



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, March 11, 2015 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 February 11, 2015 meeting.
- 2) Other Business Items (as needed)

### PUBLIC HEARINGS

**29172** – Scott Carlson for Lisa Grow Sun Revocable Trust is requesting Preliminary Plat approval of the proposed 2-lot Sierra Estates II Subdivision, approval to amend lot 21 of the existing Little Cottonwood Subdivision and Lots 9 and 10 of the existing Mountain Valley Subdivision, vacation of certain existing public utility and drainage easements, and an exception to subdivision fencing standards. **Location:** 9751 South Little Cottonwood Place. **Zone:** R-1-10 and R-1-15. **Planner:** Todd A. Draper

**28833** – Tanya Friese for Crown Castle International Corp. and Alta Ski Lifts Company is requesting a Conditional Use Permit for construction and operation of a Wireless Telecommunications HUB building, inclusive of a slope waiver to encroach into slopes up to 40% on a lot of record. **Location:** 10027 East Little Cottonwood Canyon Road. **Zone:** FR-20, Foothills and Canyons Overlay Zone (FCOZ). **Community Council:** Granite. **Planner:** Todd A. Draper

**29202** – Thomas and Cori Wahlin are requesting preliminary plat approval of the 1 lot Asgard Acres subdivision. **Location:** 14435 Majestic Oaks Lane. **Zone:** FR-5 (Forestry and Recreation, 5 acre minimum lot size). **Planner:** Todd A. Draper

### ADJOURN





**MEETING MINUTE SUMMARY**  
**Salt Lake County Planning Commission Meeting**

Wednesday, February 11, 2015 8:30 a.m.

**Approximate meeting length:** 41 minutes  
**Number of public in attendance:** 3  
**Summary Prepared by:** Wendy Gurr  
**Meeting Conducted by:** Commissioner Cohen

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

**ATTENDANCE**

**Commissioners and Staff:**

| Commissioners             | Public Mtg | Business Mtg | Absent | Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------------|------------|--------------|--------|---------------------|------------|--------------|
| Tod Young                 | x          | x            |        |                     |            |              |
| Neil A. Cohen – Chair     | x          | x            |        | Todd Draper         | x          | x            |
| Ronald Vance – Vice Chair | x          | x            |        | Wendy Gurr          | x          | x            |
| Clare Collard             | x          | x            |        | Max Johnson         | x          |              |
| Todd Sutton               | x          |              |        | Zach Shaw (DA)      | x          | x            |
| Bryan O’Meara             | x          | x            |        |                     |            |              |

**BUSINESS MEETING**

**Meeting began at – 8:31 a.m.**

- 1) Approval of Minutes from the January 14, 2015 meeting.  
**Motion:** to approve minutes from the January 14, 2015 meeting as presented  
**Motion by:** Commissioner Young  
**2<sup>nd</sup> by:** Commissioner Vance  
**Vote:** unanimous in favor (of commissioners present)
- 2) Other Business Items (as needed)  
*No other business items to discuss.*

*Commissioner Young motioned to close the business meeting, Commissioner Collard seconded the motion.*

*Commissioner Sutton arrived at 8:33 am*

**PUBLIC HEARINGS**

**Hearings began at – 8:33 a.m.**

**29129** – Mike Deuel is requesting conditional use approval for an oversize accessory building, specifically a pool house. **Location:** 2152 East Creek Road. **Zone:** R-1-21 (Residential). **Community Council:** Willow Creek. **Planner:** Todd A. Draper

*Todd Draper of Staff presented the Staff Report.*

*Commissioners and Staff discussed the report and the project parameters.*

Commissioner Cohen asked about the deep lot policy. Commissioner Collard asked what the square feet of the home is.

Commissioner Cohen indicated that he visited the property yesterday.

**PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Mike Deuel

**Address:** 9657 North 5650 West, Highland

**Comments:** He said he doesn't have much to add. He is the contractor not the home owner. Purpose is for a pool house. The garage is for an RV. The basement would be used as a gym and the small area above the bathroom would be an office. Building is for recreation purposes to entertain larger groups of people.

Commissioner Cohen asked about the basement and confirmed the use. It will be a full size Olympic lap pool with a slide and shelf area. The only access to the basement is the stairs.

**Speaker # 2:** Citizen and Willow Creek Community Council Member

**Name:** David Updike

**Address:** 8253 Rossett Green Lane

**Comments:** He said he wasn't aware of this until he got the notice. He had a conversation with Community Council Chair Kim Powell and they don't have any issues. His personal question is if the access will be widened, because it is narrow and would not allow for equipment to move in and out during construction and if that is a problem.

Commissioner Cohen said the contractors would have to clear a wide space and have turn around access in the area they would be building. Mr. Updike said the home owner has been easy to talk to and get along with, his only concern is height. Todd Draper of Staff said the height would be limited to 20 feet.

Commissioner Young motioned to close the public hearing meeting, Commissioner Collard seconded the motion.

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** to preliminarily approve application #29129 as presented with Staff Recommendations.

**Motion by:** Commissioner Young

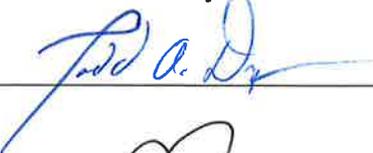
**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** unanimous in favor

**MEETING ADJOURNED**

**Time Adjourned – 9:12 a.m.**

Minutes reviewed by:

  
\_\_\_\_\_

Reviewed by others:

  
\_\_\_\_\_

2-18-15



**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><br>29172 |
| <b>Meeting Date:</b>     | 3/11/2015   |                              |
| <b>Request:</b>          | 2 Lot Subdivision   |                              |
| <b>Zone:</b>             | R-1-10 (Single Family Residential) / R-1-15 (Single Family Residential) |                              |
| <b>Property Address:</b> | 9751 S Little Cottonwood Place  |                              |
| <b>Applicant:</b>        | Scott Carlson   |                              |
| <b>Planner:</b>          | Todd A. Draper  |                              |

### **Project Description:**

The Applicant is requesting Preliminary Plat approval for the 2 lot Sierra Estates II subdivision. The subdivision will amend lot 21 of the Little Cottonwood Subdivision and lots 9 and 10 of the Mountain Valley Subdivision. As part of the amendments the applicant proposes to have portions of existing public utility and drainage easements vacated by the County Council. The applicant is also requesting approval from the Mayor's office for an exception to the subdivision improvement standards regarding the fencing of a double frontage lot.

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

The property is located between Little Cottonwood Place and Mountain Valley Way within the unincorporated county immediately adjacent to Sandy City. The area is anticipated to annex to Sandy City before the subdivision process is complete, however the submitted request will continue to be processed by the County until it is completed as the application was received prior to the petition by Sandy City for annexation.

**Zoning Considerations:**

| <b>Requirement</b>  | <b>Standard</b>                            | <b>Proposed</b>  | <b>Compliance Verified</b> |
|---|--|--|----------------------------|
| Height  | <b>35'</b>                                 | <b>n/a</b>   | <b>Yes</b>                 |
| Front Yard Setback  | 30'  | <b>n/a</b>   | <b>Yes</b>                 |
| Side Yard Setbacks  | 10'  | <b>n/a</b>   | <b>Yes</b>                 |
| Rear Yard Setback   | 30' / 15' with garage)                     | <b>n/a</b>   | <b>Yes</b>                 |
| Lot Width   | <b>80'</b>                                 | <b>80' +</b>   | <b>Yes</b>                 |
| Lot Area  | <b>15,000 sq. ft. /<br/>10,000 sq. ft.</b> | <b>21,780 sq. ft. and<br/>15,296 sq. ft.</b>                     | <b>Yes</b>                 |
| Parking   | <b>2 per unit</b>                          | <b>Compliance is<br/>verified at time of<br/>land use permit</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:**

Mitigation measures are pertinent to conditional use applications. The following is a list of outstanding issues identified with this Subdivision application:

1. Minor technical revisions are needed to the preliminary plat to bring it into full compliance with ordinance requirements. These can be dealt with during the subsequent technical review process.
2. Details regarding water and sewer availability are still being addressed with the Health Department. These issues must be resolved before the Health Department can sign a final plat.
3. The existing fence along the rear lot lines of the proposed lot is a wrought iron fence. The requirement per the subdivision ordinance is that it be a solid visual barrier. Approval from the Mayor or Mayor's Designee will be required to accept the existing fence as meeting the intent of the requirement, or a new fence must be proposed and a bond posted guaranteeing the installation.

**Neighborhood Response:**

No responses received to date.

**Community Council Response:**

Subdivision Applications do not fall under the review authority of the Community Councils.

**Reviewing Agencies:**

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.

Agency

Approved

Subdivision Engineering Review:

- Original subdivision descriptions overlap so consequently new subdivision does not fit very well with lot 21 Little Cottonwood Sub.
- Label all utility and drainage easements on final plat

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

Approved

- Lots are located in an area of potential ground contamination (soils)
- No grading is planned with the lot subdivision,
- Site grading and drainage plans shall be submitted at the time of the building permit application.
- Recommendation of Conditional Approval is applicable

SLCO Health Dept.- Environmental Health Hazards

Approved

- Review conditionally Approved
- Needs to provide Sewer and Water Availability letters for all lots.

Traffic Engineer- Traffic Safety

Approved

- Review conditionally approved (pending technical review). No issues identified with this proposal.

Unified Fire Authority- Fire Safety

Approved

- Review approved. No issues.

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

Approved

- Need printed plan copies for final stamped approval sets and one electronic copy.

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

**Staff Recommendation:**

*“Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified...The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in [Chapter 18.24](#) of this title and with the preparation of the final plat.”[18.12.030]*

Staff has reviewed this request for compliance with the standards set forth in Section 18.12.010 of the Subdivision Ordinance and recommends approval be granted subject to the following:

1. Submit a revised preliminary plat and other plans and requested documentation that addresses the concerns and technical requirements of the individual reviewers to the satisfaction of the individual reviewers and agencies.
2. Receipt of 608 approval from the Mayor or his Designee to amend the two underlying subdivisions.

Additionally staff recommends that the Salt Lake County Planning Commission forward

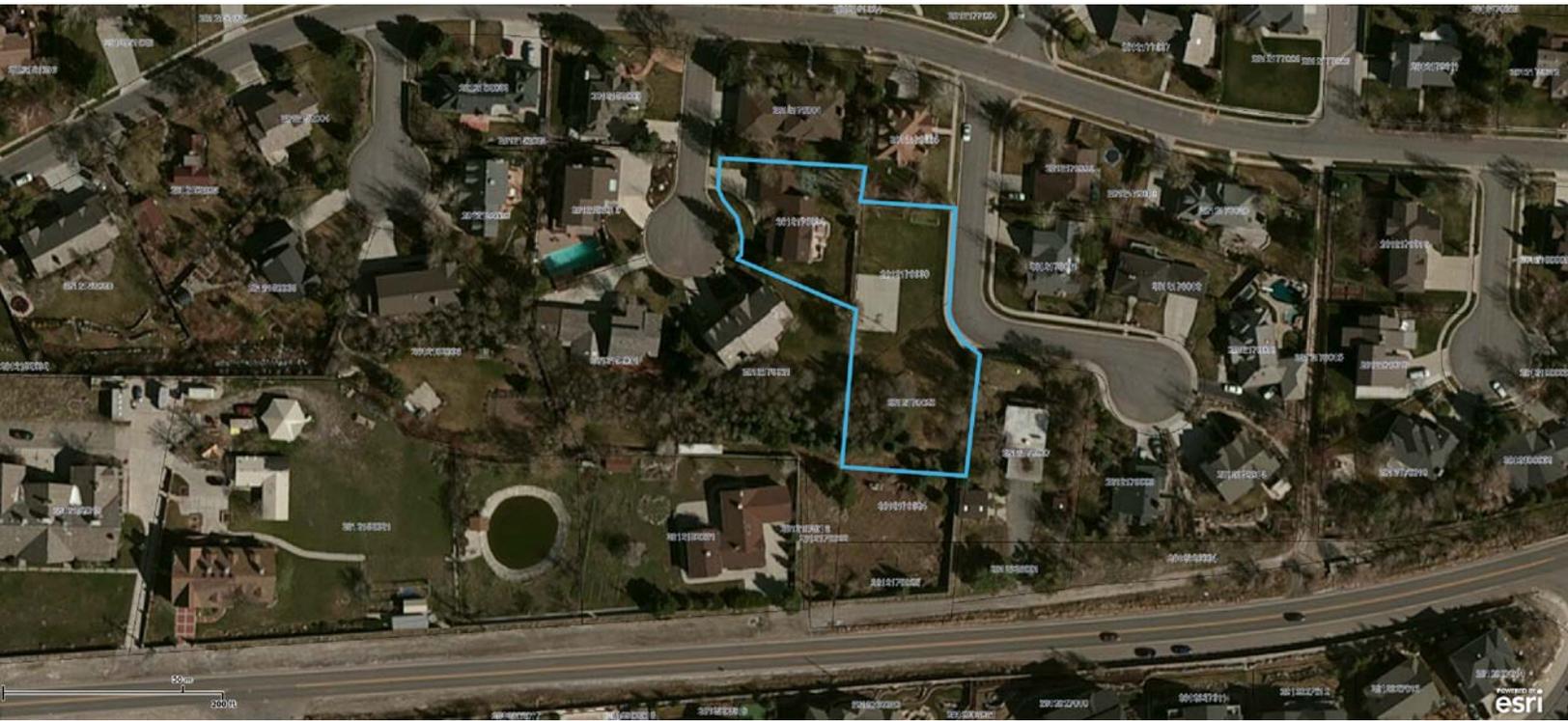
a positive recommendation to the Mayor (or his designee) and the County Council to allow for the proposed amendments to the underlying subdivision plats as well as for the requested vacation of the specific sections of the public utility easements and drainage easements as indicated on the proposed preliminary plat.

Furthermore staff recommends that the Salt Lake County Planning Commission make a positive recommendation to the Mayor or his designee to allow for an exception to the subdivision improvement standards to allow the existing wrought iron fence on the rear of the proposed lot 1 to remain.



29172

Aerial Map



Thu Jan 22 2015 11:55:52 AM.



**LEGEND**

18 17= SECTION CORNER & SECTION LINE

18 17= SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE

— = SANITARY SEWER EASEMENT

— = ADJOINING PROPERTY LINES

— = RADIAL/DIMENSION LINES

— = PUE/PUBLIC UTILITY EASEMENT

— = PUEDE/PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT

— = EXISTING WATER LINE

— = EXISTING COMMUNICATION

— = EXISTING CABLE, ELECTRICAL, AND PHONE

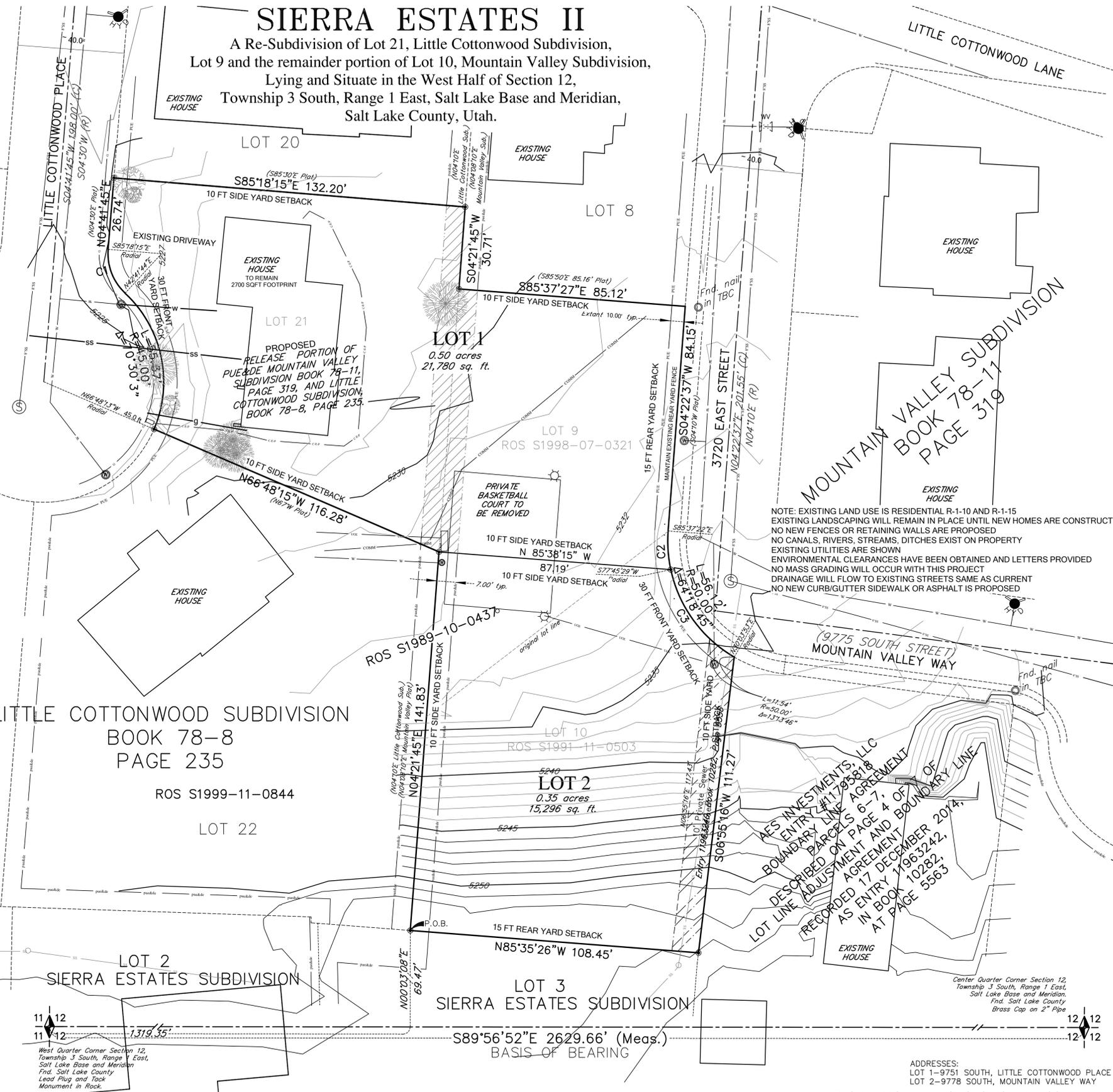
— = EXISTING GAS

— = EXISTING UNDERGROUND ELECTRICAL

— = EXISTING FIRE HYDRANT

# SIERRA ESTATES II

A Re-Subdivision of Lot 21, Little Cottonwood Subdivision,  
 Lot 9 and the remainder portion of Lot 10, Mountain Valley Subdivision,  
 Lying and Situate in the West Half of Section 12,  
 Township 3 South, Range 1 East, Salt Lake Base and Meridian,  
 Salt Lake County, Utah.



NOTE: EXISTING LAND USE IS RESIDENTIAL R-1-10 AND R-1-15 EXISTING LANDSCAPING WILL REMAIN IN PLACE UNTIL NEW HOMES ARE CONSTRUCTED NO NEW FENCES OR RETAINING WALLS ARE PROPOSED NO CANALS, RIVERS, STREAMS, DITCHES EXIST ON PROPERTY EXISTING UTILITIES ARE SHOWN ENVIRONMENTAL CLEARANCES HAVE BEEN OBTAINED AND LETTERS PROVIDED NO MASS GRADING WILL OCCUR WITH THIS PROJECT DRAINAGE WILL FLOW TO EXISTING STREETS SAME AS CURRENT NO NEW CURB/GUTTER SIDEWALK OR ASPHALT IS PROPOSED

AES INVESTMENTS, LLC  
 BOUNDARY LINE AGREEMENT  
 DESCRIBED ON PAGE 4 OF  
 LOT LINE ADJUSTMENT AND BOUNDARY LINE  
 AGREEMENT  
 AS ENTRY 17663242,  
 RECORDED 17 DECEMBER 2014,  
 IN BOOK 10282,  
 AT PAGE 5563

**SURVEYOR'S CERTIFICATE:**  
 I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon. A record of survey has been filed as SXXXX-XX-XXXX in the Salt Lake County Surveyor's Office.

**LEGAL DESCRIPTION:**  
 A parcel of land lying and situate in the west half of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah. Comprising the 0.85 acres contained in all of Lot 21, Little Cottonwood Subdivision, Recorded in Book 78-8, at Page 235 of the Salt Lake County Records, all of Lot 9 and the remainder portion of Lot 10, Mountain Valley Subdivision, Recorded in Book 78-11, Page 319 of said County Records. Basis of Bearing for subject parcel being South 89°56'52" East 2629.66 feet (measured) [North 89°50'31" East 2629.01 record] between the Salt Lake County Surveyor's Monuments monumentalizing the North line of the Southwest Quarter of said Section 12. Subject parcel being more particularly described as follows:  
 Commencing at the West Quarter Corner of said Section 12, thence South 89°56'52" East 1319.35 feet coincident with the North line of the Southwest Quarter of said Section 12; Thence North 00°03'08" East 69.47 feet to a point on the east boundary of said Little Cottonwood Subdivision and the True Point of Beginning; Thence North 04°21'45" East 141.83 feet coincident with said east boundary to the southeast corner of Lot 21 of said Little Cottonwood Subdivision; Thence the following six (6) courses coincident with the perimeter of said Lot 21, 1) North 66°48'15" West 116.28 feet to the southwest corner thereof; 2) Northerly 55.37 feet along the arc of a 45.00 foot radius curve to the left (center bears North 66°48'13" West) through a central angle of 70°30'03" to a point of reverse curvature; 3) Continuing northerly 18.19 feet along the arc of a 20.046 foot radius curve to the right (center bears North 42°41'44" East) through a central angle of 52°00'01" to a point of tangency; 4) North 04°41'45" East 26.74 feet to the northwest corner of said Lot 21; 5) South 85°18'15" East 132.20 feet to the northeast corner thereof; 6) South 04°21'45" West 30.71 feet to the northwest corner of Lot 9, of said Mountain Valley Subdivision; Thence the following two (2) courses coincident with the perimeter of said Lot 9, 1) South 85°37'27" East 85.12 feet to the northeast corner thereof; 2) South 04°22'37" West 84.15 feet to the southeast corner thereof; Thence easterly 56.12 feet, coincident with the easterly line of Lot 10 of said Mountain Valley Subdivision, along the arc of a 50.00 foot radius curve to the left (center bears South 85°37'22" East) through a central angle of 64°18'45" to a fence corner and a point on an agreed boundary; Thence South 06°55'16" West 111.27 feet coincident with the west boundary of the AES Investments, LLC parcel described in that certain "Lot Line Adjustment - Boundary Line Agreement" recorded 17 December 2014 as Entry 11963242, in Book 10282, at Page 5563 of the Salt Lake County Records to the northeast corner of Sierra Estates Subdivision; Thence North 85°35'26" West 108.45 feet coincident with the north boundary of said Sierra Estates Subdivision to the point of beginning.



**OWNERS DEDICATION**  
 Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots, and streets as shown on this plat and name said SIERRA ESTATES II, and hereby dedicate those certain strips as easements for public utility and drainage purposes as shown hereon the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Salt Lake County in witness we have hereunto set our signature.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2015

**LISA GROW SUN REVOCABLE TRUST**  
 By: Lisa G. Sun, Trustee

**ACKNOWLEDGMENT**

**STATE OF UTAH**  
**COUNTY OF SALT LAKE** } S.S.  
 On the \_\_\_\_\_ day of \_\_\_\_\_ 2014, personally appeared before me, the undersigned Notary, in and for said County of Salt Lake, in said State of Utah, the signer of the above Owner's Dedication, \_\_\_\_\_ who duly acknowledged to me that she Lisa G. Sun, is the Trustee of the Lisa G. Sun Trust and that she signed it freely and voluntarily and for the use and purpose therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**SIERRA ESTATES II**  
 A Re-Subdivision of Lot 21, Little Cottonwood Subdivision,  
 Lot 9 and the remainder portion of Lot 10, Mountain Valley Subdivision,  
 Lying and Situate in the West Half of Section 12,  
 Township 3 South, Range 1 East, Salt Lake Base and Meridian,  
 Salt Lake County, Utah.

**REVISIONS**

|         |                              |     |
|---------|------------------------------|-----|
| 1-22-15 | INITIAL SUBMITTAL            | SSC |
| 1-30-15 | UPDATES PER PLANNER COMMENTS | SSC |

**UNIFIED FIRE SERVICE AREA**  
 DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**ADDRESS FRONTAGE APPROVED**  
 DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**CHECKED FOR ZONING COMPLIANCE**  
 ZONE: \_\_\_\_\_ LOT AREA: \_\_\_\_\_  
 LOT WIDTH \_\_\_\_\_ FRONT YARD \_\_\_\_\_  
 SIDE YARD \_\_\_\_\_ REAR YARD \_\_\_\_\_  
 DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**Boundary Consultants**  
 1295 North 1700 West  
 Farr West, Utah 84404  
 (801) 792-1569  
 dave@boundaryconsultants.biz

West Quarter Corner Section 12,  
 Township 3 South, Range 1 East,  
 Salt Lake Base and Meridian,  
 Fnd. Salt Lake County  
 Lead Plug and Tack  
 Monument in Rock.

ADDRESSES:  
 LOT 1-9751 SOUTH, LITTLE COTTONWOOD PLACE  
 LOT 2-9778 SOUTH, MOUNTAIN VALLEY WAY  
 PROPERTY OWNER: LISA GROW SUN REVOCABLE TRUST

**TWIN PEAKS**  
 Engineering & Land Surveying  
 2264 NORTH 1450 EAST LEHL, UTAH 84043  
 (801) 450-3511, (801) 439-0700 FAX

**COUNTY HEALTH DEPARTMENT**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.  
 SALT LAKE VALLEY HEALTH DEPARTMENT

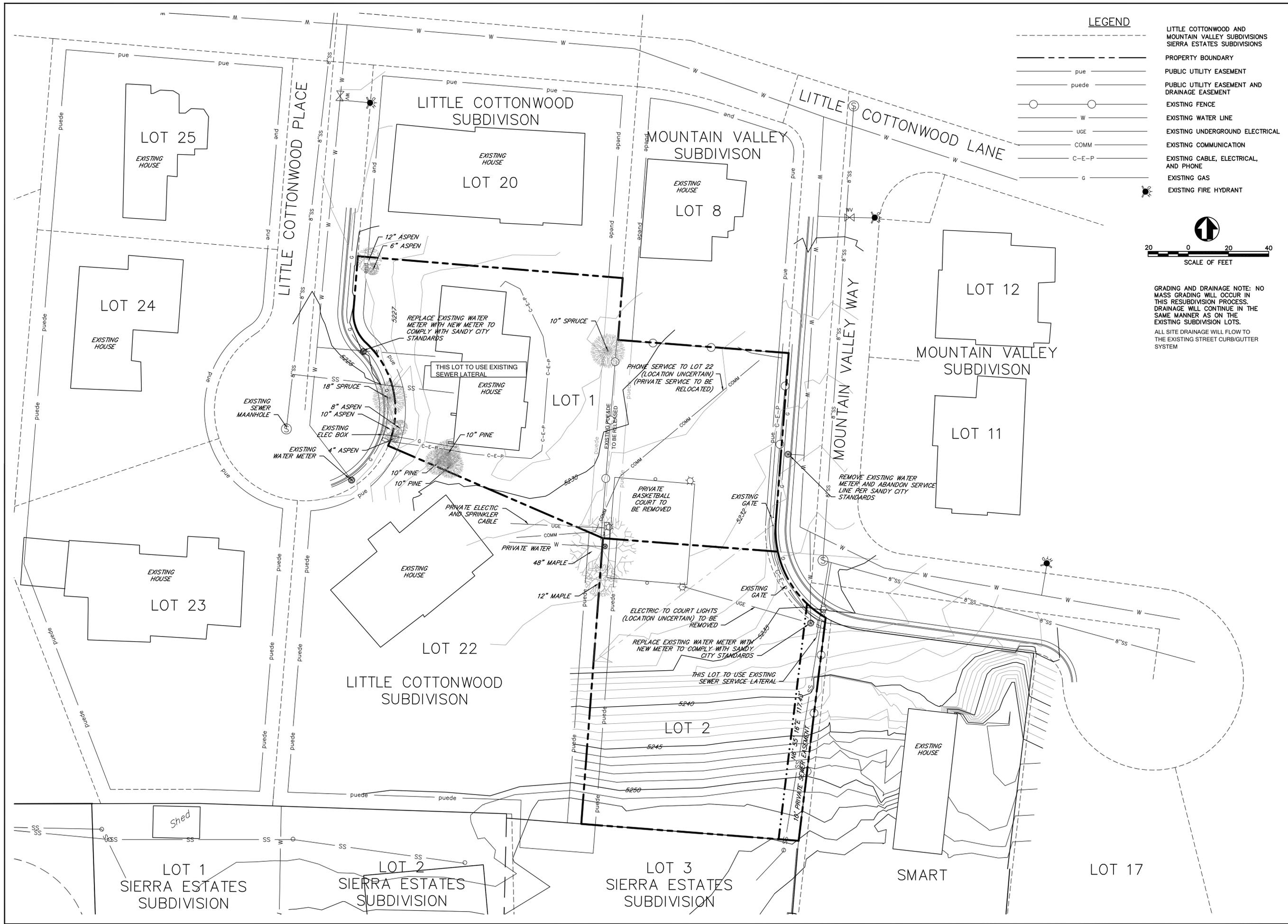
**SALT LAKE COUNTY PLANNING COMMISSION**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014 BY THE SALT LAKE COUNTY PLANNING COMMISSION.  
 CHAIR SALT LAKE COUNTY PLANNING COMMISSION

**PLAN CHECK**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 PLAN REVIEW SECTION MANAGER

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.  
 SALT LAKE COUNTY DISTRICT ATTORNEY

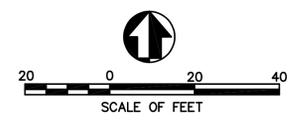
**MAYOR**  
 PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 SALT LAKE COUNTY MAYOR OR DESIGNEE

**RECORDED #**  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_ FEE \$ \_\_\_\_\_  
 SALT LAKE COUNTY RECORDER



**LEGEND**

- PROPERTY BOUNDARY
- pue PUBLIC UTILITY EASEMENT
- puede PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
- W EXISTING FENCE
- W EXISTING WATER LINE
- UGE EXISTING UNDERGROUND ELECTRICAL
- COMM EXISTING COMMUNICATION
- C-E-P EXISTING CABLE, ELECTRICAL, AND PHONE
- G EXISTING GAS
- EXISTING FIRE HYDRANT



GRADING AND DRAINAGE NOTE: NO MASS GRADING WILL OCCUR IN THIS RESUBDIVISION PROCESS. DRAINAGE WILL CONTINUE IN THE SAME MANNER AS ON THE EXISTING SUBDIVISION LOTS. ALL SITE DRAINAGE WILL FLOW TO THE EXISTING STREET CURB/GUTTER SYSTEM



DATE: 12-29-2014  
 SCALE: 1"=40'  
 PROJECT NUMBER: 13-18

**SIERRA ESTATES II**  
**UTILITY AND GRADING AND DRAINAGE PLAN**  
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 12  
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

**TWIN PEAKS**  
 Engineering & Land Surveying  
 2264 NORTH 1450 EAST LEHI, UTAH 84043  
 (801) 450-3511, (801) 439-0700 FAX

|          |     |     |
|----------|-----|-----|
| DESIGNED | DEH | SSC |
| DRAWN    | AH  |     |
| CHECKED  |     |     |
| SHEET    | 4   |     |
| OF       | 4   |     |









**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><br>28833 |
| <b>Meeting Date:</b>     | 3/11/2015  |                              |
| <b>Request:</b>          | FCOZ conditional Use – Wireless Telecommunications HUB building          |                              |
| <b>Zone:</b>             | FR-20 (Forestry and Recreation) Foothill and Canyons Overlay Zone (FCOZ) |                              |
| <b>Property Address:</b> | 10027 East Little Cottonwood Canyon Road                                 |                              |
| <b>Applicant:</b>        | Tanya Friese   |                              |
| <b>Planner:</b>          | Todd A. Draper   |                              |

**Project Description:**

Crown Castle International is requesting approval for construction of and operation of a Wireless Telecommunications HUB building on the subject property. This HUB will support a series of wireless towers that will be installed throughout Little Cottonwood Canyon on property owned either by the U.S. Forest Service or the Utah Department of Transportation. This project previously received approval from the Salt Lake County Planning Commission for a different location on the property. That approval was appealed to the Land Use Hearing Officer who remanded the application back to the Planning Commission. In response, the applicant has revised the plans and relocated the building on the property. This report addresses the updated location. The Planning Commission is asked to review and approve the pertinent site plan details. Issues that are technical in nature are reviewed and resolved internally by staff after the Planning Commission approval for the site plan has been given.

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

The subject property is a relatively large parcel under the ownership of Alta Ski Lifts Company, but located within the jurisdiction of the Unincorporated County. This project affects a relatively small portion of that property. The specific site is located across the state highway to the North of the Peruvian Lodge and will be situated next to an existing Century Link building. .

**Zoning Considerations:**

| <b>Requirement</b>   | <b>Standard</b>   | <b>Proposed</b>    | <b>Compliance Verified</b> |
|--|---|--------------------|----------------------------|
| Height   | <b>30'</b>  | <b>18'</b>         | <b>Yes</b>                 |
| Front Yard Setback   | <b>n/a</b>  | <b>n/a</b>         | <b>Yes</b>                 |
| Side Yard Setbacks   | <b>n/a</b>  | <b>n/a</b>         | <b>Yes</b>                 |
| Rear Yard Setback  | <b>n/a</b>  | <b>n/a</b>         | <b>Yes</b>                 |
| Lot Width  | <b>300'</b>   | <b>1450 +/-</b>    | <b>Yes</b>                 |
| Lot Area   | <b>20 acres</b>   | <b>21.82 acres</b> | <b>Yes</b>                 |
| Parking  | for uses of a seasonal or temporary nature, the off-street parking requirement shall be determined by the division director | <b>0</b>           | <b>Yes</b>                 |
| <b>Compatibility with existing buildings in terms of size, scale and height.</b> |   |                    |                            |
| <b>Compliance with Landscaping Requirements.</b>                                 |   |                    | <b>Yes</b>                 |

|                                   |     |
|-----------------------------------|-----|
| Compliance with the General Plan. | Yes |
|-----------------------------------|-----|

**Issues of Concern / Proposed Mitigation:**

There are no issues of concern with the project as proposed which would require additional mitigation measures to be imposed.

With regards to the request for a slope waiver to encroach into slopes up to 40%, staff has reviewed the request and concurs that in light of the overall slopes and other topographical constraints on the property that strict compliance with the slope protection standards would place undue hardship on the applicant not necessary for carrying out the overall purposes of the Foothill and Canyons Overlay Zone, and that the development will conform with all other development, site design, and environmental standards of the Foothill and Canyons Overlay Zone.

**Neighborhood Response:**

The Town of Alta has provided a statement (attached) regarding their support for the approval of the building as it is currently proposed.

**Community Council Response:**

The Granite Community Council is scheduled to review the changes in this application at their regularly scheduled meeting on March 4, 2015. An updated response (if any) will be presented directly at the Salt Lake County Planning Commission meeting.

**Reviewing Agencies:**

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.

Traffic Engineer- Traffic Safety  
Approved

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

- The proposed plan is approved pending a technical review by this agency.

UDOT- UDOT Roads  
Approved

- UDOT has no objections

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

Approved

- "Conditional Approval" of the site development subject to receipt of the geotechnical, avalanche, and slope stability studies to be submitted at the building permit stage.
- A Slope Wavier is required to encroach into slopes up to 40%

SLCO Health Dept.- Environmental Health Hazards

Approved

SLC Watershed Management- Watershed Protection

Approved

- Provide management practices (BMP's) and measures necessary to control erosion and protect all water sources and Salt Lake City's Watershed.
- All building setbacks must comply with Salt Lake Valley Health Department regulations.
- Water has not been requested for this site under this application and water is not available for this parcel of land or to the building.

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. Abide by all requirements and recommendations of the individual reviewers as identified through the subsequent technical review process.
2. Build in compliance with stamped approved plans.
3. Re-vegetate disturbed areas in conformance with requirements of the Foothills and Canyons Overlay Zone.

Staff has reviewed this request for compliance with the standards set forth in Section 19.72.060 (B) of the Zoning Ordinance and recommends approval of a slope waiver be granted subject to the following:

1. Strict adherence to the limits of disturbance as indicated on the proposed plans.

To: Todd Draper, Greg Baptist  
From: Brian Christensen  
Date: February 20, 2015  
Subject: App 28833, Slope Waiver Request for Little Cottonwood Canyon Hub

Memorandum

---

Crown Castle is proposing to construct a wireless telecommunications facility in Little Cottonwood Canyon. The location of the shelter is on the north side of Hwy 210, at approximately milepost 11.7. The shelter will be located on a parcel owned by Alta Ski Lifts, and will be situated immediately west of the existing telecommunications shelter owned by CenturyLink. The shelter will be constructed from reinforced concrete, and have approximate outer dimensions of 49' W x 28' D x 14.5' H.

After reviewing the slopes of the existing terrain, the County has determined the average slopes across the property are in the range of 31%-36%, which exceed the maximum allowable slope permitted under the County Ordinance. However, pursuant to 19.72.060.B.1.b of the Salt Lake County Code, a slope waiver may be granted for slopes up to 40% for lots of record under the following conditions:

- ii. Strict compliance with the slope protection standards would result in substantial economic hardship not created by the applicant or otherwise self-imposed
- iii. The development conforms with all other development, site design, and environmental standards set forth in this the code.

Granting a slope waiver for this development is warranted due to the following reasons:

- The property is a lot of record that was platted prior to the County Ordinance
- Only portions of the disturbed area encroach in slopes greater than 30%. The remainder are below 30%
- The limits of disturbance is less than 4000 sq. ft., on a lot size greater than 22 acres
- Other locations on the property that have slopes less than 30% would result in substantial economic hardship to locate the building on for the following reasons:
  - They would require the property owner to significantly alter their year-round maintenance operations and other related items including: material storage, snow storage, equipment storage, etc.
  - They are situated on an existing roadway
  - They are situated too close to an existing mountain drainage channel
  - They are situated high up on the side of the mountain without any access
- The location on the property presents the fewest overall impacts to the area including:
  - Visual – the building is a low-profile, single story building
  - Visual – the building rear and ends are tucked into the hillside, thereby only allowing the front of the building to be visible
  - Visual – the building is adjacent to an existing concrete telecommunications shelter
  - Visual – the building has a flat roof covered with soil
  - Visual – all external equipment is located behind a screen wall
  - Noise – the nearest residence is located 400 feet away
- The development complies with all other development, site design, and environmental standards set forth by the County

MAYOR  
TOM POLLARD

TOWN COUNCIL  
CLIFF CURRY  
ELISE MORGAN  
PAUL MOXLEY  
HARRIS SONDAK



TOWN OF ALTA  
P.O. BOX 8016  
ALTA, UTAH  
84092-8016  
TEL (801)363-5105 / 742-3522  
FAX (801)742-1006  
TTY 711

February 13, 2015

Todd Draper

Salt Lake County Planning and Zoning

2001 South State Street

Salt Lake City, Utah 84109

Re: Town of Alta's Support for the Crown Castle HUB building in the Revised Location in Little Cottonwood Canyon.

Dear Todd:

As you know, the Town of Alta and some of our citizens had serious concerns about the Crown Castle HUB building in its originally proposed location just north of SR-210 directly above existing residences.

We are happy to say that we support the revised location of the proposed HUB building immediately adjacent to the existing CenturyLink Microwave Receiver building.

The concerns expressed for the original location have been ameliorated by moving the structure next to the CenturyLink building.

The Town supports the new location, details attached, for the following reasons and with those reasons as conditions to any approval:

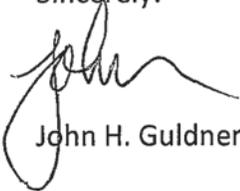
- The proposed HUB building will be located immediately adjacent to the existing CenturyLink communications building, per the attached site plans.
- The proposed HUB building will be located off of an existing access road, generally hidden from SR-210
- The proposed HUB building will generally not be in view of residents
- All external equipment will be screened in a manner that fits in with the community
- The proposed HUB building will be designed with aesthetics that fit into the surrounding environment generally shown on the attached drawings

- Avalanche review and design for the proposed HUB building shall show that it will cause no increased hazard to the properties below, even recognizing that the nearest structure looks to be over 200' away from the proposed HUB building

Again, the newly proposed location is a much better plan than the original. So long as it is designed and built with the above criteria, the Town of Alta supports the plan.

Thank you for your consideration of this matter. If you have any questions, please don't hesitate to call me.

Sincerely:



John H. Guldner

Town Administrator

Town of Alta

cc Alta Town Council

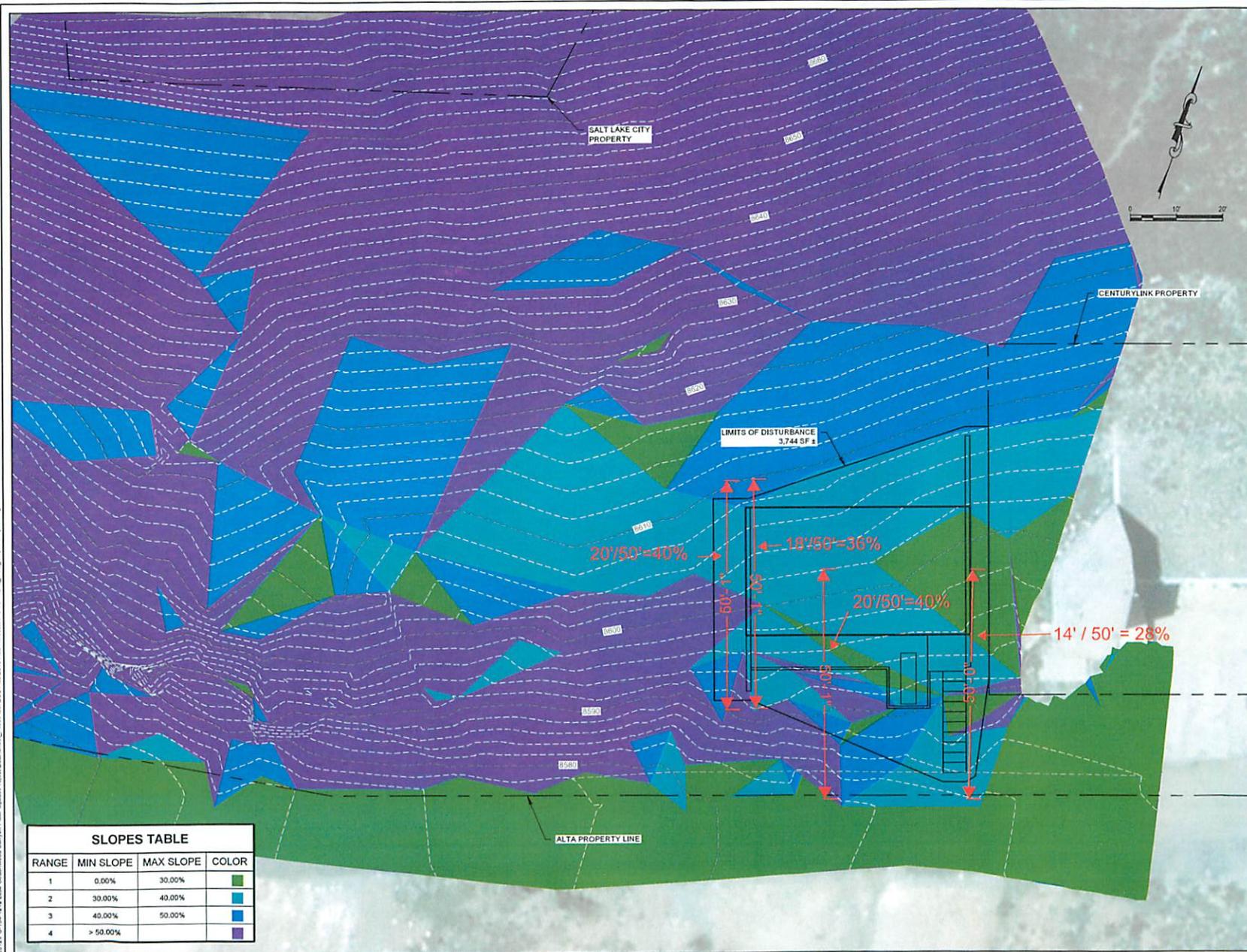
Karen Travis

Mac Brighton

Max Schachenmann (Greg and Sheridan Davis)

enc

C:\020205-154-212-154\_Cottonwood Canyon Fibre\_ColourPrinted\Drawings\Final\Final\CC-601\2015\154-212-154\_Slope\_Analysis.dwg - CS-601\_SLOPE ANALYSIS - 2/19/2015 10:02am - rmmwms



| SLOPES TABLE |           |           |       |
|--------------|-----------|-----------|-------|
| RANGE        | MIN SLOPE | MAX SLOPE | COLOR |
| 1            | 0.00%     | 30.00%    |       |
| 2            | 30.00%    | 40.00%    |       |
| 3            | 40.00%    | 50.00%    |       |
| 4            | > 50.00%  |           |       |

**CROWN CASTLE**  
 2000 CORPORATE DRIVE  
 CANNONSBURG, PA 15317

PLANS PREPARED BY:  
**HORROCKS ENGINEERS**  
 2162 West Grove Parkway  
 Suite 400  
 Pleasant Grove, UT 84092  
 (801) 763-5100

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

ISSUE DATE:  
 26 JAN 2015

SITE INFORMATION:  
 LITTLE COTTONWOOD  
 CANYON ROAD  
 FIBER OPTIC HUB BUILDING  
 JOB# 237539  
 SALT LAKE CITY, UTAH  
 HWY SR-210  
 SALT LAKE COUNTY

SEAL:  
 PRELIMINARY REVIEW  
 NOT FOR  
 CONSTRUCTION

SHEET TITLE:  
 SLOPE ANALYSIS

SHEET NUMBER:  
 CS-601

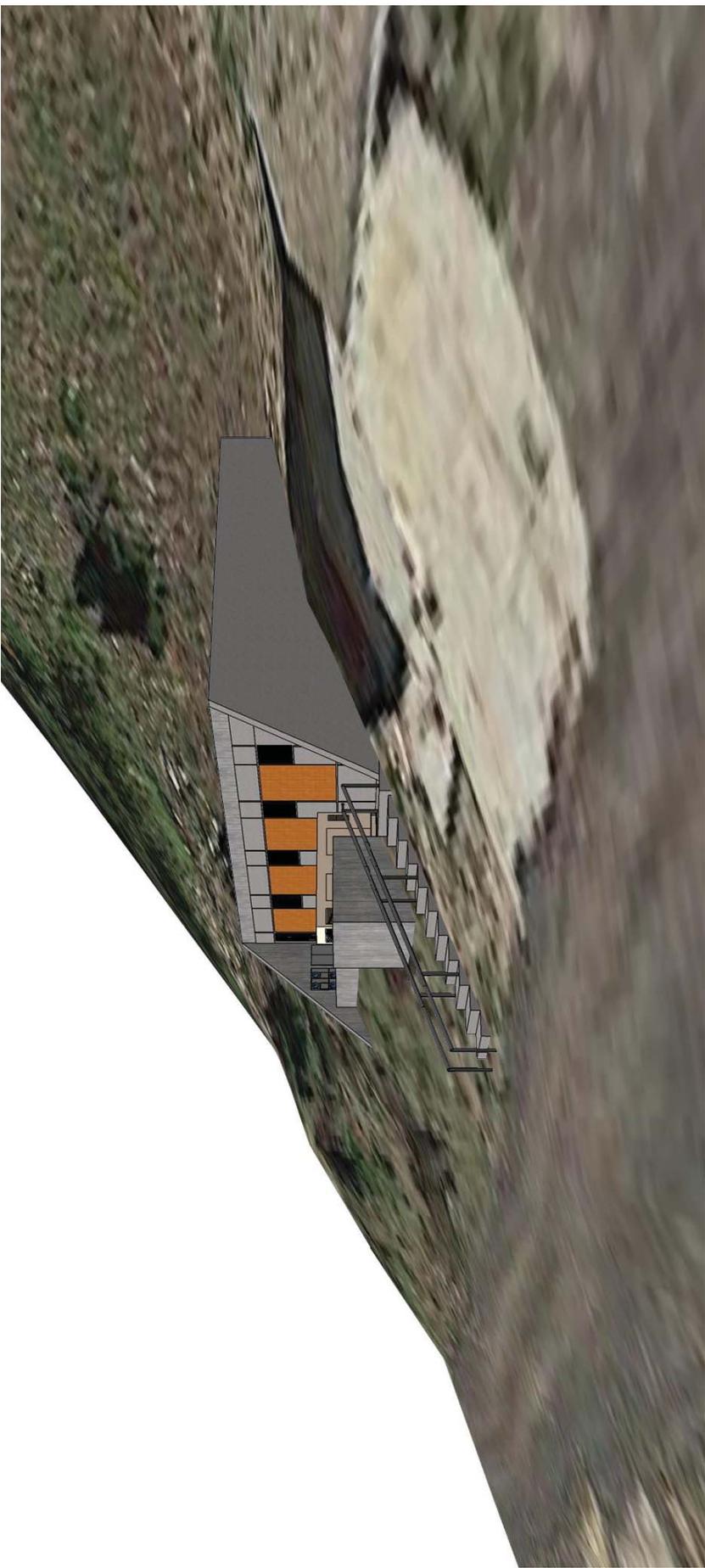


Little Cottonwood Canyon Road (SR-210)



## Front View

Wireless Communication Hub Building • Little Cottonwood Canyon Road



## **View Looking West (Down canyon)**

Wireless Communication Hub Building • Little Cottonwood Canyon Road



### **View Looking East (Up canyon)**

Wireless Communication Hub Building • Little Cottonwood Canyon Road



Little Cottonwood  
Canyon Road  
(SR-210)

View from SR-210 (Up canyon)



Little Cottonwood Canyon Road (SR-210)

View from SR-210

## View from Little Cottonwood Canyon Road (SR-210)

Wireless Communication Hub Building • Little Cottonwood Canyon Road





















**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><br>29202 |
| <b>Meeting Date:</b>     | 3/11/2015                           |                              |
| <b>Request:</b>          | 1 Lot Subdivision                   |                              |
| <b>Zone:</b>             | FA-5 (Foothill Agricultural)        |                              |
| <b>Property Address:</b> | 14435 Majestic Oaks Ln. (7100 West) |                              |
| <b>Applicant:</b>        | Thomas and Cori Wahlin              |                              |
| <b>Planner:</b>          | Todd A. Draper                      |                              |

**Project Description:**

The Applicant is requesting Preliminary Plat approval for the 1 lot subdivision Asgard Acres subdivision.

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

The property is located along Majestic Oaks lane, and area of large lot rural development located within the unincorporated county immediately adjacent to Herriman City.

**Zoning Considerations:**

| <b>Requirement</b> | <b>Standard</b>  | <b>Proposed</b>   | <b>Compliance Verified</b> |
|--------------------|--|---|----------------------------|
| Height             | <b>35’/30’</b>   | <b>n/a</b>  | <b>Yes</b>                 |
| Front Yard Setback | setbacks for permitted uses including single-family dwellings and accessory structures in the FR zones shall be determined on a case-by-case basis by the development services director  | <b>n/a)</b>   | <b>Yes</b>                 |
| Side Yard Setbacks | setbacks for permitted uses including single-family dwellings and accessory structures in the FR zones shall be determined on a case-by-case basis by the development services director) | <b>n/a</b>  | <b>Yes</b>                 |
| Rear Yard Setback  | setbacks for permitted uses including single-family dwellings and accessory structures in the FR zones shall be determined on a case-by-case basis by the development services director) | <b>n/a)</b>   | <b>Yes</b>                 |
| Lot Width          | <b>300’</b>  | <b>335’</b>   | <b>Yes</b>                 |
| Lot Area           | <b>5 acres</b>   | <b>4.82 acres *(street previously dedicated, lot size</b> | <b>Yes</b>                 |

|   |                   |  |            |
|---|-------------------|--|------------|
|   |                   | <b>is compliant)</b>                                     |            |
| Parking   | <b>2 per unit</b> | <b>Compliance is verified at time of land use permit</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:**

Mitigation measures are pertinent to conditional use applications. The following is a list of outstanding issues identified with this Subdivision application:

1. A revised preliminary plat needs to be submitted that includes all of the required elements listed in ordinance. Many of these elements have been indicated on other plans but have not been shown on the preliminary plat as required. Also the Plat must show the perennial stream that runs through the property and denote the required setbacks from this stream on the plat.
2. At the time of the technical review fire flow information will be required as part of insuring compliance with Fire Authority requirements related to moderate hazard area and the Wildland Urban Interface (WUI).
3. Details regarding water and sewer/septic service are still being addressed by the Health Department. These issues must be resolved before the Health Department can sign a final plat.
4. The traffic engineer and grading specialist did not respond with comments or concerns during the review period for this application. It is anticipated that these reviewers will provide their comments (if any) directly at the Planning Commission meeting.

**Neighborhood Response:**

No responses received to date.

**Community Council Response:**

Subdivision Applications do not fall under the review authority of the Community Councils.

**Reviewing Agencies:**

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.

Agency

Approved

Subdivision Engineering Review:

- Bonds for required improvements will need to be posted as part of the finalization process.
- Show location of fire hydrants on final plat.

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

Under Review

SLCO Health Dept.- Environmental Health Hazards

Approved

- Water availability and septic feasibility study details need to be provided and accepted before final plat can be signed by the Health Department.

Traffic Engineer- Traffic Safety

Under Review

Unified Fire Authority- Fire Safety

Approved

- Will need to comply with Wildland Submittal Guide and provide results of a fire flow test on the nearest hydrant. Fire sprinklers are common in the neighborhood and may be required for new homes based on the results of the flow test.

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

Approved

- Need Grading and Drainage Plan for Technical Review.
- Will insure that developer is containing all generated storm water on his property or routed to an approved system.
- Must show the location of Rose Creek, including centerline, top of bank or ordinary high water mark, min. 20' storm water maintenance easement, and 100'

setback for structures, septic tanks and leach fields.

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

**Staff Recommendation:**

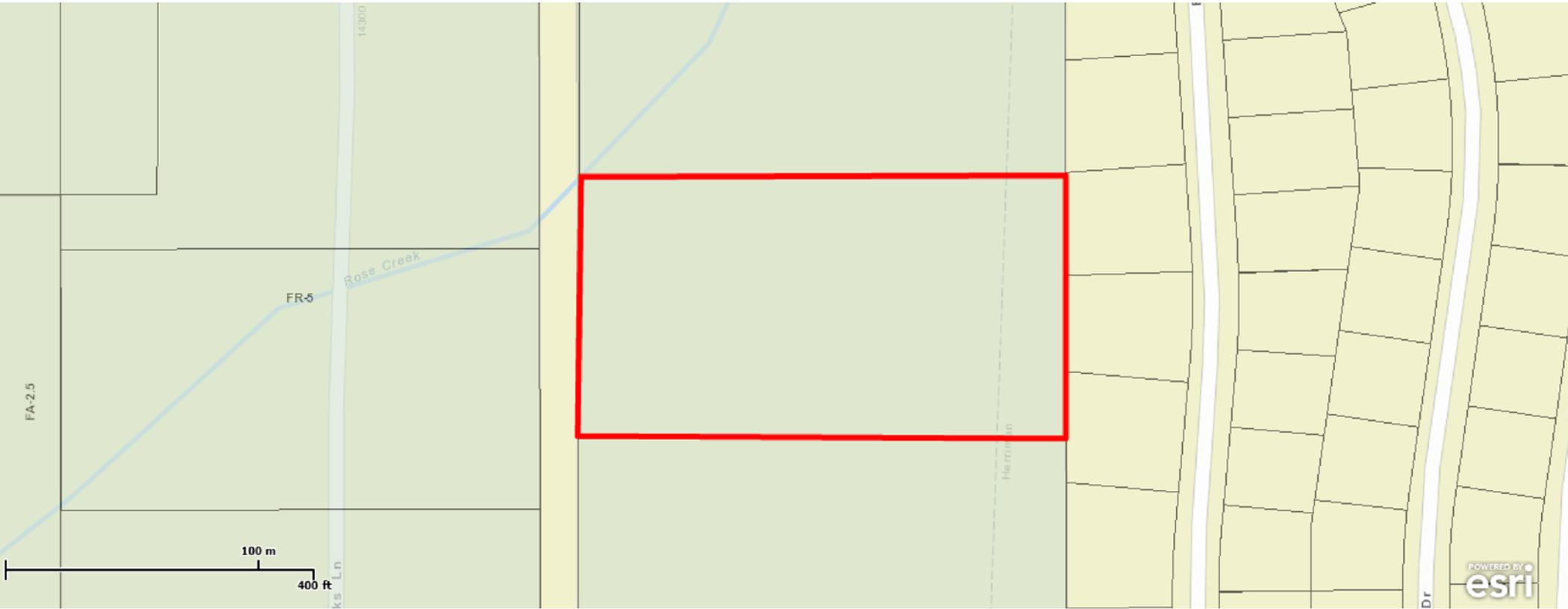
*“Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified...The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in [Chapter 18.24](#) of this title and with the preparation of the final plat.”[18.12.030]*

Staff has reviewed this request for compliance with the standards set forth in Section 18.12.010 of the Subdivision Ordinance and recommends approval be granted subject to the following:

1. Submit a revised preliminary plat and other plans and requested documentation that addresses the concerns and technical requirements of the individual reviewers to the satisfaction of the individual reviewers and agencies.

# 29202

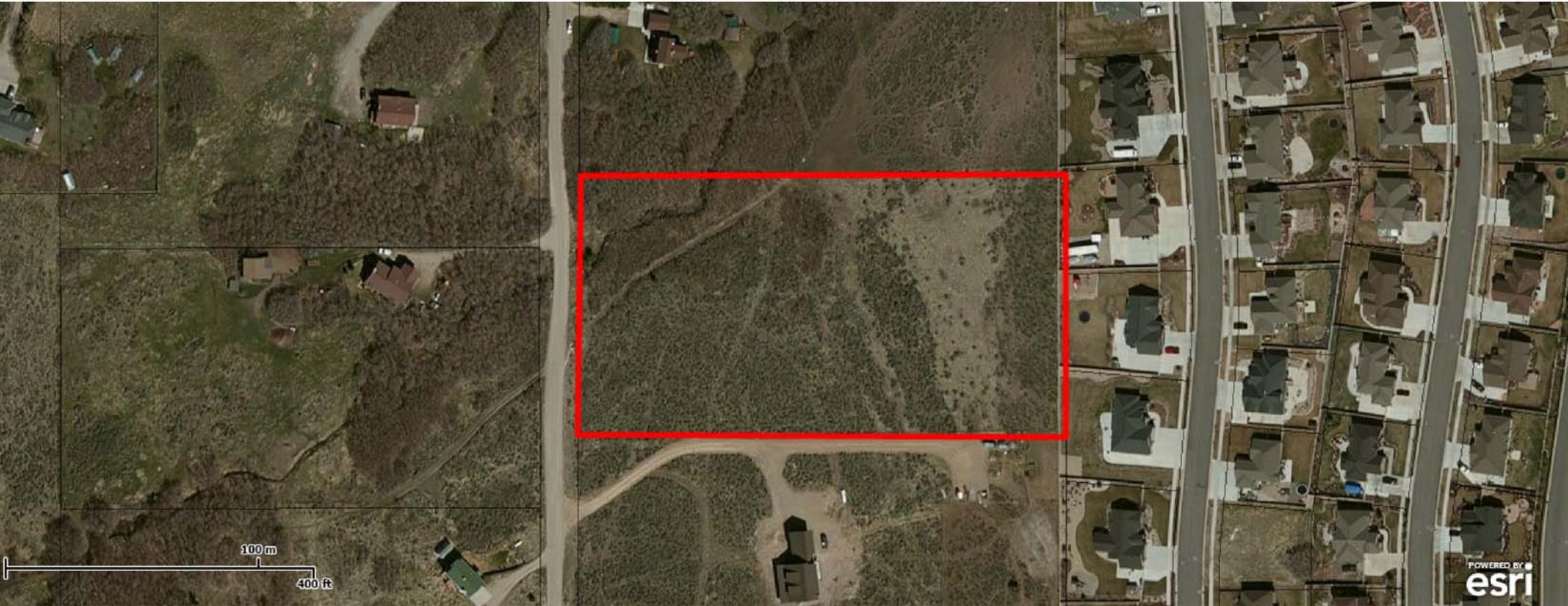
## Zoning Map



Mon Mar 2 2015 11:36:39 AM.

# 29202

## Aerial Map

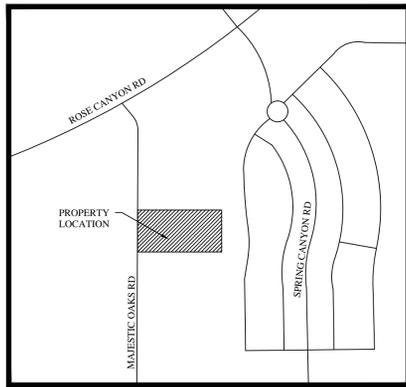


Mon Mar 2 2015 11:38:07 AM.

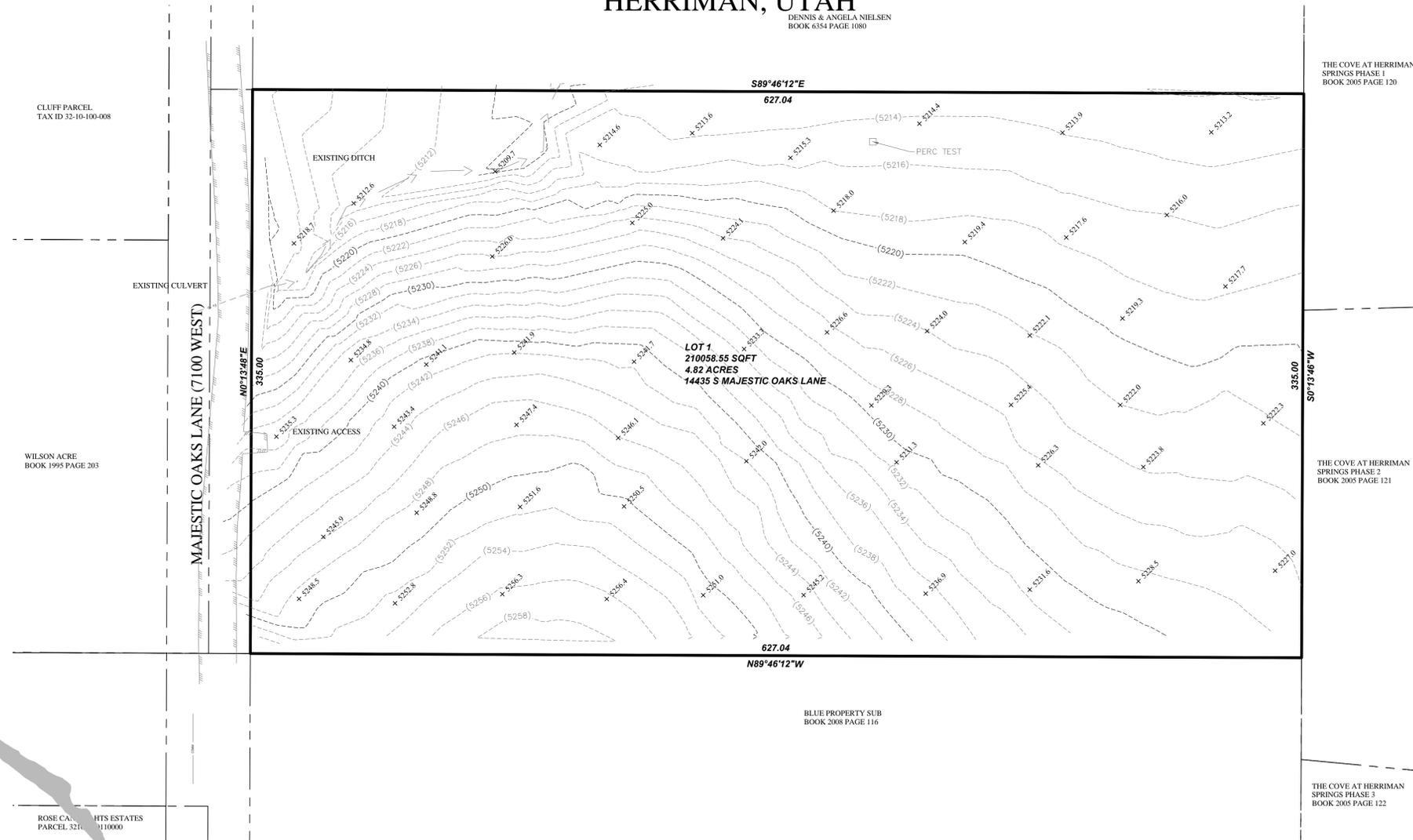
# ASGARD ACRES

PREPARED FOR:  
**TOM AND CORI WAHLIN**  
 LOCATED IN:  
 NORTHWEST QUARTER OF SECTION 10, T4S, R2W SLB&M  
**HERRIMAN, UTAH**

DENNIS & ANGELA NIELSEN  
 BOOK 6354 PAGE 1080



VICINITY MAP  
 NTS



SITE MAP

### GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SALT LAKE COUNTY STANDARD PLANS AND SPECIFICATIONS.
- PROPERTY TO BE SERVICE WITH A SEPTIC SYSTEM. LETTER OF EXEMPTION DATED AUGUST 4, 2015 FROM SOUTH VALLEY SEWER DISTRICT.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

### NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

### ENGINEER'S NOTES TO CONTRACTOR

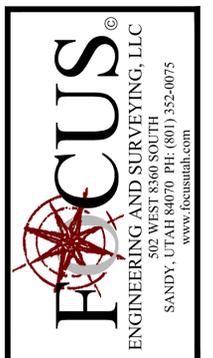
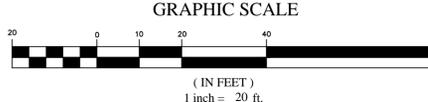
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

### CONTACTS

**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING  
 502 WEST 8360 SOUTH  
 SANDY, UTAH 84070  
 (801) 352-0075  
 CONTACT: BRAD LLEWELYN

**OWNER/DEVELOPER**  
 TOM AND CORI WAHLIN  
 6352 WEST HERITAGE HILL DRIVE  
 HERRIMAN, UTAH 84096  
 (801) 349-5532

| Sheet Number | Sheet Title                      |
|--------------|----------------------------------|
| C1           | COVER                            |
| C2           | FINAL PLAN                       |
| C3           | GRADING PLAN                     |
| C4           | DRAINAGE PLAN                    |
| C5           | UTILITY PLAN                     |
| C6           | HEALTH DEPARTMENT SLOPE ANALYSIS |
| C7           | PLANNING SLOPE ANALYSIS          |



**ASGARD ACRES**  
 HERRIMAN, UTAH  
**COVER**

| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |

**COVER**

Scale: \_\_\_\_\_ Drawn: **KB**  
 Date: 07/18/14 Job #: 14-142  
 Sheet: **C1**

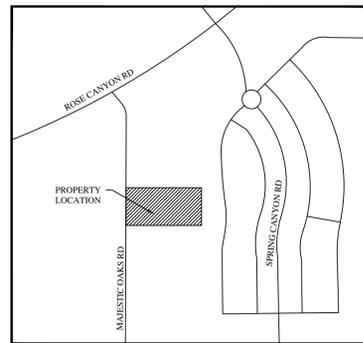
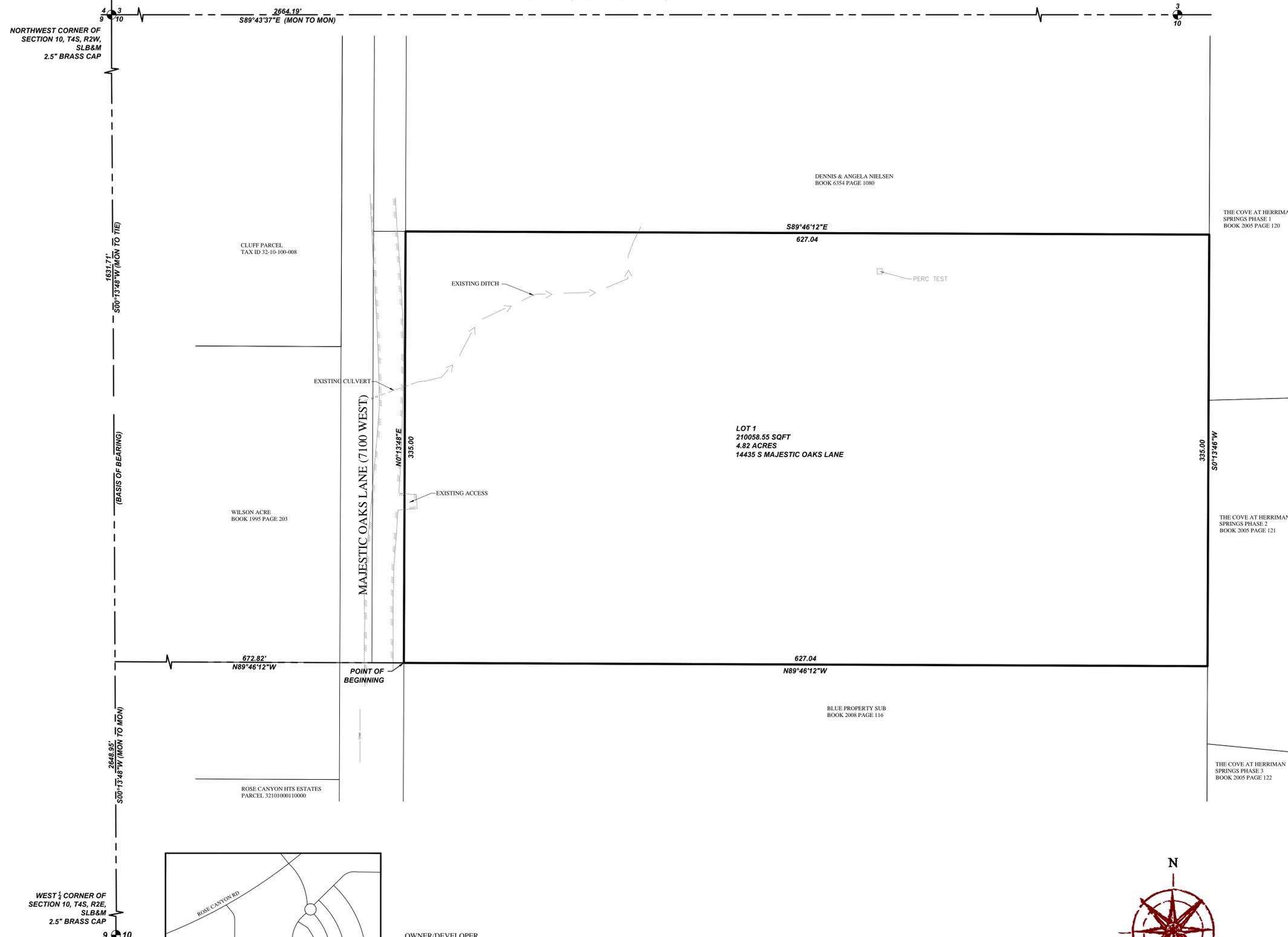
Z:\2014\14-142\_Wahlin\_Boundary\_Survey\design\_14-142\dwg\sheet\c1\_Cover.dwg

# ASGARD ACRES

A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 10  
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

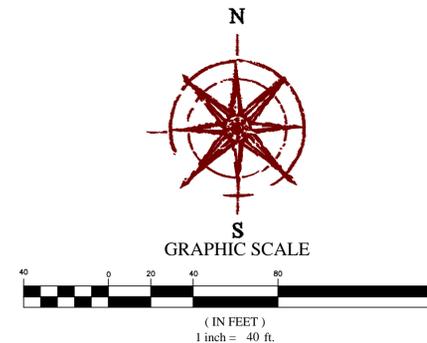
14435 S MAJESTIC OAKS  
HERRIMAN, SALT LAKE COUNTY, UTAH

NORTH 1/4 CORNER OF  
SECTION 10, T4S, R2E,  
SLB&M  
2.5" BRASS CAP



OWNER/DEVELOPER  
TOM AND CORI WAHLIN  
6352 WEST HERITAGE HILL DRIVE  
HERRIMAN, UTAH 84096  
(801) 349-5532

- NOTE:**
- BUILDINGS ARE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM MEETING NFPA-30D
  - AN ONSITE WASTEWATER PERMIT WILL NEED TO BE OBTAINED FOR THE SINGLE FAMILY DWELLING FROM THE SALT LAKE VALLEY HEALTH DEPARTMENT AT THE TIME OF THE BUILDING PERMIT
  - DESIGNATED "BUILDABLE AREA" OF THE LOT IS ALL WITHIN THE PROPERTY LINE. DEVELOPMENT IS STILL SUBJECT TO PERTAINING LAND USE ORDINANCES WITHIN THE "BUILDABLE AREA"



## SURVEYOR'S CERTIFICATE

I, Brad A. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

## BOUNDARY DESCRIPTION

A portion of the Southeast quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said portion being more particularly described as follows:  
Beginning at Northwest corner of the BLUE PROPERTY SUBDIVISION according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said point also being S0°13'48"W along the Section Line 1631.71 feet, and N89°46'12"W 672.82 feet from the Northwest corner of Section 10, Township 4 South, Range 2 West, Salt Lake Base and Meridian; Thence N0°13'48"E 335.00 feet to a point on the Southerly line of that Real Property as described in Deed Book 6354 Page 1080 of the Official Records of Salt Lake County; thence S89°46'12"E along said deed 627.04 feet to a point on the westerly line of THE COVE AT HERRIMAN PHASE 1 according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S0°13'46"W along said plat 335.00 feet to a the Northeast corner of said BLUE PROPERTY SUBDIVISION; thence N89°46'12"W along said plat 627.04 feet to the point of beginning.

Contains: 4.82± acres  
1 buildable lot

Brad A. Llewelyn  
Professional Land Surveyor  
Certificate No. 4938735

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE \_\_\_\_\_ UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

## ASGARD ACRES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL EASEMENTS AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND ALL STREETS FOR PUBLIC UTILITY EASEMENTS. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

## ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: \_\_\_\_\_, A NOTARY PUBLIC COMMISSIONED IN UTAH

FULL NAME AND COMMISSION NUMBER \_\_\_\_\_

**MAYOR**  
Presented to Salt Lake County Mayor  
this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_,  
at which time this subdivision was approved and accepted

**APPROVAL AS TO FORM**  
Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

MAYOR OR DESIGNEE \_\_\_\_\_

SALT LAKE COUNTY DISTRICT ATTORNEY \_\_\_\_\_

**PLANNING & DEVELOPMENT SERVICES DIVISION**  
I hear by certify that this office has examined this plat and it is correct in accordance with the information on file in this office

**HEALTH**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

DATE \_\_\_\_\_  
ENGINEERING SECTION MANAGER \_\_\_\_\_

SALT LAKE VALLEY HEALTH DEPT. \_\_\_\_\_

**CHECKED FOR ZONING COMPLIANCE**  
Zone \_\_\_\_\_ Lot Area \_\_\_\_\_  
Lot Width \_\_\_\_\_ Front Yard \_\_\_\_\_  
Side Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_

**UTILITY, STREET, AND ADDRESS FRONTAGE APPROVED**

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

# ASGARD ACRES

A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 10  
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

14435 S MAJESTIC OAKS LANE  
HERRIMAN, SALT LAKE COUNTY, UTAH

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

State of Utah, County of Salt Lake, recorded and filed at the request of \_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
at which time this subdivision was approved and accepted

FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER

PREPARED BY



VICINITY MAP  
N.T.S.



**ASGARD ACRES**  
HERRIMAN, UTAH  
GRADING PLAN

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |

**GRADING PLAN**

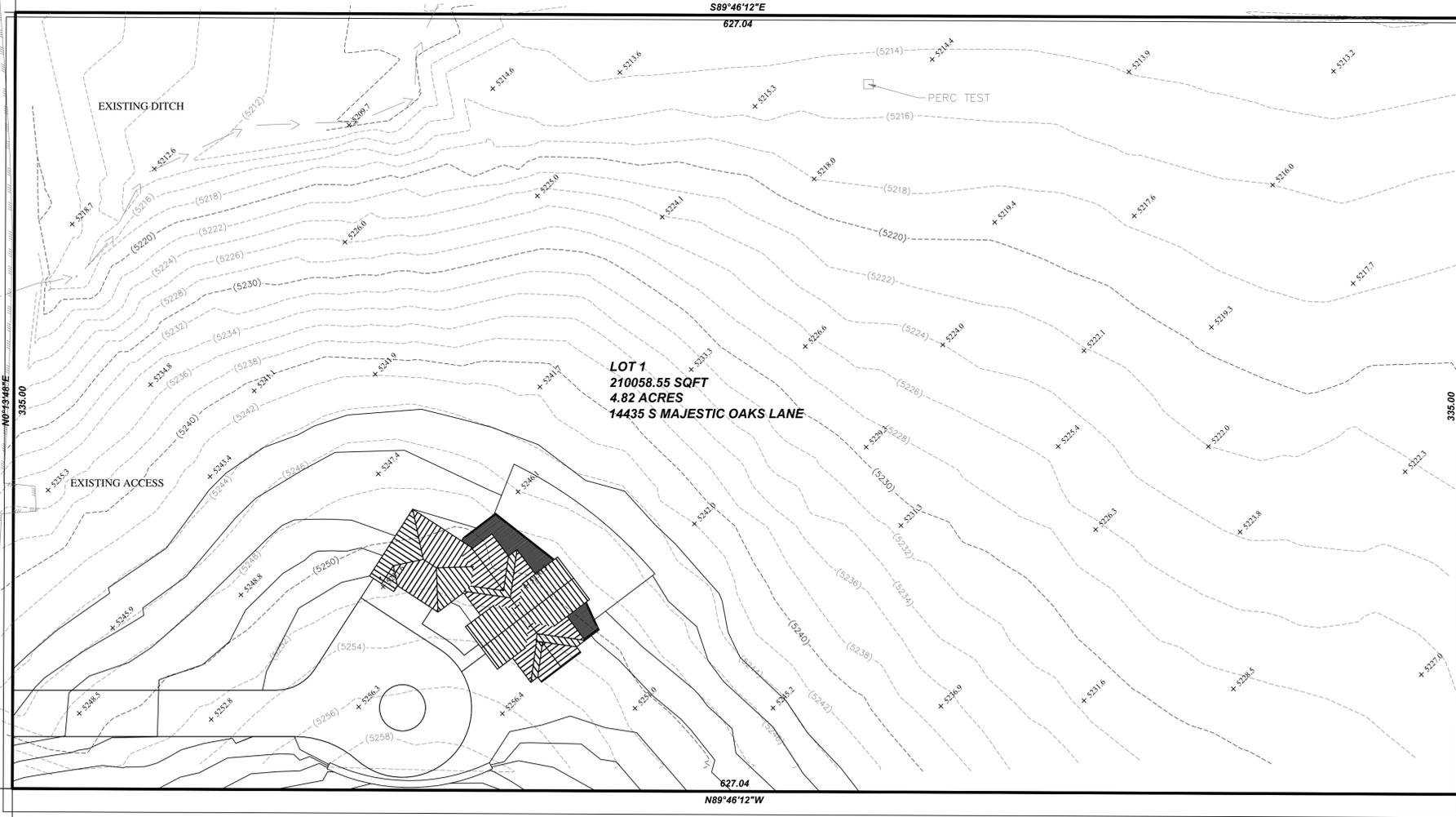
Scale: 1"=XX'  
Date: 07/18/14  
Job #: 14-142  
Sheet: C3

C3

CEC  
10-100-008

GE 203

MAJESTIC OAKS LANE (7100 WEST)



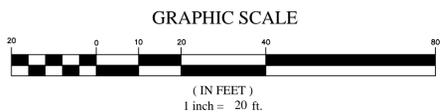
DENNIS & ANGELA NIELSEN  
BOOK 6354 PAGE 1080

BLUE PROPERTY SUB  
BOOK 2008 PAGE 116

THE COVE AT HE  
SPRINGS PHASE 1  
BOOK 2005 PAGE

THE COVE AT HER  
SPRINGS PHASE 2  
BOOK 2005 PAGE 1

THE COVE AT HERR  
SPRINGS PHASE 3  
BOOK 2005 PAGE 12:





**ASGARD ACRES**  
HERRIMAN, UTAH  
DRAINAGE PLAN

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |

**DRAINAGE PLAN**

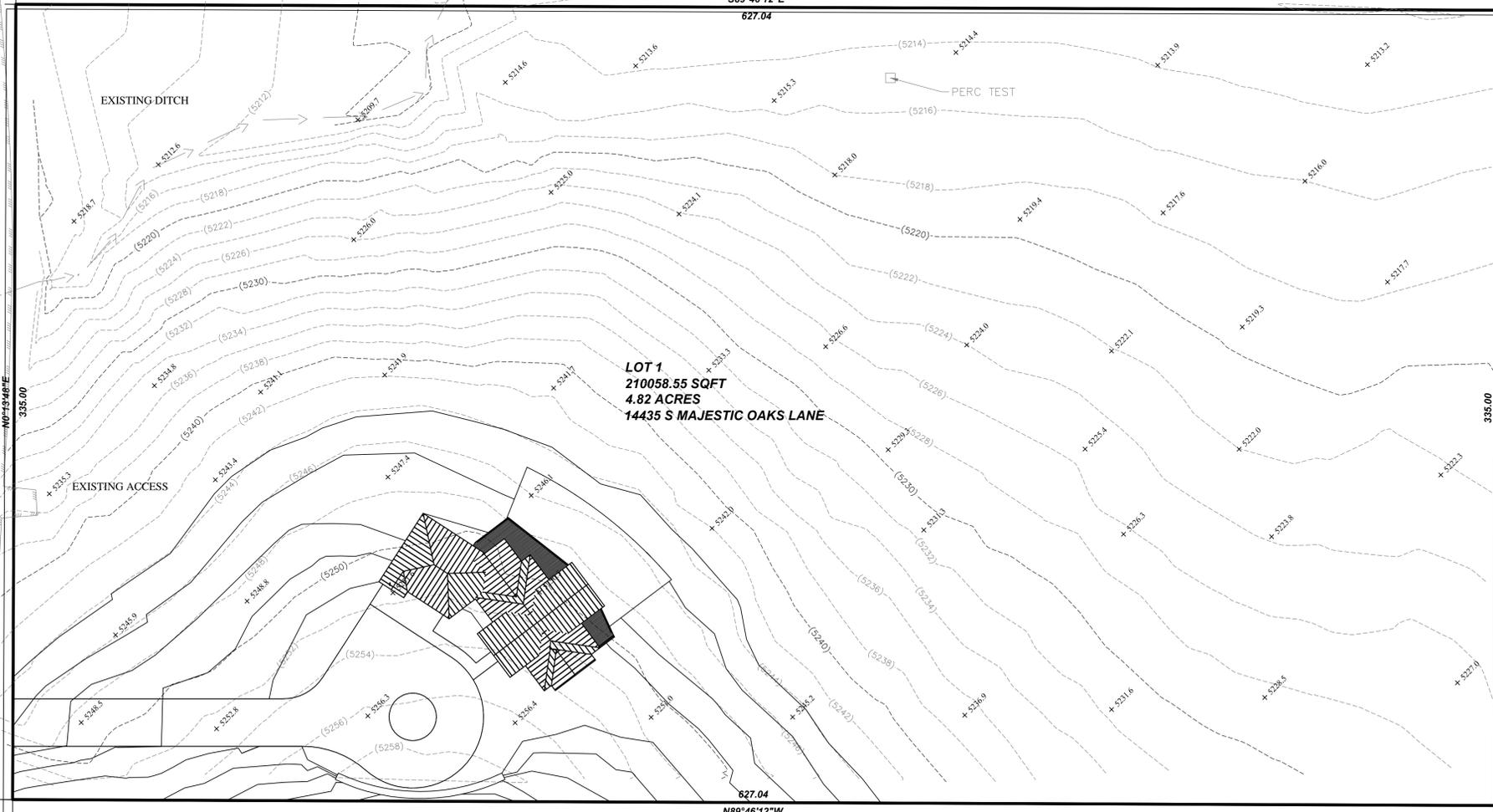
Scale: 1"=XX'  
Date: 07/18/14  
Job #: 14-142  
Sheet: C4

Z:\2014\14-142\Wahlin\_Boundary\_Surveys\design\_14-142\dwg\sheet\c4\_Drainage\_Plan.dwg

DENNIS & ANGELA NIELSEN  
BOOK 6354 PAGE 1080

S89°46'12"E  
627.04

THE COVE AT HE  
SPRINGS PHASE 1  
BOOK 2005 PAGE



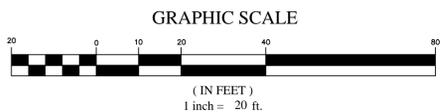
**LOT 1**  
210058.55 SQFT  
4.82 ACRES  
14435 S MAJESTIC OAKS LANE

627.04  
N89°46'12"W

BLUE PROPERTY SUB  
BOOK 2008 PAGE 116

THE COVE AT HER  
SPRINGS PHASE 2  
BOOK 2005 PAGE 1

THE COVE AT HERR  
SPRINGS PHASE 3  
BOOK 2005 PAGE 12:



CECL  
10-100-008

GE 203

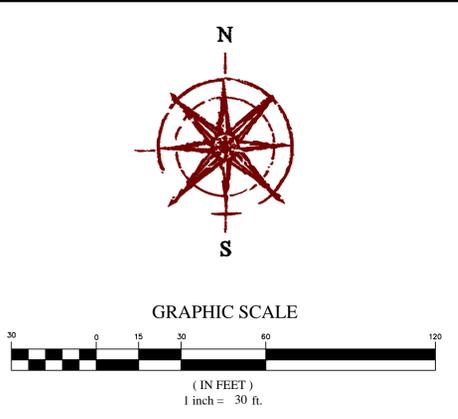
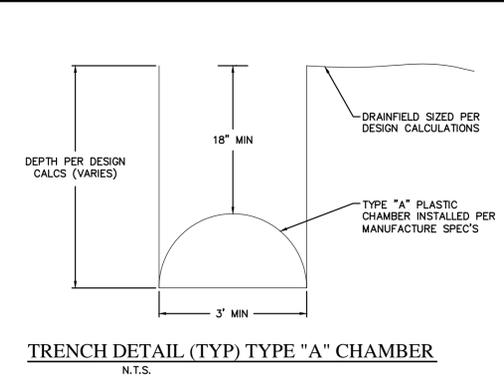
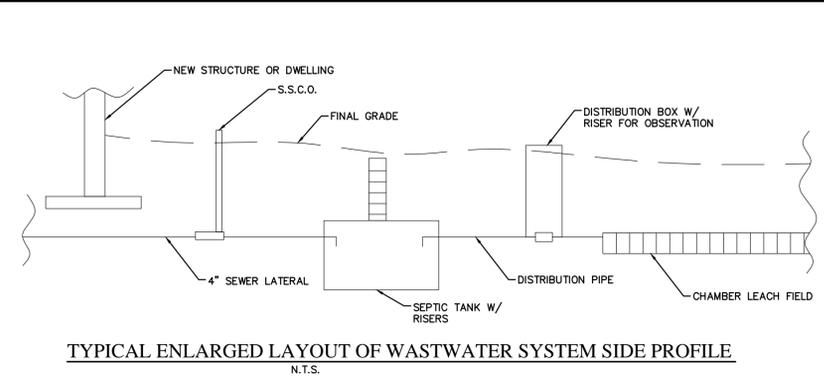
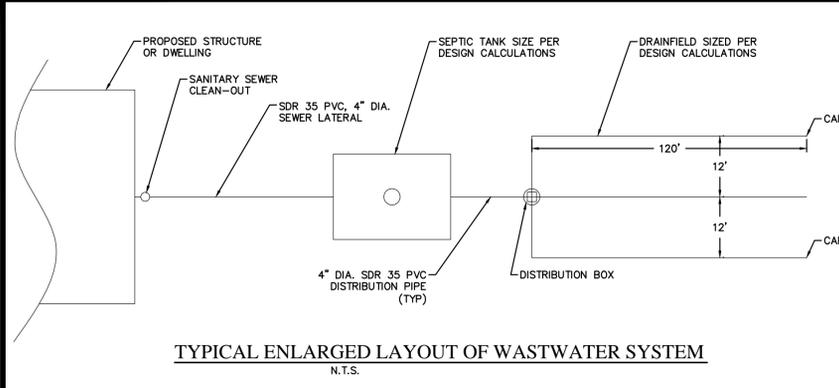
MAJESTIC OAKS LANE (7100 WEST)

EXISTING CULVERT

EXISTING DITCH

EXISTING ACCESS

PERC TEST



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

**BOUNDARY DESCRIPTION**

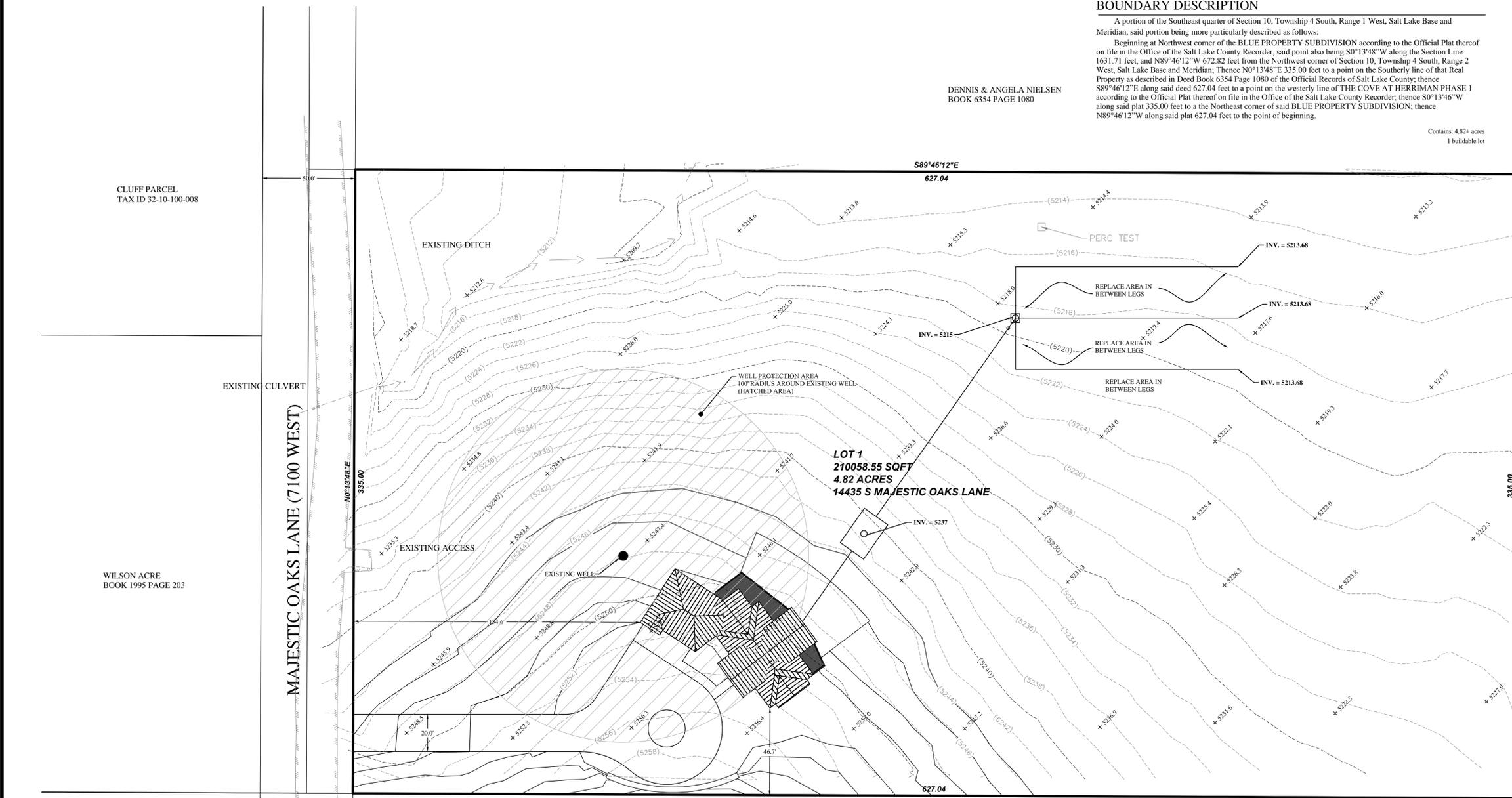
A portion of the Southeast quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said portion being more particularly described as follows:  
Beginning at Northwest corner of the BLUE PROPERTY SUBDIVISION according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said point also being S0°13'48" W along the Section Line 1631.71 feet, and N89°46'12" W 672.82 feet from the Northwest corner of Section 10, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence N0°13'48" E 335.00 feet to a point on the Southerly line of that Real Property as described in Deed Book 6354 Page 1080 of the Official Records of Salt Lake County; thence S89°46'12" E along said deed 627.04 feet to a point on the westerly line of THE COVE AT HERRIMAN PHASE 1 according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S0°13'46" W along said plat 335.00 feet to a the Northeast corner of said BLUE PROPERTY SUBDIVISION; thence N89°46'12" W along said plat 627.04 feet to the point of beginning.

DENNIS & ANGELA NIELSEN  
BOOK 6354 PAGE 1080

Contains: 4.82± acres  
1 buildable lot

THE COVE AT HERRIMAN  
SPRINGS PHASE 1  
BOOK 2005 PAGE 120

THE COVE AT HERRIMAN  
SPRINGS PHASE 2  
BOOK 2005 PAGE 121



BLUE PROPERTY SUB  
BOOK 2008 PAGE 116

**TOM & CORI WAHLIN**  
14435 S MAJESTIC OAKS LANE  
HERRIMAN, UTAH 84096  
ONSITE WASTEWATER SYSTEM SITE PLAN

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |

**ONSITE WASTEWATER SYSTEM UTILITY PLAN**  
Scale: 1"=30' Drawn: KB  
Date: 01/30/15 Job #: 14-142  
Sheet: G5

Z:\2014\14-142\Wahlin\_Boundary\_Surveys\design\_14-142\dwg\sheet\G5\_UTILITY\_Plan.dwg



**ASGARD ACRES**  
 HERRIMAN, UTAH  
 HEALTH DEPARTMENT SLOPE ANALYSIS

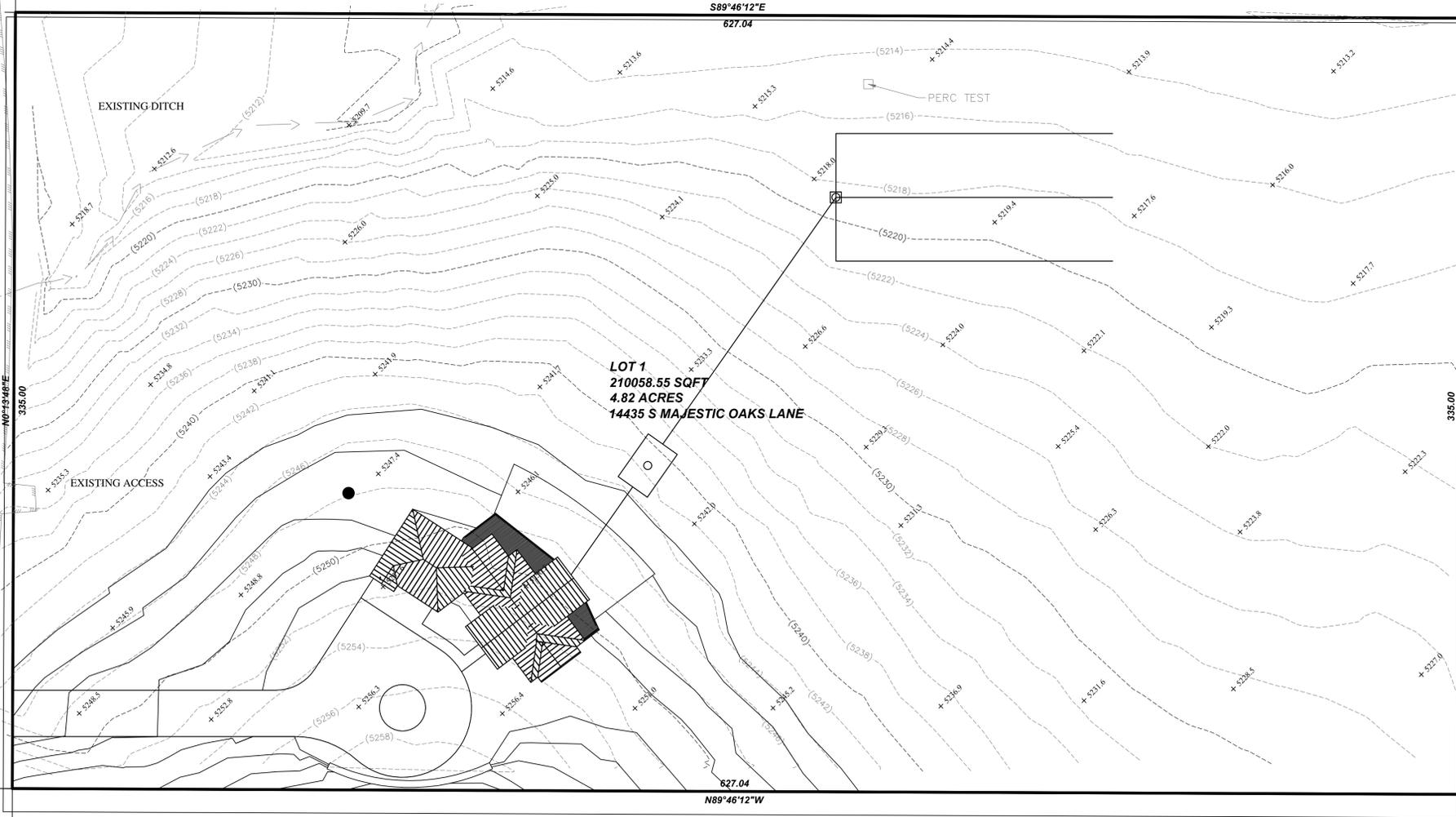
| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |

**HEALTH DEPARTMENT SLOPE ANALYSIS**  
 Scale: 1"=XX' Drawn: KB  
 Date: 07/18/14 Job #: 14-142  
 Sheet: C6

CECL  
 10-100-008

GE 203

MAJESTIC OAKS LANE (7100 WEST)



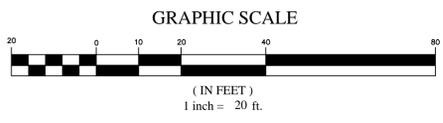
DENNIS & ANGELA NIELSEN  
 BOOK 6354 PAGE 1080

BLUE PROPERTY SUB  
 BOOK 2008 PAGE 116

THE COVE AT HE  
 SPRINGS PHASE 1  
 BOOK 2005 PAGE

THE COVE AT HER  
 SPRINGS PHASE 2  
 BOOK 2005 PAGE 1

THE COVE AT HERR  
 SPRINGS PHASE 3  
 BOOK 2005 PAGE 12:





**ASGARD ACRES**  
 HERRIMAN, UTAH  
 PLANNING SLOPE ANALYSIS

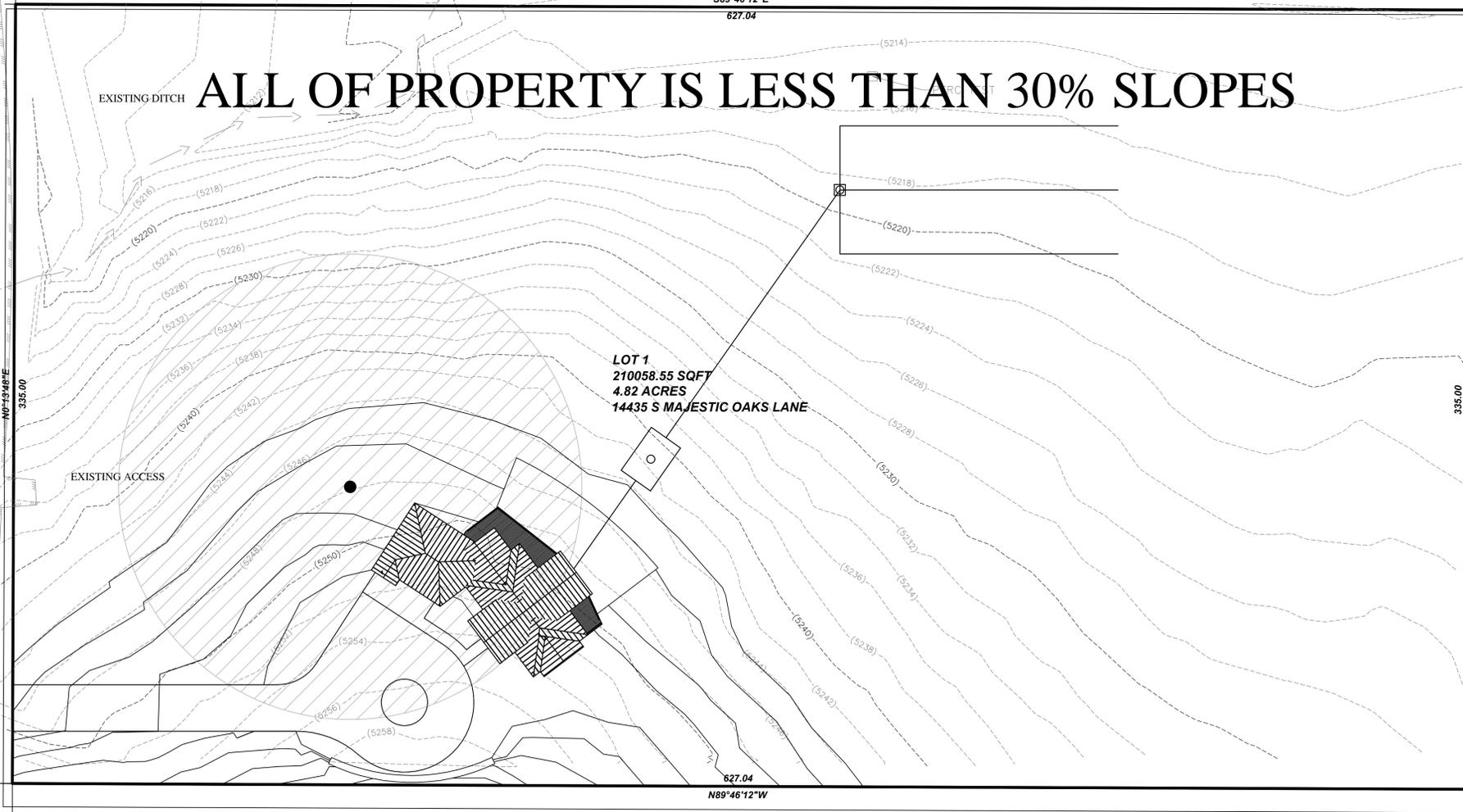
| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |

**PLANNING SLOPE ANALYSIS**  
 Scale: 1"=XX'  
 Date: 07/18/14  
 Drawn: KB  
 Job #: 14-142  
 Sheet: C7

CECL  
 10-100-008

GE 203

MAJESTIC OAKS LANE (7100 WEST)



DENNIS & ANGELA NIELSEN  
 BOOK 6354 PAGE 1080

THE COVE AT HE  
 SPRINGS PHASE 1  
 BOOK 2005 PAGE

THE COVE AT HERR  
 SPRINGS PHASE 2  
 BOOK 2005 PAGE 1

THE COVE AT HERR  
 SPRINGS PHASE 3  
 BOOK 2005 PAGE 12

BLUE PROPERTY SUB  
 BOOK 2008 PAGE 116

