



Planning & Development Services Division

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

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

## Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, December 10, 2014 8:30 A.M.

**\*\*REVISED\*\***

THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER  
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,  
ROOM N1100  
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 Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County 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. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Approval of Minutes from the October 15, 2014 meeting.
- 2) Training – Report on status of File #28887, 28643
- 3) Other Business Items (as needed)

### **PUBLIC HEARINGS**

**29086** – Len Pickens requests conditional use approval for the construction of an accessory building in excess of 1,200 square feet. **Location:** 10364 South Altavilla Drive. **Zone:** R-1-43. **Community Council:** Granite. **Planner:** Todd A. Draper

### **ADJOURN**





TOWNSHIPS Planning & Development Services Division

## **Findings of Fact, Conclusions of Law, and Ruling**

**In Re: File Number 28643: Appeal by Snowbird, LTD from the Salt Lake County Planning Commission April 16, 2014 decision denying Snowbird's application for an amendment to its Conditional Use Permit for Superior Lodge at 9525 East Little Cottonwood Canyon**

### **I. Introduction**

Snowbird, LTD ("Appellant") appeals the April 16, 2014 decision by the Salt Lake County Planning Commission ("Respondent") denying Appellant's application for an amendment to its October 16, 2013 Conditional Use Permit ("CUP"). Hearing Officer James E. Harward has reviewed the relevant sections of the Utah Code and the Salt Lake County ordinances, the oral transcript of the April 16, 2014 hearing, the parties' briefs, and the oral arguments on appeal. Based on the foregoing, Hearing Officer Harward enters the following findings of facts, conclusions of law, and decision:

### **II. Findings of Fact**

1. On or about September 6, 2013, Appellant applied for a CUP to construct Superior Lodge, a 28 condominium project at 9525 East in Appellant's Little Cottonwood Canyon resort
2. On October 16, 2013, Respondent approved Appellant's CUP application for the lodge and Appellant began construction of the lodge.
3. On December 2, 2013, Appellant independently initiated an avalanche study using updated and more current data and methodology. The study concluded that lodge's planned structure would not sufficiently mitigate avalanche risk.
4. On January 24, 2014, Appellant proposed an amendment to the October 16, 2013 CUP to mitigate avalanche risk. The amendment requested to increase the footprint slightly, strengthen the walls, relocate the elevator, build a deflection wall on the South and East corners, and enclose the North side deck. Appellant explained that it was not economically feasible to mitigate the avalanche risk within the previously approved footprint.
5. On April 2, 2014, Respondent's staff published its report on the proposed amendment. The staff concluded that Respondent should approve the amendment.

6. On April 16, 2014, Respondent heard Appellant's proposed amendment at the scheduled public hearing. Respondent speculated that a reasonable mind could conclude that the risk of avalanche might be still be mitigated within the footprint. Respondent reasoned that a lack of evidence existed to show that the original CUP was insufficient. However, Respondent introduced no evidence to support its speculations and reasoning. Based thereon, Respondent denied Appellant's proposed amendment. Accordingly, Appellant appealed Respondent's decision.

### III. Conclusions of Law

#### **A. Respondent's decision is arbitrary and capricious because no evidence, substantial or otherwise, exists for a reasonable mind to conclude that the original structure of the October 16, 2013 CUP could have been engineered to mitigate avalanche risk**

Under Utah Code Ann sec. 17-27a-506(2)(a), "A conditional use **shall** be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Emphasis Added.

Utah Code Ann sec. 17-27a-801(3)(c) states that, "(A) final decision of a land use authority... is valid if the decision is supported by substantial evidence in the record and the decision is not arbitrary, capricious, or illegal."

The Utah Supreme Court holds that a planning commission's decision, "is arbitrary and capricious if it is not supported by substantial evidence." *Springville Citizens for a Better Community v. City of Springville*, 979 P.2d 332, 336 (Utah 1999).

The Utah Supreme Court defines substantial evidence as, "the quantum and quality of relevant evidence that is adequate to convince a reasonable mind to support a conclusion." *First National Bank of Boston v. County Board of Equalization*, 799 P.2d 1163, 1165 (Utah 1990).

Therefore, Utah law requires Respondent to approve CUPs and their amendments if the proposed modifications comply with all applicable standards and mitigate all reasonably anticipated detrimental effects and any decision otherwise is arbitrary and capricious. Utah Code Ann sec. 17-27a-801(3)(c); *Springville*, 979 P.2d 332, 336 (Utah 1999); *First National*, 799 P.2d 1163, 1165 (Utah 1990); Utah Code Ann sec. 17-27a-506(2)(a).

On May 13, 2014, Hearing Officer Harward heard the appeal. Citing Salt Lake County Zoning Ordinances, Respondent and Appellant agreed that Hearing Officer Harward can only consider evidence from the record of the April 16, 2014 hearing. Regardless, Respondent raised issues not found in the record, including Salt Lake County Geological Hazard Ordinances and Salt Lake County Foothill Canyons Overlay Zone Ordinances, to support its speculations at the hearing. Further, Appellant and Respondent stipulated that reversal of Respondent's decision constitutes an approval of Appellant's CUP amendment application. Respondent acknowledged that Appellant needed to modify the structure to mitigate avalanche risk.

The record demonstrated that substantial evidence existed for a reasonable mind to conclude that the amendment to the October 16, 2013 CUP would mitigate the risk of avalanche.

During the hearing and oral argument, Respondent speculated that the footprint of the existing structure could have been modified to mitigate avalanche risk without any evidence, let alone substantial evidence to support such a conclusion.. During the May 14, 2014 appeal, Respondent raised arguments not found in the record, and asserted that Appellant's proposed amendment did not satisfy Salt Lake County Geological Hazard Ordinances and Salt Lake County Foothill Canyons Overlay Zone Ordinances.

For reasons including the following, a lack of evidence does not constitute substantial evidence and Respondent's decision is not supported by substantial evidence.

- 1) All the existing evidence showed that it was necessary to alter the existing footprint to mitigate avalanche risk.
- 2) Respondent heard no evidence to contradict the report of its staff or the Salt Lake County Geologist recommending approval of the proposed amendment.
- 3) As the parties recognized, Subsection C of Salt Lake County Ordinance Number 19.84.080 prohibits Hearing Officer Harward from considering any evidence outside the record, including Respondent's assertions regarding the Salt Lake County Geological Hazard Ordinances and Salt Lake County Foothill Canyons Overlay Zone Ordinances.

Accordingly, no evidence, substantial or otherwise, exists for a reasonable mind to conclude that original footprint of the October 16, 2013 CUP could have been engineered to mitigate the avalanche risk. Respondent's decision to deny Appellant's proposed amendment is arbitrary and capricious because no evidence, substantial or otherwise, exists for Respondent's decision. Therefore, Respondent's decision is reversed. Salt Lake County Ordinance Number 19.84.080(D); Utah Code Ann sec. 17-27a-801(3)(c); Springville, 979 P.2d 332, 336; First National Bank of Boston, 799 P.2d 1163, 1165; Utah Code Ann sec. 17-27a-506(2)(a)

**B. Reversal of Appellant's decision constitutes approval of Respondent's proposed CUP amendment because approval is the logical corollary to a denial, the relevant statute implies this interpretation, and the parties stipulate to this interpretation.**

Subsection F of Salt Lake County Ordinance Number 19.84.080(D) gives the hearing officer the power to, "affirm, reverse, alter, or remand" the decision to the planning commission after reviewing the record. Subsection D does not expressly provide the hearing officer authority to grant a proposed CUP amendment.

However the logical corollary of reversing a denial is granting an approval. Additionally, it would make little sense for the hearing officer to reverse a decision only to have the issue revisited by the same body who denied it because such a reversal would effectively represent a remand. Moreover, the parties stipulated at oral argument that reversal of Respondent's decision

revisited by the same body who denied it because such a reversal would effectively represent a remand. Moreover, the parties stipulated at oral argument that reversal of Respondent's decision to deny Appellant's proposed CUP amendment constitutes an approval of the proposed CUP Amendment.

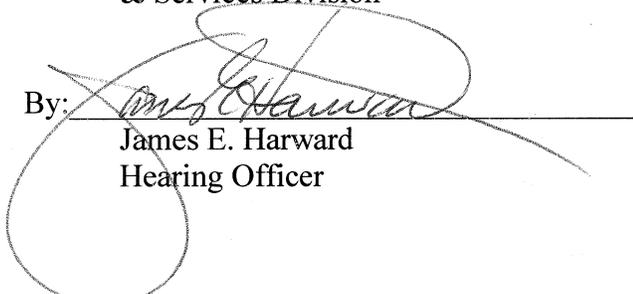
Therefore, reversal of Appellant's decision constitutes approval of Respondent's proposed CUP amendment. Subsection D of Salt Lake County Ordinance Number 19.84.080(D).

#### **IV. Decision**

For each of the foregoing reasons, Hearing Officer Harward reverses the decision of Respondent and grants Appellant's proposed CUP Amendment. All other conditions of the October 16, 2013 CUP shall remain in full force and effect. Appellant shall complete the technical review process with Respondent's staff.

Dated this 29<sup>th</sup> day of May 2014.

Salt Lake County Planning Development  
& Services Division

By: 

James E. Harward  
Hearing Officer

**BEFORE THE LAND USE HEARING OFFICER  
SALT LAKE COUNTY, UTAH**

GARBETT REALTY PC, dba GARBETT  
HOMES,

Petitioner,

v.

SALT LAKE COUNTY PLANNING  
COMMISSION, SALT LAKE COUNTY,

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF  
LAW, AND RULING**

Appeal No. 28937; Permit No. 28887

Administrative Law Judge: James Harward

**INTRODUCTION**

Garbett Realty PC dba Garbett Homes ("Appellant") appeals the May 14, 2014 decision by the Salt Lake County Planning Commission ("Respondent") denying the Appellant's application for a Conditional Use Permit ("CUP") for the Treseder at Little Cottonwoods gated – community (PUD). Hearing Officer James E. Harward has reviewed the relevant sections of the Utah Code and the Salt Lake County ordinances, the oral transcript of the May 14, 2014 hearing, the parties' briefs, and the oral arguments on appeal. Based on the foregoing, Hearing Officer Harward enters the following findings of fact, conclusions of law, and decision:

**FINDINGS OF FACT**

1. Petitioner entered into a purchase agreement for the properties located on East Little Cottonwood Road. Petitioner seeks to develop the properties as part of the Treseder at Little Cottonwoods gated community (PUD).
2. The properties are located at the mouth of Little Cottonwood Canyon between Little Cottonwood Road and the existing Little Cottonwood subdivision.
3. The property is zoned for R-1-10 use.

4. The Petitioner met with the existing community as part of the development approval process. This process resulted in a list of conditions for development that Petitioner agreed to adhere to during development of the projects. Conditions included requirements for minimum offsets, and adjustments to minimum offsets for lots in question due to the location of the north (rear) property line.
5. Salt Lake County staff testified that, under Section 19.840.060 of the Conditional Use Chapter of the Zoning Ordinance, five standards are used in evaluating Conditional Use applications.
6. Salt Lake County staff testified that Petitioner's plans for the proposed development of property in question met all five standards required.
7. Staff recommended the approval of Conditional Use Permit based on Petitioner's proposal having met all five standards for approval.
8. Community representatives supported the approval of the Conditional Use Permit, particularly representatives of the Granite Community Council on behalf of residents of properties along the north property line, including lots six (6) and seven (7).
9. Salt Lake County denied approval of Petitioner on the following grounds: the offset of backyards at lots 6 and 7 do not meet the offset requirements.
10. Petitioner demonstrated that proposed offset meets Salt Lake County Zoning requirements for areas zoned for R-1-10, and exceeded the agreement with local community members for minimum offset including the set back requirements.
11. At oral argument the parties agreed that the Conditional Use Permit should be granted.

#### **CONCLUSIONS OF LAW**

12. Salt Lake County Zoning Ordinance Section 19.14.050 R-1-10 Yards requires a minimum offset of 15 feet for Rear Yard with a Garage. Petitioner has demonstrated that proposed construction plans meets this requirement. Petitioner has further demonstrated that proposed building plans meets or exceeds stricter offset agreements reached with representatives of the surrounding communities.
13. Salt Lake County Zoning Ordinance 19.92.050A permits a petitioner to appeal Commission decision by "alleging that an order, requirement, decision or determination made by an official is arbitrary, capricious or illegal." The Utah Supreme Court holds

that a planning commission's decision is, "arbitrary and capricious if it is not supported by substantial evidence." (Springville Citizens for a Better Community v. City of Springville, 979 P.2d 332,336 (Utah 1990). The Utah Supreme Court defines substantial evidence as, "the quantum and quality of relevant evidence that is adequate to convince a reasonable mind to support a conclusion." (First National Bank of Boston v. County Board of Equalization, 799 P.2d 1163, 1165 (Utah 1990).

14. The Hearing Officer hereby concludes that the Petitioner's request for granting of Conditional Use Permit for the Treseder at Little Cottonwoods satisfies the criteria of Salt Lake County Ordinances Section 19.14.050 to wit:
  - a. The request is consistent with the purposes of the zoning ordinance for offset of backyard of the lots.
  - b. The request meets or exceeds stricter requirements for backyard offsets established through community agreement.
15. The Hearing Officer further concludes that the denial of Petitioner's request for a Conditional Use Permit was not supported by substantial evidence. The quantum of evidence produced by County Staff and local community members are such that a reasonable person would conclude that the Petitioner met the setback requirements.

#### **DECISION**

16. Based upon the foregoing, the Conditional Use Permit is granted.

Dated the 8<sup>th</sup> day of September, 2014

By:   
James E. Harward  
Hearing Officer



**Salt Lake County Office of Townships**  
2001 S State Street #N3-600, Salt Lake City, UT 84190 – 4050  
Phone 385-468-6700 FAX: 385-468-6674  
Visit our web site: [slco.org/townships](http://slco.org/townships)

**STAFF SUMMARY AND RECOMMENDATION**

<b>Public Body:</b>	County Planning Commission	<b>File Number:</b> 29086
<b>Meeting Date:</b>	12/10/2014	
<b>Request:</b>	Conditional Use – Accessory Structure greater than 1200 sq. ft.	
<b>Zone:</b>	R-1-43 (Single Family Residential)	
<b>Property Address:</b>	10364 South Altavilla Drive.	
<b>Applicant:</b>	Len Pickens	
<b>Planner:</b>	Todd A. Draper	

**Project Description:**

The applicant is requesting conditional use approval for the construction of an accessory building in excess of 1,200 square feet..

**Site and Vicinity Description (see attached map):**

10364 South Altavilla Drive. A single family residential neighborhood consisting of larger estate-style homes on 1 acre or larger lots.

**Zoning Considerations:**

<b>Requirement</b>	<b>Standard</b>	<b>Proposed</b>	<b>Compliance Verified</b>
Height	<b>Max 20 feet</b>	<b>18 feet</b>	<b>Yes</b>
Front Yard Setback	<b>n/a</b>	<b>n/a</b>	<b>Yes</b>
Side Yard Setbacks	<b>5 foot</b>	<b>10 feet</b>	<b>Yes</b>
Rear Yard Setback	<b>5 foot</b>	<b>15 feet</b>	<b>Yes</b>
Lot Width	<b>n/a</b>	<b>n/a</b>	<b>Yes</b>
Lot Area	<b>n/a</b>	<b>n/a</b>	<b>Yes</b>
Parking	<b>n/a</b>	<b>n/a</b>	<b>Yes</b>
Compatibility with existing buildings in terms of size, scale and height.			<b>Yes</b>
Compliance with Landscaping Requirements.			<b>Yes</b>
Compliance with the General Plan.			<b>Yes</b>

**Issues of Concern / Proposed Mitigation:**

Typical issues of concern with larger accessory structures include lot coverage, setbacks from property lines, and compatibility with existing buildings in terms of size and scale. The proposal already includes additional mitigation measures above the minimum requirements for an accessory structure in the zone. The building is 556 square feet larger than what would be classified as a permitted use on lots as small as ½ acre while the total property acreage for this site is 1.01 acres. The structure will be setback from the rear property line an additional 10 feet over the minimum requirements based on its height and an additional 5 feet from the side property line. The plans also call for enhanced architectural details above that typically seen with accessory buildings of this type and function. The building is compatible with the main home on the site and is similar to other accessory buildings in the neighborhood.

**Neighborhood Response:**

One neighbor has responded at the time of the writing of this report and their response has been attached separately.

**Community Council Response:**

At the November 5, 2014 meeting of the Granite Community Council they voted to continue discussion on the matter to their December 3, 2014 meeting. The recommendations and identified issues from that body are anticipated to be provided directly at the Planning Commission meeting.

**Reviewing Agencies Response:**

The agencies/professionals listed below have been consulted regarding this request. In some cases the agency cannot complete a final review/approval until the Planning Commission has rendered a decision regarding the proposed use and site plan.

SWPPP Supervisor - Natural Hazards, Soil and Slope Conditions, Liquifaction, Grading, Storm Water Pollution Prevention

Approved

1. Geology – Approved - No issues detached structure not habitable
2. Grading – Conditionally Approved - subject to the following:
  - a. No sufficient grading issues are anticipated with the proposed development
  - b. Stormwater is to be maintained on site or directed to an approved outlet.
  - c. Building height is consistent with the restrictions of the zone (measured 18' to mid-point)

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control

Under Review

1. Technical review required
2. Final plans must be stamped by a Utah PE
3. How will storm water be channeled away from barn on the north and west side without transferring storm water to adjacent home owners?

Traffic Engineer- Traffic Safety

Approved

1. No issues

Unified Fire Authority- Fire Safety

Approved

1. No issues

SLCO Health Dept.- Environmental Health Hazards  
Under Review

1. Sewer and Water availability letters requested.

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

**Staff Recommendation:**

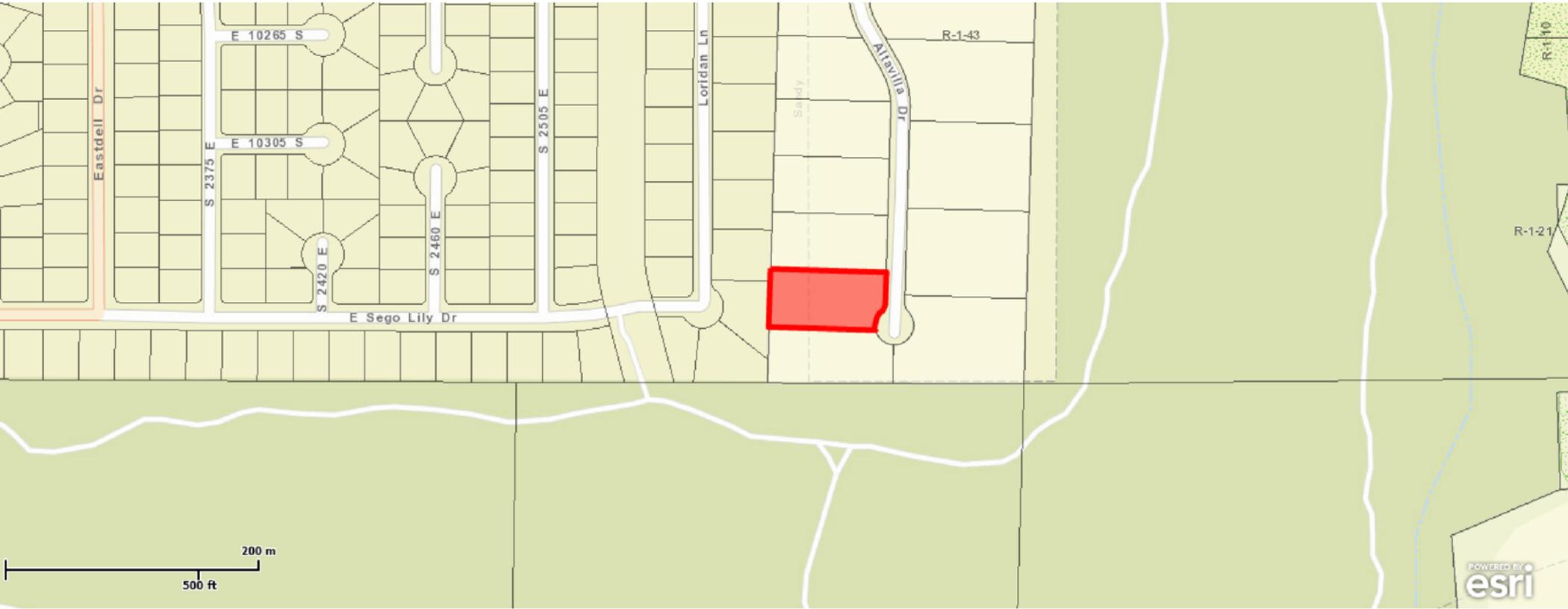
*“Unless otherwise designated, a decision approving a conditional use application shall be a preliminary approval of the application.” [19.84.095] “...the [Development Services] director...shall issue a final approval letter upon satisfaction of the planning commission’s conditions of approval.” [19.84.050]*

Staff has reviewed this request for compliance with the standards set forth in Section 19.84.060 of the Zoning Ordinance and recommends preliminary approval be granted subject to the following:

1. Build in compliance with the stamped and approved drawings and plans.
2. Submit revised grading and drainage plans that address the storm water issues identified above as part of the technical review process. These plans must be stamped by a licensed professional engineer (P.E.).

# 29086

## Zoning Map



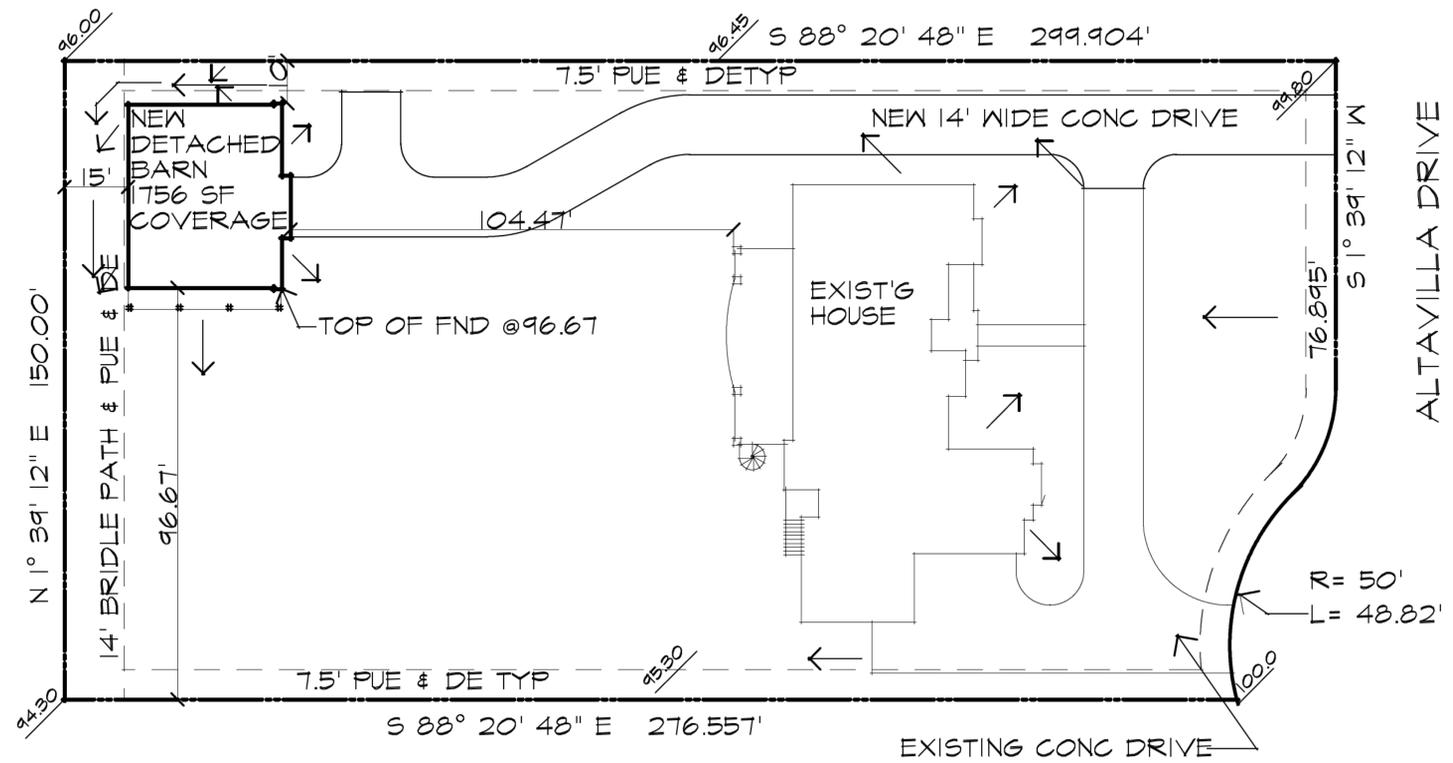
Mon Dec 1 2014 06:18:00 PM.

# 29086

## Aerial Map



Mon Dec 1 2014 06:18:52 PM.

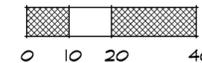


**SITE PLAN**

SLOPE FIN GRADE AWAY FROM BLD'G @ 5% MIN FOR 10' THEN 2% MIN THERE AFTER



NORTH  
1" = 20'

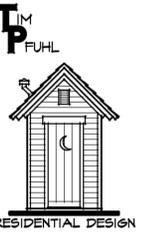


**BARN FOR:**  
LOT 19, ALTAVILLA ESTATES  
10364 S. ALTAVILLA DR  
SALT LAKE CO, UT

17 FEB '14

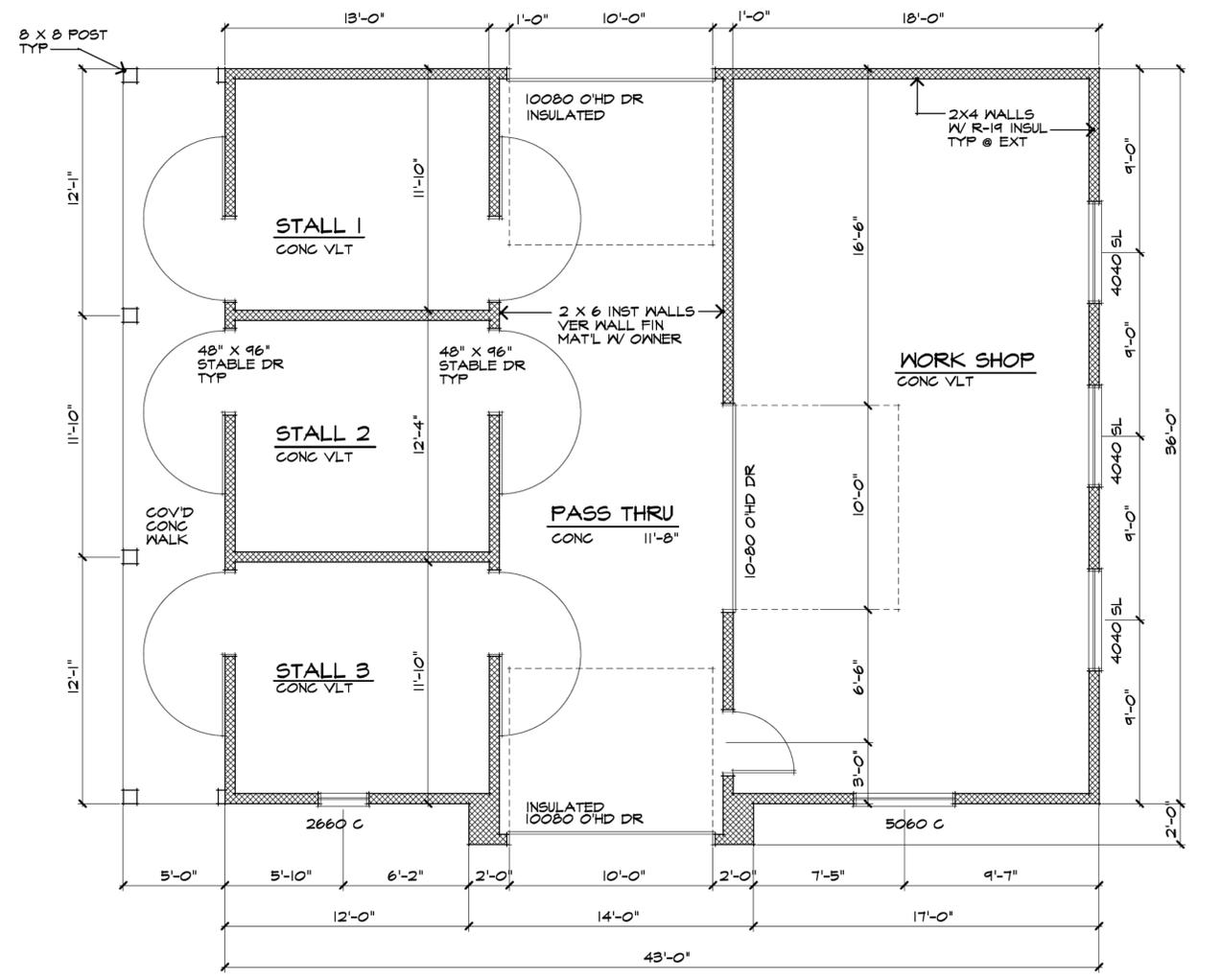
SHEET

AO



RESIDENTIAL DESIGN

1117 N 100 S  
LAYTON, UTAH 84041  
PH. 801.584.9100



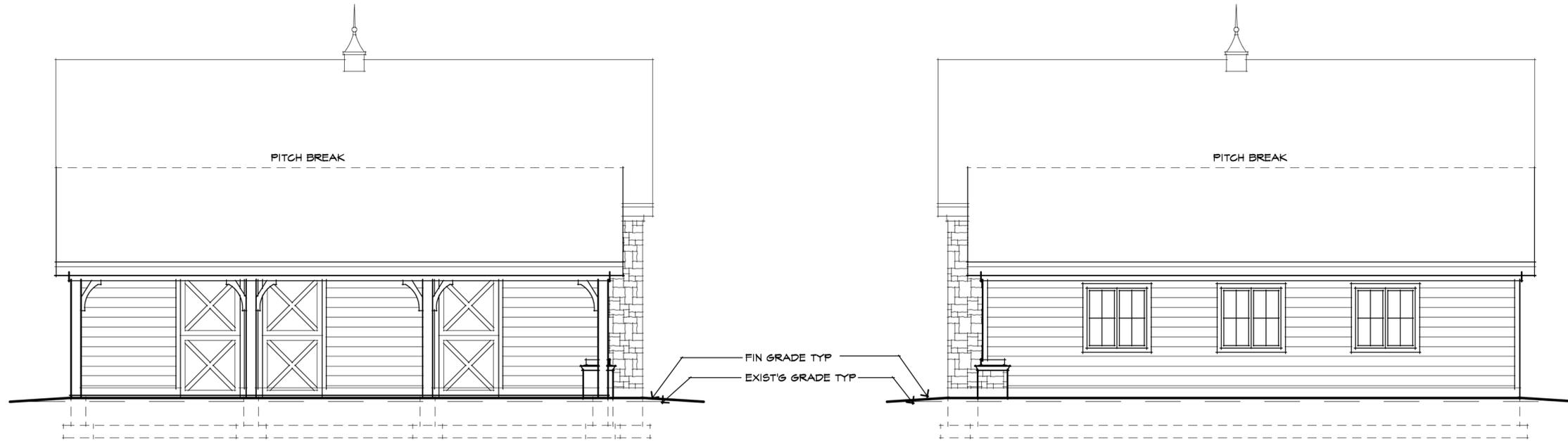
**FLOOR PLAN**  
1/4" = 1'-0"  
1576 SQ SF  
1756 SF LOT COVERAGE

**BARN FOR:**  
LOT 19, ALTAVILLA ESTATES  
10364 S, ALTAVILLA DR  
SALT LAKE CO, UT

17 FEB '14

SHEET

A2

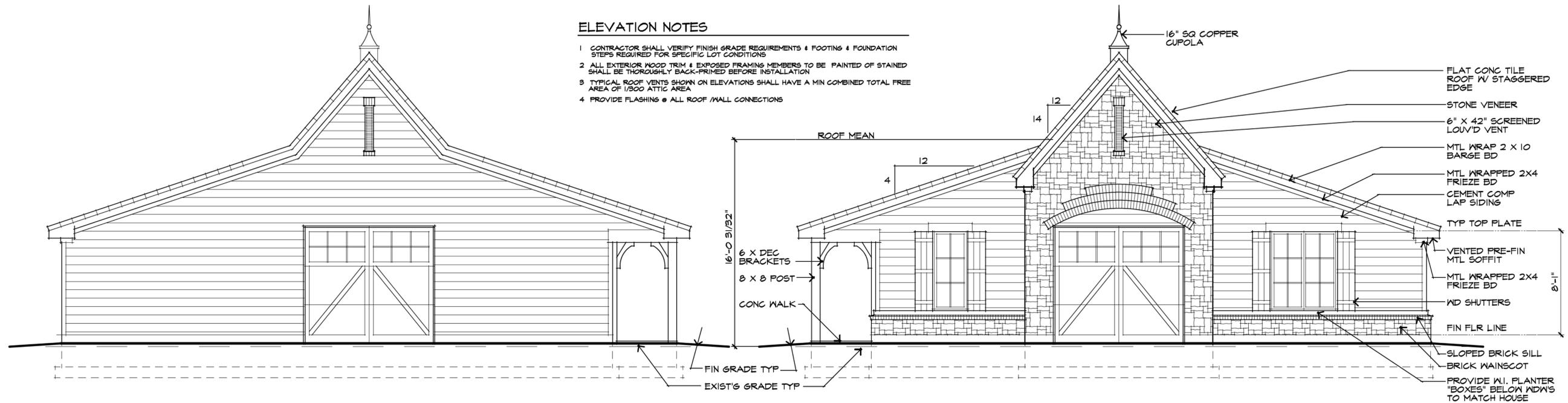


**LEFT ELEVATION**  
1/4" = 1'-0"  
NOTES TYP PER FRONT ELEVATION

**RIGHT ELEVATION**  
1/4" = 1'-0"  
NOTES TYP PER FRONT ELEVATION

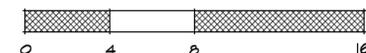
**ELEVATION NOTES**

- 1 CONTRACTOR SHALL VERIFY FINISH GRADE REQUIREMENTS & FOOTINGS & FOUNDATION STEPS REQUIRED FOR SPECIFIC LOT CONDITIONS
- 2 ALL EXTERIOR WOOD TRIM & EXPOSED FRAMING MEMBERS TO BE PAINTED OR STAINED SHALL BE THOROUGHLY BACK-PRIMED BEFORE INSTALLATION
- 3 TYPICAL ROOF VENTS SHOWN ON ELEVATIONS SHALL HAVE A MIN COMBINED TOTAL FREE AREA OF 1/300 ATTIC AREA
- 4 PROVIDE FLASHING @ ALL ROOF/WALL CONNECTIONS



**REAR ELEVATION**  
1/4" = 1'-0"  
NOTES TYP PER FRONT ELEVATION

**FRONT ELEVATION**  
1/4" = 1'-0"  
NOTES TYP PER FRONT ELEVATION



**BARN FOR:**  
LOT 19, ALTAVILLA ESTATES  
10364 S. ALTAVILLA DR  
SALT LAKE CO., UT

17 FEB '14

SHEET

**A3**

**SURVEYOR'S CERTIFICATE**

I, JOHN ELWOOD NEFF, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 1101, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ALTAVILLA ESTATES NO. 2 and that same has been correctly surveyed and staked on the ground as shown on this plat.

COURSE	DIST.	REMARKS
		Beginning at a point S 1° 44' 27" W 420.52 feet along the section line from the Northeast Corner of Section 15 - Township 3 South - Range 1 East - Salt Lake Base & Meridian. Running thence
S 1° 44' 27" W	880.0	feet, thence
N 89° 44' 15" W	665.063	feet, thence
N 1° 39' 12" E	1301.74	feet, thence
N 0° 06' 37" E	220.0	feet, thence
S 89° 37' 42" E	222.742	feet, thence
S 0° 06' 37" W	498.247	feet, thence along the arc of a curve to the left (Δ = 30° 02' 44") (Radius 198.567) 104.127 feet; thence
S 29° 56' 05" E	39.641	feet, thence
S 88° 20' 48" E	385.922	feet to the point of beginning.

I also certify that all lots meet the frontage, width and area requirements of the applicable zoning ordinance.

Containing 16.879 Acres & 12 lots.

Oct. 20 - 1985  
DATE

*John Elwood Neff*  
Notary Public

**OWNER'S DEDICATION**

Know all men by these presents that Melville Construction Company, the undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as ALTAVILLA ESTATES NO. 2 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof Melville Construction Company have hereunto set Maurice Melville this day of July A.D., 1986

*Maurice Melville Pres.*  
MELVILLE CONSTRUCTION COMPANY

**ACKNOWLEDGMENT**

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

On the 26th day of July A.D., 1986, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication, Melville Construction Company in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

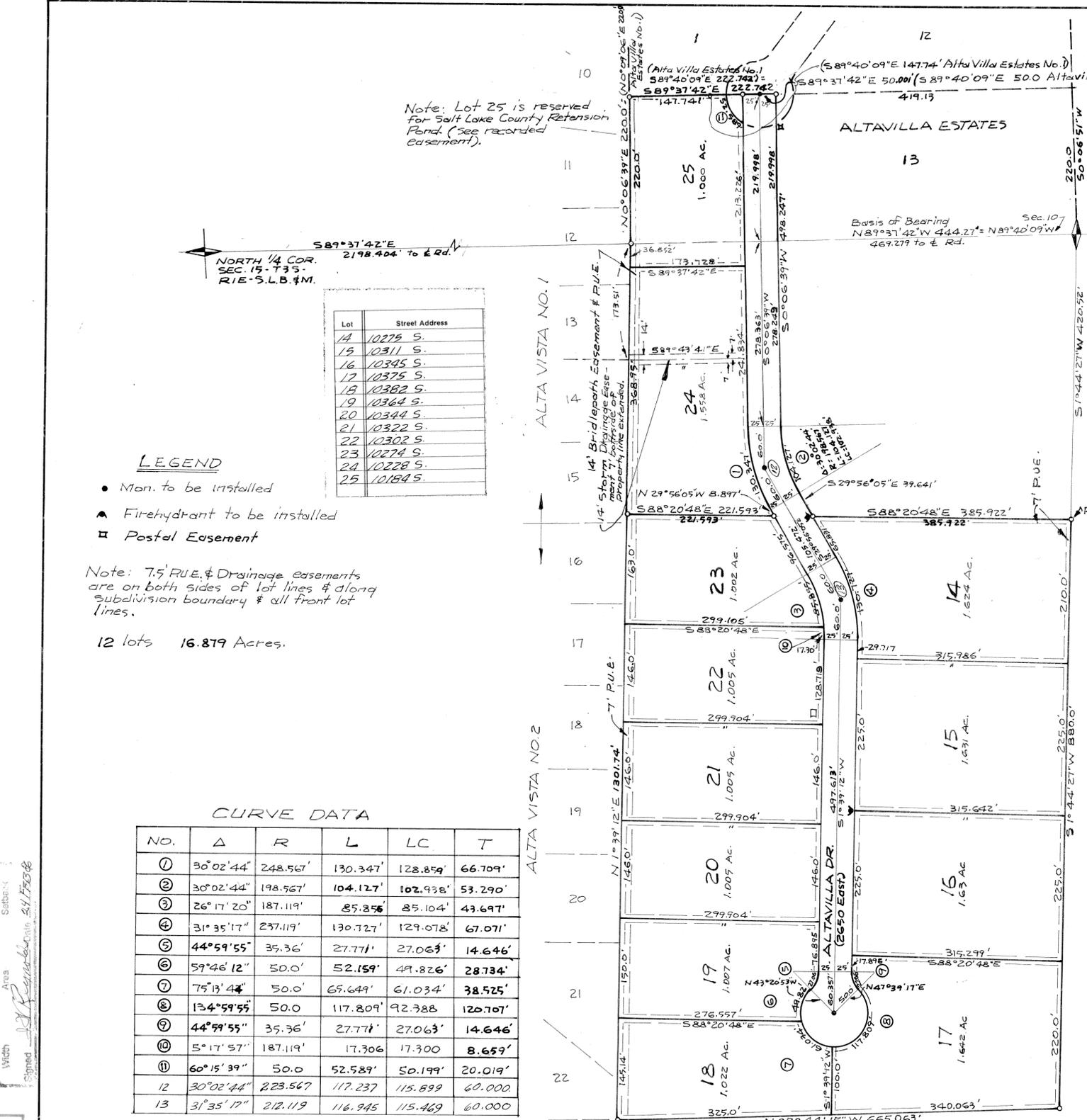
**ALTAVILLA ESTATES NO. 2**

A SUBDIVISION - A PART OF THE NE 1/4 OF SECTION 15 - T3S - R1E - S.L.B. & M. AMENDING LOT 13 ALTAVILLA ESTATES SUB. AS RECORDED IN BOOK 79-10 PAGE 334 SALT LAKE COUNTY RECORDER'S OFFICE.

RECORDED # 4285786

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
MELVILLE CONSTRUCTION  
DATE 7-29-86 TIME 2:14 P.M. BOOK 86-7 PAGE 124  
# 2100  
FEE \$  
*Chelene Froggatt*  
DEPUTY SALT LAKE COUNTY RECORDER

ACKNOWLEDGMENT  
COUNTY OF Salt Lake STATE OF UTAH } S.S.  
ON THE 6th DAY OF May 1986 PERSONALLY APPEARED BEFORE ME Marvin A. Melville  
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT he IS/ARE THE President of Melville Construction Company AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Melville Construction Company BY AUTHORITY OF Board of Directors AND THE SAID President  
ACKNOWLEDGED TO ME THAT SAID Company  
EXECUTED THE SAME.  
MY COMMISSION EXPIRES 14 Aug 1986  
RESIDING IN Salt Lake City



Note: Lot 25 is reserved for Salt Lake County Retention Pond. (See recorded easement).

NORTH 1/4 COR. SEC. 15 - T3S - R1E - S.L.B. & M.  
S 89° 37' 42" E 2198.404' to E.R.D.

Lot	Street Address
14	10278 S.
15	10311 S.
16	10345 S.
17	10375 S.
18	10382 S.
19	10364 S.
20	10344 S.
21	10322 S.
22	10302 S.
23	10274 S.
24	10228 S.
25	10184 S.

**LEGEND**

- Mon. to be installed
- ▲ Firehydrant to be installed
- Postal Easement

Note: 7.5' R.U.E. & Drainage easements are on both sides of lot lines & along subdivision boundary & all front lot lines.

12 lots 16.879 Acres.

**CURVE DATA**

NO.	Δ	R	L	LC	T
①	30° 02' 44"	248.567'	130.347'	128.859'	66.709'
②	30° 02' 44"	198.567'	104.127'	102.938'	53.290'
③	26° 17' 20"	187.119'	85.356'	85.104'	43.697'
④	31° 35' 17"	237.119'	130.727'	129.078'	67.071'
⑤	44° 59' 55"	35.36'	27.771'	27.063'	14.646'
⑥	59° 46' 12"	50.0'	52.159'	49.826'	28.734'
⑦	75° 13' 44"	50.0'	65.649'	61.034'	38.525'
⑧	134° 59' 55"	50.0'	117.809'	92.388'	120.707'
⑨	44° 59' 55"	35.36'	27.771'	27.063'	14.646'
⑩	5° 17' 57"	187.119'	17.306'	17.300'	8.659'
⑪	60° 15' 39"	50.0'	52.589'	50.199'	20.019'
⑫	30° 02' 44"	223.567'	117.237'	115.899'	60.000'
⑬	31° 35' 17"	212.119'	116.945'	115.469'	60.000'

CHECKED FOR ZONING  
R-1-43  
30  
Subdiv. Area  
Sofar OK  
2-25-86  
Wish  
Signed  
24750

APPROVED  
2-25-86  
DATE  
CHAIRMAN SALT LAKE CO. PLANNING COMM  
2-25-86  
DATE  
CHAIRMAN SALT LAKE CO. PLANNING COMM

PLANNING COMMISSION  
APPROVED THIS 26 DAY OF FEB A.D., 1986 BY THE SALT LAKE COUNTY PLANNING COMMISSION.  
*Chandler P. St. John*  
CHAIRMAN SALT LAKE CO. PLANNING COMM

BOARD OF HEALTH  
APPROVED THIS 26th DAY OF February A.D., 1986  
*Robert P. Mines*  
DIRECTOR, S. L. CO. BOARD OF HEALTH

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.  
DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 7 DAY OF July A.D., 1986  
*Kent J. Lewis*  
SALT LAKE COUNTY ATTORNEY

COUNTY COMMISSION  
PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 26th DAY OF July A.D., 1986 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*Chandler P. St. John*  
CHAIRMAN, BD. OF CO. COMM

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
MELVILLE CONSTRUCTION  
DATE 7-29-86 TIME 2:14 P.M. BOOK 86-7 PAGE 124  
# 2100  
FEE \$  
*Chelene Froggatt*  
DEPUTY SALT LAKE COUNTY RECORDER

86-7-124

-----Original Message-----

From: Brad Duncan [REDACTED]

Sent: Tuesday, November 25, 2014 9:43 AM

To: Todd Draper; [tmayoung@xmission.com](mailto:tmayoung@xmission.com)

Subject: RE: Charley Frick

Todd and Mary,

First of all, thank you for your help regarding this matter.

I have seen the building plans and have no concern about the style and appearance. Rather, we would be concerned about the barn simply appearing too large for the property, thus dominating the landscape, although we really don't have a reference or visual in our minds of what an additional 350+ square feet might look like vs the standard 1200 feet. We will 350+ defer to the experts here (i.e. planning commission). We are assuming that the county has studied this issue in the past and thus has determined that if a structure like this is larger than 1200 square feet there should be additional thought given prior to approval. We would only ask those that make the decision to ask themselves if this structure was being built adjacent to them in our current situation, would they be in favor of allowing a larger structure than normal?

We will support whatever decision is made. We will not be attending the meeting on December 3rd so please feel free to share this email with all concerned.

Thanks again,  
Brad Duncan



