



Planning and Development Services

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GREATER SALT LAKE
**Municipal Services
District**

Salt Lake County Planning Commission

Special Public Meeting Agenda

Wednesday, September 28, 2022 8:30 A.M.

LOCATION:

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

Tap to join from a mobile device (attendees only)

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Access code: 961 841 420

Global call-in numbers

Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

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

TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the July 13, and August 24, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items (as needed)

ADMINISTRATIVE LAND USE APPLICATION(S)

EXP2022-000676 - Scott Mortensen is requesting a non-conforming use determination for a detached guest house located in the rear of his property. **Location:** 870 East Vics Road. **Zone:** R-1-8 (Single Family Residential). **Planner:** Morgan Julian **Motion/Voting**

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

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MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, July 13, 2022 8:30 a.m.

Approximate meeting length: 37 minutes**Number of public in attendance:** 4**Summary Prepared by:** Wendy Gurr**Meeting Conducted by:** Commissioner Collard

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins			x
Ofa Matagi			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura		
Morgan Julian		
Justin Smith		
Kayla Mauldin		
Brian Tucker	x	x
Helen Peters	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:34 a.m.

- 1) Approval of the May 11, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion:

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

Approval of the June 15, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion:

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

- 2) Other Business Items. (As Needed)

No other business Items to discuss.

Commissioner Collard read the Chairs Opening Statement.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:35 a.m.

CUP2022-000622 – Northrup Grumman is requesting Site Plan and Conditional Use approval for an expansion of the existing Rocket Motor Manufacturing plant. **Parcel Area:** 35.515 acres. **Location:** 4098 South 8400 West (Legal Address), Approximately 4400 South 9200 West (Actual Location). **Zone:** M-2 (Manufacturing). **Planner:** Brian Tucker (Motion/Voting)

The Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding overpressure areas,

Commissioner Vance motioned to open the public hearing, Commissioner Elieson seconded that motion.

PUBLIC HEARING PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Lyndon DeYoung, Northrop Grumman

Address: 5000 South 8400 West

Comments: Mr. DeYoung said as covered in rezoning application, they are a national defense and space launch company. Safety is number one, and facility created to automate the processes. Company is highly regulated locally and nationally, will work with DEQ and agencies for technical reviews and appreciate the input. Company works with EPA, and department of defense has an onsite presence with Company producing products for national defense. No change to overpressure zones. North end manufactured propellants have lower volatility than the south end. Job growth will happen in the area, and additional ongoing employees will be required to perform operations to support new business. Expanded facilities will increase castings.

Commissioner Cohen asked how long to finish. Mr. DeYoung said two years to have capacity increased.

No one from the public was present to speak.

Commissioner Elieson motioned to close the public meeting, Commissioner Vance seconded that motion.

PUBLIC HEARING PORTION OF MEETING CLOSED

Motion: To approve application #CUP2022-000622 for Northrup Grumman request for Site Plan and Conditional Use approval for an expansion of the existing Rocket Motor Manufacturing plant with Staff Recommendations.

Motion by: Commissioner Hiatt

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

Mr. Shaw said when there is a remote meeting or electronic meeting with an anchor location, request a roll call vote and in compliance with state law. Ms. Gurr provided a roll call vote.

Mr. Cohen asked if we could meet in person, we confirmed it was agreed upon that we will conduct this meeting hybrid. Commissioner Vance asked if we would receive payment for attendance. Mr. Shaw and Helen Peters will discuss payment and report back.

Commissioner Collard adjourned.

MEETING ADJOURNED

Time Adjourned – 9:11 a.m.

DRAFT



MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, August 24, 2022 8:30 a.m.

Approximate meeting length: 40 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Collard

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson			x
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins	x	x	
Ofa Matagi	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura		
Curtis Woodward		
Kayla Mauldin	x	x
Brian Tucker	x	
Helen Peters	x	x
Dina Blaes	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Commissioner Collard read the Chairs Opening Statement.

- 1) Approval of the May 11, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the May 11, 2022 Planning Commission Meeting Minutes.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the June 15, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the June 15, 2022 Planning Commission Meeting Minutes.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the July 13, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the July 13, 2022 Planning Commission Meeting Minutes to the September 14th Meeting.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Other Business Items. (As Needed)

Mr. Shaw confirmed minutes have not been received for July. Mr. Shaw confirmed roll call vote was required only if not a unanimous vote. Commissioner Collard asked if a commissioner abstains, does that require a roll call vote. Mr. Shaw confirmed it does not.

LEGISLATIVE LAND USE APPLICATIONS

Hearings began at – 8:37 a.m.

Moderate Income Housing Plan

The Salt Lake County Planning Commission will hear a request to consider making a recommendation on a proposed amendment to Salt Lake County's Moderate Income Housing Plan (previously adopted in 2019), affecting all areas of Unincorporated Salt Lake County. The amendment includes updated housing data, revised Moderate Income Housing strategies, and an implementation plan for each selected strategy. This amendment is in response to new State Moderate Income Housing Planning requirements which were passed by the Legislature during the 2022 Legislative Session. Please note that this amendment does not delete, replace, or otherwise change any part of Salt Lake County's other adopted General Plans. This amendment only impacts the 2019 Moderate Income Housing Plan. **Long Range Planner:** Kayla Mauldin (Motion/Voting)

The Planning Commission will act on the proposed amendment after taking comments from the public during the public hearing. Public comments will be provided pursuant to the Planning Commission's rules of conduct, which are attached to the back of this agenda.

Greater Salt Lake Municipal Services District Long Range Planner Kayla Mauldin provided an analysis of the MIH General Plan Amendment.

Commissioners and staff had a brief discussion regarding deficit and surplus of renter MIH units, housing affordability and income, transportation costs and infrastructure. Commissioner Cohen said the document reads well and staff have done a great job. Page 36 of the plan should change count to county.

Commissioner Cohen motioned to open the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak

Commissioner Matagi motioned to close the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding the updates and Kayla's time to put the plan together and policies in place.

Motion: To recommend adoption of the proposed amendment to Salt Lake County's Moderate Income Housing Plan (previously adopted in 2019), affecting all areas of Unincorporated Salt Lake County. The amendment includes updated housing data, revised Moderate Income Housing strategies, and an implementation plan for each selected strategy. This amendment is in response to new State Moderate Income Housing Planning requirements which were passed by the Legislature during the 2022 Legislative Session. Please note that this amendment does not delete, replace, or otherwise change any part of Salt Lake County's other adopted General Plans. This amendment only impacts the 2019 Moderate Income Housing Plan. Motion recommending approval to the Salt Lake County Council with minor amendments of formatting and copyediting.

Motion by: Commissioner Cohen

2nd by: Commissioner Watkins

Vote: Commissioners voted unanimous in favor (of commissioners present)

MEETING ADJOURNED

Time Adjourned – 9:12 a.m.

File # EXP2022-000676

Determination of a Non-Conforming Guest House

Public Body: Salt Lake County Planning Commission

Meeting Date: 09/28/2022

Current Zone: R-1-8

Property Address: 870 E VICS RD (8475 S.)

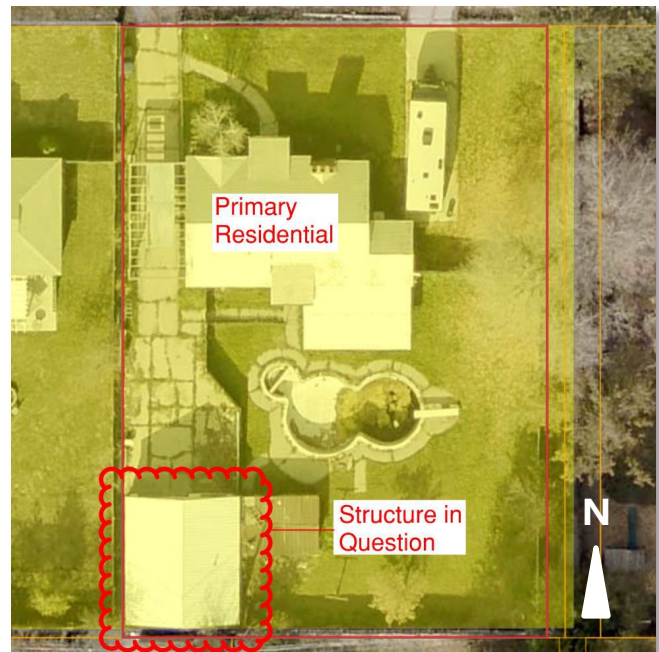
Request: Declaration of Non-Conforming Use

Planner: Morgan Julian

Planning Staff Recommendation: Approval with Conditions

Applicant: Scott Mortensen

SITE & VICINITY DESCRIPTION



The property in question is a .3-acre parcel located at 870 E Vics Rd. The property is zoned R-1-8 (Single-Family Residential). The surrounding properties are also zoned R-1-8 single-family residential – some R-1-8 and some in Sandy City.

PROJECT DESCRIPTION

The applicant wishes to declare his rear detached structure as a legal, nonconforming guest house on the basis that it was originally built as a dwelling unit before the primary dwelling was built on the north end of the property. The structure in question was built between 1952 and 1953 for the purpose of a temporary dwelling unit. In 1959, the primary dwelling was built in front of this structure. This structure was intended to be converted into a detached garage; however, the structure was never fully converted into a garage. The sink, tub, and kitchen were left in the structure, but a garage door was added. The applicant had recently remodeled the structure, replaced the original sink, tub and kitchen, and removed the garage door.

PLANNING STAFF ANALYSIS

Standards and Findings:

19.88.140 - Application to have a use violation declared legal through special exception.

A. Whenever land or a structure is used in violation of this title, the owner may file an application with the planning commission to have the use declared legal through special exception. The planning commission may approve such an application only when the evidence establishes all of the following:

1. The use exists on the property at the time of the application and has been in continuous violation of the zoning ordinance for a period exceeding ten years;

Finding: The structure was built for the use of a dwelling between 1952 and 1953 (see Attachment 1 & 2). This precedes zoning in this area; zoning in this area occurred in 1956 (see Attachment 3). The information provided by the property owner indicates that the kitchen and bathroom fixtures were never removed from the building when the garage door was installed.

2. No complaint has been made to the development services division concerning the violation for a period exceeding ten consecutive years during which the violation existed;

Finding: There have been no records recovered of complaints being made regarding this structure being used as a dwelling.

3. Continuation of the use will not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.

Finding: As a condition of continuing this use as a dwelling, the Municipal Services District (MSD) staff will require the applicant to apply and be approved for a remodel permit to ensure the structure meets building requirements.

B. The planning commission may consider as evidence:

1. Documents that are part of the public record, such as tax appraisals, utility records, aerial photographs, building permits, etc.

Finding: See Attachment 1 & 4

2. Documentation from third parties, such as affidavits, photographs, etc.

Finding: See Attachment 2 & 4

3. Documentation from current or past property owners, such as tax records, rental/lease agreements, appraisal records, etc.

Finding: See Attachment 1 & 2

In approving an application hereunder, the planning commission may set any conditions it deems necessary for protection of adjacent properties or the public welfare including provisions limiting the period of time the use may continue. This section shall in no way be interpreted to permit the continuation of any violation which exists on the effective date of the ordinance codified in this section. Any person shall have the right to appeal to the land use hearing officer a decision rendered by the planning commission pursuant to this section. Appellants shall follow the appeal procedures set forth in [Section 19.92.050](#) of this title.

PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission declare the guest house in the accessory building at 870 E. Vics Road legal through special exception with the following conditions:

1. Receive final approval from the MSD Planning Staff.
2. Must obtain a remodel permit.

Attachments:

1. Salt Lake County Archive Assessor's Cards
2. Letter from Previous Homeowner
3. Historic Zoning Map

BLT

SERIAL NO.

Attachment 1
DESC.

RE-APPRAISAL CARD (NEW APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building

Street No.

Schedule

Class

Type 1-2-3-4 Base Cost \$

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		672	\$	\$ 1410
	x x			\$	\$
	x x			\$	\$

No. of Rooms

Condition

Description of Building

Foundation—Stone Conc. ☒ None

Ext. Walls

Insulated—Floors Walls Clgs.

Roof—Type Gable Mat.

Dormers—Small Med. Lg.

Bays—Small Med. Lg.

Porches—Front 25' @ .50 12

Rear @

Cellar—Basin't—1/4 1/2 3/4 full-floor

Basement Apts.—Rooms Fin.

Attic Rooms—Fin. Unfin.

Plumbing— { Class 2 Tub 1 Trays
 Basin Sink Toilet
 Urns Ftms Shr
 Dishwasher Garbage Disp.

Heat—Stove ☒ H. A. ☒ Steam ☒ S. ☒ Blr
 Oil ☒ Gas ☒ Coal

Air Conditioned Incinerators

Radiant—Pipeless

Finish— { Hd. Wd. Floors— { Hd. Wd.
 { Fir { Conc.

Cabinets Mantels

Tile— { Walls Wainscot
 { Floors

Lighting—Lamp Drops Fix

Total Additions and Deductions

Net Additions or Deductions

1953
 Age—Yrs. by { Est. Owner
 { Tenant
 { Neighbors
 { Records

REPRODUCTION VALUE

Depr. 1-2-3-4-5-6 %

Reproduction Val. Minus Dep.

Remodeled Est. Cost

Remodeling Inc. %

Garage—S 8—C—Depr. 2%, 3%

Obsolescence

Cars Walls

Out Bldgs.

Roof Size x Age

Floor Cost

Depreciated Value Garage

Remarks

Total Building Value

Appraised

By



19-1051-7

[illegible]

RECORD OF ASSESSMENT OF IMPROVEMENTS

S. L. COUNTY SERIAL NO. 19-1051-7

OWNER'S NAME _____

OWNER'S ADDRESS _____

LOCATION _____

FORM TC-74B
STATE TAX COMMISSION
OF UTAH

SERIAL NO. 32-1728

APPRAISAL CARD

Owner's Name _____

Owner's Address _____

Location _____

Kind of Bldg. Res. St. No. 870 E. 8475 50

Class 3 Rms. _____ Type 1 2 3 4 Cost \$ 1383 X 1.03 %

Stories	Dimensions		Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	x	x		<u>672</u>		<u>\$ 1424</u>
	x	x				
	x	x				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building Additions

Foundation— Stone _____ Conc. ✓ None _____

Ext. Walls Cid. Block

Insulation— Floors _____ Walls _____ Clgs. _____

Roof Type GABLE Mtl. P.S.

Dormers— Small _____ Med. _____ Large _____

Bays— Small _____ Med. _____ Large _____

Porches — Front 25 @ .30 8

Rear Side - Canopy 308 @ .40 12383

Basement Entr. _____ @ _____

Planters _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor _____

Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 2 Tub 1 Trays _____
Basin 1 Sink 1 Toilet 1
Urns. _____ Ftns. _____ Shr. 10T
Dishwasher _____ Garbage Disp. _____

Heat— Stove _____ H.A. ✓ Steam _____ Sskr. _____ Blr. ✓

Oil _____ Gas ✓ Coal _____ Pipeless _____ Radiant _____

Air Cond. _____

Finish— Fir ✓ Hd. Wd. _____

Floor— Fir _____ Hd. Wd. _____ Other conc

Cabinets 1 Mantels _____ Blt. In _____

Tile— Walls _____ Wainscot _____ Floors _____

Electrical— Outlets ✓ Fixt. _____

Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____

Metal Awnings _____

Total Additions 764 724

Year Built 1953 Avg. _____ Reproduction Value \$ 2148

Age 5 Depr. Col. 1 2 3 4 5 6 90 % 2188

Inf. by { Owner - Tenant - Repr. Val. Minus Depr. _____

{ Neighbor - Record - Est. Obsol. or Rem. _____ %

Remodel Year _____ Est. Cost _____ Bldg. Value \$ 1933

Garage— Class _____ Depr. 2% 3% 1969

Cars _____ Floor X Walls _____ Roof _____ Doors _____

Size— x _____ Age _____ Cost _____ x _____ %

Other _____

Total Building Value \$ _____

Appraised 10-22 1958 By 1321 1332

See Card #2
Used as a Garage
5/20/61
1302

1332

KIND OF BUILDING	1958	19	19	19	19	19	19	19	19
GARAGE									
RESIDENCE	1969								
TOTAL									
ASSESSED VALUE	790								

[illegible]

RECORD OF ASSESSMENT OF IMPROVEMENTS

S. L.

COUNTY

SERIAL NO.

32-1728

48 SERIAL NO.

32-1728

APPRAISAL CARD

Owner's Name _____

Owner's Address _____

Location LOT # 19. MOUNTAIN BREEZE SUBKind of Bldg. RES St. No. 870 E 8475 SoClass 6 Rms. _____ Type 1 2 3 4 Cost \$ 3614. X 110 %

Stories	Dimensions		Cu. Ft.	Sq. Ft.	Factor	Totals
	x	x		<u>1097.</u>		\$ <u>3975.</u>
	x	x				
	x	x				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building

Additions

Foundation— Stone _____ Conc. ☒ None _____Ext. Walls TAP BRICKInsulation— Floors _____ Walls _____ Clgs. ☒Roof Type GABLE Mtl. ALUMINUM

Dormers— Small _____ Med. _____ Large _____

Bays— Small _____ Med. _____ Large _____

Porches — Front 36' @ 150Rear 28' @ 150

Basement Entr. _____ @ _____

Planters _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full Floor CARP.

Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 3 Tub 1 Trays _____
 Basin 1 Sink 1 Toilet 1
 Urns. _____ Ftns. _____ Shr. 1
 Dishwasher _____ Garbage Disp. _____

Heat— Stove _____ H.A. HW Steam _____ Stkr. _____ Blr. _____Oil _____ Gas ☒ Coal _____ Pipeless _____ Radiant _____

Air Cond. _____

Finish— Fir ENVL Hd. Wd. _____Floor— Fir _____ Hd. Wd. 5 Other _____Cabinets ☒ Mantels 1 + Bds. Blt. In _____Tile— Walls 10 Pairs Wainscot _____ Floors _____Electrical— Outlets ☒ Fixt. ☒Storm Sash— Wood - Metal - Doors - Sash -

Metal Awnings _____

Oven - Range & Fan

Total Additions

Year Built 1959

Avg.

Age

Reproduction Value (9)Depr. Col. 1 2 3 4 5 6 %

Inf. by {

Owner - Tenant -

Neighbor - Record - Est.

Repr. Val. Minus Depr.

Obsol. or Rem. %

Remodel Year

Est. Cost

Bldg. Value

Garage— Class 3 Depr. 2% 3%Cars 1 Floor Carpet Walls Paper Roof Pat Doors 1Size— 24 x 28 Age 1953 Cost 887 x 86 %

Other _____

Total Building Value

Appraised

5-20- 1960

By

1302

No TV 1959

CARD VAL 1960

5/20/60

Card #2

House

Converted

To Garage

1302

reap

11-29-77

0059

580

606

150

200

24

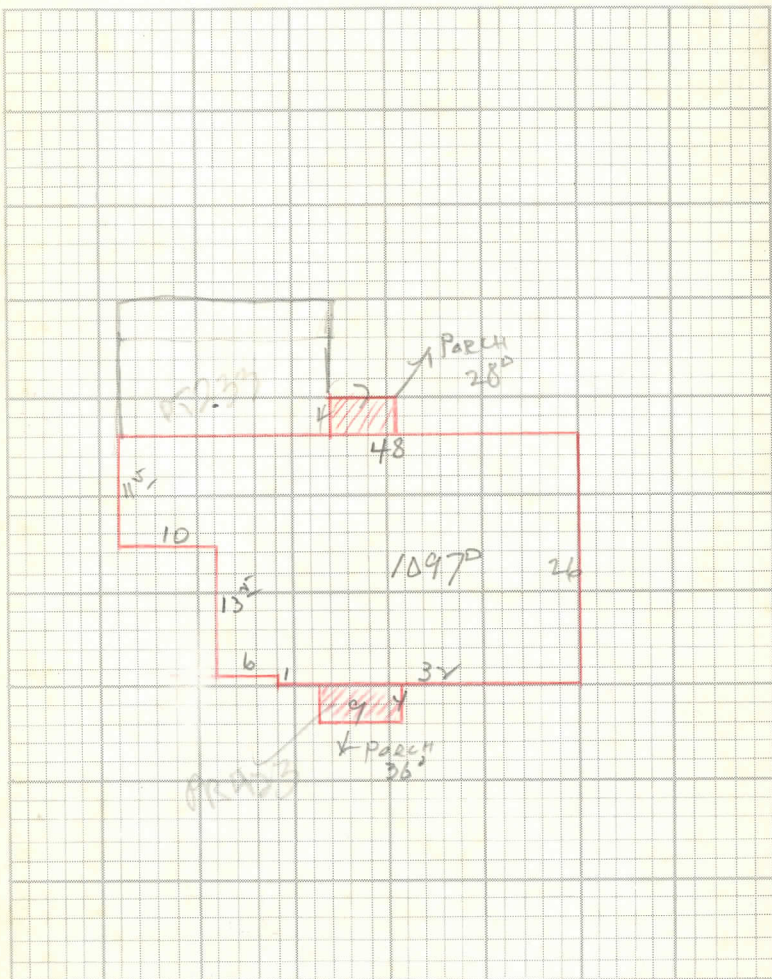
2500

6475

200

200

762



Remarks: _____

22-32-352-020

32-1728



OUTBUILDINGS	1960	1961	1962	1963	1964	1967 ⑤	1968	1969			REMARKS
GARAGE	762	745		710	692	656	621	603			
RESIDENCE VALUE [NET]	6475	6216		5957	6669	6637	6799	6896			
TOTAL BUILDING VALUE	7237	6961		6667	7361	7293	7420	7499			
ASSESSED VALUE	2895	2785	2675	2665	2945	2915	2970	3000			

RECORD OF ASSESSMENT OF IMPROVEMENT

S. L. COUNTY SERIAL NO. 32-1728

NAME OF OWNER _____

ADDRESS OF OWNER _____

LOCATION _____

Paul W. & Jean Fahrner
870 East 8475 So.
Sandy, Utah

32-1728

Lot 19, Mountain Breeze

$96' \times 137.45' = 13195.4$

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
(Bal)	8000 $\frac{1}{2}$	\odot	.37 $\frac{1}{2}$			2960
	5195 $\frac{1}{2}$	\odot	.10 $\frac{1}{2}$			520
						3780
TOTAL						
New Appraisal Base ASSESSED VALUE $\frac{1}{2}$						695

JAN 10 1973

Paul W. & Jean Fahrner
870 East 8475 So.
Sandy, Utah

32-1728

Lot 19, Mountain Breeze

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	NET	@	1925	1/200		1925

VOID - See TOTAL Card

ASSESSED VALUE

JAN 11 1940 ES

385

32-1728

839

280 '58

~~290 - '58~~

2895 - Res + Hon'cu

2785 - 61

2675 - 62

2665 - 63

2945 - 64

C K. 1960

2915 - 1966-for-1967 (3)

2970 - 1968

3000 - 1969

✓ 1970 + 1971 + 1972
✓ 1973

L-1501-61-MW2S

755 R

52 May 19-10 51-7

~~27 May~~

Calvin
May 1951

10
10
10

2d
21
10.8

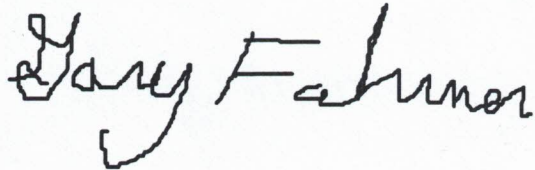
R

08/24/2022

To: Scott Morteson

The home located at 870 east 8475 south or Vics lane in sandy Utah, the original home was built in the back of the property by my father Paul W Fahrner approximately in 1952, it was a one bedroom single bath with kitchen and living room. The new home up front was built between 1958 and 1959 we moved into the home on the front of the property at that time, all of the plumbing, gas and other items were left intact in the old home, at the back of the property.

Sincerely
Gary P Fahrner

A handwritten signature in black ink that reads "Gary Fahrner". The signature is written in a cursive style with a large, stylized 'G' and 'F'.

*This is the owner we bought
the property from.*

- 1 AIRPORT
9-10-51

2 BLUFFDALE-HERRIMAN
8-4-59

3 COTTONWOOD
9-10-51

4 COTTONWOOD HEIGHTS
6-20-55

5 EAST GRANITE
9-20-57

6 EAST JORDAN
5-15-59

7 EAST MILLCREEK
12-19-49

8 EMIGRATION
1-24-51

9 GRANITE
10-24-64

10 GRANITE PARK
4-17-50

11 GRANGER-HUNTER
2-12-65

12 HOLLADAY
7-5-53

13 LARK-BINGHAM-COPPERTON
12-20-63

14 LORRAINE HEIGHTS
12-6-53

15 MAGNA
2-7-58

16 MILLCREEK
1-24-51

17 MOUNT OLYMPUS
5-28-54

18 ROSECREST
12-19-49

19 SANDY-UNION-EAST MIDVALE
6-9-56

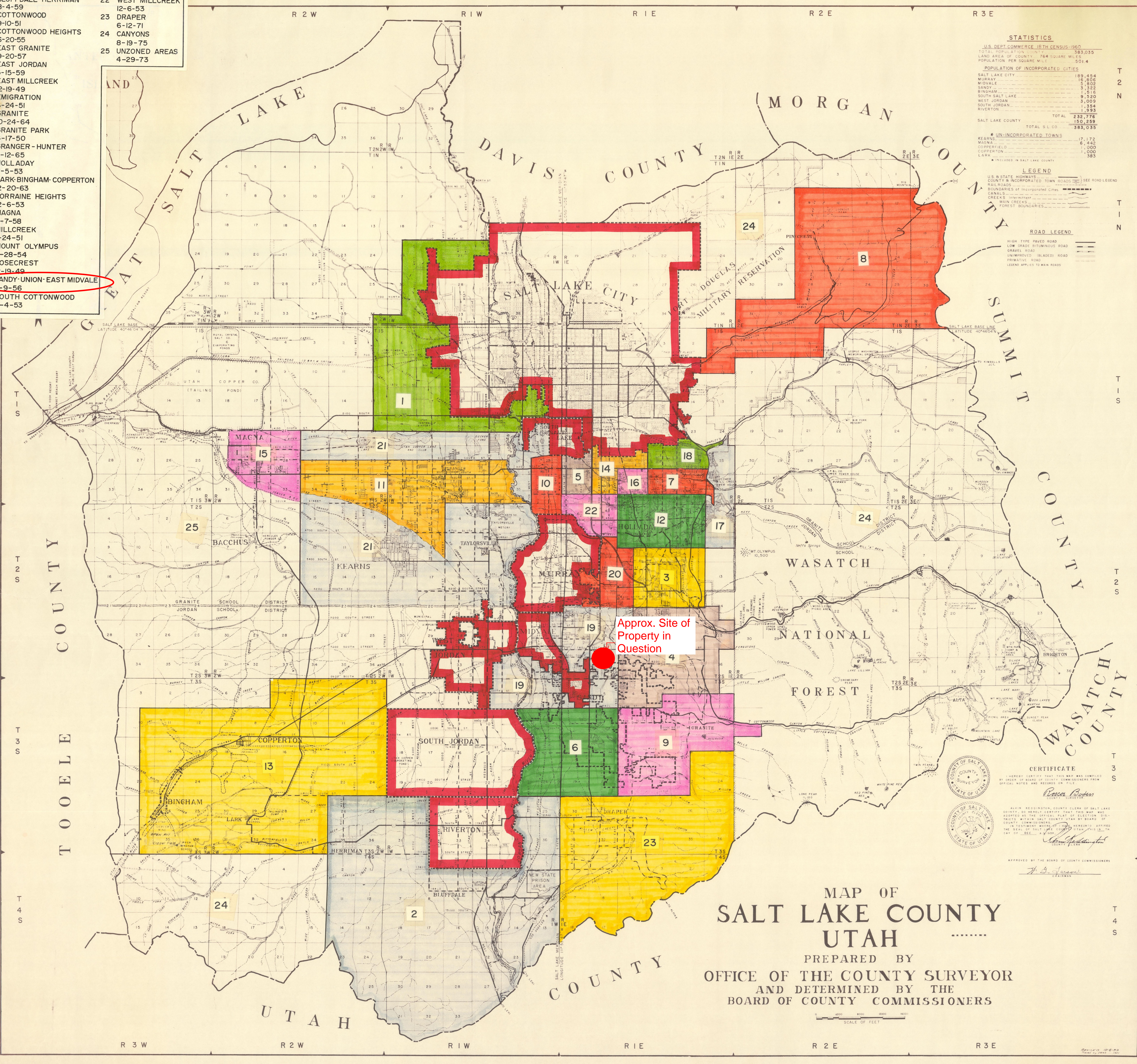
20 SOUTH COTTONWOOD
9-4-53
- 21 VALLEY
11-24-52

22 WEST MILLCREEK
12-6-53

23 DRAPER
6-12-71

24 CANYONS
8-19-75

25 UNZONED AREAS
4-29-73



STATISTICS

U.S. DEPT. COMMERCE 18TH CENSUS 1960

TOTAL POPULATION	383,035
LAND AREA OF COUNTY	764 SQUARE MILES
POPULATION PER SQUARE MILE	501.4

POPULATION OF INCORPORATED CITIES

SALT LAKE CITY	189,454
MURRAY	16,806
MIDVALE	15,802
SANDY	3,322
BINGHAM	1,516
SOUTH SALT LAKE	9,520
WEST JORDAN	3,009
SOUTH JORDAN	1,354
RIVERTON	1,993
TOTAL	232,776
SALT LAKE COUNTY	150,259
TOTAL S.L.C.	383,035

UNINCORPORATED TOWNS

KEARNS	17,172
MAGNA	6,442
COPPERFIELD	1,000
COPPERTON	1,000
LARK	383

LEGEND

U.S. & STATE HIGHWAYS
COUNTY & INCORPORATED TOWN ROADS (SEE ROAD LEGEND)
RAILROADS
BOUNDARIES OF INCORPORATED CITIES
CANALS
CREEKS
FOREST BOUNDARIES

ROAD LEGEND

HIGH TYPE PAVED ROAD
LOW GRADE BITUMINOUS ROAD
GRAVEL ROAD
UNIMPROVED (BLADED) ROAD
PRIMITIVE ROAD
LEGEND APPLIES TO MAIN ROADS

MAP OF
SALT LAKE COUNTY
UTAH

PREPARED BY
OFFICE OF THE COUNTY SURVEYOR
AND DETERMINED BY THE
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS COMPILED BY ORDER OF BOARD OF COUNTY COMMISSIONERS FROM OFFICIAL NOTES AND RECORDS ON FILE.

Proctor Borden
COUNTY SURVEYOR

Alvin Reddington
COUNTY CLERK

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

H. G. Jensen
CHAIRMAN