



Planning & Development Services Division

<http://pwpds.slco.org/agendas/index.html>

<http://www.utah.gov/pmn/index.html>

Mayor Meeting

Public Meeting Agenda

Friday, September 19, 2014 10:00 A.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, ROOM N3005
ANY QUESTIONS, CALL (385) 468-6700**

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

The purpose of the Mayor's Meeting is to allow the Mayor's Office to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on land use applications filed with Salt Lake County. The Mayor's Office also hears business license related issues.

PUBLIC HEARINGS

55587 - Robertson's Quest Inc. – Planning and Development Services is requesting a suspension hearing for Robertson's Quest Inc. The business is currently licensed as a Convenience Store but appears to be operating as a Tobacco Specialty Business. Owners or employees of the business have also been cited by the Unified Police Department for selling alcohol to persons younger than 21 years of age and by Salt Lake County Health Department for selling tobacco to a person younger than 19 years of age. **Zone:** C-2. **Location:** 4490 South Highland Drive. **Staff:** Brittany Allen

28980 – Richard Beckstrand is requesting amend an existing subdivision plat in order to combine 2 lots and remove a public utility easement. **Zone:** R-1-10 (Single Family Residential) **Planner:** Lyle Gibson

BUSINESS MEETING

- 1) Approval of Minutes from the July 18, 2014 Meeting.
- 2) Other Business Items (as needed)

ADJOURN



Ben McAdams
Salt Lake County Mayor

Patrick Leary
Township Executive

**PLANNING &
DEVELOPMENT
SERVICES**

Rolen Yoshinaga
Planning & Development
Services Director

September 5, 2014

RE: Business License # 55587
Business Name: Robertson's Quest Inc
Property Location: 4490 S Highland Dr
Salt Lake City, UT 84124
Action: Hearing to determine status of Business License #55587

Salt Lake County Planning and Development Services is requesting that a hearing be held to discuss the status of Business License #55587. This license was issued for a Convenience Store in October 2012. It has come to our attention that Robertson's Quest Inc. may be operating as a Tobacco Specialty Store. *Salt Lake County Ordinance 5.21 Tobacco Specialty Businesses* is attached along with the applicable sections of the Utah Code. The owners or employees of the store have also been cited by Unified Police Department three times for selling alcohol to persons younger than 21 years of age. Salt Lake County Health Department has cited the owners or employees of the store as well, for selling tobacco to a person younger than 19 years of age. Copies of the citations and representatives from Unified Police Department and Salt Lake County Health Department will be at the hearing. Per Salt Lake County Ordinance §5.07.020 this may be grounds for suspension or revocation of the business license.

Reference: *Salt Lake County Ordinance 5.07.020 - Grounds for license suspension or revocation.*

In addition to any fine imposed, every license or permit issued by the mayor or county council may be revoked or suspended as prescribed herein. Upon recommendation of the license official, the mayor may revoke or suspend licenses or permits, if the licensee or permittee:

B. Has obtained, or aided another to obtain, a license by fraud or deceit;

C. Has violated the laws of the United States Government, State of Utah, the ordinances of the county, or the rules and regulations of any agency of the county, governing the operation of the business holding a license or permit;

F. Has filed or encouraged another to file false information with the license officer or a law enforcement agency as part of the licensee's license application.

Respectfully,

Brittany Allen
Permitting & Licensing Supervisor



SALT LAKE COUNTY

Salt Lake County Public Works Department
Planning and Development Services Division
2001 S. State Street #N-3600 Salt Lake City, UT 84190-4050
Phone: 801-468-2000 FAX: 801-468-2169
http://www.pwpds.slco.org/

Blue Box - Office Use only

White Box - Applicant

Business License Application

Date: 8/31/12 Business License #: 55587
Community Council: 08 APN #:
Zone: C2 Application Accepted By: NEM

Request (check all that apply):

[] New Business

[x] Ownership Change

Business Name: Robertson's Quest Inc Phone: 801-867-0038 Fax: 801-263-2228
Business Location: 4490 S Highland Dr City: SLC State: UT Zip: 84124
Business Web Address: Business Email: jilcovington@yahoo.com

Type of Business: Convenience Store

Briefly Describe Your Business: tobacco sales, beer, & espresso coffee and snacks

MANDATORY SUBMITTAL ITEMS:

Please Submit all the items marked in the "Yes" column.

Yes No

[X] [] Verification that your Business Name has been registered with the Utah Department of Commerce.
(This document is always required unless the Business Name is your exact legal name.)

[X] [] Sales Tax Number (STC) (When the business sells a product)

[X] [] Employee Identification Number (EIN)
(When there are employees, not including the owner, or for Corporation, Partnership or Limited Liability)

[] [] Additional Attachments:

Note: Use Business License Contact Information Sheet for agency contact info.

[YES] [NO] [N/A] Do you use a status verification system to verify the legal working status of all employees?

Private employers who employ 15 or more employees are legally obligated to verify the working status of all employees.

Ownership Type:

Sole Proprietorship Corporation* Partnership* Limited Liability* (*Requires EIN)

Owners Name: Jil Covington 8-31-55
First Last Init. Owners Date of Birth

Owners Address: 4016 S 6000 W City: WVC State UT Zip: 84128

Phone: 801-867-0038 Cell: same Email: jilcovington@yahoo.com

Corporate Name: Robertson's Guest Inc

Corporate officers/partners/members:

(1) Bahman Dadgari (2) Jil Covington

(3) _____ (4) _____

Corporate Address: 4490 S Highland Dr City: SLC State UT Zip: 84124

Phone: 801-867-0038 Cell: same Email: jilcovington

LOCAL CONTACT / AGENT INFORMATION

Contact Name: Jil Covington Position: Owner Manager Employee

Address: 4490 S Highland Dr City: SLC State UT Zip: 84124

Phone: Same Cell: Same Email: Same

Applicants Agreement: I the undersigned understand and agree to comply with all applicable codes and regulations of the Salt Lake County Code of Ordinances. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license, which includes passing zoning, fire, building, and / or wastewater or other inspections / reviews as required.

I would like my Business License Renewal Form sent to:

Owners Mailing Address Business Address Corporate Address

Please Note: Your business license will expire on _____, and all licenses must be renewed annually. Any license renewed 30 days after the expiration date will be assessed a penalty fee.

As per Salt Lake County Code of Ordinance, Section 5.16.090

" it is the responsibility of the licensee to renew the license and failure to receive a renewal statement does not excuse this responsibility."

Jil Covington
Applicant's Signature

Sales Tax Number: (STC)
12571209-002

Federal Tax Id# (EIN):
45-5022725

Occupancy Classification:
M

SIC Code:
453991

of Employees
2

Print Name: Ed Paxton
Signature: Ed Paxton Date: 8-31-12

Chapter 5.138 - TOBACCO SPECIALTY BUSINESSES

Sections:

- [5.138.010 - Definitions.](#)
- [5.138.020 - License required.](#)
- [5.138.030 - License—Fees.](#)
- [5.138.040 - Application and issuance restrictions.](#)
- [5.138.050 - License—Display required.](#)
- [5.138.060 - Unlawful conduct and activities.](#)
- [5.138.070 - Revocation and suspension.](#)

5.138.010 - Definitions.

For the purposes of this chapter,

- A. "Tobacco specialty business" means a commercial establishment in which:
 - 1. The sale of tobacco products accounts for more than thirty-five percent of the total annual gross receipts for the establishment;
 - 2. Food and beverage products, excluding gasoline sales, is less than forty-five percent of the total annual gross receipts for the establishment; and
 - 3. The establishment is not licensed as a pharmacy under Title 58, Chapter 17b, Pharmacy Practice Act.
- B. "Tobacco product" means:
 - 1. Any cigar, cigarette, or electronic cigarette as defined in Utah Code Annotated § 76-10-101;
 - 2. A tobacco product as defined in Utah Code Annotated § 59-14-102, including:
 - a. Chewing tobacco; or
 - b. Any substance for a tobacco product, including flavoring or additives to tobacco.
 - 3. Tobacco paraphernalia as defined in Utah Code Annotated § 76-10-104.1.

(Ord. No. 1732, § III, 8-21-2012)

5.138.020 - License required.

- A. It is unlawful for any person to operate, conduct, carry on or maintain a tobacco specialty business without first obtaining from the county a license to operate a tobacco specialty business.
- B. A tobacco specialty business that is operating lawfully in the county pursuant to a valid business

license may continue to operate under such license until its stated expiration date; after which time, the tobacco specialty business must obtain a tobacco specialty business license in order to continue its operations.

(Ord. No. 1732, § III, 8-21-2012)

5.138.030 - License—Fees.

The annual fee for a tobacco specialty business shall be set in accordance with Section 3.42.040 of these ordinances.

(Ord. No. 1732, § III, 8-21-2012)

5.138.040 - Application and issuance restrictions.

Each individual applying for a tobacco specialty business license shall:

- A. Submit the location, including the street, building and room number of the place where the applicant proposes to operate a tobacco specialty business.
- B. Submit with the license application an affidavit ensuring that the tobacco specialty business complies with the proximity requirements of Utah law as of the date of the application.
- C. The county license office shall review the application to determine compliance with county zoning ordinances and the proximity requirements set forth in Utah Code Annotated § 17-50-333(5). The county license office shall not issue a business license or tobacco specialty business license to any applicant who does not meet the proximity requirements.

(Ord. No. 1732, § III, 8-21-2012)

5.138.050 - License—Display required.

Every tobacco specialty business licensed under this chapter shall display its tobacco specialty business license in a conspicuous place on the premises.

(Ord. No. 1732, § III, 8-21-2012)

5.138.060 - Unlawful conduct and activities.

- A. In addition to the restrictions and limitations contained in this title, and as set forth under state law, a licensee under this chapter may not:
 - 1. Engage in a pattern of unlawful activity as set forth under Utah state law;
 - 2. Violate the regulations restricting the sale and distribution of cigarettes and smokeless tobacco to protect children and adolescents issued by the United States Food and Drug Administration, 21 C.F.R. Part 1140; or
 - 3. Engage in any act prohibited by the provisions of the Utah Controlled Substances Act, the Imitation Controlled Substances Act, the Utah Controlled Substance Precursor Act, the Clandestine Drug Lab Act, or any other provision of law, whether federal, state or local, providing for the prohibition or regulation of activities related to the sale or consumption of controlled substances or imitation controlled substances.

Title 5 - BUSINESS LICENSES AND REGULATIONS
Division IV. - General Businesses
Chapter 5.138 - TOBACCO SPECIALTY BUSINESSES

B. The county license section shall work with local law enforcement to enforce the provisions of this section.

(Ord. No. 1732, § III, 8-21-2012)

5.138.070 - Revocation and suspension.

In addition to the grounds for suspension or revocation set forth in Chapter 5.14, every business license and tobacco specialty business license issued by the county may be revoked or suspended for any violation of this chapter.

(Ord. No. 1732, § III, 8-21-2012)

17-50-333. Regulation of retail tobacco specialty business.

(1) As used in this section:

(a) "Community location" means:

- (i) a public or private kindergarten, elementary, middle, junior high, or high school;
- (ii) a licensed child-care facility or preschool;
- (iii) a trade or technical school;
- (iv) a church;
- (v) a public library;
- (vi) a public playground;
- (vii) a public park;
- (viii) a youth center or other space used primarily for youth oriented activities;
- (ix) a public recreational facility; or
- (x) a public arcade.

(b) "Retail tobacco specialty business" means a commercial establishment in which:

- (i) the sale of tobacco products accounts for more than 35% of the total annual gross receipts for the establishment;
- (ii) food and beverage products, excluding gasoline sales, is less than 45% of the total annual gross receipts for the establishment; and
- (iii) the establishment is not licensed as a pharmacy under Title 58, Chapter 17b, Pharmacy Practice Act.

(c) "Tobacco product" means:

- (i) any cigar, cigarette, or electronic cigarette as defined in Section 76-10-101;
- (ii) a tobacco product as defined in Section 59-14-102, including:
 - (A) chewing tobacco; or
 - (B) any substitute for a tobacco product, including flavoring or additives to tobacco; and
- (iii) tobacco paraphernalia as defined in Section 76-10-104.1.

(2) The regulation of a retail tobacco specialty business is an exercise of the police powers of the state, and through delegation, to other governmental entities.

(3) (a) Except as provided in Subsection (7), and beginning July 1, 2012, a county shall require an entity to be licensed as a retail tobacco specialty business to conduct business as a retail tobacco specialty business in a county.

(b) A county may issue a retail tobacco specialty business license to an entity if the entity complies with the provisions of Subsection (5).

(4) Except as provided in Subsection (7), and beginning July 1, 2012, a business entity that conducts a retail tobacco specialty business in a county shall be licensed by the county as a retail tobacco specialty business.

(5) (a) A county may not issue a license to a retail tobacco specialty business if it is located within:

- (i) 1,000 feet of a community location;
- (ii) 600 feet of another retail tobacco specialty business; or
- (iii) 600 feet from property used or zoned for:
 - (A) agriculture use; or
 - (B) residential use.

(b) For purposes of Subsection (5)(a), the proximity requirements shall be measured in a straight line from the nearest entrance of the retail tobacco specialty business to the nearest property boundary of the community location, or agricultural or residential use, without regard to

intervening structures or zoning districts.

(6) (a) Nothing in this section:

(i) requires a county to issue a business license to a retail tobacco specialty business; or

(ii) prohibits a county from adopting more restrictive requirements on a tobacco specialty business than provided for in this section.

(b) A county may revoke a business license issued under this section:

(i) if a licensee engages in a pattern of unlawful activity under Title 76, Chapter 10, Part 16, Pattern of Unlawful Activity Act;

(ii) if a licensee violates the regulations restricting the sale and distribution of cigarettes and smokeless tobacco to protect children and adolescents issued by the United States Food and Drug Administration, 21 C.F.R. Part 1140; or

(iii) under other provisions of state law or local ordinance.

(7) (a) In accordance with Subsection (7)(b), a retail tobacco specialty business that has a business license and is operating lawfully in a county on or before May 8, 2012, is exempt from Subsections (4) and (5).

(b) A retail tobacco specialty business may maintain an exemption under Subsection (7)(a) if:

(i) the business license is renewed continuously without relapse or permanent revocation;

(ii) the retail tobacco specialty business is not closed for business or otherwise suspends the sale of tobacco products for more than 60 consecutive days;

(iii) the retail tobacco specialty business does not substantially change the business premises or its business operation; and

(iv) the retail tobacco specialty business maintains the right to operate under the terms of other applicable laws, including zoning ordinances, building codes, and the business license issued prior to May 8, 2012.

Enacted by Chapter 154, 2012 General Session

76-10-101. Definitions.

As used in this part:

(1) "Cigar" means a product that contains nicotine, is intended to be burned under ordinary conditions of use, and consists of any roll of tobacco wrapped in leaf tobacco, or in any substance containing tobacco, other than any roll of tobacco that is a cigarette as described in Subsection (2).

(2) "Cigarette" means a product that contains nicotine, is intended to be burned under ordinary conditions of use, and consists of:

(a) any roll of tobacco wrapped in paper or in any substance not containing tobacco; or

(b) any roll of tobacco wrapped in any substance containing tobacco which, because of its appearance, the type of tobacco used in the filler, or its packaging and labeling, is likely to be offered to, or purchased by, consumers as a cigarette described in Subsection (2)(a).

(3) "Electronic cigarette" means any device, other than a cigarette or cigar, intended to deliver vapor containing nicotine into a person's respiratory system.

(4) "Place of business" includes:

(a) a shop;

(b) a store;

(c) a factory;

(d) a public garage;

(e) an office;

(f) a theater;

(g) a recreation hall;

(h) a dance hall;

(i) a poolroom;

(j) a café;

(k) a cafeteria;

(l) a cabaret;

(m) a restaurant;

(n) a hotel;

(o) a lodging house;

(p) a streetcar;

(q) a bus;

(r) an interurban or railway passenger coach;

(s) a waiting room; and

(t) any other place of business.

(5) "Smoking" means the possession of any lighted cigar, cigarette, pipe, or other lighted smoking equipment.

Amended by Chapter 114, 2010 General Session

59-14-102. Definitions.

As used in this chapter:

- (1) "Cigarette" means a roll for smoking made wholly or in part of tobacco:
 - (a) regardless of:
 - (i) the size of the roll;
 - (ii) the shape of the roll; or
 - (iii) whether the tobacco is:
 - (A) flavored;
 - (B) adulterated; or
 - (C) mixed with any other ingredient; and
 - (b) if the wrapper or cover of the roll is made of paper or any other substance or material except tobacco.
- (2) "Cigarette rolling machine" means a device or machine that has the capability to produce at least 150 cigarettes in less than 30 minutes.
- (3) "Cigarette rolling machine operator" means a person who:
 - (a) (i) controls, leases, owns, possesses, or otherwise has available for use a cigarette rolling machine; and
 - (ii) makes the cigarette rolling machine available for use by another person to produce a cigarette; or
 - (b) offers for sale, at retail, a cigarette produced from the cigarette rolling machine.
- (4) "Consumer" means a person that is not required:
 - (a) under Section 59-14-201 to obtain a license under Section 59-14-202; or
 - (b) under Section 59-14-301 to obtain a license under Section 59-14-202.
- (5) "Counterfeit cigarette" means:
 - (a) a cigarette that has a false manufacturing label; or
 - (b) a package of cigarettes bearing a counterfeit tax stamp.
- (6) "Importer" means a person who imports into the United States, either directly or indirectly, a finished cigarette for sale or distribution.
- (7) "Indian tribal entity" means a federally recognized Indian tribe, tribal entity, or any other person doing business as a distributor or retailer of cigarettes on tribal lands located in the state.
 - (8) "Little cigar" means a roll for smoking:
 - (a) made wholly or in part of tobacco;
 - (b) that uses an integrated cellulose acetate filter or other similar filter; and
 - (c) that is wrapped in a substance:
 - (i) containing tobacco; and
 - (ii) that is not exclusively natural leaf tobacco.
 - (9) (a) Except as provided in Subsection (9)(b), "manufacturer" means a person who manufactures, fabricates, assembles, processes, or labels a finished cigarette.
 - (b) "Manufacturer" does not include a cigarette rolling machine operator.
- (10) "Moist snuff" means tobacco that:
 - (a) is finely:
 - (i) cut;
 - (ii) ground; or
 - (iii) powdered;
 - (b) has at least 45% moisture content, as determined by the commission by rule made in

accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act;

(c) is not intended to be:

- (i) smoked; or
- (ii) placed in the nasal cavity; and

(d) except for single-use pouches of loose tobacco, is not packaged, produced, sold, or distributed in single-use units, including:

- (i) tablets;
- (ii) lozenges;
- (iii) strips;
- (iv) sticks; or
- (v) packages containing multiple single-use units.

(11) "Retailer" means a person that:

- (a) sells or distributes a cigarette to a consumer in the state; or
- (b) intends to sell or distribute a cigarette to a consumer in the state.

(12) "Stamp" means the indicia required to be placed on a cigarette package that evidences payment of the tax on cigarettes required by Section 59-14-205.

(13) (a) "Tobacco product" means a product made of, or containing, tobacco.

(b) "Tobacco product" includes:

- (i) a cigarette produced from a cigarette rolling machine;
- (ii) a little cigar; or
- (iii) moist snuff.

(c) "Tobacco product" does not include a cigarette.

(14) "Tribal lands" means land held by the United States in trust for a federally recognized Indian tribe.

Amended by Chapter 148, 2013 General Session

76-10-104.1. Providing tobacco paraphernalia to minors -- Penalties.

(1) For purposes of this section:

(a) "Provides":

(i) includes selling, giving, furnishing, sending, or causing to be sent; and

(ii) does not include the acts of the United States Postal Service or other common carrier when engaged in the business of transporting and delivering packages for others or the acts of a person, whether compensated or not, who transports or delivers a package for another person without any reason to know of the package's content.

(b) "Tobacco paraphernalia":

(i) means any equipment, product, or material of any kind which is used, intended for use, or designed for use to package, repackage, store, contain, conceal, ingest, inhale, or otherwise introduce a cigar, cigarette, or tobacco in any form into the human body, including:

(A) metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, hashish heads, or punctured metal bowls;

(B) water pipes;

(C) carburetion tubes and devices;

(D) smoking and carburetion masks;

(E) roach clips: meaning objects used to hold burning material, such as a cigarette, that has become too small or too short to be held in the hand;

(F) chamber pipes;

(G) carburetor pipes;

(H) electric pipes;

(I) air-driven pipes;

(J) chillums;

(K) bongs; and

(L) ice pipes or chillers; and

(ii) does not include matches or lighters.

(2) (a) It is unlawful for a person to knowingly, intentionally, recklessly, or with criminal negligence provide any tobacco paraphernalia to any person under 19 years of age.

(b) A person who violates this section is guilty of a class C misdemeanor on the first offense and a class B misdemeanor on subsequent offenses.

Amended by Chapter 278, 2013 General Session



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Mayor's Meeting								
Meeting Date and Time:	Friday Sept. 19, 2014	10:00 AM	File No:	2	8	9	8	0	
Applicant Name:	Richard Beckstrand	Request:	Subdivision						
Description:	2 lot standard subdivision								
Location:	2809 E. Thousand Oaks Dr.								
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Staff Recommendation:	Approval								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting to subdivide an existing parcel into 2 lots. Of note, this property was historically 2 lots but had been combined by a previous property owner. The proposal would be to keep the existing home on the property and allow for the construction of one new home on the new proposed lot.

1.2 Hearing Body Action

This item is on the agenda for section 608 hearing requesting approval to amend an existing plat.

1.3 Neighborhood Response

As of the date of this report, staff has not received any comment from the neighborhood.

1.4 Community Council Response

The Mt. Olympus Community Council is aware of the application and was told about the subdivision during their recent meeting on 7/19. However because of the nature of the application as a standard subdivision it is not an application type that receives recommendation from the community council.

2.0 ANALYSIS

2.1 Applicable Ordinances

The subdivision would be subject to compliance with **Title 18-Subdivisions**.

As a standard subdivision being a use by right, the applicant is responsible to show that the proposed lots meet requirements of the applicable zone (R-1-10).

If given preliminary approval by the planning commission a final technical review and final plat approval from staff will be required prior to recording.

18.18.050 Other amendments to subdivisions.

An amendment to a recorded subdivision that involves the alteration or removal of an easement, private right-of-way, condition, limitation, or special requirement shall follow the approval procedure outlined in [Section 18.08.010](#) with the following variations:

A. Only those persons or entities who have a direct interest in, or who will be directly affected by the proposed change (including the applicant) must be notified of any pending action; and

B. No preliminary plat need be approved. The recommendations of the affected entities and the approval of the planning commission may be based on a final plat.

19.14.040 Lot areas and widths.

R-1-10 10,000 square feet 80 feet at a distance 30 feet back from the front lot line.

Any construction proposed on the new lot would be subject to the applicable zoning already in place over that property. The property is regulated by the R-1-10 zone and RCOZ.

2.3 Other Agency Recommendations or Requirements

Reviews completed by Traffic and Unified fire indicate that there is sufficient access to the lots as proposed. The urban hydrologist has also given preliminary approval of the subdivision as proposed. The geology review is still pending, but based on previous subdivision applications it is planning staff's opinion that the property is safe for the proposed lots. Previous studies on the site specifically show that the proposal would not create a hazard in regards to avalanche potential. Final approval of the plat would be subject to receiving a final approval regarding geology, soils, and slope issues.

2.4 Other Issues

The proposed lot line does not create a non-complying setback with the existing home or the proposed addition.

3.0 STAFF RECOMMENDATION

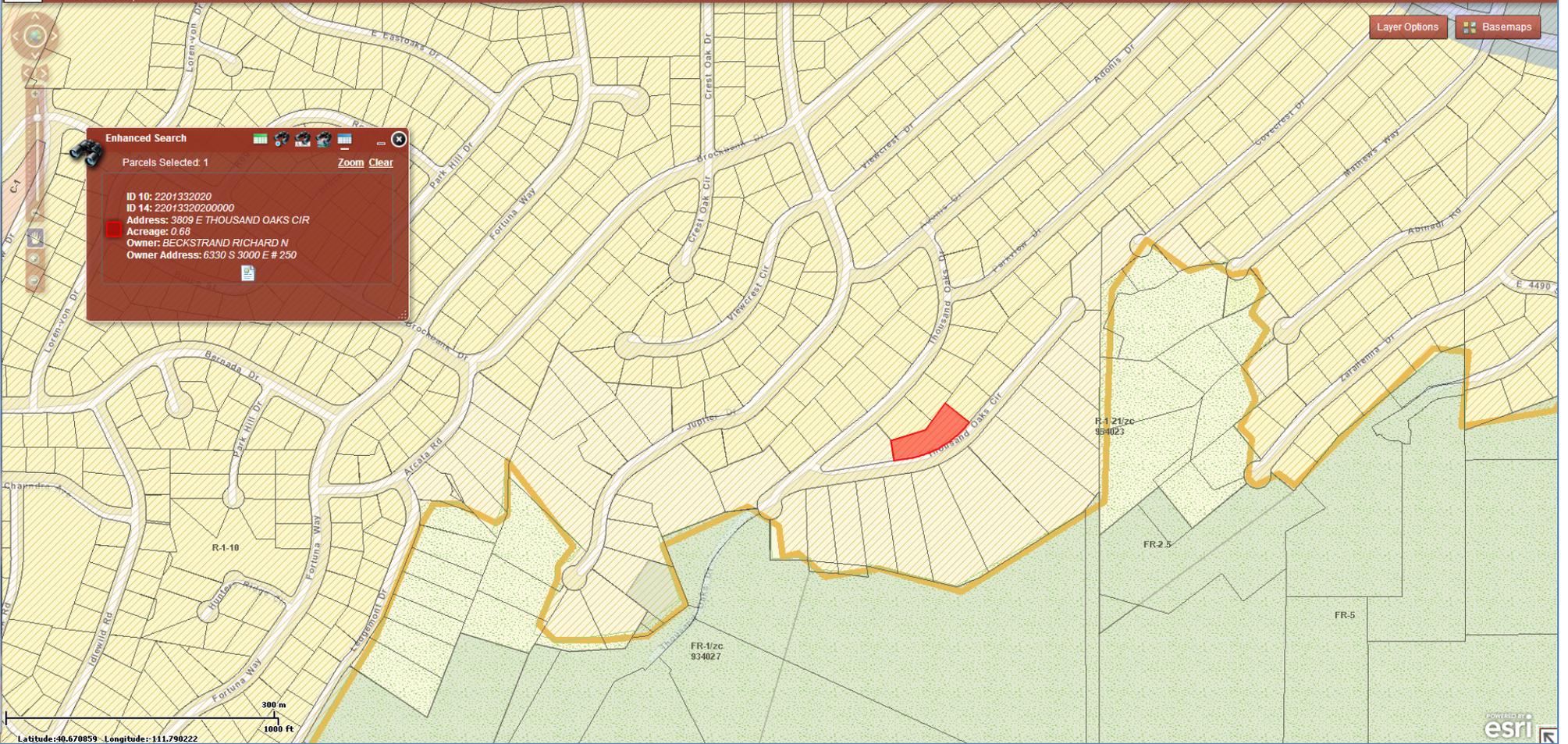
3.1 Staff recommends APPROVAL of the proposed Subdivision .

3.2 Reasons for Recommendation

- 1) The proposed subdivision meets the requirements of the R-1-10 zone and has demonstrated ability to comply with all applicable ordinances and standards to verify safe development.
- 2) Abandonment of the Public Utility Easement as proposed still allows for the utilities to service the property. as proposed and should not affect the ability to service adjacent properties.

Enhanced Search
Parcels Selected: 1 [Zoom](#) [Clear](#)

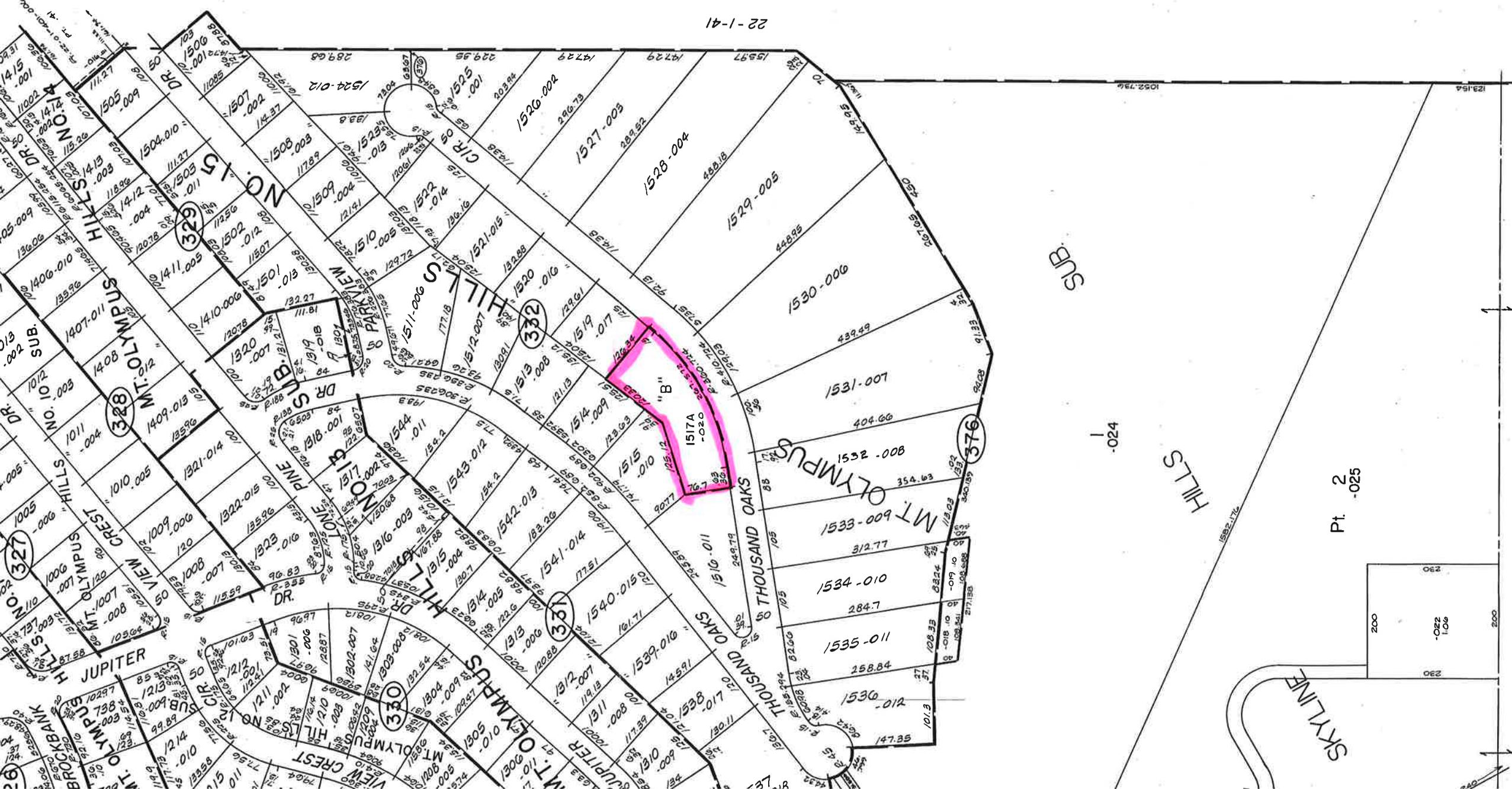
ID 10: 2201332020
ID 14: 22013320200000
Address: 3809 E THOUSAND OAKS CIR
Acreage: 0.68
Owner: BECKSTRAND RICHARD N
Owner Address: 6330 S 3000 E # 250



Latitude: 40.670859 Longitude: -111.790222

"B"
SUB.

MT. OLYMPUS
HILLS NO. 15 AMD. SUB.



SALT LAKE COUNTY Geographic Information System
 PREPARED BY SALT LAKE COUNTY REGISTER
 SALT LAKE COUNTY Copyright © 1996
 This map is not intended to represent actual physical property lines. In order to establish exact physical boundaries a survey of the property may be necessary.

SALT LAKE CO.
 E 1/2 SW 1/4 SEC. 1 T2S. R1E.

SCALE: 1" = 100'

22-1-32

22-1-41

SUB

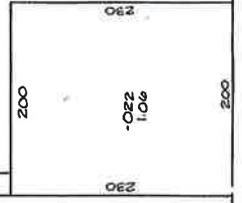
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HILLS

Pt. 2
 -025

22-F

SKYLINE

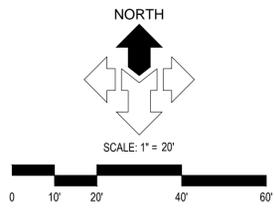


R-1-B + R-1-C
 65° 40' - 8000' ± 19,000' ±
 1/4" = 100'

CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT	CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT	CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT	CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT	
(1)	110° 48' 00"	110.480	79.940	78.810	97.211	(1)	92° 44' 30"	92.445	228.209	228.048	118.596	(2)	110° 00' 00"	110.000	80.416	79.797	64.301	(3)	87° 10' 00"	87.100	49.000	68.479	62.000	42.846
(2)	4° 00' 00"	710.789	19.871	19.879	2.094	(2)	90° 40' 00"	90.400	991.295	991.911	289.460	(3)	250° 30' 00"	250.000	160.765	160.765	160.765	(4)	270° 22' 46"	270.000	45.000	271.008	271.008	271.008
(3)	107° 00' 00"	107.000	71.650	71.628	90.810	(3)	5° 00' 00"	892.689	74.411	74.388	97.829	(4)	2° 30' 00"	410.724	17.921	17.921	17.921	(5)	31° 00' 00"	180.000	91.548	90.903	90.000	90.000
(4)	8° 40' 00"	250.388	34.000	34.000	17.182	(4)	8° 00' 00"	892.689	118.098	118.098	69.616	(5)	14° 00' 00"	410.724	100.398	100.109	50.491	(6)	18° 00' 00"	410.724	129.898	128.809	69.002	69.002
(5)	28° 20' 00"	110.388	37.419	37.419	44.649	(5)	13° 00' 00"	892.689	141.794	141.648	31.049	(6)	22° 30' 00"	360.754	141.699	140.748	71.752	(7)	28° 00' 00"	410.724	87.948	87.901	38.721	38.721
(6)	28° 20' 00"	250.388	111.549	110.811	87.144	(6)	13° 00' 00"	892.689	193.409	193.054	71.192	(7)	22° 30' 00"	360.754	141.699	140.748	71.752	(8)	20° 00' 00"	360.754	105.916	105.878	69.609	69.609
(7)	28° 20' 00"	250.388	111.549	110.811	87.144	(7)	13° 00' 00"	892.689	193.409	193.054	71.192	(8)	20° 00' 00"	360.754	105.916	105.878	69.609	(9)	42° 30' 00"	360.754	207.978	201.486	140.878	140.878
(8)	28° 20' 00"	250.388	111.549	110.811	87.144	(8)	13° 00' 00"	892.689	193.409	193.054	71.192	(9)	42° 30' 00"	360.754	207.978	201.486	140.878	(10)	42° 30' 00"	360.754	207.978	201.486	140.878	140.878
(9)	28° 20' 00"	250.388	111.549	110.811	87.144	(9)	13° 00' 00"	892.689	193.409	193.054	71.192	(10)	42° 30' 00"	360.754	207.978	201.486	140.878	(11)	15° 00' 00"	92.000	39.000	29.709	29.288	29.288
(10)	28° 20' 00"	250.388	111.549	110.811	87.144	(10)	13° 00' 00"	892.689	193.409	193.054	71.192	(11)	15° 00' 00"	92.000	39.000	29.709	29.288	(12)	11° 00' 00"	92.000	39.000	29.709	29.288	29.288
(11)	15° 00' 00"	92.000	39.000	29.709	29.288	(11)	13° 00' 00"	892.689	193.409	193.054	71.192	(12)	11° 00' 00"	92.000	39.000	29.709	29.288	(13)	31° 00' 00"	180.000	91.548	84.002	83.001	83.001
(12)	15° 00' 00"	92.000	39.000	29.709	29.288	(12)	13° 00' 00"	892.689	193.409	193.054	71.192	(13)	31° 00' 00"	180.000	91.548	84.002	83.001	(14)	48° 11' 29"	15.000	12.510	12.247	4.708	4.708
(13)	15° 00' 00"	92.000	39.000	29.709	29.288	(13)	13° 00' 00"	892.689	193.409	193.054	71.192	(14)	48° 11' 29"	15.000	12.510	12.247	4.708	(15)	11° 00' 00"	92.000	39.000	29.709	29.288	29.288
(14)	15° 00' 00"	92.000	39.000	29.709	29.288	(14)	13° 00' 00"	892.689	193.409	193.054	71.192	(15)	11° 00' 00"	92.000	39.000	29.709	29.288	(16)	10° 30' 00"	92.000	39.000	29.709	29.288	29.288
(15)	15° 00' 00"	92.000	39.000	29.709	29.288	(15)	13° 00' 00"	892.689	193.409	193.054	71.192	(16)	10° 30' 00"	92.000	39.000	29.709	29.288	(17)	50° 40' 00"	92.000	270.804	264.006	144.919	144.919
(16)	15° 00' 00"	92.000	39.000	29.709	29.288	(16)	13° 00' 00"	892.689	193.409	193.054	71.192	(17)	50° 40' 00"	92.000	270.804	264.006	144.919	(18)	50° 40' 00"	92.000	270.804	264.006	144.919	144.919
(17)	15° 00' 00"	92.000	39.000	29.709	29.288	(17)	13° 00' 00"	892.689	193.409	193.054	71.192	(18)	50° 40' 00"	92.000	270.804	264.006	144.919	(19)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(18)	15° 00' 00"	92.000	39.000	29.709	29.288	(18)	13° 00' 00"	892.689	193.409	193.054	71.192	(19)	39° 00' 00"	45.000	19.000	16.664	41.442	(20)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(19)	15° 00' 00"	92.000	39.000	29.709	29.288	(19)	13° 00' 00"	892.689	193.409	193.054	71.192	(20)	39° 00' 00"	45.000	19.000	16.664	41.442	(21)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(20)	15° 00' 00"	92.000	39.000	29.709	29.288	(20)	13° 00' 00"	892.689	193.409	193.054	71.192	(21)	39° 00' 00"	45.000	19.000	16.664	41.442	(22)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(21)	15° 00' 00"	92.000	39.000	29.709	29.288	(21)	13° 00' 00"	892.689	193.409	193.054	71.192	(22)	39° 00' 00"	45.000	19.000	16.664	41.442	(23)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(22)	15° 00' 00"	92.000	39.000	29.709	29.288	(22)	13° 00' 00"	892.689	193.409	193.054	71.192	(23)	39° 00' 00"	45.000	19.000	16.664	41.442	(24)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(23)	15° 00' 00"	92.000	39.000	29.709	29.288	(23)	13° 00' 00"	892.689	193.409	193.054	71.192	(24)	39° 00' 00"	45.000	19.000	16.664	41.442	(25)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(24)	15° 00' 00"	92.000	39.000	29.709	29.288	(24)	13° 00' 00"	892.689	193.409	193.054	71.192	(25)	39° 00' 00"	45.000	19.000	16.664	41.442	(26)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(25)	15° 00' 00"	92.000	39.000	29.709	29.288	(25)	13° 00' 00"	892.689	193.409	193.054	71.192	(26)	39° 00' 00"	45.000	19.000	16.664	41.442	(27)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(26)	15° 00' 00"	92.000	39.000	29.709	29.288	(26)	13° 00' 00"	892.689	193.409	193.054	71.192	(27)	39° 00' 00"	45.000	19.000	16.664	41.442	(28)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(27)	15° 00' 00"	92.000	39.000	29.709	29.288	(27)	13° 00' 00"	892.689	193.409	193.054	71.192	(28)	39° 00' 00"	45.000	19.000	16.664	41.442	(29)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(28)	15° 00' 00"	92.000	39.000	29.709	29.288	(28)	13° 00' 00"	892.689	193.409	193.054	71.192	(29)	39° 00' 00"	45.000	19.000	16.664	41.442	(30)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(29)	15° 00' 00"	92.000	39.000	29.709	29.288	(29)	13° 00' 00"	892.689	193.409	193.054	71.192	(30)	39° 00' 00"	45.000	19.000	16.664	41.442	(31)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(30)	15° 00' 00"	92.000	39.000	29.709	29.288	(30)	13° 00' 00"	892.689	193.409	193.054	71.192	(31)	39° 00' 00"	45.000	19.000	16.664	41.442	(32)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(31)	15° 00' 00"	92.000	39.000	29.709	29.288	(31)	13° 00' 00"	892.689	193.409	193.054	71.192	(32)	39° 00' 00"	45.000	19.000	16.664	41.442	(33)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(32)	15° 00' 00"	92.000	39.000	29.709	29.288	(32)	13° 00' 00"	892.689	193.409	193.054	71.192	(33)	39° 00' 00"	45.000	19.000	16.664	41.442	(34)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(33)	15° 00' 00"	92.000	39.000	29.709	29.288	(33)	13° 00' 00"	892.689	193.409	193.054	71.192	(34)	39° 00' 00"	45.000	19.000	16.664	41.442	(35)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(34)	15° 00' 00"	92.000	39.000	29.709	29.288	(34)	13° 00' 00"	892.689	193.409	193.054	71.192	(35)	39° 00' 00"	45.000	19.000	16.664	41.442	(36)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(35)	15° 00' 00"	92.000	39.000	29.709	29.288	(35)	13° 00' 00"	892.689	193.409	193.054	71.192	(36)	39° 00' 00"	45.000	19.000	16.664	41.442	(37)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(36)	15° 00' 00"	92.000	39.000	29.709	29.288	(36)	13° 00' 00"	892.689	193.409	193.054	71.192	(37)	39° 00' 00"	45.000	19.000	16.664	41.442	(38)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(37)	15° 00' 00"	92.000	39.000	29.709	29.288	(37)	13° 00' 00"	892.689	193.409	193.054	71.192	(38)	39° 00' 00"	45.000	19.000	16.664	41.442	(39)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(38)	15° 00' 00"	92.000	39.000	29.709	29.288	(38)	13° 00' 00"	892.689	193.409	193.054	71.192	(39)	39° 00' 00"	45.000	19.000	16.664	41.442	(40)	39° 00' 00"	45.000	19.000	16.664	41.442	41.442
(39)	15° 00' 00"	92.000	39.000	29.709	29.288	(39)	13° 00' 00"	892.689	193.409	193.054	71.192	(40)	39° 00' 00"	45.000	19.000	16.664	41.442	(41)	39° 00'					

MT. OLYMPUS HILLS NO. 15 AMENDED AMENDING LOT 1517A PRELIMINARY PLAT, UTILITY, AND GRADING

3809 EAST THOUSAND OAKS CIRCLE
SALT LAKE CITY, UTAH



OVERALL LEGAL DESCRIPTION

ALL OF LOT 1517A, MT. OLYMPUS HILLS NO. 15 AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "2003P" OF PLATS, AT PAGE 232 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

LOT 1 LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1517A OF MT. OLYMPUS HILLS NO. 15 AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "2003P" OF PLATS, AT PAGE 232 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, RUNNING THENCE N08°30'00" E 76.70 FEET; THENCE N64°00'00" E 125.12 FEET; THENCE N37°30'00" E 20.49 FEET; THENCE S51°00'00" E 113.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THOUSAND OAKS CIRCLE AND A POINT ON NON-TANGENT, 360.72 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO CENTER IS N37°22'11" W); RUNNING THENCE ALONG SAID RIGHT-OF-WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 28°52'11" AN ARC DISTANCE OF 181.76 FEET; THENCE S81°30'00" W 36.63 FEET TO THE POINT OF BEGINNING. CONTAINS 17,035 S.F. OR 0.39 ACRES.

LOT 2 LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1517A OF MT. OLYMPUS HILLS NO. 15 AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "2003P" OF PLATS, AT PAGE 232 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, RUNNING THENCE ALONG THE RIGHT-OF-WAY LINE OF THOUSAND OAKS CIRCLE THE FOLLOWING (2) COURSES: S38°00'00" W 14.99 FEET TO A POINT ON A 360.72 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO CENTER IS N51°00'00" W), RUNNING THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°37'49", AN ARC DISTANCE OF 85.81 FEET; THENCE N51°00'00" W 13.56 FEET; THENCE N37°30'00" E 80.62 FEET; THENCE S51°00'00" E 125.12 FEET TO THE POINT OF BEGINNING. CONTAINS 12,216 S.F. OR 0.28 ACRES.

GENERAL NOTES:

ALL WORK TO COMPLY WITH SALT LAKE COUNTY, SALT LAKE CITY PUBLIC UTILITY AND MT OLYMPUS SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
ZONE R-1-10
SETBACKS - FRONT=30', SIDE=10', REAR=30' WITHOUT GARAGE 15' WITH GARAGE.

GENERAL GRADING NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOTS SHALL BE GRADED SO AS NOT TO DISCHARGE ANY STORM WATER ONTO ADJACENT LOTS OR CAUSE PONDING IN FRONT OF ADJACENT LOTS. STORM WATER FROM THE FRONT HALF OF THE HOUSE AND THE DRIVEWAY SHALL BE DIRECTED TOWARDS THE STREET. DRAINAGE FROM THE REAR OF THE HOUSE AND THE BACK YARD WILL BE COLLECTED IN DRAINAGE SUMPS.

GENERAL UTILITY NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SALT LAKE PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.
ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MT OLYMPUS SEWER DISTRICT STANDARDS & SPECIFICATIONS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT PHONE NUMBERS
WATER: SALT LAKE PUBLIC UTILITIES
SEWER: MT OLYMPUS SEWER DISTRICT
NATURAL GAS: QUESTAR GAS
ELECTRICAL POWER: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

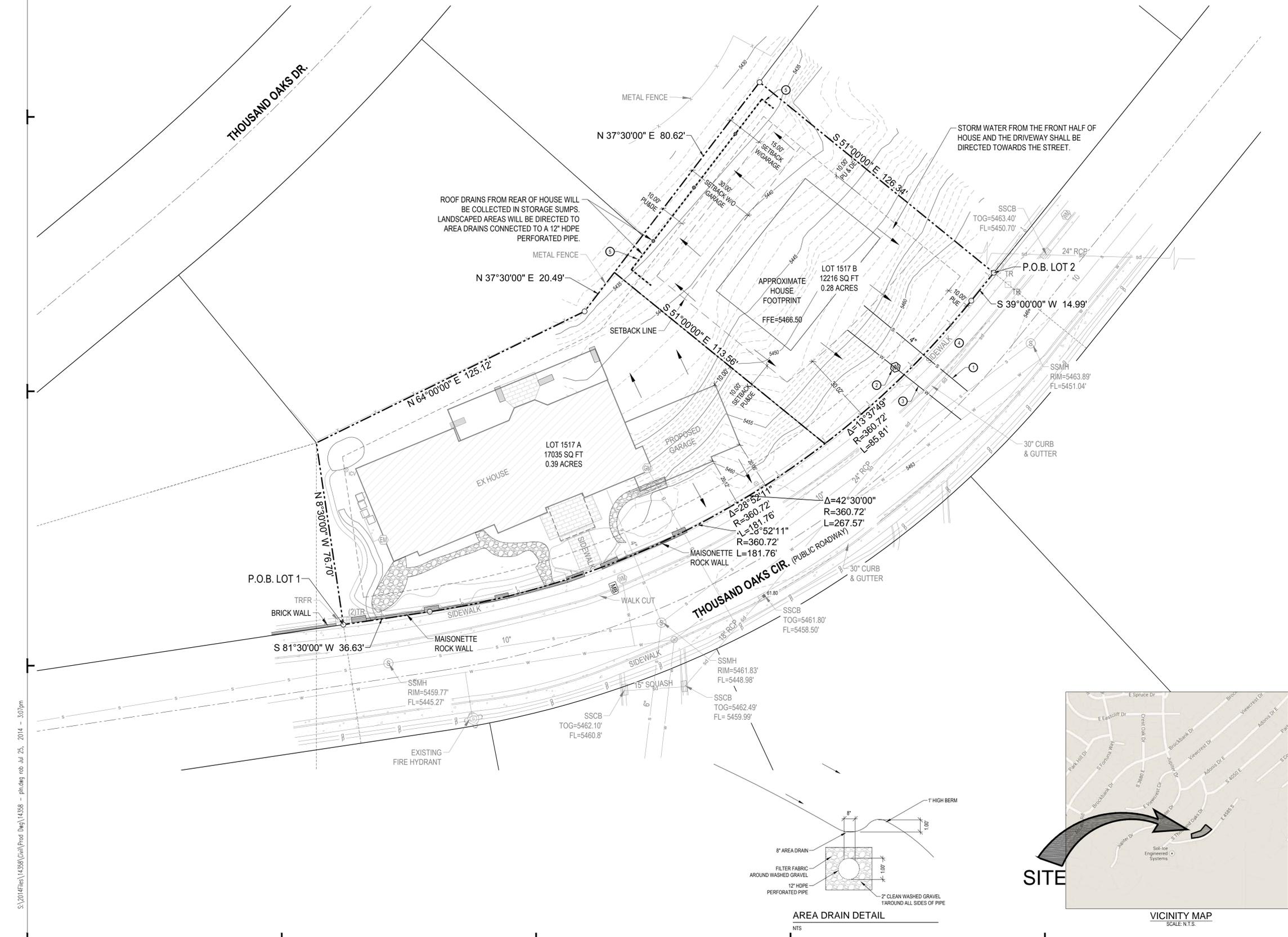
- 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING NEW CLEANOUTS & OUTSIDE OF BUILDING. SEE DETAIL 'C1', SHEET CS 02 FOR TRENCHING. SEE DETAIL 'C2', SHEET CS 02 FOR CLEANOUTS. PER MT OLYMPUS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. TRENCHING PER SALT LAKE CITY PUBLIC UTILITY STANDARD PRACTICE #1
- 1" WATER SERVICE METER SET PER APWA STANDARD PLAN S21.
- 1" TYPE 'K' COPPER WATER SERVICE LINE PER APWA STANDARD PLAN S41. CONNECT TO WATER MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS. TRENCHING PER SALT LAKE CITY PUBLIC UTILITY STANDARD PRACTICE #1.
- NEW FLARED DRIVE APPROACH TO BE CONSTRUCTED PER SALT LAKE COUNTY STANDARD PLAN 125 AT THE TIME OF BUILDING PERMIT. LOCATION TO BE DETERMINED AT THAT TIME.
- 1" HIGH BERM WITH (3) 8" AREA DRAINS CONNECTED TO 12" HDPE PERFORATED PIPE. SEE DETAIL THIS PAGE.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



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**MT. OLYMPUS HILLS NO. 15 AMENDED
AMENDING LOT 1517A
3809 EAST THOUSAND OAKS CIRCLE
SALT LAKE CITY, UTAH**

REV	DATE	DESCRIPTION

PROJECT NO: 14358
DRAWN BY: DJC
CHECKED BY: RJP
DATE: 7-25-14

**PRELIMINARY
PLAT, UTILITY,
& GRADING**

C1.01

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