

Salt Lake County Planning Commission
Public Meeting Agenda
Wednesday, August 12, 2015 8:30 A.M.

Location

SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-100
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

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

The Planning Commission Public Meeting is a public forum where 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 which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of Minutes from the May 13, 2015 meeting.
- 2) Upcoming Utah APA Fall Conference
- 3) Other Business Items (as needed)

PUBLIC HEARINGS

Administrative

29139 – Tom Romney requests preliminary plat approval for the proposed 16 Lot Parley's Pointe Phase 1 Subdivision. **Location:** 3153 East I-80 Freeway. **Zone:** FR-20 (Forestry and Recreation), Foothills and Canyons Overlay Zone (FCOZ). **Planner:** Todd A. Draper

Legislative

29629 - Salt Lake County Planning Commission will consider whether to recommend approval of an ordinance designating an area of unincorporated Salt Lake County as the Mountainous Planning District and creating the Mountainous Planning District Planning Commission. **Presenter:** Wilf Sommerkorn

ADJOURN



OFFICE OF TOWNSHIP SERVICES

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

File # 29139

Subdivision Summary and Recommendation

Public Body: Salt Lake County Planning Commission **Meeting Date:** August 12, 2015
Parcel ID: 16-23-226-005 **Current Zone:** FR-20, FCOZ
Property Address: 3153 East I-80 Freeway
Request: 16 lot Subdivision

Community Council: None **Unincorporated**
Planner: Todd A. Draper
Planning Staff Recommendation: Approval with Conditions
Applicant Name: Tony Romney

PROJECT DESCRIPTION

The applicant is requesting preliminary plat approval for the 16 lot Parley's Pointe Phase 1 Subdivision.

EXECUTIVE SUMMARY

This subdivision was previously approved in April of 2005 by the Salt Lake County Planning Commission as a clustered 15 lot subdivision with approximately 300 acres of open space. That approval, including other subsequent amendments to the plans, has expired. The applicant at this time is seeking new approval from the planning commission under the current ordinances and policies of Salt Lake County. Existing agreements regarding this property require that upon completion of the subdivision process that the property will be annexed into Salt Lake City. Open space within the project, including lots 14, 15, and 16 (also known as parcel F) will be dedicated to Salt Lake County.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located in the foothills East of Salt Lake City. The entrance to the property being developed is located near the end of Benchmark drive. A majority of the property consists of steep and rugged foothill terrain that according to the clustered subdivision concept will be preserved as perpetual open space through the recording of this subdivision plat. The property borders single family residential subdivisions in Salt Lake City to the West, the I-80 Freeway to the South, United States Forest Service land to the East, and common open space of an adjacent Planned Unit Development to the North.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	30 feet	30 feet	Yes
Setbacks	Per Foothill and Canyons Overlay Zone (FOCZ). Setbacks from property lines are not applicable; however setbacks from watercourses, steep slopes and other natural hazards are required.	Development will comply with FCOZ development standards; additionally a building pad meeting these regulations is shown and will be recorded with the subdivision plat.	Yes
Lot Width	300 feet	Use of the clustered concept does not require the 300 foot width to be met.	Yes
Lot Area	20 Acres	As a clustered concept is being utilized the lots are allowed to be smaller in size as long as the balance of the 20 acres is dedicated to open space.	Yes
Lot Coverage	The limits of disturbance are determined on a case by case basis at the time of the application for construction of each home.	The limits of disturbance are determined on a case by case basis at the time of the application for construction of each home.	Yes

NEIGHBORHOOD RESPONSE

No neighborhood response regarding the current proposal has been received as of the writing of this report.

REVIEWING AGENCIES RESPONSE

AGENCY: Grading Review

DATE: 7/31/15

RECOMMENDATION: Conceptual Approval – Technical Review Required – Need colored slope analysis, geotechnical reports, Storm water pollution prevention plans, etc.

AGENCY: Geology Review

DATE:

RECOMMENDATION: No response received

AGENCY: County Hydrology

DATE: 7/20/15

RECOMMENDATION: Conceptual Approval – Technical Review Required – Need to provide further drainage details and calculations.

AGENCY: County Subdivision Engineering

DATE: 7/13/15

RECOMMENDATION: Conceptual Approval – Technical Review Required

AGENCY: County Traffic Engineer

DATE: 7/21/15

RECOMMENDATION: Revisions required – Roads need to meet minimum standards or an exception to roadway standards must be granted.

AGENCY: Unified Fire Authority
RECOMMENDATION: Conceptual Approval

DATE: 7/16/15

AGENCY: Salt Lake County Health Department
RECOMMENDATION: Conceptual Approval – Water and Sewer availability letters required

DATE: 7/13/15

AGENCY: Building Inspection
RECOMMENDATION: Conceptual Approval – Building permits will be required for new homes. New construction must also meet the requirements of the Wildland Urban Interface Ordinance.

DATE: 7/17/15

AGENCY: Public Works Operations
RECOMMENDATION: Conceptual Approval

DATE: 7/14/15

AGENCY: Salt Lake County Parks and Recreation
RECOMMENDATION: Conceptual Approval – Easements for trail access are required.

DATE: 7/13/15

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

PLANNING STAFF ANALYSIS

Staff has no issues with the plat as conceptually proposed as this project has been thoroughly vetted in the past regarding the basic layout of the clustered subdivision. There are however a number of technical details that will need to be addressed during the technical review phase of this project. There is some confusion as to whether or not this is a Planned Unit Development (PUD) or a clustered subdivision as outlined in 19.72.030 (A) (4) of Salt Lake County ordinances. Staff believes that this subdivision is more appropriately classified as a clustered subdivision; however either classification will suffice for the processing of this application.

A colored slope analysis of the site has not been submitted with this particular application. This was reviewed with the original application and the lots as shown were determined to meet the slope requirements of the ordinance at that time.

The remainder parcel to the South of the proposed lots is not accurately shown on the preliminary plats or plans. This is a technical issue that can be resolved with revised plans through the technical review process. A new application would be required for development of the remainder parcel. The original proposals from 2005-2006 indicated that this remainder would be approximately 23 acres in size. The applicant has indicated that they desire to eventually divide the remainder parcel into 4 lots. This is sufficient land area for one lot only, however as additional open space is being dedicated to Salt Lake County as part of phase 1, staff sees no issues with allowing a transfer of the remaining allowable density to the remainder parcel rather than revising the current plans to reduce the amount of open space dedication with phase 1 in order to attach it to the remainder parcel in phase 2. The exact method for doing this will need to be worked out through the subsequent technical review process with county staff.

Trails and trail easements are required per the parks and recreations master plans. Construction of the trail improvements for portions of the trail ways that cross the subdivision will be the responsibility of the developer. Bonds will be required to guarantee installation of the trail improvements.

Previously obtained variances to slope regulations remain in force. The continued validity of approvals for exceptions from the County Roadway standards is under review. If new or updated exceptions are needed an application for those exceptions will be required. The validity of previously obtained exceptions to fire code related to previous applications on the property must be addressed with the Unified Fire Authority.

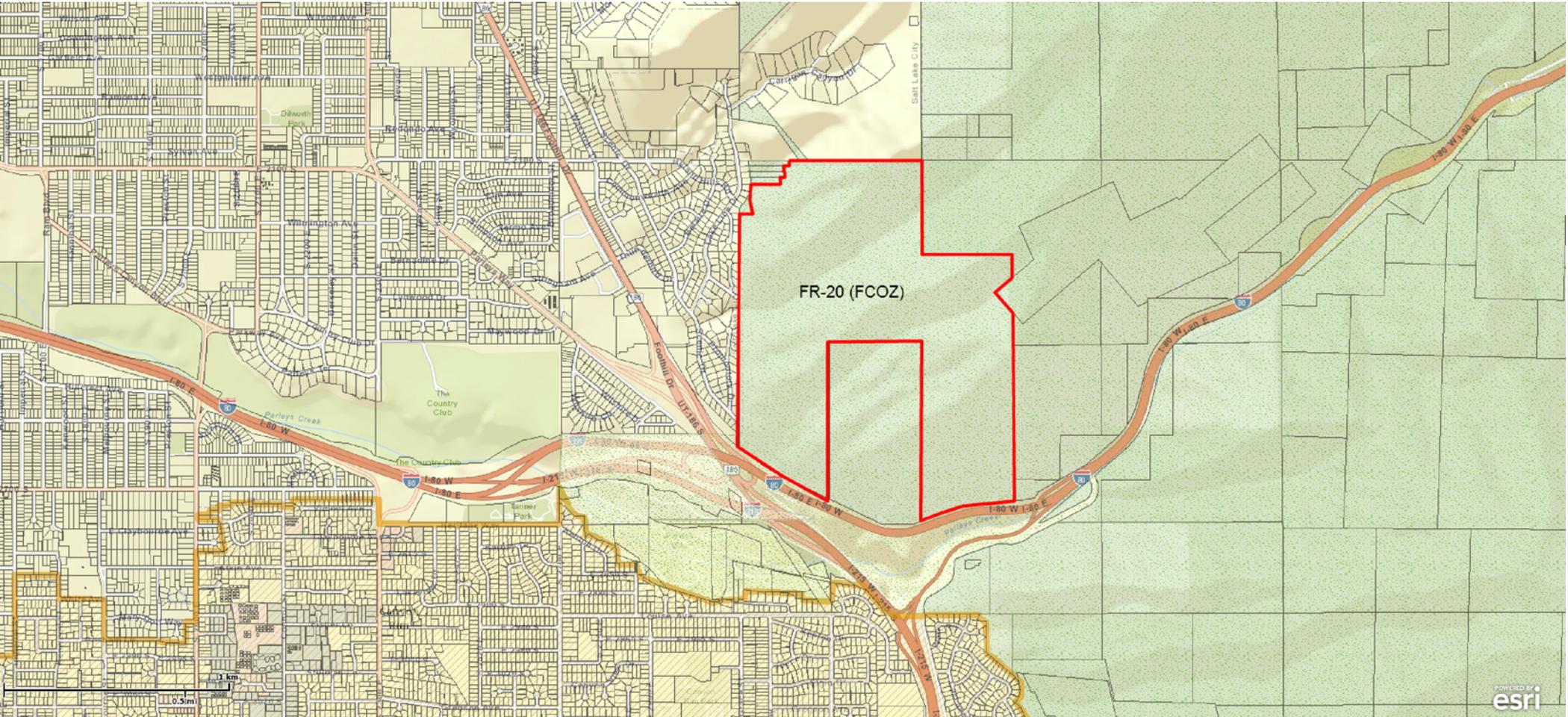
PLANNING STAFF RECOMMENDATION

Staff recommends that the Salt Lake County Planning Commission grant preliminary approval subject to compliance with County ordinances and departmental requirements including but not limited to the following conditions:

1. Developer to work out all technical issues with the plats and plans through the subsequent technical review process. Finalization of Preliminary and Final plats to be completed with planning staff.
2. That a transfer of density of up to 3 residential units be allowed from Phase 1 to the remainder parcel (Future Phase 2) pertaining to open space dedication that occurs in phase 1 in excess of the required minimums for Phase 1.
3. All trail easements shall be shown on the final subdivision plat and shall be recorded either prior to the final subdivision plat by separate instrument or together with the final subdivision plat. The developer and owner shall install these trails as per Salt Lake County Parks and Recreation requirements.
4. Bonds for trail construction and all other improvements required by ordinance or the planning commission will be required.

#29139

Zoning Map



Thu Jul 16 2015 05:19:58 PM.

#29139

Aerial Map



Thu Jul 16 2015 05:20:48 PM.

PARLEY'S POINTE PHASE 1 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 23, AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SALT LAKE COUNTY, UTAH

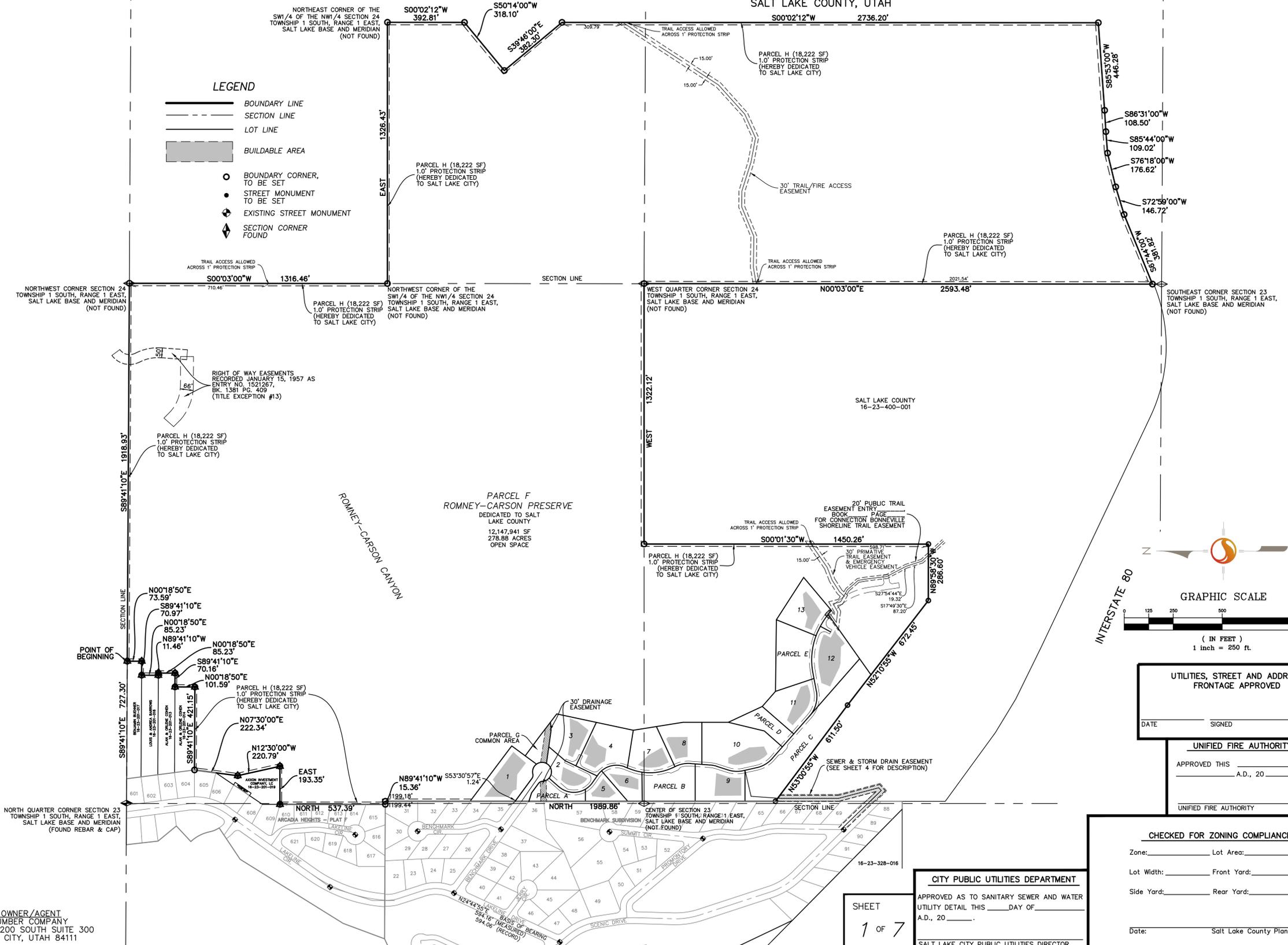
SURVEYOR'S CERTIFICATE
 I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

PARLEY'S POINTE PHASE 1 SUBDIVISION
 and that same has been surveyed and staked on the ground as shown on the plat and that Record of Survey #S2008-08-0793 has been filed in the office of the County Surveyor.

BOUNDARY DESCRIPTION
 Beginning at a point S89°41'10"E 727.30 feet along the North Section Line from the North Quarter Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence S89°41'10"E 1918.93 feet along said North Line to the Northwest Corner of Section 24, Township 1 South, Range 1 East, Salt Lake Base and Meridian; thence S00°03'00"W 1316.46 feet along the West Section Line to the Northwest Corner of the Southwest Quarter of said Section 24; thence East 1326.43 feet to the Northeast Corner of the Southwest Quarter of said Section 24; thence S00°02'12"W 392.81 feet along the East Line of the West Half of the West Half of said Section 24 to the Northwesterly Line of the Gwennie Lode Mining Claim No. 5048; thence S50°14'00"W 318.10 feet along said Northwesterly Line; thence S39°46'00"E 382.30 feet along the Southeasterly Line of said claim to said East Line; thence S00°02'12"W 2736.20 feet along said East Line to the Northerly Right-of-Way Line of Interstate Highway 80; thence the following six courses along said Northerly Right-of-Way Line: (1) S85°53'00"W 446.28 feet; (2) thence S86°31'00"W 108.50 feet; (3) thence S85°44'00"W 109.02 feet; (4) thence S76°18'00"W 176.62 feet; (5) thence S72°59'00"W 146.72 feet; (6) thence S00°03'00"W 1316.46 feet to the Southeast Corner of said Section 23; thence N00°18'50"E 73.59 feet along the East Line of the West Half of the West Half of said Section 23; thence N89°41'10"E 15.36 feet to the Easterly Boundary Line of Arcadia Heights Plat F Subdivision, recorded in Book "Y" at Page 33 in the Office of the Salt Lake County Recorder; thence, along said Easterly Boundary Line, North 537.39 feet to the Northeast Corner of Lot 610 of said Arcadia Heights Plat F Subdivision; thence East 193.35 feet; thence N12°30'00"W 220.79 feet; thence N07°30'00"E 222.34 feet; thence S89°41'10"E 421.15 feet; thence N00°18'50"E 101.59 feet; thence S89°41'10"E 70.16 feet; thence N00°18'50"E 85.23 feet; thence N89°41'10"W 11.46 feet; thence N00°18'50"E 85.23 feet; thence S89°41'10"E 70.97 feet; thence N00°18'50"E 73.59 feet to the Point of Beginning.

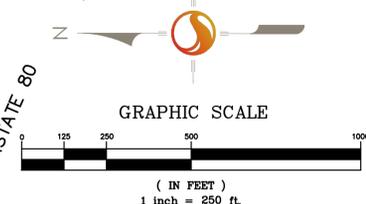
Contains: 298.53 Acres and 13 Lots.
 Excepting therefrom:
 Any part of the above described property lying within the Right-of-Way Limits of the Interstate 80.

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - LOT LINE
 - BUILDABLE AREA
 - BOUNDARY CORNER, TO BE SET
 - STREET MONUMENT TO BE SET
 - EXISTING STREET MONUMENT
 - SECTION CORNER FOUND



Date _____ Gregory A. Cates
 P.L.S. No. 161226

(NOTE: See Sheet 2 of 4 for Owner's Dedications.)



UTILITIES, STREET AND ADDRESS FRONTAGE APPROVED

DATE _____ SIGNED _____

UNIFIED FIRE AUTHORITY

APPROVED THIS _____ DAY OF _____ A.D., 20____.

UNIFIED FIRE AUTHORITY

CHECKED FOR ZONING COMPLIANCE

Zone: _____ Lot Area: _____

Lot Width: _____ Front Yard: _____

Side Yard: _____ Rear Yard: _____

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS _____ DAY OF _____ A.D., 20____.

DATE _____ PLAN REVIEW SECTION MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

SALT LAKE COUNTY DISTRICT ATTORNEY

SALT LAKE COUNTY MAYOR

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

ATTEST: _____ MAYOR OR DESIGNEE

PARLEY'S POINTE PHASE 1 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 23, AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ SALT LAKE COUNTY RECORDER

Stantec
 Stantec Consulting Services Inc.
 3995 S 700 E Ste. 300 Tel. 801.261.0090
 Salt Lake City, Utah Fax. 801.266.1677
 84107-2540 www.stantec.com

Project Number	PM		
86301271	JRJ		
File Name	01271v-101fb		
Designed By	JWJ		
Drawn By	JWJ		
Checked By	GAC		
Date	8/19/10		
No.	Revisions	By	Date

COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY THE SALT LAKE COUNTY PLANNING AND ZONING COMMISSION

CHAIR, SALT LAKE COUNTY PLANNING COMMISSION

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

SALT LAKE VALLEY HEALTH DEPT.

COUNTY PLANNING & 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 _____ PLAN REVIEW SECTION MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

SALT LAKE COUNTY DISTRICT ATTORNEY

SALT LAKE COUNTY MAYOR

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

ATTEST: _____ MAYOR OR DESIGNEE

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PARLEY'S POINTE PHASE 1 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 23,
AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 24

TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, SALT LAKE COUNTY, UTAH

Received
07/10/2015

(SEE EASEMENT DETAIL
SHOWN ON SHEET 1 OF 4)

(SEE BLANKET TRAIL EASEMENT
DETAILS ON SHEET 1)

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	28.00'	24.36'	49°51'15"	S78°26'34"E	23.60'
C2	48.00'	56.80'	67°47'40"	N69°28'21"W	53.54'
C4	48.00'	36.69'	43°47'39"	S25°33'32"E	35.80'
C5	28.00'	24.36'	49°51'15"	N28°35'20"W	23.60'
C6	54.00'	10.79'	11°28'38"	S83°02'25"E	10.77'
C7	54.00'	3.42'	3°37'54"	N31°38'03"E	3.42'
C8	54.00'	7.36'	7°48'44"	N37°21'22"E	7.36'
C9	116.00'	38.91'	19°13'08"	S31°39'10"W	38.73'
C10	116.00'	15.33'	7°40'09"	S18°33'32"E	15.32'
C11	116.00'	135.09'	66°43'37"	S18°59'21"E	127.59'
C12	116.00'	4.73'	2°20'03"	S83°31'11"E	4.73'
C13	116.00'	12.67'	6°19'28"	S38°08'01"W	12.66'
C14	150.00'	9.12'	4°30'22"	N43°03'50"W	9.12'
C15	116.00'	129.07'	63°45'10"	S01°14'08"W	122.52'
C16	116.00'	48.88'	24°02'45"	S42°39'50"E	48.33'
C17	116.00'	18.99'	9°22'41"	N49°59'52"W	18.97'
C18	116.00'	9.12'	4°30'22"	N43°03'50"W	9.12'
C19	116.00'	28.11'	13°53'03"	N47°44'11"W	28.04'
C20	116.00'	125.37'	61°58'28"	N09°50'25"W	119.36'
C21	275.00'	60.28'	12°33'36"	S14°50'32"W	60.16'
C22	275.00'	190.74'	33°29'25"	S08°10'58"E	188.46'
C23	275.00'	15.33'	7°40'09"	S18°33'32"E	15.32'
C24	275.00'	31.12'	6°29'04"	S21°41'07"E	31.11'
C25	150.00'	76.72'	29°18'11"	N10°16'33"W	75.88'
C26	150.00'	19.83'	7°34'31"	N21°08'23"W	19.82'
C27	150.00'	56.88'	21°43'40"	N06°22'50"E	56.54'
C28	150.00'	34.73'	13°15'58"	N11°00'31"E	34.65'
C29	150.00'	78.75'	30°04'43"	S02°36'08"W	77.84'
C30	150.00'	84.73'	36°11'08"	S30°31'47"E	83.17'
C31	150.00'	135.78'	61°53'17"	S74°33'29"E	131.17'
C32	350.00'	189.39'	31°02'30"	N84°57'23"W	187.31'
C33	350.00'	25.54'	4°10'51"	N67°20'42"W	25.53'
C34	350.00'	8.08'	1°19'24"	N68°46'28"W	8.08'
C35	350.00'	17.46'	2°51'27"	N66°41'00"W	17.45'
C36	400.00'	23.62'	3°22'58"	N63°34'49"W	23.61'
C37	400.00'	60.00'	8°35'40"	N57°34'29"W	59.94'
C38	400.00'	44.66'	6°23'50"	N58°40'32"W	44.64'
C39	400.00'	15.34'	7°11'50"	N54°22'34"W	15.34'
C40	48.00'	14.64'	17°28'49"	S34°44'41"W	14.59'
C41	48.00'	22.14'	26°25'57"	S60°40'20"E	21.95'
C42	28.00'	5.12'	10°28'54"	S45°43'14"W	5.12'
C43	43.00'	17.31'	23°04'05"	N29°43'42"E	17.20'
C44	30.00'	14.98'	6°15'17"	S74°33'29"E	14.95'
C45	104.00'	120.63'	66°27'27"	S18°51'16"E	113.98'
C46	129.00'	135.96'	60°23'20"	S02°58'03"W	129.78'
C47	129.00'	61.71'	27°24'35"	S40°58'55"E	61.13'
C48	103.00'	24.96'	13°35'03"	N29°43'42"E	24.90'
C49	103.00'	111.39'	61°53'17"	N09°50'25"W	108.98'
C50	28.00'	50.14'	102°38'13"	N76°36'54"E	43.71'
C51	28.00'	43.98'	90°00'00"	S18°41'12"E	39.60'
C52	28.00'	43.98'	90°00'00"	S70°18'48"W	39.60'
C53	28.00'	34.61'	70°33'20"	S09°50'25"E	32.37'
C54	128.00'	148.41'	66°25'58"	N12°05'40"W	140.24'
C55	263.00'	211.38'	48°02'58"	S01°54'10"E	205.73'
C56	288.00'	85.24'	12°38'43"	S14°37'58"W	85.10'
C57	288.00'	133.64'	26°33'17"	S05°08'59"E	132.44'
C58	297.00'	17.81'	3°28'09"	S23°12'34"E	17.81'
C59	128.00'	4.04'	1°48'28"	N24°01'25"W	4.04'
C60	162.00'	82.85'	29°18'11"	N10°16'33"W	81.95'
C61	162.00'	37.51'	13°15'58"	N11°00'31"E	37.43'
C62	137.00'	81.95'	21°43'40"	N06°22'50"E	81.64'
C63	137.00'	31.72'	13°15'58"	N11°00'31"E	31.65'
C64	163.00'	85.57'	30°04'43"	S02°36'08"W	84.59'
C65	138.00'	72.45'	30°04'43"	S02°36'08"W	71.62'
C66	138.00'	87.15'	36°11'08"	S30°31'47"E	86.71'
C67	163.00'	102.94'	36°11'08"	S30°31'47"E	101.24'
C68	163.00'	85.54'	23°02'17"	S60°08'29"E	85.10'
C69	163.00'	81.98'	28°49'00"	S86°04'08"E	81.12'
C70	138.00'	124.99'	61°53'17"	S74°33'29"E	120.68'
C71	337.00'	190.27'	32°20'56"	N64°18'10"W	187.75'
C72	362.00'	196.38'	31°04'56"	N84°56'10"W	193.98'
C73	28.00'	47.04'	96°15'23"	N20°00'00"W	41.70'
C74	28.00'	47.11'	96°15'23"	S76°19'36"W	41.75'
C75	387.00'	14.84'	2°11'50"	N54°22'34"W	14.84'
C76	412.00'	86.12'	11°58'37"	N59°15'58"W	85.97'
C77	382.00'	26.16'	4°08'25"	N67°19'29"W	26.15'
C78	11.75'	29.99'	146°13'55"	N37°58'41"E	22.49'
C79	30.00'	4.27'	8°09'02"	S37°11'44"W	4.26'
C80	150.00'	59.77'	22°49'45"	N34°42'28"W	59.37'
C81	82.00'	139.00'	97°07'18"	S07°17'55"E	122.94'
C82	116.00'	73.28'	36°11'08"	S30°31'47"E	72.05'
C83	184.00'	78.01'	24°17'33"	S05°29'44"W	77.43'
C84	116.00'	121.68'	60°05'59"	S78°40'21"E	116.17'
C85	116.00'	60.80'	30°04'43"	S02°36'08"W	60.20'
C86	150.00'	47.74'	18°14'09"	S45°34'08"E	47.54'
C87	316.00'	189.49'	34°21'28"	N83°11'54"W	186.86'
C88	434.00'	101.41'	13°21'44"	N59°57'12"W	101.17'
C89	13.00'	8.58'	37°49'31"	N09°12'56"E	8.43'
C90	248.00'	81.20'	18°45'31"	S01°54'10"E	80.83'
C91	184.00'	61.19'	19°03'18"	N10°35'28"W	60.91'
C92	48.00'	53.72'	64°07'30"	N03°30'42"W	50.98'
C93	48.00'	87.12'	103°59'32"	N80°32'52"E	75.64'

LINE	LENGTH	BEARING
L1	48.00'	N32°22'12"W
L2	48.00'	N86°20'18"E
L3	42.20'	N54°41'12"W
L4	6.49'	N54°41'12"W
L5	14.85'	N21°07'20"E
L6	17.53'	N21°07'20"E
L7	12.49'	N24°55'39"W
L8	5.64'	N24°55'39"W
L9	23.56'	N84°22'33"E
L10	34.30'	N18°33'32"E
L11	41.91'	N04°22'33"E
L12	9.22'	N12°28'13"W
L13	60.41'	N12°28'13"W
L14	65.41'	S73°31'22"W
L15	31.20'	S79°31'22"W
L16	48.69'	N54°41'12"W
L17	12.27'	N21°07'20"E
L18	20.12'	N21°07'20"E
L19	32.39'	N21°07'20"E
L20	17.98'	N10°03'59"E
L21	18.13'	N24°55'39"W
L22	16.08'	N54°13'28"W
L23	12.49'	N24°55'39"W
L24	5.64'	N24°55'39"W
L25	57.04'	N04°22'33"E
L26	42.83'	N84°22'33"E
L27	24.65'	N04°22'33"E
L28	75.22'	N04°22'33"E
L29	60.32'	N17°38'30"E
L30	60.32'	N17°38'30"E
L31	63.63'	N12°28'13"W
L32	6.35'	N12°28'13"W
L33	63.28'	N12°28'13"W
L34	34.29'	N48°37'21"W
L35	17.49'	N17°38'31"W
L36	40.00'	N48°37'21"W
L37	17.49'	N79°35'10"W
L38	77.60'	N48°37'21"W
L39	47.76'	N48°37'21"W
L40	182.12'	N48°37'21"W
L41	121.05'	N48°37'21"W
L42	96.60'	S79°31'22"W
L43	63.73'	S79°31'22"W
L44	32.87'	S72°31'22"W
L45	16.87'	N28°07'41"E
L46	24.00'	N61°52'19"W
L47	16.76'	S28°07'41"E
L48	25.00'	N38°43'21"E
L49	3.38'	N65°18'17"W
L50	17.27'	S03°41'41"E
L51	17.99'	S22°49'56"E
L52	26.48'	S35°11'17"E
L53	42.02'	S09°13'59"W
L54	29.42'	S00°19'55"E
L55	15.85'	S00°19'55"E
L56	32.93'	S21°09'59"W
L57	53.27'	S21°09'59"W
L58	19.26'	N51°03'06"E
L59	17.38'	S16°44'58"E
L60	38.08'	N56°49'08"W
L61	13.61'	S41°15'45"W
L62	25.93'	S25°18'48"W
L63	14.00'	S25°18'48"W
L64	24.00'	S25°18'48"W
L65	41.00'	N64°41'12"W
L66	15.23'	S87°21'48"W
L67	30.48'	S21°07'20"W
L68	11.92'	N42°28'08"W
L69	26.15'	N90°00'00"E
L70	8.56'	N17°38'30"E
L71	37.45'	S41°22'39"W
L72	23.22'	S71°16'40"W
L73	35.91'	N18°43'20"W
L74	22.94'	N54°37'14"E
L75	31.87'	N28°07'41"E
L76	19.60'	S66°47'33"W
L77	1.71'	S17°08'04"E
L78	34.66'	N21°58'55"E
L79	19.04'	N40°19'03"W
L80	24.38'	S38°28'48"E

- Notice to Purchasers: County Requirements**
- Individual home site fencing shall comply with requirements of the FCOZ Ordinance.
 - All common area landscape items such as retaining walls, entrance gate and fencing shall have a common theme of materials, colors and aesthetic design.
 - Common areas "A", "B", "C", "D", "E", & "G": are to remain open space in perpetuity to be maintained by the homeowner's association.
 - Parcel "F" is to be dedicated to Salt Lake County as Perpetual Open Space.
 - Maximum lot disturbance areas:
lot size > 1 acre = 12,000 sf
lot size < 1 acre = 10,000 sf
 - Both turn around areas and rights-of-way shall remain unobstructed at all times. No parking to be allowed on street except in approved turn-outs.
 - All roads in this subdivision marked "private" are to be maintained by the homeowner's association.
 - Lot owners to maintain their respective storm water detention structures as well as down stream storm drain cleanouts. Neither Salt Lake County or Salt Lake City will assume any responsibility for the maintenance of the private storm drain systems. All storm drainage is private except that which is located within the public right-of-way.
 - Homes within this subdivision are required to have automatic fire sprinkler systems unless proof of adequate fire flow for the proposed home size is provided with the building permit application.
 - Trails as shown on this plat shall be constructed by developer as part of the approval of the project, in accordance with the approved plans. A trail connection from the south end of the new private street to the existing paved trail of the "Parleys Crossing" project is required as a condition of subdivision approval. Easements for public access as shown on the Final Plat are granted to Salt Lake County & Salt Lake City.
 - Shallow sewer depth Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into gravity sewer lateral. Buildings with a basement may not have sewer service available for basement.
 - The lowest serviced sewer elevation for the following lots shall be as follows:
Lot 2 : Minimum sewer depth elevation of 5104.3
Lot 5 : Minimum sewer depth elevation of 5120.0
Lot 6 : Minimum sewer depth elevation of 5130.7
Lot 9 : Minimum sewer depth elevation of 5181.5
Lot 12 : Minimum sewer depth elevation of 5162.4
- Elevations below this can be bumped with injector pumps based upon approval of Salt Lake City Public Utilities and international plumbing codes. Injector pumps shall be maintained by the homeowner.
- Homeowner shall be responsible to maintain individual lot detention system. The Homeowner's Association shall be responsible to maintain the street storm drainage system outside of the public right-of-way.
 - Each lot is responsible to control drainage. Drainage plan to be submitted to Salt Lake City Public Utilities with house plans. Drainage not to effect neighboring properties.
 - A key to the subdivision gate shall be provided to the Salt Lake City Public Utilities Department for access to and maintenance of the water and sewer lines. Access and maintenance shall be available to the city 24 hours day.

PARCEL "F"
Beginning at a point S89°41'10"E 727.30 feet along the North Section Line from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence S89°41'10"E 1918.93 feet along said North Section Line to the Northwest Corner of Section 24, Township 1 South, Range 1 East, Salt Lake Base and Meridian; thence S00°03'00"W 1316.46 feet along the West Section Line to the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 24; thence East 1326.43 feet to the Northeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 24; thence S00°02'12"W 592.81 feet along the East Line of the West Half of the West Half of said Section 24 to the Northwesterly Line of the Gwennie Lode Mining Claim No. 5048; thence S50°14'00"W 318.10 feet along said Northwesterly Line; thence along the Southwesterly Line of said Gwennie Lode Mining Claim, S39°46'00"E 382.30 feet to the said East Line of the West Half of the West Half of Section 24; thence S00°02'12"W 2736.20 feet along said East Line to the Northern Right-of-Way Line of Interstate Highway 80; thence along said Northern Right-of-Way Line the following six (6) courses: (1) S85°53'00"W 446.28 feet, (2) S86°31'00"W 108.50 feet, (3) S85°44'00"W 109.02 feet, (4) S76°18'00"W 176.62 feet, (5) S72°59'00"W 146.72 feet, (6) S67°44'00"W 381.82 feet to the East Line of said Section 23; thence N00°03'00"E 2593.48 feet along said East Line to the East Quarter Corner of said Section 23; thence West 1322.12 feet along the Center of Section Line to the West Line of the East Half of the Southeast Quarter of said Section 23; thence S00°01'30"W 1450.26 feet along said West Line; thence N89°58'30"W 286.60 feet; thence N52°10'55"W 477.52 feet; thence N54°37'14"E 376.81 feet; thence southeasterly 25.65 feet along the arc of a 400.00 foot radius curve to the right, chord bears S49°35'58"E 25.65 feet; thence N49°50'12"E 219.92 feet; thence N57°08'44"W 256.20 feet; thence N89°17'51"W 363.54 feet; thence N48°37'21"W 102.28 feet; thence N24°52'02"W 191.04 feet; thence North 231.04 feet; thence N09°04'08"W 256.87 feet; thence N11°59'24"E 398.95 feet; thence N52°25'01"W 153.19 feet; thence N53°41'29"W 113.67 feet; thence N36°18'31"E 85.64 feet; thence N52°58'57"W 352.64 feet to the Easterly Boundary Line of Benchmark Subdivision recorded in Book 79-12 at Page 365 in the Salt Lake County Records Office; thence along the Boundary Line of said Benchmark Subdivision, the following two (2) courses: (1) North 432.48 feet, (2) N89°41'10"W 15.36 feet to the Easterly Boundary Line of Arcadia Heights, Plat "F" as recorded in Book "Y" at Page 33 in the Salt Lake County Records Office; thence along said Easterly Boundary Line, North 537.40 feet; thence East 193.35 feet; thence N12°30'00"W 220.79 feet; thence N07°30'00"E 222.34 feet; thence S89°41'10"E 421.15 feet; thence N00°18'50"E 101.59 feet; thence S89°41'10"E 70.16 feet; thence N00°18'50"E 85.23 feet; thence N89°41'10"W 11.46 feet; thence N00°18'50"E 85.23 feet; thence S89°41'10"E 70.97 feet; thence N00°18'50"E 73.59 feet to the Point of Beginning.

Contains: 12,147,941 square feet or 278.88 acres.

- Notice to Purchasers: County FCOZ Requirements**
- All buildings and accessory structures... shall be located, constructed, and designed in compliance with the development standards set forth in the Foothills and Canyons Overlay Zone [19.72.050]
 - Removal of trees or natural vegetation shall not be permitted except in conformance with the standards set forth in the Foothills and Canyons Overlay Zone [19.72.030]
 - No grading, excavation, or tree/vegetation removal shall be permitted whether to provide for a building site, for on-site utilities or services, or for any roads or driveways, prior to issuance of a building permit in accordance with a grading and excavation plan and report for the site, approved by the planning and development services engineer. [19.72.030]
 - Building height is limited to 30'. [19.12]
 - All utilities must be placed underground. [19.12]

PARLEY'S POINTE PHASE 1 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 23,
AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

(SEE EASEMENT DETAIL
SHOWN ON SHT 1 OF 4)

Received
07/10/2015

Salt Lake City Public Utilities Water Easement (Easement 1)
Beginning at a point on the Eastern Boundary Line of Benchmark Subdivision, recorded in Book 79-12 at Page 365 in the Office of the Salt Lake County Recorder, said point also being South 966.73 feet along the Section Line and East 15.34 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence S45°23'08"E 59.28 feet; thence S53°30'57"E 124.57 feet; thence N36°29'03"E 28.32 feet; thence S53°30'57"E 30.00 feet; thence S36°29'03"W 31.16 feet; thence S04°13'26"E 22.85 feet; thence S41°04'06"W 162.67 feet; thence S11°04'06"W 64.90 feet; thence S18°38'09"E 11.24 feet; thence S48°38'09"E 98.27 feet; thence N25°18'48"E 178.55 feet; thence S64°41'12"E 30.00 feet; thence S25°18'48"W 187.18 feet; thence S48°38'09"E 54.89 feet; thence S13°38'53"E 67.42 feet; thence S18°34'06"W 111.15 feet; thence S02°38'32"W 87.65 feet; thence S17°09'04"E 163.00 feet; thence S04°22'33"W 140.38 feet; thence S17°38'30"W 114.50 feet; thence S15°01'03"E 155.30 feet; thence S49°00'16"E 22.65 feet; thence S02°03'55"E 98.21 feet; thence S47°17'41"E 98.62 feet; thence S34°43'33"E 132.12 feet; thence S66°40'31"E 158.13 feet; thence N21°09'59"E 91.67 feet; thence N79°31'22"E 61.26 feet; thence Southeasterly 330.04 feet along the arc of a 372.00 foot radius curve to the right, chord bears S75°03'40"E 319.32 feet; thence S36°01'25"W 30.09 feet; thence Northwesterly 305.69 feet along the arc of a 342.00 foot radius curve to the left, chord bears N74°52'15"W 295.62 feet; thence S79°31'22"W 44.51 feet; thence S21°09'59"W 76.76 feet; thence S63°46'08"E 165.06 feet; thence S36°47'18"E 107.84 feet; thence S33°34'10"E 67.86 feet; thence S25°08'37"E 55.88 feet; thence S17°26'17"E 81.84 feet; thence S20°47'16"E 77.33 feet; thence N52°10'55"W 57.59 feet; thence N20°47'16"W 29.05 feet; thence N17°26'17"W 80.70 feet; thence N25°08'37"E 51.65 feet; thence N33°34'10"W 64.81 feet; thence N36°47'18"W 99.80 feet; thence N63°46'08"W 171.21 feet; thence N66°40'31"W 176.45 feet; thence N54°43'33"W 137.21 feet; thence N47°17'41"W 112.76 feet; thence N03°03'55"W 97.69 feet; thence N49°00'18"W 19.10 feet; thence N15°01'03"W 173.25 feet; thence N17°38'30"E 119.80 feet; thence N04°22'33"E 131.19 feet; thence N17°09'04"W 162.53 feet; thence N02°38'32"E 97.08 feet; thence N18°34'06"E 106.69 feet; thence N13°38'53"W 49.30 feet; thence N48°38'09"W 158.60 feet; thence N41°21'51"W 25.96 feet; thence S06°40'29"W 53.21 feet; thence N25°08'37"E 20.75 feet to the Eastern Boundary Line of said Benchmark Subdivision; thence North 65.55 feet along said Eastern Boundary Line; thence N41°21'51"E 35.71 feet; thence N18°38'09"W 20.73 feet; thence N11°04'06"E 80.90 feet; thence N41°04'06"E 157.58 feet; thence N06°13'26"W 0.43 feet; thence N53°30'57"W 140.95 feet; thence N45°23'08"W 31.82 feet to said Eastern Boundary Line; thence North 42.14 feet along said Eastern Boundary Line to the Point of Beginning.
Contains: 98,773 Square Feet or 2.267 Acres

Salt Lake City Public Utilities Water Line Access Easement (Easement 2)
Beginning at a point South 3378.55 feet and East 309.48 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence S48°07'07"E 3.60 feet; thence S48°15'13"E 2.38 feet; thence S48°43'48"E 21.78 feet; thence S28°18'22"E 2.73 feet; thence S27°32'11"E 12.24 feet; thence S33°30'07"E 5.57 feet; thence S38°36'57"E 4.18 feet; thence S41°20'21"E 9.23 feet; thence S41°33'17"E 5.23 feet; thence S41°22'27"E 14.27 feet; thence S40°43'07"E 7.38 feet; thence S43°47'23"E 4.06 feet; thence S48°36'43"E 10.74 feet; thence S48°09'48"E 9.42 feet; thence S38°25'44"E 7.92 feet; thence S30°31'10"E 9.84 feet; thence S27°36'20"E 36.84 feet; thence S64°19'47"W 14.91 feet; thence N28°27'03"W 18.41 feet; thence N25°37'12"W 11.99 feet; thence N29°21'35"W 11.11 feet; thence N36°10'48"W 8.55 feet; thence N46°02'46"W 8.40 feet; thence N48°49'17"W 13.96 feet; thence N41°09'56"W 20.71 feet; thence N42°25'26"W 18.45 feet; thence N44°18'48"W 10.83 feet; thence N38°21'48"W 9.44 feet; thence N30°04'55"W 11.18 feet; thence N24°08'58"W 9.54 feet; thence N08°40'14"W 8.09 feet; thence N08°13'24"E 9.18 feet to the Point of Beginning.
Contains: 2,446 square feet or 0.056 acres.

Home Owners Association Storm Drain Easement (Easement 3)
Beginning at a point South 1985.03 feet, along the Section Line, and East 15.40 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence S53°26'35"E 15.35 feet; thence S46°34'59"E 183.98 feet; thence S83°47'06"E 72.40 feet; thence S06°12'54"W 20.00 feet; thence N83°47'06"W 46.36 feet; thence S41°04'06"W 144.73 feet; thence S03°08'40"E 66.69 feet; thence S35°40'29"E 37.07 feet; thence S55°11'17"E 74.40 feet; thence S35°54'38"E 50.56 feet; thence S12°52'23"E 74.81 feet; thence S14°02'16"W 57.76 feet; thence S45°27'45"E 36.95 feet; thence S02°38'32"E 132.39 feet; thence S62°29'08"W 20.00 feet; thence N29°30'52"W 129.59 feet; thence N45°27'45"W 45.58 feet; thence N14°02'16"E 64.41 feet; thence N12°52'23"W 65.95 feet; thence N35°54'38"W 43.09 feet; thence N55°11'17"W 74.45 feet; thence N35°40'29"W 46.34 feet; thence N03°08'40"W 80.65 feet; thence N41°04'06"E 133.84 feet; thence N46°34'59"W 6.90 feet; thence N83°47'06"W 113.39 feet; thence N06°12'54"E 20.00 feet; thence S83°47'06"E 87.05 feet; thence N46°34'59"W 155.68 feet; thence North 25.01 feet to the Point of Beginning.
Contains: 21,062 Square Feet or 0.484 Acres.

Salt Lake City Public Utilities Storm Drain Easement (Easement 4)
Beginning at a point South 2120.58 feet and East 228.15 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence S83°47'06"E 55.92 feet; thence S06°12'54"W 34.00 feet; thence N83°47'06"W 62.62 feet; thence northerly 35.10 feet along the arc of a 63.00 foot radius curve to the left, chord bears N17°20'55"E 34.65 feet to the Point of Beginning.
Contains: 1,959 square feet or 0.045 acres.

Salt Lake City Public Utilities Storm Drain Easement (Easement 5)
Beginning at a point South 2108.08 feet and East 15.34 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence N75°30'54"E 44.16 feet; thence N86°27'12"E 15.48 feet; thence S33°30'57"E 29.24 feet; thence southeasterly 11.31 feet along the arc of a 13.00 foot radius curve to the right, chord bears S28°35'20"E 10.96 feet; thence southerly 21.02 feet along the arc of a 63.00 foot radius curve to the left, chord bears S13°13'13"E 20.92 feet; thence southerly 5.69 feet along the arc of a 28.00 foot radius curve to the right, chord bears S35°26'14"W 5.68 feet; thence S41°15'45"W 7.59 feet; thence N74°23'27"W 47.27 feet; thence S87°23'49"W 38.03 feet; thence North 34.42 feet to the Point of Beginning.
Contains: 3,711 square feet or 0.085 acres.

Home Owners Association Storm Drain Easement (Easement 6)
Beginning at a point South 3319.28 feet and East 27.33 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence N03°40'11"E 152.58 feet; thence N77°36'30"E 142.77 feet; thence N04°40'43"W 40.59 feet; thence N85°19'17"E 20.00 feet; thence S04°40'43"E 48.47 feet; thence S14°26'14"E 48.85 feet; thence S75°33'46"W 20.00 feet; thence N14°26'14"W 40.06 feet; thence S77°36'30"W 126.80 feet; thence S03°40'11"W 150.67 feet; thence N53°00'55"W 23.93 feet to the Point of Beginning.
Contains: 7,700 Square Feet or 0.177 Acres.

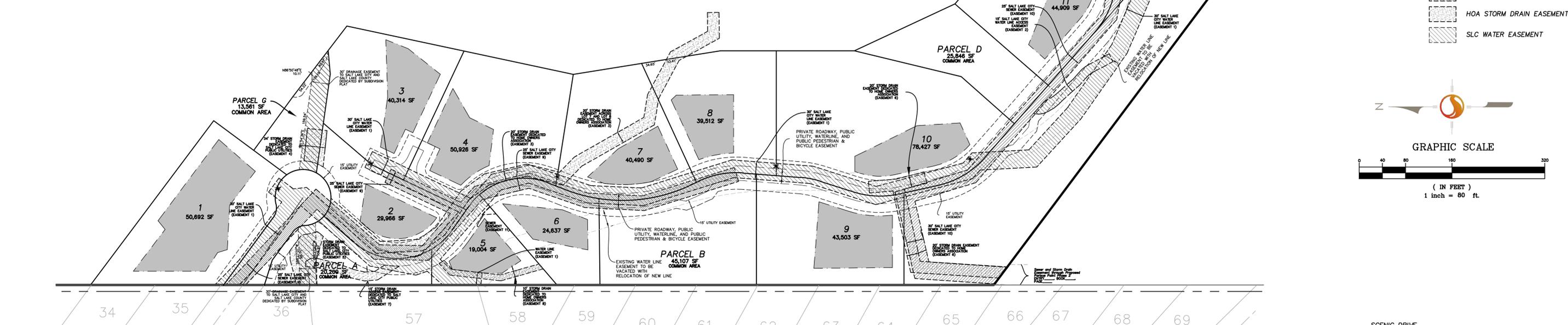
Salt Lake City Public Utilities Storm Drain Access Easement (Easement 7)
Beginning at a point South 2280.41 feet and East 47.85 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence N32°20'28"W 39.67 feet; thence N04°30'52"W 21.85 feet; thence N12°57'52"E 23.01 feet; thence N19°51'41"E 12.84 feet; thence N19°40'41"E 19.19 feet; thence N14°07'26"E 30.57 feet; thence N02°18'57"E 14.16 feet; thence N00°48'27"W 5.08 feet; thence S89°24'56"E 7.01 feet; thence S30°31'11"E 6.03 feet; thence S02°18'57"W 15.41 feet; thence S14°07'26"W 32.09 feet; thence S19°45'06"W 31.93 feet; thence S12°57'52"W 20.88 feet; thence S04°30'52"E 17.83 feet; thence S32°20'28"E 23.69 feet; thence S07°52'34"W 3.41 feet; thence S04°31'34"W 7.07 feet; thence S01°48'05"W 6.35 feet to the Point of Beginning.
Contains: 1,556 square feet or 0.036 acres.

Home Owners Association Storm Drain Easement (Easement 8)
Beginning at a point South 2353.71 feet and East 52.12 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence S32°02'26"E 10.18 feet; thence S47°07'37"W 21.05 feet; thence S06°25'47"W 83.38 feet; thence S15°43'29"E 68.94 feet; thence S49°11'51"W 11.04 feet; thence N15°43'29"W 75.58 feet; thence N06°25'47"E 89.05 feet; thence N47°07'37"E 26.67 feet to the Point of Beginning.
Contains: 1,623 square feet or 0.042 acres.

Salt Lake City Public Utilities Sewer Easement (Easement 9)
Beginning at a point on the Eastern Boundary Line of Benchmark Subdivision, recorded in Book 79-12 at Page 365 in the Office of the Salt Lake County Recorder, said point also being South 966.73 feet along the Section Line and East 15.34 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence S48°35'03"E 226.51 feet; thence S41°04'06"W 145.28 feet; thence S01°09'49"W 73.94 feet; thence S48°30'38"E 73.24 feet; thence N25°18'48"E 124.96 feet; thence S64°41'12"E 25.00 feet; thence S25°18'48"W 132.22 feet; thence S48°30'38"E 35.83 feet; thence S13°38'53"E 98.04 feet; thence S18°55'08"W 105.70 feet; thence S02°55'40"W 94.86 feet; thence S17°06'42"E 165.67 feet; thence S72°53'18"W 25.00 feet; thence N17°06'42"W 170.09 feet; thence N02°55'40"E 102.79 feet; thence N18°55'08"E 101.91 feet; thence N13°38'53"W 62.89 feet; thence N48°30'38"W 138.82 feet; thence N01°09'49"E 94.59 feet; thence N41°04'06"E 130.36 feet; thence N46°35'03"W 178.66 feet; thence North 34.42 feet to the Point of Beginning.
Contains: 28,783 Square Feet or 0.661 Acres.

Salt Lake City Public Utilities Sewer Easement (Easement 10)
Beginning at a point South 3313.24 feet along the Section Line and East 19.61 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence N03°52'28"E 137.64 feet; thence N76°58'54"E 150.48 feet; thence S16°48'44"E 128.30 feet; thence S49°00'18"E 356.27 feet; thence S79°17'26"E 83.55 feet; thence N79°31'22"E 145.49 feet; thence S86°19'52"E 99.55 feet; thence S70°20'32"E 103.00 feet; thence S19°39'28"W 25.00 feet; thence N70°20'32"W 99.48 feet; thence N86°19'52"W 92.93 feet; thence S79°31'22"W 147.06 feet; thence N79°17'26"W 94.99 feet; thence N49°00'18"W 370.25 feet; thence N16°48'44"W 112.11 feet; thence S76°58'54"W 108.55 feet; thence S03°52'28"W 135.41 feet; thence N53°00'55"W 29.85 feet to the Point of Beginning.
Contains: 29,563 Square Feet or 0.679 Acres.

Salt Lake City Public Utilities Sewer Easement (Easement 11)
Beginning at a point South 2427.85 feet and East 135.79 feet from the North Quarter Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence southeasterly 15.29 feet along the arc of a 98.62 foot radius curve to the right, chord bears S46°50'37"E 19.25 feet; thence S49°22'53"W 16.63 feet; thence N03°22'36"W 24.04 feet to the Point of Beginning.
Contains: 165 square feet or 0.004 acres.



PARLEY'S POINTE PHASE 1 SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 23, AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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

Stantec
Stantec Consulting Services Inc.
3995 S 700 E Ste. 300 Tel. 801.261.0090
Salt Lake City, Utah Fax. 801.266.1671
84107-2540 www.stantec.com

Project Number	PM				
86301271	JRW				
Filename					
01271v-104fb					
Designed By	Drawn By				
JWJ	JWJ				
Checked By	Date				
CAC	7-16-10				
No.	Revisions	By	Date		

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2010-07-28 10:30AM Br. gottlieb

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Consultants

Legend

- RETAINING WALL
- SS — 8" SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- W — 8" PVC C-900 WATER LINE
- (W) — EXISTING WATER LINE
- ⊕ WATER VALVE, TEE & BEND
- ⊕ FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT
- RCP CL III STORM DRAIN
- (SD) — EXISTING STORM DRAIN
- SD COMBOBOX, CATCHBASIN & CLEANOUT
- ⊕ STORM DRAIN OIL/SEDIMENT TRAP

Notes

BENCHMARK

STREET MONUMENT AT INTERSECTION OF BENCHMARK DRIVE AND BENCHMARK CIRCLE
 N 4760.48
 E 5323.90
 ELEV 5087.60

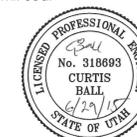
- NOTES:
- CONTRACTOR TO CONTROL EROSION/RUNOFF. CONTRACTOR TO MODIFY PLAN AS NECESSARY TO ENSURE THAT PROPER PROTECTION IS MAINTAINED.
 - ALL STORM DRAIN ON SITE (EXCEPT WITHIN SALT LAKE CITY RIGHT OF WAY) IS PRIVATE. NEITHER SALT LAKE COUNTY NOR SALT LAKE CITY IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF PRIVATE STORM DRAIN SYSTEM INSTALLED WITHIN PARLEY'S POINT DEVELOPMENT.
 - CONTRACTOR TO OBTAIN AND PAY FOR BOTH RETAINING WALL AND ROAD PERMITS.
 - EACH INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE FOR COLLECTING AND RETAINING THEIR OWN STORM RUNOFF. A STORM WATER MANAGEMENT PLAN WILL BE REQUIRED FOR FINAL LOT SITE PLAN APPROVAL.

Revision By Appd. Y/M/YY

1 PARK CITY SUBMITTAL SDJ CB 15.04.20
 Issued By Appd. Y/M/YY

File Name: 03118C-101.sp.dwg GO JRJ SDJ 15.01.19
 Dwn. Crkd. Dign. Y/M/YY

Permit-Seal

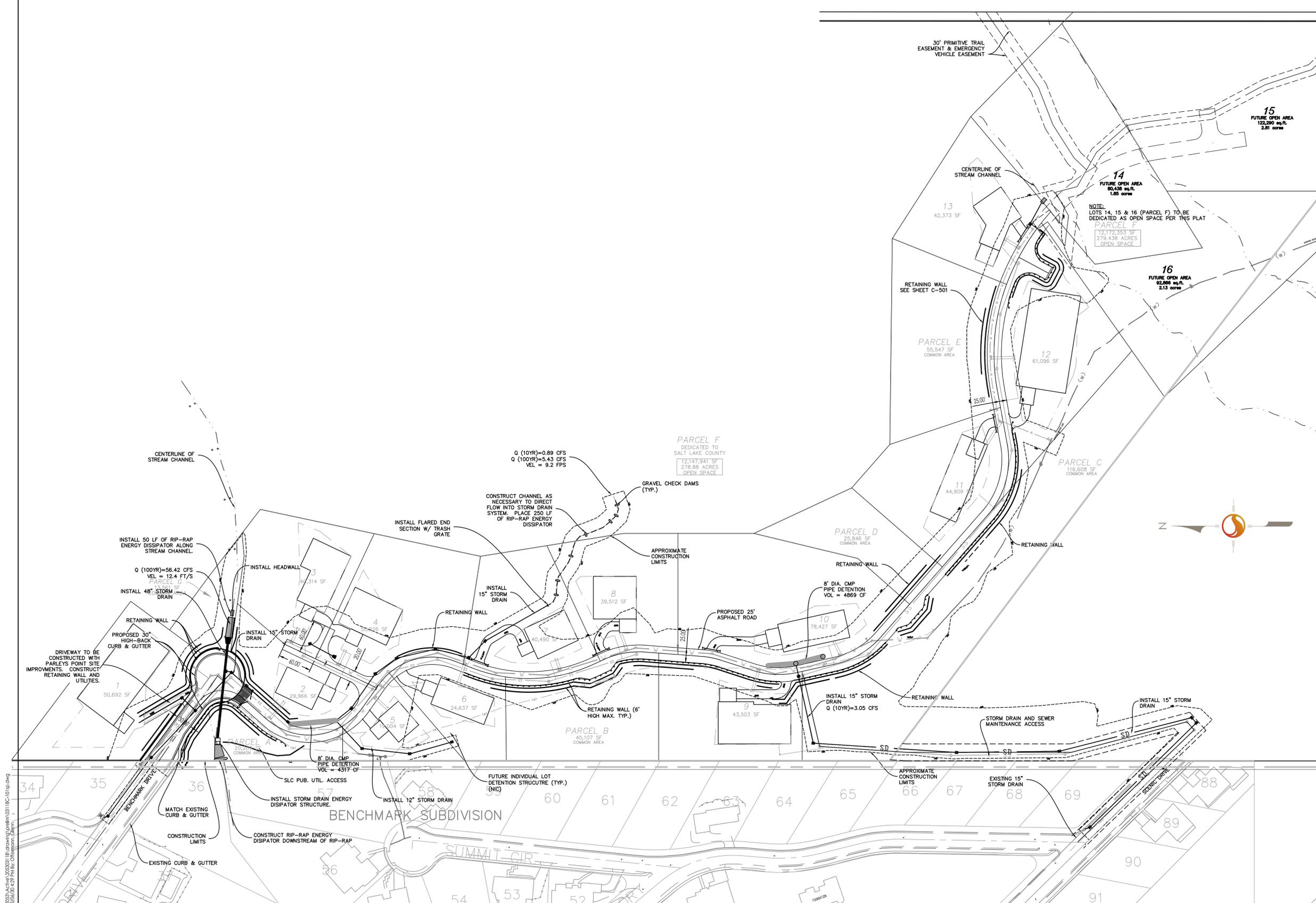


Client/Project
 ROMNEY LUMBER CO.
 660 S 200 E # 300
 Salt Lake City, UT 84111
 PARLEY'S POINT

Title
 OVERALL SITE PLAN

Project No. 205303118 Scale 1"=80'

Drawing No. C-101 Sheet 5 of 7 Revision 0



V:\2025\Active\205303118\Drawings\Overall\03118C-101.sp.dwg
 2015/08/26 4:29 PM By: Chatterjee, Chatterjee

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Consultants

Legend

	RETAINING WALL
	8" SDR 35 SANITARY SEWER
	EXISTING SANITARY SEWER
	SANITARY SEWER MANHOLE
	8" PVC C-900 WATER LINE
	EXISTING WATER LINE
	WATER VALVE, TEE & BEND
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	RCP CL III STORM DRAIN
	EXISTING STORM DRAIN
	SD COMBOX, CATCHBASIN & CLEANOUT
	STORM DRAIN OIL/SEDIMENT TRAP

Notes

BENCHMARK			
STREET MONUMENT AT INTERSECTION OF BENCHMARK DRIVE AND BENCHMARK CIRCLE			
N	4760.48		
E	5323.90		
ELEV	5087.60		

- NOTES:
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Revision	By	Appd.	YY.MM.DD
1	PARK CITY SUBMITAL	SDJ	CB 15.04.20
Issued		By	Appd. YY.MM.DD
File Name:	03118C-201gp.dwg	GO	JRJ
		Dwn.	Chkd.
Permit-Seal		SDJ	15.01.19
		Dsgn.	YY.MM.DD

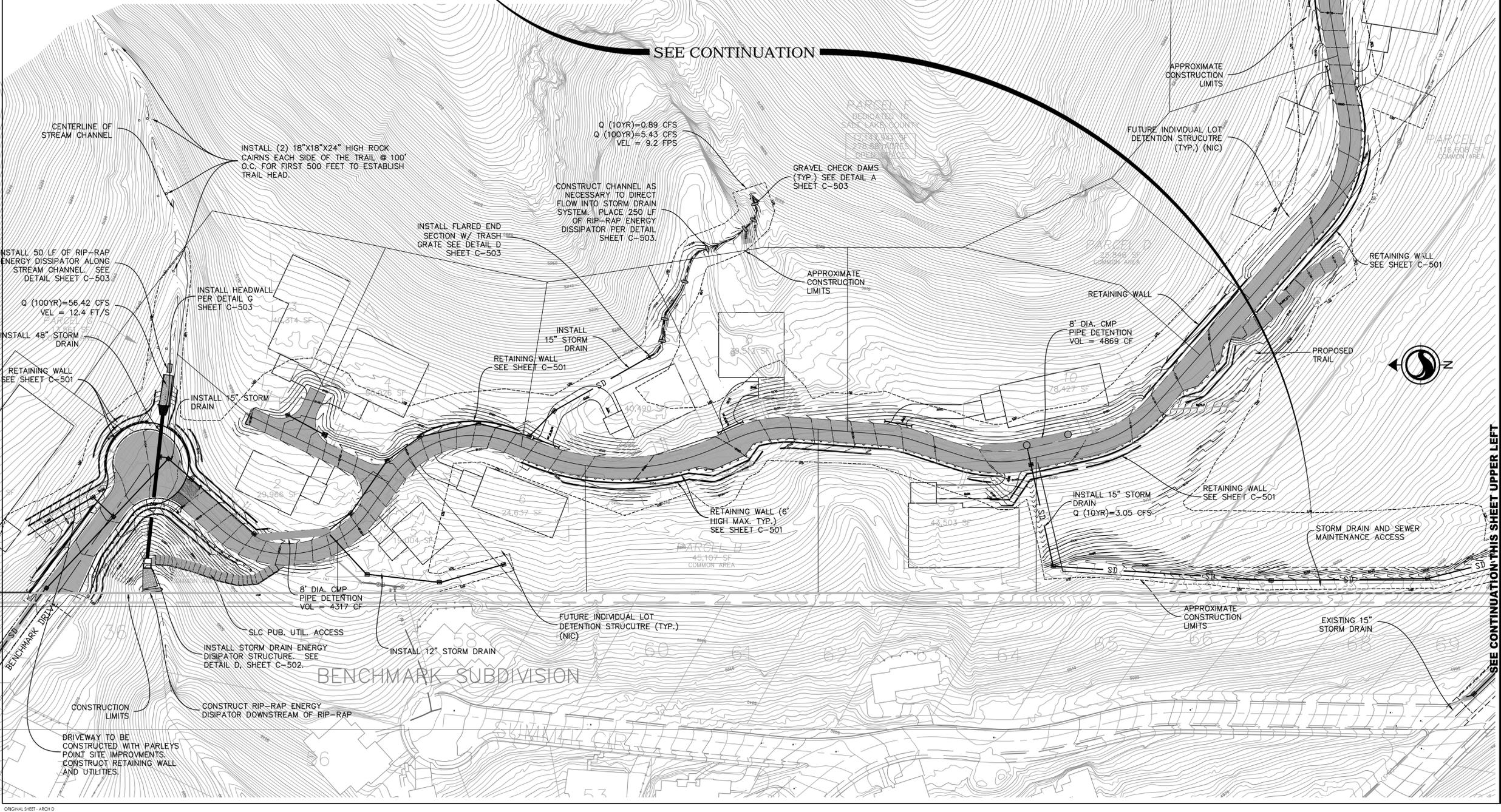
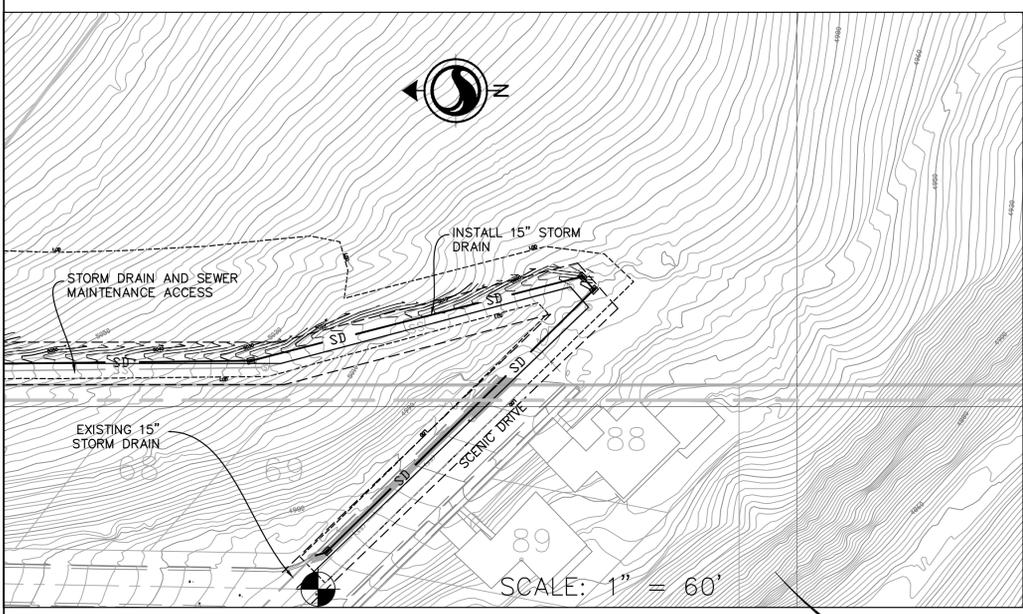


Client/Project
ROMNEY LUMBER CO.
660 S 200 E # 300
Salt Lake City, UT 84111
PARLEY'S POINT

Title
OVERALL GRADING & DRAINAGE PLAN

Project No. 205303118	Scale 1"=60'	Sheet 6 of 7	Revision 0
Drawing No. C-201	Sheet 6	Revision 0	

CONTINUATION THIS SHEET LOWER RIGHT



SEE CONTINUATION THIS SHEET UPPER LEFT

ORIGINAL SHEET - ARCH D

Stantec Consulting Services Inc.
 3995 South 700 East, Suite 300
 Salt Lake City UT
 801.261.0090

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Consultants

Legend

SS	8" SDR 35 SANITARY SEWER
(SS)	EXISTING SANITARY SEWER
⊙	SANITARY SEWER MANHOLE
W	8" PVC C-900 WATER LINE
(W)	EXISTING WATER LINE
⊕	WATER VALVE, TEE & BEND
⊕	MEGALUGS AND THRUSTBLOCKS
⊕	FIRE HYDRANT
⊕	EXISTING FIRE HYDRANT
SD	RCP CL. III STORM DRAIN
(SD)	EXISTING STORM DRAIN
⊕	SD COMBOBOX, CATCHBASIN & CLEANOUT
⊕	STORM DRAIN OIL/SEDIMENT TRAP
⊕	STORM WATER DET. STRUCTURE
⊕	SEE SHEET C-502

Notes

BENCHMARK

STREET MONUMENT AT
 INTERSECTION OF BENCHMARK
 DRIVE AND BENCHMARK CIRCLE
 N 4760.48
 E 5323.90
 ELEV 5087.60

- NOTES:
- SEWER SYSTEM IS DESIGNED TO ACOMODATE GRAVITY FLOW OF UPPER BUILDING LEVELS OF DOWNHILL LOTS. BASEMENTS MAY REQUIRE SEWER EJECTOR PUMPS.

Revision	By	Appd.	YY.MM.DD

Revision	By	Appd.	YY.MM.DD

Revision	By	Appd.	YY.MM.DD

File Name: 03118C-301up.dwg
 Dwn. Chkd. Dgn. YY.MM.DD

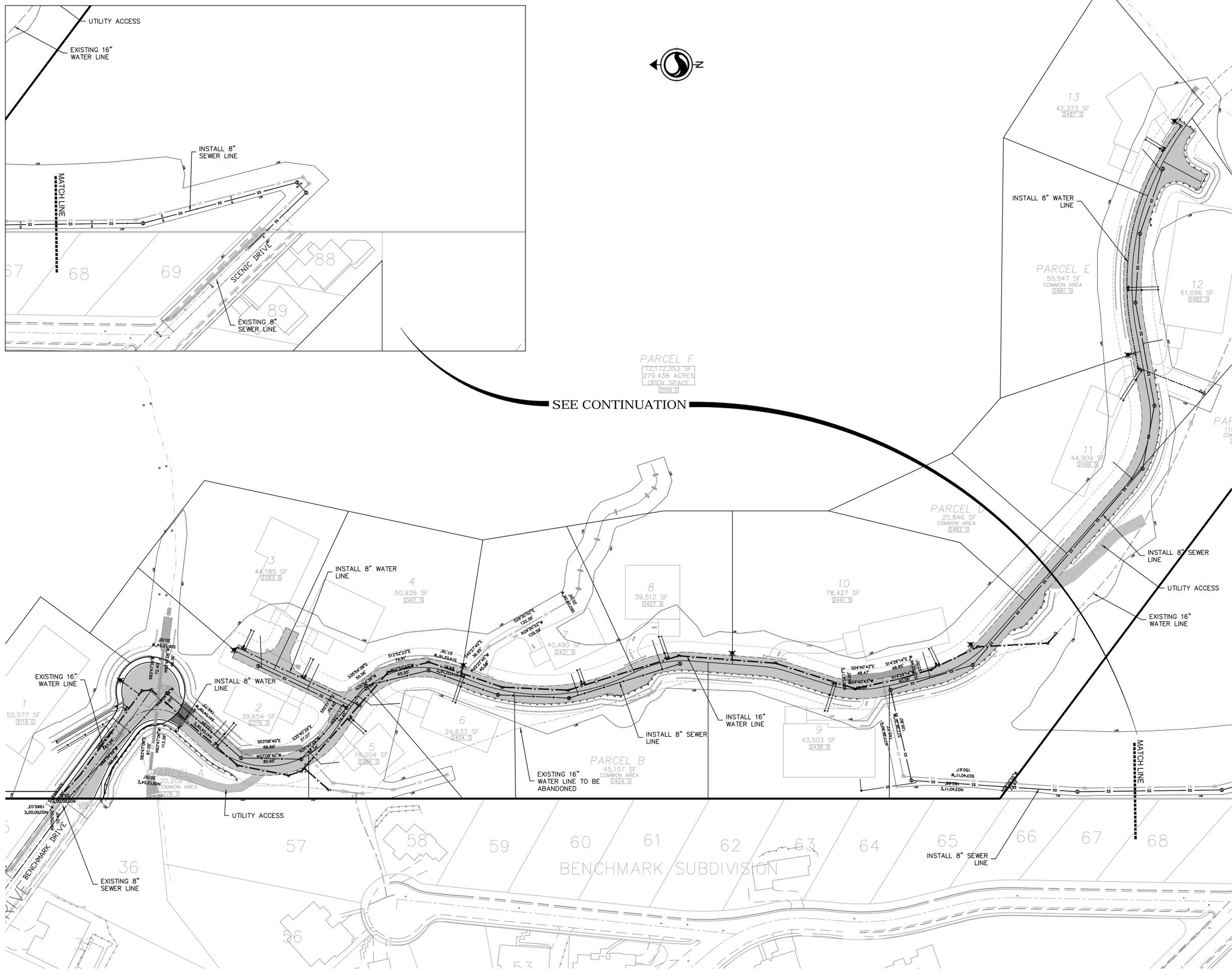
Permit-Seal

Client/Project
ROMNEY LUMBER CO.
 660 S 200 E # 300
 Salt Lake City, UT 84111
PARLEY'S POINT

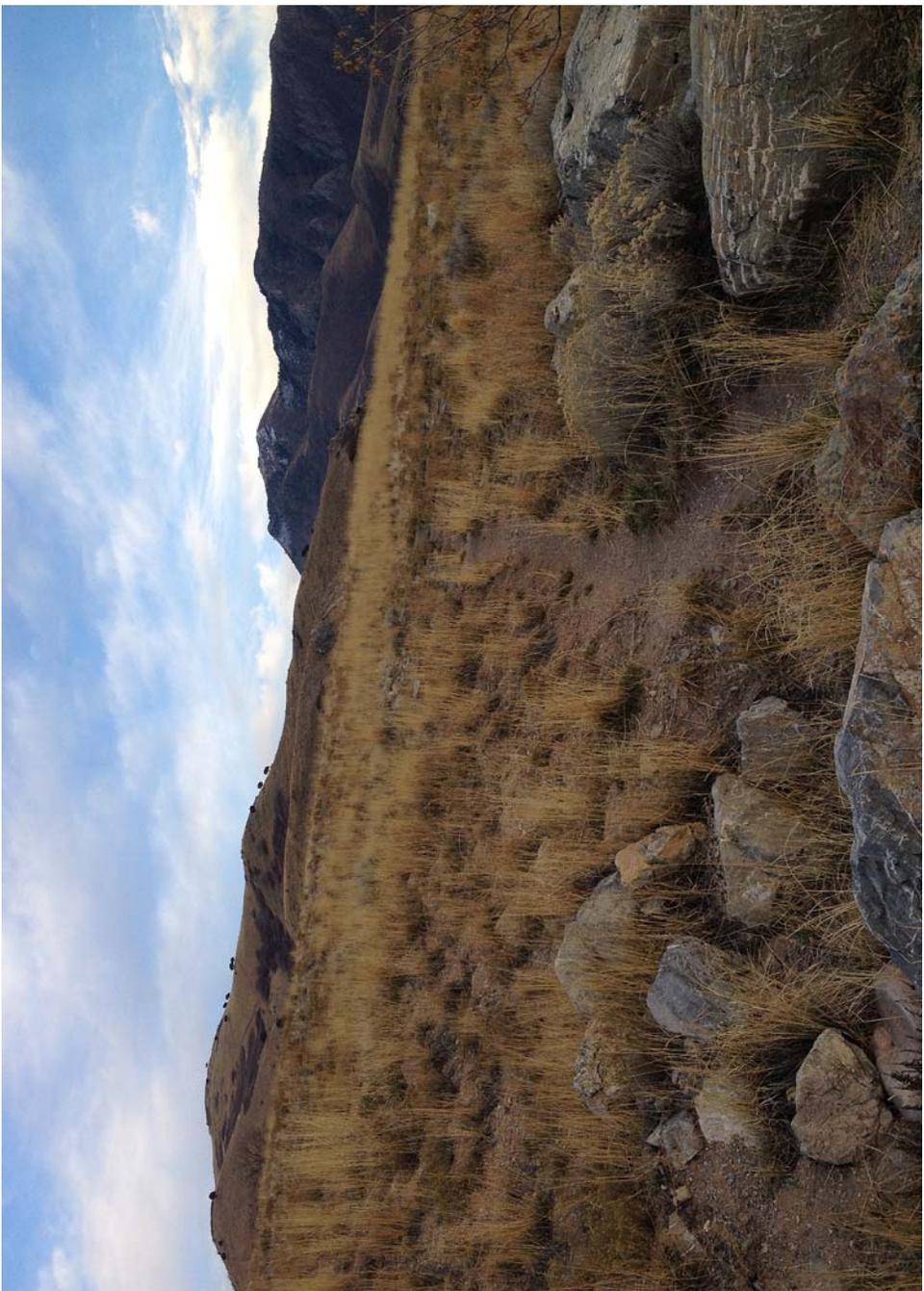
Title
OVERALL UTILITY PLAN

Project No. 205303118
 Scale 1"=60'

Drawing No. C-301
 Sheet 7 of 7
 Revision 0

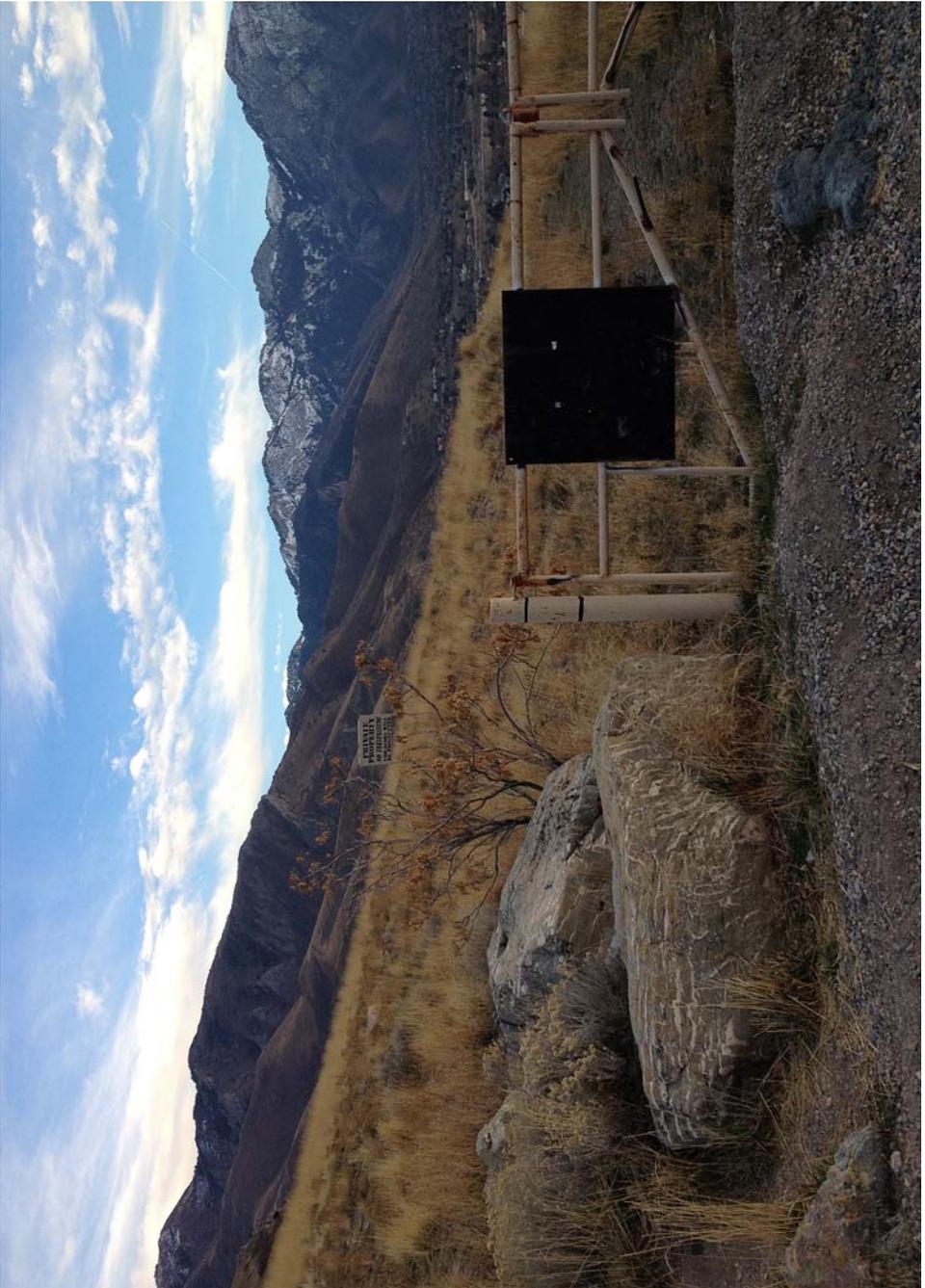


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 2015/06/30 4:28 PM By: C. Ball
 ORIGINAL SHEET - ARCH D









File # 29629

Salt Lake County Planning Commission Summary and Recommendation

Public Body: Salt Lake County Planning Commission

Meeting Date: August 12, 2015

Request: Recommend Approval of Ordinance Creating Mountainous Planning District

Community Councils: Millcreek, East Millcreek, Canyon Rim, Mt. Olympus, Granite, Big Cottonwood

Planner: Wilf Sommerkorn

Community Council Recommendations: See attachments

Planning Staff Recommendation: Approval

Applicant Name: Mayor Ben McAdams

PROJECT DESCRIPTION

Establish, by ordinance, a Mountainous Planning District comprised of the Wasatch Mountains of unincorporated Salt Lake County generally east of city and township boundaries, excluding the Town of Alta. The ordinance will also establish a Mountainous District Planning Commission which will have the primary responsibility for preparing and recommending plans and land use ordinances for this area, as outlined in state code and county ordinance for planning and land use regulation.

SITE & VICINITY DESCRIPTION (see attached map)

The area of the Wasatch Mountains in unincorporated Salt Lake County, generally east of existing city and township boundaries, excluding the Town of Alta.

NEIGHBORHOOD RESPONSE

Individual property owner and citizen responses are being received, will be presented at the meeting.

COMMUNITY COUNCIL RESPONSE

Discussion has taken place with all affected community councils except Canyon Rim, which has not yet held a meeting in time for them to consider this request. See attachments for responses from Community Councils.

REVIEWING AGENCIES RESPONSE

N/A

STAFF ANALYSIS

Planning for the central Wasatch mountains currently rests with the Salt Lake County Planning Commission and County Council. All decisions related to planning and zoning of this great place are recommended by a planning commission made up of residents from unincorporated areas of Salt Lake County, and reviewed and approved by the elected County Council.

The central Wasatch Mountains are a wonderful and important regional resource. Visitorship to the area from Parley's Canyon on the north to Little Cottonwood on the south is about 5 million a year, more than any of Utah's popular national parks! Home to several world-class ski resorts and alpine scenery, visitors include those from around the nation and even from around the world. This area is an important place for the entire state of Utah.

Planning for the future of this key area is the subject of a broad region-wide coalition of groups and individuals who have a keen interest in the future of the central Wasatch, known as Mountain Accord. As such, it is increasingly becoming viewed as a regional, and even statewide, resource.

With current efforts underway to formalize the roles of the unincorporated areas of the county and move most areas to become either incorporated cities or metro townships, with their own planning roles and functions, the area of unincorporated county to draw on for members of the Salt Lake County Planning Commission dwindles. It is also apparent that the interests concerned about the central Wasatch exist throughout the county's residents, not just those in unincorporated Salt Lake County.

To that end, HB351 was passed in this year's session of the state legislature, which allows for the creation of a mountainous planning district in Salt Lake County to address these concerns and interests. The proposed ordinance just forwarded to you is the county's effort to put this mechanism into effect. This ordinance creates the Mountain Planning District and establishes a Mountain District Planning Commission specifically for this area, composed of 9 members to be appointed by the Salt Lake County Mayor and Council. The intention is for members to be drawn from around the county, including residents who live in cities and have an interest in the future of this key regional jewel.

The Mountain Planning Commission would have authority much as any other planning commission does, for the Mountain Planning District area.

The proposed ordinance would establish the Mountainous Planning Commission with the following provisions:

- Ordinance:
 - o PC to be comprised of 9 members, must be registered voters of Salt Lake County, one of whom resides within the area of the MPD
 - o Other provisions as exist in county ordinance (mode of appointment, terms, etc.)
- Bylaws:
 - o Recommend that membership of the PC be comprised, in addition to the one residing in the MPD, of a person from each of the following: Salt Lake City, Millcreek Township, Holladay City, Cottonwood Heights City, Sandy City, Draper City, and 2 members from the remaining cities or townships.

All existing land use ordinances and zoning of property would remain as is currently, no changes are proposed.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance.



Big Cottonwood Canyon

COMMUNITY COUNCIL

11300 E Silver Fork • Brighton, Utah 84121 • Phone: 435-940-9099
 barbaracameron@hotmail.com

Brighton
 Don Despain
 Steve Jorgensen
 Barb Slater

July 27, 2015

Brighton Ski Resort
 Randy Doyle

Cardiff
Laurel Pines
 Bart Reuling

Evergreen
Lady of the Lake
 Kirk Nichols

Forest Glen
 Bill Mackie
 Greg Hatch

Giles Flat
 Bruce Plott

Mill D
 Dorrان Sampson

Mt. Haven
 Bryan O'Meara

Mule Hollow
 Brooke Derr

Pine Tree/Bear Trap
 Karin Peterson

Silver Fork
 Tom Loken
 David Eckhoff
 LaNette Phillips
 Barbara Cameron

Solitude Ski Resort
 Gary DeSeelhorst

At Large
 Cyle Buxton
 Carolyn Keigley

Dear Wilf,

Big Cottonwood Community Council would like the following considerations to be included in the Mountainous Planning District:

Each canyon should have an official representative who is a property owner on the Mountainous Planning District. Property owners are aware of the many issues involved, including high visitation, watershed, wildfire, and public safety.

There should be separate canyon planning councils for each canyon for the purpose of helping the Planning Commission implement policies unique to that canyon. The chair of the local council could be a representative on the larger Mountain Planning Commission. Mayor McAdams said this might be a possibility when he met with our Community Council in April.

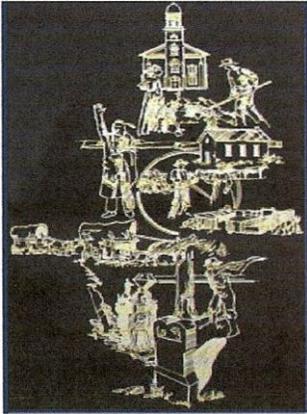
The Planning Commission could recommend a General Plan for the entire Mountainous Planning District, but should include a section for each canyon because there are different issues, despite the many common concerns.

Salt Lake County could take the lead in bringing canyon stakeholders to the table for planning discussions on a *regular basis* (quarterly or semi-annually), including the US Forest Service, UDOT, UPD, UFA, SLC Public Utilities, Trails Utah, ski resorts, residents. The Mountain Accord process has shown how helpful this can be.

Thanks for helping with these concerns,

Barbara Cameron, Chair
 Big Cottonwood Community Council

1.



GRANITE COMMUNITY COUNCIL

Wilf Sommerkorn

Salt Lake County Office of Regional Development
2001 S State
Salt Lake City, Utah 84190

July 10, 2015

Dear Wilf:

Thank you very much for attending the Granite Community Council's (GCC) recent meeting. We appreciated your briefing on the Mountainous Planning District as well as your responsiveness to our questions. I regret that we had some other major issues and people on our agenda, which limited the time we were able to dedicate to your discussion.

The following comments reflect both those noted during our meeting and others that Council members have provided since the meeting.

We recognize that Mayor McAdams' goal in achieving passage of this legislation is to protect our most valuable resource—our canyons. We also recognize the reality of politics and that one sometimes has to include people and organizations in such an effort, in order to get their support for passing the bill, while recognizing that they may not actually share the goal of protecting (vs. developing) the canyons.

Drew Weaver expressed concern about the proposed commission. We want to keep high-rise apartments, other high-density development, and more commercial development out of the Granite/Little Cottonwood Canyon area. He noted that the existing county planning and zoning commission, with input from GCC, has done a good job of stewardship with regard to preserving the quality of the community at the mouth of our canyon. He believes that the proposed commission could take planning power and stewardship away from the people of Granite and other residents of the mountain/canyon areas, and transfer this power to valley people who might not have the same priorities or the same detailed local knowledge. Drew speculated that the proposed commission may really be a back-door way to achieve the goals of Mountain Accord, such as rail up the canyon. People on the mountainous planning commission may have very different priorities from those on the current county planning commission.

Catherine Kanter expressed a desire to see a local representative from the Granite area on the mountainous planning commission.

Terry Wood noted that he has some concerns that the work of the Blue Ribbon Panel that has been reviewing the new Foothill Canyon Overlay Zone (FCOZ) ordinances (Terry is a member of that panel) may get swept under the rug if the new mountainous planning commission takes over this task.

Bill Clayton later noted that some of the residents of Wasatch Resort have expressed the concern that people on the mountainous planning commission who don't live in the canyon/mountain areas may not understand some of the unique issues faced by canyon residents, in much the same way as a canyon resident might not understand some of the issues faced by residents of downtown Salt Lake City, for example. A canyon resident isn't eligible to be on the Salt Lake City planning and zoning commission, but a Salt Lake City resident will be eligible to be on the mountainous planning commission and thereby have authority over whether a Wasatch Resort homeowner can modify a retaining wall in his back yard, for example.

We in Granite love our canyon and want to protect it at least as much as Mayor McAdams does. However, as you can see from the comments above, we are very strongly alarmed that having a single canyon resident on this 9-member commission, who would need to represent all the impacted canyons, would make it extremely difficult to slow down or stop possible

runaway development urges of other members from cities which could benefit from said development, e.g., Sandy and Cottonwood Heights.

Also, the concerns and issues affecting one canyon don't necessarily mirror those in another. I would not want to have a Granite resident representing all the canyons, who doesn't know the problems of Big Cottonwood Canyon. Ideally, each affected canyon should be represented and the number of members from cities should be reduced to balance the power of the cities.

In addition, the Blue Ribbon Panel worked on FCOZ revisions for a quite lengthy time and it would be a disgraceful waste of manpower to possibly toss out the results of their work and have a new commission start from scratch, if that is the County's intent. This doesn't send a great message to all the hundreds of volunteers in the County who labor over documents, attend meetings, and do their best to improve processes in the County.

We will encourage our residents who care about the future of the canyon to attend County meetings where this is discussed further. Again, thank you for spending the time to brief us on this important change.

Sincerely,

Mary J. Young
Chairman, Granite Community Council



July 31, 2015

Via Email and U.S. Mail

Millcreek Township Planning Commission
Salt Lake County Planning & Development Services
2001 S. State Street, #3600
Salt Lake City, Utah 84190-3050

Re: Request for Recommendation Regarding Mountainous Planning District Ordinance

Dear Honorable Planning Commission Members:

The Mount Olympus Community Council was requested to make a recommendation to the Planning Commission regarding the proposed Mountainous Planning District Ordinance. We discussed this matter at our regular meeting on July 21, 2015.

In our discussion, we noted the concerns of the Granite Community Council that appointees to the Mountainous Planning Commission might not fully appreciate the impact their decisions may have for people living in or adjacent to the canyons. Granite expressed concerns that a resident of Granite be appointed to the Mountainous Planning Commission. We in Mount Olympus share this concern and hope that the appointment process will provide for a resident of Millcreek Township to sit on that Commission.

While we understand that the current administration intends to appoint a broad array of representatives and that the Mountainous Planning Commission, as authorized in the statute, will have more commissioners than other planning commissions, we wonder if enabling the ordinance should specifically provide for more representation from residents of the planning district and the areas immediately bordering the canyon areas such as Mount Olympus and/or Granite since we are more impacted by the consequences of activities in the canyon, including traffic and other issues.

Apart from this concern, we believe that the ordinance is relatively vanilla and similar to the ordinances which authorize other planning commissions in unincorporated Salt Lake County and its townships. Thus, we don't have a problem with the ordinance *per se*, apart from the concerns expressed above. Our Council voted to recommend passage of the ordinance, as drafted, however, we believe that consideration should be given to the concerns regarding representation expressed herein.

Millcreek Township Planning Commission
July 31, 2015
Page 2

Very truly yours,

MOUNT OLYMPUS COMMUNITY COUNSEL

A handwritten signature in blue ink, appearing to read "Jeff Silvestrini", with a long horizontal stroke extending to the right.

Jeff Silvestrini
Chair



MOUNTAINOUS PLANNING DISTRICT

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The central Wasatch Mountains are a wonderful and important regional resource. Visitorship to the area from Parley's Canyon on the north to Little Cottonwood on the south is about 5 million a year, more than any of Utah's popular national parks! Home to several world-class ski resorts and alpine scenery, visitors include those from around the nation and even from around the world. This area is an important place for the entire state of Utah.

Planning for the future of this key area is the subject of a broad region-wide coalition of groups and individuals who have a keen interest in the future of the central Wasatch, known as Mountain Accord. As such, it is increasingly becoming viewed as a regional, and even statewide, resource.

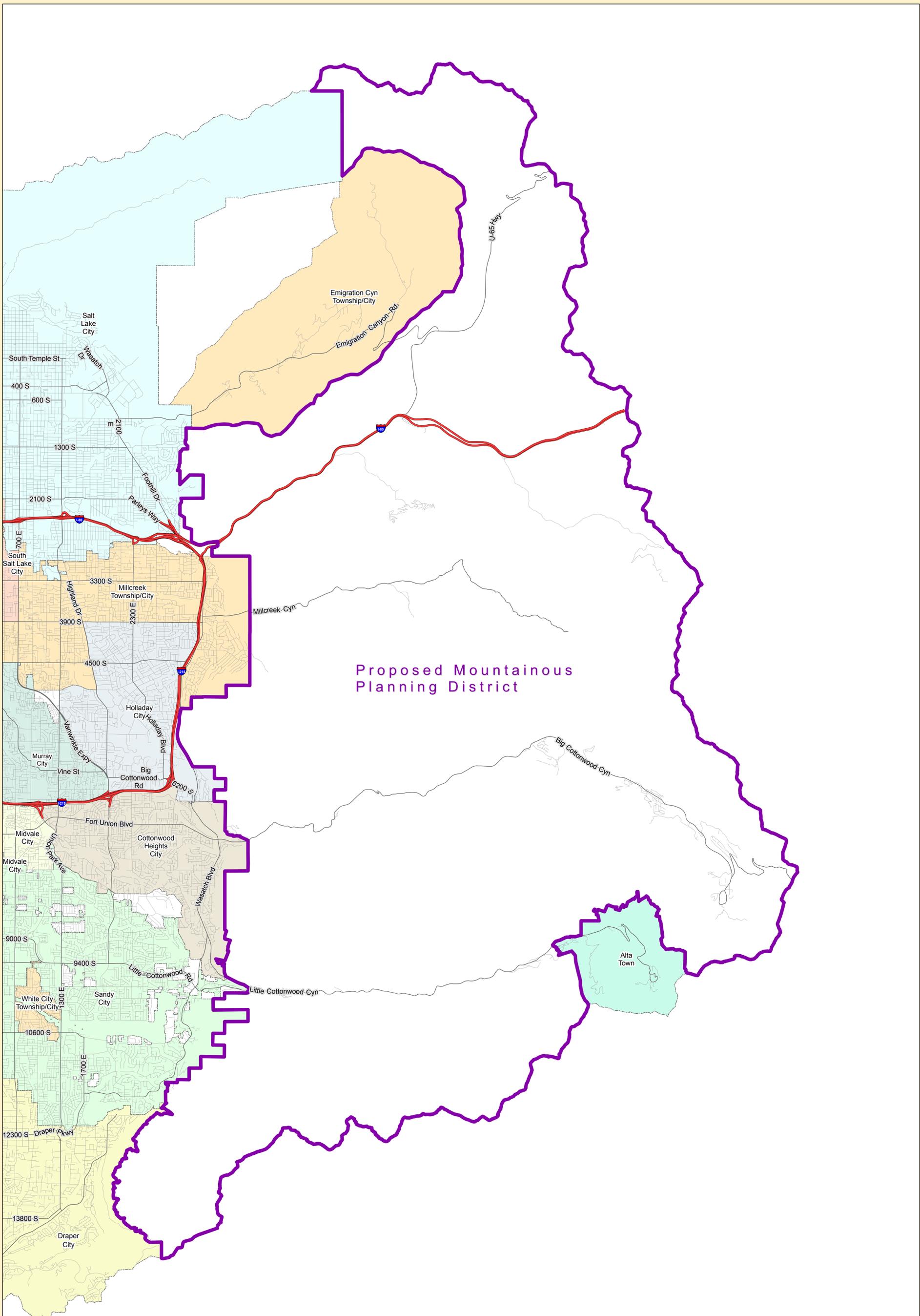
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To that end, HB351 was passed in this year's session of the state legislature, which allows for the creation of a mountainous planning district in Salt Lake County to address these concerns and interests. The proposed ordinance just forwarded to you is the county's effort to put this mechanism into effect.

This ordinance creates the Mountain Planning District and establishes a Mountain District Planning Commission specifically for this area, composed of 9 members to be appointed by the Salt Lake County Mayor and Council. The intention is for members to be drawn from around the county, including residents who live in cities and have an interest in the future of this key regional jewel.

The Mountain Planning Commission would have authority much as any other planning commission does, for the Mountain Planning District area.

Please review the attached ordinance and provide us your comments as soon as possible. Thanks you!



-  Proposed Mountainous Planning District
-  Proposed Municipal Township Boundary

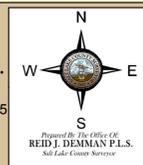


Proposed Mountainous Planning District

The information depicted on this map is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.

In Conjunction with the Offices of:
Salt Lake County Assessor
Salt Lake County Clerk
Salt Lake County Mayor
Salt Lake County Recorder

Prepared By The Office Of:
REID J. DEMMAN P.L.S.
Salt Lake County Surveyor
2001 S. State N1 400 SLC, UT 84114-4575
385-468-8240
www.surveyor.slco.org
SU20150281





SALT LAKE COUNTY ORDINANCE

Ordinance No. _____

Date _____, 2015

MOUNTAINOUS PLANNING DISTRICT AND PLANNING COMMISSION

AN ORDINANCE ENACTING CHAPTER 2.75A AND CHAPTER 19.07 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, DESIGNATING A MOUNTAINOUS PLANNING DISTRICT, ESTABLISHING A PLANNING COMMISSION FOR THIS DISTRICT, AND PROVIDING FOR THIS PLANNING COMMISSION'S COMPOSITION, AUTHORITY, RULES AND PROCEDURES, AND MAKING OTHER RELATED CHANGES.

The County legislative body of Salt Lake County ordains as follows:

SECTION I. Chapter 2.75A of the Salt Lake County Code of Ordinances, 2001, is hereby enacted to read as follows:

CHAPTER 2.75A MOUNTAINOUS PLANNING DISTRICT

- 2.75A.010 MOUNTAINOUS PLANNING DISTRICT CREATED**
- 2.75A.010 POWERS EXERCISED BY THE MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION**
- 2.75A.030 POWERS AND DUTIES NOT AFFECTED**

2.75A.010 MOUNTAINOUS PLANNING DISTRICT CREATED

Pursuant to the provisions of Section 17-27a-901 of the Utah Code, the county council has created a Mountainous Planning District as stated in Section 19.07.020 of this Code. The

Mountainous Planning District has boundaries as set forth in Section 19.07.010 of this Code, which includes portions of the unincorporated county previously under the jurisdiction of the Salt Lake County Planning Commission or the Millcreek Township Planning Commission.

2.75A.020 POWERS EXERCISED BY THE MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION

1. The powers and duties of the Mountainous Planning District Planning Commission members are provided for in Chapter 19.07 of this Code. Those powers and duties shall be exercised within the geographical boundaries of the Mountainous Planning District as provided therein. All matters that were pending and had previously been under the jurisdiction of the Salt Lake County Planning Commission or the Millcreek Township Planning Commission regarding property now within the geographical area of the Mountainous Planning District shall be considered to be under the jurisdiction and subject to all the powers and duties of the Mountainous Planning District as of the effective date of this ordinance.
2. The Salt Lake County Planning Commission and the Millcreek Township Planning Commission shall cease to exercise jurisdiction over all newly filed planning and zoning matters within the Mountainous Planning District area on the day this ordinance becomes effective.

2.75A.030 POWERS AND DUTIES NOT AFFECTED

This chapter does not affect the powers and duties of the Salt Lake County Planning Commission or the Millcreek Township Planning Commission, outlined in Chapter 19.05, Salt Lake County Code of Ordinances, 2001, over all pending and future land use applications regarding any property located in areas remaining within their jurisdictional boundaries and outside of the Mountainous Planning District.

SECTION II. Chapter 19.07 of the Salt Lake County Code of Ordinances, 2001, is hereby enacted to read as follows:

CHAPTER 19.07 MOUNTAINOUS PLANNING DISTRICT

- 19.07.010 MOUNTAINOUS PLANNING DISTRICT AREA DESIGNATED**
- 19.07.020 MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION**
- 19.07.030 LAND USE AUTHORITY**

19.07.010 MOUNTAINOUS PLANNING DISTRICT AREA DESIGNATED

A. Mountainous Planning District Map

The area of the Mountainous Planning District is hereby designated according to the Mountainous Planning District Map that is on file with the county clerk, and such map is made by this reference a part of this title as if fully described and detailed herein. The map of the Mountainous Planning District may be examined by the public subject to any reasonable regulations established by the county clerk. All of the area within the Mountainous Planning District Map meets the following criteria:

1. The area is primarily used for recreational purposes, including canyons, foothills, ski resorts, wilderness areas, lakes and reservoirs, campgrounds, or picnic areas;
2. The area is used by residents of Salt Lake County who live inside and outside the limits of a municipality;
3. The total resident population in the Mountainous Planning District Area is equal to or less than 5% of the population of Salt Lake County; and
4. The area was within the unincorporated area of Salt Lake County before May 12, 2015.

B. Boundary Location Rules

Where uncertainty exists as to the boundary of the Mountainous Planning District, the following rules shall apply:

1. Wherever the boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the centerline of the street, alley or block, or such property line shall be construed to be the boundary of the Mountainous Planning District.
2. Whenever such boundary line of the Mountainous Planning District is indicated as being approximately at the line of any river, irrigation canal, or other waterway or railroad right-of-way, or public park, or other public land, or any section line, then in such cases the center of the stream, canal or waterway, or of the railroad right-of-way, or the boundary line of such public land or such section line shall be deemed to be the boundary of the Mountainous Planning District.
3. Where the application of the above rules does not clarify the Mountainous Planning District boundary location, the land use hearing officer shall interpret the map.

19.07.020 MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION

A. Creation.

1. There is hereby created a Mountainous Planning District, consisting of the area described in Section 19.07.010 of this chapter.
2. There is hereby established a Mountainous Planning District Planning Commission (“Planning Commission”).

A. Powers and Duties. The Planning Commission shall have the following powers and duties:

1. Make and recommend to the county council a general plan and amendments to the general plan for the Mountainous Planning District;
2. Prepare and recommend to the county council land use ordinances and a zoning map and amendments thereto for the Mountainous Planning District;

3. Consider and recommend to the county council a subdivision ordinance and amendments thereto for areas within the Mountainous Planning District;
4. Recommend proposed application processes and the appropriate delegation of power to at least one land use authority and at least one appeal authority as provided in Section 17-27a-302 of the Utah Code.
5. Act as the land use authority as provided in Section 19.07.030;
6. Advise the county council on matters that the county council directs;
7. Provide other functions as specified in this chapter or as directed by the county council.

B. Membership, Appointment, Terms, Removal, and Vacancies:

1. The Planning Commission shall be composed of nine (9) members to be appointed by the mayor with the advice and consent of the county council. The mayor, with the advice and consent of the county council may also appoint up to two (2) alternate members of the Planning Commission. Alternate members must meet the qualifications as the other Planning Commission members.
2. All members of the Planning Commission shall serve a term of three (3) years, except that in the case of the first Planning Commission appointed under the provisions of this section, three (3) members shall be appointed for an initial term of one (1) year, three (3) members shall be appointed for an initial term of two (2) years, and the remaining three (3) members shall be appointed to serve a full three-year term. Any alternate members of the Planning Commission shall be appointed to serve a term of four (4) years. In the event a term of a member shall expire without a successor having been appointed, the member shall continue to serve until a successor has been appointed and the term of the successor shall terminate on the

same day as though the successor was appointed in a timely manner. Any vacancy created during the term of a member shall be filled for only the remainder of the unexpired portion of that term. No member shall serve more than two (2) consecutive full terms.

3. The Planning Commission shall elect a chair and vice chair from among its members to sit for one year terms and may, by majority vote, adopt rules regarding its activities, which rules may not be in conflict with the Land Use, Management and Development Act, Utah Code Ann. §17-27a-101 *et. seq.*, or this Ordinance. The chair shall be considered for purposes of establishing a quorum and shall act as a voting member.
4. Unless otherwise provided by law, any vacancy occurring on the Planning Commission by reason of death, resignation, removal or disqualification shall be filled by the mayor with the advice and consent of the county council for the unexpired term of such member. The mayor with advice and consent of the county council may remove for cause a member of the Planning Commission upon the filing of written charges against the member and after a public hearing on the charges conducted by a hearing officer appointed by the mayor if requested by the member.
5. Quorum: No meeting of the Planning Commission shall be official or of any effect except when a quorum of the members are present. Five members of the Planning Commission shall constitute a quorum. All actions shall require the concurring vote of a majority of the members present, unless stricter voting procedures are established by the Planning Commission.

C. Qualifications for Membership:

1. Planning Commission members must be registered voters who reside either in the unincorporated or incorporated areas of Salt Lake County.
 2. At least one Planning Commission member shall reside within the Mountainous Planning District.
 3. Planning Commission members shall represent areas located in the unincorporated and incorporated county. In appointing Planning Commission members, the mayor and county council shall endeavor to provide as much geographically balanced representation as is practicable.
- D. Jurisdiction: The Planning Commission shall have jurisdiction regarding all pending and future planning and zoning matters and proceedings within the Mountain Planning District Area, including areas of the Mountainous Planning District that are also located within a municipality or are unincorporated.
- E. Meetings:
1. The Planning Commission shall establish a regular meeting schedule.
 2. The Planning Commission must comply with Title 52, Chapter 4, Open and Public Meetings Act.

19.02.030 LAND USE AUTHORITY

A. Land Use Authority Designation. Except as otherwise provided herein, the Planning Commission is designated as the land use authority pursuant to state law as provided in this Title and is authorized to act to the same extent as any other planning commission under this Code, including for the following land use applications:

1. Mobile home parks as provided in Title 15, Chapter 24
2. Subdivisions as provided in Title 18, Chapter 08
3. Preliminary plats as provided in Title 18, Chapter 12

4. Planned unit developments as provided in Title 19, Chapter 78
5. Conditional use permits as provided in Title 19, Chapter 84
6. Modifications to designated county historical sites as set forth in Title 19, Chapter 86
7. Nonconforming uses and special exceptions as set forth in Title 19, Chapter 88

SECTION III. This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED and ADOPTED this _____ day of _____, 2015.

SALT LAKE COUNTY COUNCIL

By _____
Richard Snelgrove, Chair

ATTEST:

Sherrie Swensen
County Clerk

Approved as to form and legality:

R. Christopher Preston
Deputy District Attorney
Date: _____

Voting:

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member DeBry voting	_____
Council Member Wilson voting	_____
Council Member Granato voting	_____
Council Member Jensen voting	_____

Council Member Snelgrove voting _____
Council Member Newton voting _____

Vetoed and dated this _____ day of _____, 2015.

By _____
Mayor Ben McAdams or Designee

(Complete As Applicable)

Veto override: Yes__ No__ Date _____

Ordinance published in newspaper: Date _____

Effective date of ordinance: _____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2015, the County Council of Salt Lake County adopted Ordinance No. _____, enacting chapters 2.75A and 19.07 of the Salt Lake County Code of Ordinances, 2001, regarding the creation of the Mountainous Planning District and the Mountainous Planning District Planning Commission and making other related changes.

SALT LAKE COUNTY COUNCIL:

By _____
RICHARD SNELGROVE, Chair

ATTEST:

Sherrie Swensen, County Clerk

Approved as to Form:

Voting:

Councilman Bradley	_____
Councilman Bradshaw	_____
Councilman Burdick	_____
Councilman DeBry	_____
Councilman Wilson	_____
Councilman Granato	_____
Councilman Jensen	_____
Councilman Snelgrove	_____
Councilman Newton	_____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-_____, Salt Lake City, Utah.