INDEPENDENCE
TOWN ESTABLISHED 2008

PLANNING COMMISSION STAFF REPORT —UPDATED 8/13/2025

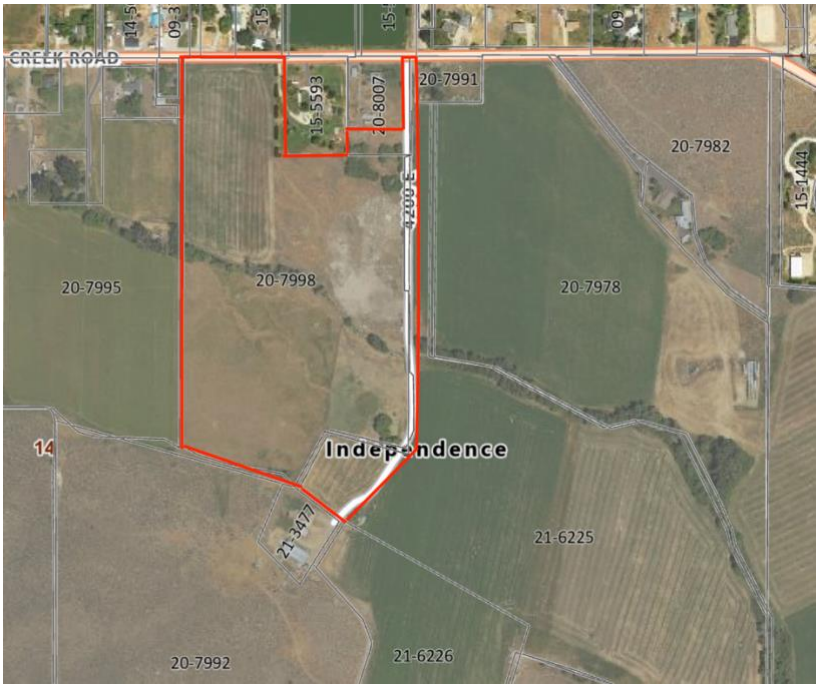
To: Town of Independence Planning Commission
From: Jodi Hoffman, Town Administrator
Date of Meeting: August 13, 2025
Type of Item: Public Hearing and Preliminary Subdivision Plat Review
Subject: Center Creek Canyon Subdivision

RECOMMENDATION: Staff recommends that the Independence Planning Commission review the proposed application, conduct a public hearing, and vote to approve the Center Creek Canyon Phase 1 Preliminary Subdivision Plat pursuant to the findings of fact, conclusions of law, and conditions of approval outlined in this report.

PROJECT DESCRIPTION:

Project Name:	Center Creek Canyon Subdivision Phase 1
Applicant(s):	Lindzi Bishop
Property Owner(s):	Signature Developers, LC
Location:	Approximately 4100 E Center Creek Road
Zone District:	RA-1 (1 unit/ 1.3 developable acres)
Parcel number and size:	Parcel 20-7998, 26.46 Acres, a portion of Parcels 20-8007, 2.06 acres total, and a portion of Parcel 21-6225, 33.22 Acres total. Total project acreage = 31.75 Acres.

VICINITY MAP:



BACKGROUND:

The Applicant, Signature Developers LC, via Engineer Lindzi Bishop, is requesting Preliminary Subdivision Plat approval for a 21-lot subdivision on 31.75 acres in the RA-1 zone. The subdivision is proposed on Parcel 20-7998 and portions of Parcels 20-8007 and 21-6225 off Center Creek Road in Independence. The subject property is currently flat, alfalfa fields and is split by Center Creek, which is a FEMA designated Floodway. The subject parcel also contains FEMA Flood Zones A and AE. The Applicant owns roughly 60 acres in this area and has proposed access for the subdivision off Center Creek Road. The Applicant has proposed connectivity to its adjacent parcel to the east, Parcel 00-0021-6225, where it plans to (but has yet to submit an application for) approximately 23 additional lots.

The abutting parcels to the subject property contain homes and agricultural uses.

PROPOSAL:

The Applicant is proposing to develop 21 single-family lots and 5 open space parcels on 31.75 acres in RA-1 zone. Under the base density in the RA-1 zone, the property is eligible for the development of one unit per 1.3 acres of developable lands. The property contains wetlands, a stream (FEMA Floodway), and FEMA Floodplains. The developer is proposing an 8' wide paved trail along Center Creek Road that loops throughout the subdivision. Access is being provided to subsequent phases and the potential "toe of the slope" road to the South of the property for connectivity. The proposed project contains 5 open spaces parcels (A-E) containing 3.13 acres.

The proposed project contains a dedication of Center Creek Road and a public trail.

Zoning	Total Acres	Developable Land	Constrained Land	# Units Allowed	# Units Proposed
RA-1	31.75	25.87	5.88	20	21

STAFF ANALYSIS and FINDINGS:

The Independence Planning Commission may recommend approval, approval with conditions, or denial of the proposed Preliminary Subdivision plat based upon written findings of fact found in the record, according to each of the following standards. It is the responsibility of the Applicant to provide written and graphic evidence demonstrating compliance with the Town Code.

Standard 1: Complies with the "base zone density" according to Section 16.08.04 of the Code; **DOES NOT COMPLY.**

Analysis: There are 25.87 acres of developable land in the RA-1 zone and 5.88 acres of constrained lands. This results in 19.9 units, which rounds to 20 units. The Applicant is proposing 21 lots.

Standard 3: Conforms to all pertinent provisions of the Town Code; **DOES NOT COMPLY.**

Code Requirements	Analysis	Findings
Section 16.08.04 – Lot Area and Maximum Density Density allowed in this zone is one unit for every 1.3 developable acres. Open space areas shall be protected by a recorded conservation easement enforceable by the Town.	The Proposed density of 21 lots on 26.1 acres is 1 unit per 1.24 developable acres. The RA-1 zone has a maximum density of 1 unit per 1.3 acres of land. Staff has proposed a condition of approval that requires the Final Plat include a maximum of 20 lot. Staff has proposed a condition of approval for open space easements.	**DOES NOT COMPLY**
Section 16.08.05 & 16.08.06– Lot Width and Lot Frontage Minimum lot width and frontage of 100' for lots less than 1 acre, and 150' lot width/ frontage for lots greater than an acre.		**COMPLIES**
Section 16.08.14(5) – Water Requirements Each dwelling shall have sufficient culinary water available as required by the State Water Engineer for residential use only. Each dwelling shall have sufficient water for outdoor irrigation to provide for a minimum of .25 acres of	Will-serve letters have been provided by the Center Creek Culinary Water System for indoor use for 21 homes and by Center Creek Irrigation Company for outdoor use of 21.64 acres	**COMPLIES**

landscaped area, plus any water required for irrigation of any agricultural use intended.		
Section 16.27.24 – Physical Constraints Analysis Constrained land is defined as "Property that has any number of elements identified in Sections 16.27.23…" which includes, but is not limited to: 1. Slopes over 30% 2. Wetlands, 3. Land within 200 feet of waters of the US; 4. One 100 year stream flood hazard; 5. Stream drainage corridor setbacks; 6. Surface water; 7. Areas of springs and seeps; 8. Ridgelines/ viewsheds.	The Project will not consist of any building envelopes on natural or manmade slopes over 30% grade; The project will not show any structures within 50 feet of a fault line; The project will not consist of activities on or disturbance of any wetland areas, except as approved by the Army Corps of Engineers; The Project will not contain any platted lot within any landslide hazard areas; The project will not consist of any development within any flood hazard area, except as provided in Section 16.28.04 of the Code; The project will not consist of any development within any flood hazard area, except as provided in Section 16.28.04 of the Code; The project will not consist of any development within any shallow-ground water hazard areas—areas of springs, seeps, or surface water areas;	**COMPLIES**

	The project will not consist of any development within areas that are recommended locations of detention basins or established road and utility corridors; The project will avoid development that will protrude above any ridgelines; AND A full geotechnical evaluation of the site.	
16.27.09 – Sanitary Sewer	The project will be served by Twin Creeks Special Service District for sewer. A will-serve letter has been provided by TCSSD for at least 21 homes.	**COMPLIES**
§ 16.27.02 - Fire Protection	Wasatch County Fire District has reviewed and approved the access to this proposed project.	**COMPLIES**
§§ 16.27.26 – 32 Transportation, Infrastructure, and Access Design A minimum of 2 access roads are required for separate ingress and egress. Road layouts shall provide connectivity to adjoining parcels/ uses.	The Town Engineer has reviewed and approved the designed access into the development. The "Wandering Way" Right-of-Way is sixty feet (60') wide, with thirty feet (30') of pavement. The "Grassy Meadows" Right-of-Way is sixty feet (50') wide, with thirty feet (24') of pavement. *The subdivision will be served by public roads that will be privately maintained*. It is uncertain at the time of the Staff Report whether Wasatch County Fire District has reviewed and approved the access.	**COMPLIES**

§ 16.27.26 – Public Utilities Letter must be obtained from each public utility company that will provide service to the development stating its ability and commitment to provide service to the development.	The Applicant has provided will serve letters from Heber Light and Power and Dominion Energy.	**COMPLIES**
16.08.14 & 16.21.18 – Trails A public trail is required.	The project contains an 8' paved, public trail along the Center Creek frontage as well as connecting trails within the project.	**COMPLIES**

Standard 4: Is not detrimental to the health, safety, and general welfare of the residents of the Town of Independence. COMPLIES

Analysis: The project complies with all applicable standards of the Code. It will not be detrimental to the health, safety, and general welfare of the residents of the Town of Independence.

FINDINGS OF FACT:

1. Parcel 20-7998 contains 26.46 Acres; a portion of Parcel 20-8007; and a portion of Parcel 21-6225. Total project acreage = 31.75 Acres.
2. The zoning for all parcels involved in this application is RA-1.
3. The base density in the RA-1 zone is one (1) unit per 1.3 acres of developable land.
4. The project contains 25.87 acres of developable land in the RA-1 zone. This results in 20 potential units. The Applicant has proposed 21 lots and 5 open space parcels.
5. The proposed subdivision contains lots that range in size from .86 acres—1.55 acres. The abutting properties to the West range in size from .28 acres – 17.17 acres. The abutting properties to the East range in size from 1 acre – 33.22 acres. The adjacent properties to the North range in size from .98 acres to 15.86 acres. The abutting parcel to the South range in size from 1.44 acres to 63.76 acres.
6. There is no evidence that the proposed development will adversely affect critical wildlife habitat.
7. The property does not contain slopes exceeding 30%. The property does contain a stream corridor and FEMA designated Floodways and Flood zones. Building envelopes have been delineated a minimum of 50 feet from the high-water mark of the Floodway/ Creek; the required setback.
8. Culinary water will be provided by the Center Creek Water Company.
9. Irrigation water will be provided by the Center Creek Irrigation Company.
10. Each lot will be connected to TCSSD sewer.

11. The Wasatch County Fire District has provided its approval of the project.
12. Heber Light and Power and Dominion Energy have provided will serve letters for the project.
13. Paved public trails are being provided throughout the subdivision.
14. 5 open space parcels containing 3.13 acres have been provided.

CONCLUSIONS OF LAW:

1. The subdivision complies with the base zone density according to Section 16.08 of the Code.
2. The subdivision conforms to all pertinent provisions of the code.
3. The subdivision is not detrimental to the health, safety, and general welfare of the residents of the Town of Independence.

CONDITIONS OF APPROVAL:

1. All building envelopes that contain property within the Zone AE Flood Zone shall have a lowest floor elevation designated on the plat.
2. Applicant shall amend the Final Plat to contain a maximum of 20 lots to comply with the RA-1 base density
3. Applicant shall add a plat that some of the lots within the project contain FEMA Flood Zone AE.
4. Applicant shall add a plat note that the setback along Center Creek is 50 feet from the high-water mark of the Creek.
5. Applicant shall demonstrate clear title to all subdivided land prior to Final Plat recordation.
6. Applicant shall demonstrate payment in full of all property taxes prior to Final Plat recordation.
7. Applicant shall complete all requested redlines from the August 4th, 2025 review email from Town Staff.
8. Applicant shall make all adjustments as provided herein on the Final Plat.
9. Applicant shall deposit sufficient funds in the Town Out-of-Pocket account to ensure payment of all Town costs associated with the review, approval, and supervision of all infrastructure.
10. Applicant shall execute a Development Improvement Agreement with the Town, with adequate financial assurances, according to state statute prior to plat recordation.
11. Applicant shall record open space easement for all open space parcels within the subdivision that is enforceable by the Town.
12. Applicant shall record and enforce CC&Rs that reflect private maintenance of the internal road system, clear space approved by the Fire District, and common area maintenance obligations, all to the reasonable satisfaction of the Town Attorney.

RECOMMENDATION:

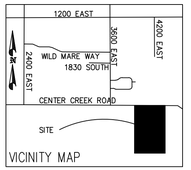
Staff recommends the Independence Planning Commission review the proposed application, conduct a public hearing, and vote to approve the Center Creek Canyon Phase 1 preliminary Subdivision Plat pursuant to the findings of fact and conclusions of law, with the conditions of approval outlined in this report.

Exhibits:

Exhibit A — Proposed Preliminary Subdivision Plat
Exhibit B — Proposed Landscaping Plan

CENTER CREEK CANYON SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN



VICINITY MAP

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	97.77'	780.00'	7°10'55"	97.71'	S02°57'21"W	48.95'
C2	22.44'	15.00'	85°42'42"	20.40'	S36°18'33"E	13.92'
C3	22.99'	15.00'	87°47'50"	20.80'	S56°56'11"W	14.43'
C4	91.80'	780.00'	6°44'37"	91.75'	S16°24'34"W	45.95'
C5	229.96'	280.00'	47°03'20"	223.55'	S43°18'32"W	121.91'
C6	115.18'	270.00'	24°26'29"	114.31'	S54°36'57"W	58.48'
C7	178.71'	506.00'	20°14'07"	177.78'	S10°28'31"E	90.29'
C8	339.46'	594.00'	32°44'37"	334.86'	N04°13'16"W	174.51'
C9	494.04'	356.00'	79°30'44"	455.34'	S27°36'20"E	296.15'
C10	124.84'	606.00'	11°48'12"	124.62'	S73°15'48"E	62.64'
C12	140.50'	744.00'	10°49'12"	140.29'	N04°46'29"E	70.46'
C13	83.91'	744.00'	6°27'44"	83.87'	N16°33'00"E	42.00'
C14	200.39'	244.00'	47°03'20"	194.81'	N43°18'32"E	106.23'
C15	130.53'	306.00'	24°26'29"	129.55'	S54°36'57"W	66.28'
C16	140.77'	330.00'	24°26'29"	139.71'	S54°36'57"W	71.47'
C17	81.74'	220.00'	21°17'18"	81.27'	N56°11'33"E	41.35'
C18	98.94'	220.00'	25°46'02"	98.11'	N32°39'53"E	50.32'
C19	74.75'	720.00'	5°56'54"	74.72'	N16°48'25"E	37.41'
C21	129.78'	630.00'	11°48'12"	129.55'	S73°15'48"E	65.12'
C22	144.28'	380.00'	21°45'15"	143.41'	S56°29'05"E	73.02'
C23	55.52'	30.00'	106°02'41"	47.93'	S81°22'12"W	39.84'
C24	34.88'	45.00'	44°24'55"	34.02'	S06°08'24"W	18.37'
C25	12.28'	60.00'	11°43'27"	12.26'	N10°12'20"W	6.16'
C26	150.69'	60.00'	143°53'41"	114.09'	N67°36'14"E	184.09'
C27	118.47'	60.00'	113°08'06"	100.14'	S16°07'08"W	90.88'
C28	31.87'	45.00'	40°35'03"	31.21'	N52°23'40"E	16.64'
C29	2.92'	45.00'	3°42'45"	2.92'	N30°14'46"E	1.46'
C30	28.98'	30.00'	55°21'24"	27.87'	N00°42'41"E	15.74'
C31	216.47'	356.00'	34°50'23"	213.15'	S49°56'31"E	111.70'
C32	277.57'	356.00'	44°40'21"	270.59'	S10°11'09"E	146.27'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C35	150.14'	380.00'	22°38'14"	149.16'	S15°38'54"E	76.06'
C36	109.30'	380.00'	16°28'48"	108.92'	S03°54'38"W	55.03'
C37	58.23'	570.00'	5°51'13"	58.21'	N09°13'25"E	29.14'
C38	209.49'	570.00'	21°03'29"	208.32'	N04°13'55"W	105.94'
C39	58.02'	570.00'	5°49'55"	57.99'	N17°40'37"W	29.03'
C40	187.18'	530.00'	20°14'07"	186.21'	S10°28'31"E	94.58'
C43	165.99'	470.00'	20°14'07"	165.13'	S10°28'31"E	83.87'
C44	142.48'	630.00'	12°57'27"	142.17'	N14°06'51"W	71.54'
C45	156.97'	630.00'	14°16'31"	156.56'	N00°29'52"W	78.89'
C46	60.59'	630.00'	5°30'39"	60.57'	N09°23'43"E	30.32'
C47	194.74'	320.00'	34°52'05"	191.75'	S05°17'00"E	100.49'
C48	185.07'	320.00'	33°08'13"	182.50'	S39°17'09"E	95.20'
C49	64.27'	320.00'	11°30'27"	64.16'	S61°36'29"E	32.24'
C50	117.42'	570.00'	11°48'12"	117.22'	S73°15'48"E	58.92'
C51	40.70'	744.00'	3°08'04"	40.70'	N11°45'06"E	20.36'
C52	83.36'	720.00'	6°38'00"	83.31'	N02°40'53"E	41.73'
C53	24.83'	15.00'	94°50'13"	22.09'	N53°24'59"E	16.32'
C54	68.00'	340.00'	11°27'32"	67.89'	N06°07'28"E	34.11'
C57	43.62'	252.00'	9°55'07"	43.57'	S06°53'41"W	21.87'

LINE TABLE		
LINE	LENGTH	DIRECTION
L3	36.04'	N00°11'45"W
L4	29.00'	N89°52'34"E
L5	21.00'	N89°48'15"E
L6	50.00'	N89°50'45"E
L7	174.12'	S00°11'45"E
L8	76.06'	N89°50'10"E
L9	24.32'	N80°30'47"W
L10	134.30'	S00°38'07"E
L11	60.02'	S09°16'16"W
L12	23.17'	N60°42'22"W
L13	45.30'	N75°05'57"W
L14	80.30'	N74°21'28"W
L15	104.01'	N74°10'18"W
L16	95.39'	N75°22'52"W
L17	112.21'	N74°26'27"W
L18	26.55'	N73°45'45"W
L19	5.85'	S12°09'02"W
L20	1.42'	S42°23'43"W
L21	36.04'	S00°11'45"E
L22	31.92'	S00°11'45"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L23	80.53'	S00°21'28"E
L24	79.30'	S79°09'54"E
L25	49.81'	S79°09'54"E
L26	7.89'	N42°23'43"E
L27	145.94'	N89°50'45"E
L28	24.00'	N89°50'45"E
L29	36.00'	N89°50'45"E
L30	154.96'	N89°50'45"E
L31	32.21'	N73°45'45"W
L32	111.93'	N74°26'27"W
L33	95.44'	N75°22'52"W
L34	104.19'	N74°10'18"W
L35	80.14'	N74°21'28"W
L36	86.54'	N01°57'37"E
L37	44.10'	N02°55'08"W
L38	16.22'	N75°05'57"W
L39	32.89'	S75°05'57"E
L40	122.95'	N00°38'07"W
L41	182.72'	N52°47'32"W

ADDRESS TABLE

LOT	ADDRESS
1	2514 S WANDERING CREEK WAY
2	2562 S WANDERING CREEK WAY
3	2608 S WANDERING CREEK WAY
4	2644 S WANDERING CREEK WAY
5	2686 S SETTLERS PLACE
6	2708 S SETTLERS PLACE
7	2709 S SETTLERS PLACE
8	2693 S SETTLERS PLACE
	2684 S WANDERING CREEK WAY
9	2706 S WANDERING CREEK WAY
	2728 S GRASSY MEADOWS WAY
10	2776 S GRASSY MEADOWS WAY
11	2709 S WANDERING CREEK WAY
	2681 S GRASSY MEADOWS WAY
12	2691 S WANDERING CREEK WAY
13	2675 S WANDERING CREEK WAY
14	2621 S WANDERING CREEK WAY
15	2575 S WANDERING CREEK WAY
16	2543 S WANDERING CREEK WAY
17	2505 S WANDERING CREEK WAY
18	2477 S GRASSY MEADOWS WAY
19	2529 S GRASSY MEADOWS WAY
20	2575 S GRASSY MEADOWS WAY
21	2627 S GRASSY MEADOWS WAY

50' IRRIGATION EASEMENT DEDICATED TO CENTER CREEK IRRIGATION COMPANY

BEGINNING AT A POINT LOCATED NORTH 89°50'45" EAST ALONG THE SECTION LINE 1770.64 FEET AND SOUTH 00°06'33" WEST 698.87 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 60°30'37" EAST 43.49 FEET; THENCE SOUTH 69°43'43" EAST 49.02 FEET; THENCE SOUTH 74°54'23" EAST 138.04 FEET; THENCE SOUTH 78°38'22" EAST 98.18 FEET; THENCE SOUTH 88°20'13" EAST 119.95 FEET; THENCE SOUTH 75°26'30" EAST 74.65 FEET; THENCE SOUTH 66°28'42" EAST 47.68 FEET; THENCE SOUTH 48°52'09" EAST 88.94 FEET; THENCE SOUTH 35°54'23" EAST 66.13 FEET; THENCE SOUTH 29°29'17" EAST 37.25 FEET; THENCE SOUTH 44°49'42" EAST 56.45 FEET; THENCE SOUTH 50°01'29" EAST 35.68 FEET; THENCE SOUTH 60°39'19" EAST 24.29 FEET; THENCE SOUTH 83°01'18" EAST 65.31 FEET; THENCE SOUTH 89°23'51" EAST 83.79 FEET; THENCE NORTH 85°51'11" EAST 42.79 FEET; THENCE SOUTH 00°23'42" WEST 69.51 FEET; THENCE NORTH 80°30'47" WEST 24.32 FEET; THENCE SOUTH 00°38'07" EAST 91.69 FEET; THENCE NORTH 77°06'01" WEST 21.39 FEET; THENCE NORTH 70°58'51" WEST 21.64 FEET; THENCE NORTH 76°22'45" WEST 47.92 FEET; THENCE NORTH 53°08'24" WEST 17.64 FEET; THENCE NORTH 46°30'26" WEST 57.39 FEET; THENCE NORTH 64°32'56" WEST 32.82 FEET; THENCE NORTH 51°21'15" WEST 22.59 FEET; THENCE NORTH 58°08'45" WEST 61.48 FEET; THENCE NORTH 54°06'12" WEST 101.04 FEET; THENCE NORTH 46°36'19" WEST 35.93 FEET; THENCE NORTH 29°53'12" WEST 38.23 FEET; THENCE NORTH 25°41'12" WEST 40.70 FEET; THENCE NORTH 42°31'36" WEST 22.97 FEET; THENCE NORTH 55°10'00" WEST 67.91 FEET; THENCE NORTH 70°30'19" WEST 35.93 FEET; THENCE NORTH 78°20'50" WEST 45.39 FEET; THENCE NORTH 86°49'35" WEST 116.19 FEET; THENCE NORTH 76°54'33" WEST 63.36 FEET; THENCE NORTH 79°30'52" WEST 60.66 FEET; THENCE NORTH 72°32'00" WEST 39.95 FEET; THENCE NORTH 79°15'58" WEST 41.65 FEET; THENCE NORTH 62°13'17" WEST 59.02 FEET; THENCE NORTH 67°23'16" WEST 25.59 FEET; THENCE NORTH 00°06'33" EAST 63.82 FEET TO THE POINT OF BEGINNING.

AREA = 1.84 ACRES

CENTER CREEK IRRIGATION COMPANY EASEMENT

SEVERAL EASEMENTS OF VARYING WIDTHS ARE DEDICATED TO THE CENTER CREEK IRRIGATION COMPANY ALL WITH THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. NO CUTS OR FILLS OR ANY CHANGES TO THE TOPOGRAPHY ARE ALLOWED WITHIN THE EASEMENT.

2. NO STRUCTURES ABOVE OR BELOW GROUND ARE ALLOWED IN THE EASEMENT. THIS INCLUDES BUT IS NOT LIMITED TO FENCES, DECKS, SHEDS, OR FOOTINGS OF ANY KIND.

3. THE CENTER CREEK IRRIGATION COMPANY OR ITS AGENTS MAY EXERCISE THEIR RIGHT OF ACCESS TO THE EASEMENT IN ORDER TO MAINTAIN THE WATERWAY. ANY OBSTACLES ERECTED BY THE PROPERTY OWNER OR PREVIOUS PROPERTY OWNERS WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE.

4. ABSOLUTELY NO REINFORCED CONCRETE SURFACES, TREES, SHRUBS, OR SPRINKLER SYSTEMS WILL BE ALLOWED WITHIN THE WATERWAY EASEMENT.

5. PROPERTY OWNERS WILL ACCEPT RESPONSIBILITY TO MAINTAIN ACCESSIBLE EASEMENT AREAS AND WILL ALLOW FOR EQUIPMENT ACCESS THROUGH SAID EASEMENT.

6. A FENCE ALONG THE EASEMENT LINE IS ENCOURAGED TO MAINTAIN SAFETY AND PROHIBIT FREE ACCESS BY UNSUPERVISED CHILDREN.

FLOODWAY AND SETBACK NOTES

1. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE DESIGNATED FEMA FLOODWAY AND FEMA FLOOD ZONES AE AND A

2. SOME LOTS WITHIN THE SUBDIVISION ARE RESTRICTED BY THE LOWEST FINISH FLOOR ELEVATION. THE LOWEST FLOOR LEVEL OF A RESTRICTED LOT CANNOT BE LOWER THAN THE LOWEST FINISHED FLOOD ELEVATION DESIGNATED ON SUCH LOT.

3. BASEMENTS ARE PROHIBITED IN THIS SUBDIVISION

4. THERE IS A 50 FOOT SETBACK FROM THE HIGH WATER MARK OF CENTER CREEK

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR DATE

PROFESSIONAL LAND SURVEYOR TROY L. TAYLOR 6854112 STATE OF UTAH

FOR REVIEW ONLY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°50'45" EAST ALONG THE SECTION LINE 1770.64 FEET AND NORTH 2.73 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°58'49" EAST 359.71 FEET; THENCE SOUTH 01°41'25" EAST 345.73 FEET; THENCE NORTH 89°43'13" EAST 253.34 FEET; THENCE NORTH 01°57'37" EAST 86.54 FEET; THENCE NORTH 02°55'08" WEST 44.10 FEET; THENCE NORTH 89°50'30" EAST 207.85 FEET; THENCE NORTH 00°11'45" WEST 212.90 FEET; THENCE NORTH 89°50'45" EAST 50.00 FEET; THENCE SOUTH 00°11'45" EAST 174.12 FEET; THENCE NORTH 89°50'10" EAST 76.06 FEET; THENCE SOUTH 00°23'42" WEST 956.93 FEET; THENCE NORTH 80°30'47" WEST 24.32 FEET; THENCE SOUTH 00°38'07" EAST 134.30 FEET; THENCE ALONG THE ARC OF A 780.00 FOOT RADIUS CURVE TO THE RIGHT 97.77 FEET (CHORD BEARS SOUTH 02°57'21" WEST 97.71 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.44 FEET (CHORD BEARS SOUTH 36°18'33" EAST 20.40 FEET); THENCE SOUTH 09°16'16" WEST 60.02 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT NON TANGENT CURVE TO THE LEFT 22.99 FEET (CHORD BEARS SOUTH 56°56'11" WEST 20.80 FEET); THENCE ALONG THE ARC OF A 780.00 FOOT RADIUS CURVE TO THE RIGHT 91.80 FEET (CHORD BEARS SOUTH 16°24'34" WEST 91.75 FEET); THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT 229.96 FEET (CHORD BEARS SOUTH 43°18'32" WEST 223.55 FEET); THENCE ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT 115.18 FEET (CHORD BEARS SOUTH 54°36'57" WEST 114.31 FEET); THENCE SOUTH 42°23'43" WEST 1.42 FEET; THENCE NORTH 60°42'22" WEST 23.17 FEET; THENCE NORTH 52°47'32" WEST 214.40 FEET; THENCE NORTH 75°05'57" WEST 45.30 FEET; THENCE NORTH 74°21'28" WEST 80.30 FEET; THENCE NORTH 74°10'18" WEST 104.01 FEET; THENCE NORTH 75°22'52" WEST 95.39 FEET; THENCE NORTH 74°26'27" WEST 112.21 FEET; THENCE NORTH 73°45'45" WEST 26.55 FEET; THENCE NORTH 00°06'33" EAST 1499.70 FEET TO THE POINT OF BEGINNING.

AREA = 31.75 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARING IS SOUTH 00°00'04" WEST BETWEEN THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 11 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION AND CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE HEREAFTER KNOW AS CENTER CREEK CANYON SUBDIVISION, AND DO HEREBY DEDICATE TO THE TOWN OF INDEPENDENCE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREET RIGHTS-OF-WAY SHOWN HEREON, AND DO GRANT TO WASATCH COUNTY THE PUBLIC UTILITY EASEMENTS AND TRAIL EASEMENT, AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ , 20__.

_____

ACKNOWLEDGMENT

STATE OF UTAH)
)S.S.
COUNTY OF _____)

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME , _____THE SIGNER OF THE ABOVE OWNER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES: _____

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
P.O. BOX 991
HEBER CITY, UTAH 84032
PHONE (801) 657-8748
DATE OF SURVEY: APRIL 2021

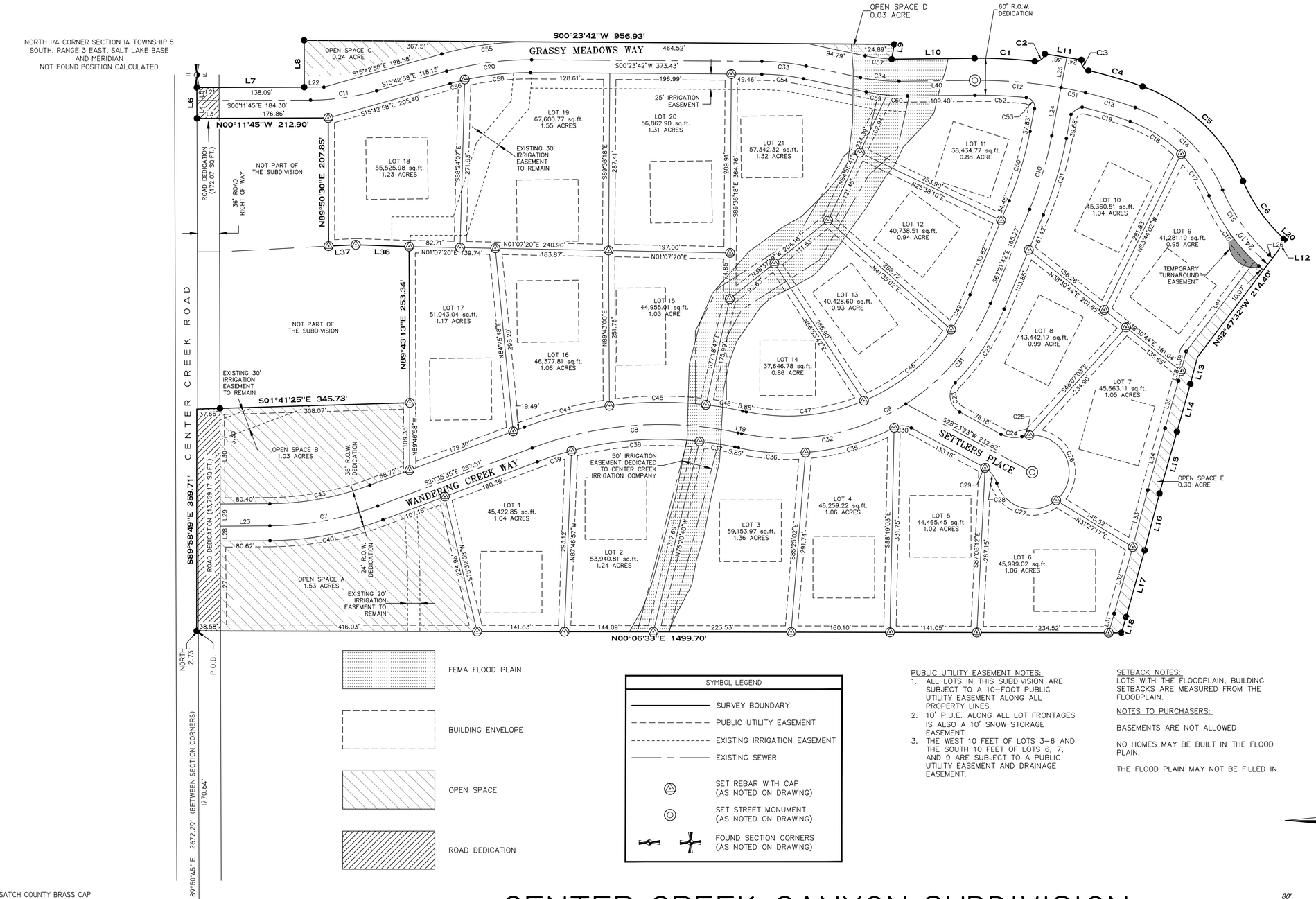
ELEMENT LAND SURVEYING

INDEPENDENCE PLANNING COMMISSION	CENTER CREEK CULINARY WATER SYSTEM	TWIN CREEKS SSD
APPROVED THIS_____DAY OF_____,20 _____.	APPROVED THIS_____DAY OF_____,20 _____.	APPROVED THIS_____DAY OF_____,20 _____.
_____ PLANNING DIRECTOR	_____ PRESIDENT	_____ BOARD CHAIR

COUNTY SURVEYOR	INDEPENDENCE TOWN ADMINISTRATOR	TOWN ENGINEER	APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS DAY OF _____ , 20____. ROS# _____.	APPROVED THIS_____DAY OF_____,20 _____.	APPROVED THIS_____DAY OF_____, 20____, SUBJECT TO THE FOLLOWING CONDITIONS: _____	APPROVED THIS_____DAY OF_____,20 _____.
_____ COUNTY SURVEYOR	_____ TOWN ADMINISTRATOR	_____ TOWN ENGINEER	_____ CITY ATTORNEY

WASATCH COUNTY RECORDER FEE:_____

ENTRY NO. _____,BOOK _____, PAGE _____
STATE OF UTAH, COUNTY OF WASATCH
DATE _____, TIME _____
RECORDED AND FILED AT THE REQUEST OF:
_____
BY _____



PUBLIC UTILITY EASEMENT NOTES:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PROPERTY LINES.
2. 10' P.U.E. ALONG ALL LOT FRONTAGES IS ALSO A 10' SNOW STORAGE EASEMENT
3. THE WEST 10 FEET OF LOTS 3-6 AND THE SOUTH 10 FEET OF LOTS 6, 7, AND 9 ARE SUBJECT TO A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.

SETBACK NOTES:

LOTS WITH THE FLOODPLAIN, BUILDING SETBACKS ARE MEASURED FROM THE FLOODPLAIN.

NOTES TO PURCHASERS:

BASEMENTS ARE NOT ALLOWED

NO HOMES MAY BE BUILT IN THE FLOOD PLAIN.

THE FLOOD PLAIN MAY NOT BE FILLED IN

CENTER CREEK CANYON SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN

80' 0 80' 160' 240'

Scale 1" =80'

PAGE #	SHEET NAME
1.	COVER SHEET
2.	BASE MAP
3.	CONCEPT SKETCH
4.	LAYOUT PLAN
5.	LAYOUT OVERLAY
6.	DIMENSIONS
7.	PLANTING PLAN
8.	LIGHTING PLAN

CENTER CREEK CANYON

landscape plan set

TREES BY DESIGN

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801.888.4506
john@treesbydesign.com

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SIGNATURE

JOHN M. GOTTFREDSON
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH
LIC. #11615148-5301

DISCLAIMERS

The installation contractor is responsible to discover and abide by any setbacks, easements, and building regulations.

The contractor is also responsible to verify all quantities, measurements, site conditions, grades, and property boundaries.

Property boundaries are derived using county maps and/or provided civil plans. Trees by Design is not responsible for the accuracy of any shown property lines.

Trees by Design makes no claim to accuracy of plans.

CUSTOMER INFO

CENTER CREEK CANYON
OPEN SPACE
CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

cover sheet

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CENTER CREEK CANYON OPEN SPACE

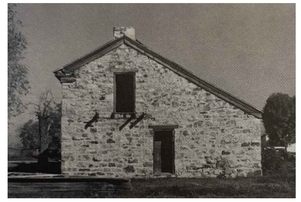
CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

existing conditions

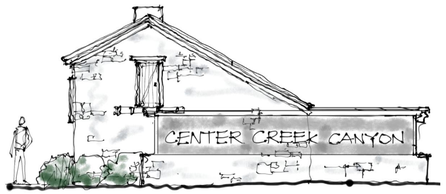
CONCEPT SKETCH

INSPIRATIONAL IMAGES

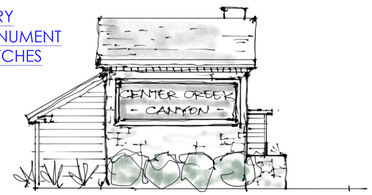


RUSTIC MONUMENT

LOW STONE WALL WITH FENCE ON TOP



ENTRY MONUMENT SKETCHES



APPLE ORCHARD

BARN PAVILION WITH ORCHARD INSPO

SCALE: 1" = 20'

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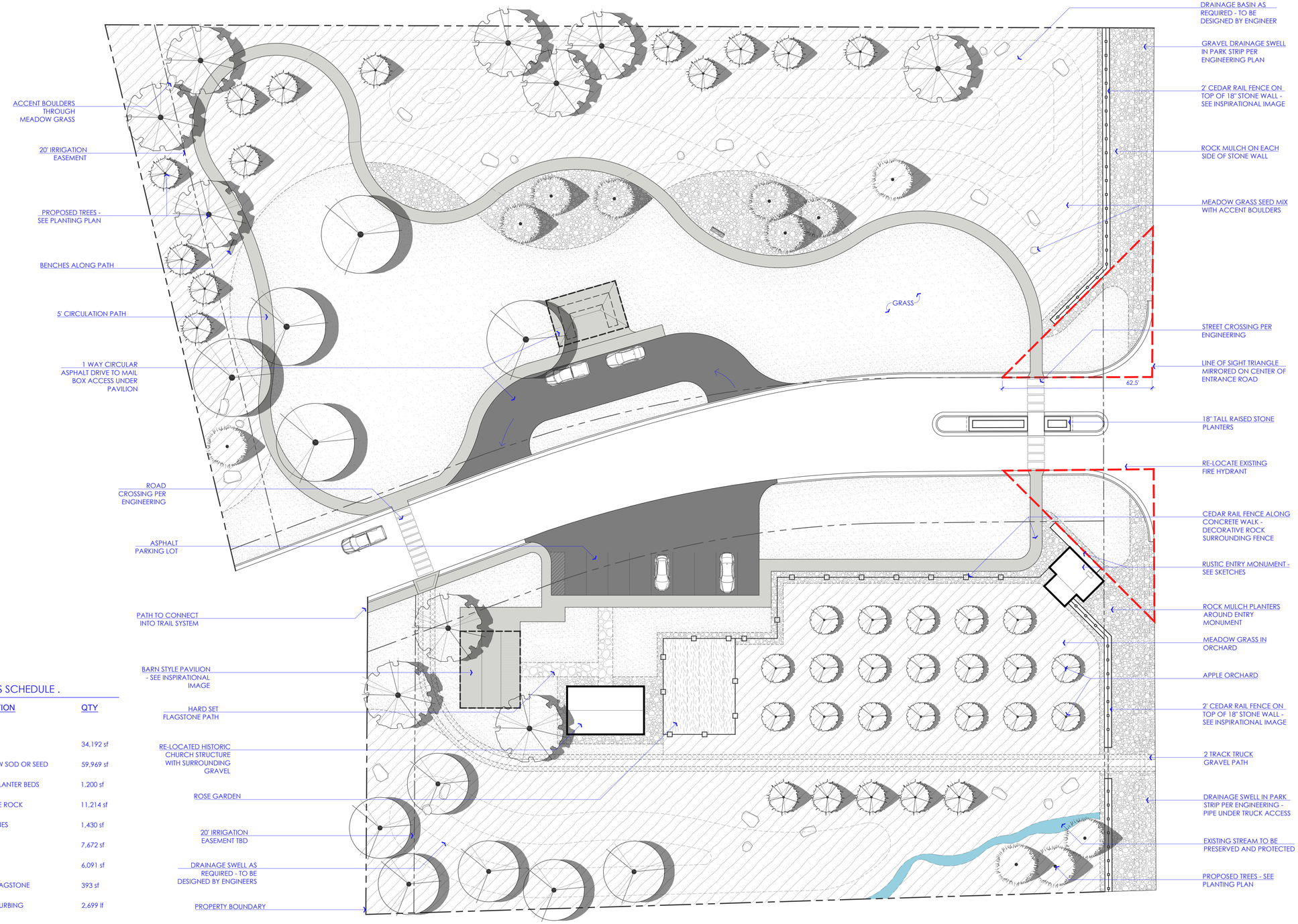
CENTER CREEK CANYON
OPEN SPACE
CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

concept sketch



REFERENCE NOTES SCHEDULE .

SYMBOL	DESCRIPTION	QTY
01 TAKE-OFF		
	GRASS	34,192 sf
	BIOMEADOW SOD OR SEED	59,969 sf
	MULCHED PLANTER BEDS	1,200 sf
	DECORATIVE ROCK	11,214 sf
	CRUSHER FINES	1,430 sf
	CONCRETE	7,672 sf
	ASPHALT	6,091 sf
	HARD SET FLAGSTONE	393 sf
01-34	EDGING / CURBING	2,699 lf

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CENTER CREEK CANYON OPEN SPACE

CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

layout plan

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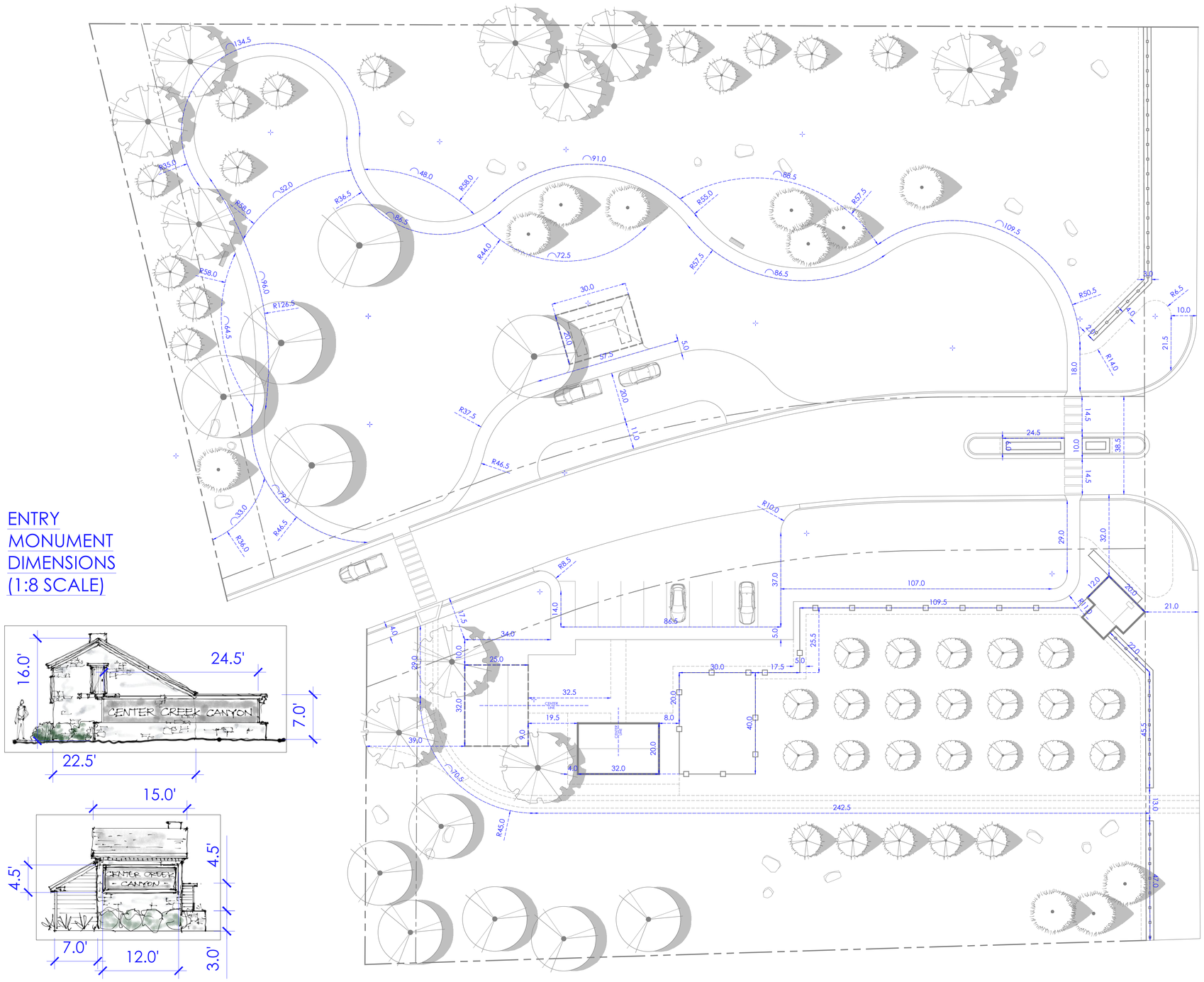
CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

layout overlay



ENTRY MONUMENT DIMENSIONS (1:8 SCALE)

DIMENSIONS LEGEND:

- ALL DIMENSIONS ARE SHOWN IN DECIMAL FEET
- R = RADIUS

DIMENSIONS NOTES:

- SOME DIMENSIONS ARE PROVIDED AS A COURTESY AND ARE NOT COMPREHENSIVE. ADDITIONAL MEASUREMENT CAN BE REQUESTED DURING THE REVISION MEETING.
- SITE CONDITIONS VARY AND DIMENSIONS ARE NOT EXACT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST HALF FOOT.
- THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND ADJUSTING ACCORDINGLY.
- ADDITIONAL DIMENSIONS CAN BE TAKEN USING ADOBE'S PDF VIEWER. SEE TREESBYDESIGN.COM/HOW-TO-MEASURE FOR A VIDEO TUTORIAL.

0 20 40 60

SCALE: 1" = 20'

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STATE OF UTAH
LIC. #166151-5301

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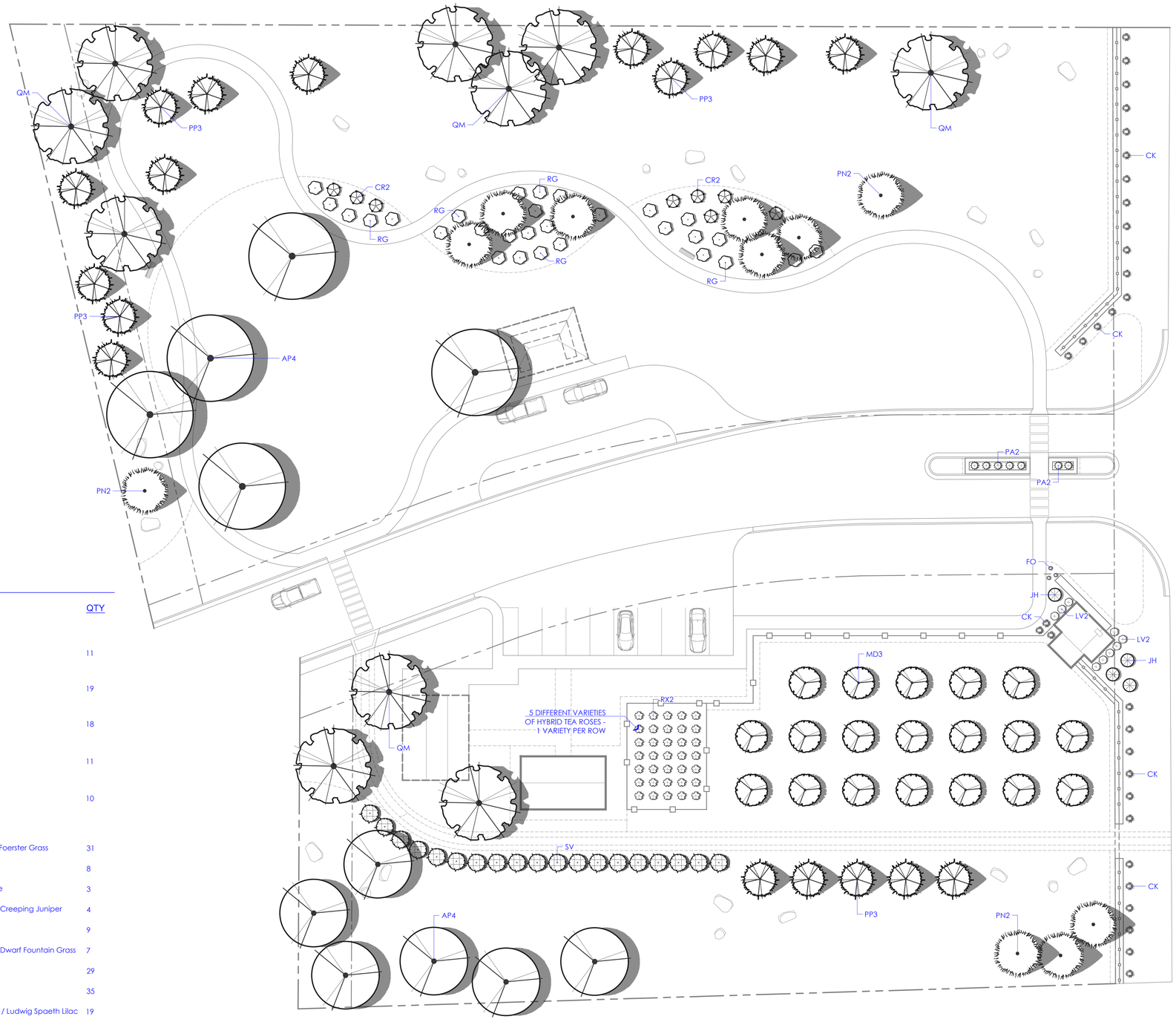
OPEN SPACE
CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

dimensions



PLANT SCHEDULE .

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	AP4	Acer platanoides `Parkway` / Norway Maple	11
	MD3	Malus domestica / Apple Tree	19
	PP3	Picea pungens / Colorado Spruce	18
	PN2	Pinus nigra / Austrian Pine	11
	QM	Quercus macrocarpa / Burr Oak	10
SHRUBS			
	CK	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Grass	31
	CR2	Cornus sericea / Red Twig Dogwood	8
	FO	Festuca ovina glauca `Elijah Blue` / Blue Fescue	3
	JH	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	4
	LV2	Ligustrum vulgare `Lodense` / Lodense Privet	9
	PA2	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	7
	RG	Rhus aromatica `Gro-Low` / Gro-Low Sumac	29
	RX2	Rosa x / 5 VARIETIES OF HYBRID TEA ROSES	35
	SV	Syringa vulgaris `Andenken an Ludwig Spaeth` / Ludwig Spaeth Lilac	19

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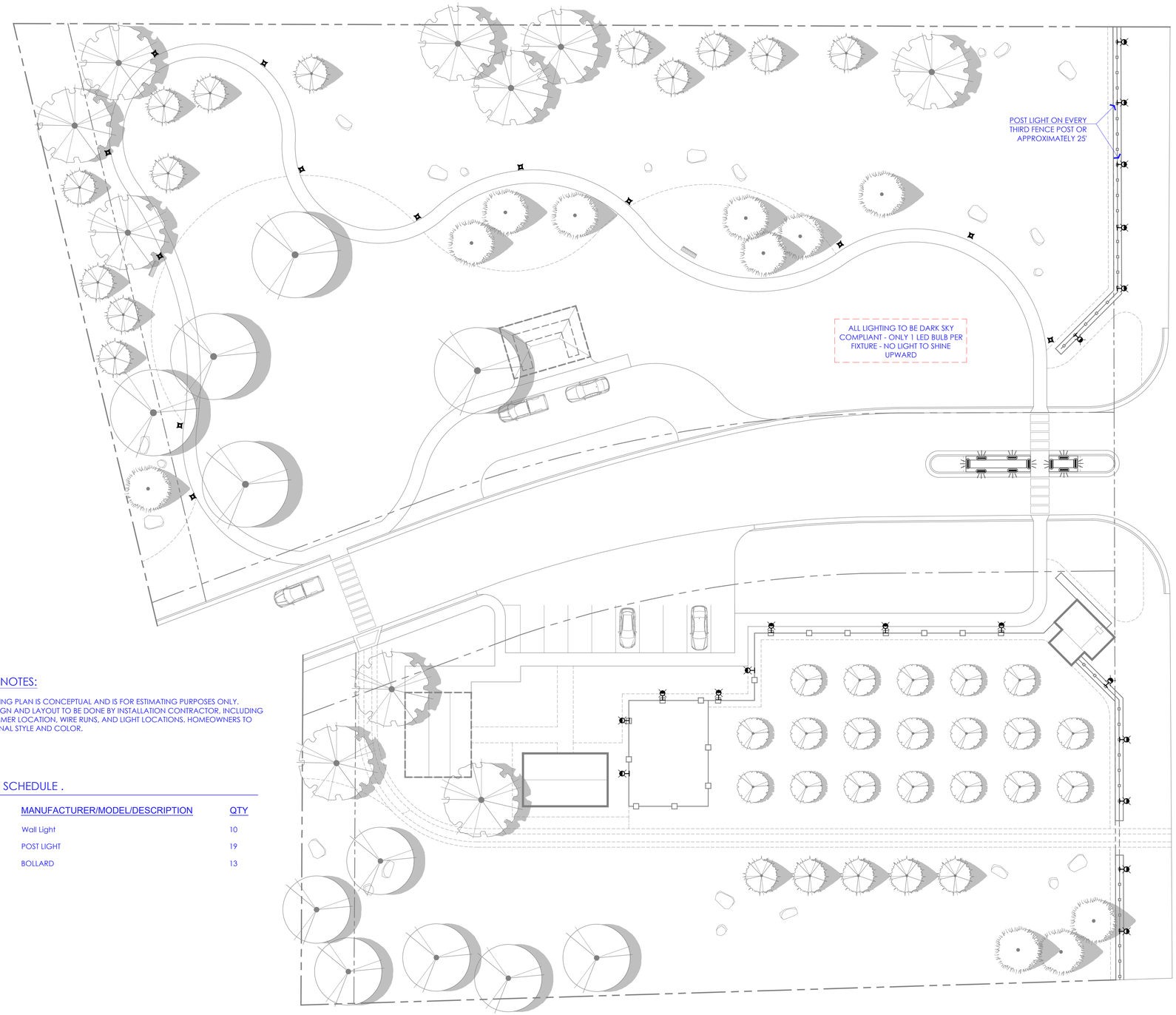
CENTER CREEK CANYON OPEN SPACE

CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

planting plan



LIGHTING NOTES:

- THIS LIGHTING PLAN IS CONCEPTUAL AND IS FOR ESTIMATING PURPOSES ONLY.
- FINAL DESIGN AND LAYOUT TO BE DONE BY INSTALLATION CONTRACTOR, INCLUDING TRANSFORMER LOCATION, WIRE RUNS, AND LIGHT LOCATIONS. HOMEOWNERS TO SPECIFY FINAL STYLE AND COLOR.

LIGHTING SCHEDULE .

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Wall Light	10
	POST LIGHT	19
	BOLLARD	13

0 20 40 60

SCALE: 1" = 20'

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CENTER CREEK ROAD
HEBER CITY, UT

SHEET NAME

lighting plan