



## Salt Lake County Planning Commission

### Public Meeting Agenda

# Wednesday, April 12, 2023 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)**[+1-213-306-3065](tel:+1-213-306-3065),[961841420##](tel:+1-602-666-0783) United States Toll (Los Angeles)[+1-602-666-0783](tel:+1-602-666-0783),[961841420##](tel:+1-602-666-0783) United States Toll (Phoenix)**Join by phone**[+1-213-306-3065](tel:+1-213-306-3065) United States Toll (Los Angeles)[+1-602-666-0783](tel:+1-602-666-0783) United States Toll (Phoenix)

Access code: 961 841 420

**Global call-in numbers****Join from a video conferencing system or application**Dial [wgurr@slco.webex.com](mailto: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>**Anchor Location: 2001 South State Street  
North Building, Room N1-110**

*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 March 15, 2023 Planning Commission Meeting Minutes.  
(Motion/Voting)
- 2) Other Business Items (as needed)

## **ADMINISTRATIVE LAND USE APPLICATION(S)**

**SUB2021-000400** – Woodside Homes of Utah is requesting approval of a conditional use permit for a Planned Unit Development. The conditional use permit is meant to accompany the previously approved 117 Lot Sky Ranch Single Family and the 406 Unit Sky Ranch Townhome preliminary plats. **Total Acreage:** 54.1 acres. **Location:** 6818 South UOne Eleven Highway and 6851 South UOne Eleven Highway. **Zone:** C-2/zc. **Planner:** Shad Cook (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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SUB2021-000400

## Planned Development Summary and Recommendations

**Public Body:** Salt Lake County Planning Commission

**Meeting Date:** April 12, 2023

**Current Zone:** C-2/zc

**Property Address:** 6818 S UONE ELEVEN HWY, 6851 S UONE ELEVEN HWY

**Request:** Conditional Use Approval for Planned Unit Development

**Planner:** Shad Cook

**Planning Staff Recommendation:** Approval with conditions

**Applicant:** Woodside Homes of Utah

### PROJECT DESCRIPTION

Woodside Homes of Utah is requesting the approval of a Planned Unit Development (PUD). This approval is meant to accompany the Sky Ranch Single-Family and Townhome preliminary plats that were approved by the Planning Commission in November 2021. The project area is located along Bacchus Highway from 6600-7000 S. This project is located within the area known as the Gateway to the Oquirrh Planned Community, which was approved by the County in 2005. The intent of the general plan and associated zoning conditions were to process development projects in this area as PUDs, which allow some flexibility in areas that are beneficial to both the developer and to the County, without changing the underlying density of the zone.

Planning staff recently became aware that the project did not originally obtain conditional use approval for a PUD – only preliminary plat approval. A conditional use permit is necessary to ensure that the development standards associated with this project are consistent with County code.

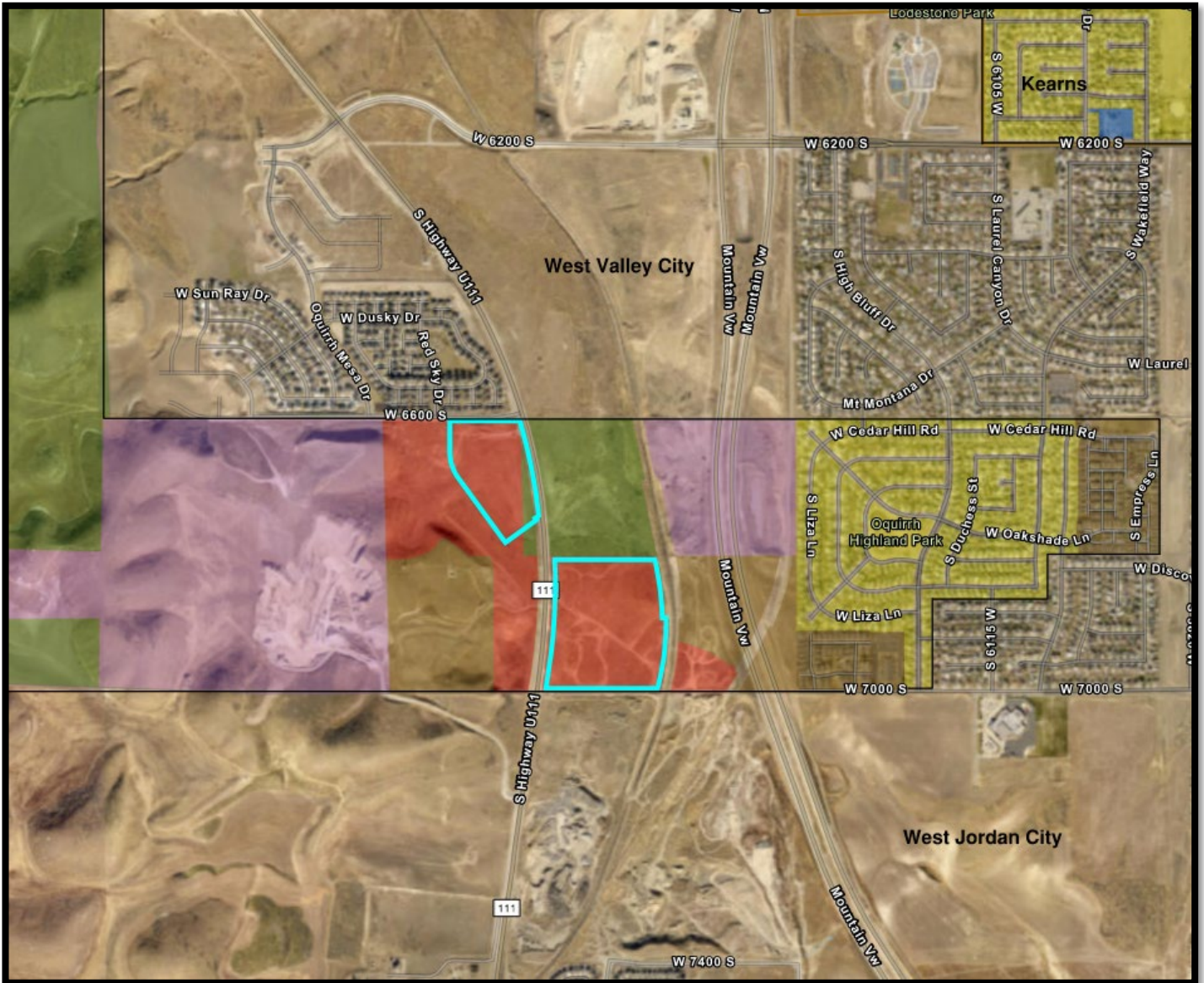
The Single-Family Plat consists of 117 lots, ranging from approximately 3,200 square feet to 5,500 square feet in area. The Townhome Plat has 407 units and includes both front and rear-loaded structures.

### SITE & VICINITY DESCRIPTION (see attached map)

The PUD includes two plats. One is located to the west of Bacchus Highway and just south of 6600 S - this plat consists of single-family homes. The Townhome plat is located to the east of Bacchus Highway and just north of 7000 S. This area has historically been used for dry farming and general industrial uses. There is an existing gravel pit to the west. More recently, single-family residential developments were introduced nearby with the Sunset

Hills PUD and Woodhollow Estates PUD to the north. The property is zoned C2/zc, which includes zoning conditions related to the Gateway to the Oquirrh Specific Plan. Specifically, the Plan lists the land use purposes, density, and uses allowed in each parcel. The listed uses include single-family, multi-family, neighborhood commercial, and mixed-use.

Staff has received a will-serve letter from Kearns Improvement District, verifying that significant water services are available for the development.



## LAND USE CONSIDERATIONS

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### Typical Single Family

Standard	Requirement
Perimeter Setback	15'
Public Street Setback	15'
Private Street Setback	No set requirement
Side Yard Setback	No set requirement, 5' proposed
Rear Yard Setback	No set requirement, 10' proposed
Lot Area	No set requirement, 3,300- 5,500 proposed.
Parking	2.33 spaces per unit

### Typical Townhome

Standard	Requirement
Perimeter Setback	15'
Public Street Setback	25'
Private Street Setback	No set requirement
Side Yard Setback	No set requirement
Rear Yard Setback	No set requirement, 5'/10' proposed
Lot Width	N/A
Dwelling Area	1,200 sq. ft.
Parking	2.33 spaces per unit

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	Yes
Compliance with the General Plan.	Yes
Compliance with open space requirements.	Yes. 19.78 requires 20% open space. Current plans show 29.6%

Reviewing agencies have verified all requirements during technical review. Requirements were based on those found within the Salt Lake County Code of Ordinances and the General Plan. A traffic impact study was prepared by Hales Engineering and reviewed by Salt Lake County Engineering.

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## ISSUES OF CONCERN/PROPOSED MITIGATION

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No issues of concern at this time.

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## NEIGHBORHOOD RESPONSE

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Noticing was sent out to property owners within 300 feet of the project. No responses have been recorded at this time.

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## REVIEWING AGENCIES RESPONSE

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**AGENCY: Geology** **DATE: September 29, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

**AGENCY: Grading** **DATE: September 27, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

**AGENCY: Urban Hydrology** **DATE: September 29, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

**AGENCY: Traffic** **DATE: September 29, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

**AGENCY: Surveyor** **DATE: October 5, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

**AGENCY: Unified Fire Authority** **DATE: September 29, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

**AGENCY: Health Department** **DATE: September 24, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

**AGENCY: Building** **DATE: September 23, 2021**  
**RECOMMENDATION: Plans are conceptually OK**

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## PLANNING STAFF ANALYSIS

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### Chapter 19.84 - CONDITIONAL USES

**19.84.010 -Purpose.** The purpose of this chapter is to provide for a reasonable application, review, and approval process for land uses that are specified as "conditional," such that proposed new land uses meet county standards and are properly integrated into the community and that those that appear to violate county standards are effectively mitigated or prohibited. Conditional uses shall be approved on a case-by-



case basis provided the applicant adequately demonstrates that negative impacts of the use can be mitigated through the imposition of reasonable conditions of approval.

**19.84.060 - Standards for approval.** Prior to approval, all conditional uses and accompanying site development plans must be found to conform to the following standards:

A. The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.

B. The proposed use and site development plan shall comply with all other applicable laws and ordinances.

C. The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.

D. The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.

E. The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.

Staff has reviewed design proposals based on the standards found within Salt Lake County Code 19.84 – Conditional Uses, 19.78 – Planned Unit Developments, and other relevant chapters of the Code, and have found that the proposals comply with all such standards.

## PLANNING STAFF RECOMMENDATION

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Planning Staff recommends that the Salt Lake County Planning Commission approve the Sky Ranch PUD subject to the following condition:

1. That the project will comply with all ordinance and policy requirements of the reviewing agencies.

# SKY RANCH SINGLE FAMILY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH  
PRELIMINARY PLAT

### EASEMENT NOTES

- An Easement in favor of West Valley City, recorded August 12, 2008 as Entry No. 10497136 in Book 9634 at Page 771 of Official Records.
- An Easement in favor of Kearns Improvement District, recorded October 6, 2020 as Entry No. 13418768 in Book 11033 at Page 8733 of Official Records.
- An Easement in favor of Kearns Improvement District, recorded May 25, 2021 as Entry No. 13673766 in Book 11180 at Page 2839 of Official Records.

**SURVEYOR'S CERTIFICATE**  
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 28682, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-2-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast and Southwest Quarter of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning on the Westerly Right-of-Way Line of Utah Highway 111, also known as Bacchus Highway, said point being North 89°58'49" East 75.41 feet long the section line and North 1,676.65 feet from the South Quarter Corner of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running  
thence South 53°57'31" West 45.80 feet;  
thence South 36°02'29" East 24.00 feet;  
thence South 53°57'31" West 406.00 feet;  
thence North 36°02'29" West 844.23 feet;  
thence Northwesterly 295.59 feet along the arc of a 470.00 foot radius curve to the right (center bears North 53°57'31" East and the chord bears North 17°57'49" West 291.69 feet with a central angle of 36°09'20");  
thence North 00°06'51" East 326.18 feet to the Southerly Boundary Line of Sunset Hills PUD Phase 1, recorded in Book 2007P at Page 407 in the Office of the Salt Lake County Recorder;  
thence along said Southerly Boundary Line South 89°53'13" East 739.53 feet to the Westerly Right-of-Way Line of Utah Highway 111;  
thence along said Right-of-Way Line Southeasterly 1,020.34 feet along the arc of a 5,654.70 foot radius curve to the right (center bears South 73°38'34" West and the chord bears South 11°11'17" East 1,018.96 feet with a central angle of 10°20'19") to the point of beginning.  
Contains 837,611 Square Feet or 19.229 Acres and 117 Lots.



Date: \_\_\_\_\_ PATRICK M. HARRIS  
P.L.S. 28682

### UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the County of Salt Lake, Kearns Improvement District, and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" and "COMMON AREA" for construction and maintenance of approved water, sanitary sewer, storm drain, storm drainage basins, 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 does 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

I / we, the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract:

## SKY RANCH SINGLE FAMILY PLAT

and do hereby dedicate, grant and convey to public use all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such.  
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to  
In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.  
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: \_\_\_\_\_

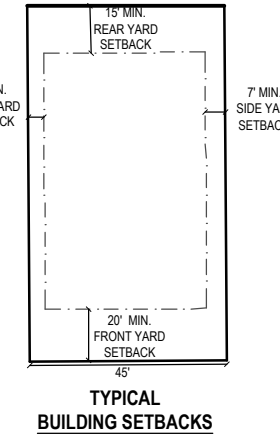
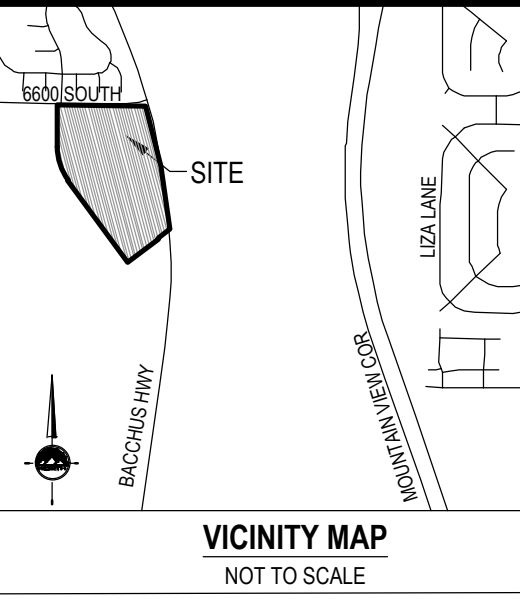
### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.  
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 a \_\_\_\_\_ of \_\_\_\_\_ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: \_\_\_\_\_

### SKY RANCH SINGLE FAMILY PLAT

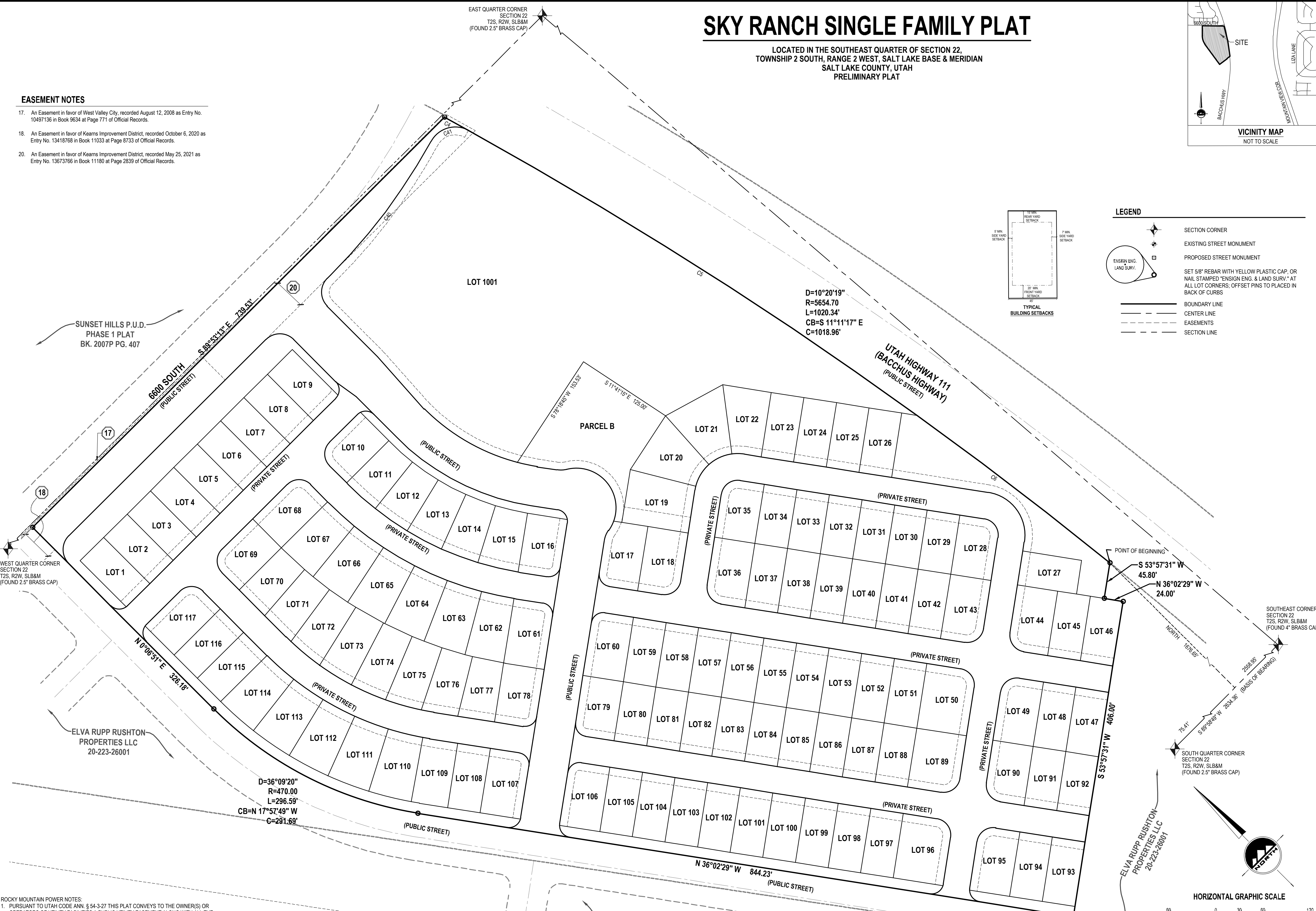
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH

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



### LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE



- ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) 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-03(4)(C)(II) 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 RECORDED EASEMENT OR RIGHT-OF-WAY
    - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
    - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
    - ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:  
Quester Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional 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 equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT. 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**SHEET 1 OF 3**  
PROJECT NUMBER: 10695d  
MANAGER: JKF  
DRAWN BY: SJL  
CHECKED BY: PMH  
DATE: 8/3/21

**RECORD OF SURVEY**  
ROS NO.: \_\_\_\_\_  
COUNTY SURVEYOR/REVIEWER DATE

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

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE SALT LAKE COUNTY PLANNING COMMISSION.  
CHAIR, SALT LAKE COUNTY PLANNING COMMISSION

**HEALTH**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
SALT LAKE VALLEY HEALTH DEPARTMENT

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

**ADDRESS FRONTAGE APPROVED**  
DATE SIGNED

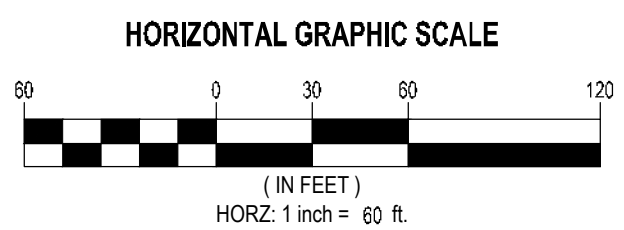
**UNIFIED FIRE AUTHORITY APPROVAL**  
DATE SIGNED

**APPROVAL AS TO FORM**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
SALT LAKE COUNTY DISTRICT ATTORNEY

**SALT LAKE COUNTY MAYOR APPROVAL**  
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR, OR DESIGNEE

DEVELOPER  
WOODSIDE HOMES  
460 WEST 50 NORTH  
SALT LAKE CITY, UTAH 84101  
801.884.3597

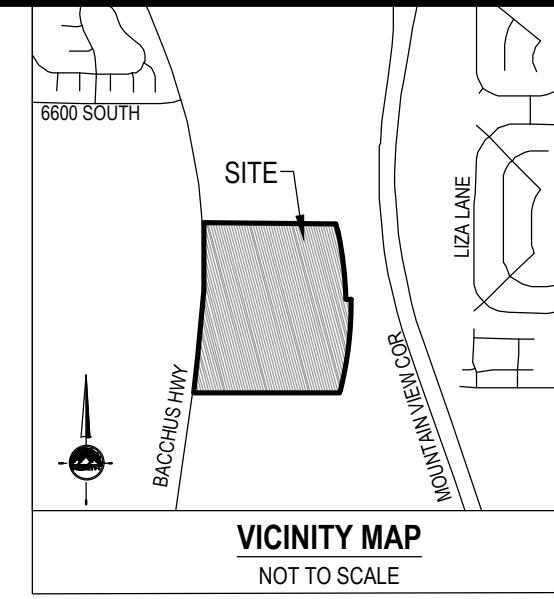
ELVA RUPP RUSHTON  
PROPERTIES LLC  
20-223-26001



# SKY RANCH TOWNHOME PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH  
PRELIMINARY PLAT

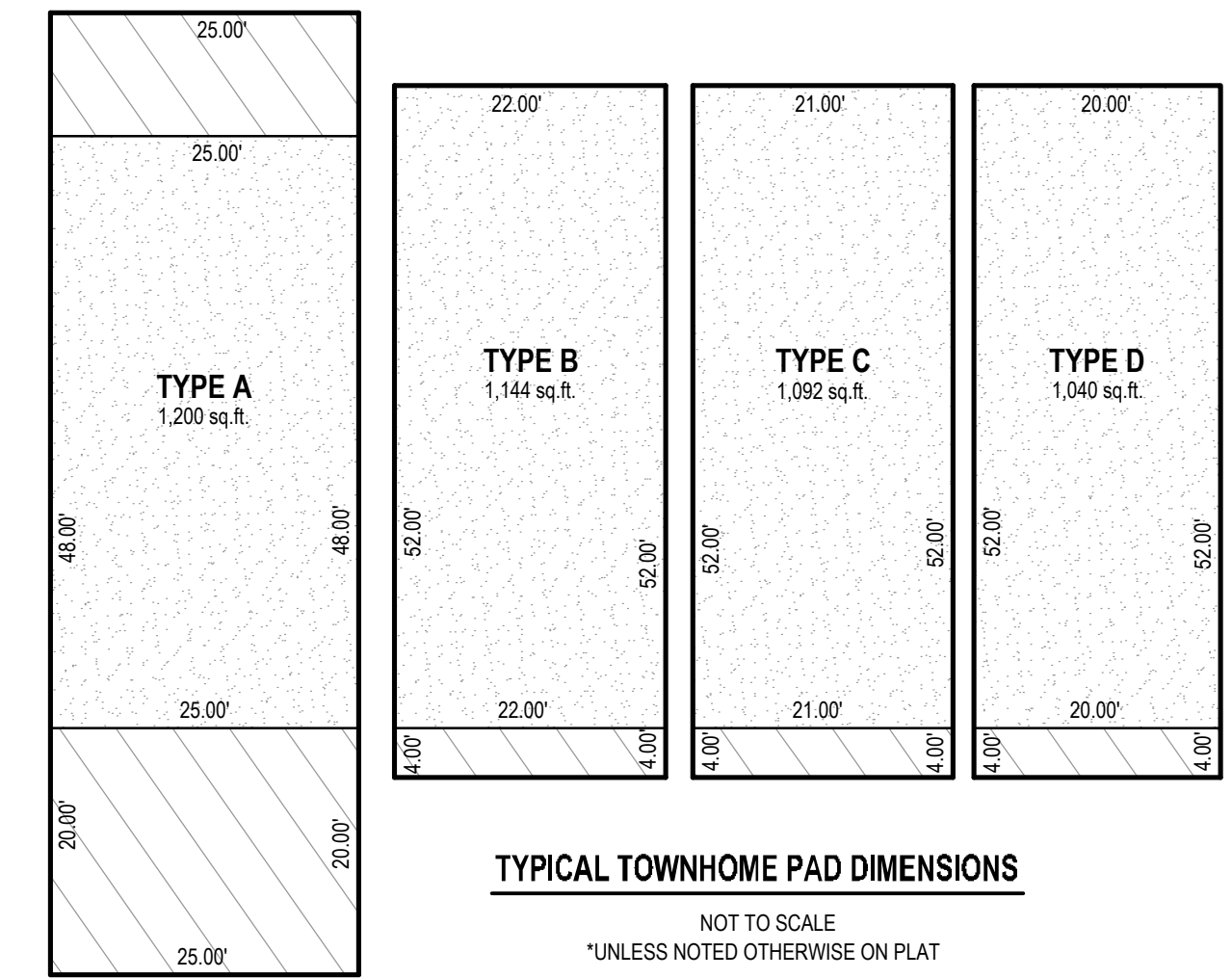
SOUTHEAST CORNER  
SECTION 22,  
T2S, R2W, SL28M  
(FOUND 3" BRASS CAP)



**SURVEYOR'S CERTIFICATE**  
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 28682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A parcel of land situated in the Northwest Quarter of Section 22, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point on the Easterly Right of Way Line of Bacchus Highway (HWY 111), said point being North 89°58'49" East 139.97 feet along the Section Line from the South Quarter Corner of Section 22, Salt Lake Base and Meridian; and running thence along said Easterly Right of Way the following two (2) courses:  
(1) North 08°02'35" East 276.21 feet;  
(2) Northerly 1,067.94 feet along the arc of a 5,779.70 foot radius curve to the left (center bears North 81°57'25" West and the chord bears North 02°44'59" East 1,066.43 feet with a central angle of 10°35'13");  
thence South 89°57'30" East 1,041.76 feet;  
thence South 11°45'49" East 80.65 feet;  
thence Southerly 532.83 feet along the arc of a 2,935.37 foot radius curve to the right (center bears South 78°14'11" West and the chord bears South 06°33'49" East 532.09 feet with a central angle of 10°24'01");  
thence North 89°14'11" East 40.00 feet;  
thence Southerly 737.70 feet along the arc of a 2,815.37 foot radius curve to the right (center bears South 89°14'10" West and the chord bears South 06°44'33" West 735.59 feet with a central angle of 15°00'46") to the Southerly Section Line of Section 22, Township 2 South, Range 1 West;  
thence South 89°58'49" West 1,162.46 feet along said Section Line to the point of beginning.

Contains 1,518,574 Square Feet or 34.862 Acres and 406 Units.



**TYPICAL TOWNHOME PAD DIMENSIONS**  
NOT TO SCALE  
\*UNLESS NOTED OTHERWISE ON PLAT

**UTILITY DEDICATION**  
By execution of this plat, the Owner(s) shown below does hereby grant and convey to the County of Salt Lake, Kearns Improvement District, and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON AREA" and "COMMON AREA" for construction and maintenance of approved water, sanitary sewer, storm drain, storm drainage basins, 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 does 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**  
I / we, the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract:

## SKY RANCH TOWNHOME PLAT

and do hereby dedicate, grant and convey to public use all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such.  
Pursuant to Code 10-9A-604 the owner hereby conveys the Common Area 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: \_\_\_\_\_  
Its: \_\_\_\_\_

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.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.

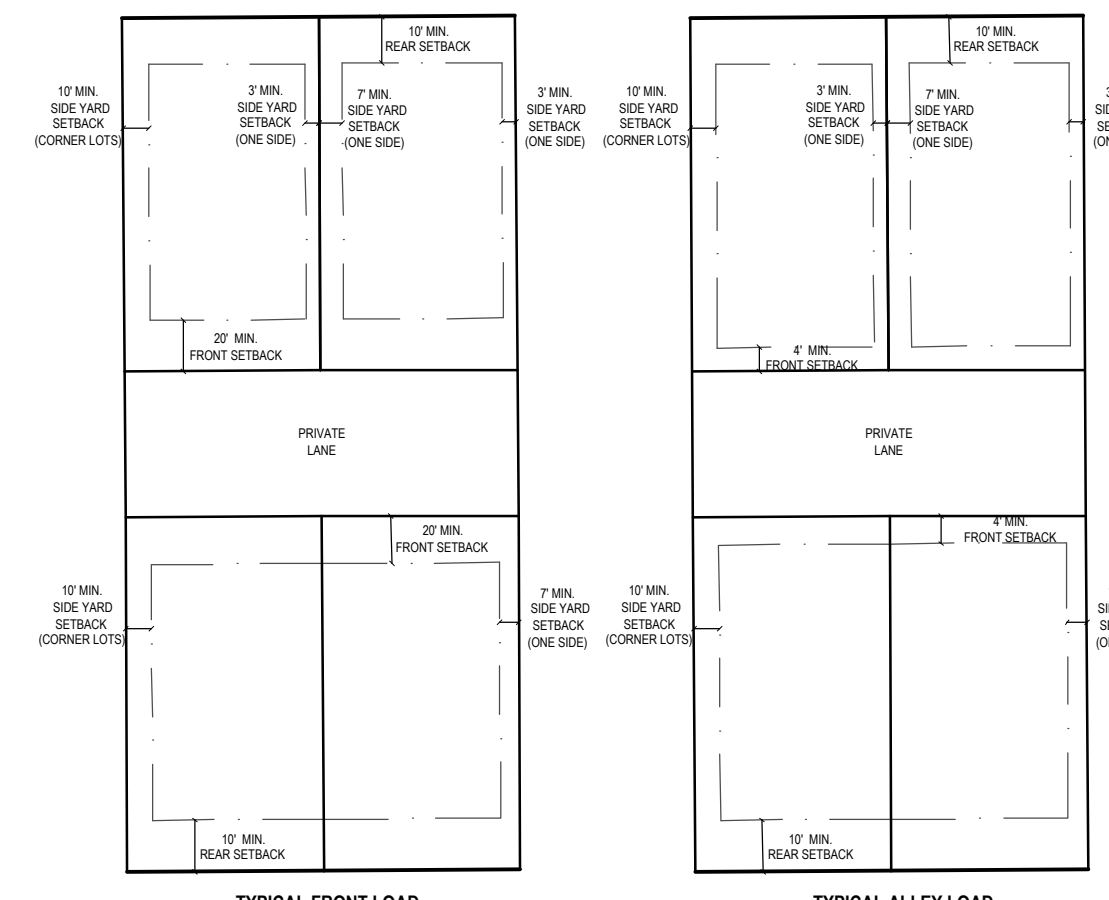
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

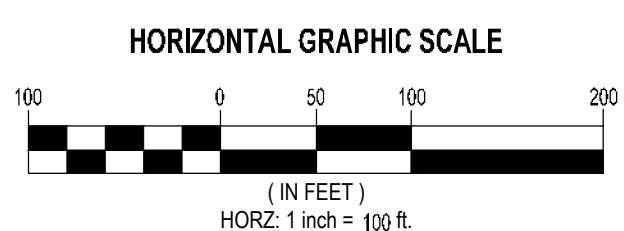
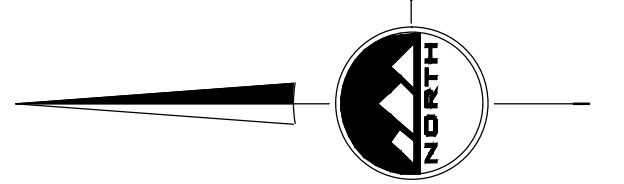
STATE OF UTAH J.S.S.  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ personally appeared before me \_\_\_\_\_ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_ a Utah limited liability company, and is authorized to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

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

4. An Easement in favor of Utah Department of Transportation, recorded July 25, 2013 as Entry No. 11691021 in Book 10162 at Page 3993 of Official Records.



NOTE: ALL REAR LOAD TOWNHOMES AND CLUSTER HOMES SHALL HAVE A GARAGE ACCESS FROM PRIVATE LANE ONLY.



**ADDRESS FRONTAGE APPROVED**  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

**UNIFIED FIRE AUTHORITY APPROVAL**  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

**SALT LAKE COUNTY MAYOR APPROVAL**  
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

# SKY RANCH TOWNHOME PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH  
PRELIMINARY PLAT

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



D=10°24'01"  
R=2935.37  
L=532.83'  
CB=S 6°33'48" E  
C=532.09'

D=15°00'46"  
R=2815.37  
L=737.70'  
CB=S 6°44'33" W  
C=735.59'

D=10°35'13"  
R=5779.70  
L=1067.94'  
CB=N 2°44'59" E  
C=1066.43'

### LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

ROCKY MOUNTAIN POWER NOTES:  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) 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:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOOELE  
Phone: 435.343.3990  
CEDAR CITY  
Phone: 435.361.1553  
RICHFIELD  
Phone: 435.339.0187  
COLORADO SPRINGS  
Phone: 719.438.0199

**SHEET 1 OF 5**  
PROJECT NUMBER: 106959  
MANAGER: JKF  
DRAWN BY: SJL  
CHECKED BY: PMH  
DATE: 8/3/21

**RECORD OF SURVEY**  
ROS NO.: \_\_\_\_\_  
COUNTY SURVEYOR/REVIEWER DATE

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

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

**HEALTH**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_  
SALT LAKE VALLEY HEALTH DEPARTMENT

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

**APPROVAL AS TO FORM**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_  
SALT LAKE COUNTY DISTRICT ATTORNEY

**SALT LAKE COUNTY MAYOR APPROVAL**  
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR OR DESIGNEE

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



PLANT LEGEND				
<b>CONIFER TREES</b>				
CODE	BOTANICAL NAME	COMMON NAME	REMARKS	
PIC OMD	Picea omorika 'Wells Riverside'	Wells Riverside Spruce		
PIC ORI	Picea orientalis 'Green Knight'	Green Knight Spruce		
PIC PUN	Picea pungens	Colorado Spruce		
<b>DECIDUOUS TREES</b>				
CODE	BOTANICAL NAME	COMMON NAME	REMARKS	
ACE MIY	Acer miyabei 'Morton' TM	State Street Miyabei Maple		
ACE PWY	Acer platanoides 'Parkway'	Norway Maple		
ACE TAT	Acer tataricum 'Patteif' TM	Pattern Perfect Tatarian Maple		
ACE CRI	Acer truncatum 'Crimson Sunset'	Sunset Maple		
ACE RUB	Acer truncatum 'Ruby Sunset'	Sunset Maple		
AME GRA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry		
CEL OCC	Celtis occidentalis 'Nealeaf'	Common Hackberry		
CER CA	Cercis canadensis	Eastern Redbud		
FRA MAN	Fraxinus mandshurica 'Mancana'	Mancana Ash		
PRU VIR	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	Clump form	
ZEL SER	Zelkova serrata 'Musashino'	Musashino Sawleaf Zelkova		
<b>SHRUBS</b>				
CODE	BOTANICAL NAME	COMMON NAME	REMARKS	
ARO MEL	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry		
ARO LSM	Aronia melanocarpa 'UCONNAM165'	Low Scope Mound Black Chokeberry		
BUD DAV	Buddleia davidi 'Buzz Purple'	Butterflybush		
CAR CLA	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard		
LAG IND	Lagerstroemia indica 'Raspberry'	Pink Shrub Crape Myrtle		
MAH AQU	Mahonia aquifolium 'Compacta'	Compact Oregon Grape		
PER ATR	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage		
PHY OLD	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark		
PHY AMJ	Physocarpus opulifolius 'Amber Jubilee'	Ninebark		
POT JAC	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla		
RHA FRA	Rhamnus frangula 'Columnaris'	Alder Buckthorn		
RHU ARO	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac		
RHU TRI	Rhus trilobata	Skunkbush Sumac		
RHU TTE	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac		
RIB ALR	Ribes aureum	Golden Currant		
SYM ALB	Symphoricarpos albus	Common White Snowberry		
SYR PAT	Syringa patula 'Miss Kim'	Miss Kim Lilac		
TAX DE	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew		
VIB TRI	Viburnum trilobum 'Compactum'	Compact American Cranberry Viburnum		
<b>GRASSES</b>				
CODE	BOTANICAL NAME	COMMON NAME	REMARKS	
CAL AVA	Calamagrostis x acutiflora 'Avalanche'	Avalanche Feather Reed Grass		
CAL OVE	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass		
CAR MUS	Carex muskingumensis 'Ice Fountain'	Ice Fountain Palm Sedge		
DES CES	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass		
HEL SEM	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass		
PAN VIR	Panicum virgatum 'Shenandoah'	Switch Grass		
PEN ALO	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass		
SCH SCO	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem		
<b>GROUND COVERS</b>				
CODE	BOTANICAL NAME	COMMON NAME	REMARKS	
BM	Bark Mulch	Shredded Hardwood Bark Mulch	4" Depth	
CR1	Decorative Cobble Rock	Cool River	Quartz Cobble. Four inch (4") depth. Sorensen Sand and Gravel as basis of design.	
PBB	Poa pratensis 'BioBlue'	BioBlue Turfgrass		
PBM	Poa pratensis 'BioMeadow'	BioMeadow Turfgrass		

# SKY RANCH

## CONCEPTUAL LANDSCAPE PLAN RENDERING

AUGUST 4, 2021

