



EMIGRATION CANYON
METRO TOWNSHIP

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/msd-home/pds/>

Emigration Canyon Planning Commission

Public Meeting Agenda

Thursday, June 15, 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), [961841420##](tel:+16026660783) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783), [961841420##](tel:+16026660783) United States Toll (Phoenix)

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Access code: 961 841 420

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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>

Anchor Location

Emigration Canyon Fire Station
5025 Emigration Canyon Road

*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 January 26, February 16, and May 11, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As needed)

LAND USE APPLICATION(S)

CUP2023-000837 – Gregory Palis is requesting a Waiver of Slope Protection for a lot of record located in the Little Mountain Subdivision #2. The proposed development is for a garage on

Slopes between 30% and 40%. **Total Acreage:** .5 acres. **Location:** 6771 East Emigration Canyon Road. **Zone:** FR-0.5. **Planner:** Morgan Julian (Motion/Voting)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application.
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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METRO TOWNSHIP

Planning and Development Services

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

MEETING MINUTE SUMMARY EMIGRATION PLANNING COMMISSION MEETING Thursday, January 26, 2023 12:00 p.m.

Approximate meeting length: 2 hours 10 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Wallace

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace (Chair)		x	
Alex Pacanowsky			x
Jim Karkut		x	
Dale Berreth		x	
Tim Harpst (Vice Chair)		x	
Jodi Geroux		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Curtis Woodward		x
Matt Starley		x
Kayla Mauldin		
Brian Tucker		
Adam Long		

BUSINESS MEETING

Meeting began at – 12:04 p.m.

- 1) Commissioners and Planning staff will review and discuss comments and suggestions made toward Dark Sky Ordinance Language and Graphics. **Planner:** Matt Starley.

Mr. Starley introduced the Salt Lake City rezone. Commissioners and staff had a brief discussion regarding sending a letter directly from the planning commission, change 595 homes to 661 homes. Add in Mr. Nakamura drawings to setback and slope. Commissioner Wallace and Commissioner Geroux will get together to finalize the letter.

Mr. Starley provided phases reviewed August forward, discussed upcoming code update and adoption, changes made and difficulty identifying the changes.

Mr. Starley expressed thanks to updates, changes added as a comment. Three different copies of the document with changes from different individuals.

Commissioners and staff had a brief discussion regarding non-conforming uses and five years to

comply, motion activated disturbances, multi-family homes allowing more foot candles than single-family homes including duplexes, temporary exterior lighting, prohibited lighting and timeframe of 30 to 45 days for holiday and seasonal lighting, 10 pm curfew and 10 percent shielded lighting, stationary and no moving lights in addition to or consistent with the sign code, unshielded lighting and trespassing, illumination turned off within one hour after and businesses close, light source, fully shielded fixtures, spill and affect, deflection, light source visibility outside the property boundary and diffuser, fully shielded light accessories, and confirmed measuring lumens.

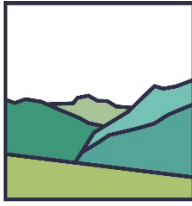
2) Other Business Items. (As needed)

Confirmed the next meeting dates.

MEETING ADJOURNED

Time Adjourned – 2:14 p.m.

DRAFT



EMIGRATION CANYON
METRO TOWNSHIP

Municipal Service 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

PER2023-000837

Waiver of Slope Protection for Lot of Record

Public Body: Emigration Canyon Metro Township Planning Commission

Meeting Date: 6/15/2023

Parcel ID: 10273510260000

Current Zone: FR-0.5

Property Address: 6771 EMIGRATION CANYON RD

Request: Waiver of Slope Protection for a lot of record

Applicant Name: Gregory Palis

MSD Planner: Morgan Julian

MSD Planning Staff Recommendation: Approval

SITE & ZONE DESCRIPTION

The property in question is located just southwest of Pinecrest Canyon in Little Mountain Subdivision 2. The property comprises of both lot 69 and 70 of this subdivision. This subdivision was legally established in 1910, before the Foothills and Canyons Overlay Zone Ordinance was created.

PROJECT & BACKGROUND DESCRIPTION

Gregory Palis would like to develop a two-story detached garage on his property (please see Exhibit A). The second story will be used for storage (please see Exhibit B). His current property has a previously graded area that was developed at the time the home was built in 1975 (please see Exhibit C). At the east end of his property, directly above the existing home, is also a previously graded area where the septic tank and septic field are located. Excluding where the existing home sits, the rest of the property consists of grades with over 30% slope and has a high concentration of vegetation.

ISSUES OF CONCERN

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

STANDARDS AND FINDINGS

Standard: 19.72.060 D.

1. The Planning Commission may only waive or modify the following slope protection standards as applied to development on lots of record and in subdivisions that were approved prior to the effective date of this Chapter:
 - a. Slope protection standards prohibiting development activities on slopes greater than thirty percent (30%) as set forth above in 19.72.060.A or in ridge line protection areas, as set forth above in 19.72.060.B(2).
 - b. Limitations on the crossing of slopes greater than thirty percent (30%) by any street, road, private access road or other vehicular route, as set forth in Subsection 19.72.080.
2. The Planning Commission may only waive or modify these standards upon satisfaction of the following criteria:
 - a. Strict compliance with the above slope protection standards
 - i. renders the site undevelopable;
 - ii. results in substantial economic hardship not created by the applicant or otherwise self-imposed; or
 - iii. results in a building location that requires excessive grading, vegetation removal, or driveway distances in conflict with the purposes of this Chapter and,
 - b. The development (and related development activities) substantially conforms to all other development, site design, and environmental standards of this Chapter and in all other applicable ordinances and codes.
3. In granting a waiver or modification from the slope and ridge line protection standards on lots of record, the Planning Commission may impose reasonable conditions to mitigate the impacts, if any, that the Planning Commission determines the proposed development has on adjacent properties and the surrounding environment.
4. Notwithstanding its discretion to grant waivers or modifications for lots of record from the slope protection standards set forth in this Chapter, in no case shall the Planning Commission permit development other than roads on slopes greater than forty percent (40%).

Findings:

MSD staff has determined that this proposed development will not be in a ridgeline protection area. Furthermore, the staff has found that this development complies with criteria 2.a.(iii) and 2.b. The proposed development is found to be in the most ideal spot on the property to maintain as much slope protection and vegetation as possible. The proposed development cannot be located to the east where slopes are less than 30% as that area is the location of the septic and leach field. The proposed location is in a previously disturbed area that will result in the least amount of new disturbance. Staff has analyzed the proposed site plan and found that the original grade was over 30%, but not over 40%. The development plan has been reviewed for compliance with all other sections of the Foothills and Canyons Overlay Zone (please see Exhibit D).

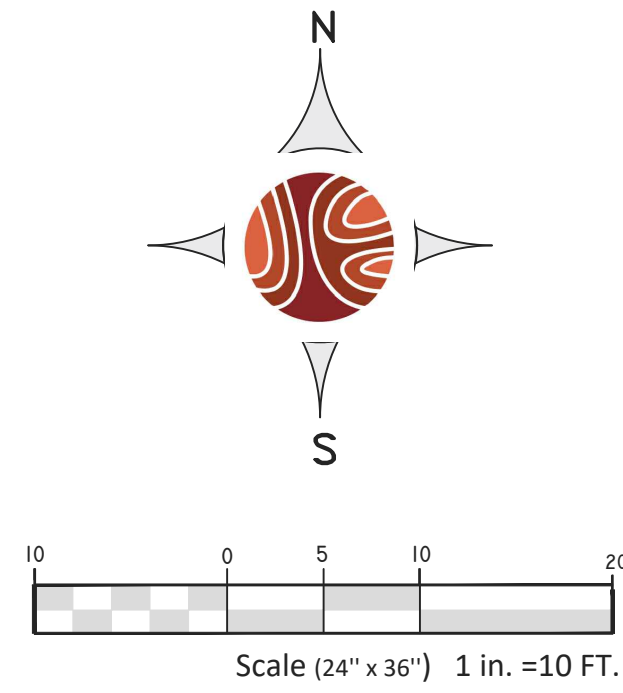
PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that Emigration Metro Township grant approval for a Waiver of Slope Protection for a lot of record.

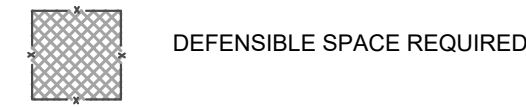
ATTACHMENTS:

1. Exhibit A (Site Plan)
2. Exhibit B (Floor Plan)
3. Exhibit C (Slope Analysis)
4. Exhibit D (Projected Original Grade)

6771 EMIGRATION CANYON ROAD
 PHASE 6 P.U.D LOCATED
 WITHIN SALT LAKE COUNTY



LEGEND



FIRE DEPARTMENT ACCESS NOTES:

1. **Restricted Access:** Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.
2. **Building and Facilities:** Fire apparatus access roads must be provided such that no portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150-feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
3. **Specifications:** Fire Department Access must be of an all-weather surface, a minimum clear width of 20-feet and a minimum vertical clear height of 13-feet 6-inches (13'-6").
4. **Surface:** Fire apparatus access roads must be designed and maintained to support imposed loads of 75,000 lbs for fire apparatus.
5. **Turning Radius:** The turning radius of 28-feet must be provided for the fire apparatus access road.
6. **Dead Ends:** Dead-end fire apparatus access roads in excess of 150-feet in length must be provided with approved provisions for the turning around of fire apparatus.
7. **Bridges and Elevated Surfaces:** When a bridge or an elevated surface is part of a fire apparatus access road, it must be constructed and maintained in accordance with AASHTO Standard Specification for Highway Bridges and must be designed for a live loading sufficient to carry the imposed loads of fire apparatus.
8. **Grade:** The gradient for a fire apparatus access road must not exceed 10 unless approved by the Fire Code Official.
9. **Access Road Identification:** Approved signs must be provided and maintained for fire apparatus access roads to identify the road and prohibit the obstruction there of or both.

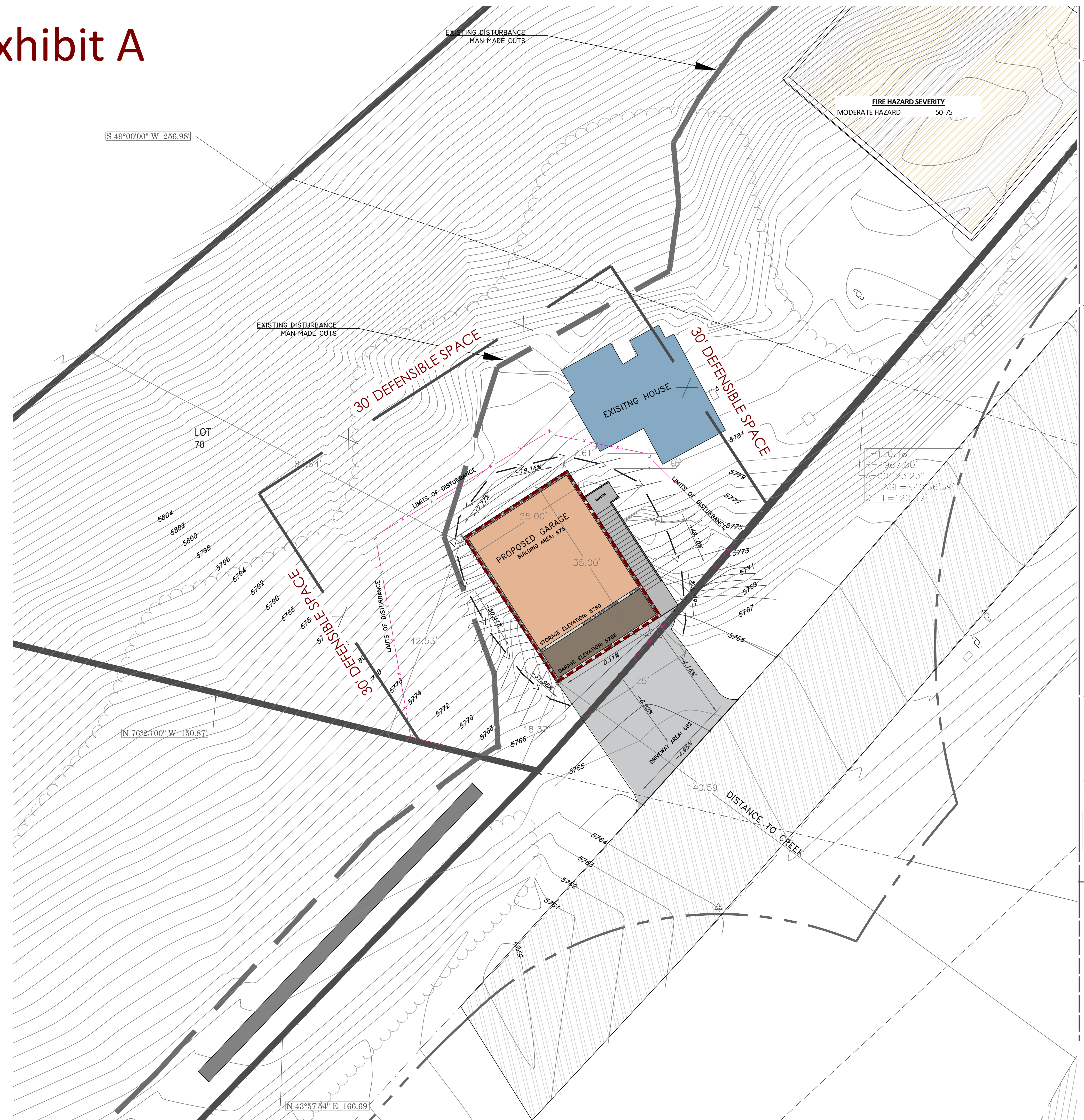
DEFENSIBLE SPACE:

1. Re-plant and maintain the Defensible Space areas as outlined on the Vegetation Plan.

WATER SUPPLY REQUIREMENTS:

1. **Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (See Fire Hydrant Flow Test- Provided on 01-19-15)
2. **Fire hydrant systems.** [IFC 507.5] Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Exhibit A



SHEET NUMBER

C-3

GREGORY PALIS

GARAGE ADDITION
 6771 EMIGRATION CANYON ROAD
 SALT LAKE COUNTY, UTAH 84108
 585-857-5112

FCOZ SHEET SET

6771 EMIGRATION CANYON ROAD
 SALT LAKE COUNTY, UTAH

ISSUE DATE: 4-10-23

REVISIONS:

STAMP



JOHANSON
 ENGINEERING



ENGINEERING



Know what's below.
 Call before you dig.

Exhibit B

FLOOR PLAN GENERAL NOTES:

- A.) A 125-VOLT, SINGLE PHASE, 15- OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
- B.) NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
- C.) PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.
- D.) ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HEADROOM CLEARANCE.
- E.) 2015 IRC TO BE GOVERNING CODE ON DRAWINGS.
- F.) MIN. 1" CLEARANCE AROUND ALL EQUIPMENT, AND 6" IN THE FRONT UNLESS EQUIP. LISTING PROVIDES OTHERWISE.
- G.) CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL. (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- H.) PROVIDE PERMANENT PROTECTION FOR EXTERIOR STRUCTURAL GLUE-LAM BEAMS OR MUST BE PROTECTED WITH PRESSURE TREATED PRESERVATIVE.

FLOOR PLAN KEY NOTES: (X)

- 1.) SLOPE GARAGE FLOOR TO FRONT OF GARAGE @ 2% SLOPE MIN. OR TO F.D. COORDINATE W/ CONTRACTOR.

ATTENTION
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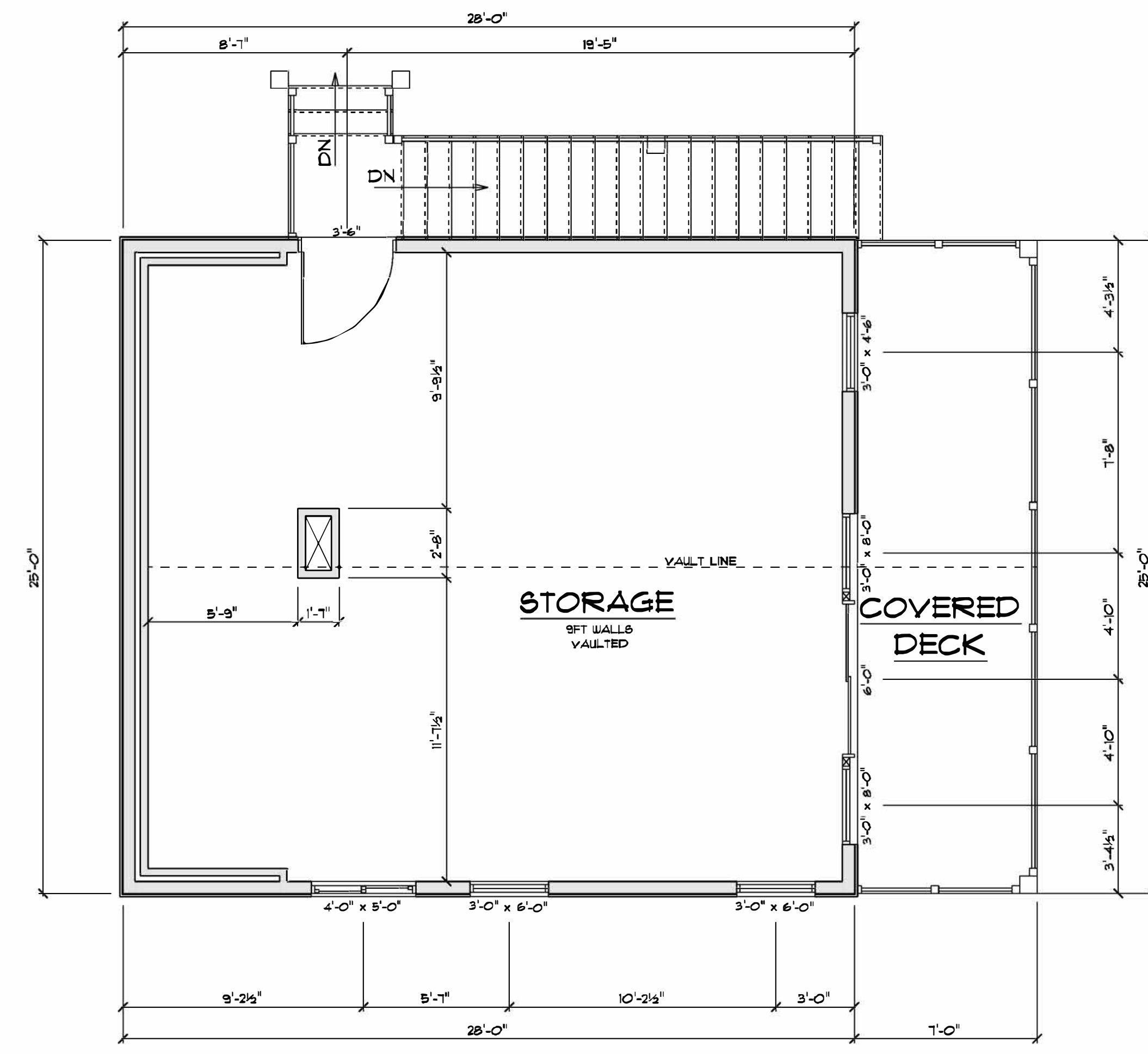
PALIS GARAGE
 6771 EMMIGRATION CANYON ROAD
 SALT LAKE COUNTY, UT 84108
 DRAWN FOR ONE TIME USE FOR:
GREGORY PALIS

PLAN: #134
 DATE: 04/03/23
GARAGE MAIN
 717 S.F.
GARAGE UPPER
 700 S.F.
TOTAL S.F.
 1,417 S.F.

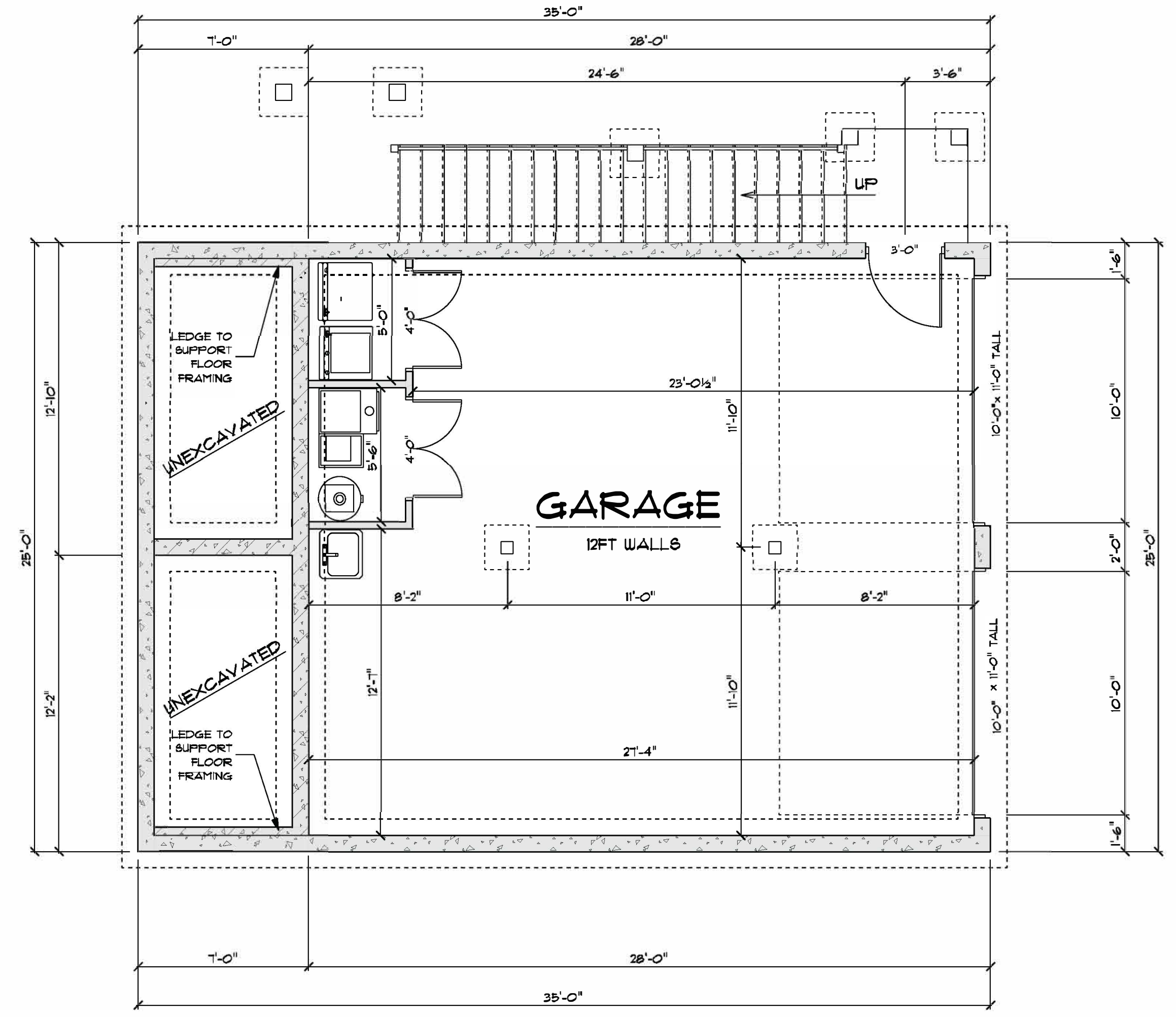
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MAIN & UPPER PLAN

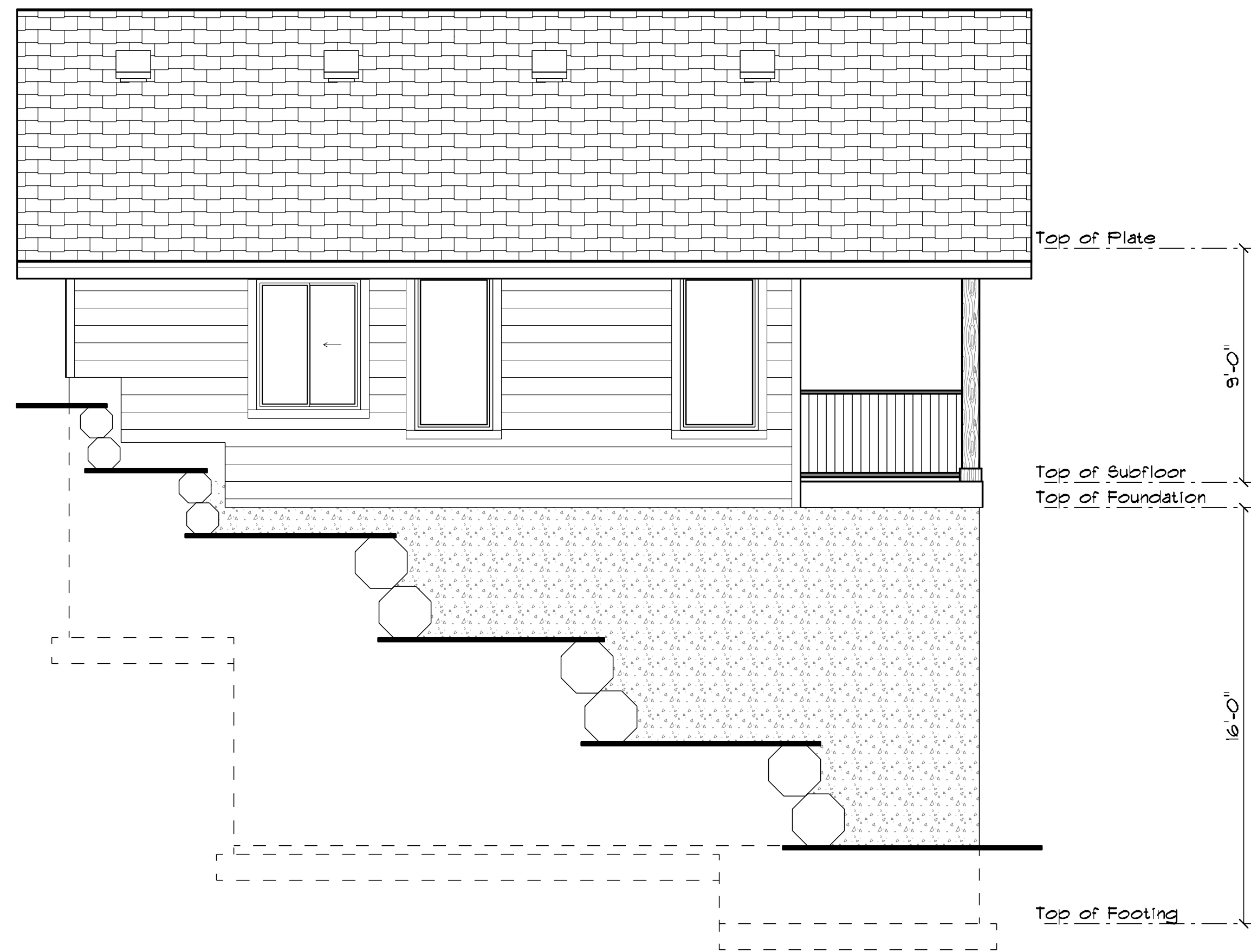
SHEET:
3
 OF:
6



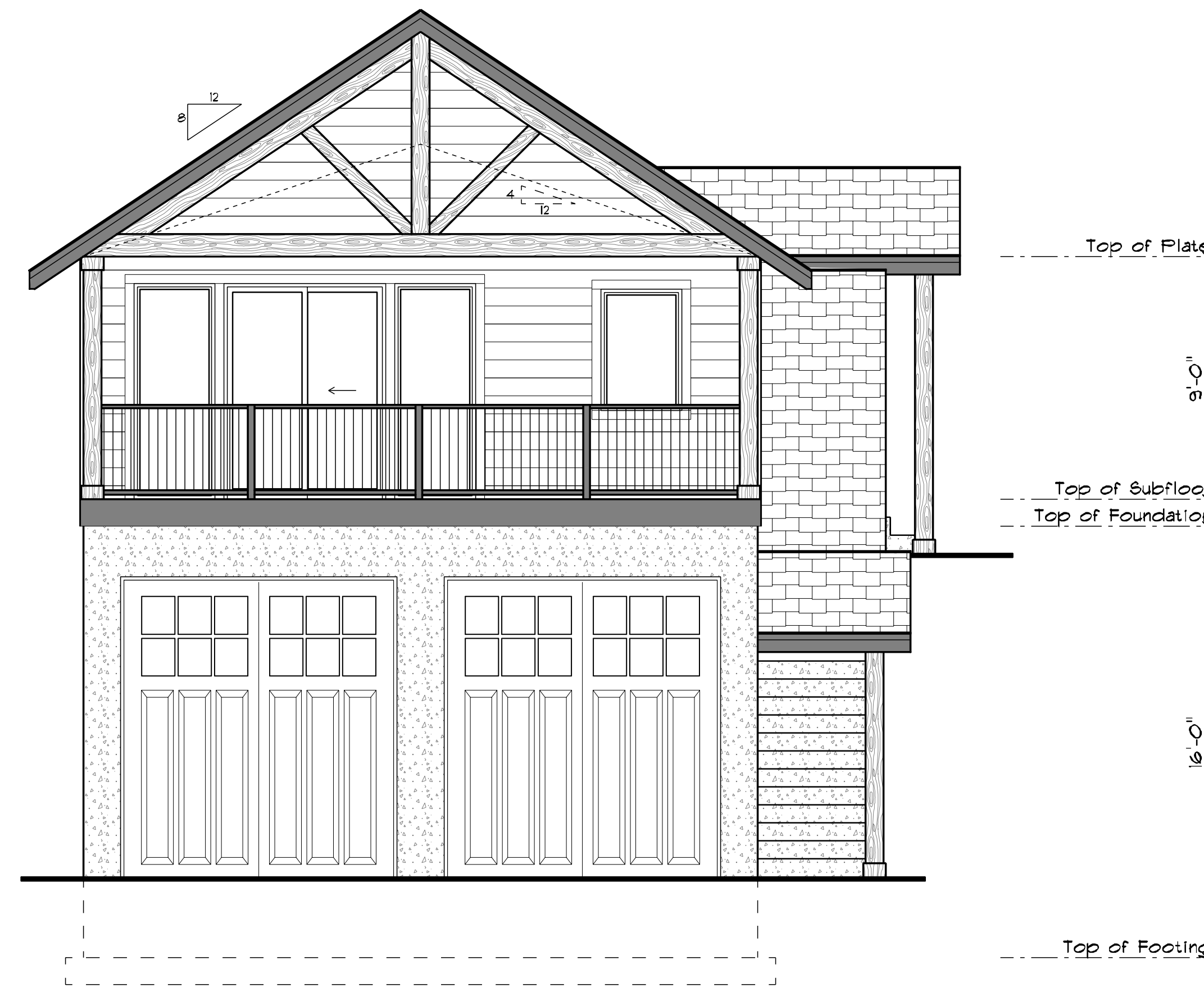
UPPER FLOOR PLAN
 SCALE: 1/4"=1'-0"



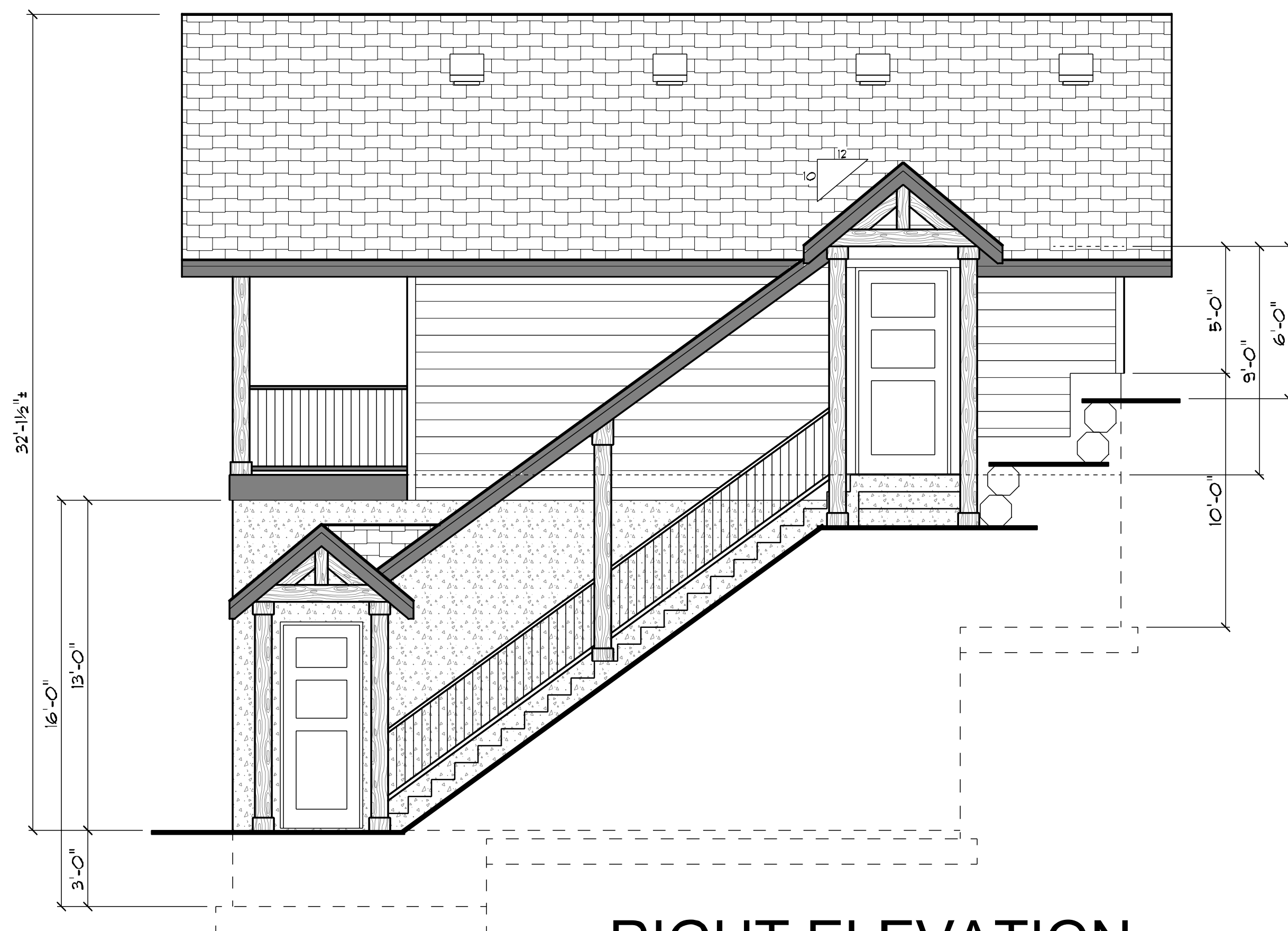
MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"



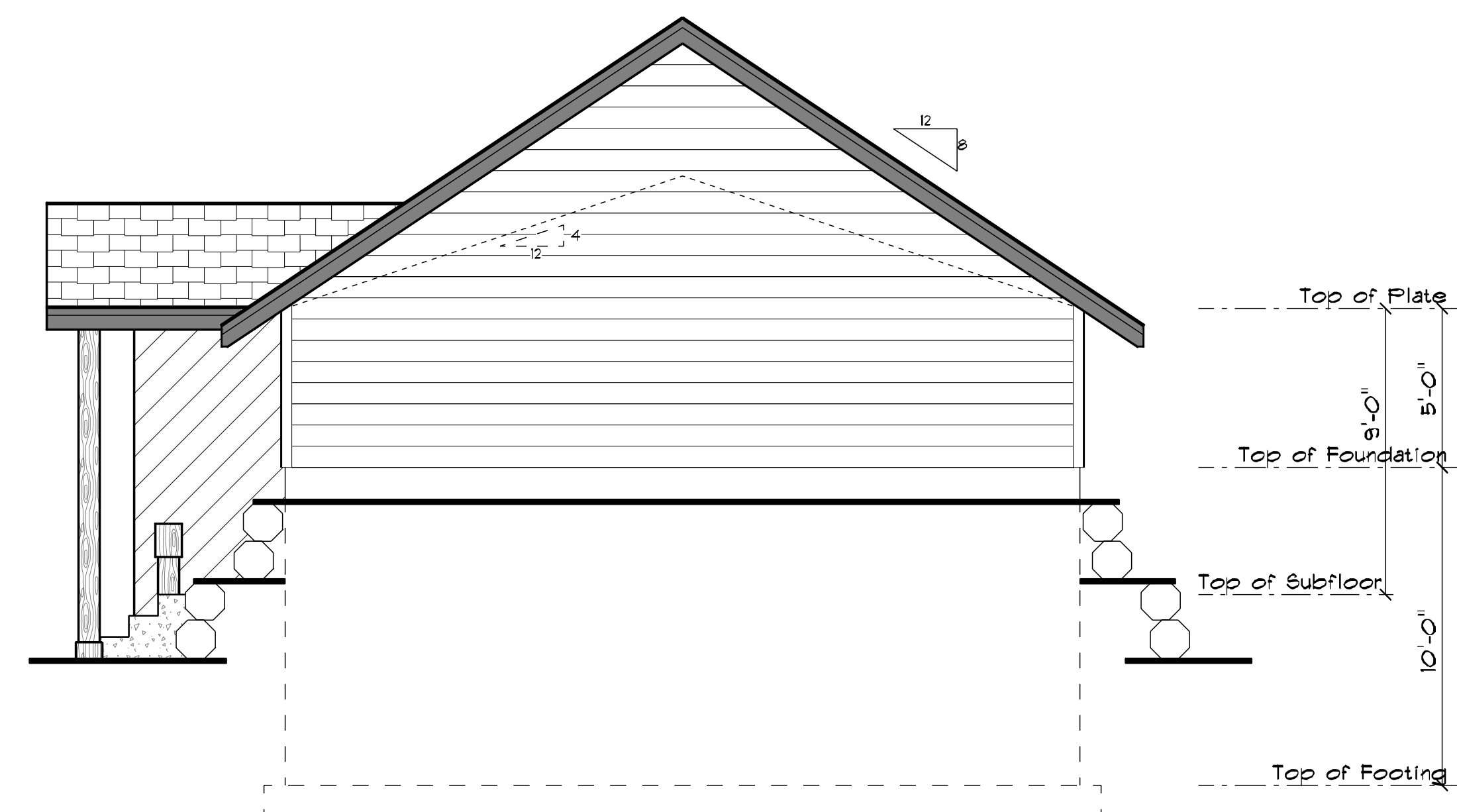
LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



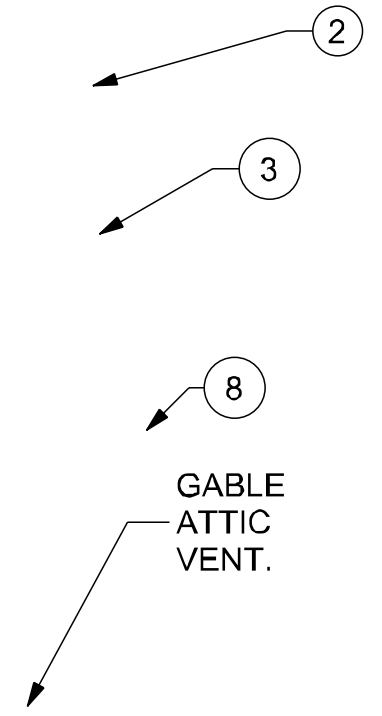
REAR ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES:

- FIREPLACE CHIMNEYS SHALL EXTEND AT LEAST 2'-0" ABOVE THE ROOF OR ANY PART OF THE BUILDING WITHIN 10'-0" IRC 1001.8.
- PROVIDE METAL FLASHING AT ALL INTERSECTIONS OF SIDING, STUCCO, BRICK, STONE ETC.
- FULL RAIN GUTTERS WITH DOWNSPOUTS EXTENDED 10'-0" AWAY FROM FOUNDATION WALLS OR AS REQUIRED BY LOCAL CODE.
- ROOFING TO BE ARCHITECTURAL, GRADE 30 YR. ASPHALT SHINGLES WITH (6) NAILS PER SHINGLE.
- ALL EAVES AND VALLEYS TO HAVE ICE & WATER SHIELD.
- ALL WINDOWS & GLASS UNITS TO BE DOUBLE GLAZED LOW-E.
- ALL EXTERIOR OPENINGS TO BE COUNTER FLASHED AND OR CAULKED (DOOR, WINDOW, AND PIPE PENETRATIONS.)
- NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
- PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.
- PROVIDE 30 LB. UNDERLAYMENT BETWEEN COURSES OF SHAKES. ROOF VALLEY FLASHING TO BE MIN. 28 GAUGE GA. SHEET CORROSION RESISTANT METAL, EXTENDING AT LEAST 11" FROM CENTER LINE OF VALLEY. PROVIDE ICE SHIELD THAT EXTED UP FROM EVE A MIN. OF 2FT.
- ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATING OPENINGS, WHICH ARE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE AREA SHALL BE LESS THAN 1 TO 150 OF THE OPEN SPACE VENTILATED. THE TOTAL VENTILATING AREA RATION MAY BE REDUCED TO NOT LESS THAT 1 TO 300 IF EITHER 1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR 2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF CEILING.
- AN EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE WIDTH OF 20" AND MIN. NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MIN. NET CLEAR OPEN. OF 5 SQ. FT.

ELEVATION KEY NOTES: (X)

- HARDIE CEDAR LAP SIDING, w/ (2) LAYER GRADE 'D' FELT BEHIND. COORDINATE COLOR w/ OWNER.
- HARDIE LAP SIDING, w/ (2) LAYER GRADE 'D' FELT BEHIND. COORDINATE COLOR w/ OWNER.
- BRICK w/ (2) LAYER GRADE 'D' FELT BEHIND. COORDINATE STYLE w/ OWNER.
- ASPHALT EMULSION BELOW GRADE.
- ALUMINUM SOFFIT & 6" FASCIA BOARD, COORDINATE w/ GUTTER SYSTEM.
- 30 YEAR ASPHALT SHINGLE ROOF, COORDINATE STYLE & COLOR w/ OWNER.
- DOUBLE GLAZED LOW-E VINYL WINDOW. SEE PLANS FOR SIZES.
- CONCRETE FOOTING TO BE A MIN. 36" BELOW GRADE.
- TURTLE VENT.
- 9'x8' GARAGE METAL DOOR w/ OPENER.



3G DESIGNS
FUNCTIONAL · MODERN · INNOVATIVE
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TAYLORSVILLE, UT 84129
CELL: 801-795-4718
EMAIL: 3GDESIGNSLLC@GMAIL.COM

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PALIS GARAGE
6771 EMMIGRATION CANYON ROAD
SALT LAKE COUNTY, UT 84108
DRAWN FOR ONE TIME USE FOR:
GREGORY PALIS

PLAN: #134
DATE: 04/03/23

GARAGE MAIN
717 S.F.
GARAGE UPPER
700 S.F.
TOTAL S.F.
1,417 S.F.

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ELEVATIONS

SHEET:
4
OF:
6

Exhibit C

EMIGRATION IMPROVEMENT DISTRICT

DRAWING TITLE

TOPOGRAPHIC SITE SURVEY

CLIENT CONTACT

GREGORY PALIS

6771 EMIGRATION CNY. RD.
6741 EMIGRATION CNY. RD.
6739 EMIGRATION CNY. RD.
LOCATED WITHIN, SALT LAKE COUNTY, UTAH. A PART OF THE S.W. 1/4 SEC. 27 & THE N.W. 1/4 SEC.34, T. 1 N., R. 2 E. S.L.B.&M.

PROPERTY DESCRIPTION

Parcel # 10-27-351-026
All of Lots 69 & 70, Little Mountain # 2 Sub. less & excepting beginning N 25.00 feet & N 49°00'00" E 106.00 feet & S 71°19'00" E 196.04 feet from the Southwest corner of Section 27, Township 1 North, Range 2 East, Salt Lake Base and Meridian; Thence N 40°15'10" E 99.93 feet; Thence S 65°04' E 67.90 feet; Thence S 47°11'36" W 97.35 feet; Thence N 71°19' W 57.76 feet to the point of beginning. Also less & excepting beginning N 25.00 feet & N 49°00'00" E 278.00 feet & S 76°23'00" E 225.51 feet from the Southwest corner section 27, Township 1 North, Range 2 East, Salt Lake Base & Meridian; Thence Northeastly along a 5033 foot radius curve to Left, 87.02 ft (chord bears N 40°44'50" E); Thence N 40°15'10" E 10.68 feet; Thence S 71°19' E 57.76 feet; Thence S 48°44'36" W 100.13 feet; Thence N 70°29'39" W 44.40 feet to the point of beginning. Containing 0.60 +/- acres

Parcel # 10-27-351-016
Lot 71 & the upper 1/2 of lot 72, Little Mountain Sub. No. 2 less that portion East of the centerline of Emigration Canyon Road containing 0.57 +/- acres

Parcel # 10-27-351-017
Beginning 25 feet North & N 49°00'00" E 58.88 feet from the Southwest corner of lot 72 Little Mountain Sub. No. 2; Thence N 49°00'00" E to Northwest corner of the South 1/2 of Lot 72 of said Sub.; Thence Easterly 272.35 feet more or less to road; Thence S 47°00'00" W along road to Taylor tract; Thence N 43°19' W 85.88 feet; Thence N 85°25' W 82.35 feet to the point of beginning, less any portion east of centerline of Emigration Canyon Road containing 0.11 +/- acres

TOPOGRAPHICAL SURVEY NOTES

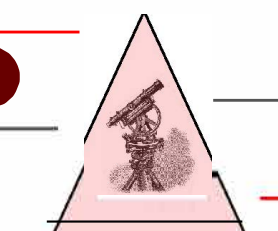
This Survey was performed at the request of Gregory Palis, for the purpose to locate contours and elevations of the ground in relationship to the intended positioning of this lot. Also for the possible purpose of lot sales, future building and landscaping. Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. Found rebar and monuments have been tied, utilized and shown on this survey. The elevation base is determined by NAVD 88 as referenced and matched to Salt Lake County monument (point name IN2E349A). The project benchmark is 5751.29' = found brass cap monument located near the intersection of Quarter Mile road and Emigration Canyon road as shown here on.

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of those rights, unless agreed upon by the appropriate parties.

REVISIONS:

REV #	DESCRIPTION	DATE

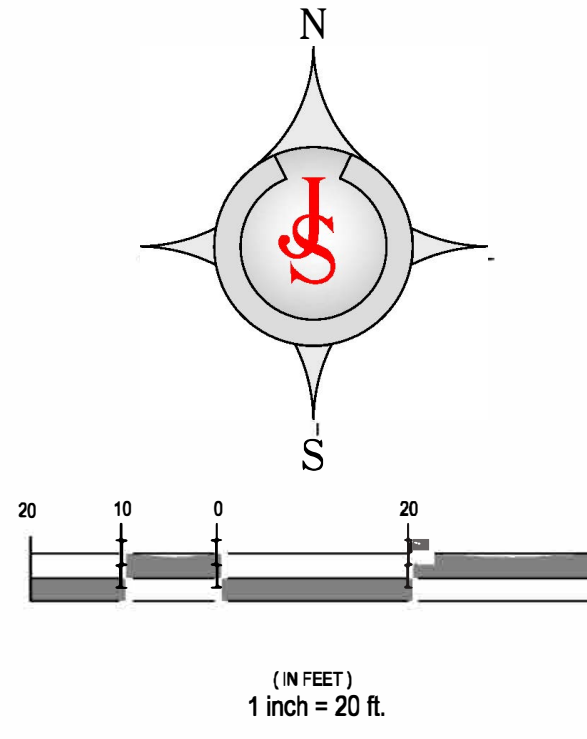


P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

COPYRIGHT

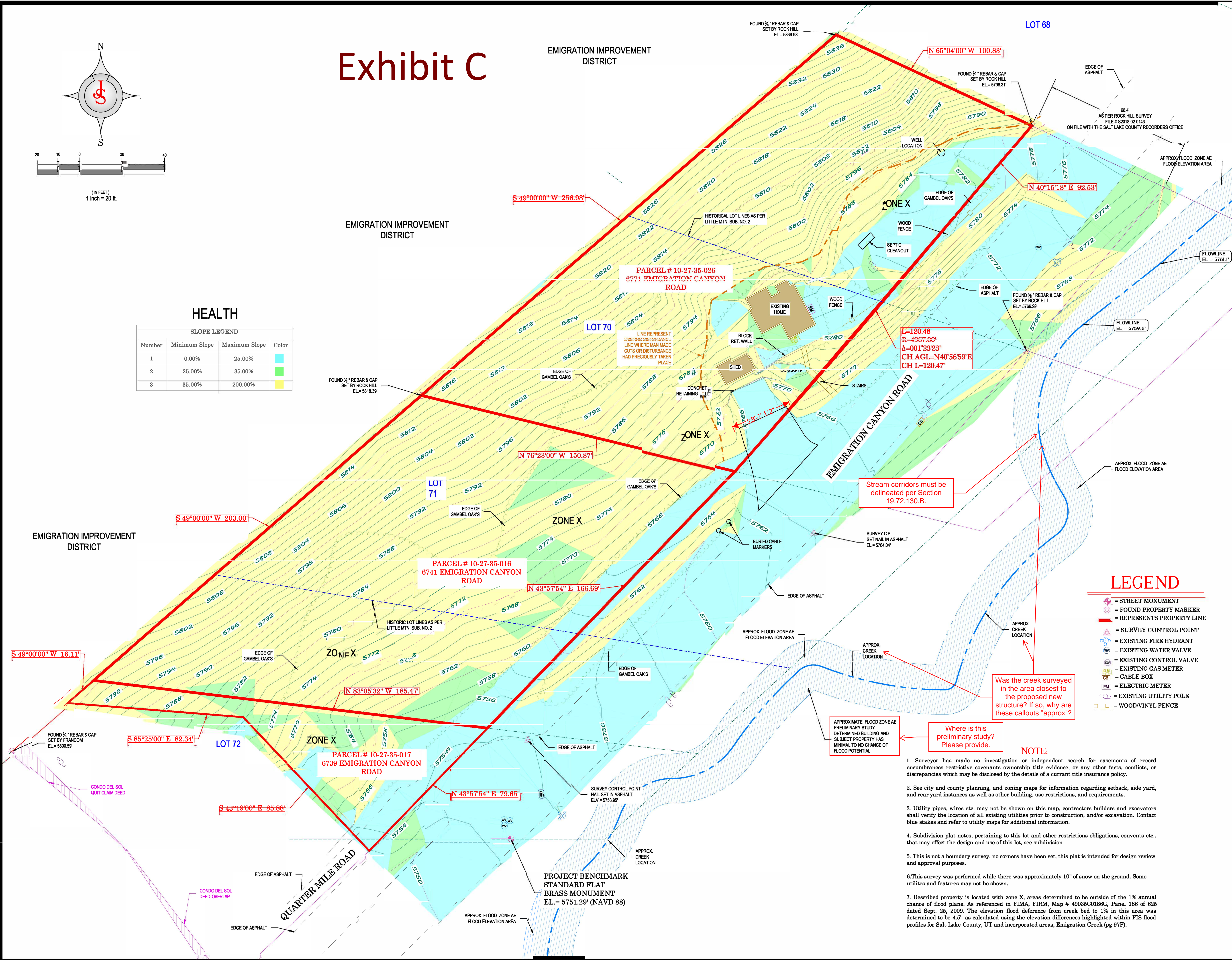
This drawing is and at all times remains the exclusive property of Johanson Surveying shall not be used with out complete authorization and written support.

STAMP	PROJECT NO.
	S-21-015
	DATE: 3/27/2023
	DRAWN BY: BROCKT CUSINEAS
	OVERSEEN BY: SHANE R. JOHANSON P.L.S.
	SHEET NUMBER: SHEET-1



HEALTH

SLOPE LEGEND			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	25.00%	Light Blue
2	25.00%	35.00%	Light Green
3	35.00%	200.00%	Light Yellow



LEGEND

- = STREET MONUMENT
- = FOUND PROPERTY MARKER
- = REPRESENTS PROPERTY LINE
- ▲ = SURVEY CONTROL POINT
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING WATER VALVE
- ⊕ = EXISTING CONTROL VALVE
- ⊕ = EXISTING GAS METER
- ⊕ = CABLE BOX
- ⊕ = ELECTRIC METER
- ⊕ = EXISTING UTILITY POLE
- = WOOD/VINYL FENCE

NOTE:

1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
4. Subdivision plat notes, pertaining to this lot and other restrictions obligations, convents etc., that may effect the design and use of this lot, see subdivision
5. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.
6. This survey was performed while there was approximately 10" of snow on the ground. Some utilities and features may not be shown.
7. Described property is located within zone X, areas determined to be outside of the 1% annual chance of flood plane. As referenced in FIMA, FIRM, Map # 49035C0186C, Panel 186 of 625 dated Sept. 25, 2009. The elevation flood defence from creek bed to 1% in this area was determined to be 4.5' as calculated using the elevation differences highlighted within FIS flood profiles for Salt Lake County, UT and incorporated areas, Emigration Creek (pg 97P).

APPROXIMATE FLOOD ZONE AE PRELIMINARY STUDY DETERMINED BUILDING AND SUBJECT PROPERTY HAS MINIMAL TO NO CHANCE OF FLOOD POTENTIAL

Where is this preliminary study? Please provide.

Was the creek surveyed in the area closest to the proposed new structure? If so, why are these callouts "approx"?

Stream corridors must be delineated per Section 19.72.130.B.

LINE REPRESENTS EXISTING DISTURBANCE LINE WHERE MAN MADE CUTS OR DISTURBANCE HAD PREVIOUSLY TAKEN PLACE

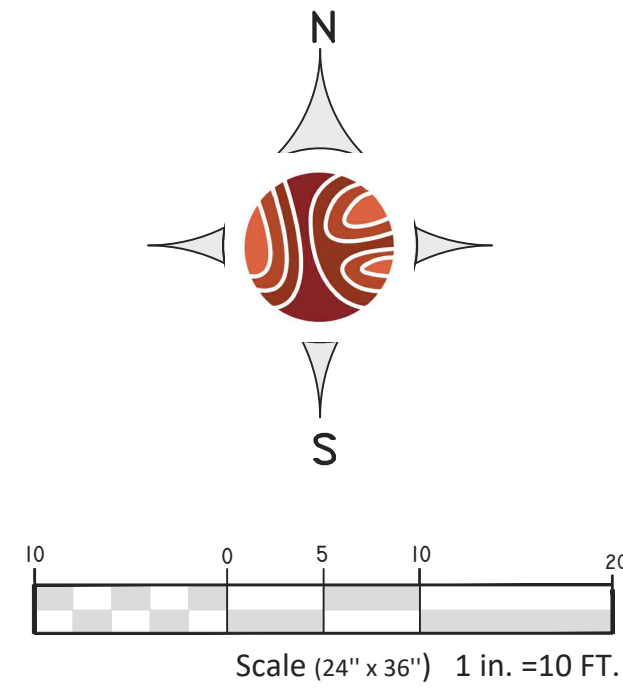
PARCEL # 10-27-35-026
6771 EMIGRATION CANYON ROAD

PARCEL # 10-27-35-016
6741 EMIGRATION CANYON ROAD

PARCEL # 10-27-35-017
6739 EMIGRATION CANYON ROAD

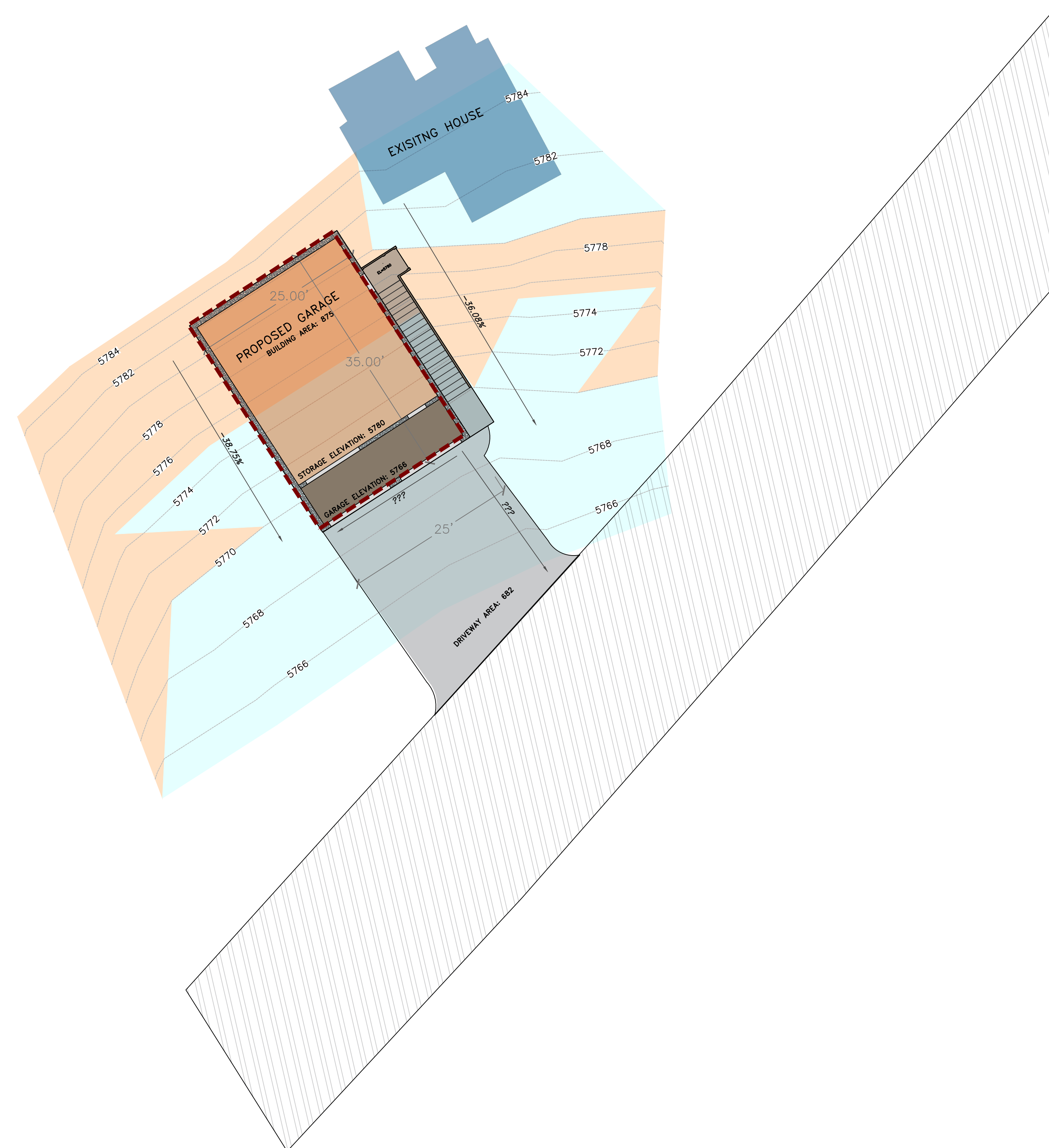
PROJECT BENCHMARK
STANDARD FLAT
BRASS MONUMENT
EL. = 5751.29' (NAVD 88)

EXISTING TOPOGRAPHIC SURVEY PRIOR
 TO EXISTING BUILDING BEING
 CONSTRUCTED TO BE CONSIDERED
 APPROXIMATE
 6771 EMIGRATION CANYON ROAD
 PHASE 6 P.U.D LOCATED
 WITHIN SALT LAKE COUNTY



SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	1.000%	40.000%	
2	40.000%	62.000%	

Exhibit D



SHEET NUMBER
C-5

GREGORY PALIS
 GARAGE ADDITION
 6771 EMIGRATION CANYON ROAD
 SALT LAKE COUNTY, UTAH 84108
 585-857-5112

FCOZ SHEET SET
 6771 EMIGRATION CANYON ROAD
 SALT LAKE COUNTY, UTAH

ISSUE DATE: 5-18-23
 REVISIONS:

STAMP



JOHANSON
 ENGINEERING



ENGINEERING

