



**NOTICE OF MEETING**  
**MURRAY CITY PLANNING COMMISSION**  
5025 South State Street  
MURRAY, UTAH 84107

**Electronic Meeting Only**  
**May 21, 2020**  
**6:30 p.m.**

The Murray City Planning Commission will hold its regular Planning Commission meeting electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020.

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/MurrayCityUtah/>. No physical meeting location will be available.

\*If you would like to submit comments for an agenda item you may do so by sending an email in advance or during the meeting to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). Comments are limited to less than 3 minutes, include your name and contact information, and they will be read into the record.

**AGENDA:**

**BUSINESS ITEM:**

1. Approval of Minutes
2. Conflict of Interest
3. Approval of Findings of Fact

**ZONE MAP AMENDMENT**

4. Sacred Energy LLC Project #20-047  
296 East 4500 South  
Zone Map Amendment from G-O to C-D

**SUBDIVISION PROJECT**

5. Murray Burton Acres Amended Project #20-048  
349 East Wilford Avenue & 412 East Afton Avenue  
Boundary Line Adjustment
6. Applegate Condominium Subdivision Amended Project #20-052  
770 West Apple Gate Drive  
Amend Applegate Subdivision
7. Applegate Townhomes P.U.D. Subdivision Project #20-039  
780 West Apple Gate Drive  
Preliminary Subdivision Review

**OTHER BUSINESS**

No agenda will begin after 10:00 p.m. without a unanimous vote of the Commission. Supporting materials are available for inspection at [www.murray.utah.gov](http://www.murray.utah.gov).

On 1<sup>th</sup> day of May 2020, at before 5:00 p.m., a copy of the foregoing notice was posted on the Murray City internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.

  
\_\_\_\_\_  
James Hall, Planning Division Manager

--DRAFT--

The Planning Commission met on Thursday, May 7, 2020, at 6:30 p.m. for a meeting held electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Gary Herbert on March 18, 2020.

Present: Phil Markham, Chair  
Scot Woodbury, Vice Chair  
Travis Nay  
Maren Patterson  
Sue Wilson  
Ned Hacker  
Lisa Milkavich  
Jared Hall, Planning Division Manager  
Susan Nixon, Associate Planner  
Briant Farnsworth, Deputy City Attorney

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

Phil Markham opened the meeting and welcomed those present.

#### APPROVAL OF MINUTES

Scot Woodbury made a motion to approve the minutes from the April 16, 202 Planning Commission meeting. Seconded by Ned Hacker. A voice vote was made, motion passed 7-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Sue Wilson made a motion to approve the Findings of Fact for a Conditional Use Permit for Eric and Dan Bishop with Bonnyview Partners for a mixed-use building with 285 multifamily units and 13,503 feet of commercial space. Seconded by Lisa Milkavich. A voice vote was made, motion passed 7-0.

#### LOIS LANE SUBDIVISION – 530 East 5300 South - Project #19-055

Bill West was online to represent this request. Susan Nixon reviewed the location and request for a flag lot subdivision at 530 East 5300 South. The property is approximately 2/3 of an acre and is located in the R-1-8 Zone. Flag lot subdivision regulations require that the rear lot has an area that is 125% of the requirement of the zone in which the subdivision is located. For single family lots in the R-1-8 zone, that basic requirement is 8,000 square feet for the front lot, making the required minimum lot size for the flag lot 10,000 square feet. There is a 28 foot-wide right of way that goes from the front lot to the flag lot. This access will be shared by both lots. The

proposal is to split the property in half which would make the front lot 14,277 sq. ft. and the flag lot 14,477 sq. ft. Ms. Nixon noted that Salt Lake County Flood Control requested they have a signature block on the plat, which has been added.

Ms. Nixon stated there are existing structures on the property that will need to be removed prior to recordation of the plat. Part of resolving the problem with the property ownerships and boundaries was that no one was sure who owned the property to the east and south of this proposed subdivision. It has been determined that the owner of that property is Salt Lake City. They acquired the property many years ago but have no intentions at this time to develop it. Salt Lake City has requested that the barn, that they do not own but is on their property, be removed. Staff did not make that as a requirement for this subdivision approval because it is not part of the subject property. Salt Lake City also asked if the developer would build a fence around the subdivision to prevent people from accessing Salt Lake City's property and limiting liability on Salt Lake City's part. That was also not made a requirement because it is not part of the subject property. Staff is recommending that the Planning Commission approve this flag lot subdivision subject to the conditions outlined in the Staff Report.

Bill West, 596 East 200 North, Lindon, Utah, said he has seen the information presented and is able to meet the conditions of approval.

Mr. Markham asked Mr. West his feelings about the requests from Salt Lake City regarding putting up a fence and taking down the barn. Mr. West replied they would probably take down the barn, but he was not too excited about putting up a fence. He added he has tried to get Salt Lake City to sell him that property.

Ms. Milkavich asked how the property owner would know where their lot line is without a fence delineating that. Mr. West replied they would stake the property to show the owners the actual lot lines.

The meeting was open for public comment. No comments were made and the public comment portion was closed.

A motion was made by Scot Woodbury to approve a Flag Lot Subdivision at 530 East 5300 South, subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
  - a. Meet City subdivision requirements.
  - b. Provide grading, drainage and utility plans.
  - c. Meet City drainage standards, avoid directing runoff to adjacent properties.
  - d. Meet City utility standards and provide standard Public Utility Easements on lots.
  - e. Replace any damaged curb, gutter, and sidewalk along the 5300 South frontage.
  - f. Remove any existing unused driveway curb cuts on 5300 South Street.
  - g. Restore utility cuts in 5300 South to new conditions. Mill and overlay of impacted lanes will be required.
  - h. Provide a site geotechnical study and implement recommendations.
  - i. Show the 20' wide Salt Lake County Flood Control signature block on the plat and obtain a County Flood Control Permit if required.
  - j. Provide a bond for the public improvements along 5300 South and the restoration of 5300 South asphalt surface cuts.

- k. Develop a site Storm Water Pollution Prevention Plan (SWPPP) and implement prior to beginning any site work.
  - l. Obtain a City Excavation Permit for work within City roadways.
2. No basements or crawl spaces will be allowed on the lots.
  3. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
  4. The Final Plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.
  5. The applicant shall provide and maintain a minimum 28' access width including 4' wide landscaped areas on both sides of a minimum 20' of hard surface (asphalt or concrete) for emergency access prior to any combustible construction on Lot 2.
  6. The applicant shall meet all applicable Building and Fire Codes.
  7. The applicant shall submit an updated Utility Plan that shows water and sewer connection designs and clean-outs. Maximum clean-out spacing is 100 feet.
  8. The existing accessory structures shall be removed from the property prior to issuance of any building permits.
  9. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
  10. The applicant shall meet all Murray City Power Department requirements.

Seconded by Travis Nay.

Call vote recorded by Ms. Nixon

  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Maren Patterson  
  A   Scot Woodbury  
  A   Phil Markham

Motion passed 7-0.

MEADOWS OF MURRAY – 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East – Project #20-009

Ryan Reynolds was online to represent this request. Jared Hall reviewed the location and request for Final Subdivision Approval for twin homes at 533, 551, 565, 583, 593 and 631 East Winchester Street and 6363 South 525 East. The Planning Commission approved the preliminary subdivision during the April 16, 2020 Planning Commission meeting. All of these properties will be combined and re-divided into 26 lots for twin homes. One change that was made is that the street had to be renamed Fashion Creek Cove instead of Fashion Island Cove. Everything else is still the same as it was during the preliminary. Staff recommends that the Planning Commission approve this final subdivision subject to the conditions outlined in the Staff Report.

Ryan Reynolds, 5230 South Wonder Lane, said he has seen the conditions of approval and is able to meet those conditions.

The meeting was open for public comment. No comments were made and the public comment portion was closed.

A motion was made by Ned Hacker to grant Final Subdivision approval for the Meadows of Murray subdivision on the properties located at 533, 551, 565, 583, 593 and 631 East Winchester Street and 6363 South 525 East, subject to the following conditions:

1. The subdivision shall meet Murray City Engineering requirements including the following:
  - a. Meet City subdivision requirements.
  - b. Provide grading, drainage and utility plan and profile drawings.
  - c. Meet City drainage standards.
  - d. Meet City utility standards and provide standard PUE's on lots.
  - e. Replace any damaged curb and gutter and sidewalk along Winchester and 535 East project frontages. Remove existing unused driveway curb cuts on Winchester Street.
  - f. Provide a site geotechnical study and implement recommendations.
  - g. Abandon the existing irrigation system located along the south subdivision boundary.
  - h. Provide a security bond for public road and utility improvements.
  - i. Provide any required easements and vacate any unused easements within the proposed subdivision area.
  - j. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
  - k. Obtain a City Excavation Permit for work within City roadways.
2. The applicant shall provide perimeter project fencing in the form of 6' masonry walls on all project boundaries, and an 8' masonry wall along Winchester Street frontage.
3. The applicant shall install a new 8" water main from Winchester Street to 6360 South and extend sewer with a new manhole on 525 East.
4. The subdivision shall include the installation of street lighting in accordance with Murray City Power Department standards.
5. The subdivision improvements shall include the installation of street trees as required by Murray City Code.

6. All lots within the subdivision shall comply with the standards for twin-home lots as contained in the R-N-B Zone as outlined in Section 17.140.040 of the Murray City Land Use Ordinance.
7. The project shall follow International Fire Code (IFC) regulations for fire access and hydrant locations.
8. The applicant shall follow the requirements of section 16.16.140 regarding double fronted lots.
9. The applicant shall prepare a Final Subdivision Plat which complies with all requirement of Title 16, Murray City Subdivision Ordinance.

Seconded by Sue Wilson.

Call vote recorded by Mr. Hall.

  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Maren Patterson  
  A   Scot Woodbury  
  A   Phil Markham

Motion passed 7-0.

WOODWARD INDUSTRIAL PARK SUBDIVISION 2<sup>ND</sup> AMENDMENT – 4859, 4863, 4867, 4873  
South 190 West– Project #20-046

Brent Woodward was online to represent this request. Jared Hall reviewed the location and request for the second amendment to the Woodward Industrial Park Subdivision. This amendment involves Lots 7 through 10. These properties are located in the Mixed-Use Zone. The amendment will shift the property line between Lots 7 and 8, increasing the area of Lot 7. The intent is to allow for additional parking needed by the building on Lot 7. The area of Lot 9 will be divided between Lot 8 and Lot 10 to increase the buildable areas of those lots which will eliminate Lot 9. Staff recommends that the Planning Commission approve this subdivision amendment subject to the conditions outlined in the Staff Report.

Brent Woodward, 6790 Olivet Drive, said this will help them develop this property. He said he has seen the conditions of approval and is able to meet those conditions.

The meeting was open for public comment. No comments were made and the public comment portion was closed.

A motion was made by Scot Woodbury to approve the Woodward Industrial Park Subdivision 2<sup>nd</sup> Amendment Plat for properties addressed 4859, 4863, 4867, and 4873 South 190 West, subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
  - a. Meet City subdivision requirements. Update plat format to meet City standards.
  - b. Provide standard Public Utility Easements (PUEs) on all lots.
  - c. Show the regulatory FEMA Floodplain and the Base Flood Elevation (BFE) on the subdivision plat.
  - d. Show the 20' wide Salt Lake County Flood Control Easement along the south side of Lot 10.
  - e. Provide a Salt Lake County Flood Control signature block on the plat and obtain a County Flood Control Permit if required.
2. All development in the subdivision shall provide the minimum fifty-foot (50') building setback from the top of the bank of Little Cottonwood Creek as required in the Mixed Use Zone.
3. The applicant shall meet all requirements of the Murray City Sewer Department. The plat shall include a Public Utility Easement for the existing 18-inch sewer trunk line that crosses Lot 10.
4. The applicant shall meet all requirements of the Murray City Power Department. The existing 15' power line easement must be included on the revised plat.
5. The project shall follow International Fire Code (IFC) regulations for fire access and for hydrant locations.
6. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
7. The applicant shall meet all applicable regulations of Section 17.146 of the Murray Land Use Ordinance.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Maren Patterson  
  A   Scot Woodbury  
  A   Phil Markham

Motion passed 7-0.

OTHER BUSINESS

Sue Wilson made a motion to adjourn. Seconded by Maren Patterson.

A voice vote was made, motion passed 7-0.

The meeting was adjourned at 7:05 p.m.

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Jared Hall, Planning Division Manager

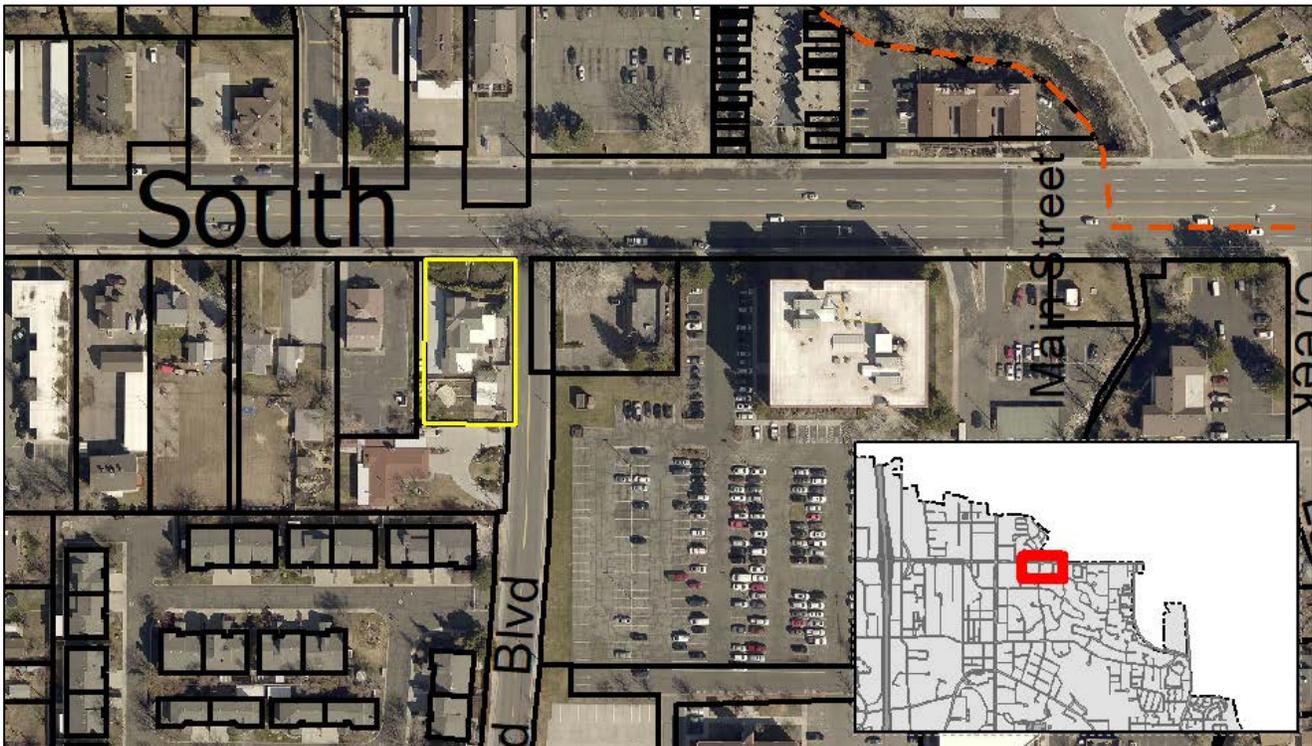
DRAFT

**There are no  
Findings of Fact  
for this packet.**



### AGENDA ITEM #4

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	296 East 4500 South	MEETING DATE:	May 21, 2020
APPLICANT:	Janet Wall, Sacred Energy	STAFF:	Jared Hall, Planning Division Manager
PARCEL ID:	22-20-128-002	PROJECT NUMBER:	19-168
CURRENT ZONE:	G-O, General Office	PROPOSED ZONE:	C-D, Commercial Development
SIZE:	.36 acres (15,246 ft <sup>2</sup> )		
REQUEST:	The applicant would like to amend the Zoning Map and change from G-O, General Office to C-D, Commercial Development. The request is supported by the 2017 General Plan.		



## I. BACKGROUND & REVIEW

### Background

The subject property is a .36 acre lot on the southwest corner of 4500 South and Atwood Boulevard (250 East) which was formerly used as a residence. On April 2, 2020 the Planning Commission granted Conditional Use Approval to the same applicant for the operation of a bed & breakfast on the property. The applicant has indicated that she intends to fulfill conditions and operate the bed & breakfast, but to limit that operation and move aspects of her business, Sacred Energy, onto the subject property as well. The C-D Zone will be more compatible with those uses, although additional conditional use permits would be necessary.

### Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial / Multi-Family	R-M-20
South	Residential	G-O
East	Office	G-O
West	Commercial	C-D

### Zoning Districts & Allowed Land Uses

- Existing: The existing G-O zone primarily allows uses that are related to office buildings, including advertising services, employment services, pharmacies and professional services. This district is intended to include activities normally related to the conduct of office uses. This zone also allows public and quasi-public uses with conditional use permits.
- Proposed: The proposed C-D Zone allows for a wide range of Commercial and Retail uses including shops of all kinds, restaurants, banks, professional services, governmental services, schools and pet grooming. The C-D Zone also allows several Conditional Uses including contractor services, pawnbrokers, vehicle sales, wholesale construction materials, drinking places, reiki, hotels, motels, and bed & breakfasts.

### General Plan & Future Land Use Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning designations of properties. The subject property is currently designated as “General Commercial”. The General Commercial designation is primarily for larger retail such as Fashion Place Mall or big box stores. Mixed

Use developments may also be considered if mainly commercial in nature and use. The only corresponding zoning included is the C-D, Commercial Development Zone.

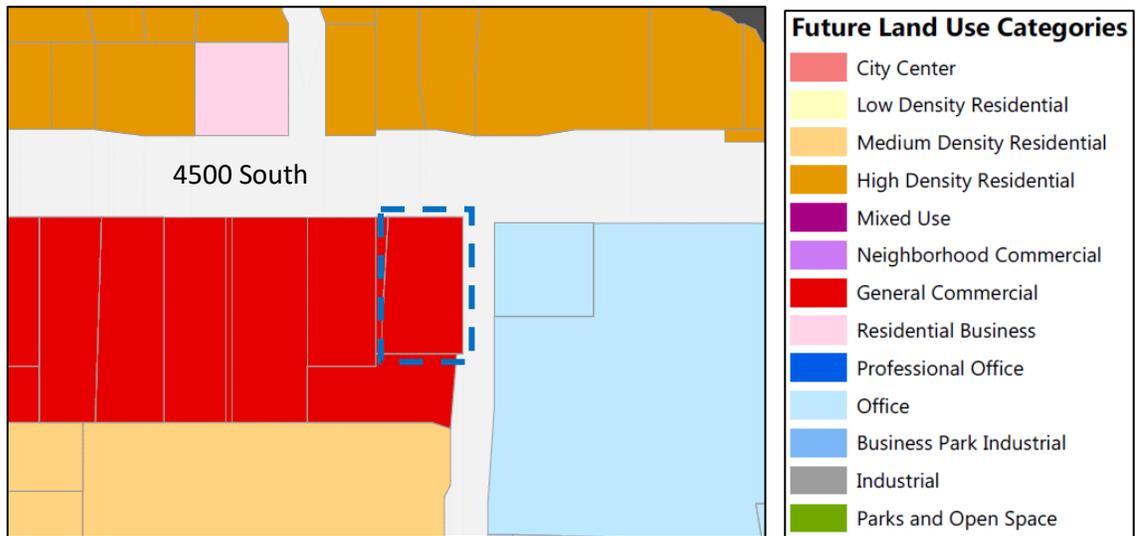


Figure 1: Future Land Use Map segment, subject property highlighted

The subject property is designated “General Commercial”. Staff finds that the request to amend the Zoning Map is appropriate and in keeping with the to the Future Land Use Map and General Plan. Additionally, the requested amendment to the C-D Zone is consistent with the pattern of development in the area.

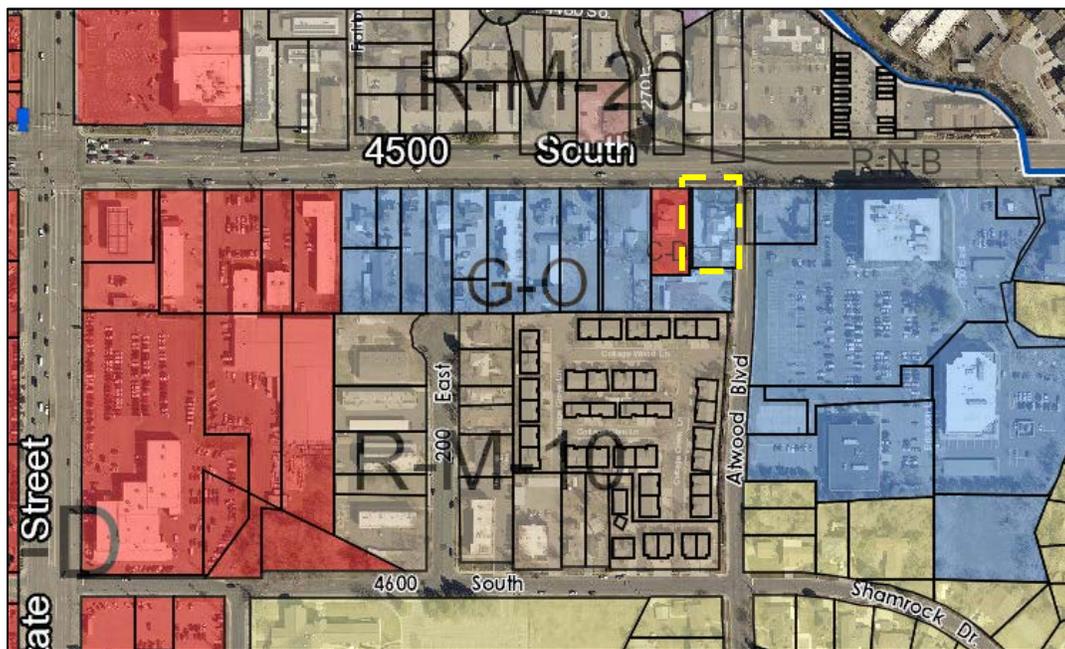


Figure 2: Zoning Map segment, subject property highlighted

## II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on May 4, 2020 where the proposed amendment was considered by City Staff from various departments. There were no comments from the City Departments, and all recommended approval without conditions or concerns.

## III. PUBLIC COMMENTS

52 notices of the public hearing for the requested zone map amendment were sent to all property owners within 300 feet of the subject property and to affected entities. As of the date of this report staff has not received comments on the proposed change of zoning.

## IV. ANALYSIS & CONCLUSIONS

### **A. Is there need for change in the Zoning at the subject location for the neighborhood or community?**

The proposed change in zoning from G-O to C-D is in harmony with the Future Land Use designation of the subject property and with goals of the General Plan. The pattern of land uses in the area is diverse, including office, commercial, and residential uses. 4500 South is a major transportation corridor with a connection to the I-15 freeway. The subject property and those further west were designated for commercial use because of their frontage on 4500 South and proximity to the freeway access which supports the more intense uses allowed by the C-D Zone.

### **B. If approved, how would the range of uses allowed by the Zoning Ordinance blend with surrounding uses?**

The subject property is located along a high-volume corridor, with a variety of land uses present in the immediate neighborhood. The uses allowed by the C-D Zone are compatible with those in the surrounding area and with the property location in general.

### **C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?**

Utilities and services are available at this location for development of the property. Reviewing service providers including sewer, power, fire, and engineering department personnel have indicated that the facilities available in the area are appropriate to meet the demands of development in the C-D Zone, and that the requested amendment will have no impact on their ability to provide service.

## V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.

2. The requested zone change has been considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from G-O to C-D is supported by the General Plan and Future Land Use Map designation of the subject property.

## VI. STAFF RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 296 East 4500 South from G-O, General Office to C-D, Commercial Development.**

# **Attachments**

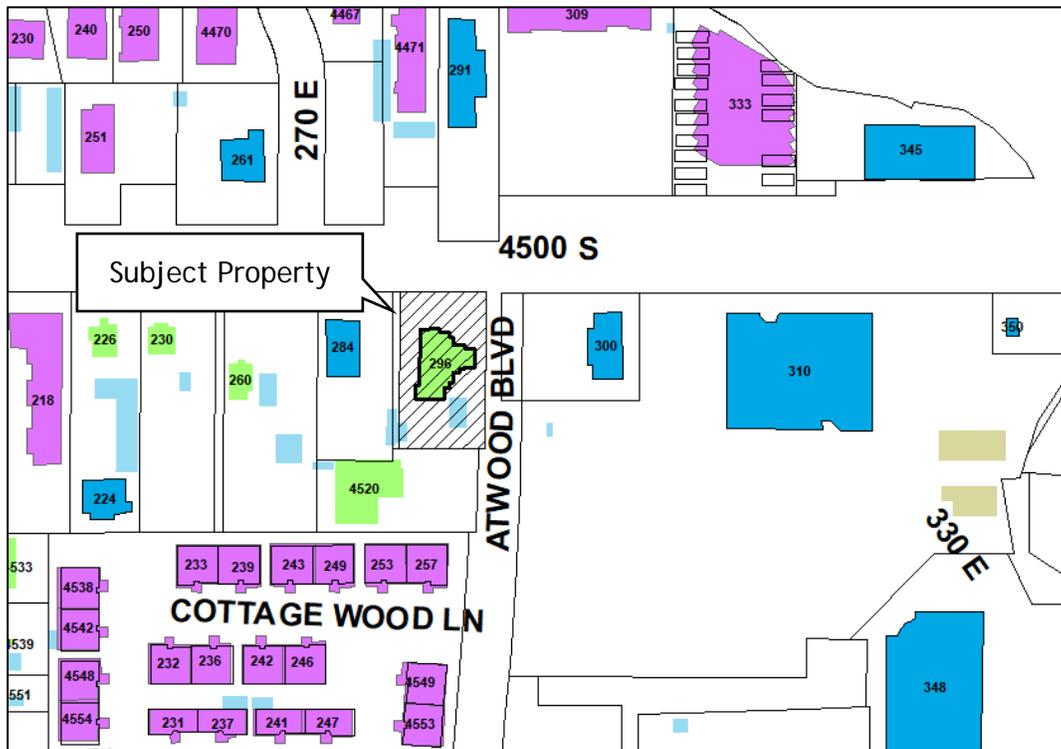


## NOTICE OF PUBLIC MEETING

**\*\*In support of the Governor’s “Stay Safe, Stay Home” directive as well as the Salt Lake County and Salt Lake County Health Department directive to limit spread of COVID-19, the Planning Commission meeting will be CLOSED to the general public. However, participation is encouraged through viewing a live stream of the meeting at [www.murraycitylive.com](http://www.murraycitylive.com). Please submit your comments by email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov) up to and during the meeting. You may also call the Planning Division at 801-270-2420 up until 5:00 p.m. on the Thursday, May 21.\*\***

The Murray City Planning Commission will hold a public hearing on Thursday, May 21, 2020 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

**Janet Wall is requesting a Zone Map Amendment for the property located at 296 East 4500 South to change the zoning of the subject property from G-O, General Office to C-D, Commercial Development. Please see the attachment and the map below.**



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call Jared Hall with the Murray City Planning Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

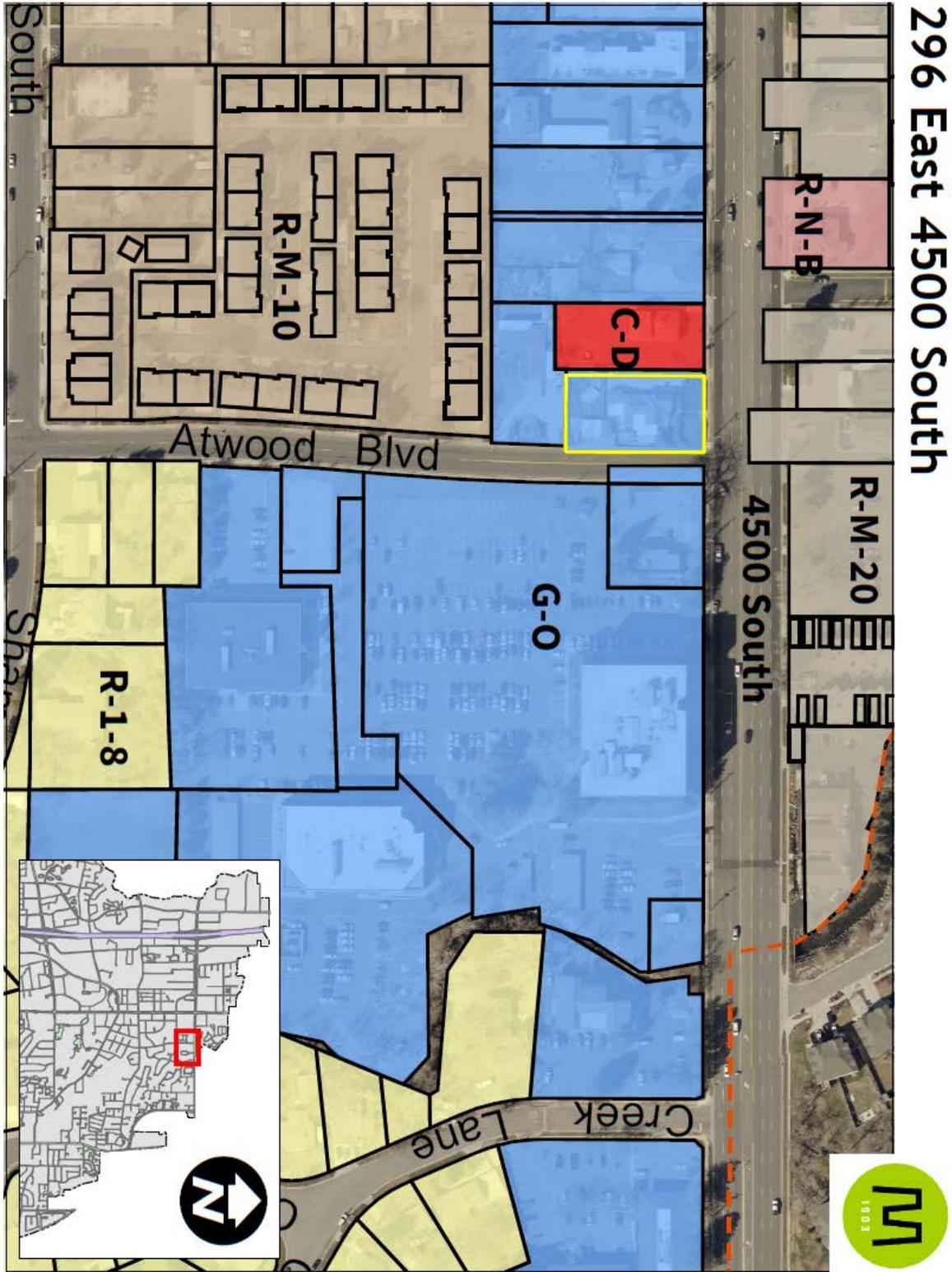


Figure 1: Zoning Map segment, subject property highlighted

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 20-047

- Zoning Map Amendment
- Text Amendment
- Complies with General Plan
  - Yes
  - No

Subject Property Address: 296 EAST 4500 South

Parcel Identification (Sidwell) Number: <sup>22-06</sup>331-035

Parcel Area: .36 Current Use: Residential

Existing Zone: <sup>9-0</sup>Residential Proposed Zone: Commercial C-D

Applicant Name: Janet Wall

Mailing Address: 296 East 4500 South

City, State, ZIP: Murray ut. 84107

Daytime Phone #: 801-696-9203 Fax #: \_\_\_\_\_

Email address: monsonwall@hotmail.com

Business or Project Name: Sacred Energy LLC

Property Owner's Name (if different): \_\_\_\_\_

Property Owner's Mailing Address: 296 EAST 4500 South

City, State, Zip: Murray ut. 84107

Daytime Phone #: 801-696-9203 Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

monsonwall@hotmail.com

Describe your reasons for a zone change (use additional page if necessary):

move to consolidate our businesses

Authorized Signature: Janet Wall Date: 4-21-20

Property Owners Affidavit

I (we) Janet Wall, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Janet Wall  
Owner's Signature

Jan M  
Co- Owner's Signature (if any)



State of Utah

County of Salt Lake

§

Subscribed and sworn to before me this 21 day of April, 20 20.

Lauren Delker  
Notary Public

Residing in Salt Lake City

My commission expires: 10/28/23

Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Murray City, Utah, do hereby appoint

\_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

\_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Co-Owner's Signature (if any)

State of Utah

County of Salt Lake

§

On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me

\_\_\_\_\_ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

\_\_\_\_\_  
Notary Public  
Residing in \_\_\_\_\_

My commission expires: \_\_\_\_\_

**SITE SURVEY**  
296 EAST 4500 SOUTH  
LOCATED IN THE SW 1/4 OF SECTION 06  
TOWNSHIP 2 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
MURRAY CITY UTAH



MEAS

PROPERTY DESCRIPTION

BEGINNING SOUTH 310.2 FEET AND WEST 387.75 FEET FROM THE CENTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 167 FEET; THENCE WEST 92.83 FEET; THENCE NORTH 167 FEET; THENCE EAST 92.83 FEET TO THE POINT OF BEGINNING.

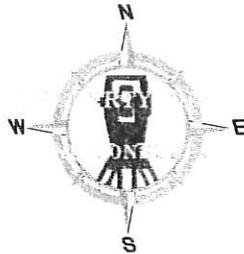
CONTAINS 0.36 AC M/L

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT REQUEST OF BRETT BULLOCK. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF PROPERTY LINES.

THE BASIS OF BEARING WAS DERIVED FROM FOUND STREET MONUMENTS FOUND ALONG 4500 SOUTH STREET.  
THE BASIS OF BEARING IS NORTH 89°52'52" WEST (REC.) AS PER THE SALT LAKE COUNTY ARP.

PREVIOUS RECORDED SURVEYS HAVE BEEN UTILIZED TO DETERMINE THE PLACEMENT OF THIS PARCEL AND THESE CORRELATE WITH THE MONUMENTS AND OTHER FOUND EVIDENCE AND HAVE BEEN UTILIZED IN THE PREPARATION OF THIS SURVEY.



SURVEY CERTIFICATION

I, RICHARD K. JOHANSON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE No. 152956, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND THAT THIS SURVEY RETRACES DEED LINES AND DOES NOT NECESSARILY PURPORT TO HAVE DETERMINED OWNERSHIP OR POSSESSION OF IMPROVEMENTS WHICH MAY EXTEND ACROSS DEED LINES.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SURVEYOR'S NOTES

A TITLE REPORT MAY PROVIDE INFORMATION CONCERNING EASEMENTS.  
SURVEYOR MAKES NO WARRANTIES OR GUARANTEES TO THE EXISTENCE OF/OR POSSIBLE EASEMENTS THAT MAY AFFECT PARCELS.

SHEET  
1 OF 1  
PRELIMINARY  
JUNE 20, 2019



Murray City Corporation  
Community & Economic Development  
4646 South 500 West  
Murray, UT 84107  
(801) 270-2420

006578-0001 Susan N. 04/22/2020 09:30AM

**PERMITS / INSPECTIONS**

Zone Map Amendment - REVIEW 2020	Item: PZ-20-047 Z080	500.00
		-----
		500.00
<b>Subtotal</b>		500.00
<b>Total</b>		500.00
CHECK		500.00
Check Number 172		
		-----
<b>Change due</b>		0.00

Paid by: Sacred Energy Retreat Center

Comments: Zone Map Amendment from G-O  
to C-D

Thank you for your payment.

Murray City Corporation COPY  
DUPLICATE RECEIPT

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 21<sup>st</sup> day of May 2020, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Zone Map Amendment from G-O (General Office) to C-D (Commercial Development) for the property located at 296 East 4500 South Murray City, Salt Lake County, State of Utah. The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com). If you would like to submit comments for this agenda item you may do so by sending an email in advance or during the meeting to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). No physical meeting location will be available.

Jared Hall, Manager  
Planning Division



## AGENDA ITEM #5

<b>ITEM TYPE:</b>	Lot Line Adjustment, Lot 18 of the Murray Burton Acres Subdivision		
<b>ADDRESS:</b>	412 East Afton Avenue & 349 East Wilford Avenue	<b>MEETING DATE:</b>	May 21, 2020
<b>APPLICANT:</b>	JNG Investments, LLC (Jose N. Gonzales) & Raymond Poole c	<b>STAFF:</b>	Susan Nixon, Associate Planner
<b>PARCEL ID:</b>	22-18-453-054 & 22-19-201-027	<b>PROJECT NUMBER:</b>	20-048
<b>ZONE:</b>	R-1-8		
<b>SIZE:</b>	.26 acres & .12 acres   .38 acre total		
<b>REQUEST:</b>	The applicants are requesting Planning Commission approval to allow a Lot Line Adjustment between the properties addressed 412 East Afton Avenue and 349 East Wilford Avenue. Raymond Poole, the owner of 349 East Wilford Avenue wishes to acquire property from Jose N. Gonzales, the owner of 412 East Afton Avenue in order to construct a single family dwelling.		



## I. LAND USE & SUBDIVISION ORDINANCE

Utah State Code Section 10-9a-608(2)(a)(iii) allows the adjustment of lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision. This request is to allow an adjustment of existing lot lines between consenting property owners. Because it does not result in the creation of a new lot, Utah State Code allows the adjustment without recording a plat but requires Planning Commission review and approval because the lots are contained within recorded subdivision(s).

## II. BACKGROUND

The applicant, Raymond Poole, owns and occupies the property at 341 East Wilford, next door to the subject properties. In 2000, he purchased 4,665 ft<sup>2</sup> of land from the property addressed 412 East Afton Avenue, creating the parcel at 349 East Wilford Avenue. He constructed a sports court on it which has been used in conjunction with his existing home. The purpose of the proposed lot line adjustment at this time is to allow him to purchase additional property from the current owner of 412 East Afton in order to accommodate the construction of a new single family home at 349 East Wilford Avenue.

### Project Location

The subject property is on the south side of Afton Avenue and the north side of Wilford Avenue. The Murray Burton Acres was recorded in June of 1946. The property at 412 East Afton Avenue has an existing dwelling and an accessory structure. The property at 349 East Wilford Avenue has an existing sport court and no dwelling.

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential, Single Family	R-1-8
South	Residential, Single-Family	R-1-8
East	Residential, Single-Family	R-1-8
West	Residential, Single Family	R-1-8

### Variance, April 2020

Raymond Poole received a lot area variance from the Murray City Hearing Officer on April 13, 2020. Section 17.100.040 states that “the minimum lot area of any lot or parcel of land shall be eight thousand (8,000) square feet.” The parcel at 349 East Wilford Avenue is 5,227 ft<sup>2</sup>. The increased lot size (7,394 ft<sup>2</sup>) by purchasing property from an adjacent owner and adjusting the rear lot lines between them. With less than 8,000 ft<sup>2</sup>, the lot cannot be considered buildable. Section 17.100.070 allows building on “prior created lots”, but and only be applied to lots that were created through the subdivision process; the subject property is not eligible. The variance was requested because even with the additional property he proposes to acquire from the owner of 412 East Afton Avenue, the lot will not meet the minimum required lot area of 8,000 square feet in the R-1-8 Zone. There were six additional properties in the Burton Acres

Subdivision that were previously granted variances by the Board of Adjustment. The Hearing Officer now acts as the Appeal Authority for Murray City, having replaced the Board of Adjustments in 2014. Planning Division Staff advised him that based on receiving the variance, the lot could be considered buildable with the lot line adjustment. One of the conditions of approval from the variance, is that Mr. Poole receive Lot Line Adjustment approval from the Planning Commission.

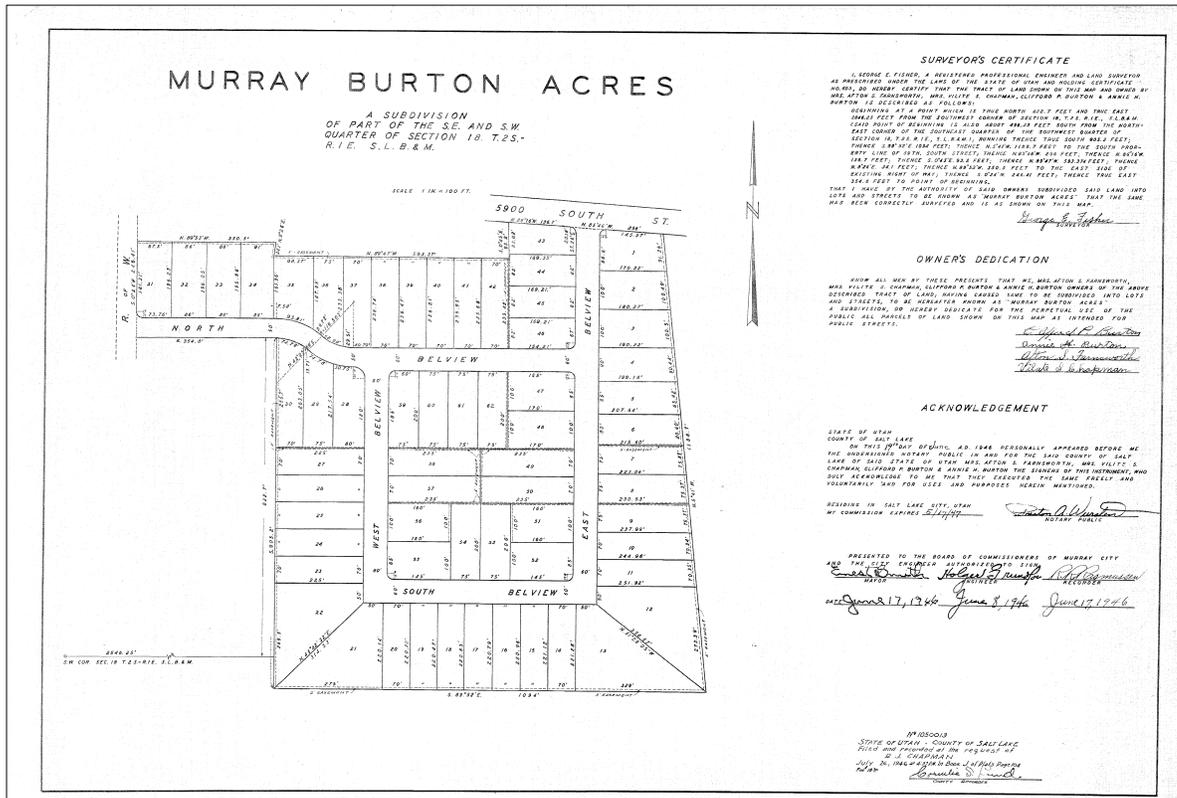


Figure 1: Murray Burton Acres Subdivision

### III. PROJECT REVIEW

#### Project Description

The proposed lot line adjustment is a transfer of 2,723 ft<sup>2</sup> from Lot 18 of the Murray Burton Acres Subdivision (412 E. Afton Avenue) to the parcel created from it by the recording of a deed on 9/20/2000 (349 E. Wilford Avenue). The proposed lot line adjustment maintains the minimum required lot area for the property at 412 East Afton Avenue, but increases the lot area for 349 East Wilford Avenue as much as possible. Please see the table below.

	Required Lot Size	Existing Lot Size	Proposed Lot Size
412 East Afton Ave	8,000 ft <sup>2</sup>	10,842 ft <sup>2</sup>	8,119 ft <sup>2</sup>
349 East Wilford Ave	8,000 ft <sup>2</sup>	4,665 ft <sup>2</sup>	7,388 ft <sup>2</sup>

The applicants are working with a title company and land surveyor to resolve the transfer of property through the lot line adjustment process without adversely impacting existing utilities, public improvements, public utility easements, and private easements in the subdivision. The proposed outcome of the lot line adjustment is depicted in the figure below.

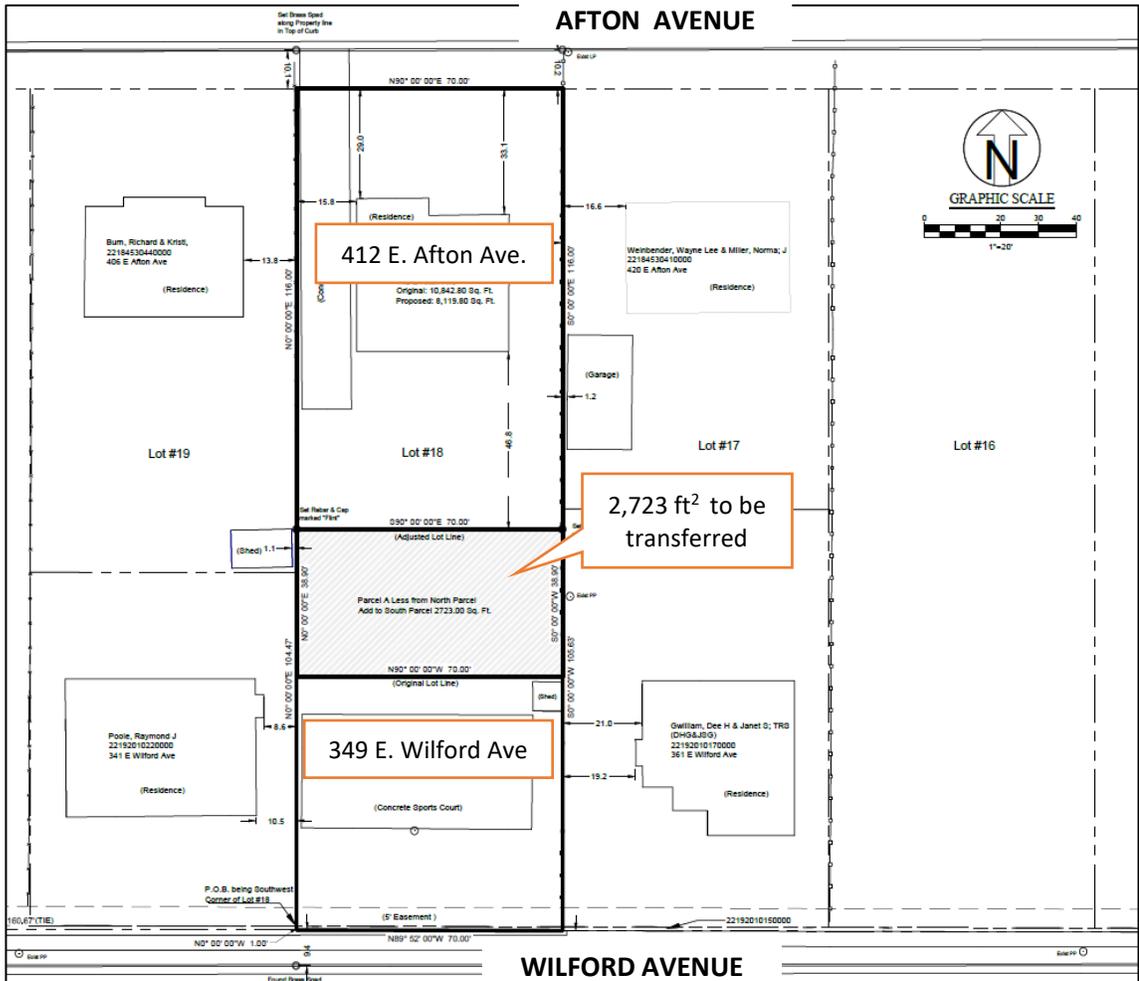


Figure 2: Proposed Lot Line Adjustment

### III. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Utah State Code Section 10-9a-608(2)(a)(iii) allows the adjustment of lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision. Municipalities are required to review the proposed adjustments to assure that the modifications do not result in violations of local zoning codes. Because this request involves lots located in a recorded subdivision, the property review and approval must be conducted by the Planning Commission. If approved, the applicants will be allowed to record separate deeds which reflect the new lot dimensions as a result of the adjusted lot lines and will not be required to record an amended plat.

Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the land use authority is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary. After completing its review of the final plat, the Planning Commission shall approve or disapprove the lot line adjustment.

#### **IV. CITY DEPARTMENT REVIEW**

A Planning Review Meeting was held on May 4, 2020 where the subdivision was reviewed and discussed by Murray City department staff. The following comments have been provided by the departments that were in attendance:

- The Murray City Engineer recommends approval with the condition that the project meet Murray City Lot Line Adjustment requirements.

Other reviewing staff recommended approval without specific conditions or comments. The City Engineer's comment is addressed as a conditions of approval in the final section of this report.

#### **V. PUBLIC COMMENTS**

57 public notices were mailed in connection with this proposed lot line adjustment. As of the date of this report, staff has not received public comments related to this application.

#### **V. FINDINGS**

Based on the analysis and review of the proposed lot line adjustment and a survey of the subject properties, staff concludes the following:

1. The adjustment of lot lines is allowed by Utah State Code Section 10-9a-608(2)(iii), and with conditions this proposal will meet the requirements therein.
2. The proposed lot line adjustment does not result in a violation of the Subdivision Ordinance, the standards of the R-1-8 Zone.
3. The proposed lot line adjustment meets the requirements of the variance granted on April 13, 2020.

## VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission **APPROVE the proposed Lot Line Adjustment for Lot 18 of the Murray Burton Acres Subdivision at the property addressed 412 East Afton Avenue and 349 East Wilford Avenue, subject to the following conditions:**

1. The project shall meet all requirements of the City Engineer, and City requirements for Lot Line Adjustments.
2. Public Utility Easements must still be provided on existing lots.
3. Proof of recordation and Notice of Approval of Lot Line Adjustment documents must be submitted to the Community & Economic Development Department.

# **Attachments**

**Lot Line Adjustment / Consolidation Application**

Fee: \$100.00

Application Date April 23, 2020

Property Owner #1  
 Name Raymond Poole & Janice Poole Phone 801-651-7801  
 Address 349 E. Wilford Ave., Murray, UT Zip 84107  
 Email Address RaymondPoole54@gmail.com Fax \_\_\_\_\_  
 Parcel Sidwell Number 22-19-201-027-0000 Zoning R-1-8

801-651-7801

Property Owner #2  
 Name JNG Investments Jose N. Gonzalez Phone (801) 688-3421  
 Address 412 E Afton Ave Murray UT Zip 84107  
 Email Address JcaccabineTHS@gmail.com Fax \_\_\_\_\_  
 Parcel Sidwell Number 22-18-453-054 Zoning R-1-8

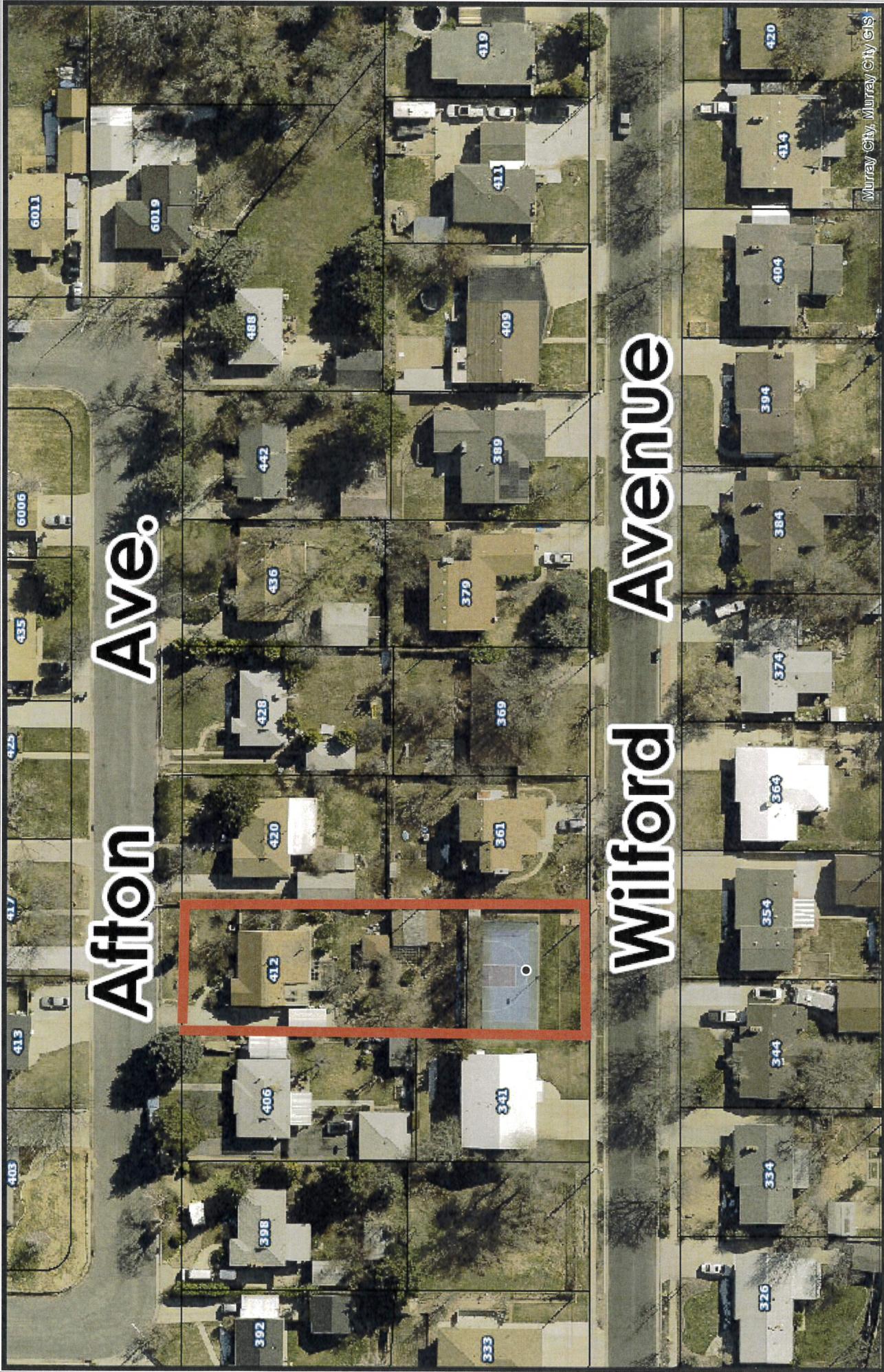
Please submit two (2) 24"x 36" paper copies and one (1) electronic copy for review by the Community and Economic Development Division.

All items must be submitted in order for application review.

- Lot Line Adjustment Fee (\$100)
- Completed Application
- Title Report
- Narrative. (Please describe the proposed project in detail including current and proposed conditions)
- Exhibit Drawing two (2) 24"x 36" and one (1) electronic copy (Please include the following)

▪ Date, scale and north arrow

Murray Burton Acres Lot 18 - Moving lot dividing line north to create a buildable lot on the south end.



**Afton Ave.**

**Wilford Avenue**

Date: 5/14/2020  
Time: 4:12:04 PM



© Copyright 2020, Murray City  
Map Disclaimer:  
<http://www.murray.utah.gov/1609>  
The above information while not  
guaranteed has been secured from  
sources deemed reliable.



**Murray City**



## NOTICE OF PUBLIC MEETING

**\*\*In support of the Governor's "Stay Safe, Stay Home" directive as well as the Salt Lake County and Salt Lake County Health Department directive to limit spread of COVID-19, the Planning Commission meeting will be CLOSED to the general public. However, participation is encouraged through viewing a live stream of the meeting at [www.murraycitylive.com](http://www.murraycitylive.com). Please submit your comments by email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov) up to and during the meeting. You may also call the Planning Division at 801-270-2420 up until 5:00 p.m. on the Thursday, May 21.\*\***

The Murray City Planning Commission will hold a public meeting on Thursday, May 21, 2020 at 6:30 p.m. regarding the following application:

**Raymond & Janice Poole are requesting approval to amend the Murray Burton Acres Subdivision by adjusting the boundary line between the properties located at 349 East Wilford Avenue and 412 East Afton Avenue. Please see the attached plan.**



This notice is being sent to you because you own property within 300 feet of the subject properties. If you have questions or comments concerning this proposal, please call Susan Nixon or Jared Hall with the Murray City Planning Division at 801-270-2420, or e-mail to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

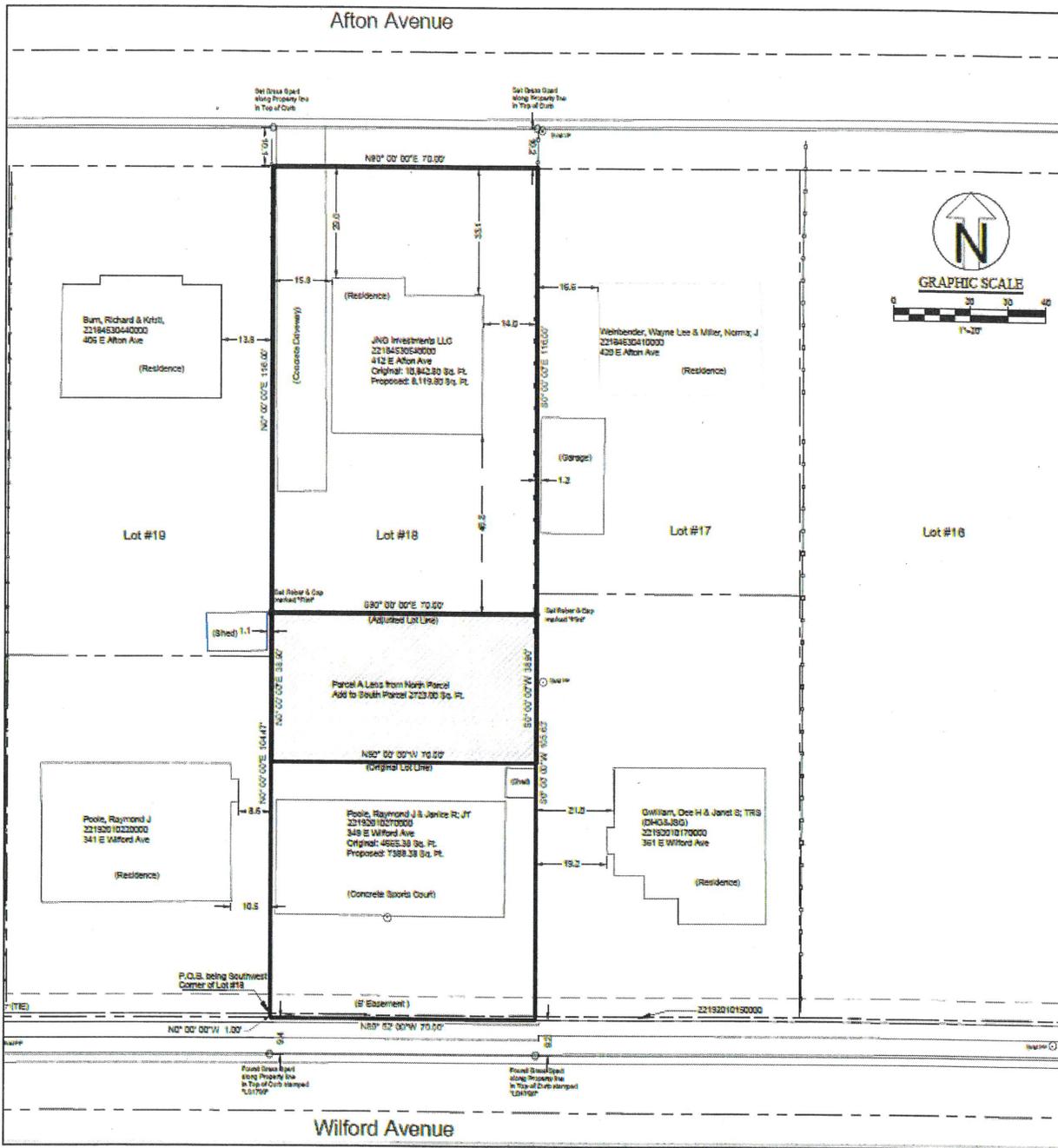
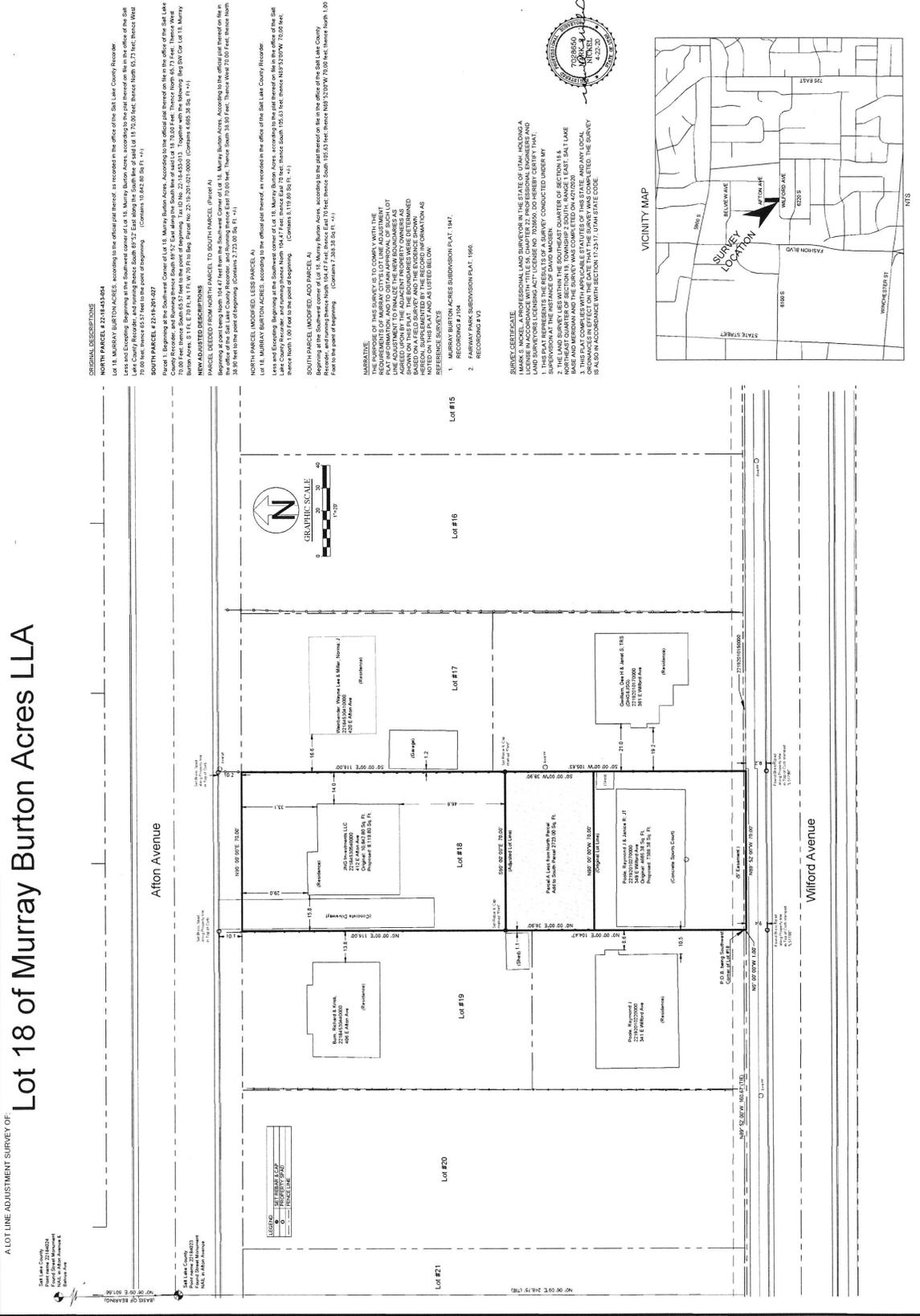


Figure 1: Proposed Lot Line Adjustment

# Lot 18 of Murray Burton Acres LLA

ALLOT LINE ADJUSTMENT SURVEY OF:

SAI Land County  
 Plat No. 211-46024  
 Sub. to A-140-10000  
 A-140-10000



**ORIGINAL DESCRIPTIONS**  
**NORTH PARCEL #2218-43-24**  
 Lot 18, Murray Burton Acres, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, less and excepting, beginning at the Southwest corner of Lot 18, Murray Burton Acres, according to the plat thereof on file in the office of the Salt Lake County Recorder, and following the line of the plat thereof, to wit: East along the line of the plat thereof for 114.00 feet, thence North 55.73 feet, thence West along the line of the plat thereof for 114.00 feet, thence South 114.00 feet, to the point of beginning. (Contains 1,178.89 Sq. Ft. +/-)

**SOUTH PARCEL #2218-261-227**  
 Parcel 1, Beginning at the Southwest corner of Lot 18, Murray Burton Acres, according to the official plat thereof on file in the office of the Salt Lake County Recorder, and following the line of the plat thereof, to wit: East along the line of the plat thereof for 114.00 feet, thence North 55.73 feet, thence West along the line of the plat thereof for 114.00 feet, thence South 114.00 feet, to the point of beginning. (Contains 1,178.89 Sq. Ft. +/-)

**NEW ADJUSTED DESCRIPTIONS**  
**PARCEL 1 (DELETED FROM NORTH PARCEL TO SOUTH PARCEL - PARCEL #1)**  
 Murray Burton Acres, according to the official plat thereof on file in the office of the Salt Lake County Recorder, and following the line of the plat thereof, to wit: East along the line of the plat thereof for 114.00 feet, thence North 55.73 feet, thence West along the line of the plat thereof for 114.00 feet, thence South 114.00 feet, to the point of beginning. (Contains 1,178.89 Sq. Ft. +/-)

**NORTH PARCEL (MODIFIED - LESS PARCEL A)**  
 Lot 18, Murray Burton Acres, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, less and excepting, beginning at the Southwest corner of Lot 18, Murray Burton Acres, according to the plat thereof on file in the office of the Salt Lake County Recorder, and following the line of the plat thereof, to wit: East along the line of the plat thereof for 114.00 feet, thence North 55.73 feet, thence West along the line of the plat thereof for 114.00 feet, thence South 114.00 feet, to the point of beginning. (Contains 1,178.89 Sq. Ft. +/-)

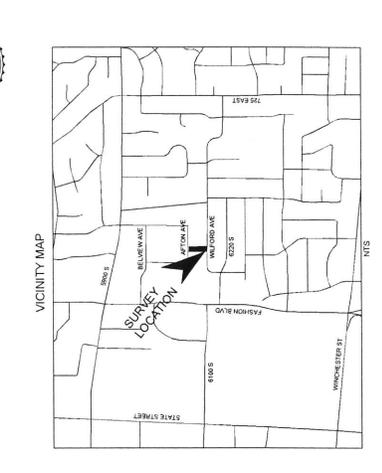
**SOUTH PARCEL (MODIFIED - ADD PARCEL A)**  
 Beginning at the Southwest corner of Lot 18, Murray Burton Acres, according to the official plat thereof on file in the office of the Salt Lake County Recorder, and following the line of the plat thereof, to wit: East along the line of the plat thereof for 114.00 feet, thence North 55.73 feet, thence West along the line of the plat thereof for 114.00 feet, thence South 114.00 feet, to the point of beginning. (Contains 1,178.89 Sq. Ft. +/-)

**MANUAL NOTE:** THIS SURVEY IS TO CORRECT THE REQUIREMENTS OF MURRAY CITY LOT LINE ADJUSTMENT ACT AND TO ADJUST THE BOUNDARIES AS SHOWN ON THIS PLAT. THE BOUNDARIES WERE DETERMINED BY MEASUREMENT AND THE INFORMATION IS NOTED ON THIS PLAT AND LISTED BELOW.

**DEFENSES BY MURRAY BURTON ACRES SUBDIVISION PLAT, 1947:**

1. RECORDING # J.M.
2. PARKWAY PARK SUBDIVISION PLAT, 1986.
- RECORDING # V3

**SURVEY CERTIFICATE**  
 I, MARK S. NICOLE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A UTAH SURVEYING LICENSE NO. 702660, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH STATE CODE, TITLE 63, CHAPTER 2, SECTION 2-201, AND THE SURVEY WAS COMPLETED ON 04/27/2024. THIS PLAT IS IN ACCORDANCE WITH SECTION 17-2-1(7), UTAH STATE CODE. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-2-1(7), UTAH STATE CODE.



5	DATE	02/27/2024
4	BY	
3	PROJECT NUMBER	
2	PROJECT NAME	
1	DRAWN BY	DMW/MN

SAI LAND COUNTY  
 211-46024  
 A-140-10000

LOT 18 OF MURRAY BURTON ACRES LLA  
 MURRAY, UTAH  
 349 E WILFORD AVE

CLIENT  
 RAYMOND POOLE  
 341 MURRAY UTAH  
 CONTACT RAYMOND POOLE

PROJECT  
 LOT 18 OF MURRAY BURTON ACRES LLA

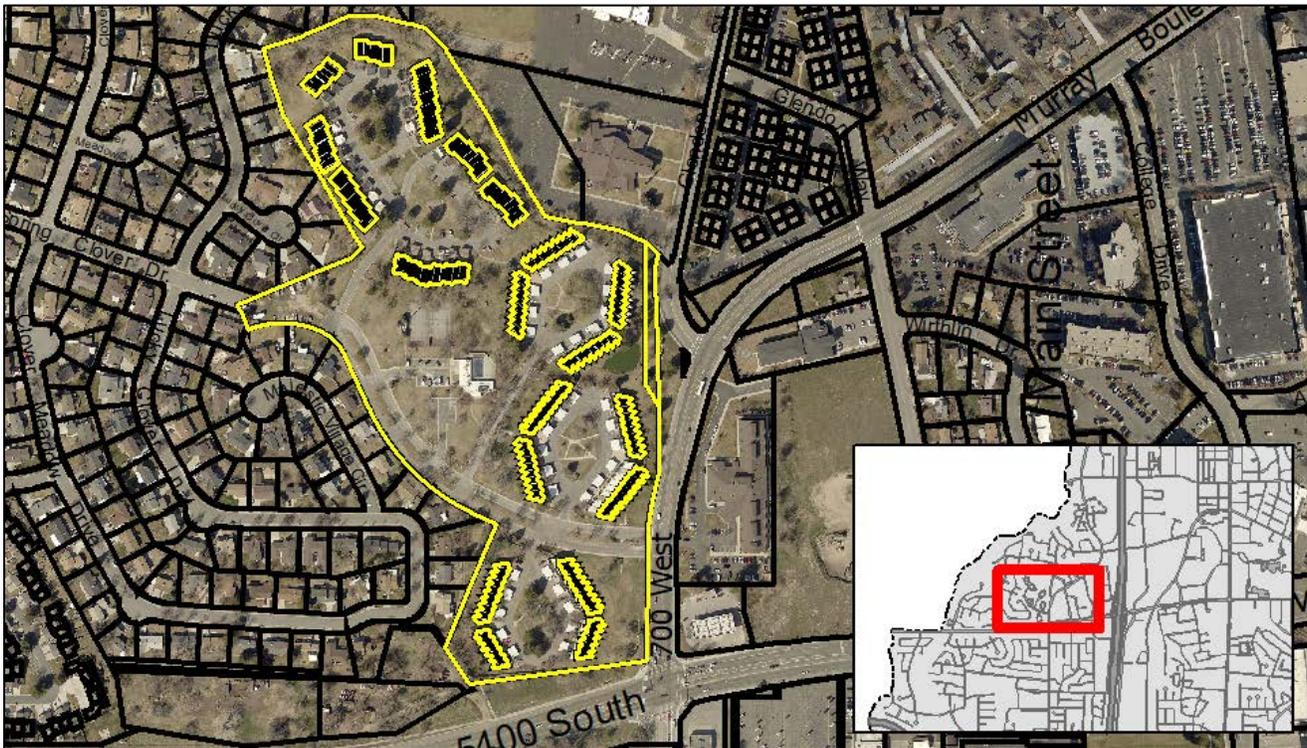
SHEET #18  
 OF 18

DATE  
 04/27/2024



## AGENDA ITEM #6

<b>ITEM TYPE:</b>	Subdivision Approval, Amended Plat		
<b>ADDRESS:</b>	770 West Applegate Drive	<b>MEETING DATE:</b>	May 21, 2020
<b>APPLICANT:</b>	Applegate Condominiums, HOA	<b>STAFF:</b>	Jared Hall, Planning Division Manager
<b>PARCEL ID:</b>	22-11-478-174	<b>PROJECT NUMBER:</b>	20-052
<b>ZONE:</b>	R-M-15		
<b>SIZE:</b>	23.7 total acres		
<b>REQUEST:</b>	The applicant is requesting Subdivision Approval to amend the plat for the existing Applegate Condominiums, creating a new and separate 5.07-acre parcel with the intention of further residential development		



## I. LAND USE ORDINANCE

Title 16, Subdivision Ordinance, Section 16.04.050(F) requires the subdivision of property to be reviewed and approved by the Murray City Planning Commission as the land use authority.

The proposed subdivision has been designed to meet the requirements of the R-M-15 Zone, and to facilitate the withdrawal of property from the existing Condominium project for sale and additional residential development.

## II. BACKGROUND

The Applegate Condominiums Amended Subdivision creates a new, separate 5.07 acre parcel from land contained in the original plat that can then be sold for development.

### Project Location

The subject property is the existing, 172-unit Applegate Condominiums, located on a 23.7 acre site on the west side of 700 West and north side of 5400 South.

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential & Quasi-Public	R-1-8
South	vacant (across 5400 South)	C-N
East	Assisted Living	C-N
West	Single-Family Residential	R-1-8

### Project Description

#### Creation of Parcel for Withdrawal

The Applegate Condominiums Amended Subdivision is proposed in order to withdraw 5.07 acres from the original condominium plat and create a parcel that can be sold for further development. These intentions are made clear by notes on the plat. The parcel will be created from land that is currently open space, owned in common by all members of the Applegate Condominiums Home-owner's Association (HOA). The withdrawal and sale of the property does not impact the private ownership of any of the existing condominium units.

#### Amended Condominium Declaration

The amended subdivision requires an amended Condominium Declaration. Condominium Declaration, (hereto referred as Declaration) is the shorthand for the Declaration of Covenants, Conditions, Restrictions and By-Laws that accompanies a condominium subdivision project – in this case, the Applegate Condominiums. Among other things, the Declaration describes those portions of the property that are held in common, limited common, and private ownership and controls the maintenance and disposition of those common and limited common areas. As described above, the proposed amended plat will modify the amount of land held in common by the HOA. The amendment to the Declaration

will allow this modification, re-delineate the amount of commonly held property, and enable the HOA management to declare the new parcel as “excess” and negotiate its sale.

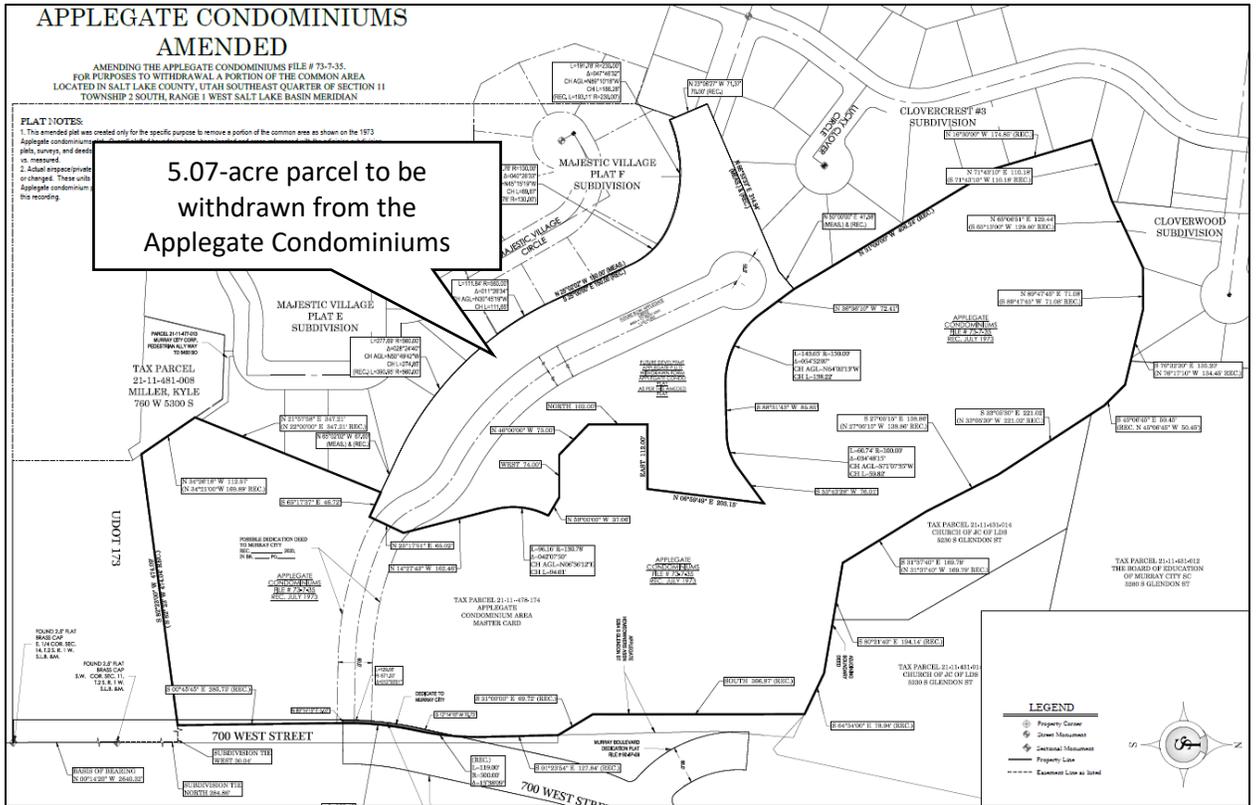


Figure 1: Applegate Amended

### Utilities and Access

Vehicular and utility access for property remaining in the condominium and for the property being removed will be maintained through existing Applegate Drive, which is a private right-of-way.

### III. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission’s role as the land use authority is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary. After completing its review of the final plat, the Planning Commission shall approve or disapprove the final plat in accordance with Section 16.12.070 of City Code.

#### IV. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on May 4, 2020 where the subdivision application was reviewed and discussed by Murray City department staff. The following comments have been provided by the departments that were in attendance:

- The Murray City Engineer recommends approval subject to the following conditions:
  - Meet all City subdivision requirements and standards.
  - Provide an appropriate amended declaration or condominium withdrawal document.

Other reviewing departments did not have concerns or recommended conditions for this proposed subdivision. The City Engineer's comments are addressed as conditions of approval in the final section of this report.

#### V. PUBLIC COMMENTS

342 notices of the public meeting were sent to property owners within 500' of the subject property, and affected entities. The notice was included with notice of the Applegate Townhomes PUD subdivision. As of the date of this report, staff has received phone calls and two emails with questions that relate to the Applegate PUD. Those comments will be addressed in the staff report for that application.

#### VI. FINDINGS

Based on the analysis of the proposed subdivision, review of the applicable land use and subdivision requirements, and a survey of the surrounding area staff concludes the following:

1. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. With conditions, the proposed subdivision will allow for the sale of property which will provide for needed improvements to be made to the existing condominium units and property.
3. The proposed subdivision creates an opportunity for further residential development which is encouraged and supported by the 2017 Murray City General Plan in this area.

#### VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted, and a site review, staff recommends that the **Planning Commission grant Preliminary and Final Subdivision Approval for the proposed Applegate Condominiums Amended Subdivision on property located at 770 West Applegate Drive** subject to the following conditions:

1. The project shall meet all requirement of the Murray City Engineer, including the following:
  - a. The applicant shall provide an appropriate amended Declaration or Condominium Withdrawal document for recordation with the amended plat.
  - b. The applicant shall meet all City Subdivision requirements.
2. The applicant shall prepare a Final Subdivision Plat with complies with all requirement of the Murray City Land Use Ordinance and with Title 16, Murray City Subdivision Ordinance.

# **Attachments**

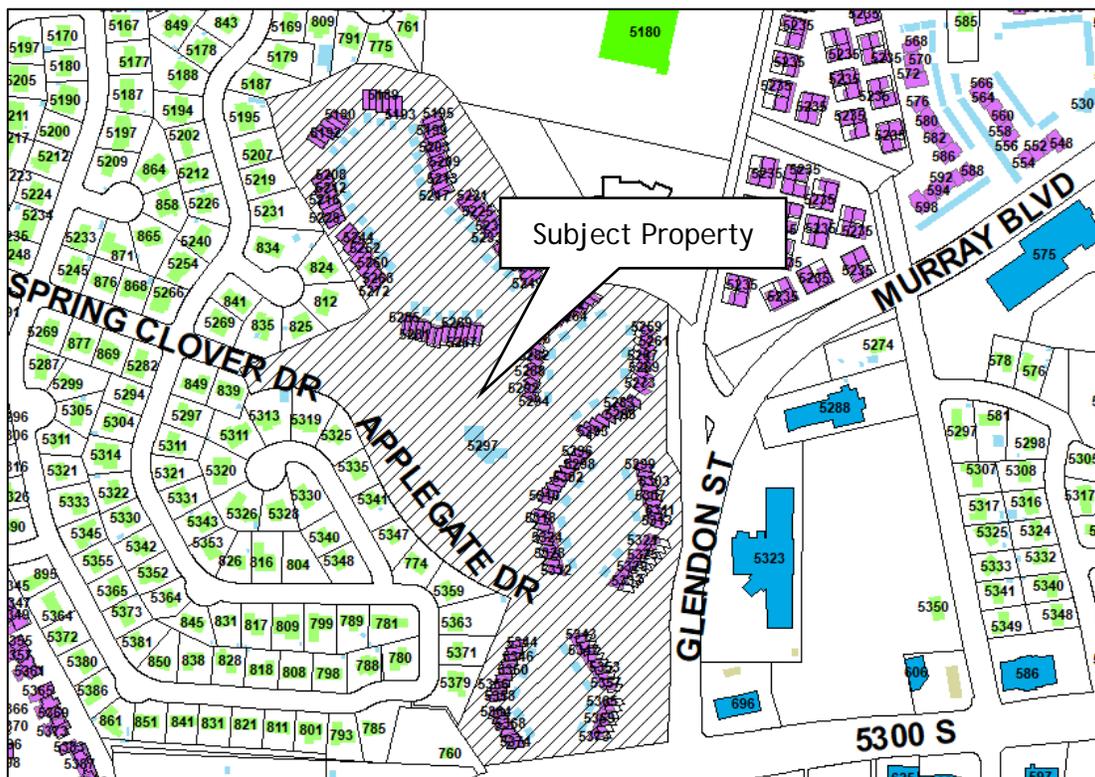


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The Murray City Planning Commission will hold a public meeting on Thursday, May 21, 2020 at 6:30 p.m. regarding the following applications:

- 1) **The Applegate Home-Owner's Association is requesting Preliminary & Final Subdivision approval to amend the Applegate Condominium Subdivision on property located at 770 West Applegate Drive by subdividing into two parcels. Please see the attached plan.**
- 2) **Fieldstone Construction and Management Services is requesting Preliminary Planned Unit Development (PUD) Subdivision approval for the Applegate Townhomes PUD, 48 new townhomes proposed to be constructed on property located at approximately 780 West Applegate Drive. Please see the attached plan.**



This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please call Jared Hall with the Murray City Planning Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

Public Notice Dated | May 7, 2020

# APPLEGATE CONDOMINIUMS AMENDED

AMENDING THE APPLAGATE CONDOMINIUMS FILE # 73-735.  
FOR PURPOSES TO WITHDRAWAL A PORTION OF THE COMMON AREA  
LOCATED IN SALT LAKE COUNTY, UTAH SOUTHWEST QUARTER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASIN MERIDIAN

### FLAT NOTES:

1. This amended plat was created only for the specific purpose to remove a portion of the common area as shown on the 1973 Applegate Condominiums plat. Overall lot boundaries have been located and reconfirmed with the adjoining subdivision plat, survey, and deed as they are affected hereunder. Final dimension differences are shown herein as noted or measured.
2. Actual approximate ownership per each unit and its common location within the condo file has not been amended or changed. These units and their common areas to the best of our knowledge, are as constructed as per the original Applegate Condominiums plat. This original location of the record is furnished with the subsequent sheets as contained within this recording.

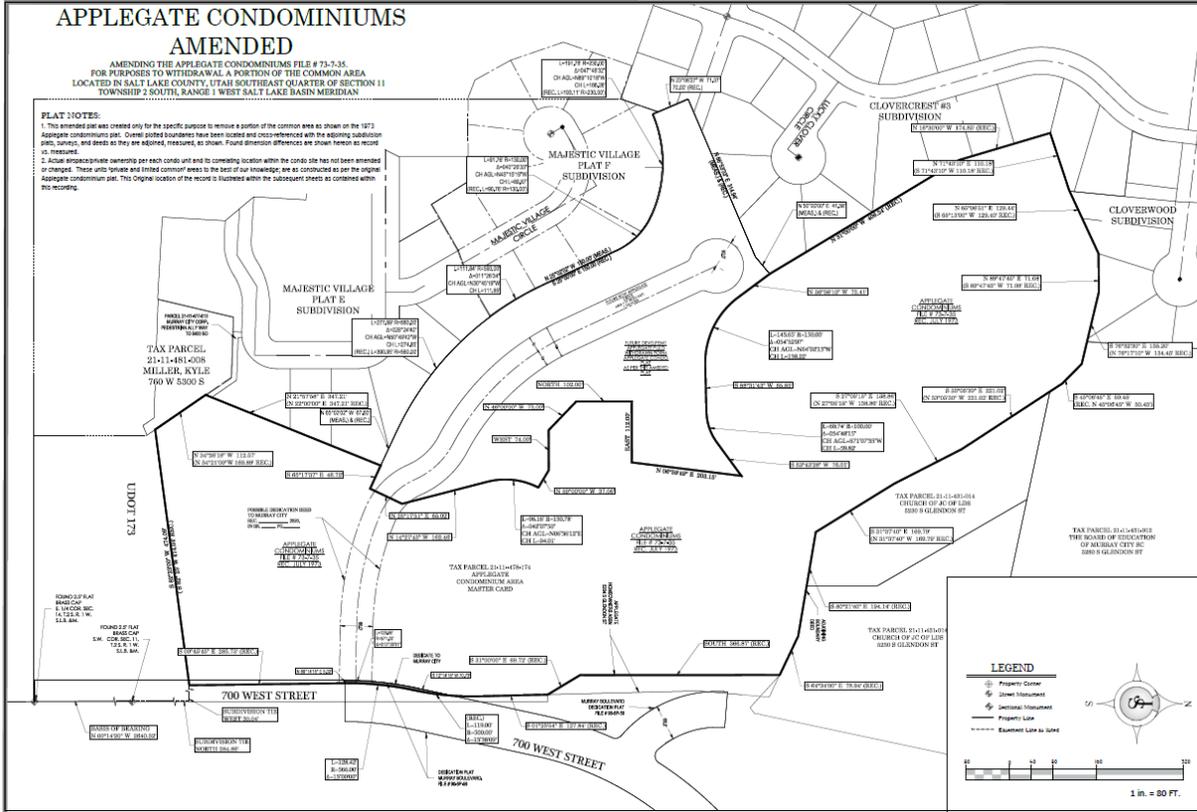


Figure 1: Applegate Condominium Subdivision Amended – subdivision of the property into two parcels

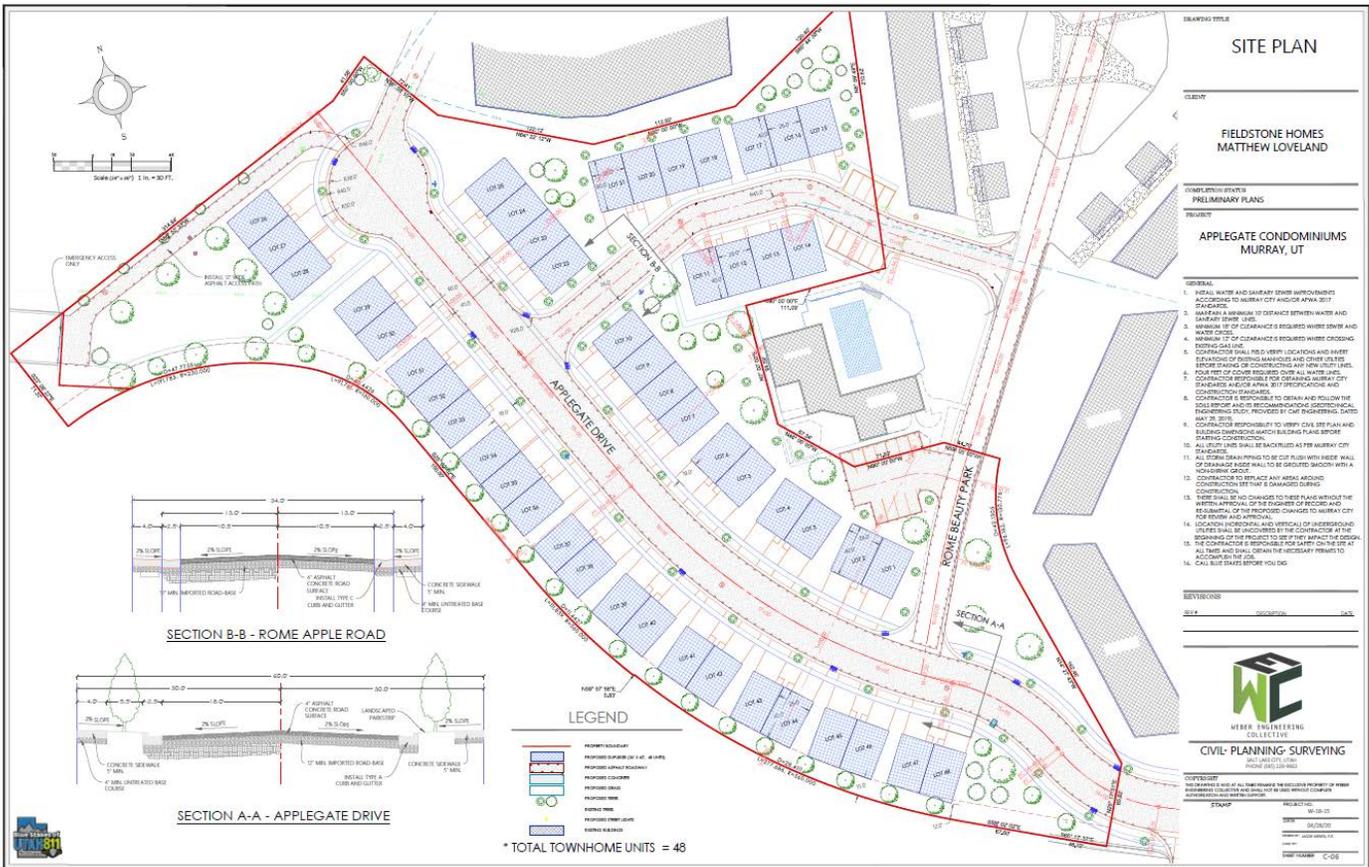


Figure 2: Proposed Applegate Townhomes PUD Subdivision

# SUBDIVISION & FLAG LOT APPLICATION

Project # \_\_\_\_\_

Type of Application (check all that apply):

- Preliminary Subdivision     Final Subdivision     Subdivision Amendment

Subdivision Name: Apple Gate Condominium

Subject Property Address: 770 W Apple Gate Dr.

Parcel Identification (Sidwell) Number: 21-11-428-174

Parcel Area: 25 Current Use: Individual Condo's

Zoning Classification: Rm 15

Applicant Name: Apple Gate HOA.

Mailing Address: P.O. Box 802 ~~Draper~~

City, State, ZIP: Draper Utah 84020

Daytime Phone #: 801-285-9800 Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Business Name (If applicable): \_\_\_\_\_

Property Owner's Name (If different): \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Describe your request in detail (use additional page if necessary):

Sub Divide Property into Two Parcels

Authorized Signature: George Coan Date: 5/7/2020

Property Owners Affidavit

I (we) George Conner, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Signature]  
Owner's Signature  
[Signature]  
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 7 day of May, 2020.

State of Utah

§  
County of Salt Lake

Megan Haymond  
Notary Public

Residing in: Meridian Title Company

My commission expires: 01-02-2023

Agent Authorization



I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Murray City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize \_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature  
\_\_\_\_\_  
Owner's Signature (co-owner if any)

On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me

\_\_\_\_\_ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

State of Utah

§  
County of Salt Lake

\_\_\_\_\_  
Notary Public  
Residing in: \_\_\_\_\_

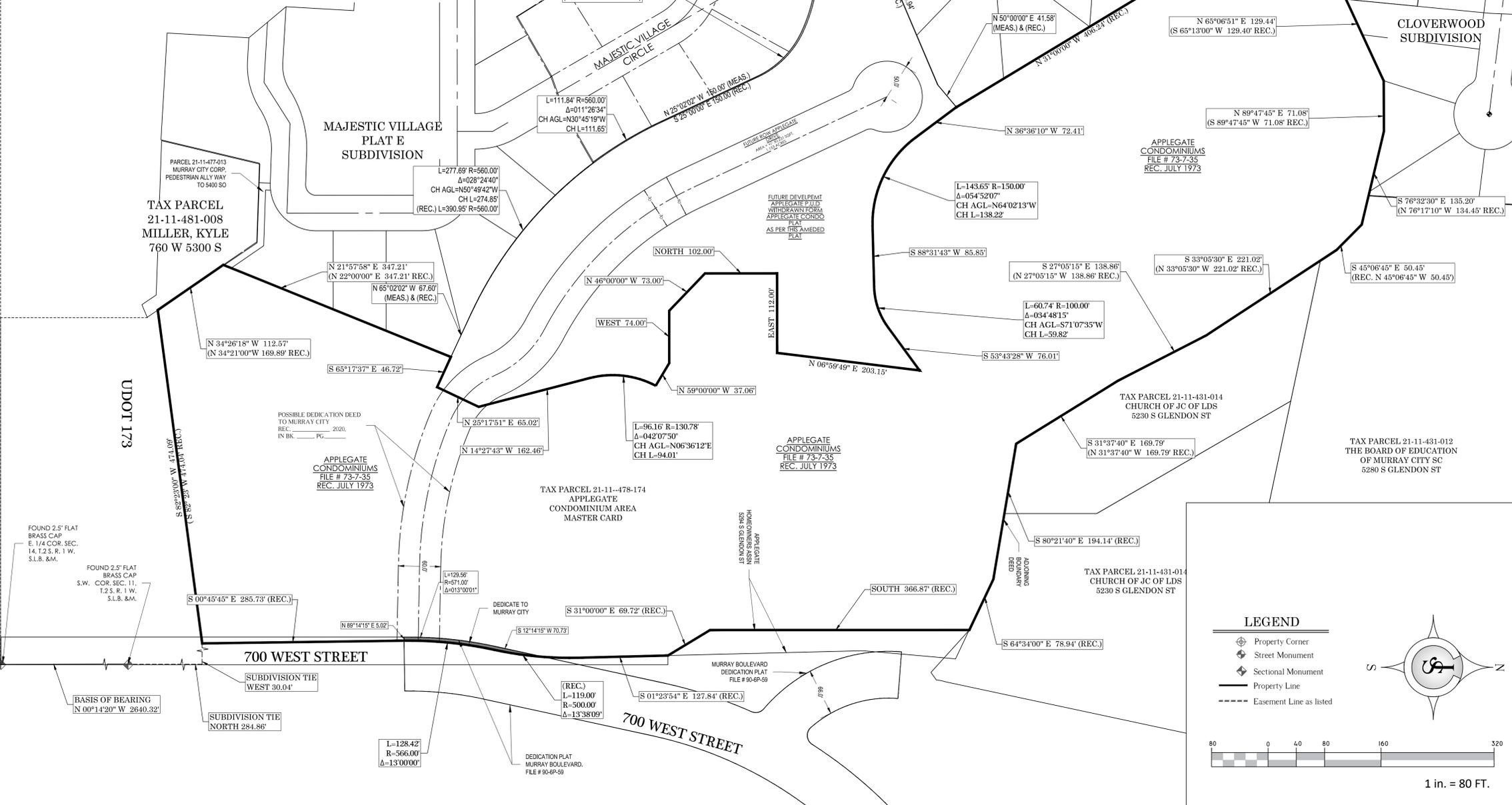
My commission expires: \_\_\_\_\_

# APPLEGATE CONDOMINIUMS AMENDED

AMENDING THE APPLEGATE CONDOMINIUMS FILE # 73-7-35.  
FOR PURPOSES TO WITHDRAWAL A PORTION OF THE COMMON AREA  
LOCATED IN SALT LAKE COUNTY, UTAH SOUTHEAST QUARTER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASIN MERIDIAN

### PLAT NOTES:

- This amended plat was created only for the specific purpose to remove a portion of the common area as shown on the 1973 Applegate condominiums plat. Overall plotted boundaries have been located and cross-referenced with the adjoining subdivision plats, surveys, and deeds as they are adjoined, measured, as shown. Found dimension differences are shown hereon as record vs. measured.
- Actual airspace/private ownership per each condo unit and its correlating location within the condo site has not been amended or changed. These units "private and limited common" areas to the best of our knowledge; are as constructed as per the original Applegate condominium plat. This Original location of the record is illustrated within the subsequent sheets as contained within this recording.



### SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold certificate No.7075114, as prescribed under the laws of the State of Utah; I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as APPLEGATE CONDOMINIUMS AMENDED, and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.  
The purpose of this survey is to combine the existing parcels and then subdivide the resulting area for future development.

### AMENDED BOUNDARY DESCRIPTION

Beginning at a point, North 284.86 feet and West 30.84 feet from the Southeast corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence S 82°23'00" W 474.04 feet; thence N 34°20'00" W 112.62 feet;  
Thence South 82° 23' 00" West a distance of 474.09 feet, Thence North 34° 26' 18" West a distance of 112.57 feet, Thence North 21° 57' 58" East a distance of 347.21 feet, Thence South 45° 17' 37" East a distance of 46.71 feet, Thence North 25° 17' 51" East a distance of 45.02 feet, Thence North 14° 22' 43" West a distance of 162.46 feet to the beginning of a curve, Said curve bears to the right through an angle of 42° 07' 50", having a radius of 130.78 feet along the arc a distance of 96.16, and whose long chord bears North 06° 36' 12" East a distance of 94.01 feet to a point of intersection with a non-tangential line, Thence North 59° 00' 00" West a distance of 37.06 feet, Thence North 90° 00' 00" West a distance of 74.00 feet, Thence North 46° 00' 00" West a distance of 73.00 feet, Thence North 00° 00' 00" East a distance of 102.00 feet, Thence North 90° 00' 00" East a distance of 112.00 feet, Thence North 04° 59' 49" East a distance of 203.15 feet, Thence South 53° 43' 28" West a distance of 76.01 feet to the beginning of a curve, Said curve bears to the right through an angle of 34° 48' 15", having a radius of 100.00 feet along the arc a distance of 60.74, and whose long chord bears South 71° 07' 35" West a distance of 59.82 feet, Thence South 88° 31' 43" West a distance of 85.85 feet to the beginning of a curve, Said curve bears to the right through an angle of 54° 52' 07", having a radius of 150.00 feet along the arc a distance of 143.65, and whose long chord bears North 64° 02' 13" West a distance of 138.22 feet, Thence North 36° 36' 10" West a distance of 72.41 feet, Thence North 31° 00' 00" West a distance of 406.24 feet, Thence North 16° 30' 00" West a distance of 174.85 feet, Thence North 71° 43' 10" East a distance of 110.18 feet, Thence North 65° 06' 51" E 129.44' (S 65°13'00" W 129.40' REC.),  
Thence North 89°47'45" E 71.08' (S 89°47'45" W 71.08' REC.),  
Thence North 71° 43' 10" East a distance of 110.19 feet, Thence North 65° 06' 51" East a distance of 129.44 feet, Thence North 89° 47' 45" East a distance of 71.08 feet, Thence South 76° 32' 30" East a distance of 135.20 feet, Thence South 45° 06' 45" East a distance of 50.45 feet, Thence South 33° 05' 30" East a distance of 221.02 feet, Thence South 27° 05' 15" East a distance of 138.86 feet, Thence South 31° 37' 40" East a distance of 169.79 feet, Thence South 80° 21' 40" East a distance of 194.14 feet, Thence South 64° 34' 00" East a distance of 78.94 feet, Thence South 00° 00' 00" West a distance of 194.14 feet, Thence South 31° 00' 00" East a distance of 69.72 feet, Thence South 01° 23' 54" East a distance of 127.84 feet to the beginning of a curve, Said curve bears to the right through an angle of 13° 00' 00", having a radius of 566.00 feet along the arc a distance of 119.00, and whose long chord bears South 05° 25' 10" West a distance of 118.71 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 13° 00' 00", having a radius of 566.00 feet along the arc a distance of 128.42, and whose long chord bears South 05° 44' 15" West a distance of 128.15 feet, Thence South 00° 45' 45" East a distance of 285.73 feet to the point of beginning.

Containing 811.789 Sq. Ft. or 18.636 acres

### OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_ the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

### AMENDMENT TO APPLEGATE CONDOMINIUMS

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.  
In witness whereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

### NOTARY ACKNOWLEDGMENT

State of Utah )  
County of Salt Lake ) ss.

The foregoing Owner's Dedication of the AMENDMENT TO APPLEGATE CONDOMINIUMS, was signed before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, as Manager of \_\_\_\_\_ a Utah limited liability company, and by \_\_\_\_\_, a Utah limited liability company, each of whom personally appeared before me and duly acknowledged that the foregoing was Owner's Dedication was executed by authority.

Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Printed name \_\_\_\_\_ A Notary Public, Commissioned in Utah

# AMENDMENT TO APPLEGATE CONDOMINIUMS

AMENDING THE APPLEGATE CONDOMINIUMS FILE # 73-7-35.  
FOR PURPOSES TO WITHDRAWAL A PORTION OF THE COMMON AREA  
LOCATED IN SALT LAKE COUNTY, UTAH SOUTHEAST QUARTER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASIN MERIDIAN



SALT LAKE COUNTY RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

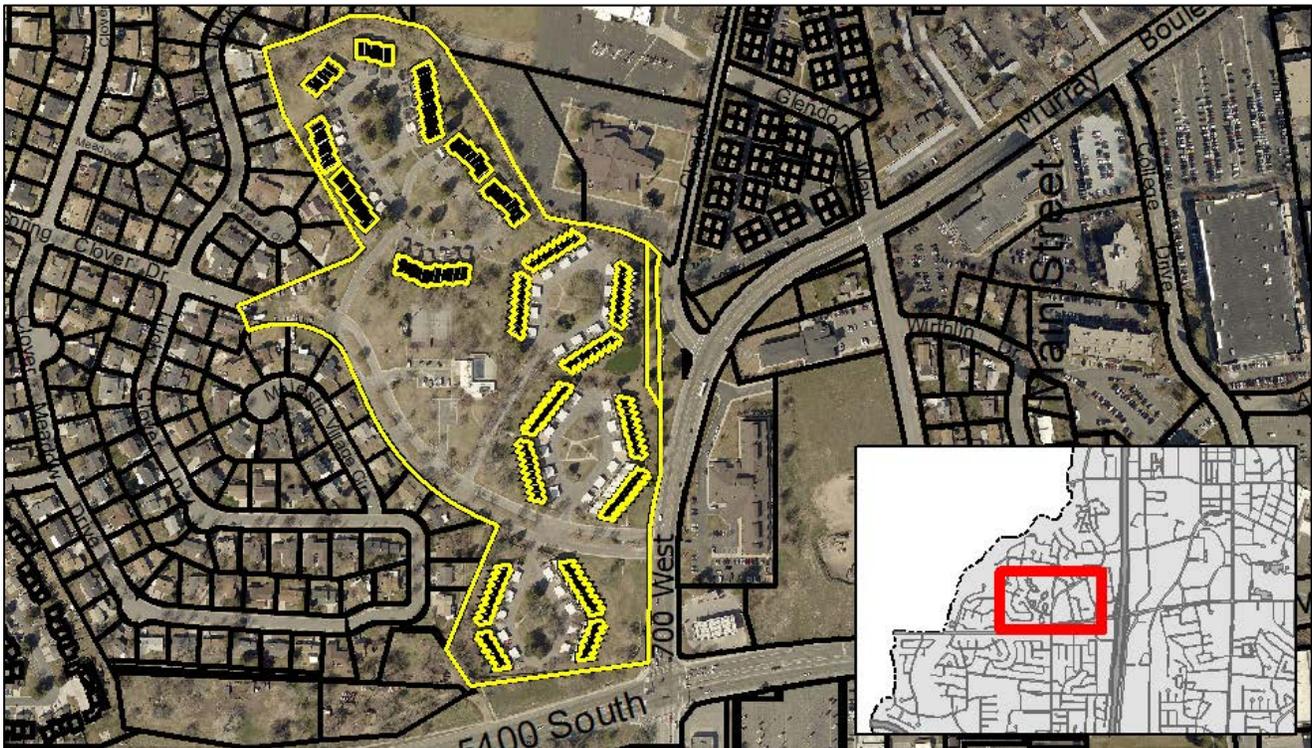
NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 1  
OF 8 SHEETS

<b>COMCAST</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY COMCAST. SIGN _____	<b>DOMINION ENERGY</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY DOMINION ENERGY. SIGN _____	<b>UTOPIA</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY UTOPIA. SIGN _____	<b>MURRAY POWER</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____. BY: _____	<b>MURRAY CITY GIS</b> PRESENTED TO MURRAY CITY THIS _____ DAY OF _____, A.D. 20 ____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST _____ MAYOR	<b>MURRAY CITY FIRE DEPARTMENT</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____. MURRAY CITY FIRE DEPARTMENT
<b>MURRAY CITY UTILITIES</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY MURRAY CITY SEWER AND WATER MURRAY CITY WATER AND SEWER MANAGER	<b>HEALTH DEPARTMENT</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY THE SALT LAKE VALLEY HEALTH DEPT. S. L. COUNTY HEALTH DEPARTMENT	<b>CITY PLANNING COMMISSION</b> APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY THE MURRAY CITY PLANNING COMMISSION. MURRAY PLANNING COMMISSION	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20 ____ MURRAY CITY ATTORNEY	<b>MURRAY CITY ENGINEER</b> I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____	<b>MURRAY CITY MAYOR</b> PRESENTED TO THE MAYOR OF MURRAY CITY COUNCIL THIS _____ DAY OF _____, A.D. 20 ____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR _____ ATTEST: CLERK _____



## AGENDA ITEM #7

<b>ITEM TYPE:</b>	Conditional Use and Preliminary Planned Unit Development (PUD) Subdivision		
<b>ADDRESS:</b>	780 West Applegate Drive	<b>MEETING DATE:</b>	May 21, 2020
<b>APPLICANT:</b>	Fieldstone	<b>STAFF:</b>	Jared Hall, Planning Division Manager
<b>PARCEL ID:</b>	22-08-405-009	<b>PROJECT NUMBER:</b>	20-039
<b>ZONE:</b>	R-M-15		
<b>SIZE:</b>	5.07 acres		
<b>REQUEST:</b>	Fieldstone Construction & Management Services is requesting Preliminary Approval for a Planned Unit Development (PUD) Subdivision of 48 townhomes to be constructed in two phases on property located at approximately 780 West Applegate Drive which is currently associated with the Applegate Condominiums		



## I. LAND USE AND SUBDIVISION ORDINANCES

Title 16, Subdivision Ordinance, Sections 16.04.040(F) and 16.12.070 requires the subdivision of property to be reviewed and approved by the Murray City Planning Commission as the land use authority.

Section 17.60 of the Murray City Land Use Ordinance requires that Planned Unit Developments (PUDs) receive Conditional Use approval by the Planning Commission.

## II. BACKGROUND

Fieldstone Homes proposes a new Planned Unit Development (PUD) Subdivision of 48 townhomes to be constructed in two phases on property which is currently associated with the Applegate Condominiums.

### Project Location

The subject property is a 5.07-acre parcel which will be created from a portion of the existing Applegate Condominiums common open space by amending the existing plat under a separate application (also under review by the Planning Commission at this time).

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential & Quasi-Public	R-1-8
South	vacant (across 5400 South)	C-N
East	Assisted Living	C-N
West	Single-Family Residential	R-1-8

### Project Description

The proposed project requires two approvals by the Planning Commission at this time:

- Conditional Use review to allow the subdivision as a Planned Unit Development (PUD).
- An application for Preliminary Subdivision approval.

Both requests are reviewed in this staff report together and will be presented together at the public meeting on May 21, however; separate motions will be required for each of the requests, and the PUD subdivision will be brought back to the Planning Commission for review and Final Approval of each phase.

### Planned Unit Development (PUD) Requirements

Section 17.60 of the Murray City Land Use Ordinance allows PUD subdivisions in all zones with Conditional Use approval. PUD subdivision allows the applicant to work with the Planning Commission to vary some requirements of zoning such as setbacks, lot widths, and lot area –

but does not allow modification of allowable uses, or of the basic residential density allowed by the zone in which the PUD will be located. PUDs may only be considered on lots or parcels with an area greater than two acres and must provide an open space amenity.

Lot Size & Density

The proposed subdivision is located in the R-M-15 Zone and includes a total of 48 townhomes. The units are proposed on a 5.07-acre parcel, but will include a new, dedicated public right-of-way where Applegate Drive has previously been a private road. The proposed PUD subdivision will have a residential density of 12 units per acre, which meets the requirements of the R-M-15 Zone.

The existing Applegate Condominium project is 172 units, on 23.7 acres (7.2 units per acre). With the public dedication of Applegate Drive and the sale of the 5.07 acres reducing the overall size, the Applegate Condominiums will have a density of 9.23 units per acre, which meets the requirements of the R-M-15 Zone. The final density of the two projects combined will be 9.96 units per acre.

	proposed density	allowed by R-M-15
Applegate Townhomes PUD	12 units / acre	12 units / acre
Applegate Condominiums	9.5 units /acre	12 units / acre
Combined overall density	10 units / acre	12 units / acre

Setbacks

In addition to the Preliminary Subdivision Plat, the applicant has provided a Site Plan which includes a depiction of the placement of the townhomes relative to the roads and subdivision boundaries. Setbacks in a PUD subdivision can be modified by approval of the Planning Commission. The Front Yard – Setbacks range between 15’ and 31’ to the front wall of the home, but no garage is set back less than 20’, in order to preserve appropriate parking.

- Front Yard Setbacks – All townhomes on along the public right-of-way (Applegate Drive) have minimum front yard setbacks of 18’, and include driveways leading to 2-car garages. Lots 11 – 21 are located along a proposed new private road, and several have setbacks as small as 5’.
- Rear Yard Setbacks – half of all units have rear yard setbacks which are oriented to open space areas of the project and are greatly varied. The other half have rear yard setback to the project boundary with existing single-family subdivisions. 18 of those townhomes will have a minimum setback of 15’ from the property line.
- Side Yard Setbacks – Because the proposed townhomes are attached units in buildings of two, three, and four units, the setbacks reviewed here for side yards refer to the distance between buildings. The distance varies widely, but the smallest setback between any two buildings is 10’, occurring most generally between buildings along Applegate Drive.

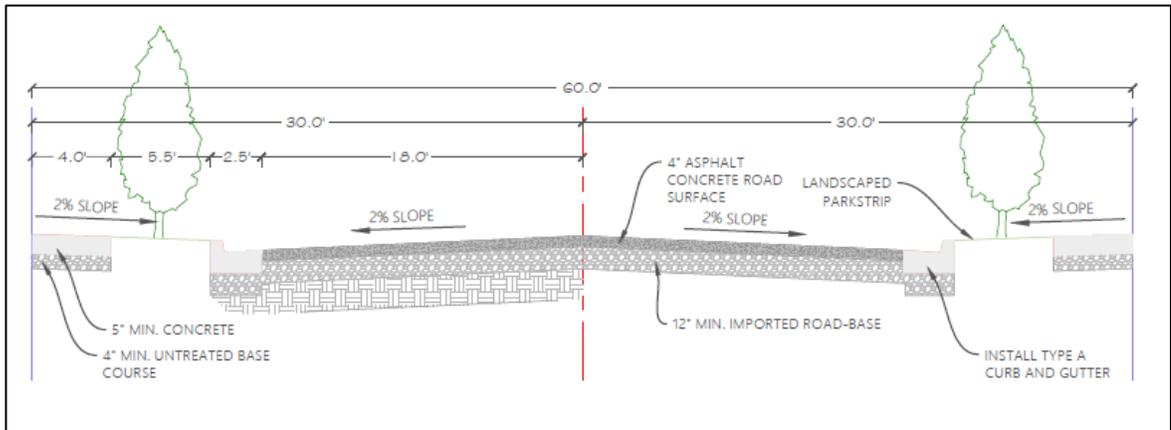
- Corner Side Yard Setbacks – Lots 1, 10, and 22 have corner sides with Rome Beauty Park and Rome Apple Road respectively. The smallest setbacks are between Lots 10 and 22 with Rome Apple Road at 8’.

The table below illustrates the required setbacks of the R-M-15 Zone and the proposed minimum setbacks in the project.

Setbacks	Minimum Required, R-M-15 Zone	Minimum Proposed
Front	25’	18’ on public road 5’ on private road
Rear	25’	15’
Side Yard ( as measured between buildings)	8’ minimum, must total 20’	10’
Corner Side Yard	20’ where contiguous to street	8’

### Access

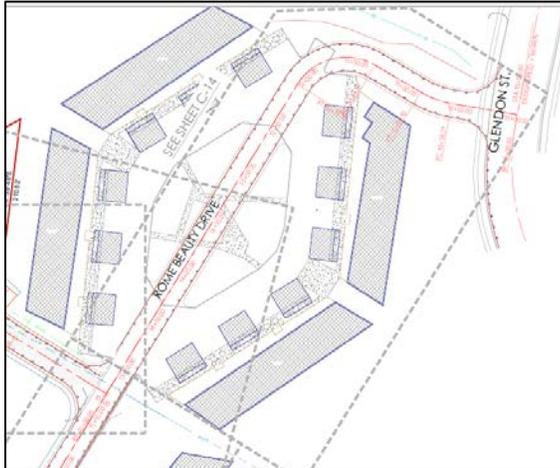
The subject property has been served by Applegate Drive, which runs north and west through the property from 700 West and terminates in a cul-de-sac. Several smaller private lanes lead from Applegate Drive to provide looped accesses to the existing condominium units. In the proposed PUD subdivision, Applegate Drive will be realigned to the northeast away from the subdivision boundary and will be dedicated as a public right-of-way from 700 West on the east to a cul-de-sac on the west. All existing private lanes will remain and continue to provide access to the existing condominiums. Applegate Drive will be dedicated as a 60’ right-of-way throughout, including curb & gutter, 5.5’ park strips with street trees and streetlights, and 4’ wide sidewalks.



With the increased number of units, additional access to public rights-of-way were required by City Engineering standards and the Fire Department. In order to address those concerns, the

applicants have proposed two changes to address the concerns:

- Rome Beauty Drive – Rome Beauty Drive will remain private but will be modified and connect to Glendon Street on the east instead of looping back on itself as it exists.



- Proposed Rome Apple Road – A new private road will provide a connecting loop between Applegate Drive and Rome Beauty Drive.



Pedestrian access is important throughout the project. Sidewalks to connect new townhomes to the larger project have been provided on Applegate Drive as well as on Rome Apple Road. The sidewalk system will also allow a pedestrian connection through the southwest end of the project to Spring Clover Drive. This area must remain open for utility services that are needed. As such, it is ideally situated to provide an emergency services-only connection for vehicles with bollards that can be dropped to allow emergency access but will otherwise prevent vehicles to pass. Staff strongly supports the pedestrian connection through this area.

### Parking

All proposed townhomes have two-car garages, and most have driveways that will

accommodate another two vehicles. Most townhomes located along proposed Rome Apple Road will not have driveways large enough to accommodate vehicles, and 9 guest parking spaces have been provided between these units and the club house and pool.

### Grading, Drainage & Utilities

Grading, storm drainage, and utility plans have been provided and are under review with City Staff. The Murray Water Division has raised concerns with the proposed plans to provide water that will need to be addressed before any Final Approvals are granted. Those concerns are outlined in the City Department Review section of this report and are included with conditions of approval as well.

Storm drain requirements will include on-site detention and retention. The proposed grading plan includes a large retention area to the southwest of the cul-de-sac on Applegate Drive. The Engineer's requirements are detailed in the City Department Review section, and included with the conditions of approval.

### Amenities

The existing Applegate Condominiums will share the use, improvement, and maintenance of two existing amenities with the proposed Applegate Townhomes PUD: the clubhouse and the pool area. This shared amenity will be controlled by the Declarations of both projects. There will be no physical separations such as fences between the two developments, and the connected sidewalks and roadways will encourage use of the open spaces.

### Proposed Housing Units / Materials

Fieldstone Homes intends to construct all townhomes in the project. All proposed townhomes are 2-story, 3 – 4 bedroom homes. Elevations and floorplans for the potential units are attached to this report for review. Further materials and colors information may be required for Final PUD Subdivision approval.

### Project Phasing

The applicant has proposed to construct the project in two phases to facilitate construction of the new project while maintaining access and utilities to the existing condominiums. If the Planning Commission grants Preliminary Approval for the PUD, Phase 1 and Phase 2 will be brought to the Planning Commission for a Final subdivision review and approval individually.

PHASE 1 – Proposed Phase 1 will include the construction of units 1 – 25. Associated with those units will be the construction of the proposed north loop road (Rome Apple Road), and the extension and modification of Rome Beauty Drive through to Glendon Street along with the associated utilities. The existing Applegate Drive will remain open during the construction of Phase 1, while the new alignment and improvements are put in place.

PHASE 2 – Proposed Phase 2 will include the removal of the old alignment of Applegate Drive, and the construction of the remaining townhomes (units 26 – 48).

### Cellular Tower

There is an existing cellular monopole tower on the subject property. In order for the Applegate HOA to sell the subject property and allow it to be developed, they sought and were granted a variance from the Hearing Officer which will allow them to replace the monopole to its former location near the intersection of Murray Boulevard and 5400 South. The monopole must be relocated prior to the recording of the Phase 1 Final Plat because it is currently a legal, but non-conforming use in the R-M-15 Zone. Staff will recommend the relocation as a condition of approval.

## III. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the land use authority is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary. After completing its review of the final plat, the Planning Commission shall approve or disapprove the final plat in accordance with Section 16.12.070 of City Code.

## IV. LAND USE ORDINANCE STANDARDS REVIEW

Planned Unit Developments require Conditional Use Permit approval. Murray City Code Section 17.56.060 outlines the following standards for review for conditional uses.

- A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.**

With compliance to city regulations, the proposed PUD subdivision will contribute to the community and neighborhood by providing additional housing options and making needed improvements to existing housing and infrastructure available.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

With conditions, the proposed PUD subdivision will not be detrimental to the health, safety or general welfare of people in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate**

**gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities and streets.**

The proposed PUD subdivision will contribute to the overall quality of housing and development in the area, providing appropriate density, parking, and open space. The proposed PUD subdivision will also allow improvements to access.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

The applicant has submitted sufficient information for the review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

## V. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on May 4, 2020 where the proposed PUD subdivision project was reviewed. City staff provided the following comments:

- The Murray City Engineer recommends preliminary approval subject to the following conditions:
  - Meet City Subdivision requirements and standards.
  - Determine if the plat is amending or vacating a portion of the Applegate Condominiums and update the plat to be consistent with the predetermined process.
  - If vacating, develop a condominium withdrawal or removal document and record prior to recording the plat. Provide a new or updated condominium declaration.
  - Provide a signed dedication deed for the portion of Applegate Drive that extends to Murray Boulevard.
  - Dedicate triangular area that extends into Spring Clover Drive – show dedication on the plat. This area should be removed from the density calculation.
  - The subdivision boundary lines that extend into existing lots need to be resolved prior to recording the plat. This area should be removed from the plat and density calculation.
  - For Units 10 and 22, provide a 20-foot setback from the proposed north loop road. Driveways cannot be located within a sidewalk access ramp and should be located at the PC or PT.

- Provide sidewalk along the north loop road that connects units 11 – 21 to the Applegate Drive sidewalk.
  - Provide grading, drainage and utility plans and profile drawings
  - Meet City storm drain requirements, on site detention / retention is required. Implement Low Impact Development (LID) practices where applicable.
  - Maintenance and repairs of all on-site storm drain systems and detention basin is the responsibility of the HOA and must be defined in the HOA Declaration. A City Storm Water Inspection and Maintenance Agreement is also required.
  - Meet City utility requirements and provide Public Utility Easements (PUEs)
  - Reconstruct Applegate Drive to current City standards.
  - Provide new water, sewer and storm drain in Applegate Drive and reconnect existing utilities to the new utility lines.
  - Provide site soils study and meet recommendations.
  - Provide a traffic impact study meeting UDOT level II requirements and implement recommendations. The study should include evaluation of the current access, proposed accesses and the intersection of 5400 South and 700 West.
  - The current 172-unit development should have two access points from two roads to meet current City code. Additional units added to the development should have additional access points from separate roads or the proposed density should be reduced.
  - The Rome Beauty Park extension to Glendon Way must be completed with Phase 1 construction and must remain accessible for community and emergency vehicle access. The road cannot be gated.
  - Provide and record an access easement for the Rome Beauty Park extension.
  - Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site construction work.
  - Obtain a City Excavation Permit for work in the City right-of-way.
  - Provide a bond for all public improvements included in the subdivision before recording the plat.
- The Murray City Building Official recommends approval with the condition that the applicant provide complete plans, calculations, and soils reports for building permit submittals.
  - The Murray City Fire Department recommends approval with the condition that the meet applicable Fire Code standards including number and placement of hydrants,

adequate fire flow, and appropriate emergency services access.

- The Murray City Water Division notes the following corrections:
  - The current water design and metering will not function and must be redesigned.
  - There are water metering issues with the Applegate “master meter” that will have to be addressed for the project to move forward.
  - The project will require a new 8” water line to be laid to the water main on 700 West, and the old main abandoned.
  - The project may require a minimum of 3 new fire flow master meters with check valves and a meter vault for the existing Applegate Condominiums.
  
- The Murray City Sewer Division recommends approval with the condition that all department requirements are met.
  
- The Murray City Power Department recommends approval with the condition that street lighting will be reviewed and approved with department personnel.

The preceding comments are addressed as conditions in the final section of this report.

## **VI. PUBLIC COMMENT**

342 notices were sent to property owners within 500’ of the subject property and to affected entities. As of the date of this report, staff has received two emails: one asking for additional information and expressing some concerns about privacy as it relates to the parking lots and townhomes, and another expressing support for the project that will allow much needed repairs. Staff has also had several phone calls from a property owner on Majestic Village Circle who had questions and concerns about privacy because of the proximity of new townhomes located with a 15’ setback, and concerns about traffic. Staff will cover any additional comments received at the meeting.

## **VI. FINDINGS**

Based on the analyses of the Partial Withdrawal of the Arrowhead Lane Condo Plat, the Pontiac Subdivision and the Conditional Use Permit for a new office building and a survey of the surrounding area, staff concludes the following:

1. With conditions, the proposed preliminary PUD subdivision complies with the standards of the Murray City Subdivision Ordinance, and the Murray City Land Use Ordinance.
2. The proposed preliminary PUD subdivision provides new and needed residential housing opportunities at appropriate density and scale for the area, while providing improvements

to existing housing and needed infrastructure.

3. The proposed PUD subdivision is in harmony with the Future Land Use Map and the objectives and goals of the Murray City General Plan.

## VII. CONCLUSION/RECOMMENDATION

RECOMMENDATION 1, CONDITIONAL USE APPROVAL: Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT CONDITIONAL USE APPROVAL to allow the proposed Applegate Townhomes PUD Subdivision** subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
  - a. Meet City Subdivision requirements and standards. Determine if the plat is amending or vacating a portion of the Applegate Condominiums and update the plat to be consistent with the predetermined process.
  - b. If vacating, develop a condominium withdrawal or removal document and record prior to recording the plat. Provide a new or updated condominium declaration.
  - c. Provide a signed dedication deed for the portion of Applegate Drive that extends to Murray Boulevard.
  - d. Dedicate triangular area that extends into Spring Clover Drive – show dedication on the plat. This area should be removed from the density calculation.
  - e. The subdivision boundary lines that extend into existing lots need to be resolved prior to recording the plat. This area should be removed from the plat and density calculation.
  - f. For Units 10 and 22, provide a 20-foot setback from the proposed north loop road. Driveways cannot be located within a sidewalk access ramp and should be located at the PC or PT.
  - g. Provide sidewalk along the north loop road that connects units 11 – 21 to the Applegate Drive sidewalk.
  - h. Provide grading, drainage and utility plans and profile drawings
  - i. Meet City storm drain requirements, on site detention / retention is required. Implement Low Impact Development (LID) practices where applicable.
  - j. Maintenance and repairs of all on-site storm drain systems and detention basin is the responsibility of the HOA and must be defined in the HOA Declaration. A City Storm Water Inspection and Maintenance Agreement is also required.
  - k. Meet City utility requirements and provide Public Utility Easements (PUEs)
  - l. Reconstruct Applegate Drive to current City standards.
  - m. Provide new water, sewer and storm drain in Applegate Drive and reconnect existing

utilities to the new utility lines.

- n. Provide site soils study and meet recommendations.
  - o. Provide a traffic impact study meeting UDOT level II requirements and implement recommendations. The study should include evaluation of the current access, proposed accesses and the intersection of 5400 South and 700 West.
  - p. The current 172-unit development should have two access points from two roads to meet current City code. Additional units added to the development should have additional access points from separate roads or the proposed density should be reduced.
  - q. The Rome Beauty Park extension to Glendon Way must be completed with Phase 1 construction and must remain accessible for community and emergency vehicle access. The road cannot be gated.
  - r. Provide and record an access easement for the Rome Beauty Park extension.
  - s. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site construction work.
  - t. Obtain a City Excavation Permit for work in the City right-of-way.
  - u. Provide a bond for all public improvements included in the subdivision before recording the plat.
2. The applicant shall provide complete plans, calculations, and soils reports for building permit submittals.
  3. The subdivision shall meet all applicable Fire Code standards including number and placement of hydrants, adequate fire flow, and appropriate emergency service access.
  4. The subdivision shall meet all requirements of the Murray City Power Department.
  5. The subdivision shall meet all requirements of the Murray City Sewer Division.
  6. The applicant shall work with the Murray City Water Division to correct the design issues identified in this report prior to submitting for Final Subdivision approval, including:
    - a. The applicant shall provide a new 8” water line to the main on 700 West and abandon the old main.
    - b. The applicant shall provide new fire flow master meters with check valves and meter vault for the existing Applegate Condominiums.
    - c. The applicant shall address issues with the Applegate master meter.
  7. The applicant shall provide a formal landscaping plan, prepared and stamped by a licensed Utah Landscape Architect for all landscaping improvements on or associated with the project, meeting all requirements of Section 17.68 of the Murray City Land Use

Ordinance prior to submitting for Final PUD Subdivision approval.

8. The applicant shall provide amended Declarations for both the Applegate Condominiums and the Applegate Townhomes PUD that demonstrate the clear shared use, maintenance, and improvement of the existing clubhouse and pool, and that demonstrate the necessary shared access and parking agreements will continue in perpetuity.
9. The existing cellular monopole shall be relocated off the subject property prior to recordation of any Final Phase of the Applegate Townhomes PUD Subdivision.

RECOMMENDATION 2, PRELIMINARY PUD SUBDIVISION APPROVAL: Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT PRELIMINARY APPROVAL for the proposed Applegate Townhomes PUD Subdivision** subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
  - a. Meet City Subdivision requirements and standards. Determine if the plat is amending or vacating a portion of the Applegate Condominiums and update the plat to be consistent with the predetermined process.
  - b. If vacating, develop a condominium withdrawal or removal document and record prior to recording the plat. Provide a new or updated condominium declaration.
  - c. Provide a signed dedication deed for the portion of Applegate Drive that extends to Murray Boulevard.
  - d. Dedicate triangular area that extends into Spring Clover Drive – show dedication on the plat. This area should be removed from the density calculation.
  - e. The subdivision boundary lines that extend into existing lots need to be resolved prior to recording the plat. This area should be removed from the plat and density calculation.
  - f. For Units 10 and 22, provide a 20-foot setback from the proposed north loop road. Driveways cannot be located within a sidewalk access ramp and should be located at the PC or PT.
  - g. Provide sidewalk along the north loop road that connects units 11 – 21 to the Applegate Drive sidewalk.
  - h. Provide grading, drainage and utility plans and profile drawings
  - i. Meet City storm drain requirements, on site detention / retention is required. Implement Low Impact Development (LID) practices where applicable.
  - j. Maintenance and repairs of all on-site storm drain systems and detention basin is the responsibility of the HOA and must be defined in the HOA Declaration. A City Storm Water Inspection and Maintenance Agreement is also required.

- k. Meet City utility requirements and provide Public Utility Easements (PUEs)
  - l. Reconstruct Applegate Drive to current City standards.
  - m. Provide new water, sewer and storm drain in Applegate Drive and reconnect existing utilities to the new utility lines.
  - n. Provide site soils study and meet recommendations.
  - o. Provide a traffic impact study meeting UDOT level II requirements and implement recommendations. The study should include evaluation of the current access, proposed accesses and the intersection of 5400 South and 700 West.
  - p. The current 172-unit development should have two access points from two roads to meet current City code. Additional units added to the development should have additional access points from separate roads or the proposed density should be reduced.
  - q. The Rome Beauty Park extension to Glendon Way must be completed with Phase 1 construction and must remain accessible for community and emergency vehicle access. The road cannot be gated.
  - r. Provide and record an access easement for the Rome Beauty Park extension.
  - s. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site construction work.
  - t. Obtain a City Excavation Permit for work in the City right-of-way.
  - u. Provide a bond for all public improvements included in the subdivision before recording the plat.
2. The applicant shall provide complete plans, calculations, and soils reports for building permit submittals.
  3. The subdivision shall meet all applicable Fire Code standards including number and placement of hydrants, adequate fire flow, and appropriate emergency service access.
  4. The subdivision shall meet all requirements of the Murray City Power Department.
  5. The subdivision shall meet all requirements of the Murray City Sewer Division.
  6. The applicant shall work with the Murray City Water Division to correct the design issues identified in this report prior to submitting for Final Subdivision approval, including:
    - a. The applicant shall provide a new 8" water line to the main on 700 West and abandon the old main.
    - b. The applicant shall provide new fire flow master meters with check valves and meter vault for the existing Applegate Condominiums.
    - c. The applicant shall address issues with the Applegate master meter.

7. The applicant shall provide a formal landscaping plan, prepared and stamped by a licensed Utah Landscape Architect for all landscaping improvements on or associated with the project, meeting all requirements of Section 17.68 of the Murray City Land Use Ordinance prior to submitting for Final PUD Subdivision approval.
8. The applicant shall provide amended Declarations for both the Applegate Condominiums and the Applegate Townhomes PUD that demonstrate the clear shared use, maintenance, and improvement of the existing clubhouse and pool, and that demonstrate the necessary shared access and parking agreements will continue in perpetuity.
9. The existing cellular monopole shall be relocated off the subject property prior to recordation of any Final Phase of the Applegate Townhomes PUD Subdivision.

# **Attachments**

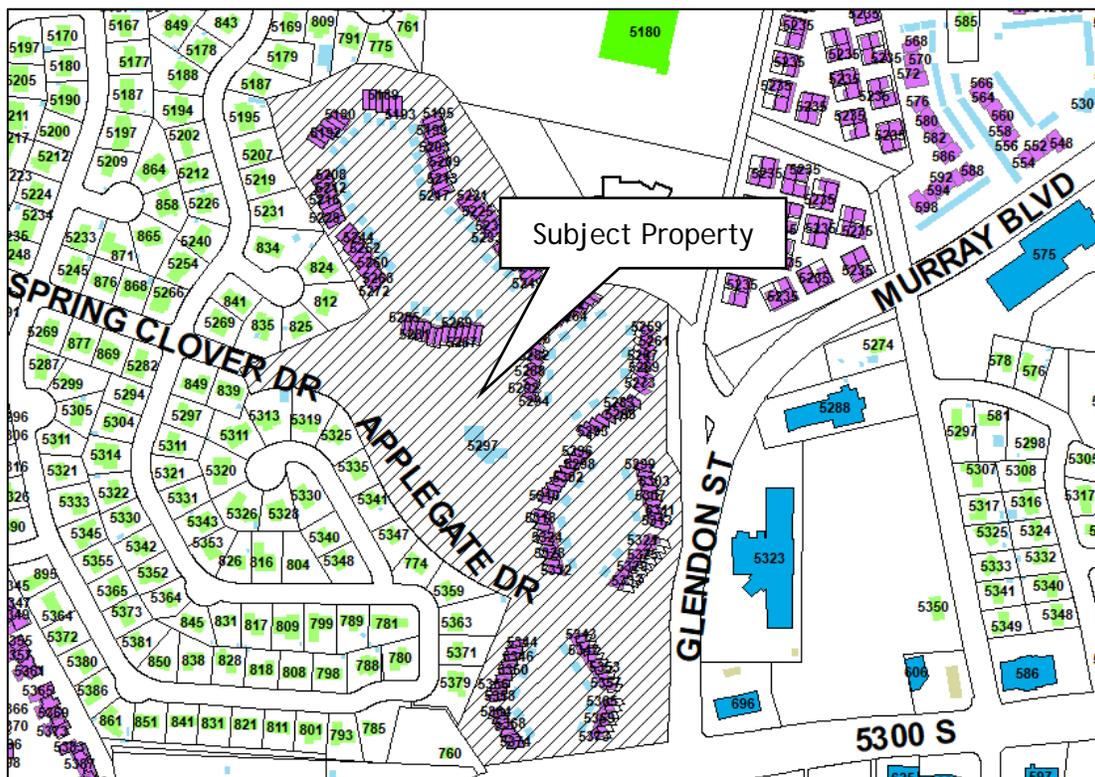


## NOTICE OF PUBLIC MEETING

**\*\*In support of the Governor's "Stay Safe, Stay Home" directive as well as the Salt Lake County and Salt Lake County Health Department directive to limit spread of COVID-19, the Planning Commission meeting will be CLOSED to the general public. However, participation is encouraged through viewing a live stream of the meeting at [www.murraycitylive.com](http://www.murraycitylive.com). Please submit your comments by email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov) up to and during the meeting. You may also call the Planning Division at 801-270-2420 up until 5:00 p.m. on the Thursday, May 21, 2020.\*\***

The Murray City Planning Commission will hold a public meeting on Thursday, May 21, 2020 at 6:30 p.m. regarding the following applications:

- 1) **The Applegate Home-Owner's Association is requesting Preliminary & Final Subdivision approval to amend the Applegate Condominium Subdivision on property located at 770 West Applegate Drive by subdividing into two parcels. Please see the attached plan.**
- 2) **Fieldstone Construction and Management Services is requesting Preliminary Planned Unit Development (PUD) Subdivision approval for the Applegate Townhomes PUD, 48 new townhomes proposed to be constructed on property located at approximately 780 West Applegate Drive. Please see the attached plan.**



This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please call Jared Hall with the Murray City Planning Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

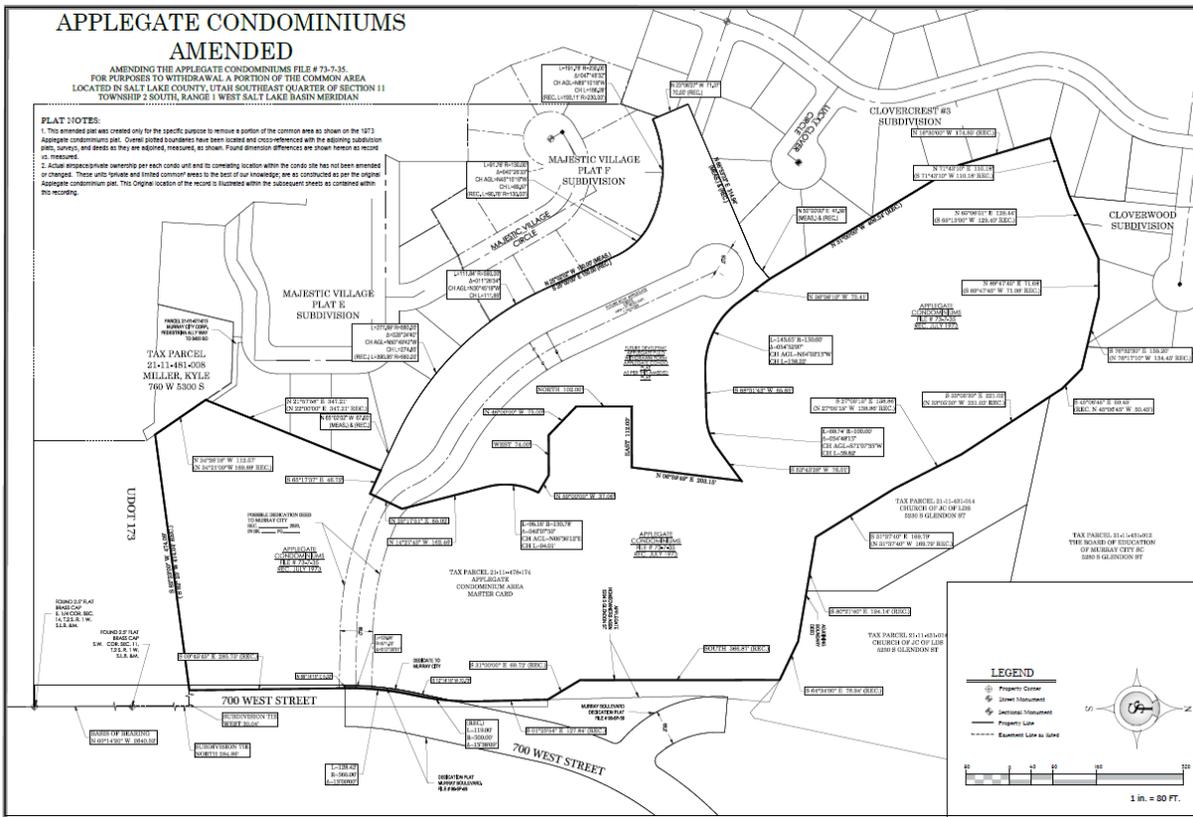


Figure 1: Applegate Condominium Subdivision Amended – subdivision of the property into two parcels

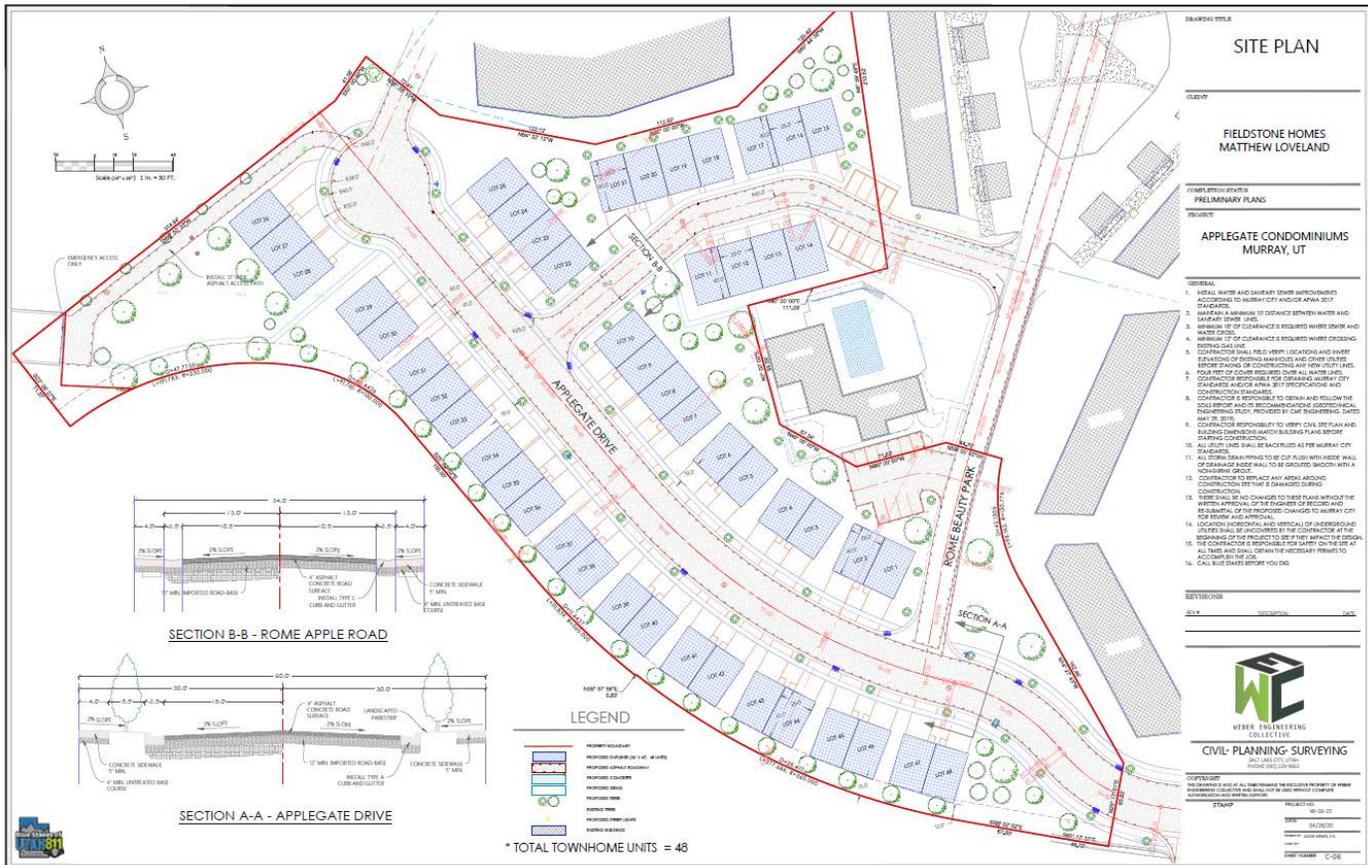


Figure 2: Proposed Applegate Townhomes PUD Subdivision

# CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction    
 Land use change    
 Remodel    
 Addition

Subject Property Address: 750 W. Applegate

Parcel Identification (Sidwell) Number: \_\_\_\_\_

Parcel Area: 5.069 Current Use: Med. Density Condo TH

Floor Area: NA Zoning Classification: RM-15 LU# \_\_\_\_\_

Applicant Name: Fieldstone Construction + Management Services, inc

Mailing Address: 12896 S. Pony Express #400

City, State, ZIP: Draper, UT 84020

Daytime Phone #: 801.884.3597 Fax #: \_\_\_\_\_

Email Address: MatthewL@FieldstoneHomes.com

Business or Project Name : above

Property Owner's Name (If different): Applegate HOA

Property Owner's Mailing Address: 750 W Applegate

City, State, Zip: Murray, UT

Daytime Phone #: 801.244.7623 Fax #: NA

Email address: GeorgeC@Xmission.com

Describe your request in detail (use additional page if necessary): \_\_\_\_\_

Subdivide excess HOA parcel into 48 units.

Authorized Signature: [Signature] Date: 3/16/20

**Property Owners Affidavit**

I (we) George Cowan, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

George Cowan  
Owner's Signature                      Owner's Signature (co-owner if any)

State of Utah  
County of Salt Lake §

Subscribed and sworn to before me this 10 day of March, 20 20.

Paul J. Richards  
Notary Public  
Residing in Tooele County My commission expires: 7/17/2020

**Agent Authorization**

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Murray City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize \_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature                      Owner's Signature (co-owner if any)

State of Utah  
County of Salt Lake §

On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Residing in \_\_\_\_\_  
Notary public  
My commission expires: \_\_\_\_\_

# SUBDIVISION & FLAG LOT APPLICATION

Type of Application (check all that apply):

- Subdivision                       Conditional Use                       Concept Review  
 Flag Lot                               Appeal

Subdivision Name: Applegate Townhomes

Subject Property Address: 750 W. Applegate

Parcel Identification (Sidwell) Number: \_\_\_\_\_

Parcel Area: 5.069 Current Use: med. Density Condo Townhouses

Zoning Classification: RM-15

Applicant Name: Fieldstone Construction + Management Services, inc.

Mailing Address: 12896 S. Pony Express #400

City, State, ZIP: Draper, UT 84020

Daytime Phone #: 801.884.3597 Fax #: NA

Email Address: MatthewL@FieldstoneHomes.com

Business Name (if applicable): above

Property Owner's Name (if different): Applegate HOA

Property Owner's Mailing Address: 750 W. Applegate

City, State, Zip: Murray, UT

Daytime Phone #: 801.244.7623 Fax #: NA

Describe your request in detail (use additional page if necessary): \_\_\_\_\_

Subdivide excess HOA parcel into 48 units.

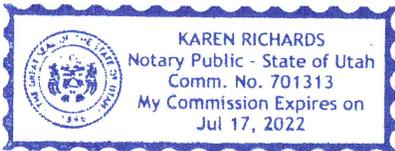
Authorized Signature:  Date: 3/10/20

Property Owners Affidavit

I (we) George Cowan, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

George Cowan  
Owner's Signature  
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 19 day of March, 2020.



Karen Richards  
Notary Public  
Residing in Tooele County  
My commission expires: 7/17/2020

Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Murray City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize \_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature  
Owner's Signature (co-owner if any)

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

\_\_\_\_\_  
Notary Public  
Residing in \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# APPLEGATE TOWNHOMES

MURRAY, UTAH

DRAWING TITLE

## COVER SHEET

CLEINT

FIELDSTONE HOMES  
MATTHEW LOVELAND

COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT

APPLEGATE CONDOMINIUMS  
MURRAY, UT

GENERAL

- INSTALL WATER AND SANITARY SEWER IMPROVEMENTS ACCORDING TO MURRAY CITY AND/OR APWA 2017 STANDARDS.
- MAINTAIN A MINIMUM 10' DISTANCE BETWEEN WATER AND SANITARY SEWER LINES.
- MINIMUM 18" OF CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS.
- MINIMUM 12" OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
- FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES.
- CONTRACTOR RESPONSIBLE FOR OBTAINING MURRAY CITY STANDARDS AND/OR APWA 2017 SPECIFICATIONS AND CONSTRUCTION STANDARDS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN AND FOLLOW THE SOILS REPORT AND ITS RECOMMENDATIONS (GEOTECHNICAL ENGINEERING STUDY, PROVIDED BY CMT ENGINEERING, DATED MAY 29, 2019).
- CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
- ALL UTILITY LINES SHALL BE BACKFILLED AS PER MURRAY CITY STANDARDS.
- ALL STORM DRAIN PIPING TO BE CUT FLUSH WITH INSIDE WALL OF DRAINAGE INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
- CONTRACTOR TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED DURING CONSTRUCTION.
- THERE SHALL BE NO CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND RE-SUBMITAL OF THE PROPOSED CHANGES TO MURRAY CITY FOR REVIEW AND APPROVAL.
- LOCATION (HORIZONTAL AND VERTICAL) OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO ACCOMPLISH THE JOB.
- CALL BLUE STAKES BEFORE YOU DIG

REVISIONS:

REV # DESCRIPTION DATE



WEBER ENGINEERING  
COLLECTIVE

CIVIL · PLANNING · SURVEYING

SALT LAKE CITY, UTAH  
PHONE (385) 229-9663

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STAMP PROJECT NO. W-18-15  
DATE 04/28/20  
DRAWN BY: JACOB WEBER, P.E.  
CHKD BY:  
SHEET NUMBER C-01



VICINITY MAP\*

### DETAIL CALLOUTS

C-1 ADA ACCESS SIDEWALK RAMP  
D-01

C-2 SIDEWALK DRIVE APP. S.W. RAMP  
D-01

C-3 CATCH BASIN AND CLEANOUT  
D-01

C-5 ROADWAY DETAILS  
D-01

C-4 COMBINATION IN. CLEANOUT BOX  
D-02

C-6 MANHOLE AND VALVE COLLAR  
D-02

C-7 TRENCH BACKFILL  
D-02

C-5 POST AND SIGN MOUNTING DETAIL  
D-02

### INFORMATION

#### DEVELOPER

FIELDSTONE HOMES  
MATTHEW LOVELAND

#### CIVIL ENGINEER

WEBER ENGINEERING COLLECTIVE  
SALT LAKE CITY, UTAH  
PH. 385-229-9663

#### SURVEYOR

JOHANSON SURVEYING  
SALT LAKE CITY, UTAH 84118  
PH. 385-229-9663

#### CONTRACTOR

TBD

Sheet List Table	
Sheet Number	Sheet Title
C-01	COVER SHEET
SP-01	SUBDIVISION PLAT MAP TABLE
SP-02	SUBDIVISION PLAT MAP
C-02	OVERALL DEMO PLAN
C-03	PHASE 1
C-04	PHASE 2
C-05	OVERALL SITE PLAN
C-06	SITE PLAN
C-07	DRAINAGE PLAN
C-08	GRADING PLAN
C-09	UTILITY PLAN
C-10	AG DRIVE PP STA 10+00-15+00
C-11	AG DRIVE PP STA 15+00-20+00
C-12	AG DRIVE PP STA 20+00-END
C-12	ROME APP DR PP STA 10+00-END
C-13	ROME BEAUTY PP STA 10+00 -15+00
C-14	ROME BEAUTY PP STA 15+00-END
C-15	CROSS SECTION EXHIBIT
C-16	CROSS SECTION PROFILES
C-17	CUT AND FILL EXHIBIT
D-01	DETAILS
D-02	DETAILS

#### NOTICE TO CONTRACTOR

CAUTION TO THE CONTRACTOR NOTE THAT THE ELEVATION AND OR LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS FROM PUBLIC UTILITIES AND PRIVATE UTILITY COMPANY MARKINGS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UTILITY LOCATION COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ALSO NOTE THAT ANY UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED.



\*VICINITY MAP PROVIDED FROM GOOGLE MAPS.

# APPLEGATE P.U.D.

AMENDING A PORTION OF THE APPLEGATE  
CONDOMINIUMS COMMON AREA FILE # 73-7-35  
LOCATED IN SALT LAKE COUNTY, UTAH  
SOUTHEAST QUARTER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 WEST  
SALT LAKE BASIN MERIDIAN

LINE	LENGTH	BEARING
L1	26.00	S49° 53' 16"E
L2	57.94	S40° 06' 44"W
L3	58.73	N40° 06' 44"E
L4	57.94	N40° 06' 44"E
L5	26.00	S49° 53' 16"E
L6	58.74	N49° 41' 58"E
L7	26.00	S40° 18' 02"E
L8	57.97	S49° 41' 58"W
L9	26.00	S40° 18' 02"E
L10	57.93	N49° 41' 58"E
L11	58.75	N59° 23' 43"E
L12	26.00	S30° 36' 17"E
L13	57.95	S59° 23' 43"W
L14	26.00	S30° 36' 17"E
L15	57.98	N59° 23' 43"E
L16	26.00	S25° 00' 15"E
L17	58.00	S64° 59' 45"W
L18	26.00	N25° 00' 11"W
L19	58.00	N64° 59' 45"E
L20	58.00	N64° 59' 45"E
L21	26.00	N25° 00' 10"W
L22	26.00	S25° 00' 15"E
L23	26.00	S25° 00' 15"E
L24	58.00	N64° 59' 45"E
L25	26.00	N25° 00' 10"W
L27	26.00	S25° 00' 15"E
L28	58.00	N64° 59' 45"E
L29	26.00	N25° 00' 10"W
L66	26.00	S25° 00' 15"E
L67	58.00	N64° 59' 46"E
L68	58.00	S64° 59' 46"W
L69	26.00	N25° 00' 10"W
L70	58.00	N64° 59' 58"E
L71	26.00	S25° 00' 00"E
L72	26.00	N25° 00' 10"W
L73	25.00	N25° 00' 01"W
L74	57.97	N64° 59' 58"E
L75	26.00	S25° 00' 00"E
L76	26.00	N25° 00' 10"W
L77	65.81	N64° 59' 50"E

LINE	LENGTH	BEARING
L78	65.81	S64° 59' 50"W
L79	26.00	S25° 00' 10"E
L80	58.00	S64° 59' 50"W
L81	26.00	N25° 02' 11"W
L82	26.00	N25° 00' 10"W
L83	64.79	S64° 59' 50"W
L84	58.02	N64° 59' 50"E
L85	26.00	S25° 00' 10"E
L86	58.02	S64° 59' 50"W
L87	26.00	N25° 00' 10"W
L88	26.00	N25° 00' 10"W
L89	58.02	S64° 59' 50"W
L90	26.00	S25° 00' 10"E
L91	58.00	N64° 59' 50"E
L92	58.00	S64° 59' 50"W
L93	26.00	N25° 00' 10"W
L94	26.00	S25° 00' 10"E
L95	26.00	S25° 00' 10"E
L96	58.00	S64° 59' 50"W
L97	26.00	N25° 00' 10"W
L98	26.00	S25° 00' 10"E
L99	58.00	S64° 59' 50"W
L100	26.00	N25° 00' 10"W
L101	58.00	N64° 59' 50"E
L102	26.00	S25° 00' 10"E
L103	58.00	S64° 59' 50"W
L104	26.00	N25° 00' 10"W
L105	26.00	S25° 00' 10"E
L106	58.00	S64° 59' 50"W
L107	26.00	N25° 00' 10"W
L108	26.00	S25° 00' 10"E
L109	58.00	S64° 59' 50"W
L110	26.00	N25° 00' 10"W
L111	58.45	N63° 38' 54"E
L112	26.00	N26° 21' 03"W
L113	57.99	S63° 38' 54"W
L114	13.76	S25° 00' 10"E
L115	58.72	S63° 38' 54"W
L116	26.00	N26° 21' 06"W
L117	58.69	N56° 30' 48"E

LINE	LENGTH	BEARING
L118	26.00	N33° 27' 39"W
L119	58.00	S56° 30' 48"W
L120	58.68	S56° 30' 48"W
L121	26.00	N33° 30' 42"W
L122	58.68	N49° 28' 52"E
L123	57.99	S49° 28' 52"W
L124	26.00	N40° 31' 08"W
L125	58.68	S49° 28' 52"W
L126	26.00	N40° 31' 08"W
L127	58.68	N42° 26' 43"E
L128	57.99	S42° 26' 43"W
L129	26.00	N47° 33' 13"W
L130	58.68	S42° 26' 43"W
L131	26.00	N47° 33' 17"W
L132	58.68	N35° 24' 23"E
L133	26.00	N54° 35' 37"W
L134	57.99	S35° 24' 23"W
L135	26.00	N54° 35' 41"W
L136	58.68	S35° 24' 23"W
L137	58.87	S32° 08' 15"W
L138	57.78	N32° 08' 15"E
L139	26.00	N57° 51' 41"W
L140	1.90	S61° 54' 22"E
L141	58.24	S32° 08' 15"W
L142	26.00	N57° 51' 45"W
L147	26.00	S25° 00' 15"E
L148	58.00	S64° 59' 46"W
L149	26.00	N25° 00' 10"W
L150	40.53	N0° 00' 05"E
L151	48.83	S0° 00' 05"W
L152	48.83	N89° 59' 53"W
L153	13.40	N64° 59' 45"E
L154	1.99	N90° 00' 00"E
L155	48.83	N0° 00' 05"E
L156	26.00	N89° 59' 58"W
L157	48.83	S0° 00' 00"E
L158	26.00	N90° 00' 00"E
L159	48.83	S0° 00' 00"E
L160	48.83	N0° 00' 00"E
L161	26.00	S89° 59' 52"W

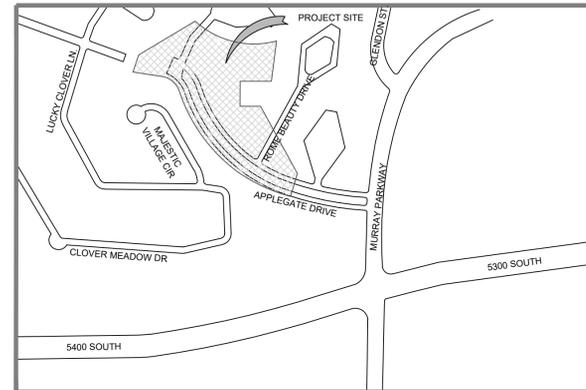
LINE	LENGTH	BEARING
L162	26.00	N90° 00' 00"E
L163	7.91	N90° 00' 00"E
L164	41.50	S0° 00' 07"E
L165	26.00	S89° 59' 52"W
L166	26.00	N90° 00' 00"W
L167	45.00	N0° 00' 05"E
L168	45.00	S0° 00' 05"W
L169	26.00	S89° 59' 53"E
L170	26.00	S89° 59' 53"E
L171	45.00	N0° 00' 05"E
L172	26.00	N90° 00' 00"W
L173	26.00	S89° 59' 53"E
L174	45.00	N0° 00' 05"E
L175	26.00	N90° 00' 00"W
L176	45.00	S0° 00' 05"W
L177	26.00	S89° 59' 53"E
L178	45.00	N0° 00' 05"E
L179	26.00	N90° 00' 00"W
L180	26.00	S89° 59' 53"E
L181	45.00	N0° 00' 05"E
L183	26.00	N90° 00' 00"W
L185	26.00	S89° 59' 53"E
L186	45.00	N0° 00' 05"E
L187	26.00	N90° 00' 00"W
L188	45.00	N0° 00' 05"E
L189	26.00	S89° 59' 53"E
L190	26.00	N90° 00' 00"W

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.02	427.00	3.49	N51° 38' 00"W	26.01
C2	26.02	427.00	3.49	N48° 08' 32"W	26.01
C3	26.02	427.00	3.49	N42° 00' 17"W	26.01
C4	26.02	427.00	3.49	N38° 30' 49"W	26.01
C5	26.02	427.00	3.49	N32° 22' 53"W	26.01
C6	26.02	427.00	3.49	N28° 53' 25"W	26.01
C8	1.00	15.09	3.80	N23° 17' 45"W	1.00
C9	27.49	50.00	31.50	S8° 18' 23"E	27.14
C10	27.21	50.00	31.18	S39° 38' 42"E	26.87
C11	12.25	487.00	1.44	S25° 43' 24"E	12.25
C12	26.01	487.00	3.06	S27° 58' 26"E	26.01
C13	26.01	487.00	3.06	S31° 56' 57"E	26.01
C14	26.01	487.00	3.06	S35° 00' 34"E	26.01
C15	26.01	487.00	3.06	S38° 59' 19"E	26.01
C16	26.01	487.00	3.06	S42° 02' 56"E	26.01
C17	26.01	487.00	3.06	S46° 01' 40"E	26.01
C18	26.01	487.00	3.06	S49° 05' 17"E	26.01
C19	26.01	487.00	3.06	S53° 04' 01"E	26.01
C20	26.01	487.00	3.06	S56° 07' 38"E	26.01
C21	26.03	487.00	3.06	S60° 15' 48"E	26.02
C22	24.16	116.00	11.93	S56° 03' 06"E	24.12
C24	12.22	28.00	25.00	N77° 29' 55"E	12.12
C25	19.93	28.09	40.65	S67° 55' 50"E	19.51

**UTILITY NOTE:**

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO NOR ARE THEY ACCEPTED FOR DEDICATION BY MURRAY CITY.



VICINITY MAP  
N.T.S.

**SURVEYORS CERTIFICATE**

I, Shane Johanson, do hereby certify that I am a Land Surveyor, and that I hold License No. xxxxxxx, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below hereafter to be known as Applegate P.U.D., and that same has been surveyed and shown on this survey. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.  
The purpose of this survey is to locate the boundaries of the described parcel and create a plat for a subdivision as shown hereon.

Prepared this 27th day of February, 2020.

**BOUNDARY DESCRIPTION**

Beginning at a point that is located on the bounds of Applegate Condominiums Phase 1 line AND, said point lies North 0°14'20" West, 2,440.32 feet (basis of bearing) to the Southeast Corner of Section 11, and North 0°02'02" West, 1,352.38 feet and West, 785.12 feet from the East Quarter Corner of Section 14, Township 2 South, Range 1 West, Salt Lake Basin Meridian

and running S 36° 36' 10" E a distance of 72.41 feet to the beginning of a curve. Said curve bears to the left through an angle of 54° 52' 07", having a radius of 150.00 feet along the arc a distance of 143.65, and whose long chord bears S 44° 02' 13" E a distance of 138.22 feet. Thence N 88° 31' 43" E a distance of 85.85 feet to the beginning of a curve. Said curve bears to the left through an angle of 34° 48' 15", having a radius of 100.00 feet along the arc a distance of 60.74, and whose long chord bears N 71° 07' 35" E a distance of 59.82 feet. Thence N 53° 43' 28" E a distance of 76.01 feet. Thence S 06° 59' 49" W a distance of 203.15 feet. Thence West a distance of 112.00 feet. Thence South a distance of 102.00 feet. Thence S 46° 00' 00" E a distance of 73.00 feet. Thence East a distance of 74.00 feet. Thence S 59° 00' 00" E a distance of 37.06 feet to the beginning of a non-tangential curve. Said curve bears to the left through an angle of 42° 07' 50", having a radius of 130.78 feet along the arc a distance of 96.16, and whose long chord bears S 06° 36' 12" W a distance of 94.01 feet. Thence S 14° 27' 43" E a distance of 162.46 feet. Thence S 25° 17' 51" W a distance of 65.02 feet. Thence N 65° 17' 37" W a distance of 46.72 feet to Majestic Village Plat E Subdivision. Thence N 65° 02' 02" W a distance of 67.60 feet to the beginning of a curve. Said curve bears to the right through an angle of 28° 24' 40", having a radius of 560.00 feet along the arc a distance of 277.69, and whose long chord bears N 50° 49' 42" W a distance of 274.85 feet to a point of intersection with a non-tangential line. Thence S 59° 57' 58" W a distance of 0.83 feet to Majestic Village Plat F Subdivision; thence along Majestic Village Plat F Subdivision the following 4 courses which is the beginning of a non-tangential curve. Said curve bears to the right through an angle of 11° 26' 34", having a radius of 560.00 feet along the arc a distance of 111.84, and whose long chord bears N 30° 45' 19" W a distance of 111.84 feet. Thence N 25° 02' 02" W a distance of 150.00 feet to the beginning of a curve. Said curve bears to the left through 40° 26' 33", having a radius of 130.00 feet along the arc a distance of 91.76, and whose long chord bears N 45° 15' 19" W a distance of 89.87 feet to the beginning of a non-tangential curve. Said curve bears to the left through an angle of 47° 46' 32", having a radius of 230.00 feet along the arc a distance of 191.78, and whose long chord bears N 89° 10' 18" W a distance of 186.28 feet to a point of intersection with a non-tangential line. Thence Along Clover Crest No. 3 Subdivision the following 3 courses: N 23° 06' 27" W a distance of 71.37 feet, Thence N 66° 53' 33" E a distance of 314.94 feet. Thence N 50° 00' 00" E a distance of 41.58 feet. Thence to the point of beginning.

The above described parcel of land contains 220,846 sq. ft. in area or 5.069 acres. Less (ROW to be Dedicated to Murray City)

Basis of Bearing is N 00°14' 20" E 2,440.32 feet, between the bounds of Clover Crest #3 Subdivision and Applegate Condominiums.

**OWNER'S DEDICATION**

Know all men by these presents that \_\_\_\_\_ the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

APPLEGATE P.U.D.

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.  
In witness whereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

**NOTARY ACKNOWLEDGMENT**

State of Utah )  
 ) ss.  
County of Salt Lake )

The foregoing Owner's Dedication of the Applegate P.U.D. was signed before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, as Manager of \_\_\_\_\_, a Utah limited liability company, and by \_\_\_\_\_, a Utah limited liability company, each of whom personally appeared before me and duly acknowledged that the foregoing was Owner's Dedication was executed by authority.

Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Printed name \_\_\_\_\_ A Notary Public Commissioned in Utah

# APPLEGATE P.U.D.

AMENDING A PORTION OF THE APPLEGATE CONDOMINIUMS  
COMMON AREA FILE # 73-7-35  
LOCATED IN SALT LAKE COUNTY, UTAH SOUTHEAST QUARTER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASIN MERIDIAN



P.O. BOX 8848  
SALT LAKE CITY, UTAH 84108  
Shane Johanson P.L.S. 801-953-2541

SALT LAKE COUNTY RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF \_\_\_\_\_

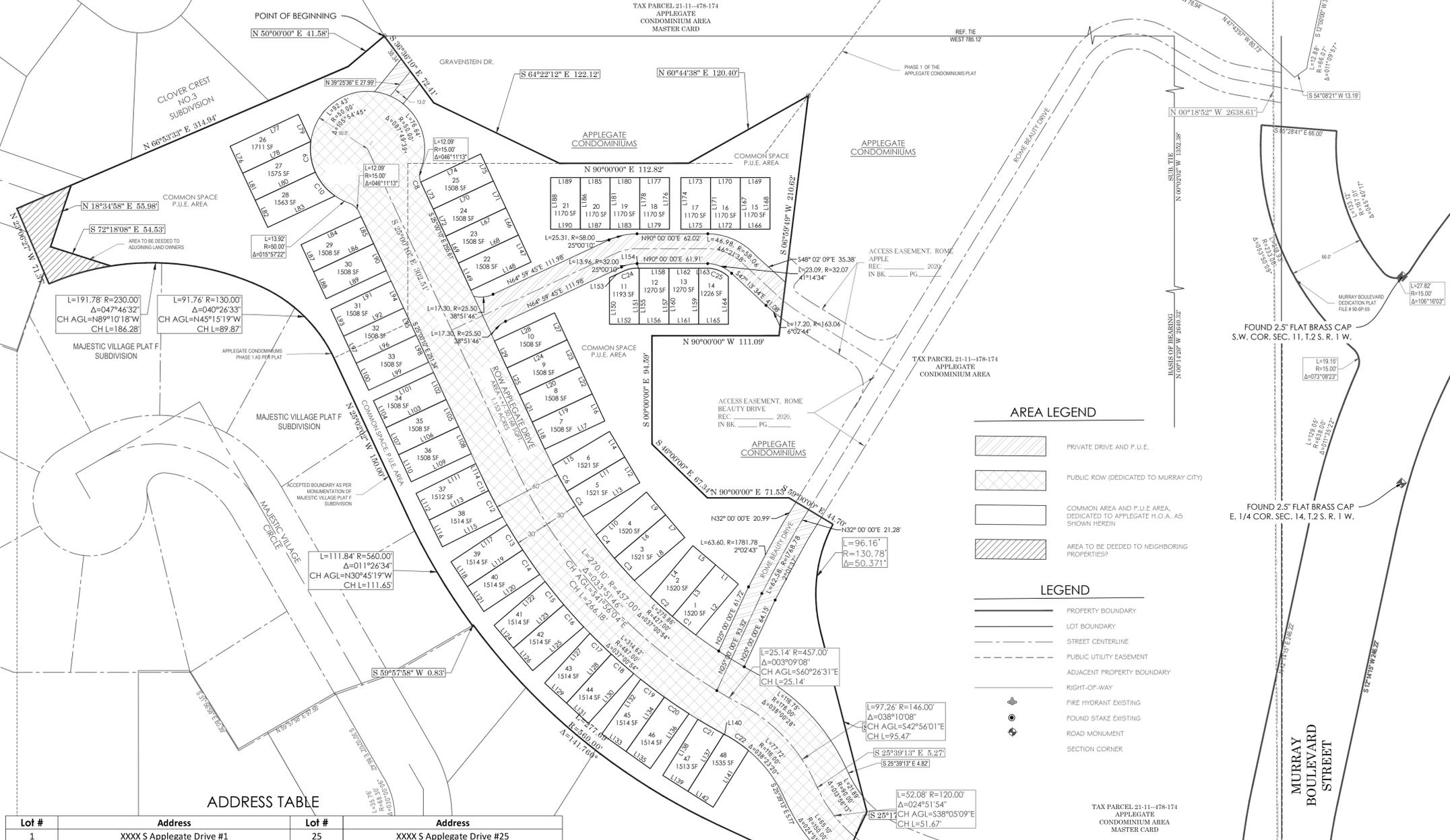
DATE \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 1  
OF 2 SHEETS

<p><b>COMCAST</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY COMCAST.</p> <p>SIGN _____</p>	<p><b>DOMINION ENERGY</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY DOMINION ENERGY.</p> <p>SIGN _____</p>	<p><b>UTOPIA</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY UTOPIA.</p> <p>SIGN _____</p>	<p><b>MURRAY POWER</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____.</p> <p>BY: _____</p>	<p><b>MURRAY CITY GIS</b></p> <p>PRESENTED TO MURRAY CITY THIS _____ DAY OF _____, A.D. 20 ____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>ATTEST _____ MAYOR</p>	<p><b>MURRAY CITY FIRE DEPARTMENT</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____.</p> <p>MURRAY CITY FIRE DEPARTMENT</p>
<p><b>MURRAY CITY UTILITIES</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY MURRAY CITY SEWER AND WATER</p> <p>MURRAY CITY WATER AND SEWER MANAGER</p>	<p><b>HEALTH DEPARTMENT</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY THE SALT LAKE VALLEY HEALTH DEPT.</p> <p>S. L. COUNTY HEALTH DEPARTMENT</p>	<p><b>CITY PLANNING COMMISSION</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY THE MURRAY CITY PLANNING COMMISSION.</p> <p>MURRAY PLANNING COMMISSION</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20 ____</p> <p>MURRAY CITY ATTORNEY</p>	<p><b>MURRAY CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.</p> <p>CITY ENGINEER _____ DATE _____</p>	<p><b>MURRAY CITY MAYOR</b></p> <p>PRESENTED TO THE MAYOR OF MURRAY CITY COUNCIL THIS _____ DAY OF _____, A.D. 20 ____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>MAYOR _____ ATTEST: CLERK _____</p>

# APPLEGATE P.U.D.

AMENDING A PORTION OF THE APPLEGATE CONDOMINIUMS  
COMMON AREA FILE # 73-7-35.  
LOCATED IN SALT LAKE COUNTY, UTAH SOUTHEAST QUARTER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASIN MERIDIAN

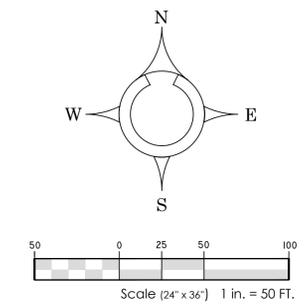


### AREA LEGEND

- PRIVATE DRIVE AND P.U.E.
- PUBLIC ROW (DEDICATED TO MURRAY CITY)
- COMMON AREA AND P.U.E. AREA, DEDICATED TO APPLEGATE H.O.A. AS SHOWN HEREIN
- AREA TO BE DEEDED TO NEIGHBORING PROPERTIES

### LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY BOUNDARY
- RIGHT-OF-WAY
- FIRE HYDRANT EXISTING
- FOUND STAKE EXISTING
- ROAD MONUMENT
- SECTION CORNER



**UTILITY NOTE:**

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### ADDRESS TABLE

Lot #	Address	Lot #	Address
1	XXXX S Applegate Drive #1	25	XXXX S Applegate Drive #25
2	XXXX S Applegate Drive #2	26	XXXX S Applegate Drive #26
3	XXXX S Applegate Drive #3	27	XXXX S Applegate Drive #27
4	XXXX S Applegate Drive #4	28	XXXX S Applegate Drive #28
5	XXXX S Applegate Drive #5	29	XXXX S Applegate Drive #29
6	XXXX S Applegate Drive #6	30	XXXX S Applegate Drive #30
7	XXXX S Applegate Drive #7	31	XXXX S Applegate Drive #31
8	XXXX S Applegate Drive #8	32	XXXX S Applegate Drive #32
9	XXXX S Applegate Drive #9	33	XXXX S Applegate Drive #33
10	XXXX S Applegate Drive #10	34	XXXX S Applegate Drive #34
11	XXXX W Private Drive #11	35	XXXX S Applegate Drive #35
12	XXXX W Private Drive #12	36	XXXX S Applegate Drive #36
13	XXXX W Private Drive #13	37	XXXX S Applegate Drive #37
14	XXXX W Private Drive #14	38	XXXX S Applegate Drive #38
15	XXXX W Private Drive #15	39	XXXX S Applegate Drive #39
16	XXXX W Private Drive #16	40	XXXX S Applegate Drive #40
17	XXXX W Private Drive #17	41	XXXX S Applegate Drive #41
18	XXXX W Private Drive #18	42	XXXX S Applegate Drive #42
19	XXXX W Private Drive #19	43	XXXX S Applegate Drive #43
20	XXXX W Private Drive #20	44	XXXX S Applegate Drive #44
21	XXXX W Private Drive #21	45	XXXX S Applegate Drive #45
22	XXXX S Applegate Drive #22	46	XXXX S Applegate Drive #46
23	XXXX S Applegate Drive #23	47	XXXX S Applegate Drive #47
24	XXXX S Applegate Drive #24	48	XXXX S Applegate Drive #48

## APPLEGATE P.U.D.

AMENDING A PORTION OF THE APPLEGATE CONDOMINIUMS  
COMMON AREA FILE # 73-7-35.  
LOCATED IN SALT LAKE COUNTY, UTAH SOUTHEAST QUARTER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASIN MERIDIAN

P.O. BOX 1884  
SALT LAKE CITY, UTAH 84116  
Shawn.Johanson@j.s.s. 801-855-2421

**SALT LAKE COUNTY RECORDED #** \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 2  
OF 2 SHEETS

DRAWING TITLE

# OVERALL SITE PLAN

CLEINT

FIELDSTONE HOMES  
MATTHEW LOVELAND

COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT  
APPLEGATE CONDOMINIUMS  
MURRAY, UT

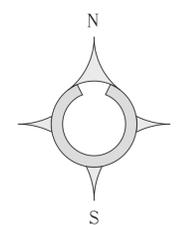
GENERAL



## LEGEND

- PROPERTY BOUNDARY
- PROPOSED DUPLEXES (26' x 40', 48 UNITS)
- PROPOSED ASPHALT ROADWAY
- PROPOSED CONCRETE
- PROPOSED GRASS
- PROPOSED TREES
- EXISTING TREES
- PROPOSED STREET LIGHTS
- EXISTING BUILDINGS

\* TOTAL TOWNHOME UNITS = 48



Scale (24" x 36") 1 in. = 40 FT.

REVISIONS:

REV #	DESCRIPTION	DATE



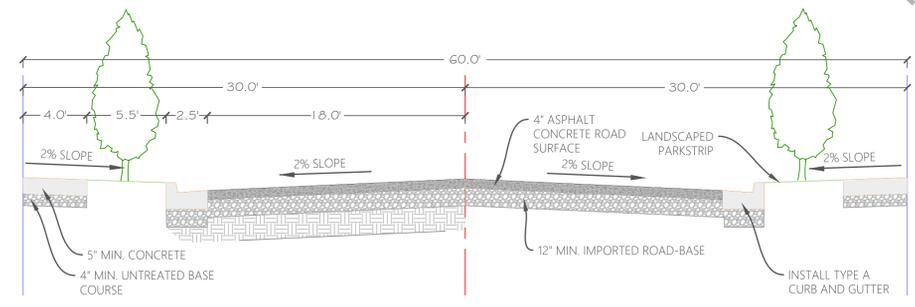
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COLLECTIVE

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SALT LAKE CITY, UTAH  
PHONE (385) 229-9663

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STAMP	PROJECT NO.
	W-18-15
	DATE 04/28/20
	DRAWN BY: JACOB WEBER, P.E.
	CHKD BY:
	SHEET NUMBER C-05



SECTION A-A - APPLEGATE DRIVE



# SITE PLAN

CLIENT

**FIELDSTONE HOMES  
MATTHEW LOVELAND**

COMPLETION STATUS  
**PRELIMINARY PLANS**

PROJECT

**APPLEGATE CONDOMINIUMS  
MURRAY, UT**

- GENERAL
- INSTALL WATER AND SANITARY SEWER IMPROVEMENTS ACCORDING TO MURRAY CITY AND/OR APWA 2017 STANDARDS.
  - MAINTAIN A MINIMUM 10' DISTANCE BETWEEN WATER AND SANITARY SEWER LINES.
  - MINIMUM 18" OF CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS.
  - MINIMUM 12" OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
  - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
  - FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES.
  - CONTRACTOR RESPONSIBLE FOR OBTAINING MURRAY CITY STANDARDS AND/OR APWA 2017 SPECIFICATIONS AND CONSTRUCTION STANDARDS.
  - CONTRACTOR IS RESPONSIBLE TO OBTAIN AND FOLLOW THE SOILS REPORT AND ITS RECOMMENDATIONS (GEO TECHNICAL ENGINEERING STUDY, PROVIDED BY CMT ENGINEERING, DATED MAY 29, 2019).
  - CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
  - ALL UTILITY LINES SHALL BE BACKFILLED AS PER MURRAY CITY STANDARDS.
  - ALL STORM DRAIN PIPING TO BE CUT FLUSH WITH INSIDE WALL OF DRAINAGE INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
  - CONTRACTOR TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED DURING CONSTRUCTION.
  - THERE SHALL BE NO CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND RE-SUBMITTAL OF THE PROPOSED CHANGES TO MURRAY CITY FOR REVIEW AND APPROVAL.
  - LOCATION (HORIZONTAL AND VERTICAL) OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO ACCOMPLISH THE JOB.
  - CALL BLUE STAKES BEFORE YOU DIG

REVISIONS:

REV #	DESCRIPTION	DATE

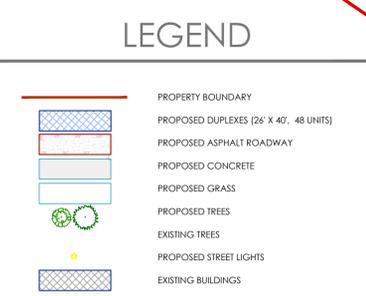
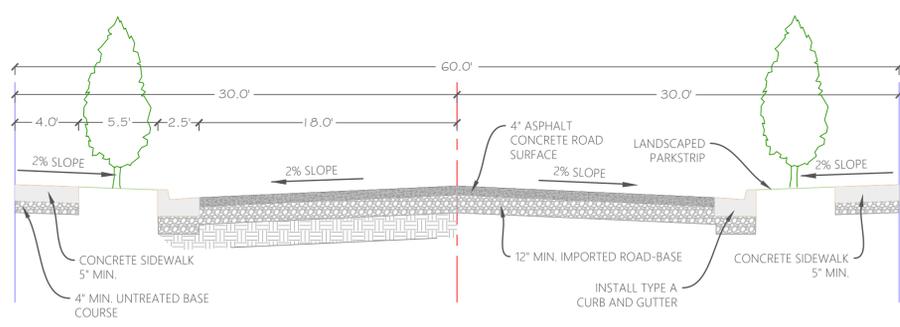
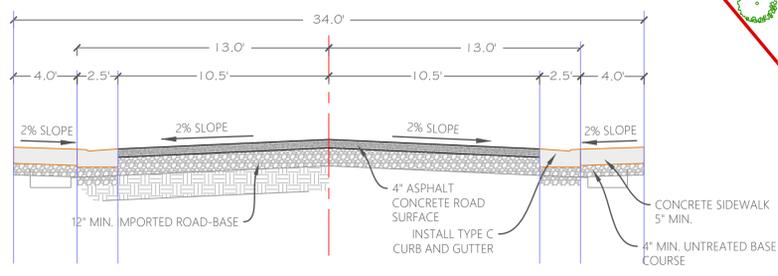
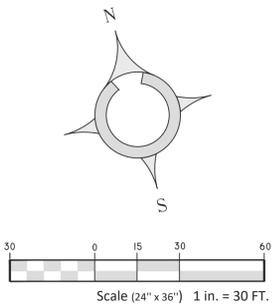


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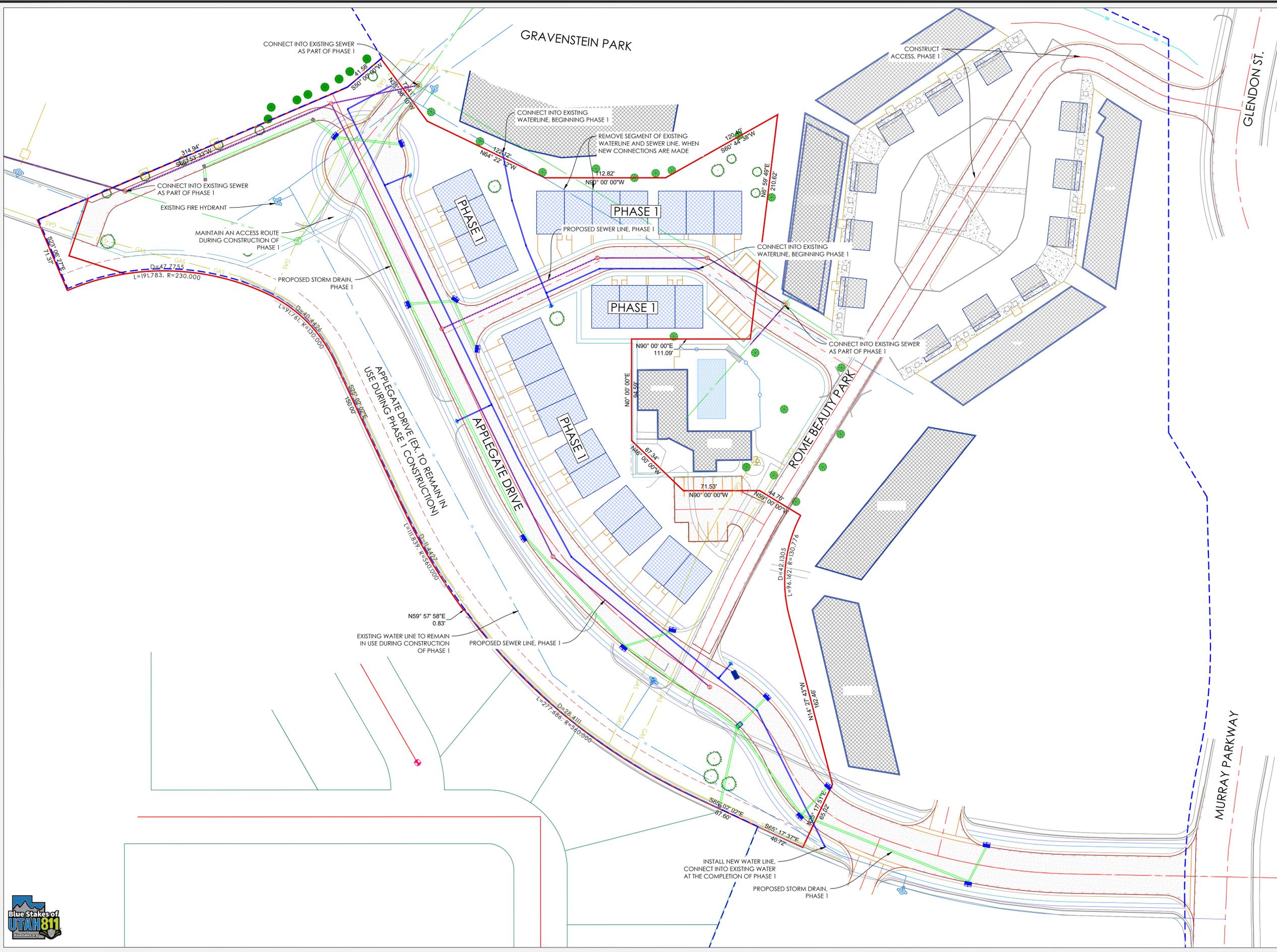
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STAMP	PROJECT NO.
	W-18-15
	DATE 04/28/20
	DRAWN BY: JACOB WEBER, P.E.
	CHKD BY:
	SHEET NUMBER C-06



\* TOTAL TOWNHOME UNITS = 48





DRAWING TITLE

# PHASE 1

CLEINT

FIELDSTONE HOMES  
MATTHEW LOVELAND

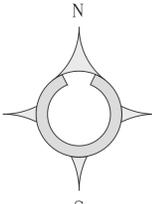
COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT  
APPLEGATE CONDOMINIUMS  
MURRAY, UT

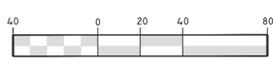
GENERAL

## LEGEND

- PROPERTY BOUNDARY
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PHASE 1 TOWNHOMES
- PHASE 2 TOWNHOMES



N  
S



Scale (24" x 36") 1 in. = 40 FT.

REVISIONS:

REV #	DESCRIPTION	DATE



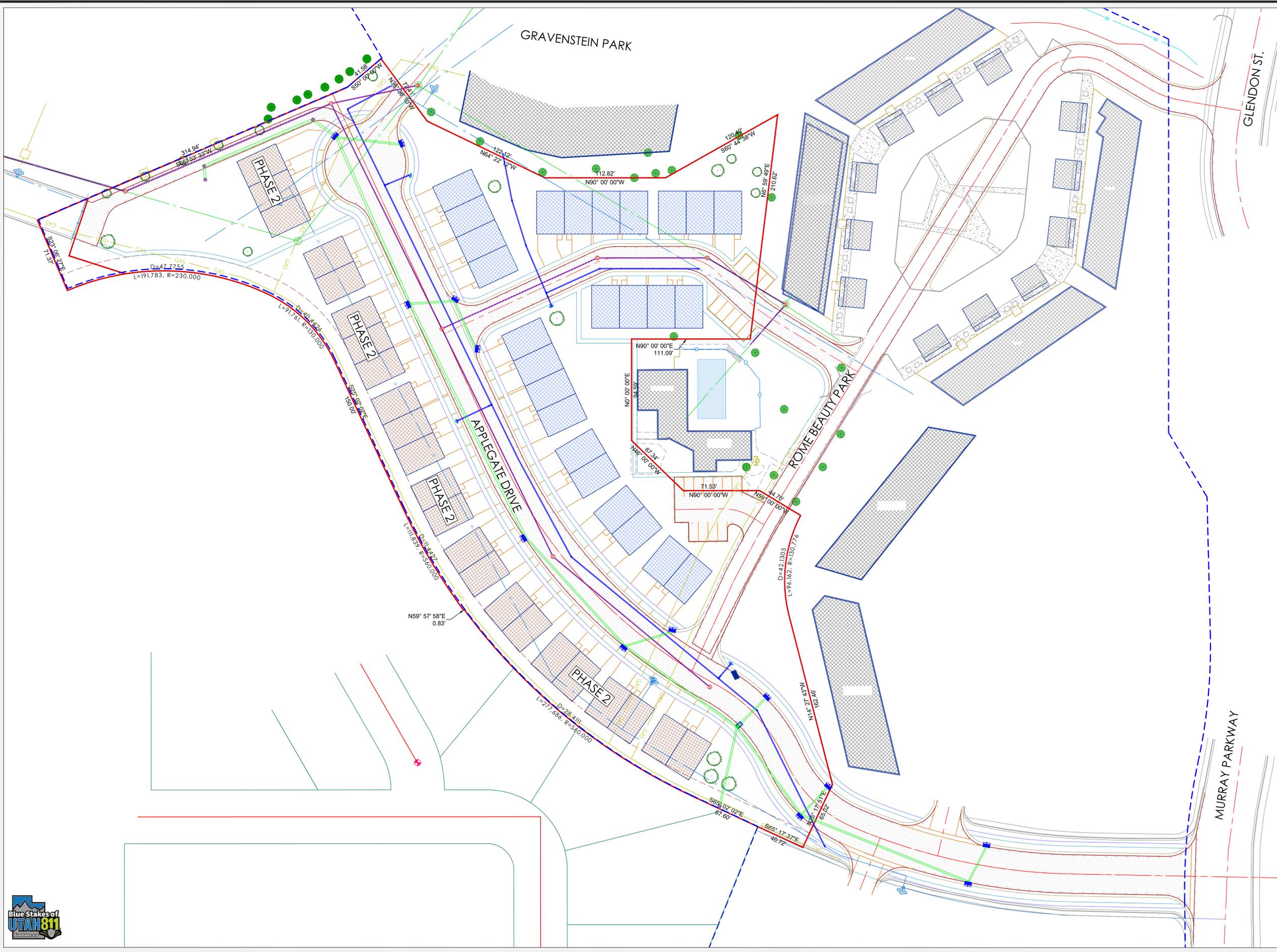
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	W-18-15
	DATE 04/28/20
	DRAWN BY: JACOB WEBER, P.E.
	CHECK BY:
	SHEET NUMBER C-03





DRAWING TITLE

# PHASE 2

CLEINT

FIELDSTONE HOMES  
MATTHEW LOVELAND

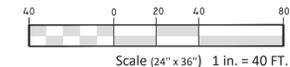
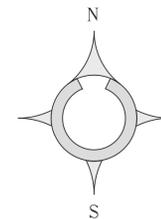
COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT  
APPLEGATE CONDOMINIUMS  
MURRAY, UT

GENERAL

## LEGEND

-  PROPERTY BOUNDARY
-  EXISTING CONCRETE
-  PROPOSED ASPHALT
-  PHASE 1 TOWNHOMES
-  PHASE 2 TOWNHOMES



REVISIONS:

REV #	DESCRIPTION	DATE



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DRAWING TITLE

# DRAINAGE PLAN

CLIENT

## FIELDSTONE HOMES MATTHEW LOVELAND

COMPLETION STATUS

PRELIMINARY PLANS

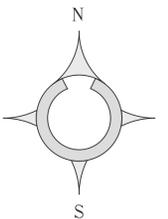
PROJECT

## APPLEGATE CONDOMINIUMS MURRAY, UT

GENERAL

### LEGEND

- EXISTING MINOR CONTOURS (2')
- PROPOSED MAJOR CONTOUR (10')
- PROPOSED MINOR CONTOUR (2')
- EDGE OF PROPOSED ASPHALT
- PROPOSED DRAINAGE SWALE
- PROPOSED SLOPE
- PROPOSED FINISHED GRADE
- EXISTING GRADE
- PROPOSED RETENTION AREA



Scale (24" x 36") 1 in. = 40 FT.

REVISIONS:

REV #	DESCRIPTION	DATE



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STAMP

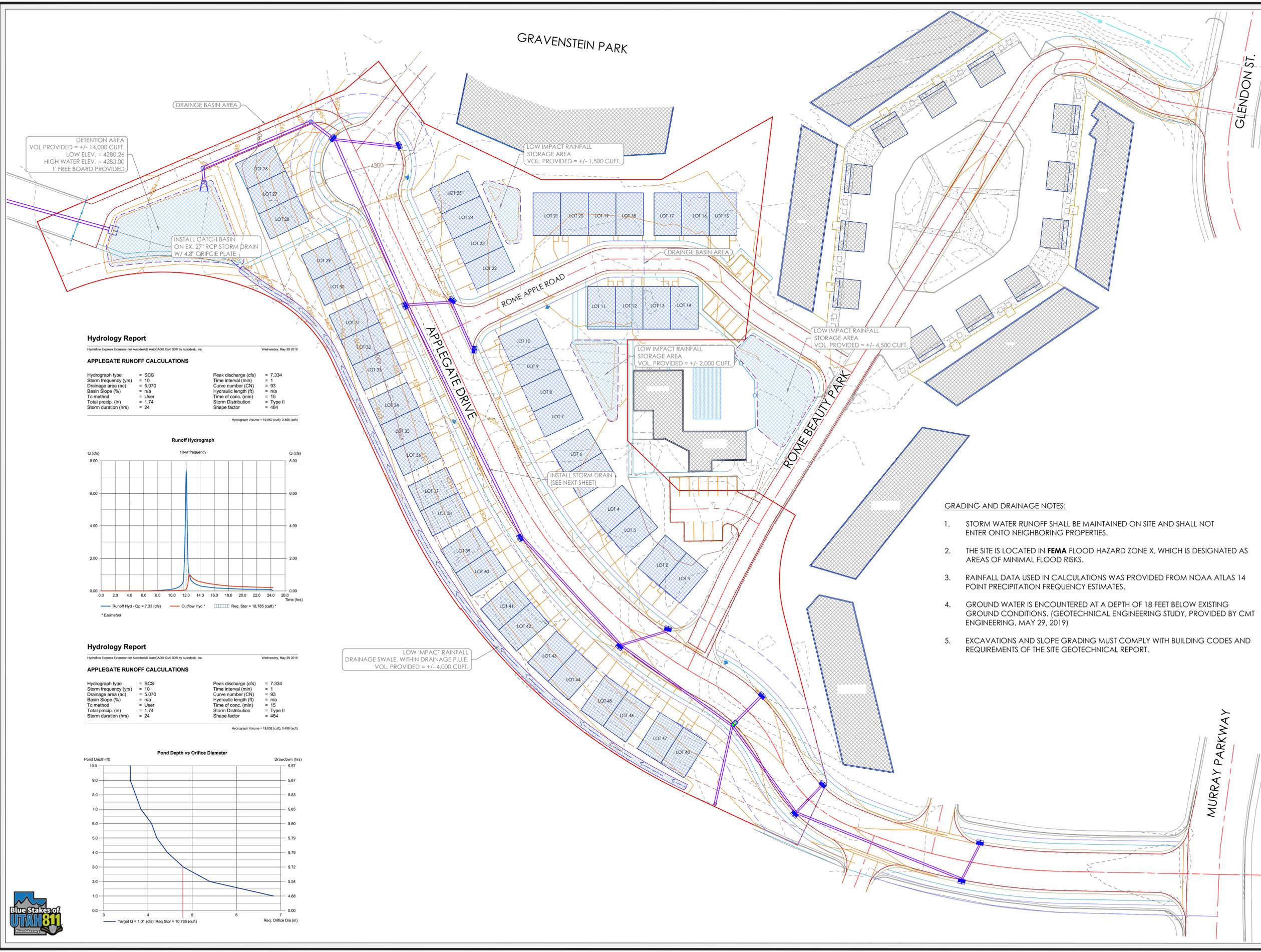
PROJECT NO.  
W-18-15

DATE  
04/28/20

DRAWN BY: JACOB WEBER, P.E.

CHKD BY:

SHEET NUMBER  
C-07



#### Hydrology Report

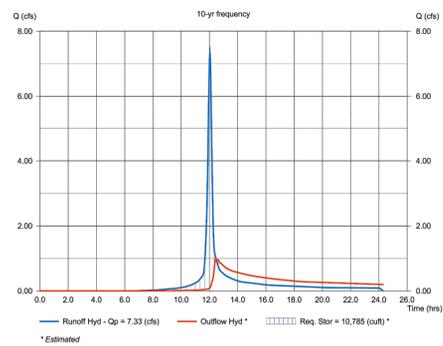
Hydroflow Express Extension for Autodesk AutoCAD Civil 3D® by Autodesk, Inc. Wednesday, May 29 2019

##### APPLEGATE RUNOFF CALCULATIONS

Hydrograph type = SCS	Peak discharge (cfs) = 7.334
Storm frequency (yrs) = 10	Time interval (min) = 1
Drainage area (ac) = 5.070	Curve number (CN) = 93
Basin Slope (%) = n/a	Hydraulic length (ft) = n/a
Tc method = User	Time of conc. (min) = 15
Total precip. (in) = 1.74	Storm Distribution = Type II
Storm duration (hrs) = 24	Shape factor = 484

Hydrograph Volume = 19,862 (cuft); 0.456 (acft)

##### Runoff Hydrograph



#### Hydrology Report

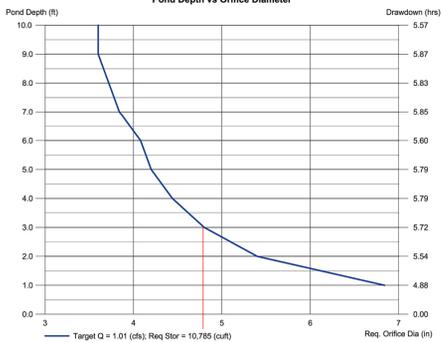
Hydroflow Express Extension for Autodesk AutoCAD Civil 3D® by Autodesk, Inc. Wednesday, May 29 2019

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Tc method = User	Time of conc. (min) = 15
Total precip. (in) = 1.74	Storm Distribution = Type II
Storm duration (hrs) = 24	Shape factor = 484

Hydrograph Volume = 19,862 (cuft); 0.456 (acft)

##### Pond Depth vs Orifice Diameter



#### GRADING AND DRAINAGE NOTES:

1. STORM WATER RUNOFF SHALL BE MAINTAINED ON SITE AND SHALL NOT ENTER ONTO NEIGHBORING PROPERTIES.
2. THE SITE IS LOCATED IN **FEMA FLOOD HAZARD ZONE X**, WHICH IS DESIGNATED AS AREAS OF MINIMAL FLOOD RISKS.
3. RAINFALL DATA USED IN CALCULATIONS WAS PROVIDED FROM NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES.
4. GROUND WATER IS ENCOUNTERED AT A DEPTH OF 18 FEET BELOW EXISTING GROUND CONDITIONS. (GEOTECHNICAL ENGINEERING STUDY, PROVIDED BY CMT ENGINEERING, MAY 29, 2019)
5. EXCAVATIONS AND SLOPE GRADING MUST COMPLY WITH BUILDING CODES AND REQUIREMENTS OF THE SITE GEOTECHNICAL REPORT.



DRAWING TITLE

# GRADING PLAN

CLEINT

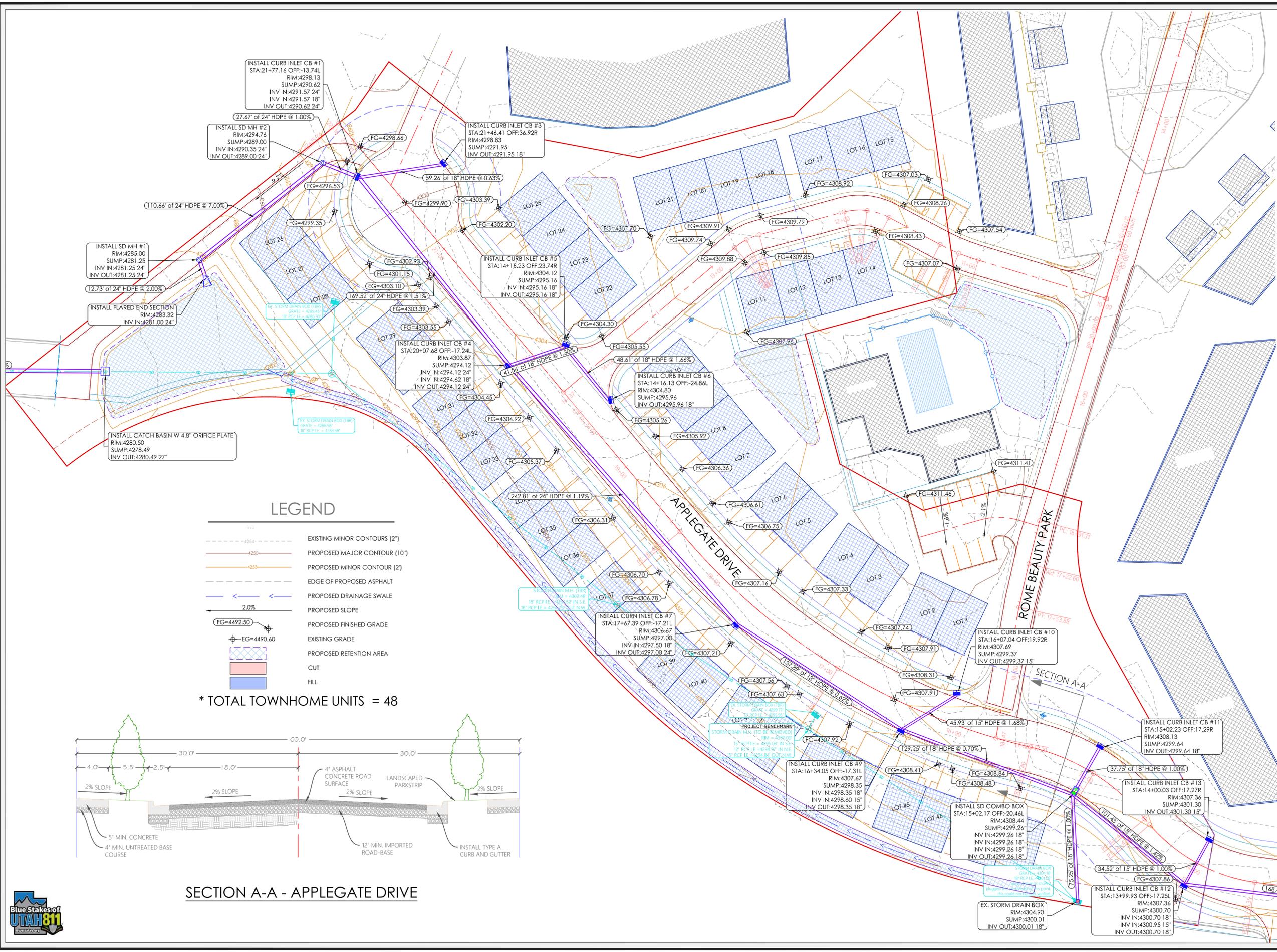
FIELDSTONE HOMES  
MATTHEW LOVELAND

COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT

APPLEGATE CONDOMINIUMS  
MURRAY, UT

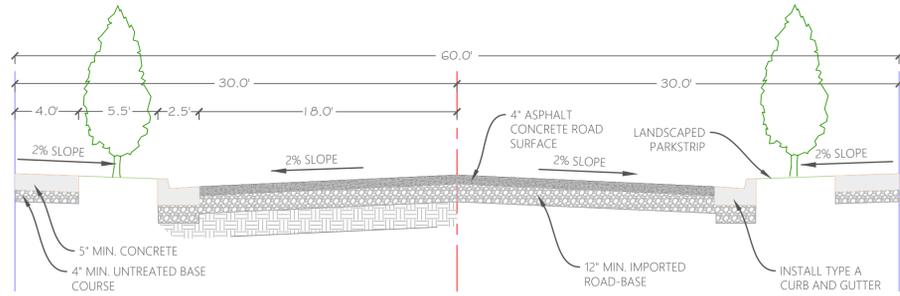
GENERAL



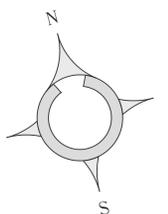
## LEGEND

- EXISTING MINOR CONTOURS (2')
- PROPOSED MAJOR CONTOUR (10')
- PROPOSED MINOR CONTOUR (2')
- EDGE OF PROPOSED ASPHALT
- PROPOSED DRAINAGE SWALE
- PROPOSED SLOPE
- PROPOSED FINISHED GRADE
- EXISTING GRADE
- PROPOSED RETENTION AREA
- CUT
- FILL

\* TOTAL TOWNHOME UNITS = 48



SECTION A-A - APPLGATE DRIVE



Scale (24" x 36") 1 in. = 30 FT.

### REVISIONS:

REV #	DESCRIPTION	DATE



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 CHKD BY  
 SHEET NUMBER C-08



DRAWING TITLE

# UTILITY PLAN

CLEINT

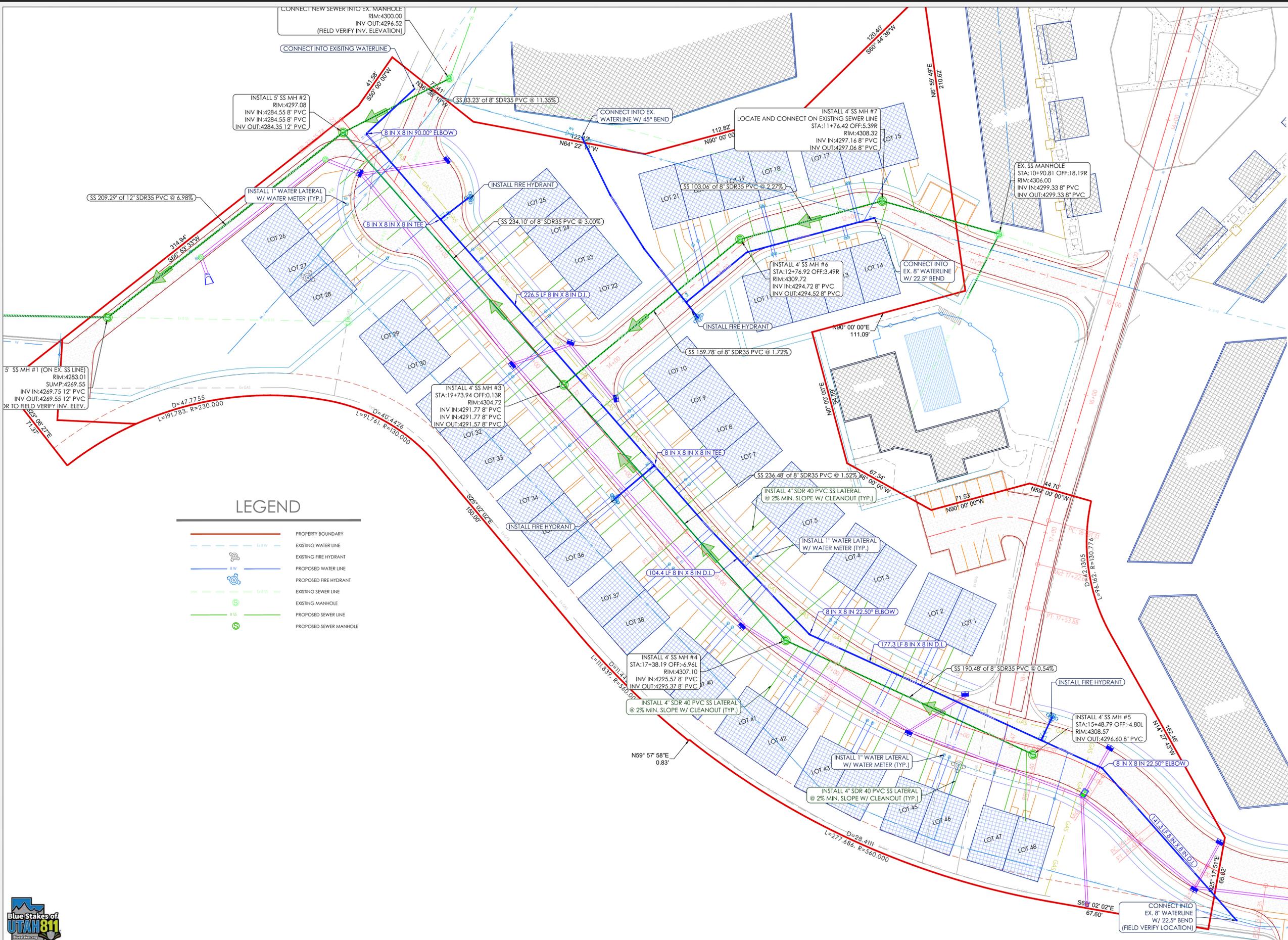
## FIELDSTONE HOMES MATTHEW LOVELAND

COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT

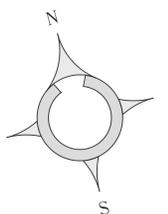
### APPLEGATE CONDOMINIUMS MURRAY, UT

GENERAL



### LEGEND

	PROPERTY BOUNDARY
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING SEWER LINE
	EXISTING MANHOLE
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE



Scale (24" x 36") 1 in. = 30 FT.

### REVISIONS:

REV #	DESCRIPTION	DATE



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CHECK BY:	
SHEET NUMBER	C-02



**FieldStone  
HOMES**

**APPLEGATE**

(801) 871-3589  
FIELDSTONE HOMES



1,595 finished sq.ft.  
2,170 total sq.ft.

**THE VISTA**

3-4 bedrooms  
2.5-3.5 bathrooms

TOWNHOMES

**FROM THE UPPER \$300'S**

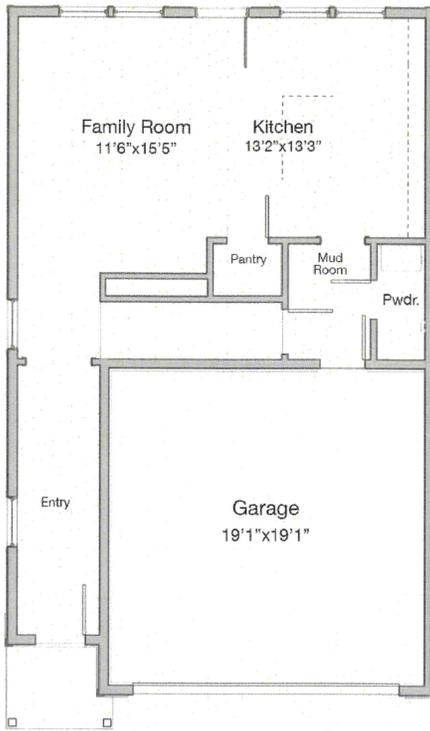
PRODUCT SHOWN IS A CONCEPT AND SUBJECT TO CHANGE



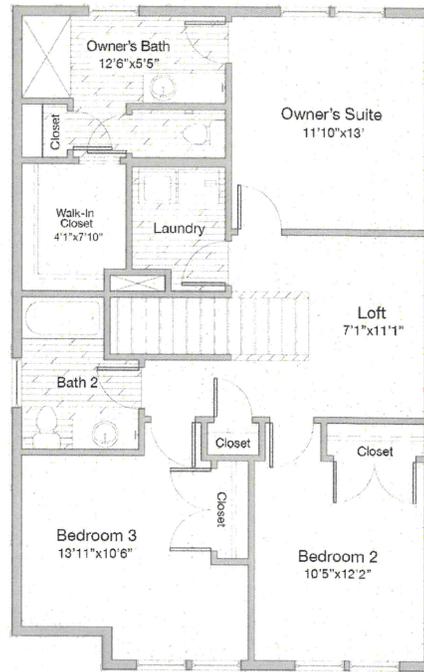
\*Home sq. ft. are approximate and are subject to change. Fieldstone Homes reserves the right to change or withdraw floor plans and features without notice. Artistic renderings represent the general appearance of the design and are not meant to be an exact rendition.



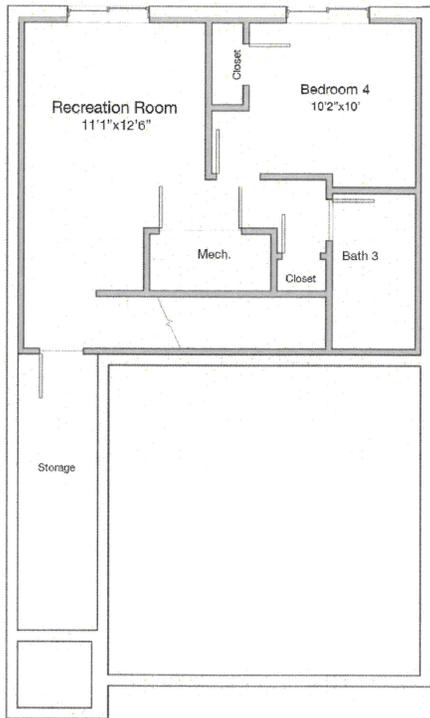
SCAN FOR 3D TOUR,  
COMMUNITY INFO,  
AND MORE.  
[fieldstonehomes.com](http://fieldstonehomes.com)



**FIRST FLOOR**  
Approx. 634 Sq Ft



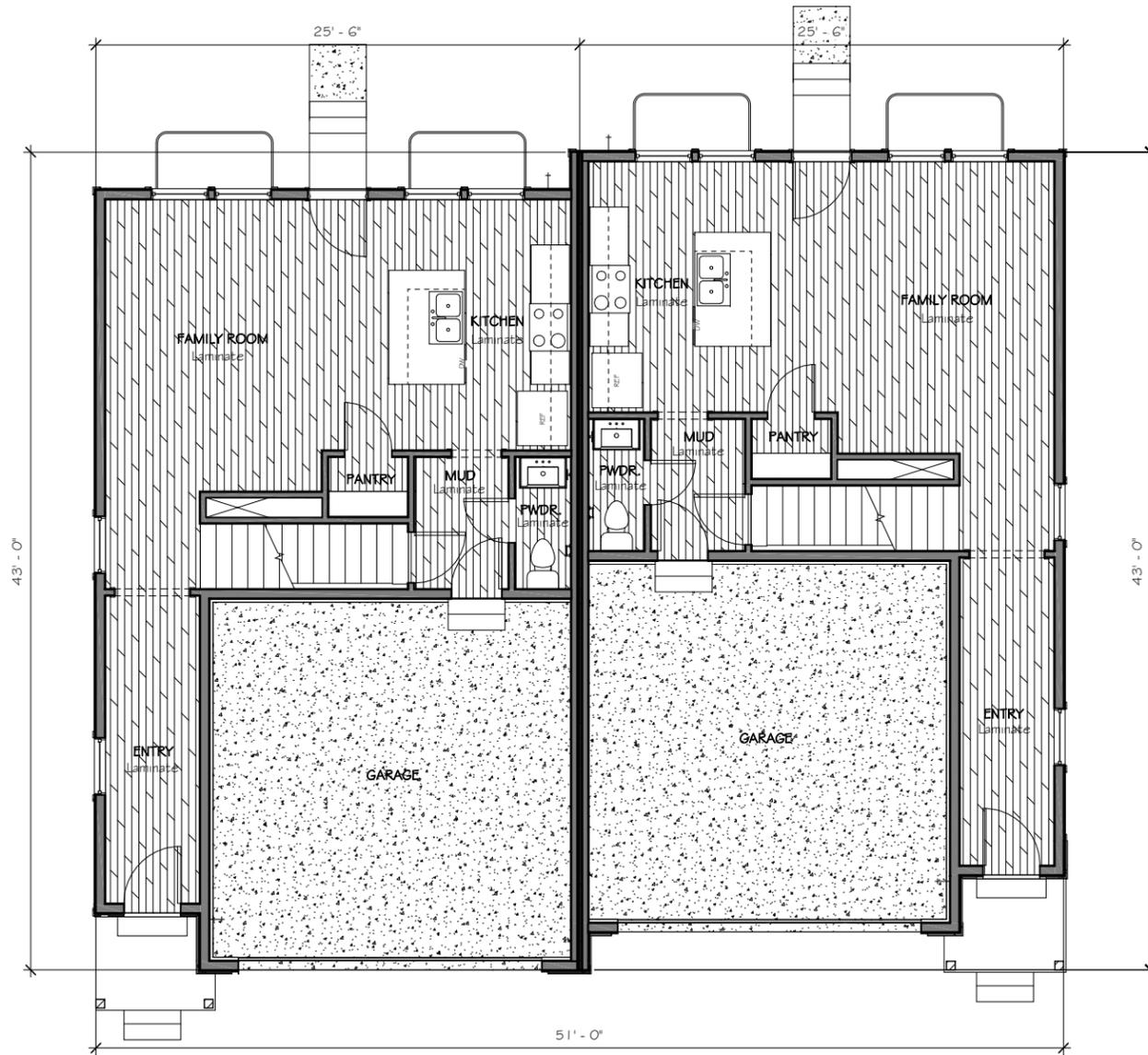
**SECOND FLOOR**  
Approx. 961 Sq Ft



**OPTIONAL FINISHED BASEMENT**  
Approx. 575 Sq Ft Unfinished

# FLOOR PLAN LAYOUT

The Vista



① Main Floor Flooring  
 1/4" = 1'-0" ON 24" X 36" PAPER  
 1/8" = 1'-0" ON 11" X 17" PAPER

APPLGATE  
 TOWNHOMES  
 ADDRESS

MAIN FLOOR FLOORING

DRAFTER: JTR

REDLINER: Checker

02/20/2020

SCENIC MTN.

TOWNHOMES

A1.3.2



① Upper Floor Flooring  
 1/4" = 1'-0" ON 24" X 36" PAPER  
 1/8" = 1'-0" ON 11" X 17" PAPER

APPLEGATE  
 TOWNHOMES  
 ADDRESS

UPPER FLOOR FLOORING

DRAFTER: JTR  
 REDLINER: Checker  
 02/20/2020  
 SCENIC MTN.  
 TOWNHOMES

A1.6.2



① Front Elevation.  
SCALE: N.T.S.



② Left Elevation.  
SCALE: N.T.S.



③ Right Elevation.  
SCALE: N.T.S.



④ Rear Elevation.  
SCALE: N.T.S.

APPLEGATE  
TOWNHOMES  
ADDRESS

ELEVATIONS

DRAFTER: Author

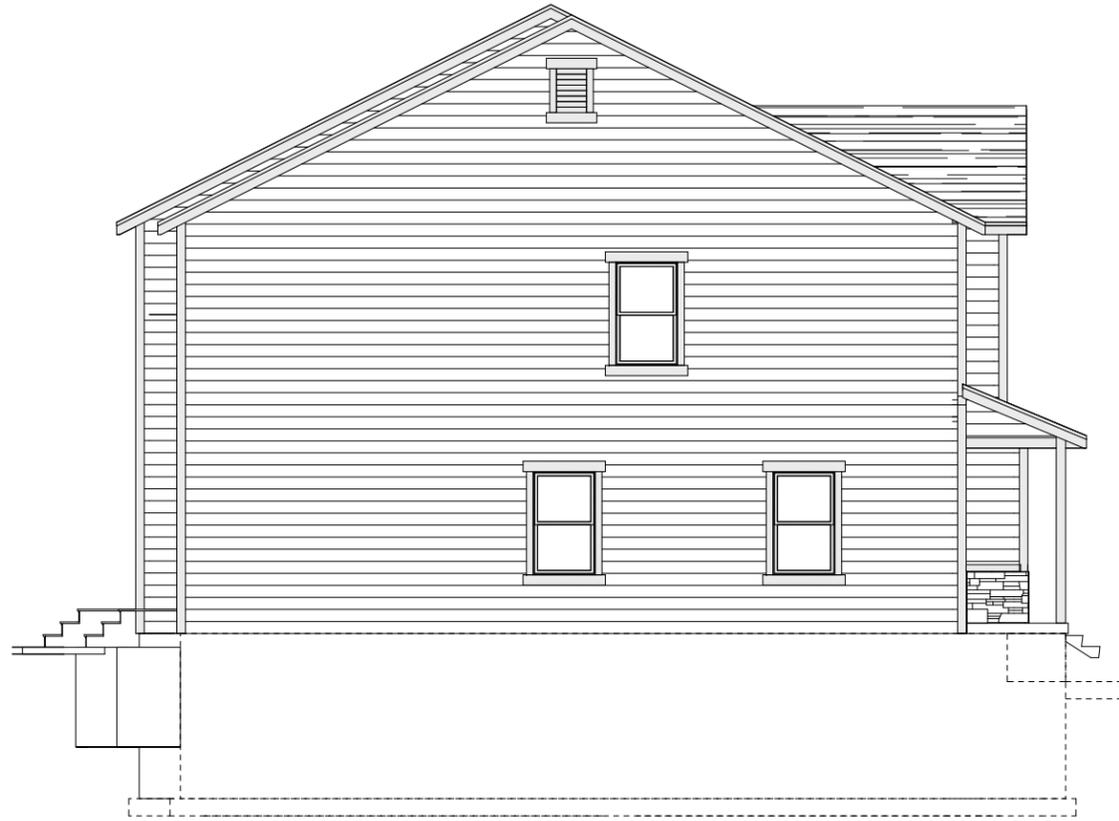
REDLINER: Checker

02/20/2020

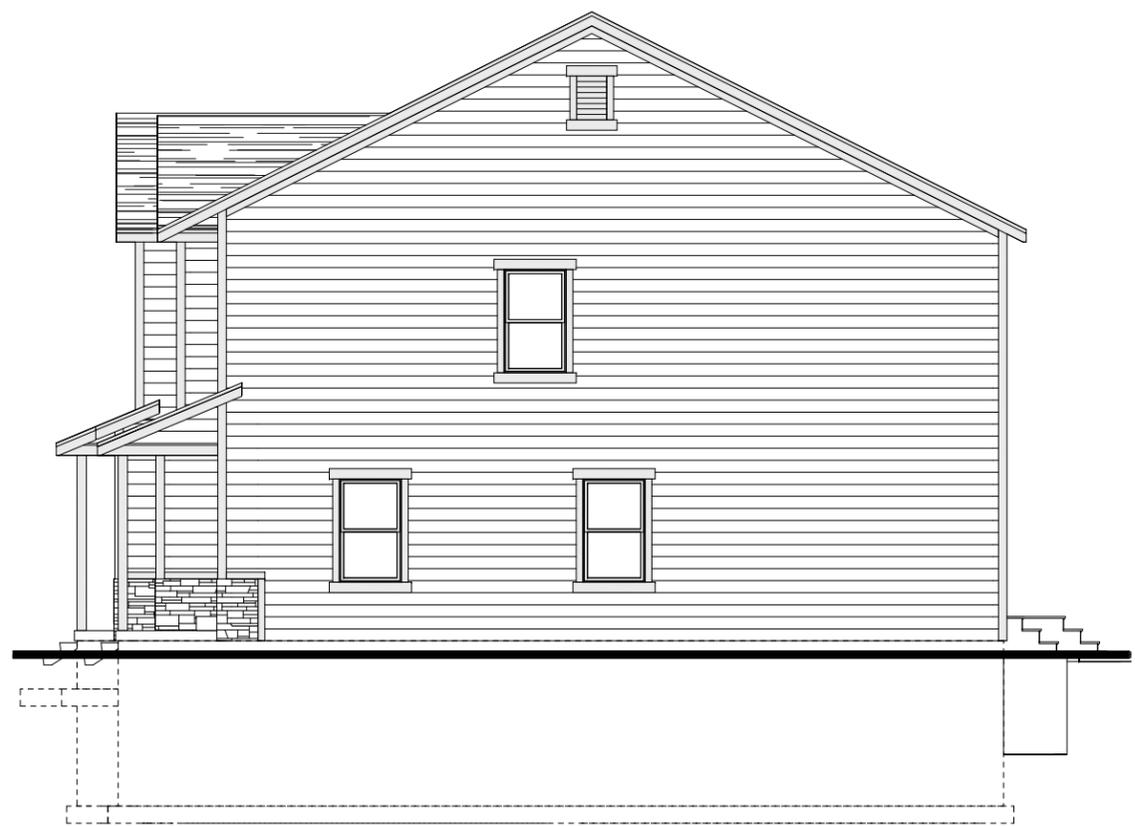
SCENIC MTN.

TOWNHOMES

A2.1



① Left Elevation  
 1/4" = 1'-0" ON 24" X 36" PAPER  
 1/8" = 1'-0" ON 11" X 17" PAPER



② Right Elevation  
 1/4" = 1'-0" ON 24" X 36" PAPER  
 1/8" = 1'-0" ON 11" X 17" PAPER

APPLEGATE  
 TOWNHOMES  
 ADDRESS

SIDE ELEVATIONS

DRAFTER: JTR  
 REDLINER: Checker  
 02/20/2020  
 SCENIC MTN.  
 TOWNHOMES



① Rear Elevation  
 1/4" = 1'-0" ON 24" X 36" PAPER  
 1/8" = 1'-0" ON 11" X 17" PAPER

APPLEGATE  
 TOWNHOMES  
 ADDRESS

REAR ELEVATION

DRAFTER: JTR

REDLINER: Checker

02/20/2020

SCENIC MTN.

TOWNHOMES

A2.4