



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Magna Township Planning Commission

Public Meeting Agenda

Thursday, April 11, 2013

6:30 P.M.

THE MEETING WILL BE HELD IN THE MEETING ROOM AT THE SALT LAKE COUNTY
MAGNA LIBRARY, 8950 WEST MAGNA MAIN STREET, MAGNA, UT 84044.

ANY QUESTIONS, CALL 385-468-6700

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

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 Items - 6:30 P.M.

- 1) Adoption of minutes from the March 14, 2013 meeting.
- 2) Other Business

Public Hearing Items - Starting immediately following Business Items

28332 – Steve Glezos is requesting Preliminary Plat approval for a new 15-Lot Single-Family Residential Subdivision, Oquirrh View Estates Phase 2 – **Address:** 3835 South 8400 West – **Zone:** R-1-5 (Single-Family Residential) – **Community Council:** Not subject to Community Council review – **Planner:** Nancy Moorman.

Adjournment



MEETING MINUTE SUMMARY
MAGNA TOWNSHIP PLANNING COMMISSION MEETING
 Magna Library - Magna, UT

March 14, 2013 6:30 p.m.

Approximate meeting length: 1.5 hours

Number of public in attendance: 6

Summary Prepared by: Jocelyn Walsh-Magoni

Meeting Conducted by: Commissioner Kunz, Chair

IN ATTENDANCE

Commissioners / Staff:

Commissioner Name	Present		Absent Excused
	Public	Business	
Paul Kunz (Chair)	x	x	
Dan Cripps (Vice Chair)	x	x	
Michael Brooks			x
John Bodenhofer	x	x	
Lance Jacob	x	x	
Kelly Harman			x
Nathan Pilcher			x

Planning:	Public Hearing	Business Meeting	Other:	Public Hearing	Business Meeting
Max Johnson	x	x	Chris Preston (DA)	x	x
Jocelyn Walsh-Magoni	x	x			
Nancy Moorman	x	x			

BUSINESS MEETING

Meeting began at 6:35 p.m.

- 1) Adoption of minutes from the February 14, 2013 meeting.

Motion: To approve the Minutes from the February 14, 2013 meeting as presented to the Commission.

Motion by: Commissioner Cripps

2nd by: Commissioner Jacob

Vote: Unanimous

2) Other Business

- Commissioner Cripps asked about the trash collection fee being billed separately now, as opposed to being on the property tax bill. Max noted that Sanitation Services is now an independent department, so the trash collection bill cannot be attached to the property tax bill.

PUBLIC HEARING

Began at 6:43 p.m.

28266 – Nefi Garcia on behalf of Verizon Wireless is requesting approval of a Conditional Use Permit for a new Monopole Wireless Telecommunication Facility – **Address:** 3904 South 8000 West – **Zone:** M-1 (Manufacturing) – **Community Council:** Magna – **Planner:** Nancy Moorman.

Presentation: Nancy Moorman, Planner **Recommendation:** See the attached Staff Report

There was a brief discussion between staff and the Planning Commission. There was a concern about the type of fencing that will surround the tower, and who would be responsible for maintaining it. Also discussed, were what options could be requested for fencing that would prevent graffiti.

PUBLIC DISCUSSION OPENED

Speaker # 1: Applicant

Name: Nefi Garcia on behalf of the agent Verizon Wireless

Address: 9847 South (inaudible) Sandy, UT

Issue: He stated that if the commission is okay with a 60 foot pole, Verizon would actually prefer a 60 foot monopole design. He provided a handout that details another option however, he does not believe that alternative is the best.

Speaker # 2: Citizen

Name: John Morgan

Address: 8046 West Harker Canyon, Magna, UT

Issue: Mr. Morgan asked if the Verizon pole could be used in unison with other phone companies. He also does not like the “pine tree” stealth design.

There were no representatives from the community councils. Per Nancy Moorman, Magna Town Council did not have concerns with the 80 foot height, but there was concern with the Pine tree as a stealth facility. Magna Area Community Council did hear this item, but did not provide any recommendations.

PUBLIC DISCUSSION CLOSED

Motion: To approve application # 28266 for a galvanized monopole (cylinder tower) up to 80 feet, with a black, vinyl coated, chain link fence to enclose the facility, in addition to the conditions outlined in the Staff Report.

Motion by: Commissioner Cripps

2nd by: Commissioner Bodenhofer

Vote: Unanimous

28302 – David Murdock is requesting site plan review for a new Family Dollar Retail Store as part of PUD Subdivision #27193 – **Address:** 2750 South 8400 West – **Zone:** C-2 (Commercial) – **Community Council:** Magna – **Planner:** Nancy Moorman

Presentation: Nancy Moorman, Planner **Recommendation:** See the attached Staff Report

Per Nancy Moorman, both the Magna Area Community Council and Magna Town Council have heard the application and were concerned with increased traffic. Magna Town Council had concerns with the building design, and prefers to have the building further from the road. They also prefer more landscaping to act as a visual buffer.

There was a brief discussion between staff and the Planning Commission.

PUBLIC DISCUSSION OPENED

Speaker # 1: Applicant

Name: David Murdock

Address: 1196 E 1850 S, Bountiful, UT

Issue: Family Dollar has added additional design features to this particular location with diversified stucco finish and “pop-outs” to highlight particular sections of the building. The colors will be earth tones, and there will also be a 20 foot pylon sign by the sidewalk. Family Dollar will adhere to any sign ordinances.

Speaker # : Magna Town Council

Name: Jeff Senten

Address: 3319 S Sweetgum Dr., Magna, UT

Issue: Mr. Senten is concerned because there are other “dollar stores” in the general area, and he is not sure this type of business would remain open long term. Additionally, there will be increased traffic congestion. He is concerned that the building is too close to the street, but it was clarified by the applicant that the building will be 23 feet from the back of the proposed sidewalk.

Speaker: Representative for the property owner

Name: Tom Praggastis

Address: Box 6090, Ketchum, ID

Issue: Mr. Praggastis answered some questions of the Commission about the rest of the subdivision, including the fact that the subdivision is expected to have “at market” apartments, and he hopes the parcel can be closed and that construction can begin this year.

Speaker # 4: Citizen

Name: John Morgan

Address: 8046 W Harker Canyon, Magna, UT

Issue: He is concerned that certain existing apartments and condominiums have brought the neighborhood values down.

Speaker # 5: NAI Commercial Real Estate

Name: Sylvia Anderson

Address: 376 E, 400 S, Salt Lake City, UT

Issue: With the growth in Magna, development will eventually come in the future, so NAI has looked at what businesses would help promote the community. They have chosen a developer that they believe would be positive in the eyes of the commission, and that the proposed business will be beneficial.

PUBLIC DISCUSSION CLOSED

There was a brief discussion between staff and the Planning Commission.

PUBLIC DISCUSSION RE-OPENED

Speaker # 1: Applicant

Name: David Murdock

Address: 1196 E 1850 S, Bountiful, UT

Issue: Applicant is willing to make changes to the plan to provide for a more architecturally pleasing design.

PUBLIC DISCUSSION CLOSED

There was a brief discussion between staff and the Planning Commission.

Motion: To approve application # 28302 with the recommendations outlined in the Staff Report as well as the following conditions:

- That there be two additional, 5 foot 4 inch architectural split face bump-outs so they are on all four sides of the building.
- That the front setback be 25 feet from the existing sidewalk to the east side of the building.

Motion by: Commissioner Kunz

2nd by: Commissioner Cripps

Vote: Unanimous

MEETING ADJOURNED

Time adjourned: 8:00 p.m.



STAFF REPORT

Executive Summary									
Hearing Body:	Magna Township Planning Commission								
Meeting Date and Time:	Thursday, April 11, 2013	06:30 PM	File No:	2	8	3	3	2	
Applicant Name:	Steve Glezos	Request:	Subdivision						
Description:	15-Lot Single Family Subdivision								
Location:	3835 South 8400 West								
Zone:	R-1-5 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Staff Recommendation:	Approval with Conditions								
Planner:	Nancy Moorman								

1.0 BACKGROUND

1.1 Summary

Steve Glezos is seeking approval of a preliminary plat for the proposed Oquirrh View Estates Phase II subdivision located at 3835 South 8400 West. The subdivision is on a 2.75 acre site and contains 15 lots proposed for single family dwellings. The property is zoned R-1-5 (Single Family Residential - 5,000 sq ft lots).

Oquirrh View Estates Phase I contains 29 lots and was completed in 2009. The applicant is anticipating applying for a third and final phase of the subdivision within the next 3 months.

1.2 Neighborhood Response

No neighborhood response has been received at the time of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

18.12.010 - Required information.

A. The preliminary plat, ..., shall contain the information specified in this section and comply with the following requirements:

1. Description and Delineation. In a title block located in the lower right-hand corner the following shall appear:
 - a. The proposed name of the subdivision, which name must be approved by the planning and development services division;
 - b. The location of the subdivision, including:
 - i. Address,
 - ii. Section, township and range;
 - c. The names and addresses of the owner, the subdivider, if different than the owner, and of the designer of the subdivision;

d. The date of preparation, scale (no less than one inch to equal one hundred feet) and the north point.

2. Existing Conditions. The plat shall show:

- a. The location of and dimensions to the nearest bench mark or monument;
- b. The boundary lines of the proposed subdivision indicated by a solid heavy line and the total approximate acreage encompassed thereby;
- c. All property under the control of the subdivider, even though only a portion is being subdivided. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in the light of existing general street plans, other planning commission studies and the County Transportation Improvement Plan;
- d. The location, width and names of all existing streets within two hundred feet of the subdivision and of all prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements and section and corporation lines, within and adjacent to the tract;
- e. The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred feet beyond the tract boundaries;
- f. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location;
- g. Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments;
- h. Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible;
- i. Contour at vertical intervals of not more than two feet. Highwater levels of all watercourses, if any, shall be indicated in the same datum for contour elevations;
- j. Nearest installed fire hydrants on or within five hundred feet of the proposed subdivision.

4. Proposed Subdivision Plan. The subdivision plan shall show:

- a. The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;
- b. The layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.
- c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;
- d. Building setback lines, including showing dimensions where required by the planning commission;
- e. Easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;
- f. Typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;
- g. A tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.

18.12.030 - Preliminary plat approval or disapproval.

Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and

give reasons for such disapproval. 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.

2.2 Subdivision Requirements

1. Record of Survey must be received by County Surveyor's office before plat can leave Planning and Development and the following statement A Record of Survey has been filed as #xxxxxxx in the S. L. County Surveyor's Office MUST be included in the Surveyor's Certificate on the final mylar, the x's being the RSC No. received from the County Surveyor's office
2. Final plat must be on regular County Titleblock
3. All required improvements must be bonded for before plat can be recorded
4. Require 4 copies of Final Civil drawings signed by Licensed Engineer for all improvements after approvals from Hydrology, Grading and Traffic have been received
5. Label all areas to be dedicated to County as "Area Hereby Dedicated to Salt Lake County"
6. All Streets within 200 ft. of the proposed subdivision must be shown on plat
7. A preliminary report of title will be required at the final stage of the project. They are only good for 60 days so don't get it until we are at the final plat stage
8. Applicant's surveyor must contact the County Surveyor's office to obtain a Permit for Monument Checking. The surveyor must bring in a copy of the recorded subdivision along with a list of the coordinates for the monuments to insure proper placement of the monuments by the surveyor to the County Surveyor's office. When the monument locations have been verified by the County Surveyor's office, the applicant's surveyor may receive the monuments for installation from the County Surveyor.

2.3 Other Agency Recommendations or Requirements

Grading

1. Submit a full SWPPP for the site, including the access road going out to 8000 West. You can include plans for phase III of the subdivision if you wish to submit everything at once.
2. Submit a copy of the Geotechnical Engineering report.
3. Submit copies of the compaction testing from the grading completed on the col-de-sac.

Hydrology

4. Basin #086 - Coon CNYN-W. Storm drain impact fees - \$4,211.00 per acre.
5. Storm water routing system in site plans appear to be acceptable. Box elevations, flow elevations, profiles, Etc. must be in final drawings. Submit 3 hardcopies and 1 electronic copy of the final stamped and signed plans.
6. All boxes must be Salt lake County standard.

Flood Control

7. A water quality enhancement device and installation basin must be added to the last cleanout box before outfall to Coon Creek.

Health Department

8. Submit a water and sewer availability letter from Magna Water District 801-250-2118.

Fire Department

9. Approved with indicated fire hydrants and second access out of the subdivision onto 8000 West.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends **APPROVAL** of the proposed **Subdivision** with the following conditions:

1) The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review, including completing the preliminary and final plat approval with staff.

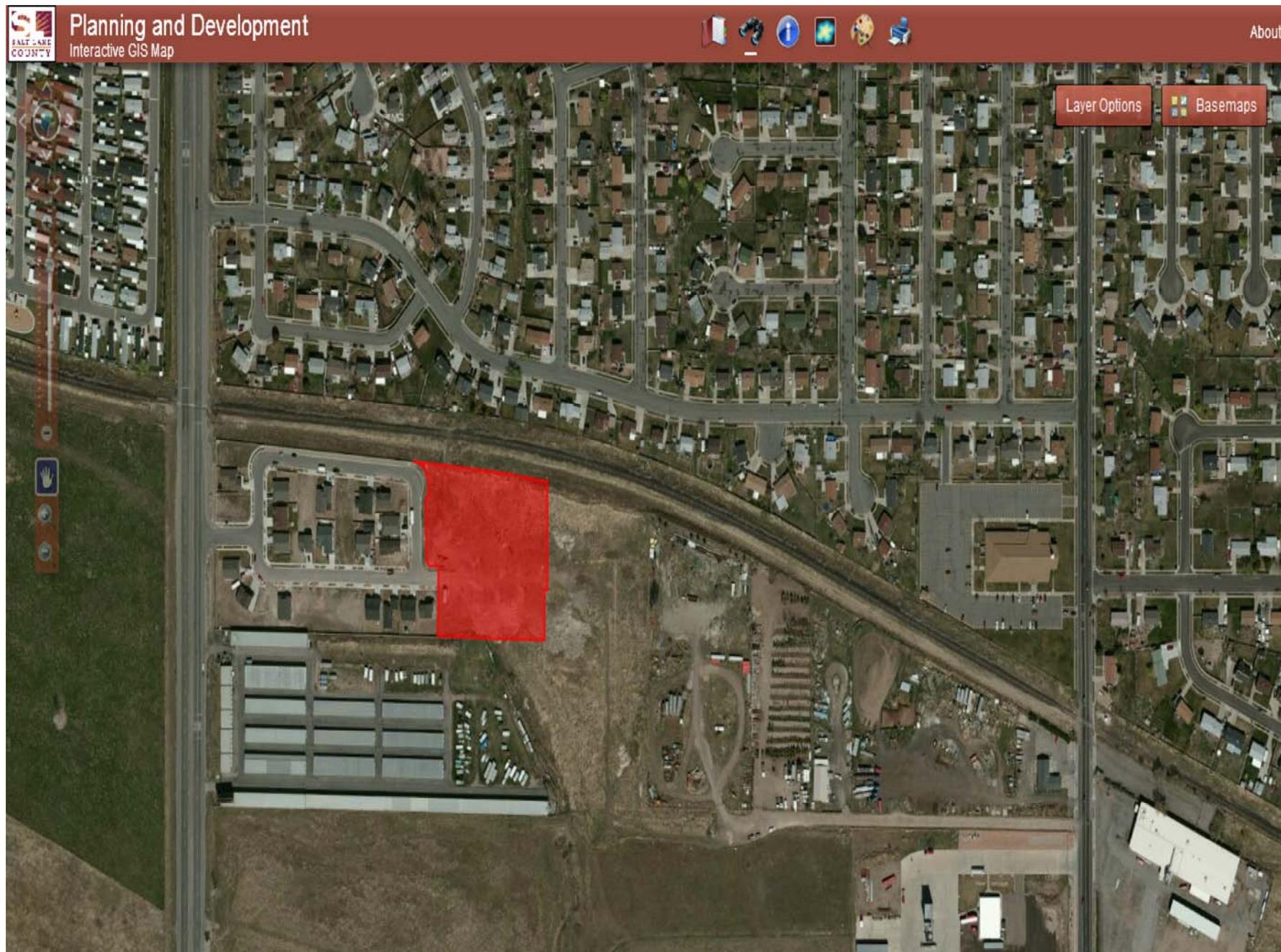
3.2 Reasons for Recommendation

1) The project will comply with subdivision and zoning requirements once all applicable ordinances and agency recommendations have been adhered to.

The screenshot displays the Salt Lake County Planning and Development Interactive GIS Map. The interface includes a top navigation bar with the county logo and title, a search bar, and various tool icons. On the left, there are navigation controls for zooming and panning. The main map area shows a street grid with several parcels highlighted in red. A prominent parcel is labeled 'R-1-5 22865'. An 'Enhanced Search' window is open, displaying the following information for the selected parcel:

- Parcels Selected: 1
- ID 10: 1432402018
- ID 14: 14324020180000
- Address: 3835 S 8400 W
- Acreage: 2.75
- Owner: CELEBRITY CONSTRUCTION INC
- Owner Address: 360 S FORT LN STE 109

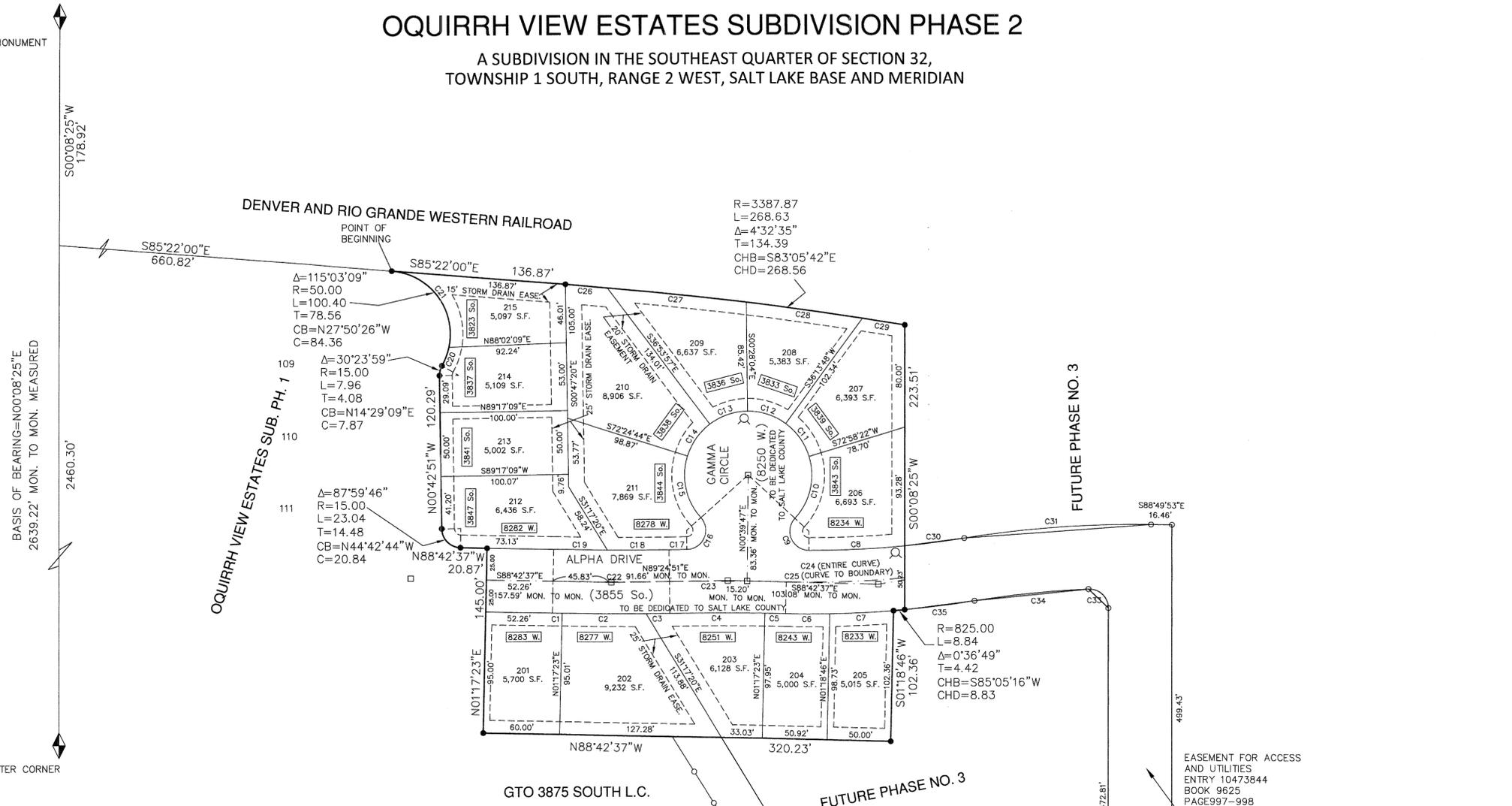
The map also shows other parcels with labels such as 'R-1-5 24246', 'R-1-5 25090', 'M-1', and 'R-4-8.5'. Street names like 'S 8400 W', 'W Beta Dr', 'W Alpha Dr', and 'Danbury' are visible. The interface includes buttons for 'Layer Options' and 'Basemaps' in the top right corner.



OQUIRRH VIEW ESTATES SUBDIVISION PHASE 2

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

CENTER SECTION 32
T.1S., R.2W.,
S.L.B.&M.
FOUND COUNTY MONUMENT

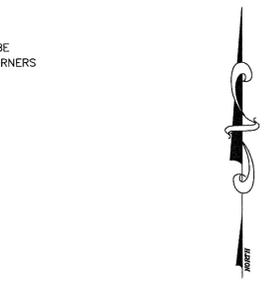


BASIS OF BEARING=N00°08'25"E
2639.22' MON. TO MON. MEASURED

SOUTH QUARTER CORNER
SECTION 32
T.1S., R.2W.,
S.L.B.&M.
FOUND COUNTY MONUMENT

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C30	775.00	47.25	3°29'35"	23.63	N82°41'16"E	47.24
C31	824.99	147.26	10°13'39"	73.83	S86°03'17"W	147.07
C32	15.00	23.26	88°50'58"	14.70	S44°17'06"E	21.00
C33	15.00	24.23	92°32'38"	15.68	N46°07'54"W	21.68
C34	775.00	90.02	6°39'19"	45.06	S84°16'07"W	89.97
C35	825.00	55.29	3°50'24"	27.66	N82°51'40"E	55.28

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	2825.00	7.74	0°09'25"	3.87	S88°47'20"E	7.74
C2	2825.00	65.97	1°20'16"	32.98	S89°32'10"E	65.96
C3	2825.00	18.77	0°22'50"	9.38	N89°36'16"E	18.77
C4	2775.00	74.61	1°32'25"	37.31	N89°48'56"W	74.60
C5	2775.00	16.23	0°20'06"	8.12	N88°52'40"W	16.23
C6	825.00	34.74	2°24'46"	17.37	S89°55'00"E	34.74
C7	825.00	50.14	3°28'56"	25.08	N87°08'09"E	50.13
C8	775.00	75.34	5°34'11"	37.70	N87°13'08"E	75.31
C9	15.00	34.79	132°53'43"	34.41	S23°32'55"E	27.50
C10	50.00	52.30	59°55'34"	28.82	N12°56'10"E	49.94
C11	50.00	32.06	36°44'34"	16.61	N35°23'55"W	31.52
C12	50.00	32.02	36°41'52"	16.58	N72°07'08"W	31.48
C13	50.00	31.79	36°25'53"	16.45	S71°19'00"W	31.26
C14	50.00	30.99	35°30'47"	16.01	S35°20'40"W	30.50
C15	50.00	51.88	59°26'47"	28.55	S12°08'07"E	49.58
C16	15.00	34.44	131°33'17"	33.34	N23°55'08"E	27.36
C17	2825.00	13.91	0°16'56"	6.96	S89°33'19"W	13.91
C18	2775.00	48.68	1°00'18"	24.34	N89°55'00"E	48.68
C19	2775.00	42.16	0°52'14"	21.08	S89°08'44"E	42.16
C20	50.00	15.44	17°41'30"	7.78	N20°50'24"E	15.38
C21	50.00	84.96	97°21'39"	56.87	N36°41'11"W	75.10
C22	2800.00	91.66	1°52'32"	45.83	S89°38'53"E	91.65
C23	2800.00	91.66	1°52'32"	45.83	N89°38'53"W	91.65
C24	800.00	144.49	10°20'55"	72.44	N86°06'55"E	144.30
C25	800.00	93.22	6°40'36"	46.66	N87°57'05"E	93.17
C26	3387.87	33.00	0°33'29"	16.50	N85°05'15"W	33.00
C27	3387.87	110.00	1°51'37"	55.01	N83°52'42"W	110.00
C28	3387.87	92.00	1°33'21"	46.00	N82°10'13"W	92.00
C29	3387.87	33.62	0°34'07"	16.81	N81°06'28"W	33.62



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

- MONUMENTS TO BE SET
- - - P.U. AND DRAINAGE EASEMENTS
- FRONT LOT LINE EASEMENT IS 10.00 FEET
- BOUNDARY EASEMENTS ARE 10.00 FEET
- INTERIOR LOT LINE EASEMENT IS 5.00 FEET
- FIRE HYDRANT TO BE INSTALLED
- 1/2"x24" RE-BAR OR PLUG
- IN CURB TO BE SET ON ALL INTERIOR LOT CORNERS
- 5/8"x24" RE-BAR W/CAP TO BE SET ON OUTSIDE BOUNDARY CORNERS

UTILITIES, STREET AND ADDRESS
FRONTAGE APPROVED

DATE _____ SIGNED _____

CHECKED FOR ZONING COMPLIANCE

Zone: _____ Lot Area: _____

Lot Width: _____ Front Yard: _____

Side Yard: _____ Rear Yard: _____

Date _____ Signature _____

PLANNING COMMISSION

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

CHAIR, SALT LAKE CO. PLANNING COMMISSION

HEALTH

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

SALT LAKE VALLEY HEALTH DEPT.

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 _____ ENGINEERING SECTION MANAGER

APPROVAL AS TO FORM

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

SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR

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

MAYOR, OR DESIGNEE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 **OQUIRRH VIEW ESTATES SUBDIVISION PHASE 2** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE. AND THAT RECORD OF SURVEY # _____ HAS BEEN FILED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, SAID POINT BEING S0°08'25"W, 178.92 FEET ALONG THE QUARTER SECTION LINE AND S85°22'00"E, 660.82 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID SOUTH RAILROAD RIGHT OF WAY THE FOLLOWING TWO COURSES: S85°22'00"E, 136.87 FEET; THENCE 268.63 FEET ALONG THE ARC OF A 3387.87 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S83°05'42"E, 268.56 FEET); THENCE S0°08'25"W, 223.51 FEET; THENCE 8.84 FEET ALONG THE ARC OF A 825.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S85°05'16"W, 8.83 FEET); THENCE S01°18'46"W, 102.36 FEET; THENCE N88°42'37"W, 320.23 FEET TO THE SOUTHEAST CORNER OF LOT 129 OF OQUIRRH VIEW ESTATES SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY OF SAID OQUIRRH VIEW ESTATES SUBDIVISION PHASE 1 THE FOLLOWING SIX COURSES: N01°17'23"E, 145.00 FEET; THENCE N88°42'37"W, 20.87 FEET; THENCE 23.04 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N44°42'44"W, 20.84 FEET); THENCE N00°42'51"W, 120.29 FEET; THENCE 7.96 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N14°29'09"E, 7.87 FEET); THENCE 100.40 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N27°50'26"W, 84.36 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 2.7508 ACRES - 15 LOTS

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

OQUIRRH VIEW ESTATES SUBDIVISION PHASE 2
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HANDS THIS _____ DAY OF _____ A.D. 20____

CORPORATE ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

OQUIRRH VIEW ESTATES SUBDIVISION PHASE 2
A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

RECORDED #

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

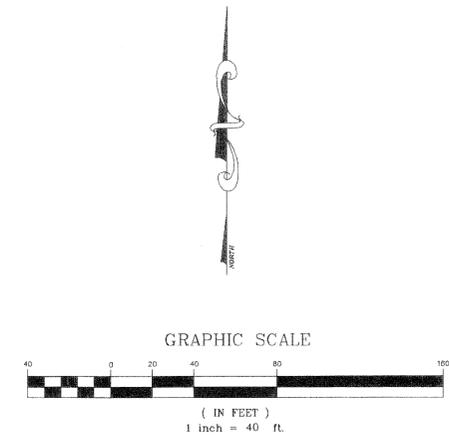
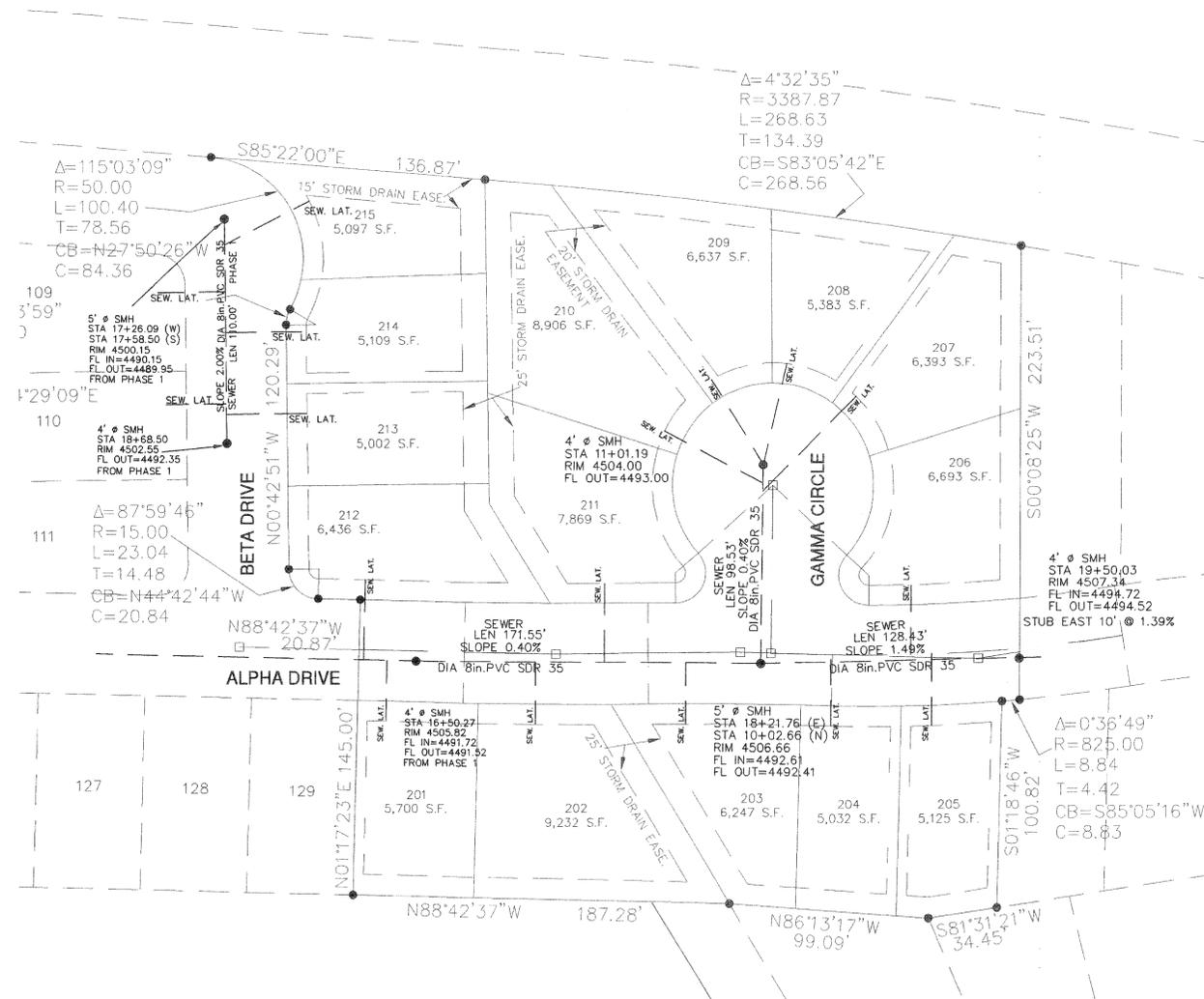
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

COON CREEK SUBDIVISION PHASE 2

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

MASTER SEWER PLAN

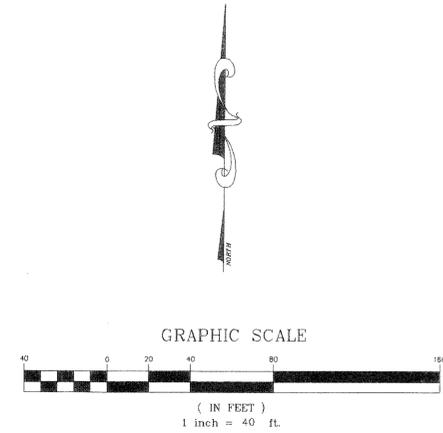
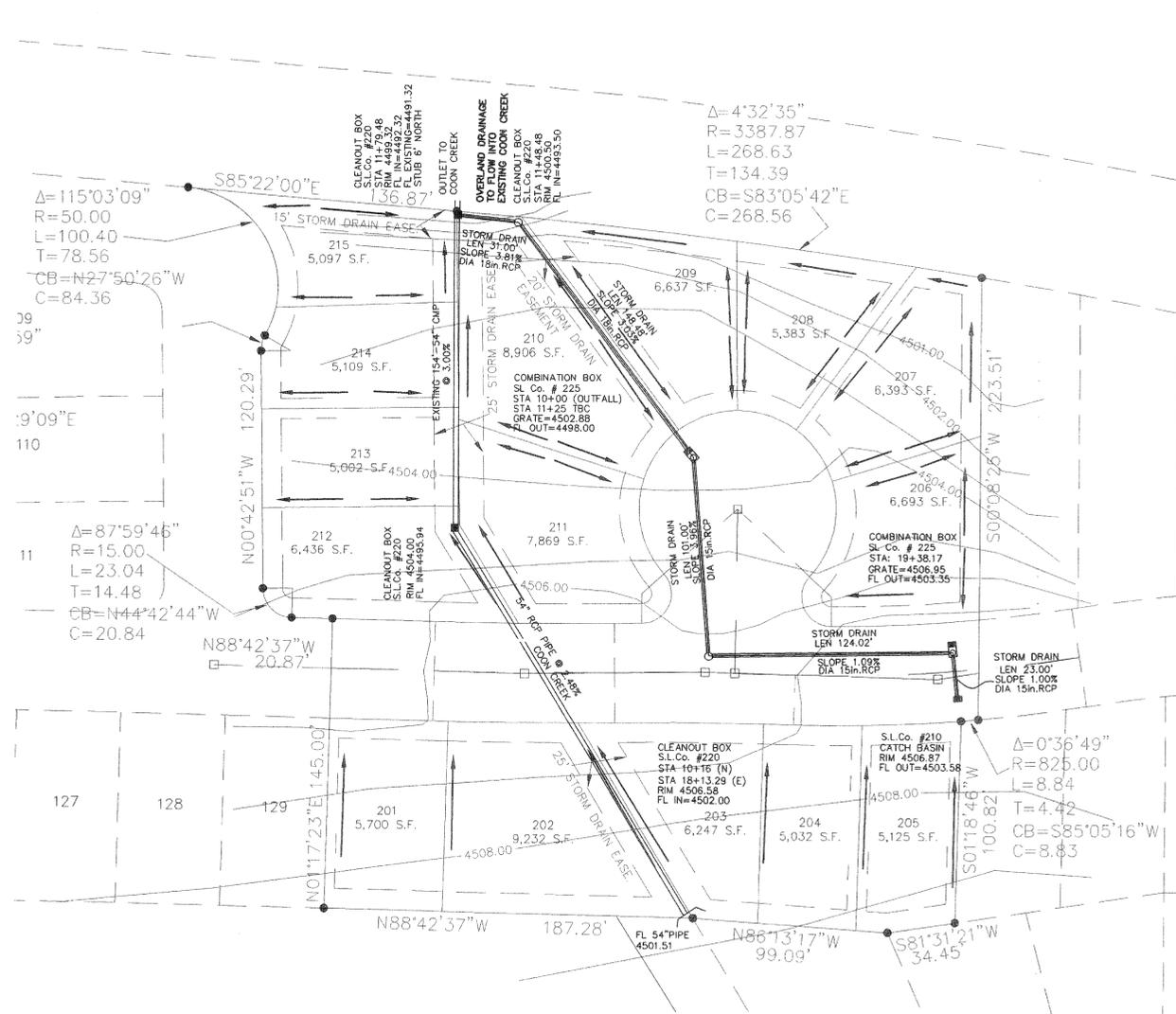


NOTE:
IT HAS BEEN VERIFIED THAT THE SEWER
AS DESIGNED WILL SERVICE ALL FUTURE
PHASES OF THIS SUBDIVISION



8735 SOUTH HARRISON STREET
SANDY, UTAH 84070 PH: 352-0075

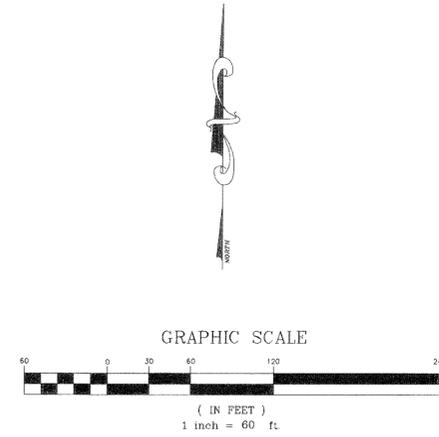
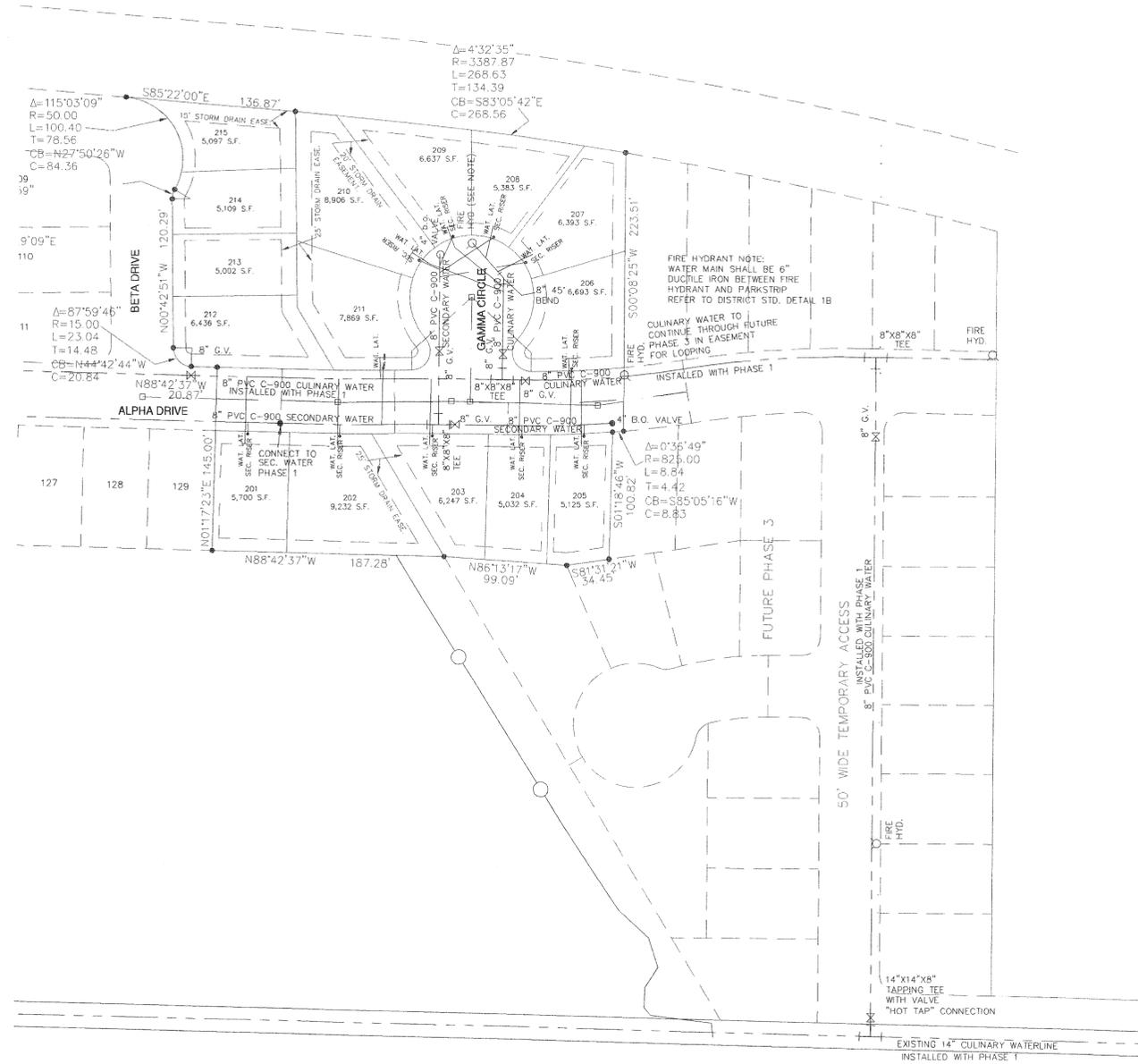
COON CREEK SUBDIVISION PHASE 2
 A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
MASTER STORM DRAIN AND LOT GRADING



COON CREEK SUBDIVISION PHASE 2

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

MASTER CULINARY AND SECONDARY WATER PLAN



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