



7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200
www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION
SPECIAL MEETING AGENDA
JULY 22, 2020
7:00 pm

ELECTRONIC MEETING

This meeting will be an electronic meeting, without a physical location pursuant to Utah Code 52-4-207, as amended by HB 5002, Chairman Zac Smallwood as Chair of Midvale City Planning and Zoning Commission hereby makes the determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based upon the fact that the City is unable to ensure compliance with the guidelines and public health protocols mandated by the state's current risk phase.

As restrictions limiting public gatherings occur across the state, Midvale City wants to ensure everyone interested in participating in Planning Commission meetings can do so. This meeting will be broadcast on the following links:

City Facebook Page: <https://www.facebook.com/MidvaleCity/>

YouTube: <https://www.youtube.com/channel/UCLDszK2kMUHuc3-bV-BBslQ>

Mixlr and City Website: <https://www.midvalecity.org/how-do-i/listen-to-public-meetings>

If you would like to provide comments on public hearing items, please email comments to Alex Murphy at amurphy@midvale.com prior to completion of the public hearing portion of each item. These comments will be presented to and considered by the Commission and made part of the public record. Please limit comments to no longer than 400 words. Comments exceeding this limit will have the first 400 words read into the record and the remainder provided to the Commission in written format. Public comment portions of the meeting will remain open for at least 5 minutes each. If you have comments which will take longer than 5 minutes to prepare, please submit a short message to request a brief extension of the public comment period. Your request will be forwarded to the Commission for their consideration.

ROLL CALL

PUBLIC HEARING

1. [CONTINUED FROM JULY 8, 2020] SUB-22-30-106-019; 7100 SOUTH – PEAK VIEW FLATS SUBDIVISION; 127-149 E 7100 S; PRELIMINARY SUBDIVISION PLAT FOR 16-UNIT SUBDIVISION; SF-1/DO ZONE; CHRIS KNAPP/RIDGEWAY CONSTRUCTION (APPLICANT).

2. [CONTINUED FROM JULY 8, 2020] MPD/SUB-22-19-477-016; MEADOWS ON 7TH; 6790 S 700 E; SMALL SCALE MASTER PLANNED DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAT FOR 17-UNIT RESIDENTIAL PROJECT; SF-1/DO ZONE; RYAN REYNOLDS/BRAD REYNOLDS CONSTRUCTION (APPLICANT).
3. [CONTINUED FROM JULY 8, 2020] SUB-22-29-129-009; FORT UNION COMMERCIAL SUBDIVISION; APPROX. 1000 E FORT UNION BLVD; PRELIMINARY SUBDIVISION PLAT FOR 22-LOT SUBDIVISION; REGIONAL COMMERCIAL (RC) ZONE; JAKE TATE/ANDERSON WAHLEN & ASSOCIATES (APPLICANT).

MINUTES

4. REVIEW AND APPROVE MINUTES OF MARCH 11, 2020, APRIL 22, 2020, MAY 13, 2020, JUNE 10, 2020, AND JULY 8, 2020.

STAFF UPDATE

5. UPCOMING MEETINGS & PROJECTS.

ADJOURN

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:30pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CD Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

Alex Murphy, Planning Director

Dated this 16th Day of July 2020



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jana Ward, Planner I

APPLICATION NUMBER CUP 22-30-106-019; 22-30-106-020; 22-30-106-021; 22-30-127-006	APPLICABLE ORDINANCE(S) §17-7-1 & Title 16	APPLICANT/PROPERTY OWNER Ridgeway Construction
MEETING DATE July 22, 2020	ITEM TYPE Public Hearing	PROPERTY ADDRESS/LOCATION 127-149 E 7100 S

SUMMARY OF REQUEST

The applicant is requesting approval of a Preliminary Subdivision for a 16-lot subdivision located at 127-149 E 7100 S. A Small Scale Master Plan for this project was approved by the Planning Commission on May 13, 2020. The Preliminary Subdivision was also approved but is not valid because the Plat was not presented as part of the packet or the presentation. This item was also scheduled for the July 8th meeting and because of time constraints was rescheduled to the July, 22nd special meeting.

EXISTING ZONING SF-1/DO	EXISTING LAND USE Single Family	SURROUNDING LAND USE Single Family	SIZE OF PROPERTY 1.2 acres
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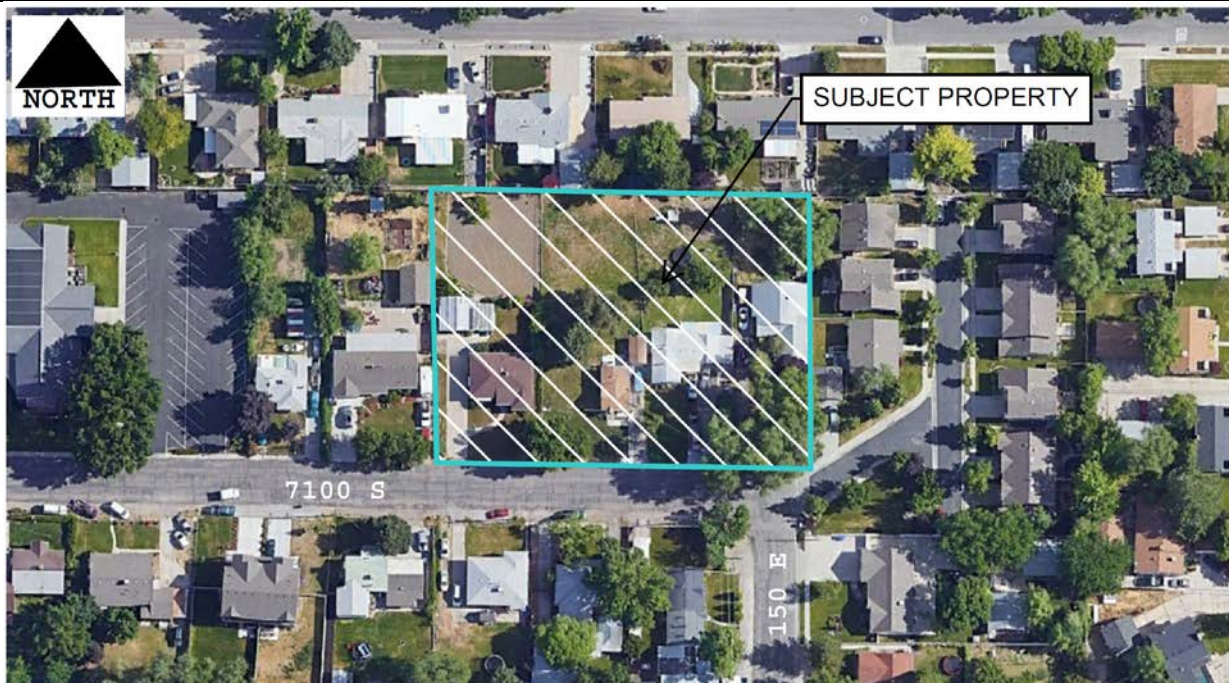
STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report
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APPLICATION:	7100 S - PEAK VIEW FLATS
LOCATION:	127-149 E 7100 S
APPLICANT:	Ridgeway Construction - Chris Knapp
FILE #:	SUB - 22-30-106-019; 22-30-106-020; 22-30-106-021; 22-30-127-006
REQUEST:	PRELIMINARY SUBDIVISION
MEETING DATE:	July 22, 2020 (Continued from July 8, 2020)
ZONING DESIGNATION:	Single Family Residential and Duplex Overlay (SF-1/DO)
AUTHOR:	Jana Ward, Planner I
APPLICABLE ORDINANCE(S):	Midvale Municipal Code Title 16 & Chapter 17-7-1
AGENDA #:	1

SUMMARY:

Chris Knapp, representing Ridgeway Construction, is requesting approval of a Preliminary Subdivision for 16 lots at 127-149 E 7100 S. A Small Scale Master Plan for this project was approved by the Planning Commission on May 13, 2020. The Preliminary Subdivision was also approved but is not valid because the Plat was not presented as part of the packet or the presentation and a new action by the Planning Commission on the request is needed. This item was scheduled for the June 8, 2020 Planning Commission and, due to time constraints, was moved to a special meeting on July 22, 2020.

The property is approximately 1.2 acres and is currently four separate parcels, each with an existing single-family home. It is the intent of the applicant to demolish the existing homes, along with all accessory structures.

The property is zoned Single Family Residential with Duplex Overlay (SF-1/DO) and is surrounded by other property in the SF-1/DO zone developed with single family residential dwellings, twin homes/duplexes, and another master planned development.

ORDINANCE CONSIDERATIONS:

Subdivision:

The proposed subdivision includes 16 residential lots plus common area and is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-1 (Single Family Residential [SF-1] Zone). With the exceptions listed below, the proposed subdivision complies

with the design standard requirements of Title 16 Subdivisions. The lots have been verified to conform with the SF-1 zone requirements under the Master Planned Development provisions. The proposed street meets private street standards. The existing structures conflict with future lot lines and will need to be removed prior to the plat being recorded. Master Planned Developments require that articles of association and by-laws for a homeowner's association must also be created and recorded as part of the final subdivision plat.

1. Section 16.04.040(A)(3) requires that 2"-caliper deciduous street trees be planted with any new subdivision at a rate of one tree for every 30 feet of frontage. This requirement will apply to the new private road also. Based on this requirement, nine (9) deciduous street trees are required along 7100 South, and two (2) trees on each side of the access road. Trees must be planted or guaranteed by a cash bond at the time new units receive the Certificates of Occupancy. Staff recommends including this requirement as condition of approval.
2. Section 16.04.040(F) requires that duty to serve letters from the water and sewer providers (Midvale City and Midvalley Improvement District, respectively) be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval. Staff recommends including this requirement as a condition of approval.

The applicant's proposal was sent to the City Engineer and Unified Fire Authority for review and comment. Both approved the preliminary plat with conditions to be addressed on the final plat.

STAFF RECOMMENDATION:

Based on compliance with the requirements of Title 16 and Chapter 17-7-1 of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, Planning Staff recommends approving the Preliminary Subdivision for the 16-lot subdivision located at 127-149 E 7100 S with the following findings and conditions of approval:

Findings:

1. With the conditions included in this approval, the proposed Preliminary Subdivision complies with the development standards and requirements of the Single Family with Duplex Overlay Zone (SF-1/DO), and Title 16.

Conditions of approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal and City Council. Prior to final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development. The Final Subdivision shall include the following:
 - a. A minimum of nine (9) street trees are required along 7100 South, and two trees on either side of the new private road. These trees shall be planted or be guaranteed by a cash bond prior to the first certificate of occupancy being issued for a unit.

- b. The applicant shall provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat with the Final Subdivision Plat application.
2. Prior to recording the Final Subdivision Plat, the applicant shall:
 - a. Obtain duty to serve letters for water and sewer service.
 - b. Remove of all the existing structures.
 - c. Articles of Association and by-laws for a homeowner’s association must be created and recorded as part of the Final Subdivision Plat.

RECOMMENDED MOTIONS

Motion #1 – Approval

“I move that we forward a positive recommendation to the Midvale City Council for approval of the Preliminary Subdivision at 127-149 E 7100 S with the findings and conditions of approval presented in the Staff Report.”

Motion #2 – Approval with Changes

“I move that we forward a positive recommendation to the Midvale City Council for approval of the Preliminary Subdivision at 127-149 E 7100 S with the findings and conditions of approval presented in the Staff Report with the following amendments.”

1. ...
2. ...”

Motion #3 – Table

“I move that we table a decision on this application to address the following questions/comments:

1. ...
2. ... ”

ADJACENT LAND USES:

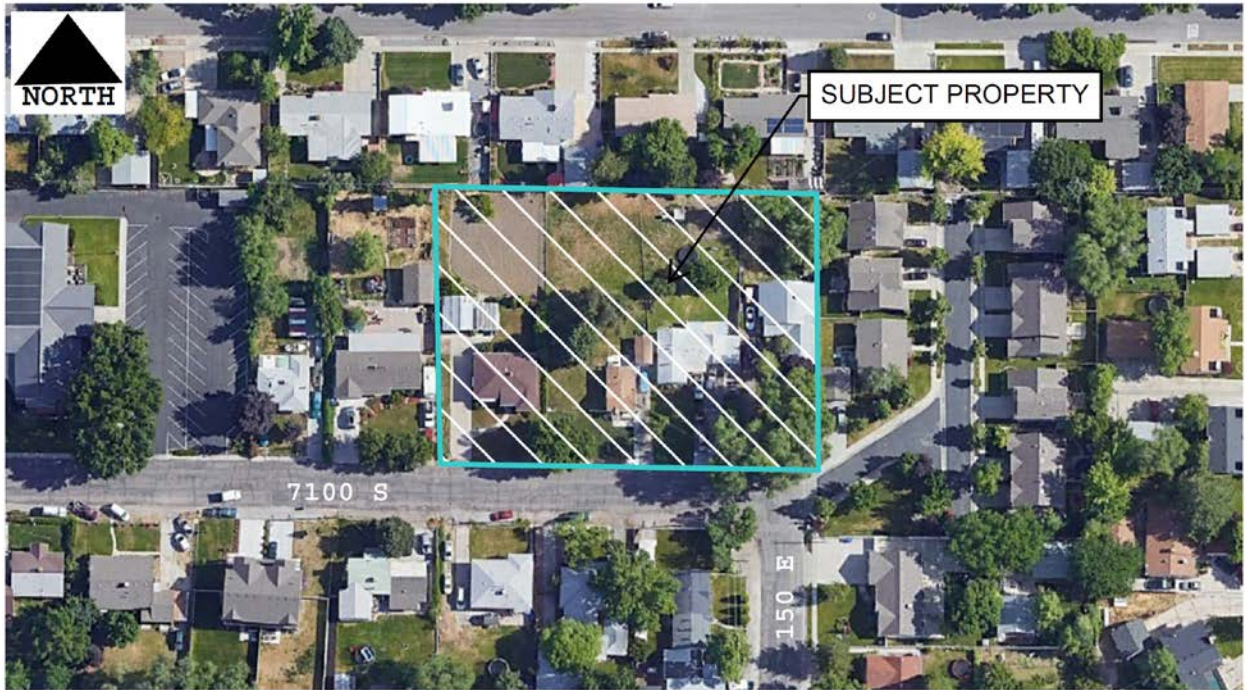
North: SF-1/DO	Single-family residential
South: SF-1/DO	Single-family residential
East: SF-1/DO	Granstone 2 MPD
West: SF-1/DO	Single-family residential

ATTACHMENTS:

- Vicinity Map
- Subdivision Plat

PUBLIC NOTICE: ☐ No ☒ Yes

VICINITY MAP



7100 SOUTH - PEAK VIEW FLATS

SALT LAKE COUNTY, UTAH
NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, UTAH

GOLDEN ACRESS
SUBDIVISION NO. 3



PROPERTY DESIGN
"LAND CONSULTANTS"

WITNESS CORNER
FOUND STREET MON.
(2.5" FLAT BRASS CAP)
STD. MON. RING & LID
7000 SO STATE ST

NORTHWEST CORNER
SECTION 30 T2S R1E
SLSBM (CALC)

S89°05'35"E 287.34'
S89°05'01"E 288.63'

POINT OF BEGINNING

S89°39'00"E 279.49'

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127 EAST 7100 SOUTH
(0.34 ACRES)

PARCEL 22-30-106-020
135 EAST 7100 SOUTH
(0.34 ACRES)

PARCEL 22-30-106-021
145 EAST 7100 SOUTH
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PARCEL 22-30-127-006
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Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jason Binks, Senior Planner

APPLICATION NUMBER MPD/SUB – 22-19-477-016	APPLICABLE ORDINANCE(S) Title 16 and Chapter 17-7-2	APPLICANT/PROPERTY OWNER Brad Reynolds Construction
MEETING DATE July 8, 2020	ITEM TYPE Public Hearing	PROPERTY ADDRESS/LOCATION 6790 South 700 East

SUMMARY OF REQUEST

The applicant, Brad Reynolds Construction, is requesting approval for a Conditional Use Permit, a Small Scale Master Plan, a Preliminary Site Plan, and a recommendation for an approval of a Preliminary Subdivision Plat at 6790 South 700. The development is on 1.2 acres and is proposing 17 residential units.

EXISTING ZONING Single Family Residential with Duplex Overlay	EXISTING LAND USE Residential	SURROUNDING LAND USE Single Family Detached Dwellings	SIZE OF PROPERTY 1.2 acres
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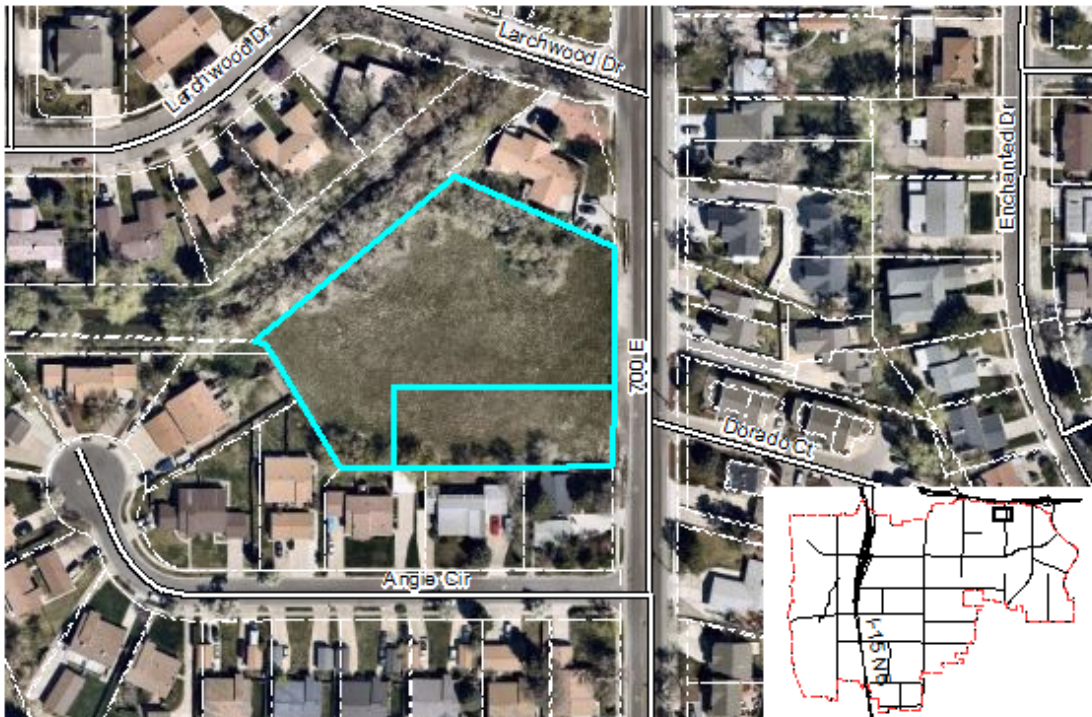
STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report
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APPLICATION:	MEADOWS ON 7TH MASTER PLANNED DEVELOPMENT / PRELIMINARY SUBDIVISION
LOCATION:	6790 South 700 East
APPLICANT:	Brad Reynolds Construction
FILE #:	MPD/SUB – 22-19-477-016 and -005
REQUEST:	Conditional Use Permit / Small Scale Master Plan / Preliminary Site Plan / Preliminary Subdivision Plat recommendation for a 17-unit Master Planned Development
MEETING DATE:	July 22, 2020
ZONING DESIGNATION:	Single Family Residential Zone with Duplex Overlay (SF-1/DO)
AUTHOR:	Jason Binks, Senior Planner
APPLICABLE ORDINANCE(S):	Midvale City Municipal Code Title 16; Chapter 17-7-1.
AGENDA #:	2

SUMMARY:

This application was agenda item #6 for the Planning Commission meeting on July 8, 2020. Because of meeting length, this application was continued to the Planning Commission Special Meeting on July 22, 2020.

The applicant, Ryan Reynolds representing Brad Reynolds Construction, requests approval of a conditional use permit, small scale master plan, preliminary site plan, and preliminary subdivision plat for a Master Planned Development containing 5 buildings with a total of 17 residential units at 6790 South 700 East. The proposed development includes 2 existing parcels of 1.2 total acres with 213 feet of street frontage along 700 East. The proposed plat will consolidate the existing parcels into one lot before subdividing into 17 residential lots for individual sale. The Jordan & Salt Lake Canal runs along the western portion of the northern parcel. The proposed subdivision is surrounded by single family detached dwellings.

The existing parcels are zoned Single Family Residential with Duplex Overlay (SF-1/DO), which allows a Master Planned Development as a Conditional Use on properties at least 1 acre in size. The subject site is currently undeveloped. The applicant is proposing three separate buildings of 3 units each and two separate buildings of 4 units; a private stub street; and several common areas.

GENERAL PLAN CONSIDERATIONS:

The 2016 Midvale City General Plan locates the subject property in a Stability Area. In Stability Areas, the General Plan states that “the current overall land use mix is desirable and preservation

of these areas' character and function is the desired future condition. These areas are nearly fully developed and have little foreseeable change in the types or intensity of land uses in the future."

The General Plan identifies these land use goals for Stability Areas:

1. Support property maintenance and neighborhood stability
2. Buffer uses in Stability Areas from more intensive land uses nearby, including adjacent Opportunity Areas
3. Provide for better pedestrian/bicycle connections through and between neighborhoods
4. Provide for access to parks, trails and recreation facilities
5. Provide for appropriate transit opportunities
6. Provide mechanisms for appropriate home remodeling to occur to accommodate today's lifestyles and needs

The proposed development meets the goals of the General Plan in several ways. By offering homes on currently undeveloped land, the residential subdivision will support surrounding property maintenance and neighborhood stability. The subdivision will extend the pedestrian/bicycle connection along 700 East. And, it will offer open space and common area recreation facilities with a gazebo, playground and perimeter sidewalk.

ORDINANCE CONSIDERATIONS:

Conditional Use Permit for Master Planned Development

The SF-1/DO zone allows Master Planned Development (MPDs) as a conditional use, provided the Planning Commission concludes that the application fully mitigates all identified adverse impacts and complies with the following general and specific standards:

General Standards

1. The application complies with all applicable provisions of this title, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the general plan, as amended;
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-1.8;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and

12. Within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

The proposed structures consist of 5 buildings with 2 stories each. The design features and materials are consistent with adjacent residential development patterns. At least 50% of the front elevation of the structures along 700 East are built within 3 feet of the required build to line. The structures are far enough from rear and side setbacks to allow for fenced yards, various common areas and a perimeter sidewalk on the north side of the property and along the canal. The private road, guest parking, recreational amenities, and sidewalks and driveways allow adequate circulation. Consequently, the mass, scale, and design of the proposed subdivision is compatible with the nature and character of the surrounding single family neighborhoods.

Based on the submitted documents and comments from the Fire Marshall and City Engineer, the use is not detrimental to the public health, safety and welfare of the community.

The project's consistency with the Midvale City General Plan is explained earlier in the report.

There are no adverse, unmitigated impacts to traffic or street design. The General Plan's future vehicle network identifies that 700 East will be at 25-50% of capacity by 2040. No traffic study was required for this project.

Sufficient utility capacity will be verified and guaranteed through provision of the water and sewer duty to serve letters required by the subdivision process.

The Fire Marshall approved the plans on 06/26/2020 with the note that no street parking is allowed with road widths of 20 feet. The applicant shall post no parking signs or use red painted curbing. did not comment on the sufficiency of emergency vehicle access.

The Site plan provides a total of 40 parking spaces. There are 2 spaces per unit and 6 guest spaces. For a master planned development, parking standards are determined by the Planning Commission based on the proposed uses and the potential for shared parking. The Planning Commission typically allows parking at the ratio of 2.25 spaces per unit. The proposed subdivision meets these standards.

The submitted documents do not provide any details about the proposed precast concrete fences. There is a note that, because of the slope toward the canal, fencing will be 8 feet high viewed from the canal side and 6 feet high from the proposed subdivision. The difference comes from backfill against the fence on the subdivision side. There is a marked transition point whereby the wall will drop to the required 4 feet in the front yard setback along 700 East. Staff recommends a requirement that show fence details as part of the Final Site Plan application.

Private roads require street lights, and 4 street lights are indicated on the submitted utility plan. However, no information is provided regarding building lights or the overall, outdoor lighting plan, and whether the lights are adequately screened to mitigate impact on surrounding uses. Staff recommends a requirement for a Lighting Plan in the Final Site Plan application.

Staff has not identified any aquifer, slope, or topographical issues.

Specific Standards

1. Improved, nonmotorized vehicle trail linkages and access for general pedestrian use;
2. A minimum of fifteen percent of the land as improved, common open space to include such uses as mini-parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.;
3. A minimum of fifty percent of the site shall be open space (excluding streets, parking, driveways, and steep slopes);
4. A minimum of sixty percent of the structural facade and forty percent of the side facade shall be brick or equivalent material. The planning commission may grant a reduction to the forty percent side facade requirement based on design merit, or if it is demonstrated that all or portions of the facade cannot be seen from public or common areas; and
5. Adopted articles of association and by-laws of such association that are satisfactory to the city.

The proposed site plan indicates a private street that has pedestrian access from each unit to the amenity spaces and to 700 East.

The applicant proposes 12,086 square feet (15%) of improved, common space within a total of 42,299 square feet (53%) of general open space, both of which meet development requirements for master planned projects in the SF-1/DO zone. The active space is identified in 3 areas with a gazebo/picnic area, a playground, and a perimeter trail. The perimeter trail includes a sidewalk, but this hardscape is allowed as part of general open space. Staff recommends a requirement for details of the open space amenities (gazebo, playground, etc.) in the Final Site Plan application.

The elevations for each of the 5 structures show front facades with 60.5% brick/siding material, which meets the 60% front façade requirement in Section 17-7-1 (10)(C). Side elevations that face streets must also meet front façade requirements. There are four units (units 3, 4, 8 and 17) that have side facades that face streets. The submitted elevations for these four units only have 42.4% brick/siding material. All other side elevations meet the façade percentage requirement. Staff recommends a requirement that elevations for units 3, 4, 8, and 17 meet brick/siding façade percentages in the Final Site Plan application.

The applicant has not provided articles of association and by-laws for the proposed association. Staff recommends that these documents be submitted for review by the City prior to approval of a Final Subdivision and recorded with the subdivision plat.

Subdivision

The proposed subdivision is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-1 (Single Family Residential Zone with Duplex Overlay [SF-1/DO]). The subdivision is 1 lot on 1.2 acres, so it is subject to the large subdivision process in Title 16.04.050. With the exceptions identified in the numbered list below, Staff finds the proposed subdivision generally complies with the requirements of Title 16 and Chapter 17-7-2.

Except as indicated below, the proposed subdivision complies with the lot standards of the SF-1/DO zone and the proposed private street meets the right-of-way width and layout requirements. Future development on the properties will be required to comply with the SF-1/DO zone requirements.

1. Section 16.04.040(A)(5) contains streetlight requirements for new private streets. No lighting information (lumens, intensity, color) or lighting fixture information has been provided with the preliminary plat. Staff recommends requiring this information as part of the final plat submittal, to include a lighting plan that meets the requirements of this Section.
2. Section 16.04.040(F) requires that duty to serve letters from the water and sewer provider (Midvale City) be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval. Staff recommends including this requirement as a condition of approval.

The preliminary plat and site plan were sent to the City Engineer and Unified Fire Authority for comment. The Fire Marshal reviewed and approved the proposed subdivision plat on July 1, 2020. The City Engineer approved the preliminary subdivision with some minor text modifications to be addressed as part of the final plat.

Notice of the proposed subdivision was mailed to property owners within 300 feet of the project, posted on the property, posted to the city and state websites, and advertised in the Salt Lake Tribune and Deseret News.

Utah Code Annotated 10-9a-603 requires the City to provide notice to canal owners or operators when a canal centerline is located within 100 feet of a proposed subdivision and to allow the canal owner/operator 20 days to respond. Notice was provided to the East Jordan Irrigation Company on June 23, 2020. As of July 01, 2020 there was no response. If the Planning Commission is comfortable with the proposal without a response from the canal owner/operator, any requirements from Salt Lake City Public Utilities could be added as a condition of approval that will be addressed during the Final Subdivision Plat approval.

STAFF RECOMMENDATIONS:

With specific conditions of approval, the application complies with Midvale City Municipal Code. Staff recommends the Planning Commission approve the conditional use permit, the small scale master plan, and the preliminary site plan for a master planned development for the Meadows on 7th Subdivision, with the following conditions of approval. Staff also recommends the Planning Commission recommend the City Council approve the preliminary subdivision plat for the Meadows on 7th subdivision, with the following conditions of approval.

Conditional Use Permit / Preliminary Site Plan:

1. The applicant shall prepare a final site plan application to be reviewed and approved by the City Engineer, Fire Marshal, and Planning Staff.
2. All requirements of the Building Official, Fire Marshal, City Engineer, and Planning Staff shall be satisfied.
3. The final site plan application shall include the following:
 - a. Fence details including materials and façade of both sides.
 - b. A lighting plan with descriptions of all illuminating devices with manufacturer catalog cuts and drawings. A photometric analysis that shows lumens along the perimeter of the property.

- c. Elevations that meet façade requirements for units 3, 4, 8, and 17.
- d. Install, or guarantee installation through a bond, that 2'-inch caliper deciduous trees will be installed according to the approved landscape plan.
- e. Those items required by the Salt Lake Public Utilities regarding the adjacent canal.
- f. Any additional documentation required by staff to adequately review the final site plan.

Preliminary Subdivision Plat:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council. Prior to final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development.
2. All requirements of the Building Official, Fire Marshal, City Engineer, and Planning Staff shall be satisfied.
3. The final subdivision plat application shall include the following:
 - a. A draft Declaration of Covenants, Conditions, and Restrictions, including the creation of a homeowner's association, for the development. Once approved, this document shall be recorded concurrently with the subdivision plat.
 - b. Obtain duty to serve letters for water and sewer prior to the subdivision plat being recorded
 - c. Evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding utility easements on the subdivision plat.
 - d. Those items required by the Salt Lake Public Utilities regarding the adjacent canal.

RECOMMENDED MOTION:

Approve:

“Regarding the application for a Conditional Use Permit, a Small Scale Master Plan, a Preliminary Site Plan, and a Preliminary Subdivision Plat for a 17-unit Master Planned Development for Meadows on 7th at 6790 South 700 East, I move that we adopt the findings and conditions of approval presented in the Staff Report, approving the Master Planned Development and recommend the City Council approve the Preliminary Subdivision Plat.”

Approve with Changes:

“Regarding the application for Conditional Use Permit, a Small Scale Master Plan, a Preliminary Site Plan, and a Preliminary Subdivision Plat for a 17-unit Master Planned Development for Meadows on 7th at 6790 South 700 East, I move that we adopt the findings and conditions of approval presented in the Staff Report, approving the Master Planned Development and recommend the City Council approve the Preliminary Subdivision Plat, with the following amendments:

1. ...
2. ...”

ADJACENT LAND USES:

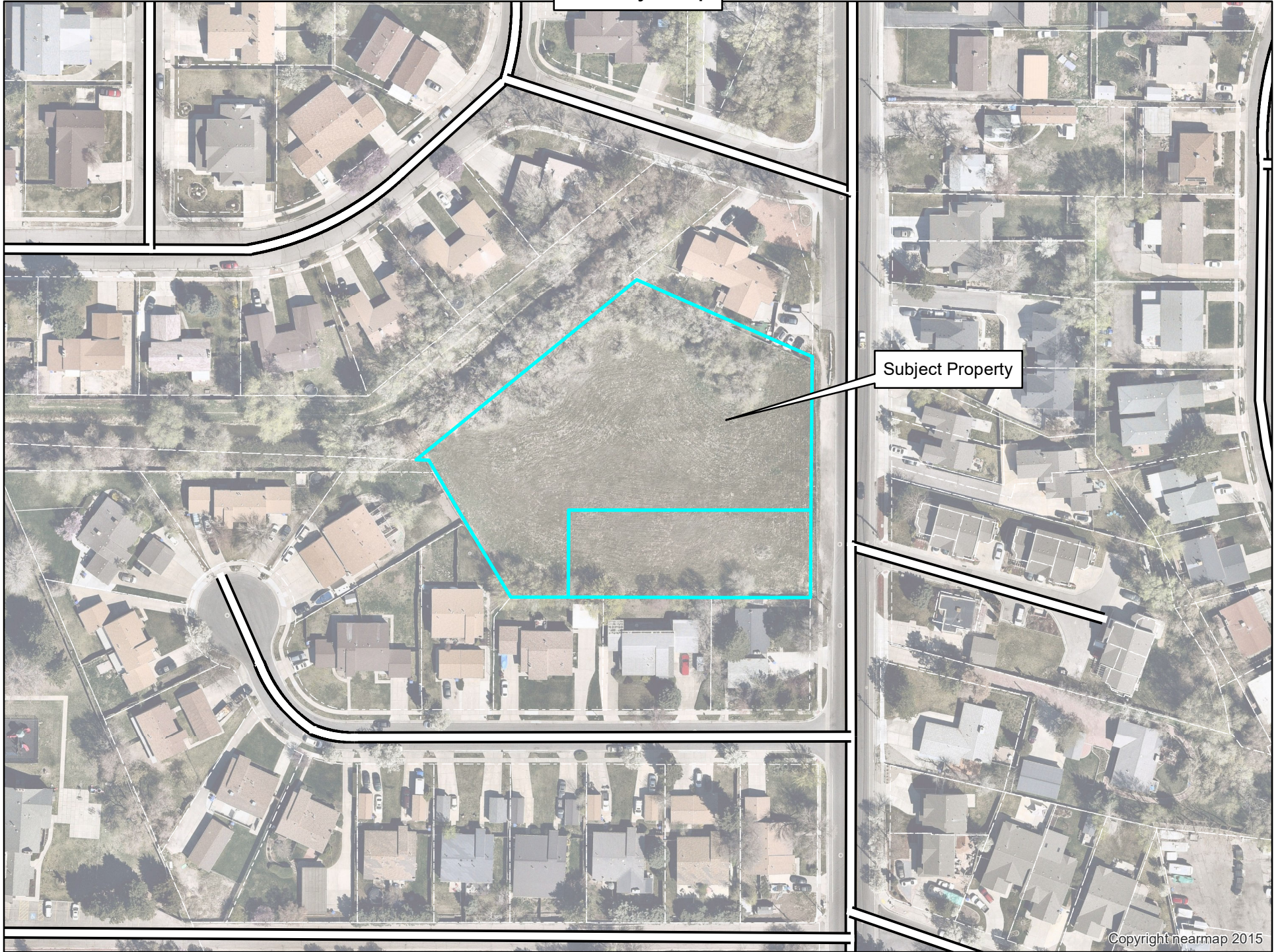
North: SF-1/DO	Single Family Residential
South: SF-1/DO	Single Family Residential
East: SF-1/DO	Single Family Residential
West: SF-1/DO	Jordan & Salt Lake City Canal

ATTACHMENTS:

- Vicinity Map
- Preliminary Subdivision Plat
- Site Plan
- Landscape Plan
- Building Elevations

PUBLIC NOTICE: ☐ No ☒ Yes

Vicinity Map



Subject Property



MEADOWS ON 7TH

6790 SOUTH 700 EAST
MIDVALE, UTAH

INDEX OF DRAWINGS

1-1	ALTA
1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
PP-1	BENBROOK LANE PLAN AND PROFILE
PP-2	SUN ROCK COVE PLAN AND PROFILE
PP-3	700 EAST PLAN AND PROFILE
C-500	DETAILS
L-100	LANDSCAPE PLAN
L-200	LANDSCAPE DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 16, 2020

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

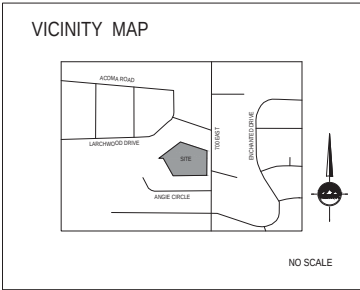
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO MIDVALE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = STREET MONUMENT, 6790 SOUTH 700 EAST, ELEV. = 4421.98'



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.696.2983

WWW.ENSIGNENG.COM

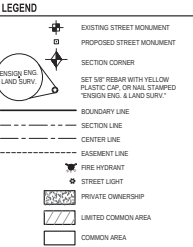
FOR
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 1708
SALT LAKE CITY, UTAH
CONTACT
COREY NELSEN
PHONE: 801.281.2200

MEADOWS ON 7TH

6790 SOUTH 700 EAST
MIDVALE, UTAH

COVER

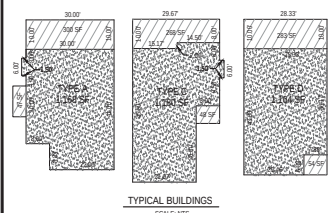
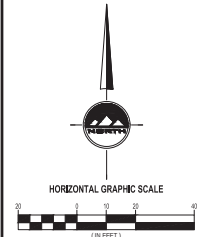
PROJECT NUMBER: 807
DRAWN BY: JBG
PROJECT MANAGER: SOE
FIELD DRAFT: BPSO
CHECKED BY: QEE



NOTICE TO PURCHASERS
INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY. HOME OWNER COSTS SHALL BE INCLUSIVE OF THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS DESCRIBED ON THE RECORDED COST ESTIMATE.

NOTES:

- ALL FRONT LOT CORNERS TO HAVE A NAIL SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
- A MINIMUM 6 FOOT HIGH SCREENING FENCE SHALL BE CONSTRUCTED ALONG THE PERIMETER OF THE LOTS WHERE A SCREENING FENCE DOES NOT CURRENTLY EXIST. THIS FENCE SHALL BE COMPLETED PRIOR TO CERTIFICATES OF OCCUPANCY BEING ISSUED ON THESE LOTS.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	62.50'	33.89'	31°09'28"	S74°24'44"W
C2	23.00'	20.13'	50°17'48"	N64°51'38"W
C3	23.00'	20.61'	51°21'00"	N64°18'50"E
C4	23.00'	36.39'	89°54'13"	S45°03'26"E
C5	23.00'	23.62'	58°50'32"	N29°24'44"E
C6	48.00'	24.47'	31°09'28"	S74°24'44"W
C7	33.00'	33.30'	59°02'22"	S60°41'12"E
C8	26.00'	26.79'	59°02'22"	S60°41'12"E

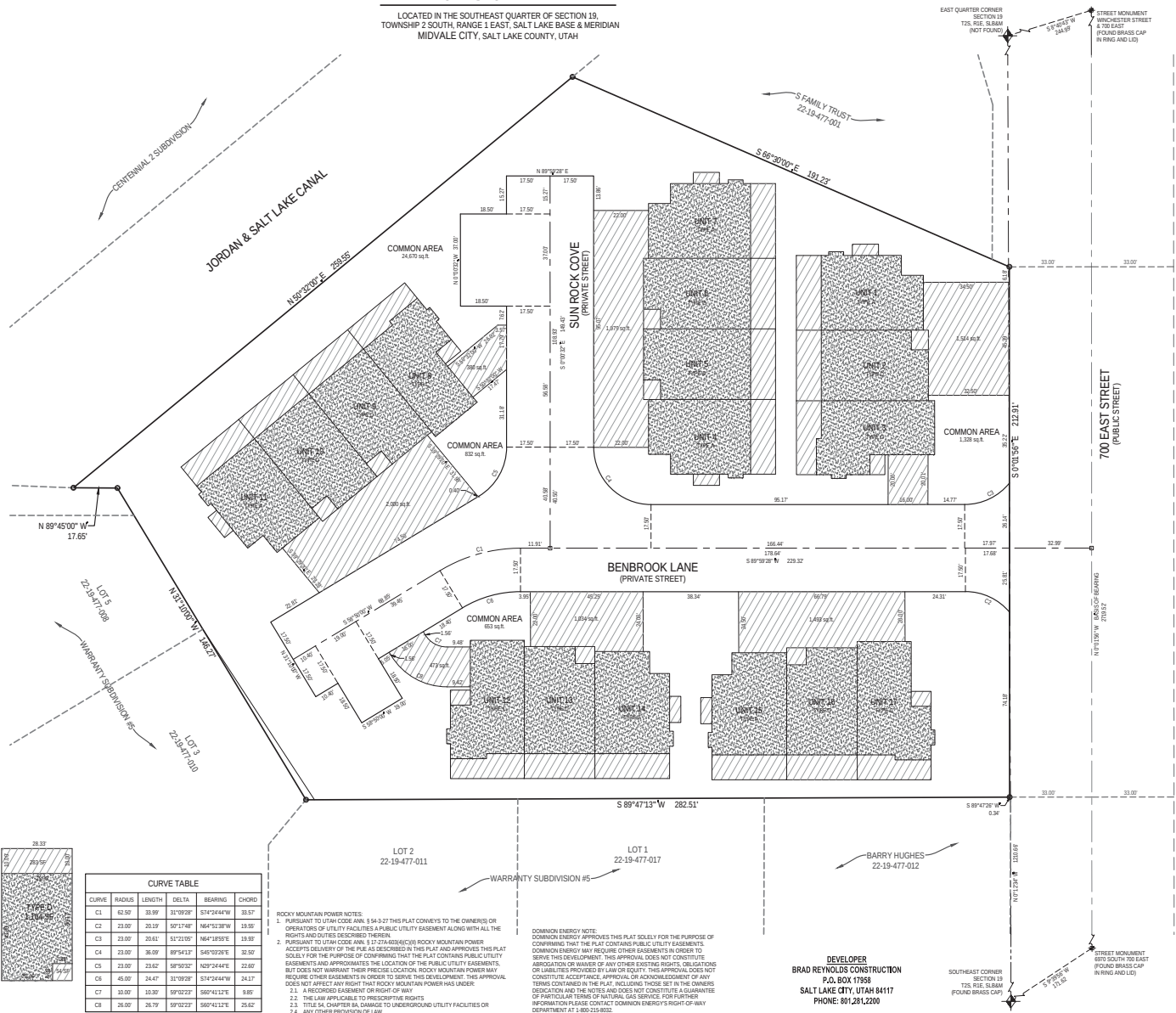
ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 94-3-37 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A SUBSECTION ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
- A. A RECORDED EASEMENT OR RIGHT OF WAY
- B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- C. TITLE 54, CHAPTER 16, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- D. ANY OTHER PROVISION OF LAW.

COMMON ENERGY NOTE:
COMMON ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. COMMON ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR COURT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TIMES OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT COMMON ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-325-8852.

MEADOWS ON 7TH PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, SURVEYOR NAME, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. SURVEYOR NO. as provided under 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 zones, hereinafter to be known as, MEADOWS ON 7TH PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Western Right-of-Way of 700 East Street, said point being North 00°12'34" West 1,232.66 feet and North 89°47'22" West 0.34 feet from the Southeast Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running:

thence South 89°47'13" West 282.51 feet to and along the Northern line of WARRANTY SUBDIVISION #5;

thence North 31°10'00" West 146.27 feet along and beyond said WARRANTY SUBDIVISION #5;

thence North 89°45'00" West 21.65 feet to a point on the Southern Right-of-Way of the Jordan & Salt Lake Canal;

thence North 59°52'00" East 259.55 feet along the Southern Right-of-Way of said Jordan & Salt Lake Canal;

thence South 68°50'00" East 232.12 feet to a point on the Western Right-of-Way of said 700 East Street;

thence South 00°01'56" East 212.93 feet along the Western Right-of-Way of said 700 East Street to the point of beginning.

Contains 78,748 Square Feet or 1.808 Acres and 17 Units



DATE _____ SURVEYOR NAME P.J.S. SURVEYOR NO.

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below shall hereby grant and convey to the Midvale City and other public utility companies, a permanent easement and right-of-way to and under those areas indicated on the map and defined as "PRIVATE STREET", "LIMITED COMMON" and "COMMON AREA" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below shall hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

MEADOWS ON 7TH PLAT

do hereby dedicate for perpetual use of the public all portions of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

Pursuant to Code 10-64M the owners hereby convey the Common Areas and Private Streets as indicated hereon to _____

In witness whereof I, we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

By _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH,) S.S.
County of Salt Lake)
On the _____ day of _____ A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

MEADOWS ON 7TH PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1
PROJECT NUMBER: 1627
MANAGER: ROE
DRAWN BY: KFV
CHECKED BY: PHH
DATE: 6/16/23

ENSIGN
SALT LAKE CITY
45 W. 1000 S., Suite 500
SANDY, UT 84070
Phone: (801) 255-6229
Fax: (801) 255-6448
WWW.ENSIGNCIVIL.COM

LAYTON
PO BOX 1000
TOOELE, UT 84074
Phone: (435) 454-0808
CEGAR CITY
Phone: (435) 454-0808
RICHFIELD
Phone: (435) 454-0808

CENTURYLINK
ROCKY MOUNTAIN POWER
DOMINION ENERGY
CINCOCAST

EASEMENT APPROVAL

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

CITY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____
BY THE MIDVALE CITY ENGINEER

MIDVALE CITY ENGINEER

CITY PLANNING

APPROVED THIS _____ DAY OF _____ 20____
BY THE MIDVALE CITY PLANNING

CITY PLANNING COMMISSION

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE BOARD OF HEALTH

SALT LAKE COUNTY HEALTH DEPT.

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ 20____
BY THE MIDVALE CITY ATTORNEY

MIDVALE CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO THE MIDVALE CITY COUNCIL, THIS _____ DAY OF _____ 20____, AT _____, UTAH, WHERE IT WAS APPROVED AND ACCEPTED.

ATTEND: MIDVALE CITY RECORDER MAYOR

RECORDED #

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

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

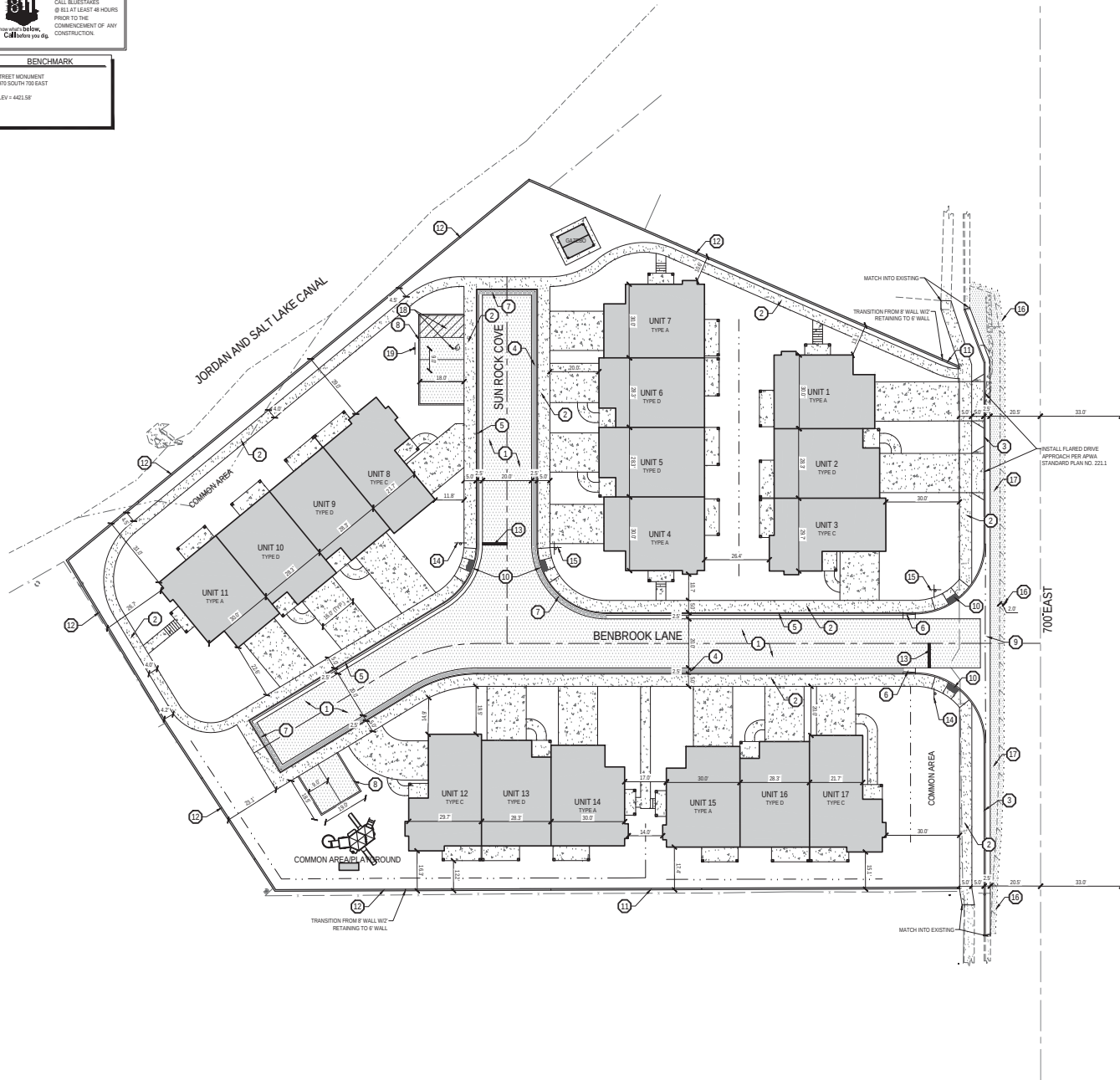
FEES: _____ DEPUTY SALT LAKE COUNTY RECORDER



CALL BLUESTAKES
811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

STREET MONUMENT
6790 SOUTH 700 EAST
ELEV = 4421.58'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE MIDVALE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 8C-800.
2. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231, THICKEN SIDEWALK TO 6" IF ADJACENT TO CURB AND AT DRIVE APPROACHES.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
4. 30" REVERSE PAN MOUNTABLE CURB AND GUTTER PER DETAIL 7C-800.
5. 30" TYPE "B" MOUNTABLE CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.2.
6. TRANSITION BETWEEN TYPE "A" CURB AND GUTTER AND TYPE "B" CURB AND GUTTER.
7. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
8. 6" TYPE "C" CURB WALL PER APWA STANDARD PLAN NO. 209.
9. 4" WATERWAY PER APWA STANDARD PLAN NO. 211.
10. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 225 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
11. 6" PRECAST FENCE PER DETAIL 9C-800.
12. 3" PRECAST FENCE W/OT RETAINING ON PROPERTY SIDE PER DETAIL 10C-800.
13. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
14. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
15. STREET SIGN PER M.U.T.C.D. STANDARD PLANS.
16. SAWCUT EXIST ASPHALT 2" BACK FOR SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT.
17. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT, PAVEMENT SECTION TO MATCH EXISTING.
18. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
19. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.

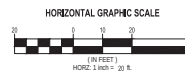
NOTE: WHERE THERE IS A PROPOSED 6" PRECAST FENCE, THE FENCE WILL APPEAR AS 6" ON THE ADJACENT PROPERTY OWNER'S SIDE AND 6" ON THE SUBJECT PROPERTY'S SIDE.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE	27,722	30%
ROOF	18,979	20%
LANDSCAPING	38,989	40%
TOTAL SITE	75,746	100%

PARKING DATA TABLE

STANDARD STALLS	5
ADA - ACCESSIBLE STALLS	1
GARAGE STALLS	34
STANDARD DRIVEWAY STALLS	33
TOTAL STALLS	73

OPEN SPACE		
DESCRIPTION	AREA(SF)	PERCENTAGE
ACTIVE OPEN SPACE		
PLAYGROUND	3,296	4%
GAZEBO/POPCON AREA	2,583	3%
TRAIL	6,207	8%
TOTAL ACTIVE	12,086	15%
TOTAL PASSIVE	30,323	39%
TOTAL OPENSPACE	42,409	55%
TOTAL SITE	75,746	100%



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.2529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.886.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17008
SALT LAKE CITY, UT 84117
CONTACT:
COREY NELSEN
PHONE: 801.281.2200

MEADOWS ON 7TH

6790 SOUTH 700 EAST
MIDVALE, UTAH

SITE PLAN

PROJECT NUMBER: 800-2000
W07
DRAWN BY: JGG
PROJECT MANAGER: BOE

REVISIONS:
R001
CHECKED BY: QEE

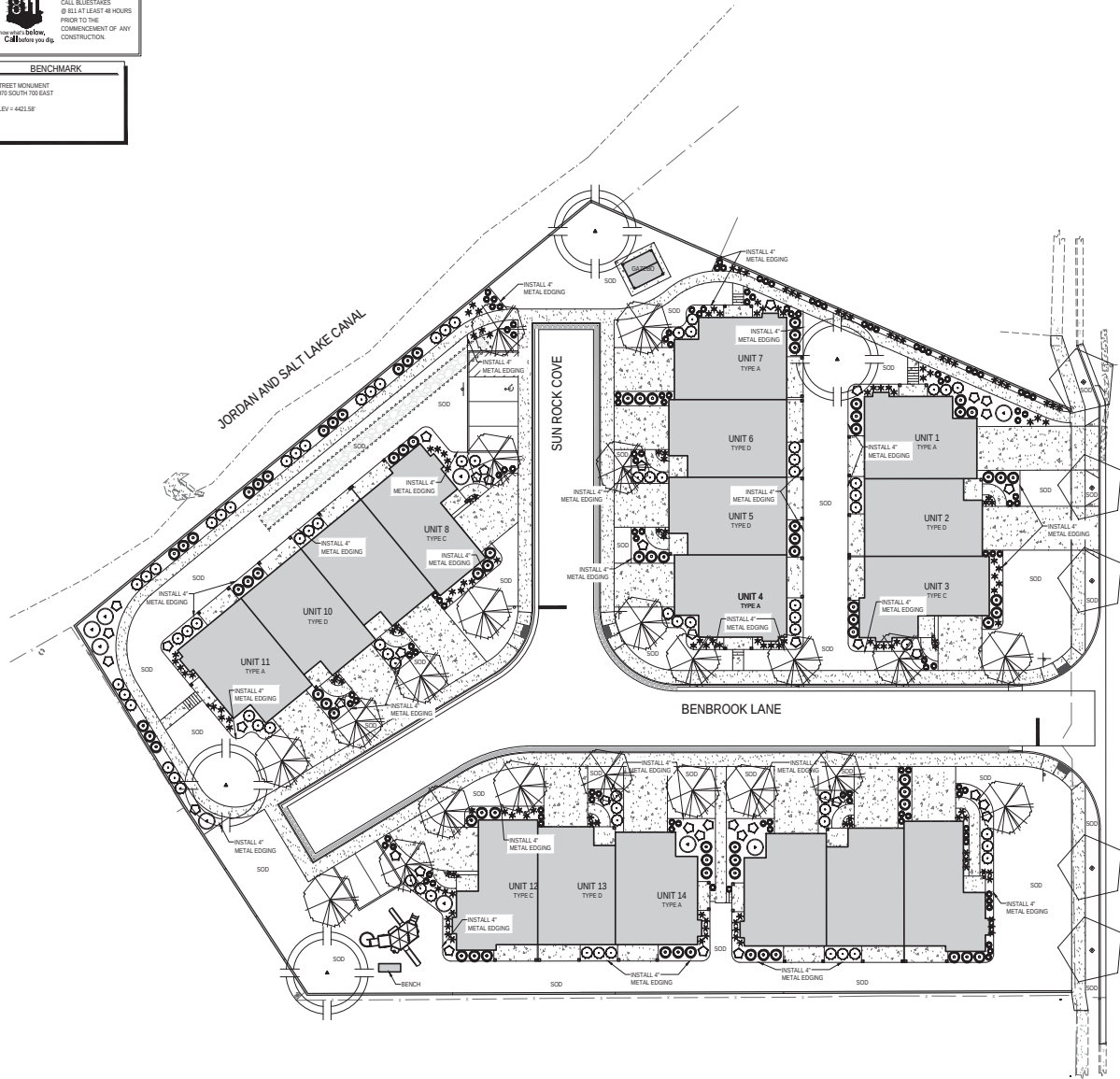
C-100



CALL BLUESTAKES
811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Keep them below,
Call before you dig.

BENCHMARK

STREET MONUMENT
6790 SOUTH 700 EAST
ELEV = 4421.58'



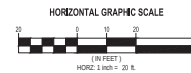
Landscape
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
4		Zelkova, 'Village Green'	Zelkova serrata 'Village Green'	2' CAL
5		Redbud, Eastern	Cercis canadensis	2' CAL
22		Amur Maple	Acer ginnala 'Flame'	2' CAL

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
75		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
40		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
9		Butterfly Bush, Purple Buzz	Buddleia davidii 'Buzz Purple'	5 Gallon
119		Blue Cat Grass	Helictotrichon sempervirens	1 Gallon
191		Daylily	Hemerocallis	1 Gallon
78		Japanese Boxwood	Buxus microphylla var. japonica 'Green Beauty'	5 Gallon

Landscape Notes: Install 4" metal edging between all planter bed and sod areas. In all planter bed areas, install 4" deep 2'-3" dia. Neptis Rock & Gravel color 'Southwest' or equiv. decorative rock over weed barrier, typ.





EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.9529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17008
SALT LAKE CITY, UT 84117
CONTACT:
COREY NELSEN
PHONE: 801.281.2200

MEADOWS ON 7TH

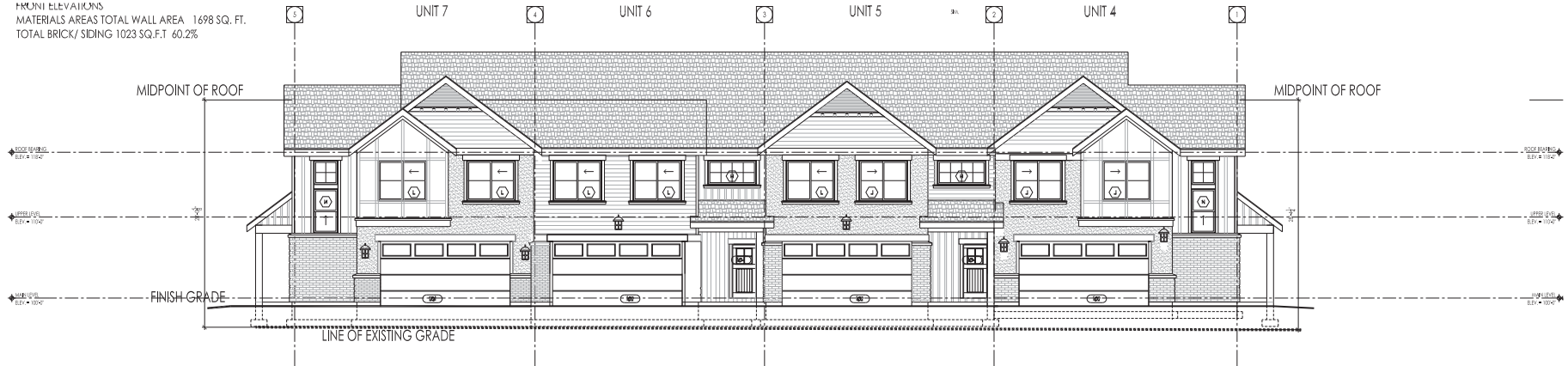
6790 SOUTH 700 EAST
MIDVALE, UTAH

LANDSCAPE PLAN

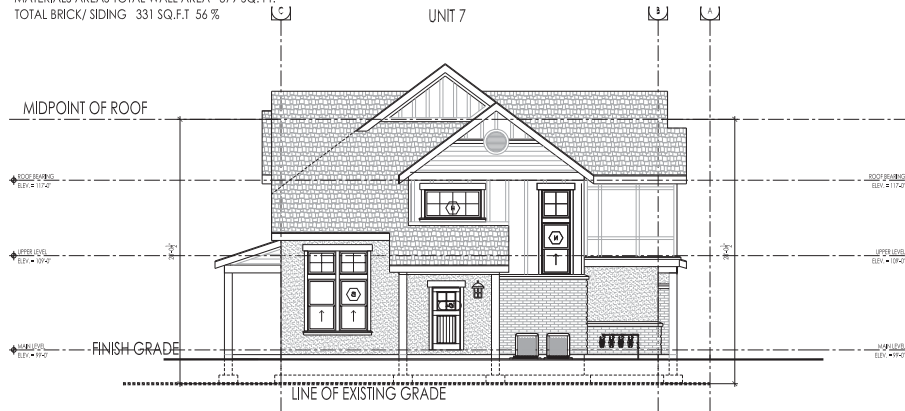
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DATE	8/19/20
DRAWN BY	JBG
CHECKED BY	QEE
PROJECT MANAGER	BOE

L-100

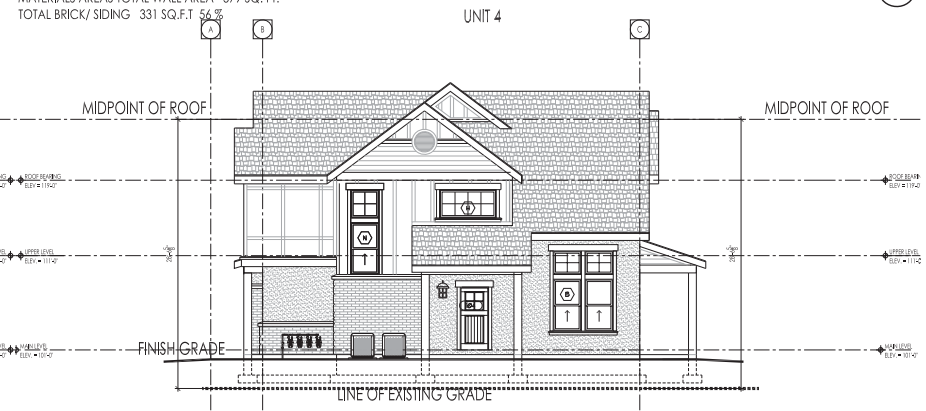
FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1698 SQ. FT.
TOTAL BRICK/ SIDING 1023 SQ.F.T 60.2%



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %



BUILDING TYPE 10 - LEFT ELEVATION
SCALE: 3/16" = 1'-0"

2
A301

BUILDING TYPE 10 - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

3
A301



BUILDING TYPE 10 - REAR ELEVATION
SCALE: 3/16" = 1'-0"

4
A301



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

2117 South Hill East, Suite 200
Salt Lake City, UT 84117
Ph: 801.268.0533
Fax: 801.268.1422
www.thinkark.com

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MEADOWS AT 7TH
6790 SOUTH 700 EAST
SANDY, UT 84070

PROJECT NO. MEADOWS 7TH
DATE: JUNE 2020
REVISIONS:

SHEET TITLE:
BUILDING TYPE
TWO ELEV.

SHEET NUMBER:
A201

ENTITLEMENT SUBMITTAL- JUNE, 2020

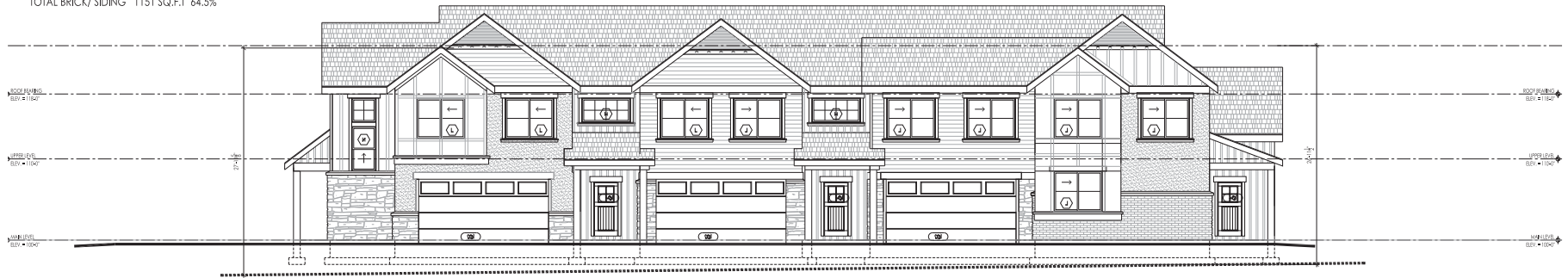
FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1787 SQ. FT.
TOTAL BRICK/ SIDING 1151 SQ.F.T 64.5%

UNIT 8

UNIT 9

UNIT 10

UNIT 11

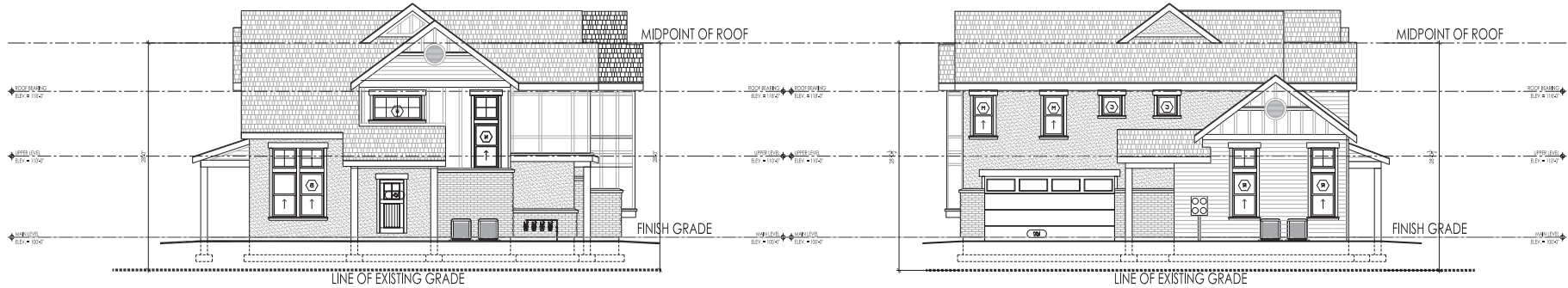


SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %

UNIT 8

SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 713 SQ. FT.
TOTAL BRICK/ SIDING 303SQ.F.T 42.4 %

UNIT 11



BUILDING TYPE TWO - LEFT ELEVATION
SCALE: 3/16" = 1'-0"

2
A301

BUILDING TYPE TWO - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

3
A301



BUILDING TYPE TWO - REAR ELEVATION
SCALE: 3/16" = 1'-0"

4
A301



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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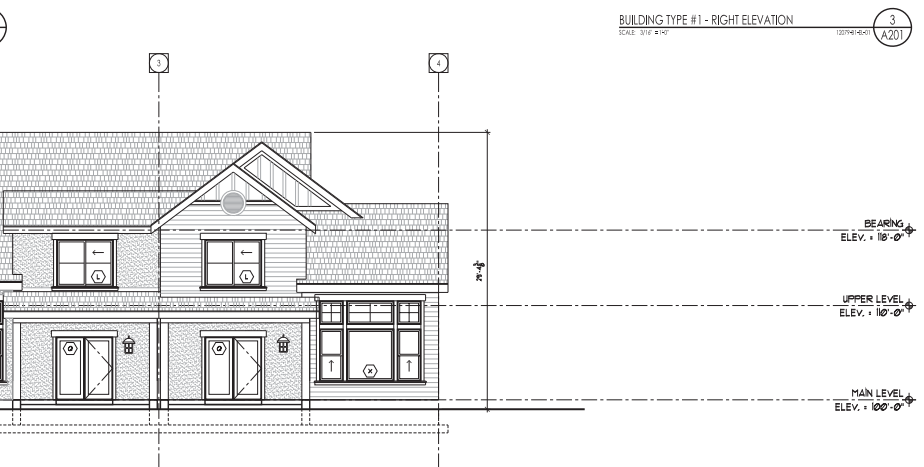
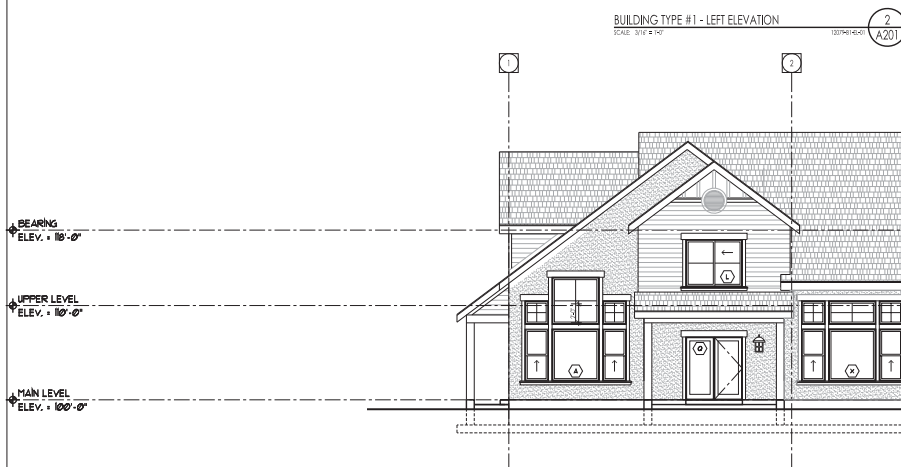
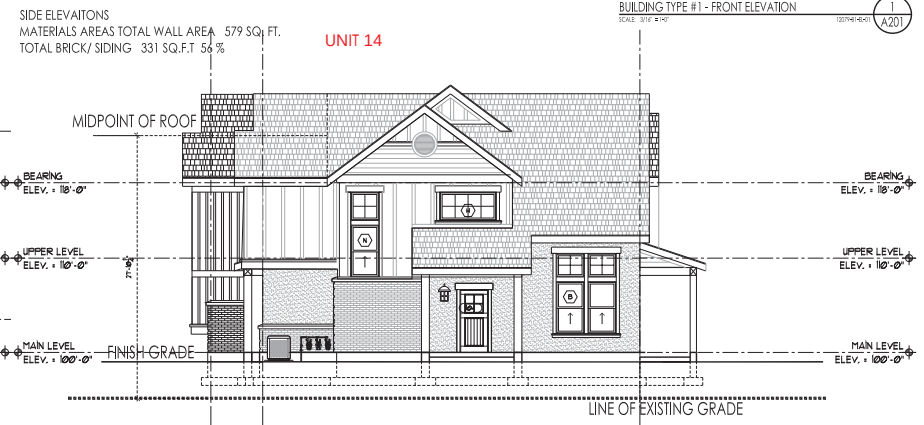
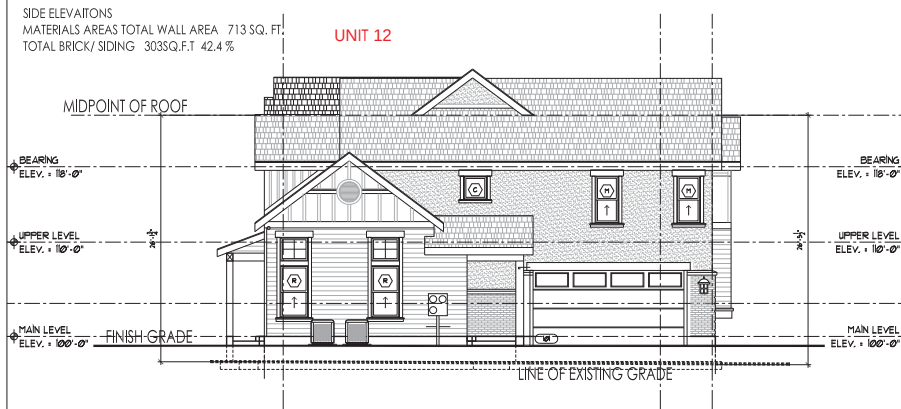
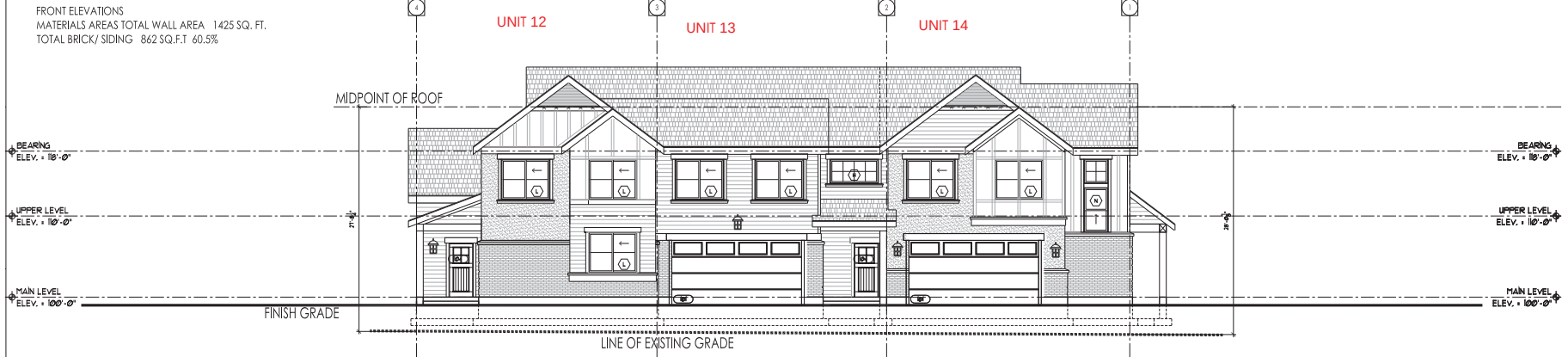
MEADOWS AT 7TH
6790 SOUTH 700 EAST
SANDY, UTAH

PROJECT NO. MEADOWS 7TH
DATE: JUNE 2020
REVISIONS:

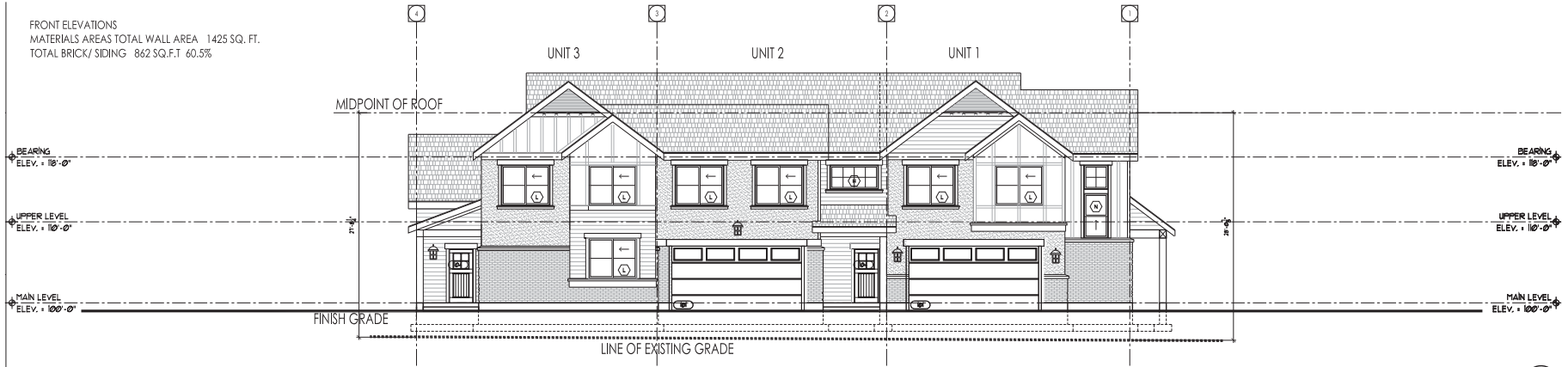
SHEET TITLE:
BUILDING TYPE
TWO ELEV.

SHEET NUMBER:
A201

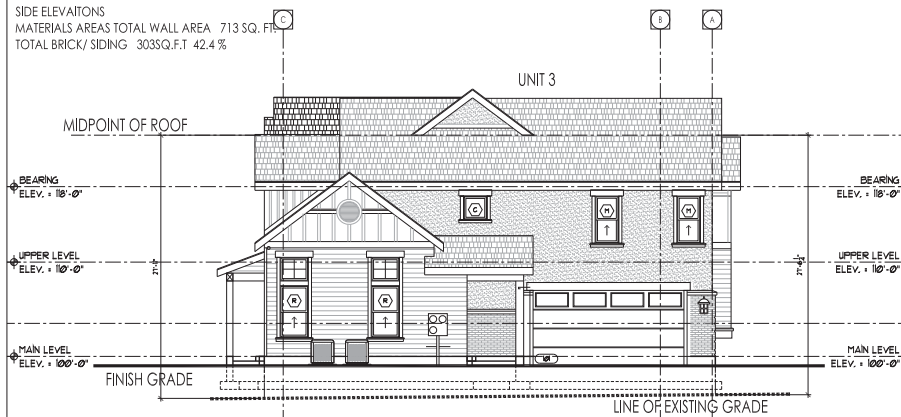
ENTITLEMENT SUBMITTAL- JUNE, 2020



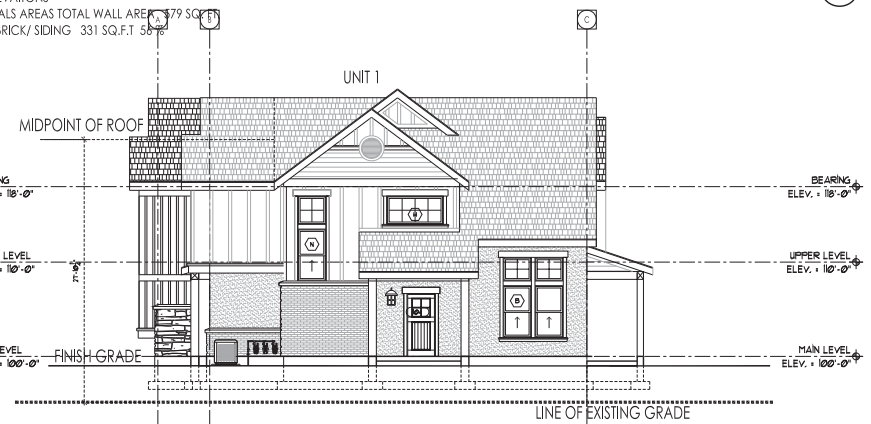
FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1425 SQ. FT.
TOTAL BRICK/ SIDING 862 SQ.F.T 60.5%



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 713 SQ. FT.
TOTAL BRICK/ SIDING 303 SQ.F.T 42.4 %



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 779 SQ.F.T
TOTAL BRICK/ SIDING 331 SQ.F.T 55.2%

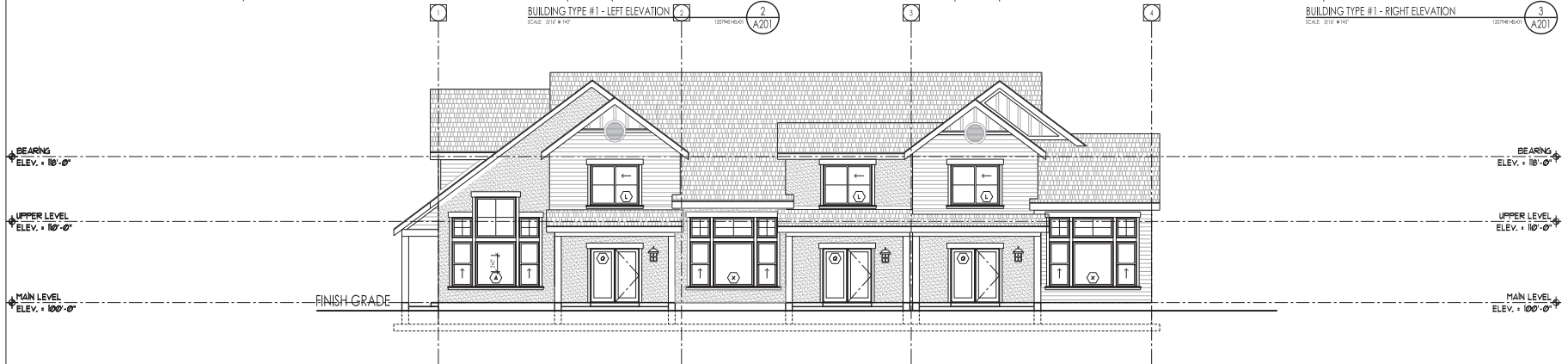


BUILDING TYPE #1 - LEFT ELEVATION
SCALE: 3/16" = 1'-0"

2
A201

BUILDING TYPE #1 - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

3
A201



BUILDING TYPE #1 - REAR ELEVATION
SCALE: 3/16" = 1'-0"

4
A201

MEADOWS AT 7TH
6790 SOUTH 700 EAST
SANDY, UTAH

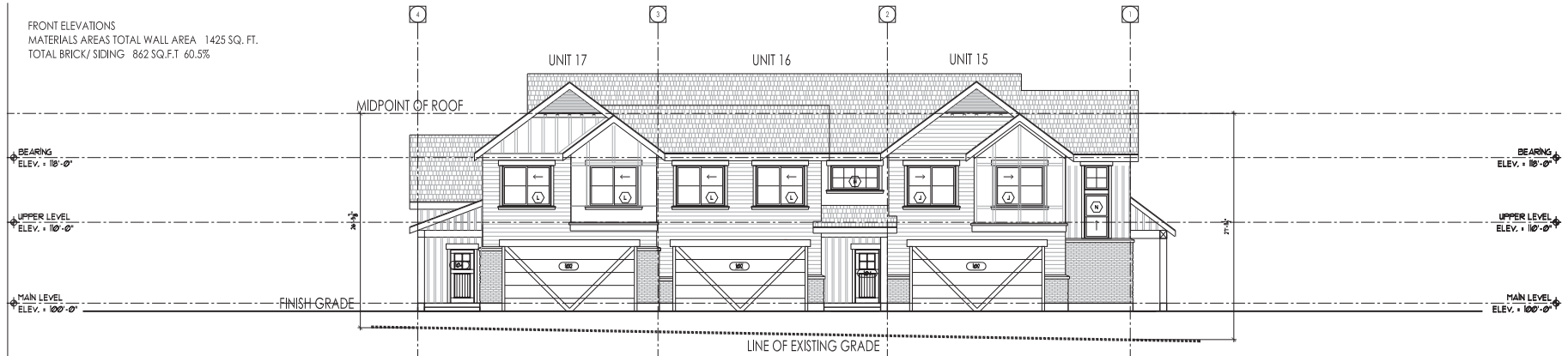
PROJECT NO. MEADOWS 7TH
DATE: JUNE 2020
REVISIONS:

SHEET TITLE:
BUILDING TYPE
ONE ELEV.

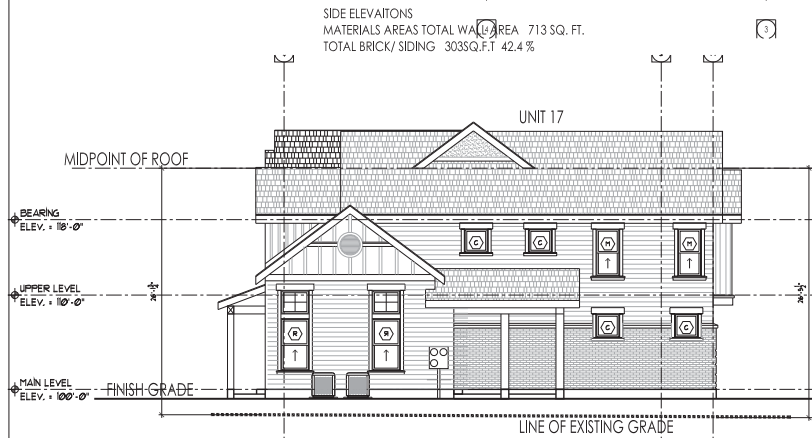
SHEET NUMBER:
A201A

ENTITLEMENT SUBMITTAL- JUNE, 2020

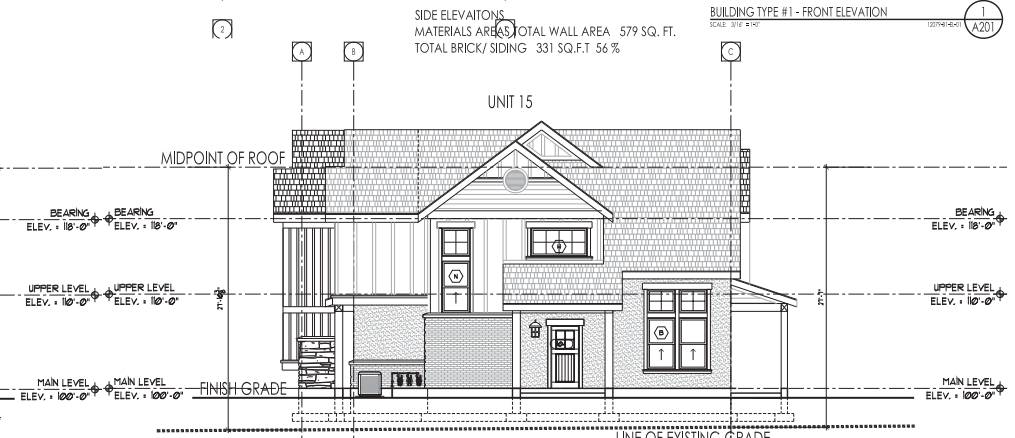
FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1425 SQ. FT.
TOTAL BRICK/ SIDING 862 SQ.F.T 60.5%



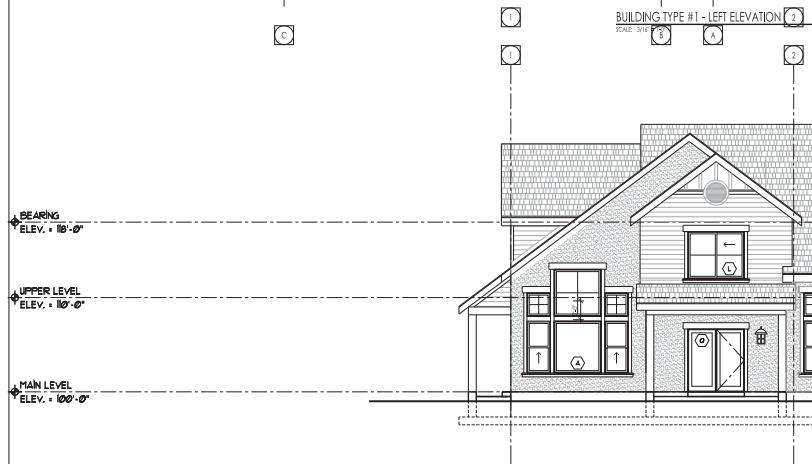
SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 713 SQ. FT.
TOTAL BRICK/ SIDING 303 SQ.F.T 42.4 %



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %



BUILDING TYPE #1 - LEFT ELEVATION
SCALE: 3/16" = 1'-0"
100% (REV. 01)



BUILDING TYPE #1 - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
100% (REV. 01)

BUILDING TYPE #1 - REAR ELEVATION
SCALE: 3/16" = 1'-0"
100% (REV. 01)



Architecture
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MEADOWS AT 7TH
6790 SOUTH 700 EAST
SANDY, UTAH

PROJECT NO. MEADOWS 7TH
DATE: JUNE 2020
REVISIONS:

SHEET TITLE:
BUILDING TYPE
ONE ELEV.

SHEET NUMBER:
A201B

ENTITLEMENT SUBMITTAL- JUNE, 2020



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jason Binks, Senior Planner

APPLICATION NUMBER SUB – 22-29-129-009	APPLICABLE ORDINANCE(S) Title 16, Ch 17-7-12, Ch 8.11	APPLICANT/PROPERTY OWNER Anderson Wahlen & Associates
MEETING DATE July 22, 2020	ITEM TYPE Public Hearing	PROPERTY ADDRESS/LOCATION Approx. 1000 East Fort Union

SUMMARY OF REQUEST

The applicant, Anderson Wahlen & Associates, requests a recommendation of approval for a 22-lot Preliminary Subdivision Plat for The Shops at Fort Union at approximately 1000 East Fort Union Blvd.

EXISTING ZONING Regional Commercial	EXISTING LAND USE Commercial	SURROUNDING LAND USE Various commercial and residential	SIZE OF PROPERTY 55.6 acres
---	--	---	---------------------------------------

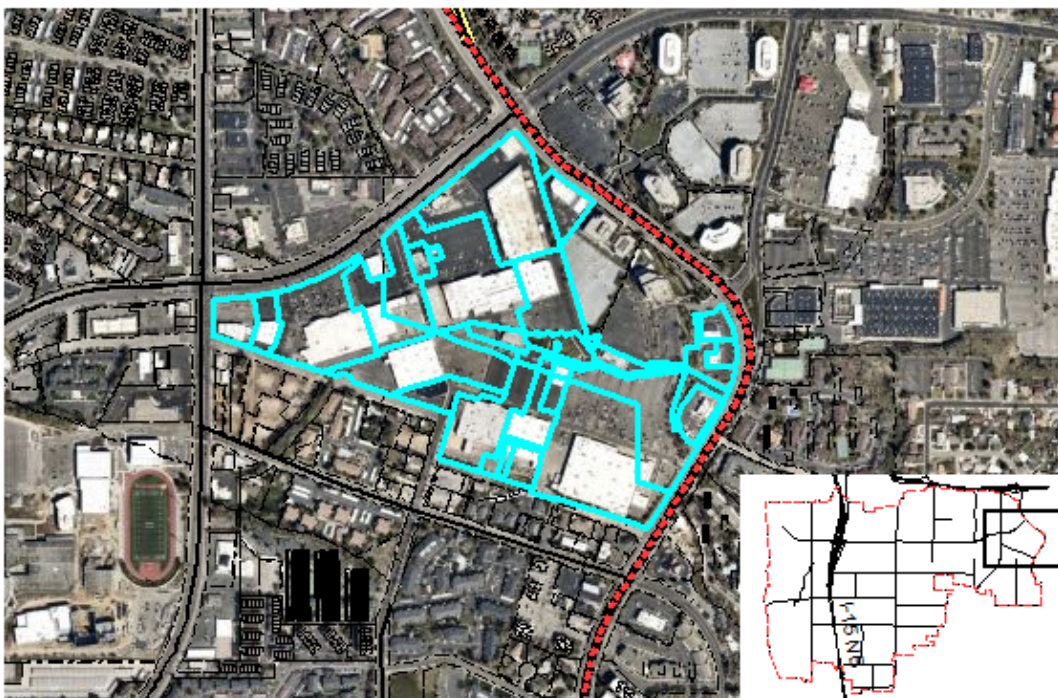
STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report
--

APPLICATION:	FORT UNION PRELIMINARY COMMERCIAL SUBDIVISION
LOCATION:	Approximately 1000 E Fort Union
APPLICANT:	Anderson Wahlen & Associates
FILE #:	SUB - 22-29-129-009
REQUEST:	Preliminary Subdivision Plat recommendation for a 22-Lot Subdivision
MEETING DATE:	July 22, 2020
ZONING DESIGNATION:	Regional Commercial (RC)
AUTHOR:	Jason Binks, Senior Planner
APPLICABLE ORDINANCE(S):	Midvale City Municipal Code Title 16; Chapter 17-7-12 and Chapter 8.11.
AGENDA #:	3

SUMMARY:

This application was agenda item #7 for the Planning Commission meeting on July 8, 2020. Because of meeting length, this application was continued to the Planning Commission Special Meeting on July 22, 2020.

Anderson Wahlen & Associates is requesting a Planning Commission recommendation for a 22-lot commercial subdivision for The Shops at Fort Union, located at approximately 1000 E. Fort Union Blvd. The subdivision is proposed in order to prepare the commercial lots for sale. The current subdivision of 13 parcels is based on a 2018 survey that has alignment errors. The proposed 22-lot subdivision will resolve existing boundary discrepancies and will form a more cohesive network that aligns with existing conditions on site.

The subdivision is 55.6 acres and bounded by Fort Union Boulevard, Union Park Avenue, South Union Avenue, and North Union Avenue. Cottonwood Heights is east of the development and the East Jordan Canal Extension runs through the subdivision. There is a 0.84 parcel owned by Salt Lake County surrounding lot 17 that is not a part of the proposed subdivision.

The subdivision does not propose any changes to existing access, parking easements, or building construction. The title insurance report incorporates several existing parking easements that allow public access throughout the commercial subdivision.

ORDINANCE CONSIDERATIONS:

The proposed subdivision is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-12 (Regional Commercial [RC] Zone). The eastern portion of the subdivision is in a special flood hazard area identified by FEMA, so Chapter 8.11 (Flood Damage Prevention) also applies.

Since the proposed subdivision is only establishing new lot lines for commercial resale, the existing developments comply with the design standard requirements of Title 16 Subdivisions. The lots conform to Chapter 17-7-12 RC zone requirements. No new streets, landscaping, infrastructure, or lighting is being proposed.

The 22-lot subdivision is considered a large subdivision and must meet the requirements of Section 16.04.040. Subsection (A)(3) requires new subdivisions provide 1 street tree per 30 feet of street frontage. Existing trees may count towards this requirement if they meet the City's species and location requirements. Upon staff inspection, there are several missing trees along Fort Union Blvd and Union Park. There are no trees along S 1035 East. Aerial pictures from previous years show that some of the missing trees died and were not replaced. Staff recommends requiring the applicant install the missing trees prior to recording the subdivision plat.

Chapter 8.11, Flood Damage Prevention, establishes requirements for development within identified special flood hazard areas, also known as floodplains. The applicant included Base Flood Elevations and the boundary of the 100-year special flood hazard area on the plat. Staff added a Condition of Approval that a note be added to the plan indicating that future development within the special flood hazard area will comply with development standards of Chapter 8.11.

The preliminary plat was sent to the City Engineer and Unified Fire Authority for review and comment. Some of the proposed lot lines overlay existing buildings. The building code often has construction requirements where lot lines run through commercial buildings. The building reviewers do not have any concerns about the proposed lot lines in this proposed commercial subdivision. The City Engineer approved the preliminary subdivision with some minor text modifications for the final plat. The Fire Marshal reviewed and approved the proposed subdivision plat on June 29, 2020.

Utah Code Annotated 10-9a-603 requires the City to provide notice to canal owners or operators when a canal centerline is located within 100 feet of a proposed subdivision and to allow the canal owner/operator 20 days to respond. Notice was provided to the East Jordan Irrigation Company on June 23, 2020. As of July 1, 2020 there was no response. If the Planning Commission is comfortable with the proposal without a response from the canal owner/operator, any requirements from East Jordan Irrigation Company could be added as a condition of approval that will be addressed during the Final Subdivision Plat approval.

STAFF RECOMMENDATIONS:

The application and submitted documents comply with Midvale City Municipal Code requirements. Therefore, staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary subdivision plat for the Fort Union Commercial Subdivision with the following conditions of approval:

Conditions of Approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.

2. Prior to recording the final subdivision plat, the applicant shall:
 - a. The plat shall include the Base Flood Elevation and boundary of the special flood hazard area identified on the applicable Flood Insurance Rate Map. Future development within the special flood hazard area shall be required to comply with the development standards of Chapter 8.11 including, but not limited to, elevating residential structures at least 1' above BFE, elevating or floodproofing nonresidential structures at least 1' above BFE, and designing utility systems to minimize or eliminate the potential for flood damage. A note to this effect shall remain on the plat.
 - b. Install at least one 2'-inch caliber deciduous tree for every 30 feet of street frontage along all rights-of-way within or adjacent to the subdivision.
 - c. Provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.

RECOMMENDED MOTION:

Approve:

“Regarding the application for a preliminary commercial subdivision plat for the 22-Lot Fort Union Commercial Subdivision at approximately 1000 E Fort Union Blvd, I move that we adopt the findings and conditions of approval presented in the Staff Report, recommending the City Council approve the preliminary plat.”

Approve with Changes:

“Regarding the application for a preliminary commercial subdivision plat for the 22-Lot Fort Union Commercial Subdivision at approximately 1000 E Fort Union Blvd, I move that we adopt the findings and conditions of approval presented in the Staff Report, recommending the City Council approve the preliminary plat, with the following amendments:

1. ...
2. ...”

ADJACENT LAND USES:

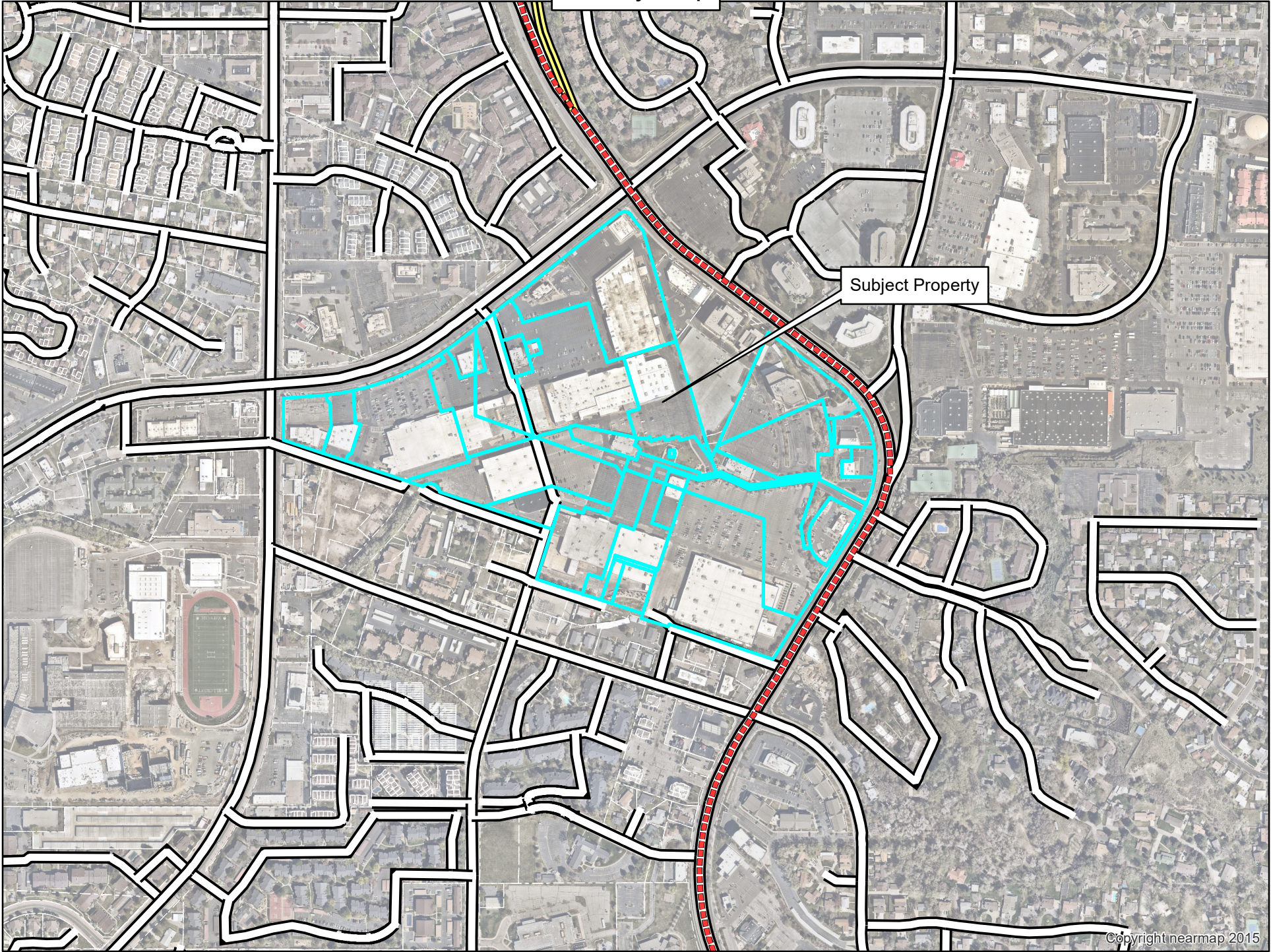
North:	Cottonwood Heights
RC	Regional Commercial
RM-25	Multifamily Residential – Medium to High Density
South:	Cottonwood Heights
RC	Regional Commercial
RM-25	Multifamily Residential – Medium to High Density
SF-1	Single Family Residential
East:	Cottonwood Heights
West:	RC Regional Commercial

ATTACHMENTS:

- Vicinity Map
- Preliminary Subdivision Plat
- Flood Insurance Rate Map

PUBLIC NOTICE: ☐ No ☒ Yes

Vicinity Map



Subject Property

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

$\Delta = 91^{\circ}23'42''$
 $R = 35.00'$
 $L = 55.83'$
 $LC = 50.10'$
 $S 62^{\circ}41'22'' E$

Scale: 1" = 50'



Legend

- Property Line
- Easement Line
- Adjacent Line
- Section Line
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Fiber Optic Line
- Gas Line
- Overhead Power
- Underground Power
- Buried Cable
- Telephone Line
- Centrifuge
- Fence Line
- Monotile
- Catch Basin
- Fire Hydrant
- Water Valve
- Gas Meter
- Power Pole
- Day Wire
- Sign
- Light Pole
- Telephone Box
- Electrical Box
- Centrifuge Manometer
- Section Corner

North Quarter Corner Section 29,
T2S, R1E, S38N, U.S. Survey
(monument not found)

PCPP JSP
Springs LLC
22-20-376-034

Ambert LLC
22-20-128-007

Union Park
Associates
22-20-454-008

James Campbell
1999 Survey

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	37°14'	1214.92'	73.08'	N 53°20'08" E 73.08'
C2	11°58'31"	15.00'	26.91'	N 62°22'54" E 26.91'
C3	20°26'48"	47.27'	16.90'	N 62°20'56" W 16.91'
C4	90°00'00"	3.00'	4.71'	N 61°43'19" W 4.34'
C5	90°00'00"	3.00'	4.71'	N 61°43'19" W 4.34'
C6	90°00'00"	3.00'	4.71'	N 61°43'19" W 4.34'
C7	1°12'24"	810.48'	10.78'	S 2°42'18" W 10.78'
C8	1°13'28"	810.48'	10.90'	S 2°41'44" W 10.90'
C9	0°35'48"	455.87'	4.78'	S 2°40'32" W 4.78'

Line Table

Line #	Bearing	Length
L1	S 7°10'44" E	16.99'
L2	N 62°52'38" E	5.85'
L3	N 62°16'54" E	18.64'
L4	N 72°16'41" E	18.33'
L5	S 16°43'19" E	15.00'
L6	S 16°43'19" E	15.00'
L7	S 16°43'19" E	15.00'
L8	S 35°24'58" E	55.49'
L9	S 80°29'16" W	26.87'
L10	S 35°24'58" E	82.51'
L11	N 18°16'16" E	17.24'
L12	N 71°43'44" W	40.85'
L13	N 18°16'16" E	14.44'
L14	N 36°14'29" W	15.64'
L15	N 71°43'44" W	17.38'
L16	N 18°16'16" E	37.82'

Line Table

Line #	Bearing	Length
L17	N 18°16'16" E	33.44'
L18	N 71°43'44" W	40.31'
L19	S 28°15'54" W	19.51'
L20	S 28°15'54" W	19.51'
L21	S 33°29'18" E	18.28'
L22	N 7°35'43" E	33.04'
L23	N 5°58'50" W	54.01'
L24	N 27°05'20" W	55.31'
L25	N 39°12'16" W	37.59'
L26	N 57°56'04" W	61.01'
L27	N 71°39'58" W	7.56'
L28	N 89°44'44" W	22.80'
L29	N 0°18'16" E	30.00'
L30	S 89°44'44" E	22.80'
L31	S 0°18'16" E	30.00'

Sheet 2 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale 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

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

Ambroz LLC
22-29-128-007

Scale: 1" = 50'

Point of Beginning

Union Boulevard
(paved public street)
Right-of-way varies in width

$\Delta = 34^{\circ}00'00''$
 $R = 1,214.92'$
 $L = 720.95'$
 $LC = 710.42'$
 $N 68^{\circ}38'43'' E$

$\Delta = 20^{\circ}18'04''$
 $R = 1,214.92'$
 $L = 430.01'$
 $LC = 433.77'$
 $N 63^{\circ}11'58'' E$

Lot 3
302,482 sq. ft.
or 6.944 acres

Lot 1
47,625 sq. ft.
or 1.093 acres

Lot 2
50,220 sq. ft.
or 1.153 acres

Lot 7
1,550 sq. ft.
or 0.036 acres

Lot 5
70,819 sq. ft.
or 1.626 acres

Lot 4
56,431 sq. ft.
or 1.293 acres

Lot 6
12,694 sq. ft.
or 0.291 acres

Lot 14
215,559 sq. ft.
or 4.949 acres

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	33°45'40"	1814.92'	715.00'	N 53°30'50" E 715.00'
C2	11°03'30"	15.00'	28.97'	N 16°22'34" E 24.62'
C3	20°28'43"	47.37'	16.90'	N 62°30'36" W 16.81'
C4	30°00'00"	3.00'	4.71'	N 61°45'19" W 4.34'
C5	30°00'00"	3.00'	4.71'	N 61°45'19" W 4.34'
C6	30°00'00"	3.00'	4.71'	N 61°45'19" W 4.34'
C7	1°12'24"	510.48'	10.79'	S 25°42'19" W 10.79'
C8	1°13'28"	510.48'	10.80'	S 25°41'44" W 10.80'
C9	0°38'48"	488.87'	4.78'	S 26°10'33" W 4.78'

Line Table

Line #	Bearing	Length	Line #	Bearing	Length
L1	S 78°10'44" E	16.58'	L17	N 18°16'16" E	33.44'
L2	N 82°32'38" E	3.85'	L18	N 71°43'54" W	48.51'
L3	N 88°18'54" E	18.64'	L19	S 78°01'45" W	87.78'
L4	N 73°16'41" E	18.33'	L20	S 53°15'44" W	18.51'
L5	S 18°43'18" E	15.00'	L21	S 33°29'18" E	18.28'
L6	S 18°43'18" E	15.00'	L22	N 7°35'43" E	33.04'
L7	S 18°43'18" E	15.00'	L23	N 5°38'53" W	54.01'
L8	S 33°24'38" E	55.49'	L24	N 27°00'20" W	35.21'
L9	S 80°25'18" W	26.87'	L25	N 39°12'16" W	27.28'
L10	S 32°24'38" E	88.51'	L26	N 57°50'50" W	61.01'
L11	N 18°16'16" E	17.24'	L27	N 71°29'58" W	7.56'
L12	N 71°43'54" W	46.85'	L28	N 89°44'54" W	22.80'
L13	N 18°16'16" E	14.44'	L29	N 0°15'16" E	30.00'
L14	N 38°11'28" W	15.54'	L30	S 89°44'54" W	22.80'
L15	N 71°43'54" W	17.38'	L31	S 0°15'16" E	30.00'
L16	N 18°16'16" E	37.82'			

900 East Street
(paved public street)
Right-of-way varies in width

- Legend**
- MH Manhole
 - CVT Catch Basin
 - FW Fire Hydrant
 - WM Water Valve
 - GM Gas Meter
 - PR Power Pole
 - GW Guy Wire
 - SG Sign
 - LP Light Pole
 - TB Telephone Box
 - EB Electrical Box
 - CM Centerline Monument
 - SC Section Corner
 - PL Property Line
 - EL Easement Line
 - AL Adjoining Line
 - SL Section Line
 - SS Sanitary Sewer Line
 - WM Water Main Line
 - SD Storm Drain Line
 - FO Fiber Optic Line
 - GL Gas Line
 - OP Overhead Power
 - UP Underground Power
 - CB Buried Cable
 - TL Telephone Line
 - CE Centerline
 - FL Fence Line

John C Papanikolaou
22-29-130-001

AJJ & BCJ
LIV TR
22-29-130-003

Midvale Creekview Holdings, LLC
22-29-130-013

ANNA
ANDERSON WAHLER & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8529 - anna@ahw.com

$\Delta = 0^{\circ}01'03''$
 $R = 510.48'$
 $L = 0.16'$
 $LC = 0.16'$
 $N 23^{\circ}05'52'' E$

Midvale Creekview Holdings, LLC
22-29-130-017

$\Delta = 126^{\circ}10'51''$
 $R = 43.00'$
 $L = 99.10'$
 $LC = 80.25'$
 $N 71^{\circ}44'04'' W$

KW Midvale
11.C

Sheet 3 of 9

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

Recorded

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

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Fee \$ _____ Salt Lake County Recorder

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

PRELIMINARY

Scale: 1" = 50'

50' 0 50' 100'

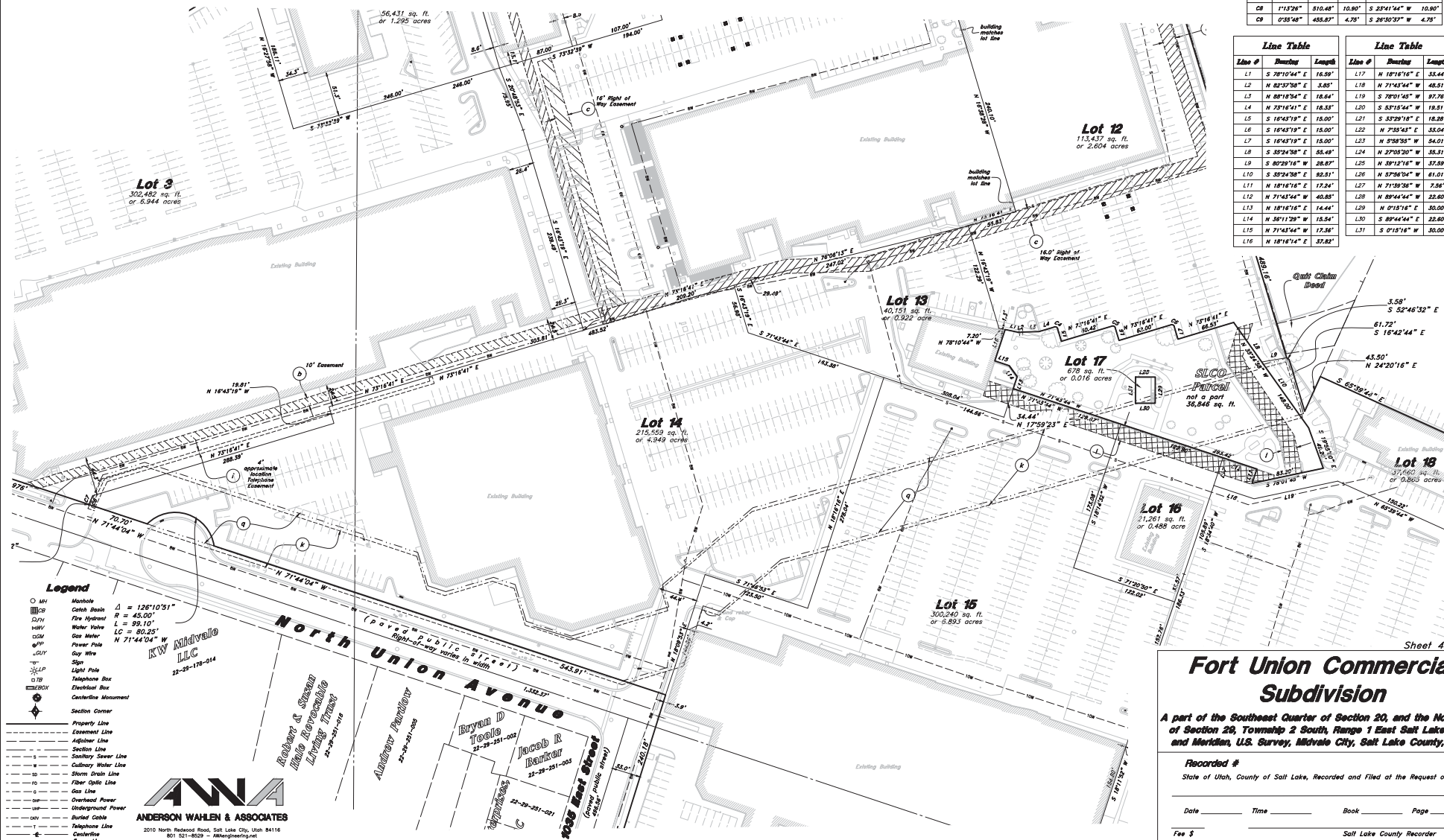


Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	3°36'48"	1214.32'	73.09'	N 57°00'00" E 73.09'
C2	1°07'58"31"	15.00'	28.87'	N 18°22'54" E 24.62'
C3	20°28'43"	47.37'	16.90'	N 62°00'00" W 16.91'
C4	90°00'00"	3.00'	4.71'	N 61°45'19" W 4.24'
C5	90°00'00"	3.00'	4.71'	N 61°45'19" W 4.24'
C6	90°00'00"	3.00'	4.71'	N 61°45'19" W 4.24'
C7	1°12'24"	810.48'	10.78'	S 25°42'19" W 10.78'
C8	1°13'28"	810.48'	10.80'	S 25°41'44" W 10.80'
C9	0°38'48"	488.87'	4.78'	S 26°10'33" W 4.78'

Line Table

Line #	Bearing	Length
L1	S 78°10'44" E	16.59'
L2	N 82°35'38" E	3.85'
L3	N 88°18'54" E	18.64'
L4	N 73°16'41" E	18.33'
L5	S 16°43'19" E	15.00'
L6	S 16°43'19" E	15.00'
L7	S 16°43'19" E	15.00'
L8	S 39°24'38" E	55.48'
L9	S 80°29'16" W	28.87'
L10	S 39°24'38" E	82.81'
L11	N 18°16'16" E	17.24'
L12	N 71°43'44" W	40.85'
L13	N 18°16'16" E	14.44'
L14	N 38°11'39" W	15.54'
L15	N 71°43'44" W	17.36'
L16	N 18°16'16" E	37.82'
L17	N 18°16'16" E	35.44'
L18	N 71°43'44" W	46.51'
L19	S 78°01'45" W	97.76'
L20	S 53°18'44" W	18.51'
L21	S 53°29'18" E	18.28'
L22	N 73°53'43" E	33.04'
L23	N 53°08'55" W	54.01'
L24	N 27°03'20" W	35.31'
L25	N 38°12'16" W	37.58'
L26	N 57°06'04" W	61.01'
L27	N 71°59'38" W	7.56'
L28	N 89°44'44" W	22.60'
L29	N 0°15'16" E	30.00'
L30	S 89°44'44" E	22.60'
L31	S 0°15'16" E	30.00'



Sheet 4 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

Recorded #

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Fee \$ _____ Salt Lake County Recorder

ANNA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - anna@engineering.net

PRELIMINARY Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020



Scale: 1" = 50'

Union Woods
Subdivision
No. 3
2017

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C1	3°24'48"	1214.93'	73.09'	N 53°20'09" E 73.09'
C2	11°07'59"	18.00'	28.99'	N 18°20'54" E 28.89'
C3	20°28'45"	47.37'	16.90'	N 62°20'56" W 16.89'
C4	90°00'00"	3.00'	4.71'	N 61°42'18" W 4.24'
C5	90°00'00"	3.00'	4.71'	N 61°42'18" W 4.24'
C6	90°00'00"	3.00'	4.71'	N 61°42'18" W 4.24'
C7	1°12'34"	310.48'	10.79'	S 23°42'19" W 10.79'
C8	1°13'26"	310.48'	10.80'	S 23°41'44" W 10.80'
C9	0°35'48"	455.83'	4.75'	S 28°30'37" W 4.75'

Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
L1	S 78°10'44" E	16.59'	L17	N 18°16'18" E	35.44'
L2	N 82°57'38" E	5.89'	L18	N 71°43'44" W	48.51'
L3	N 88°18'34" E	18.64'	L19	S 78°01'45" W	57.79'
L4	N 72°16'41" E	18.33'	L20	S 53°18'44" W	19.51'
L5	S 16°43'18" E	15.00'	L21	S 33°29'18" E	18.38'
L6	S 16°43'18" E	15.00'	L22	N 73°43'43" E	55.04'
L7	S 16°43'18" E	15.00'	L23	N 53°58'35" W	54.01'
L8	S 33°24'38" E	55.49'	L24	N 27°08'20" W	35.31'
L9	S 60°29'16" W	28.87'	L25	N 39°12'18" W	37.89'
L10	S 33°24'38" E	55.51'	L26	N 57°58'04" W	61.01'
L11	N 18°16'18" E	17.24'	L27	N 71°08'58" W	7.38'
L12	N 71°43'44" W	40.88'	L28	N 89°44'44" W	23.60'
L13	N 18°16'18" E	14.44'	L29	N 01°18'18" E	35.00'
L14	N 38°11'29" W	15.54'	L30	S 89°44'44" W	22.60'
L15	N 71°43'44" W	17.58'	L31	S 01°18'18" E	35.00'
L16	N 18°16'18" E	37.82'			

Legend

Property Line	○ MH	Manhole
Easement Line	▢ CB	Catch Basin
Adjoining Line	1/2" 1/2"	Fire Hydrant
Section Line	1/2" 1/2"	Water Valve
Sanitary Sewer Line	COM	Gas Meter
Calligraphy Meter Line	g/p	Power Pole
Storm Drain Line	1/2" 1/2"	Guy Wire
Fiber Optic Line	1/2" 1/2"	Sign
Gas Line	1/2" 1/2"	Light Pole
Overhead Power	1/2" 1/2"	Telephone Bar
Underground Power	1/2" 1/2"	Excavated Bar
Buried Cable	1/2" 1/2"	Conductive Monument
Telephone Line	1/2" 1/2"	Section Corner
Conductive	1/2" 1/2"	
Fence Line	1/2" 1/2"	

Sheet 5 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North Half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

Recorded

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Fee \$ _____ Salt Lake County Recorder

PRELIMINARY Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

Scale: 1" = 50'

50' 0' 50' 100'



$\Delta = 59^{\circ}31'45''$
 $R = 455.07'$
 $L = 473.64'$
 $LC = 455.62'$
 $N 2^{\circ}57'22'' W$

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	328°46'	1214.82'	73.08'	N 53°20'59" E 73.08'
C2	110°58'31"	15.00'	26.97'	N 10°22'54" E 24.67'
C3	202°48'45"	47.21'	16.90'	N 62°20'36" W 16.81'
C4	90°00'00"	3.00'	4.71'	N 61°43'19" W 4.24'
C5	90°00'00"	3.00'	4.71'	N 61°43'19" W 4.24'
C6	90°00'00"	3.00'	4.71'	N 61°43'19" W 4.24'
C7	71°22'24"	210.46'	10.79'	S 25°42'11" W 10.79'
C8	71°22'24"	210.46'	10.80'	S 25°41'54" W 10.80'
C9	0°33'48"	455.87'	4.78'	S 26°30'37" W 4.79'

Line Table

Line #	Routing	Length
L1	S 78°10'44" E	18.59'
L2	N 82°37'58" E	3.85'
L3	N 88°18'54" E	18.64'
L4	N 72°16'41" E	18.33'
L5	S 16°43'18" E	15.00'
L6	S 16°43'18" E	15.00'
L7	S 32°24'50" E	35.48'
L8	S 88°19'16" W	38.87'
L9	S 35°24'58" E	22.51'
L10	N 18°16'16" E	17.34'
L11	N 18°16'16" E	17.34'
L12	N 71°45'54" W	40.85'
L13	N 18°16'16" E	14.44'
L14	N 38°11'29" W	15.54'
L15	N 71°45'54" W	17.35'
L16	N 18°16'16" E	37.83'

Line Table

Line #	Routing	Length
L17	N 18°16'16" E	33.44'
L18	N 71°43'44" W	48.51'
L19	S 78°01'43" W	97.78'
L20	S 53°18'44" W	19.51'
L21	S 33°29'18" E	18.28'
L22	N 73°53'43" E	33.04'
L23	N 87°58'51" W	34.01'
L24	N 37°58'35" W	35.51'
L25	N 39°12'16" W	37.29'
L26	N 67°56'54" W	61.01'
L27	N 71°58'58" W	2.56'
L28	N 88°44'44" W	22.60'
L29	N 01°15'16" E	30.00'
L30	S 88°44'44" W	22.60'
L31	S 01°15'16" W	30.00'

Legend

Property Line	○ MH	Manhole
Easement Line	□ CB	Catch Basin
Adjoining Line	□ DN	Fire Hydrant
Section Line	○ WV	Water Valve
Sanitary Sewer Line	□ DM	Gas Meter
Culinary Water Line	□ GP	Power Pole
Storm Drain Line	○ JVP	City Wire
Fiber Optic Line	□ LP	Sign
Gas Line	□ LP	Light Pole
Overhead Power	□ TB	Telephone Box
Underground Power	□ TB	Enclosed Box
Buried Cable	□ TB	Section Corner
Telephone Line	□ TB	
Centerline	□ TB	
Fence Line	□ TB	

Sheet 6 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

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Fee \$ _____ Salt Lake County Recorder

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C1	3°24'48"	1214.82'	73.09'	N 8°20'08" E 73.08'
C2	11°07'51"	15.00'	28.87'	N 18°16'18" E 24.87'
C3	2°28'24"	47.37'	16.80'	N 6°23'06" W 16.81'
C4	90°00'00"	5.00'	4.71'	N 81°43'19" W 4.24'
C5	90°00'00"	5.00'	4.71'	N 81°43'19" W 4.24'
C6	90°00'00"	5.00'	4.71'	N 81°43'19" W 4.24'
C7	1°12'24"	310.48'	10.79'	S 23°42'19" W 10.79'
C8	1°13'26"	310.48'	10.80'	S 23°41'44" W 10.80'
C9	0°33'48"	455.87'	4.75'	S 28°30'37" W 4.75'

Line Table				Line Table			
Line #	Starting	Length	Ending	Line #	Starting	Length	Ending
L1	S 78°10'44" E	16.89'	N 18°16'18" E	L17	N 18°16'18" E	33.44'	N 18°16'18" E
L2	N 62°57'58" E	5.83'	N 71°43'24" W	L18	N 71°43'24" W	48.81'	N 71°43'24" W
L3	N 81°18'54" E	18.64'	N 78°01'45" W	L19	N 78°01'45" W	87.78'	N 78°01'45" W
L4	N 73°16'41" E	18.83'	S 33°18'44" W	L20	S 33°18'44" W	18.81'	S 33°18'44" W
L5	S 16°43'19" E	15.00'	N 57°58'55" W	L21	N 57°58'55" W	18.88'	N 57°58'55" W
L6	S 16°43'19" E	15.00'	N 57°58'55" W	L22	N 57°58'55" W	33.04'	N 57°58'55" W
L7	S 16°43'19" E	15.00'	N 57°58'55" W	L23	N 57°58'55" W	54.01'	N 57°58'55" W
L8	S 35°24'58" E	55.49'	N 27°03'20" W	L24	N 27°03'20" W	35.31'	N 27°03'20" W
L9	S 80°29'16" W	28.87'	N 39°12'16" W	L25	N 39°12'16" W	37.59'	N 39°12'16" W
L10	S 35°24'58" E	92.51'	N 57°58'55" W	L26	N 57°58'55" W	61.01'	N 57°58'55" W
L11	N 18°16'18" E	17.24'	N 71°38'36" W	L27	N 71°38'36" W	7.58'	N 71°38'36" W
L12	N 71°43'24" W	40.85'	N 89°44'44" W	L28	N 89°44'44" W	22.60'	N 89°44'44" W
L13	N 18°16'18" E	14.64'	N 0°15'16" E	L29	N 0°15'16" E	30.00'	N 0°15'16" E
L14	N 36°11'39" W	15.54'	S 89°44'44" W	L30	S 89°44'44" W	22.60'	S 89°44'44" W
L15	N 71°43'24" W	17.38'	S 0°15'16" W	L31	S 0°15'16" W	30.00'	S 0°15'16" W
L16	N 18°16'18" E	37.88'					



Scale: 1" = 50'

Legend

Property Line	○ MH	Manhole
Easement Line	□ CO	Catch Basin
Adjoining Line	□ FH	Fire Hydrant
Setback Line	□ HW	Water Valve
Sanitary Sewer Line	□ GM	Gas Meter
Culinary Water Line	□ GP	Power Pole
Storm Drain Line	□ GY	Guy Wire
Fiber Optic Line	□ LP	Sign
Gas Line	□ LP	Light Pole
Overhead Power	□ TB	Telephone Box
Underground Power	□ TB	Electrical Box
Buried Cable	□ TB	Centerline Monument
Telephone Line	□ TB	Section Corner
Cellular Line	□ TB	
Fence Line	□ TB	

Sheet 7 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

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Fort Union Commercial Subdivision

**A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020**

Easements

This survey was completed using Title Report File No. NCS-991508-SLC1 Revision 4 dated February 18, 2020 and File No. NCS-1000558-SLC1 dated January 22, 2020 from First American Title Insurance Company:

- a An irrigation ditch Easement recorded as Entry No. 792089 in Book 157 of Liens and Leases at Page 473 appears to describe a 5 foot strip of land along 900 East Street but does not disclose exact location.
 - b A 10 foot gas Easement recorded as Entry No. 2585593 in Book 3407 at Page 147.
 - c A 16 foot wide gas Easement recorded as Entry No. 2855372 in Book 4334 at Page 107 of Official Records.
 - d A 20 foot Wide Sewer Easement recorded as Entry No. 3570258 in Book 5254 at Page 677 of Official Records.
 - e An Irrigation Easement recorded as Entry No. 3991712 in Book 5589 at Page 1764 and an Amendment recorded as Entry No. 1344003 in Book 9996 at Page 5693 revised description plotted on this Survey.
 - f A 20 foot wide Storm Drain Easement recorded as Entry No. 4049791 in Book 5629 at Page 429.
 - g UDOT Final Order of Condemnation recorded as Entry No. 4086995 in Book 5640 at Page 2620 and also recorded May 1, 1995 as Entry No. 4080540 in Book 5650 at Page 1214.
 - h A 16 foot wide Gas recorded as Entry No. 4075235 in Book 5646 at Page 2349 of Official Records appears to be in road Right-of-Way.
 - i a 4 foot wide communication Easement recorded as Entry No. 4590011 in Book 6006 at Page 1501 has an Incomplete Description approximate location plotted.
 - j A 16 foot Wide gas Easement recorded as Entry No. 5916495 in Book 7014 at Page 2337.
 - k An underground Canal Easement recorded as Entry No. 5929618 in Book 7025 at Page 1302.
 - l A parking Easement recorded as Entry No. 5933444 in Book 7028 at Page 1835.
 - m A gas Easement recorded as Entry No. 5959491 in Book 7049 at Page 2443.
 - n Public Access Easement recorded as Entry No. 6000763 in Book 7084 at Page 1839.
 - o Maintenance Agreement recorded as Entry No. 6000767, in Book 7084, at Page 1850.
 - p Utility Permit for canal crossings recorded as Entry No. 6022945 in Book 7102 at Page 0592.
 - q An easement recorded June 6, 1995 as Entry No. 6095346 in Book 7164 at Page 0470 of Official Records.
 - r Pipeline Easement Agreement recorded as Entry No. 11039812 in Book 9862 at Page 2995.
 - s Storm Drainage Easement Agreement recorded as Entry No. 11312437 in Book 9882.
- The Following Easements are blanket in nature and affect portions of this Subdivision or describe portions of land that may affect this Subdivision but do not have adequate information to plot.
- An electrical power easement recorded as Entry No. 345678 in Book 8-V of Deeds at Page 537 of Official Records.
- A communication line Easement recorded as Entry No. 384826 in Book 3-C of Liens and Leases at Page 599 covers a described affected area, but no alignment or size is disclosed.
- A 5 foot wide Communication Easement recorded as Entry No. 2848997 in Book 4306 at Page 443 of Official Records references an Exhibit A which could not be interpreted.
- Department of the Army Permit a proposed stream improvement for Little Cottonwood Creek recorded December 13, 1984 as Entry No. 4027396 in Book 5814 at Page 1520.
- East Jordan Canal Easement recorded December 31, 1984 as Entry No. 4033356 in Book 5618 at Page 1806 of Official Records. AGREEMENT (To Pipe East Jordan Canal Extension and Park on Surface) recorded as Entry No. 4034087 in Book 5618 at Page 3733 and Assignment of Canal Agreement recorded as Entry No. 4334322 in Book 5829 at Page 1714 and Assignment of Canal Agreement recorded as Entry No. 11990995 in Book 10295 at Page 2387 and Assignment of Canal Agreement recorded as Entry No. 12024290 in Book 10312 at Page 123 and Assignment of Canal Agreement recorded February 23, 2018 as Entry No. 12721840 in Book 10649 at Page 5998.
- Easements and Parking Agreement recorded as Entry No. 4157300 in Book 5704 at Page 2653 and an Amendment recorded as Entry No. 4486901 in Book 5938 at Page 644, and a Second Amendment recorded as Entry No. 11158579 in Book 9914 at Page 8453.
- Declaration of Covenants, conditions, easements and restrictions of the Union Woods Office Park recorded as Entry No. 4334320 in Book 5829 at Page 1686.
- Pedestrian Easement Agreement recorded as Entry No. 4729086 in Book 6099 at Page 1390. Exhibit could not be interpreted.
- Acknowledgement, Disclosure and Agreement regarding development of property located within a Natural Hazards special study area recorded July 12, 1990 as Entry No. 4839811 in Book 6235 at Page 9079 of Official Records.
- Declaration of Easements recorded as Entry No. 5229270 in Book 6436 at Page 208 and a First Amendment recorded May 4, 1992 as Entry No. 5248156 in Book 6451 at Page 964 Amended and Restated recorded as Entry No. 5257711 in Book 6458 at Page 1683.
- Declaration of Easements recorded as Entry No. 5798324 in Book 6921 at Page 0377 and a First Amendment recorded as Entry No. 6688379 in Book 7708 at Page 2886 and an amendment recorded as Entry No. 10963674 in Book 9830 at Page 2306.
- Ordinance No. 1270 recorded as Entry No. 5874523 in Book 6981 at Page 671 also Corrected Ordinance No. 1275 recorded August 12, 1994 as Entry No. 5897659 in Book 6999 at Page 1432 and also any existing easements for utilities which may have been constructed over or across that portion of the land described as being a part of said vacated streets. Vacated areas have not been shown with this Survey.
- An easement over recorded as Entry No. 6095346 in Book 7164 at Page 0470.
- Declaration of Restriction recorded as Entry No. 7017990 in Book 8028 at Page 1572.
- A Right-of-way and Access Easement recorded as Entry No. 7287551 in Book 8258 at Page 1163.

PRELIMINARY

Sheet 8 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 26, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale 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

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources or small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevation (BFE)** and/or **Roadways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevation (CBFE) shown on this map apply only land west of 121° 00' North American Vertical Datum (NAVD83). Users of this FIRM should be aware that coastal flood elevations may be provided in the Summary of Floodway Elevations table in the Flood Insurance Study report for this community. Elevations shown in the Summary of Floodway Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **Roadways** were computed at cross sections and interpolated between cross sections. The Roadways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent roadway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map is Universal Transverse Mercator (UTM) zone 12. The **horizontal datum** is NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zone used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1983. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1983, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Spear Spring/Mary Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Salt Lake County Planning Department.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or deannexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limits locations.

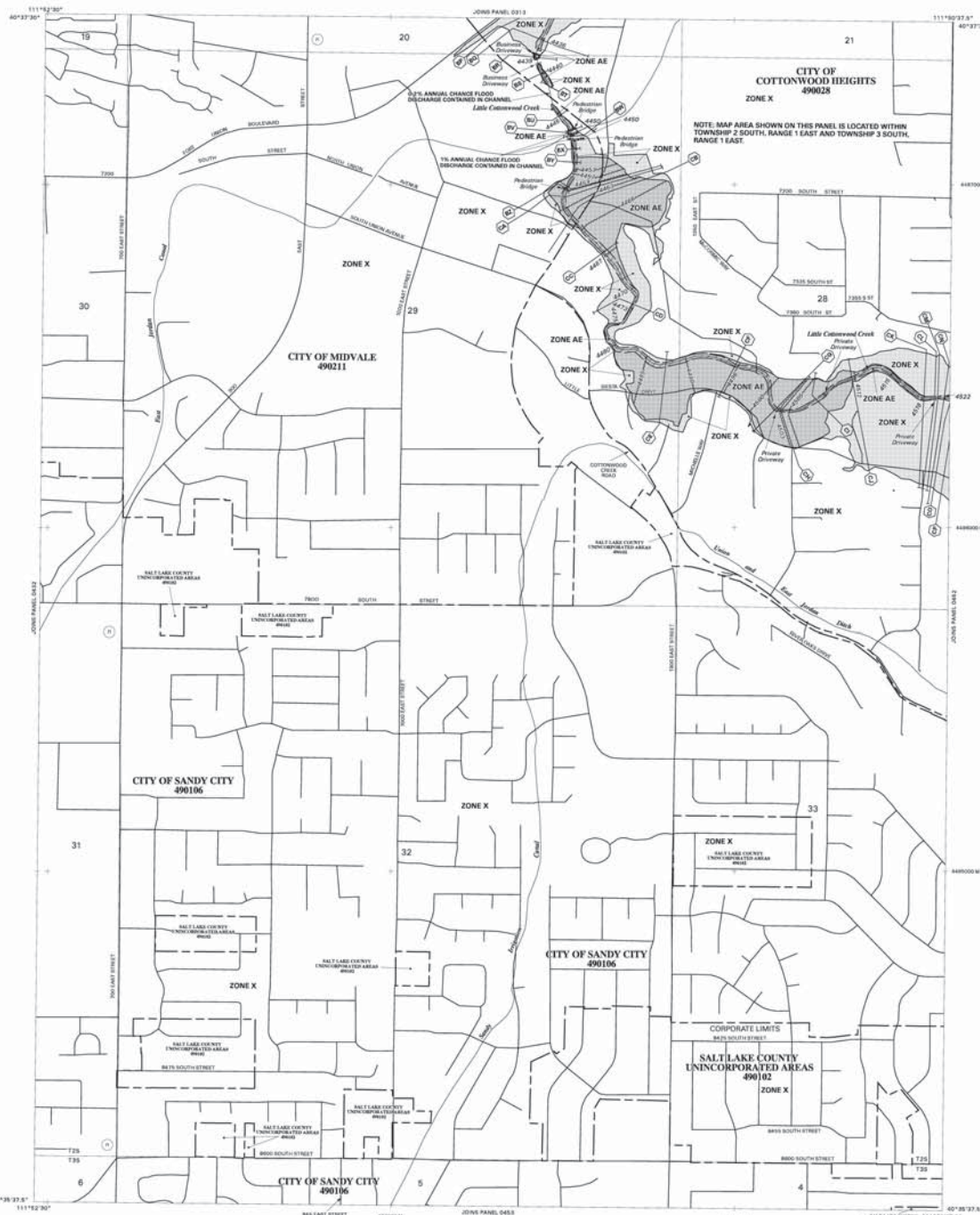
Please refer to the separately printed **Map Index** for an overview map of the county showing the extent of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

An accompanying Flood Insurance Study report, Letters of Map Revision or Letters of Map Amendment (revising portions of this panel), and digital versions of this PANEL may be available. Contact the **FEMA Map Service Center** at the following phone numbers and Internet address for information on all related products available from FEMA:

Phone: 800-358-9616
FAX: 800-358-9620
<http://www.fema.gov>

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/rfp/>

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report may reflect stream channel dimensions that differ from what is shown on this map.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas in this map are subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- Zone A** No base flood elevations determined.
- Zone AE** Base flood elevations determined.
- Zone AH** Flood depths of 1 to 3 feet locally areas of ponding; base flood elevations determined.
- Zone AO** Flood depths of 1 to 3 feet locally areas of flow on sloping terrain; average depths determined. For areas of alluvial fan flooding, velocities also determined.
- Zone AR** Areas of minimal flood hazard potential from the 1% annual chance flood event; for a flood control system that was subsequently destroyed. For areas of minimal flood hazard potential, velocities also determined to provide protection from the 1% annual chance or greater flood event.
- Zone AV** Areas to be protected from 1% annual chance flood event by a Federal government system under construction; no base flood elevations determined.
- Zone VE** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be sustained without increases in flood heights.

OTHER FLOOD AREAS

Zone X Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with average areas less than 1 square mile, and areas created by areas from 1% annual chance flood.

OTHER AREAS

Zone X Areas determined to be outside the 0.2% annual chance floodplain.

Zone D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

CBRS areas and OFAs are normally located within or adjacent to Special Flood Hazard Areas.

OTHERWISE PROTECTED AREAS (OPAs)

OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone 0 boundary
- CBRS and OFA boundary
- Boundary showing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or velocities
- Base Flood Elevation line and value: elevation in feet
- Base Flood Elevation value: uniform within zone; elevation in feet
- Cross Section Line
- Traverse Line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD83)
- 1000-meter Universal Transverse Mercator grid values, zone 12
- 5000 foot grid lines
- Section mark: line explanation in Notes to Users section of the FIRM panel
- Scale: 1" = 500'

*Referenced to the North American Vertical Datum of 1983

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