



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

<https://msd.utah.gov/agendas/>



GREATER SALT LAKE  
**Municipal Services  
District**

# Salt Lake County Planning Commission

## Public Meeting Agenda

### Wednesday, May 10, 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:+12133063065) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783) United States Toll (Phoenix)

**Join by phone**

+1-213-306-3065 United States Toll (Los Angeles)

+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, and April 12, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items (as needed)

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

**CUP2023-000838** – Rodger Powell is requesting conditional use approval for an oversized accessory structure. **Acreage:** .58. **Location:** 9525 South Hidden Pine Lane. **Zone:** R-1-15  
**Planner:** Morgan Julian (Motion/Voting)

**SUB2023-000704** - Anna Roberts is requesting approval for a subdivision. **Acreage:** 10.53.  
**Location:** 14423 South Rose Canyon Road. **Zone:** FA-2.5. **Planner:** Justin Smith  
(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, March 15, 2023 8:30 a.m.

**Approximate meeting length:** 29 minutes

**Number of public in attendance:** 1

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Hiatt

**\*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	x	x	
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Helen Peters		
Zach Shaw (DA)	x	

## BUSINESS MEETING

**Meeting began at – 8:36 a.m.**

*Commissioner Hiatt read the Chairs Opening Statement.*

- 1) Approval of the February 15, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To approve the February 15, 2023 Planning Commission Meeting Minutes as presented.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Vance

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

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

*Commissioner Cohen motioned to close the business meeting, Commissioner Vance seconded that motion.*

## ADMINISTRATIVE LAND USE APPLICATION(S)

**Meeting began at – 8:39 a.m.**

**CUP2023-000812** – Northrup Grumman is requesting Site Plan and Conditional Use approval to include a mixing bowl cleaning building and associated storage building for the existing Rocket Motor Manufacturing Plant. **Acreage:** Approximately 1.4 Acres **Location:** 4098 South 8400 West (Legal Address) Approximately 4400 South 9200 West (Actual Location). **Zone:** Manufacturing (M-2). **Planner:** Brian Tucker (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

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

*Commissioner Hiatt asked about staff recommendations for conditions. Mr. Tucker said they are the same 7 conditions as the previous conditional use. Commissioner Cohen asked about the history of the zoning/approvals for the property. Mr. Tucker responded that it is obvious someone issued permits but approvals weren't clear in the record. The director recently did an administrative determination to clarify the zoning; this is effectively the same use. Airplane assembly is a use listed as a permitted use and is effectively the same as this use. Mr. Tucker said West Valley zoning is different, and staff assume a zone is in place and there are records to support those properties. Mr. Tate provided clarification on West Valley's zoning code. Mr. Tucker said both jurisdictions are permitting and approving their own land uses. Mr. Shaw said no requirement to defer to West Valley's land use decisions.*

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

### **PUBLIC HEARING OPENED**

**Speaker # 1:** Anderson, Wahlen and Associates

**Name:** Jake Tate

**Address:** 2010 North Redwood Road

**Comments:** Mr. Tate said the project is an accessory use to the rocket motors. Liquid propellant poured in and the actual bowls poured into motors, this building will clean the bowls and materials taken away as hazardous materials. The fourth of these facilities is not new, and adding a new building will increase the capacity. Didn't see anything in the staff report they couldn't work with. Did speak to the state water rights - no stream alteration permit needed.

*No one from the public present to speak.*

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

### **PUBLIC HEARING CLOSED**

*Commissioner Elieson asked about impact to the overpressure zone. Mr. Tate said he doesn't anticipate an impact. Commissioner Cohen confirmed the staff report states no anticipated explosions to take place.*

**Motion:** To approve application #CUP2023-000812 Northrup Grumman requesting Site Plan and Conditional Use approval to include a mixing bowl cleaning building and associated storage building for the existing Rocket Motor Manufacturing Plant with staff recommendations.

**Motion by:** Commissioner Collard

**2<sup>nd</sup> by:** Commissioner Vance

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

**MEETING ADJOURNED**

**Time Adjourned – 9:05 a.m.**

DRAFT



**MEETING MINUTE SUMMARY**  
**SALT LAKE COUNTY PLANNING COMMISSION MEETING**  
**Wednesday, April 11, 2023 8:30 a.m.**

**Approximate meeting length:** 25 minutes

**Number of public in attendance:** 3

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Hiatt

**\*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	x	x	
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Shad Cook	x	x
Brian Tucker	x	x
Jim Nakamura		
Helen Peters		
Zach Shaw (DA)	x	x

## BUSINESS MEETING

**Meeting began at – 8:30 a.m.**

*Commissioner Hiatt read the Chairs Opening Statement.*

- 1) Approval of the March 15, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To continue the approval of the March 15, 2023 Planning Commission Meeting Minutes to May 10<sup>th</sup>.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** Commissioners voted unanimous in favor

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

## ADMINISTRATIVE LAND USE APPLICATION(S)

**Meeting began at – 8:33 a.m.**

**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)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

*Greater Salt Lake Municipal Services District Planner Shad Cook provided an analysis of the staff report.*

*Commissioner Elieson concerned about over five hundred units between two parcels and the condition of U-111; adding 1,000 plus vehicles to the area should be accounted for in the traffic study; current development is becoming quite congested and should be taken into consideration on the traffic study. Mr. Cook said county engineering reviewed, and UDOT has been involved in approving the roads coming in. Commissioner Cohen asked how many ways in and out and 7200 south does not look to be extended out that way. Commissioner Vance asked how they will furnish drinking water to all these people, taking excess water from the Great Salt Lake. Mr. Cook said project received adequate water availability from Kearns Improvement District. Commissioner Vance said water is so low and asked if anyone has really looked into the water situation. Commissioner Watkins said all reviews in September 2021, recommendations okay, but asked if data is dated. Mr. Cook said since 2021, technical review for phases of the plats have been ongoing with the reviewers.*

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

### **PUBLIC HEARING OPENED**

**Speaker # 1:** Woodside Homes

**Name:** Matthew Loveland

**Address:** 460 West 50 North

**Comments:** Mr. Loveland said Woodside's traffic engineer did an in-depth analysis of the surroundings, and the level of service was adequate; development will have right in/right out, UDOT's long term plan is to widen the road. Kearns Improvement District has water shares in an agreement with Jordan Valley water, and Woodside is implementing a waterwise development. This is a clerical cleanup item and look forward to building in this community.

*No one from the public was present to speak.*

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

### **PUBLIC HEARING CLOSED**

*Commissioners and applicant had a brief discussion regarding compliance with standards, traffic engineer and road changes, acceleration and deceleration lane improvement, UDOT has plans to take it to a five lane and will make it safe for residents to access the road.*

**Motion:** To approve application #SUB2021-000400 with staff recommendations. 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 with staff recommendations.

**Motion by:** Commissioner Collard

**2<sup>nd</sup> by:** Commissioner Watkins

**Vote:** Commissioners voted unanimous in favor

**MEETING ADJOURNED**

**Time Adjourned – 8:55 a.m.**

DRAFT



**Municipal Service District Planning and Development Services**  
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050  
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[msd.utah.gov](http://msd.utah.gov)

CUP2023-000838

## Conditional Use (Oversized Garage)

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

**Meeting Date:** 5/10/2023

**Parcel ID:** 28111040240000

**Current Zone:** R-1-15

**Property Address:** 9525 S HIDDEN PINE LN

**Request:** Conditional Use for Oversized Garage

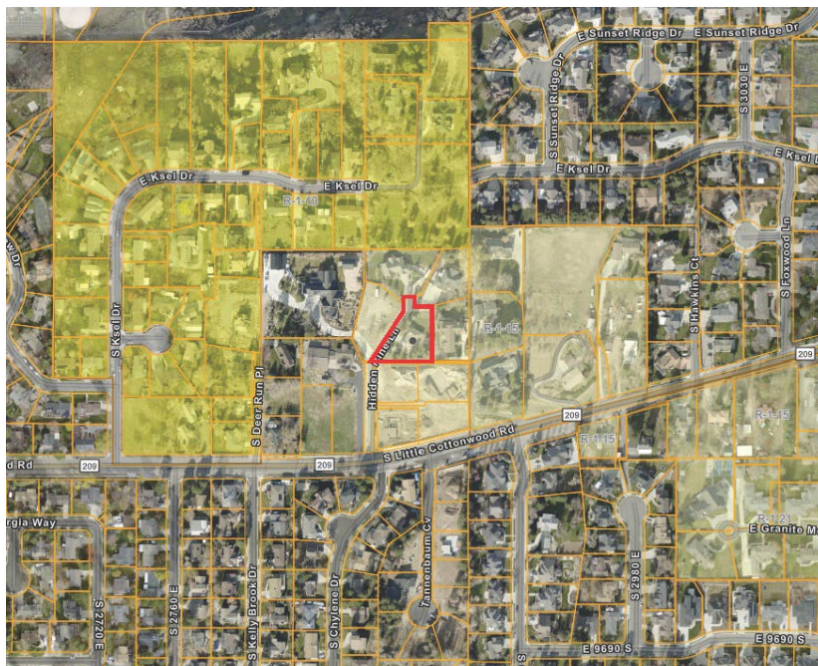
**Applicant Name:** Rodger Powell

**MSD Planner:** Morgan Julian

**MSD Planning Staff Recommendation:** Approval with Conditions

### SITE & ZONE DESCRIPTION

The property in question is located at 9525 S Hidden Pine Ln in unincorporated Salt Lake County: lot 4 of Pinecone Subdivision. This property is zoned R-1-15 (Single-family Residential). The surrounding properties are also zoned "Single-family Residential".



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## PROJECT & BACKGROUND DESCRIPTION

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Rodger Powell has requested a conditional use approval for an oversized garage on the north end of the property in question (see Site Plan). The proposed garage is 1,600 square feet in size and 16' tall measuring from the foundation to the midpoint of the roof. The structure will contain a half bath and a utility sink. Access to the garage will utilize an existing secondary driveway.

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## ISSUES OF CONCERN

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The MSD Planning Staff has not recognized any significant concerns associated with this proposal.

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## STANDARDS AND FINDINGS

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**Standard:** 19.14.030—Conditional Uses

“Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger”

**Findings:**

The proposed garage will be 1,600 square feet on a lot larger than one half acre. This proposed garage size is in harmony with the surrounding accessory structures in the neighborhood and does not impose a threat to the health, safety, or welfare of the others in the vicinity.

**Standard:** 14.12.110—Driveways

“...single family dwellings shall be permitted only one access unless a circular driveway is utilized.”

**Findings:**

There is already a noncomplying secondary driveway on the north end of this lot that was established between the years of 1985 and 2004, according to satellite imagery from Google Earth Pro. This drive was used for access to the property located directly east of the lot in question, 2901 Little Cottonwood Rd (see Exhibit B). Access to 2901 Little Cottonwood Rd, is now located on a private shared drive to the southeast of the property and the old access is no longer utilized for that property. The applicant will be utilizing this existing drive approach for their garage.

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## PLANNING STAFF RECOMMENDATION

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Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission grant approval for a conditional use for a garage in excess of 1,200 square feet with the following conditions:

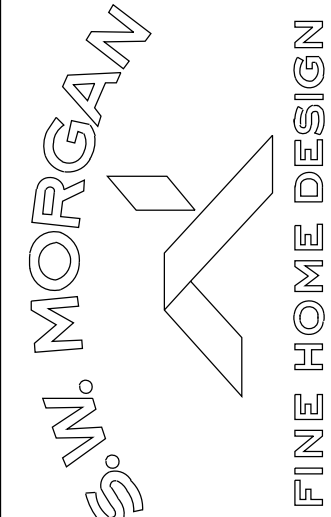
1. The applicant must receive final approval from the MSD Planning Staff and applicable reviewing agencies.

**Request:** Condition Use Approval

**File #:** CUP2023-000838

**ATTACHMENTS:**

1. Site Plan
2. Exhibit B



SAM@MORGANFINEHOMES.COM  
WWW.MORGANFINEHOMES.COM

**Pierce Garage**  
99525 South Hidden Pine Lane  
Sandy City Utah



ALL CONSTRUCTION PRACTICES MUST CONFORM WITH THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

10



11/2004

2901 Little Cottonwood  
Rd access

2901 Little  
Cottonwood Rd

9525 Hidden  
Pine Ln

9525 Hidden Pine Ln

North





G R E A T E R   S A L T   L A K E  
**Municipal Services  
District**

**Planning and Development Services**

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

[msd.utah.gov](http://msd.utah.gov)

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<b>File # SUB2022-000704</b>
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## Conditional Use Summary

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

**Meeting Date:** May 10, 2023

**Parcel ID:** 32-09-200-012-0000

**Current Zone:** FA-2.5

**Property Address:** 14423 S Rose Canyon Road

**Request:** Ranches at Rose Canyon Subdivision

**Applicant Name:** Anna Roberts

**MSD Planner:** Justin Smith

**MSD Planning Staff Recommendation:** Planning Commission Approval

### PROJECT SUMMARY

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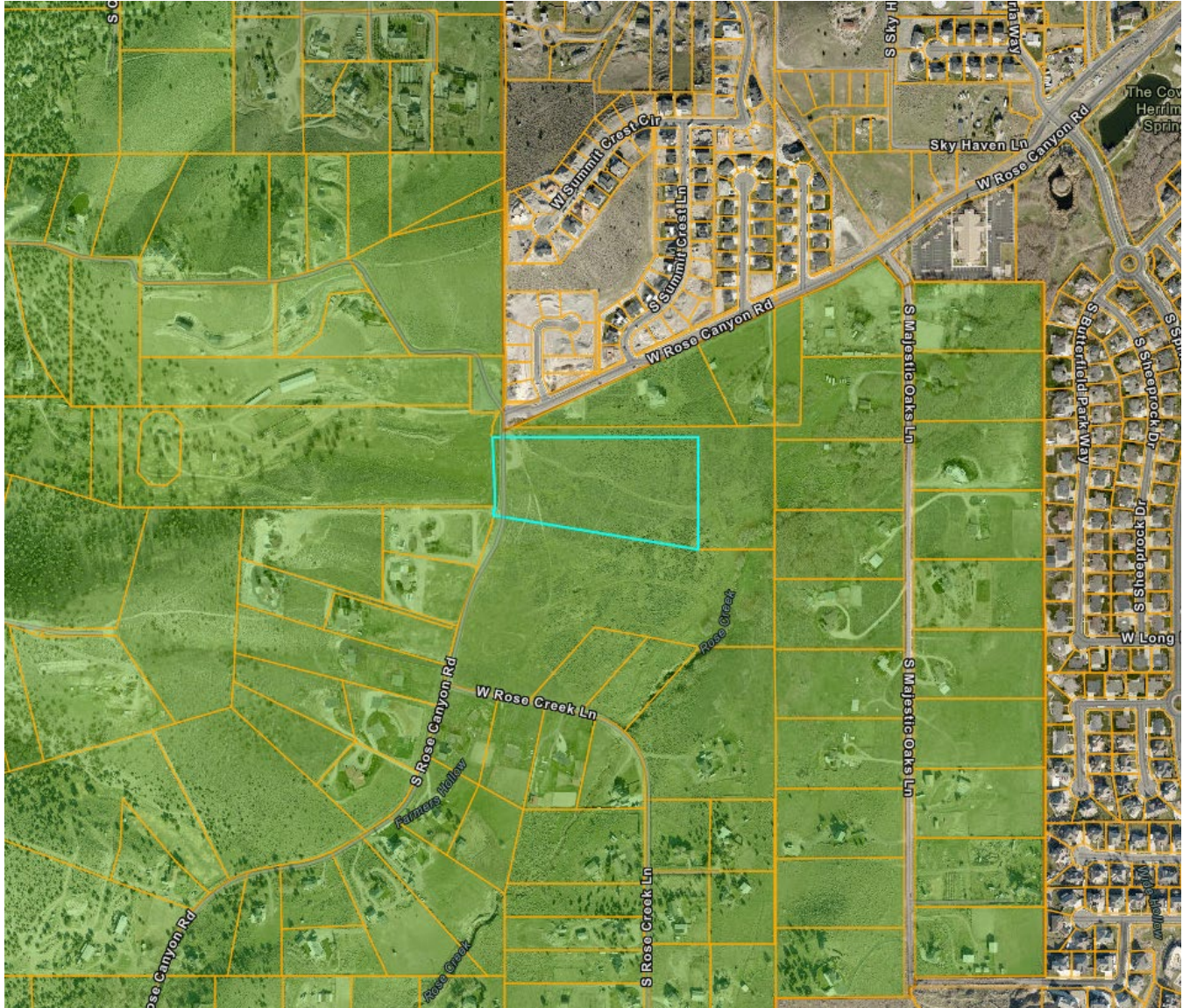
The applicant, Anna Roberts, is seeking a 4 lot, 10.53 acre subdivision. The lots are to be split for residential and agricultural use.

### SITE & ZONE DESCRIPTION

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The property is in an FA-2.5 "Foothill Agricultural" zone, and is currently undeveloped and relatively flat for the area. The applicant is looking to subdivide this lot with the intent of developing single family dwellings. There is some drainage towards the southeastern portion of the lot that is located outside of the area of disturbance.





### ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern are identified at this time.

## PLANNING STAFF ANALYSIS

The applicant is proposing to subdivide a 10.53 acre lot into 4 roughly equal sized lots. The subdivision includes a private access easement to access the lots and has a turnaround.

## Zoning Considerations

Lots in the FA-2.5 zone are required to be a minimum of 2.5 acres and 250 feet wide. Each lot meets the minimum acreage requirement. The lots are laid out in a way to provide them all access to the private access easement as well as ensure that each lot is at least 250 feet wide. The lots are intended to have one dwelling unit each. There are no remnants that have been created as part of this subdivision and the lots are created in a

manner that reduces the likelihood of odd angles or property boundaries. The private access road, Honeywell Cove, is roughly 488 feet from Rose Canyon Road to the midpoint of the turnaround.

**Water**

There is a future well and gravel access road listed on the plat.

**Signage**

The applicant has not proposed any signage on the lot.

**Review Criteria**

The Planning Commission is the decision making body for subdivisions. If approval is granted then the project will advance into the final plat review phase. MSD staff has reviewed the application and has found that the proposal with staff recommendations is consistent with the surrounding land uses. Full compliance with required ordinances and policies will be verified through the subsequent technical review process before the issuance of the Land Use permit, and license inspection process. Staff finds that the application meets, or will meet with conditions, all required standards of the ordinance necessary for preliminary approval by the Planning Commission.

**PLANNING STAFF RECOMMENDATION**

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**Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission grant approval for the conditional use for with the proposed 4-lot the following conditions:**

- 1. The applicant be required to comply with the requirements of Title 18.**
- 2. The applicant be required to comply with the requirements from all reviewing agencies.**

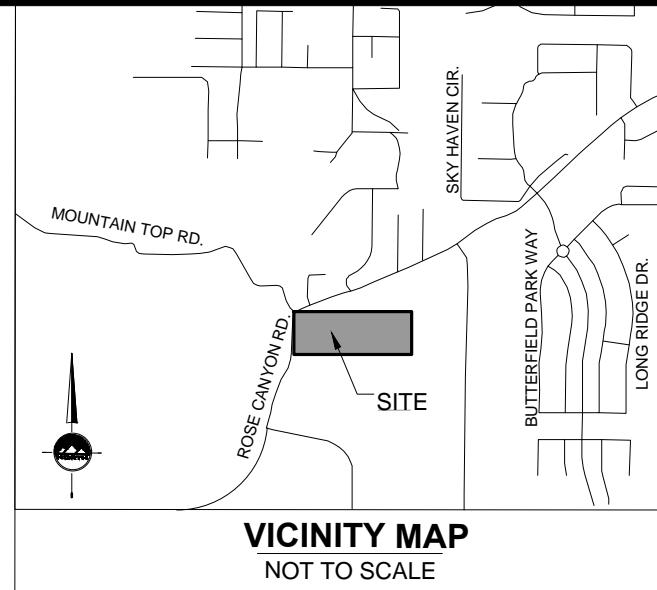
**ATTACHMENTS:**

- A. Preliminary Plat
- B. Slope Analysis



# RANCHES AT ROSE CANYON

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH  
FINAL PLAT



## SURVEYOR'S CERTIFICATE

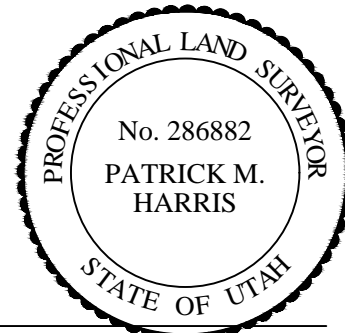
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed 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 recorders 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 Northeast Quarter of Section 9, Township 4 South, Range 2 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point being located South 1915.94 feet and West 370.01 feet from the Northeast Quarter of Section 9, Township 4 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 80°39'38" West 1,004.86 feet;  
thence Northerly 121.33 feet along the arc of a 540.00 foot radius curve to the left (center bears North 80°39'37" West and the chord bears North 02°54'11" East 121.07 feet with a central angle of 12°52'23");  
thence North 03°32'01" West 259.71 feet;  
thence North 89°53'50" East 1,001.41 feet;  
thence South 00°00'02" East 545.00 feet to the point of beginning.

Contains 458,499 Square Feet or 10.526 Acres.



DATE

PATRICK M. HARRIS  
P.L.S. 286882

## 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:

## RANCHES AT ROSE CANYON

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.

In witness whereof I/we have herunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, a Notary Public in and for the State of Utah, the undersigned, who is the \_\_\_\_\_ of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of the \_\_\_\_\_, 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.

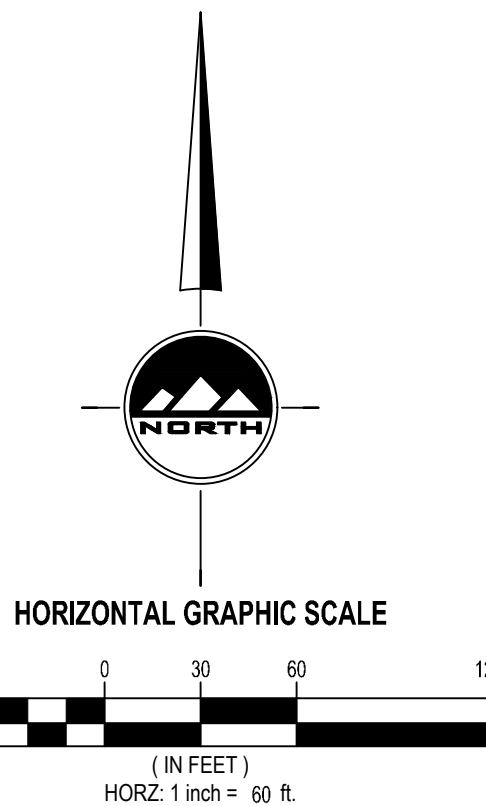
MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_  
NOTARY PUBLIC

# RANCHES AT ROSE CANYON

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH

## SALT LAKE COUNTY RECORDER

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



1915.94'  
BASIS OF BEARING SOUTH 2848.05'

EAST QUARTER CORNER SECTION 9  
TOWNSHIP 4 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND 2.5" BRASS CAP)

## 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

## EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 10, 1981 AS ENTRY NO. 3630416 IN BOOK 5321 AT PAGE 708 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF HI-COUNTRY HOME-OWNERS ASSOCIATION PHASE 2 RECORDED NOVEMBER 13, 1999 AS ENTRY NO. 4988329 IN BOOK 6267 AT PAGE 1504 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF SALT LAKE COUNTY RECORDED OCTOBER 3, 1991 AS ENTRY NO. 5135302 IN BOOK 6362 AT PAGE 1814 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF HERRIMAN PIPELINE & DEVELOPMENT COMPANY RECORDED JANUARY 30, 1989 AS ENTRY NO. 4730178 IN BOOK 6100 AT PAGE 682 OF OFFICIAL RECORDS.

## Dominion Energy Utah - Note:

Questar Gas Company, d/b/a 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.

## 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-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.
  - 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.



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: 801.547.1190  
TOOELE  
Phone: 435.943.3990  
CEDAR CITY  
Phone: 435.965.1453  
RICHFIELD  
Phone: 435.966.2983

**SHEET 1 OF 1**  
PROJECT NUMBER : 8062A  
MANAGER : ROE  
DRAWN BY : SJL  
CHECKED BY : PMH  
DATE : 4/12/23

**UNIFIED FIRE AUTHORITY APPROVAL**  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
**ADDRESS FRONTAGE APPROVED**  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

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

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

**HEALTH**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT  
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\_\_\_\_, BY THE SALT LAKE COUNTY DISTRICT ATTORNEY  
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



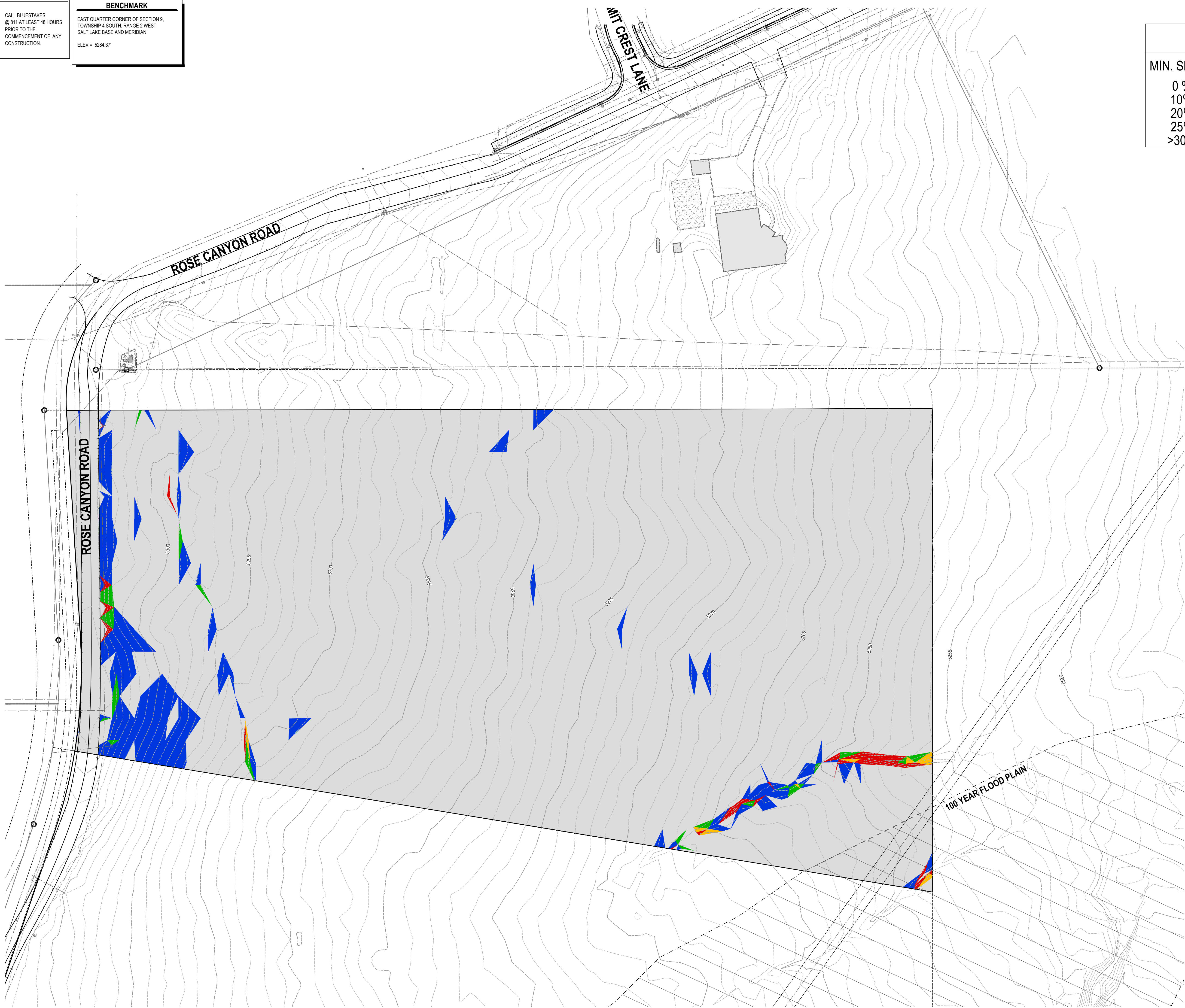
811

Know what's below.  
Call before you dig.

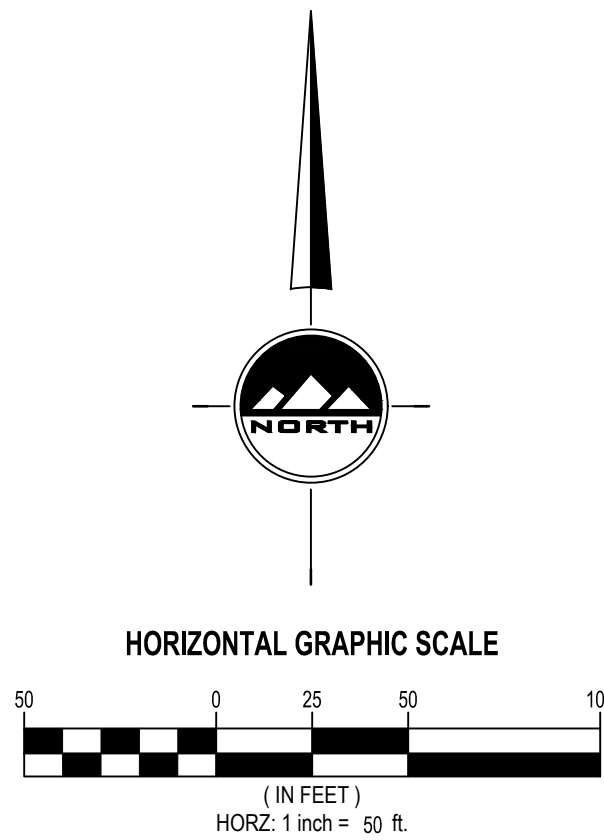
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER OF SECTION 9,  
TOWNSHIP 4 SOUTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
  
ELEV = 5284.37"



SLOPE KEY		
MIN. SLOPE	MAX. SLOPE	COLOR
0 %	10%	
10%	20%	
20%	25%	
25%	30%	
>30%		



THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500  
Sandy, UT 84070  
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LAYTON

Phone: 801.547.1100

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Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
KOHNER BROWN, OWNER  
13592 ANTREE HILL COVE  
DRAPER, UT 84020  
CONTACT:  
KOHNER BROWN  
PHONE: 801-300-6122

THE RANCH AT ROSE CANYON  
BARNDOMINIUM  
14423 ROSE CANYON ROAD  
HERRIMAN, UTAH

SLOPE EXHIBIT

PROJECT NUMBER  
8062A

PRINT DATE  
4/12/23

DRAWN BY  
AOR

CHECKED BY  
RQE

PROJECT MANAGER  
RQE

C-300