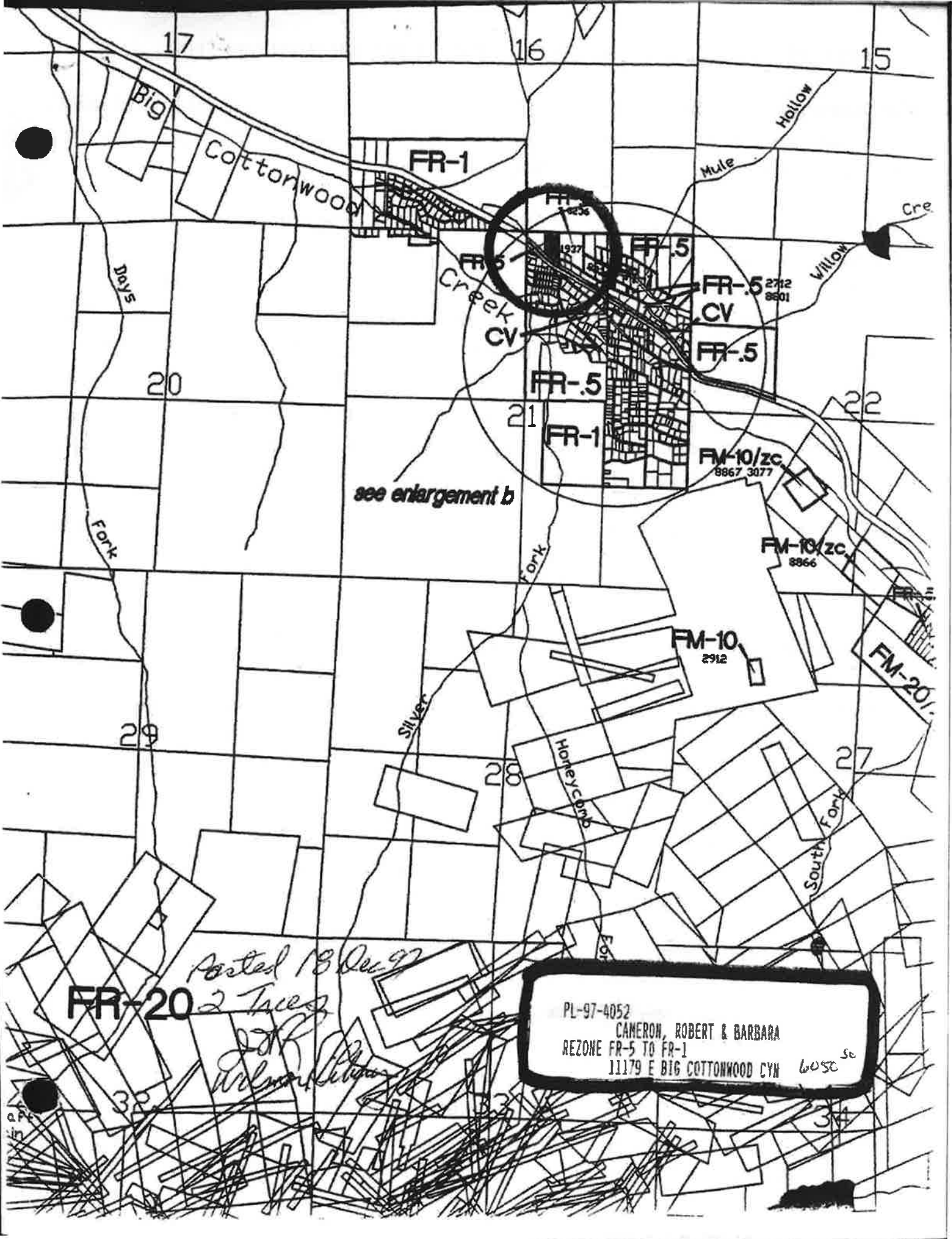
**The Architect.** We lived in Abilene, Texas at the time, but had traveled to ski in the Cottonwoods about two times a year for 22 years. We knew we would live in the mountains when we retired. In 1997, we hired an architect (Prescott Muir) to start house plans in Silver Fork, although we wouldn't be able to move for another year. Muir and Associates began the building permit application for the same year that FCOZ officially began. We were in the first cohort of FCOZ applicants. Our architect attended a couple of planning commission meetings, and each time the building permit was denied, once for an insufficient survey, and again because the County said we were in an FR-5 Building Zone which rendered the lot unbuildable.

**Fired!** After several more attempts to obtain a building permit, Prescott Muir fired us, saying he had never experienced such a complicated building application process. (Hello FCOZ!)

**The Zoning Misprint.** We moved back to Utah in summer 1998, and noticed that on the attached map, given to us by the architect, our neighborhood was circled with a thick line obscuring the dot that said it was in an FR.5 Zone. But the County claimed it was an FR-5 Zone, and therefore not buildable. Most of the surrounding properties are FR.5, so we assumed our property must be FR.5 also. Besides, there were no FR-5 Zones anywhere on the map. When we protested, the planning commission inexplicably gave us an FR-1 Zone, in spite of the fact the surrounding parcels were zoned FR.5. They added a ZC (zoning condition) limiting the property to one structure, presumably because we only had one water share.

**New Watershare Purchase.** In 2023, we were able to purchase another water share and decided to subdivide the parcel into two almost equal parts, each of which would fit easily into the FR-1 Zone.

**Zoning Request.** We're not asking for a complete zoning change, just a change to remove the ZC (Zoning Condition) so it would be 1 home per acre like other FR-1 Zones. Or, you could consider restoring it to the originally intended FR-.5 Zone like it was always supposed to be.



see enlargement b

FR-20

Posted 18 Dec 92  
2 Trees  
20K  
Arline [unclear]

PL-97-4052  
CAMERON, ROBERT & BARBARA  
REZONE FR-5 TO FR-1  
11179 E BIG COTTONWOOD CYN 6050<sup>SC</sup>





GREATER SALT LAKE

**Municipal Services  
District**

Planning & Development Services

File # SUB2024-001125

## 2-lot Subdivision (FCOZ)

**Public Body:** Brighton Planning Commission

**Meeting Date:** August 21, 2024

**Current Zone:** FR-1 (Forestry Recreation)

**Property Address:** 11185 E Mountain Sun Lane

**Parcel #:** 24-21-202-023-0000

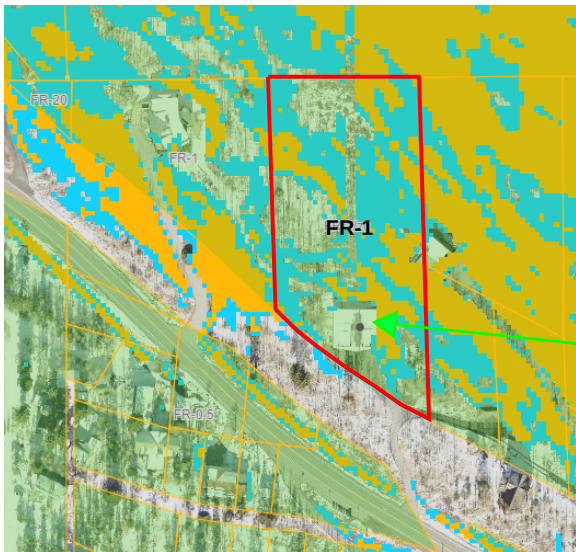
**Request:** Two (2) lot subdivision

**Planner:** Jim Nakamura

**Planning Staff Recommendation:** Approval

**Applicant:** Barbara Cameron

### SITE & VICINITY DESCRIPTION



The subject property is a 2.2-acre parcel currently platted as the Cameron Lot subdivision (Exhibit 1) located at the West end of Mountain Sun Lane (approx. 9.5 miles up Big Cottonwood Canyon). The property is zoned FR-1 (Forestry Recreation 1 acre minimum). The surrounding properties are zoned as shown in Exhibit 4.

## PROJECT DESCRIPTION

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The applicant requests to subdivide the existing 2.2-acre parcel into two (2) separate 1+ acre parcels with the intent to build a new single-family dwelling and retain the existing single-family dwelling on the remaining parcel. The new single-family dwelling will be accessed off its own driveway (Exhibit 4) through a shared easement on Lot 1 (Exhibit 2) of the proposed subdivision. The SLCO health dept has confirmed 2 water shares and 2 sewer hook-ups associated with the proposed 2-lot subdivision.

## PUBLIC COMMENT

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No public comment has been received as of the noticing date of 8-8-24

## PLANNING STAFF ANALYSIS

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### **Underlying zoning: FR-1 Forestry Recreation Zone (Chapter 19.24)**

The purpose of the FR-1, forestry and recreation, and forestry and multi-family zones is to provide a mix of limited residential, limited multi-family, recreation opportunities, and other specified uses for the foothills and canyon areas of the Town of Brighton to ensure development is compatible with and protects the natural and scenic resources of these areas for the continued benefit of future generations. Specific development standards under this chapter are also imposed in an effort to conserve water and other limited resources in the canyon and reduce any adverse impacts of development on infrastructure capacity.

Minimum Lot Size: 1 acre Proposed Lot Sizes: 1.198 acres (lot 101) 1.005 acres (lot 100)

Minimum Lot Width: 200' Proposed Lot Widths: There is no direct access onto Big Cottonwood Canyon Road; access is provided via Mountain Sun Lane from the east. Therefore, width is measured South to North, scaling out to 513 feet giving each parcel the minimum of 200' Exhibit 2

### **Review Criteria: Brighton Code of Ordinances Preliminary Plat Requirements**

**Chapter 18.12 of the Brighton Code of Ordinances outlines the subdivision (preliminary plat) review standards to be used by Planning Staff and the Planning Commission.**

#### **18.20.025 Design Standards For Subdivisions Located In The Foothills And Canyons Overlay Zone**

**A. Design Shall Further Purposes and Goals of Overlay Zone.** In subdivisions proposed for development in the foothills and canyons overlay zone (see Chapter 19.72 in Title 19, Zoning), the general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of the foothills and canyons overlay zone.

**B. Consider/Apply Zoning Development Standards.** Applicants shall consider and apply the development standards set forth in Chapter 19.72 in (1) the layout of the subdivision and (2) the designation of buildable areas on individual lots (see subsection C of this section) in order to avoid creating lots or patterns of lots that will make compliance with such development standards difficult or infeasible.

**C. Designations of Buildable Areas.** All preliminary and final subdivision plats shall outline buildable areas on each lot intended to accommodate planned principal and accessory structures.

**D. Clustering of Lots.** Clustering of lots within a subdivision is strongly encouraged and may be required by the planning commission to meet the requirements of this provision and the overlay zone.

*Minor corrections to the Preliminary Plat and Subdivision Plans are still required. The applicant has been provided with the comment and redlined plans from the reviewers. Compliance with current building, grading, engineering, fire, health, landscape, and safety standards will be verified prior to final approval.*

**Issues of Concern:**

There have been no issues of concern listed by any of the reviewing agencies (per conceptual review)

**Findings:**

- The purposed intent of the subdivision is to build which falls under the purpose of the FR-1 zoning
- The purposed parcels included in this subdivision will meet the minimum lot area of 1 acre
- The proposal for this subdivision will include a new single-family dwelling build in addition to the existing single-family which will remain.
- The lot has sufficient area with grades less than 30% on which to establish building pad with required driveway access (Exhibit 3).
- The subdivision has met the standards listed in Title 18.20 (Subdivision design standards) of the Brighton Code.

## **PLANNING STAFF RECOMMENDATION**

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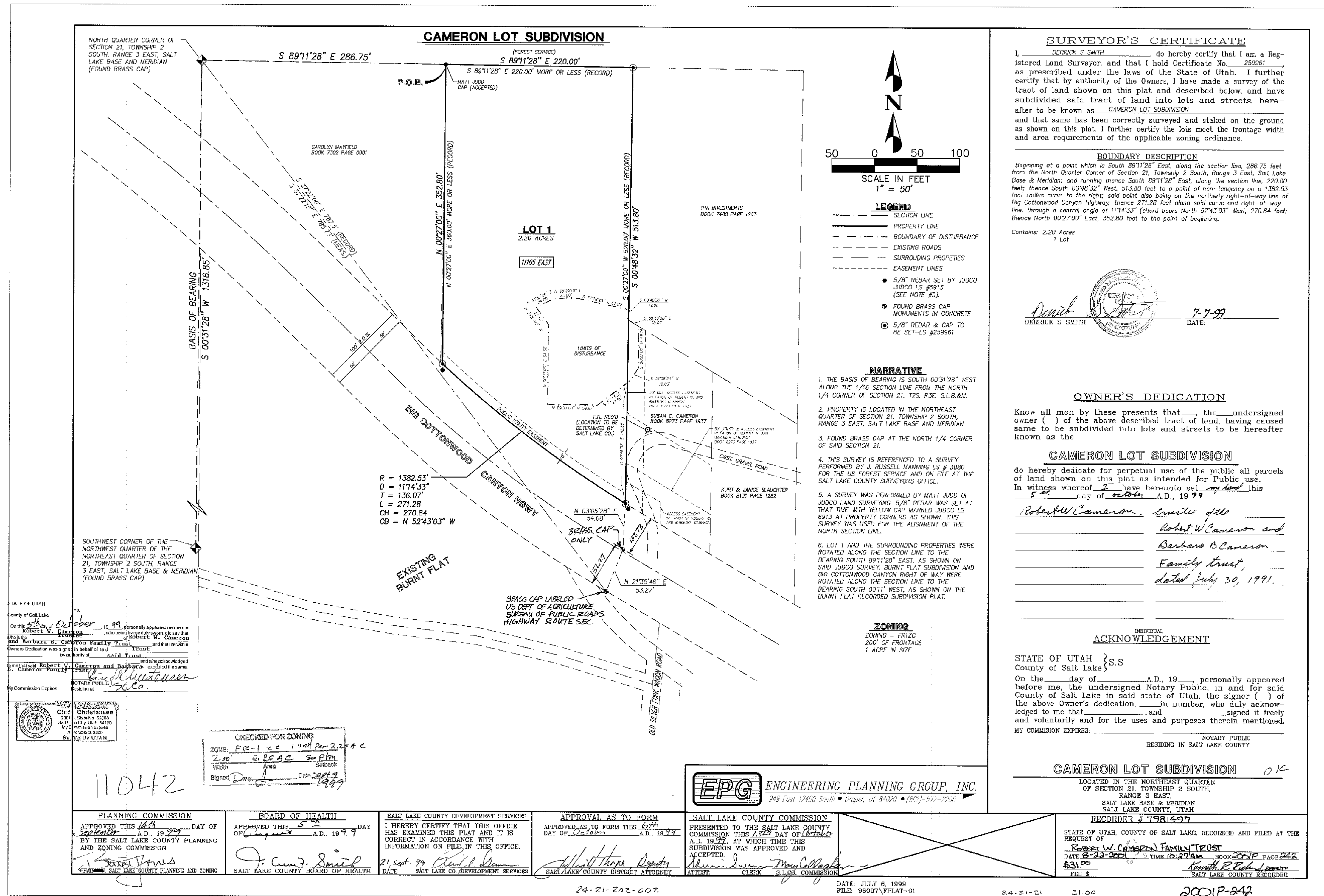
Based on the findings stated above, the MSD Planning Staff recommends that the Brighton Planning Commission grant preliminary plat approval of the proposed two (2) lot subdivision subject to the following conditions:

1. Receive final approval (technical) from the MSD Planning Staff.
2. Obtain Salt Lake City Public Utilities Watershed approval

**Exhibits:**

1. Original Cameron Lot Subdivision
2. Proposed 2 lot subdivision (Cameron Lot amended)
3. Site Plan/Slope exhibit
4. Surrounding zoning

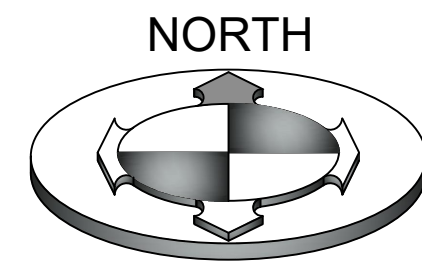




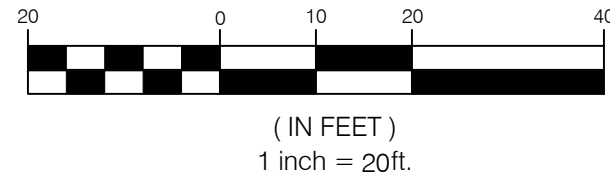


## CAMERON LOT SUBDIVISION AMENDED

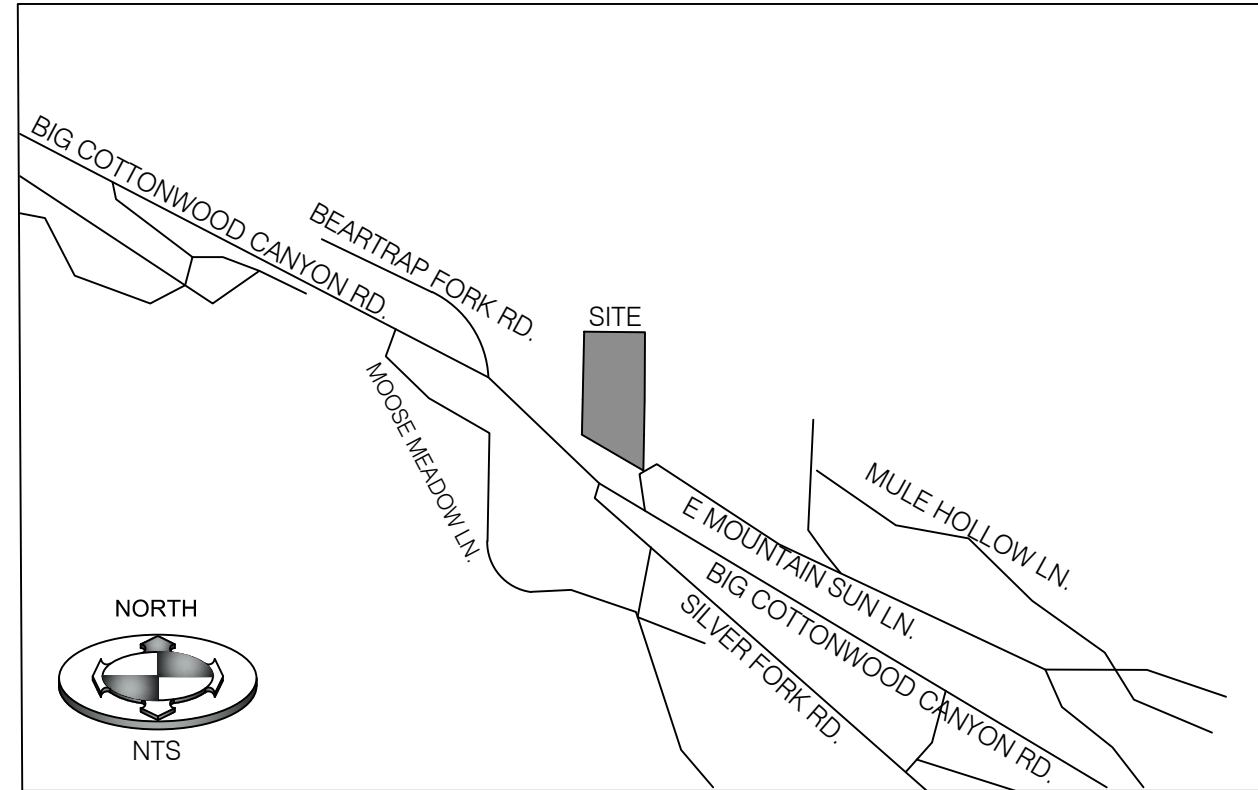
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
TOWN OF BRIGHTON, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



VICINITY MAP



| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C1          | 29.55' | 46.93' | 36°04'17" | S 71°44'04" E | 29.06'         |
| C2          | 28.50' | 70.93' | 23°01'14" | N 78°15'36" W | 28.31'         |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE #     | BEARING       | DISTANCE |
| L1         | S 42°35'13" E | 55.89'   |
| L2         | S 89°46'13" E | 51.71'   |
| L3         | N 89°46'13" W | 41.23'   |
| L4         | N 42°35'13" W | 70.79'   |

NORTH QUARTER CORNER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)

S 89°11'28" E 286.75'

S 89°11'33" E 220.00'

FOREST SERVICE  
PARCEL # 24-16-400-001

FOUND REBAR & CAP  
"MATT JUDD"

LOT 101  
52,182 SQ FT  
1.198 ACRES

KNOPP, DAN  
LOT 1, KNOPP SUB.  
PARCEL # 24-21-202-024

3014 LIMITED PARTNERSHIP  
PARCEL # 24-21-202-021

BASE OF BEARINGS  
N 40°48'59" W 735.50' (MEASURED)

N 00°27'00" E 352.80'

S 69°50'42" W 127.65'

S 00°27'02" W 306.89'

L=130.12  
R=1382.53  
Δ=5°23'33"  
CH=S 49°47'33" E  
CL=130.07

LOT 100  
43,776 SQ FT  
1.005 ACRES

ACCESS EASEMENT  
IN FAVOR OF LOT 101

EX. 20.0' PERPETUAL  
EASEMENT  
ENTRY NO.: 12264418  
BOOK/PAGE: 10423/4521

CAMERON, ROBERT & BARBARA  
PARCEL # 24-21-202-013

L=141.15  
R=1382.53  
Δ=5°50'59"  
CH=S 55°24'50" E  
CL=141.09

EX. 50' PERPETUAL  
EASEMENT  
ENTRY NO.: 12264418  
BOOK/PAGE: 10423/4521

WALTER, ALLYSON  
PARCEL # 24-21-202-014

N 19°00'28" E 48.72'

US DEPT OF AGRICULTURE  
BUREAU OF PUBLIC ROADS  
HIGHWAY ROUTE SEC.  
(FOUND BRASS CAP)

L=271.27  
R=1382.53  
Δ=11°14'33"  
CH=N 52°43'03" W  
CL=270.84

## LEGEND



SECTION CORNER (BRASS CAP MONUMENT)  
EX. BRASS CAP MONUMENT (RING & LID)



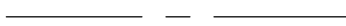
BOUNDARY CORNER  
(SET 1/2 REBAR AND CAP OR AS  
NOTED ON PLAT) "STAMPED BENCHMARK  
ENG."



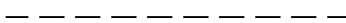
BOUNDARY LINE



ADJACENT PROPERTY



STREET MONUMENT LINE EXISTING



EASEMENT



LOT LINE



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

UTILITIES, STREET AND ADDRESS  
FRONTAGE APPROVED

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_

SIGNED

## PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_

BY THE SALT LAKE COUNTY PLANNING COMMISSION.

CHAIR, SALT LAKE CO. PLANNING COMMISSION

SALT LAKE VALLEY  
HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_

SALT LAKE VALLEY HEALTH DEPARTMENT

## PLANNING &amp; DEVELOPMENT SERVICES DIVISION

I HEREBY CERTIFY THAT THIS OFFICE HAS  
EXAMINED THIS PLAT AND IT IS CORRECT IN  
ACCORDANCE WITH INFORMATION ON FILE  
IN THIS OFFICE.

ASSOCIATE DIRECTOR

DATE

## CITY ATTORNEY

APPROVED AS TO FORM THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D., 20\_\_

SALT LAKE COUNTY DISTRICT ATTORNEY

## CITY APPROVAL

PRESENTED TO THE MAYOR OF SALT LAKE COUNTY THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ AT WHICH TIME  
THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SALT LAKE CITY RECORDER

SALT LAKE COUNTY MAYOR

## SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD  
CERTIFICATE NO. 7240531, 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  
HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN  
ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED  
SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

## CAMERON LOT SUBDIVISION AMENDED

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

## BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 3  
EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT BEING ALL OF LOT 1 OF CAMERON LOT SUBDIVISION  
RECORDED AUGUST 22, 2001 IN BOOK 2001P AT PAGE 242 AT THE OFFICE OF THE SALT LAKE COUNTY  
RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID CAMERON LOT SUBDIVISION, SAID POINT BEING  
SOUTH 89°11'28" EAST 286.75 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21, AND  
RUNNING THENCE SOUTH 89°11'28" EAST 220.00 FEET TO THE NORTHEAST CORNER OF SAID CAMERON  
LOT SUBDIVISION; THENCE SOUTH 00°48'32" WEST 513.80 FEET TO A POINT ON THE NORTHERLY LINE OF  
BIG COTTONWOOD ROAD; THENCE NORTHWESTERLY 271.27 FEET ALONG THE ARC OF A 1382.53 FOOT  
RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 52°43'03" WEST 270.84 FEET; THENCE NORTH  
00°27'00" EAST 352.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.20 ACRES  
2 LOTS



## OWNER'S DEDICATION AND CONSENT TO RECORD

ROBERT W. CAMERON AND BARBARA B. CAMERON, AS CO-TRUSTEES OF THE ROBERT W.  
CAMERON AND BARBARA B. CAMERON FAMILY TRUST, DATED JULY 30, 1991, THE OWNERS OF THE  
DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS CAMERON LOT SUBDIVISION AMENDED AND  
EXTENDED, HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL  
PURPOSES SHOWN HEREIN. THERE ARE NO STREETS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO  
BE DEDICATED TO THE PUBLIC.

SIGNATURE

SIGNATURE

(PRINT NAME): ROBERT W. CAMERON

(PRINT NAME): BARBARA B. CAMERON

TITLE: TRUSTEE

TITLE: TRUSTEE

## TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH }  
County of Salt Lake } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024, PERSONALLY APPEARED BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH,  
ROBERT W. CAMERON, WHO, BEING DULY SWORN/AFFIRMED, DID SAY THAT HE IS A CO-TRUSTEES OF  
THE ROBERT W. CAMERON AND BARBARA B. CAMERON FAMILY TRUST, DATED JULY 30, 1991, AND THAT  
THE OWNERS DEDICATION WAS SIGNED BY HIM, AND THAT SAID ROBERT W. CAMERON AND BARBARA B.  
CAMERON FAMILY TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE)

COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

NOTARY PUBLIC RESIDING IN  
\_\_\_\_\_ COUNTY

## TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH }  
County of Salt Lake } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024, PERSONALLY APPEARED BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH,  
BARBARA B. CAMERON, WHO, BEING DULY SWORN/AFFIRMED, DID SAY THAT SHE IS A CO-TRUSTEES OF  
THE ROBERT W. CAMERON AND BARBARA B. CAMERON FAMILY TRUST, DATED JULY 30, 1991, AND THAT  
THE OWNERS DEDICATION WAS SIGNED BY HER, AND THAT SAID ROBERT W. CAMERON AND BARBARA B.  
CAMERON FAMILY TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE)

COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

NOTARY PUBLIC RESIDING IN  
\_\_\_\_\_ COUNTY

## CAMERON LOT SUBDIVISION AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
TOWN OF BRIGHTON, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

## SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND

FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

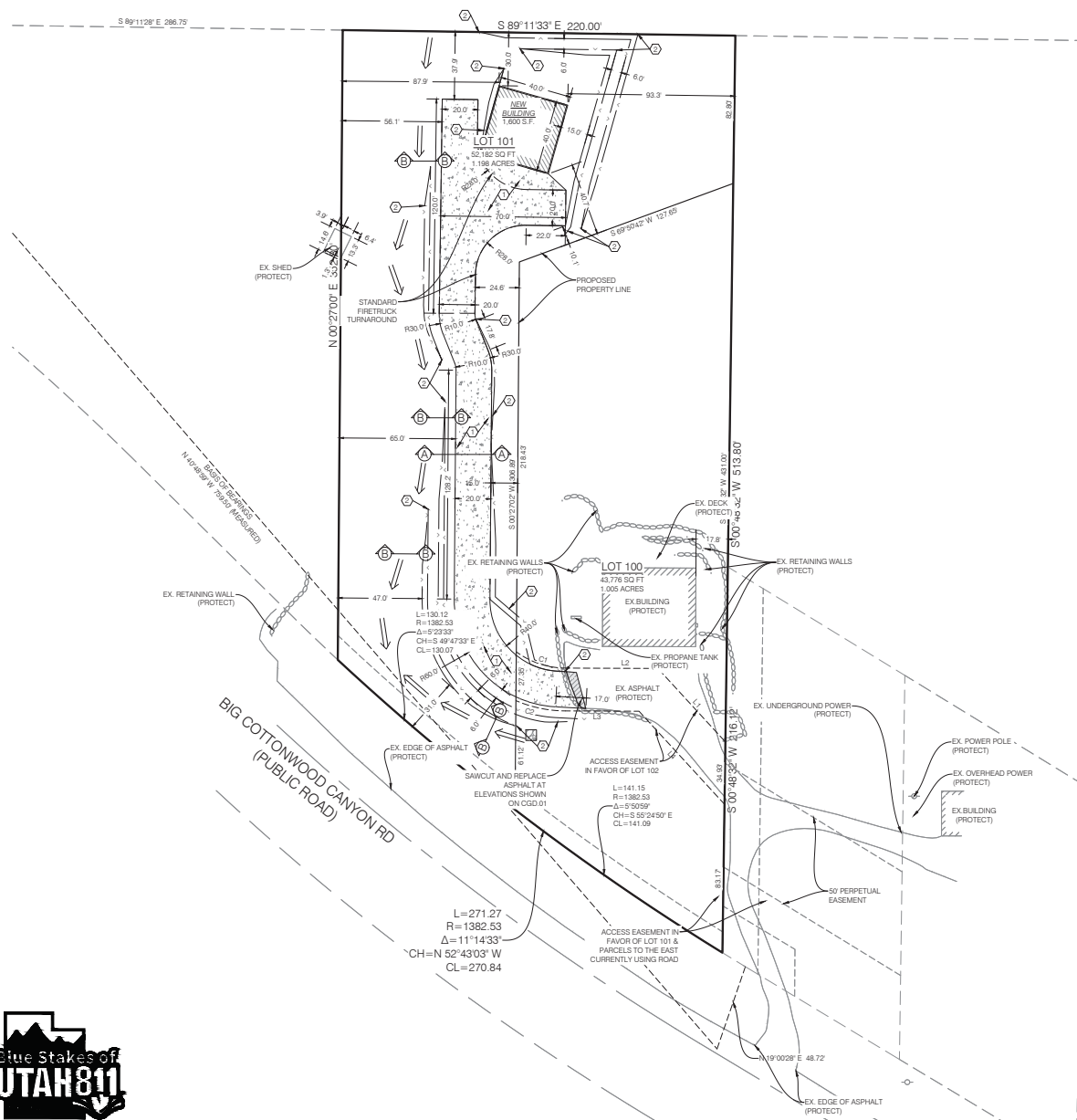
FEE \$ \_\_\_\_\_

DEPUTY SALT LAKE COUNTY RECORDER

Exhibit 3



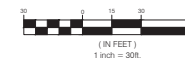




| CONSTRUCTION KEY NOTE REFERENCE |                                               |        |
|---------------------------------|-----------------------------------------------|--------|
| NO.                             | DESCRIPTION                                   | DETAIL |
| ①                               | CONCRETE PAVEMENT WITH GRANULAR BASE          | 1/CSP  |
| ②                               | 6' MAX ROCK RETAINING WALL (DESIGN BY OTHERS) |        |



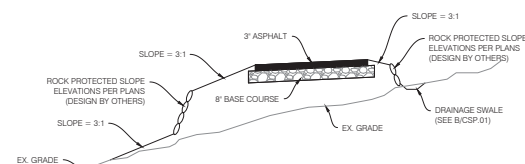
GRAPHIC SCALE



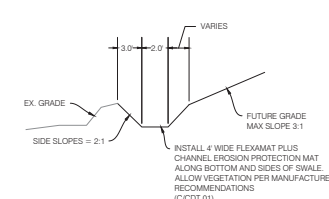
NOTE:  
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT  
ACCORDANCE WITH BRIGHTON CITY STANDARDS AND  
SPECIFICATIONS.

| AREA TABLE (LOT 101) |        |      |
|----------------------|--------|------|
| PARTICULARS          | S.F.   | %    |
| BUILDING             | 1,600  | 3.1  |
| HARDSCAPE            | 8,453  | 16.1 |
| LANDSCAPE            | 42,219 | 80.7 |
| TOTAL                | 52,272 | 100  |

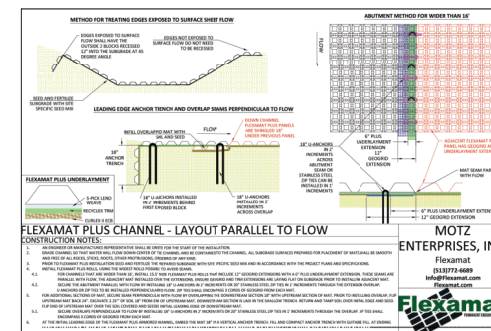
| PARTICULARS | S.F.   | %     |
|-------------|--------|-------|
| BUILDING    | 1,600  | 3.1   |
| HARDSCAPE   | 8,453  | 16.3  |
| LANDSCAPE   | 42,219 | 80.7  |
| TOTAL       | 52,272 | 100.0 |



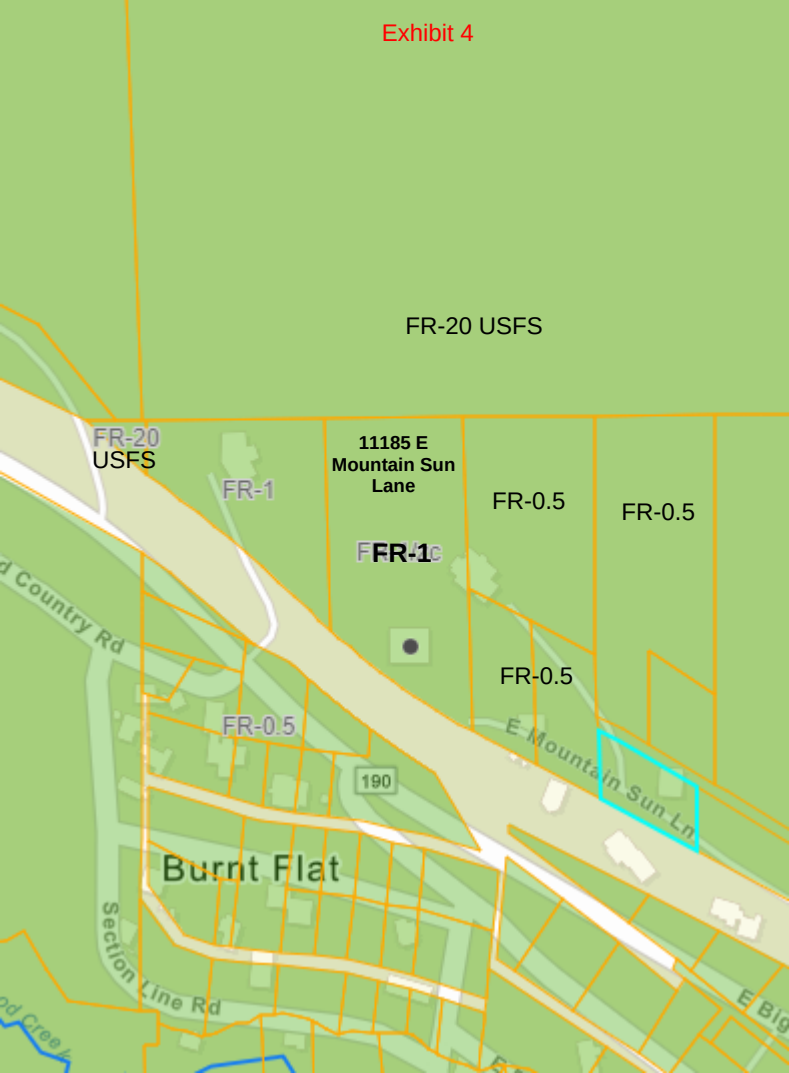
DRIVEWAY CROSS SECTION



SWALE CROSS SECTION



FLEXAMAT EROSION PROTECTION MAT  
SCALE: NTS



FR-20 USFS

FR-20  
USFS

FR-1

11185 E  
Mountain Sun  
Lane

FR-0.5

FR-0.5

FR-1c

FR-0.5

FR-0.5

190

E Mountain Sun Ln

Burnt Flat

Section Line Rd

E Big