

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, September 4, 2019

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, September 4, 2019 at 7:00 P.M. The Planning Commission will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

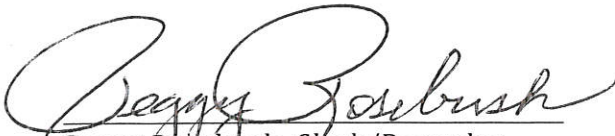
Regular Meeting 7:00 p.m.

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting minutes from August 7, 2019
6. Announcements
7. Public Hearings:
 - a. Amended Plat Application, Parcel 3, 2.45 Acres, Troy Stoker
 - b. Zone Change Request, Parcel 3, 2.45 acres, from Residential (R-R-2) to Commercial (C), Troy Stoker
8. Action Items:
 - a. Discussion and possible action on Amended Plat Application, Parcel 3, 2.45 Acres, Troy Stoker
 - b. Discussion and possible action on Zone Change Request, Parcel 3, 2.45 acres, from Residential (R-R-2) to Commercial (C), Troy Stoker
9. Discussion Items
10. Staff Reports
11. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at *least* 24 hours prior to the meeting. The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting;

The undersigned Clerk/Recorder does hereby certify that the above notice was posted August 29, 2019, at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmmutah.gov> and the **Town of Leeds website** www.leadstown.org



Peggy Rosebush, Clerk/Recorder



TOWN OF LEEDS

Planning Commission Meeting

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will occur at the
Planning Commission Meeting on

Wednesday, September 4, 2019 at 7:00 p.m.

At the Leeds Town Hall 218 North Main Street, Leeds, Utah.

The Leeds Town Council will hold a public hearing on the above-mentioned date to consider the following proposed items:


AMENDED PLAT SUBDIVISION APPLICATION- Adjust the northeast portion of subdivision boundary of Lot 3 and vacate the portion of public utility easement in the area removed from Lot 3.

ZONE CHANGE REQUEST – Change from R-R-2 to Commercial, 2.45 acres of Lot 3 (L-BULL-3, 10.6 acres)

Interested persons are encouraged to attend the public hearing to be held in the Leeds Town Hall at 218 North Main Street or present their views in writing to the Leeds Town Clerk/Recorder prior to the meeting.

Certificate of Posting

The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted August 20, 2019. The public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leadstown.org, also published in the Spectrum Newspaper.


Peggy Rosebush
Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, September 4, 2019

1. Call to order:

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, September 4, 2019 at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIRMAN: DANNY SWENSON	<u> x </u>	<u> </u>
COMMISSIONER: BRAD ROBBINS	<u> x </u>	<u> </u>
COMMISSIONER: STEPHEN WILSON	<u> x </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> x </u>	<u> </u>
COMMISSIONER: MARK ROSENTHAL	<u> x </u>	<u> </u>

2. Invocation by Commissioner Darton.

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts:

Commissioner Rosenthal said I need to make it known this evening that the amended plat application and zone change request is for a parcel which a portion of it is about 300 feet from my house. It is actually down over a hill from me.

5. Approval of Agenda:

Commissioner Robbins moved to approve tonight's agenda and meeting minutes of August 7, 2019. 2nd by Commissioner Darton. All voted. Motion passed.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIRMAN: DANNY SWENSON	<u> </u>	<u> </u>	<u> x </u>	<u> </u>
COMMISSIONER: BRAD ROBBINS	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: STEPHEN WILSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: MARK ROSENTHAL	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

6. Announcements: None

7. Public Hearing:

a. Amended Plat Application, Parcel 3, 2.45 Acres, Troy Stoker

. Zone Change Request, Parcel 3, 2.45 acres, from Residential (R-R-2) to Commercial (C), Troy Stoker

Chairman Swenson opened the Public Hearing.

Chairman Swenson said is there anyone who would like present on the change.

Scott Messel said because both items on the agenda are for the same property, I will just talk through it all at once. You can make 2 motions at the end. The property that we are talking about is in a subdivision called Bulldog Ridge Subdivision and it is 3 lots. He pointed out the property on the overhead map. The owner of Lot 3 of Bulldog Ridge Subdivision is wanting to break off a 2.45 acre portion of the parcel and rezone it to Commercial and add it to the existing commercial piece there so they can expand the storage unit facility. The proposed plat was shown on overhead screen. With this piece removed, each of these lots still meet the minimum lot size requirement of the rural residential zone so there is no issue there. There is no access to this piece from the residential neighborhood.

Commissioner Darton said it is intended to become a part of the storage facility.

Scott Messel yes.

Commissioner Darton said so the access would be through the storage facility.

Scott Messel pointed out location of new asphalt and new units.

Chairman Swenson said that is hillside going straight up, isn't it? The only access is through the storage units?

Mrs. Troy Stoker said yes.

Scott Messel pointed out property on the zoning map. There are findings and conditions in the Staff Report that I have given to you. The Planning Commission is the recommending body on both the amended plat and the zone change.

Commissioner Robbins said Scott, I would like to compliment you on the Staff Report. This is something we have needed for a long time to provide some perspective.

Scott Messel said I will make sure you get them from here on out.

Commissioner Darton said have these 3 parcels always been rural residential.

Scott Messel said they may have been agricultural or open space before, but when the subdivision came in in 2015 creating the 3 lots, I imagine at that time it became rural residential.

Commissioner Rosenthal said Mr. Stoker, do you own the storage facility?

Mr. Stoker said yes. We purchased it from my mom and dad. We were 40% owners and now we are 100%.

Commissioner Darton said is Bick Lessor here.

Peggy Rosebush said no, he lives up north. That was a voice mail message that he left.

Scott Messel said Peggy transcribed it and gave each of you a copy.

Commissioner Wilson said he owns Lots 1 and 2.

Scott Messel pointed out the 2 lots on the map showing the buildable area for each lot.

Commissioner Darton said the lower part is not buildable because of the slope?

Scott Messel said right.

Chairman Swenson said the Stokers own the other lot.

Scott Messel said the Stokers own Lot 3 that they are taking a portion out of.

Chairman Swenson said so the rezoning will only be on the small portion and the remaining portion of the lot will remain the same?

Scott Messel said the remainder of the lot will remain the same.

Commissioner Darton said so only the upper portion of the lot is buildable and the rest of it is slope?

Scott Messel said correct. He pointed out the buildable portion on the map. With the amended plat, one of the things that the State changed several years ago, is putting in the amendment note a description of what is happening. If someone was adjusting a lot line or doing an amendment that only effected 1 or 2 lots, they didn't want them to have to resurvey the whole subdivision and so they allow for just the note to describe it.

Chairman Swenson said are there any other questions.

Commissioner Darton said for those of you who are here and do not have the benefit of seeing this printed voice mail message, we received a voice mail from the owner of Lots 1 & 2 that are still unsold. He is objecting to this change fearing that it will be detrimental to his attempt to sell the other 2 lots, having that small portion as commercial will be detrimental to the others. Looking at this, I really cannot see his point because there is such a separation between that corner that is supposed to be rezoned as commercial and the actual buildable portion of the lots. I do not see that is a real valid objection.

Chairman Swenson said what is the distance from the new proposed lot to Mr. Lesser's lots.

Greig Meyers, Mr. Stoker's engineer, said the distance we tried to maintain was right around 157 Feet, he pointed out this area on the map, and about 550 Feet to the buildable portion of each lot. The area that we are proposing, the topography from the right-of-way up to where the proposed wall, retaining wall, there is about 12 to 14 Feet. We played around with different designs and we could not get 2 areas of

storage units to work. We will have to keep it to 1 main unit consisting of different sizes of individual units.

Public Hearing was closed.

8. Action Items:

a. Discussion and possible action on Amended Plat Application, Parcel 3, 2.45 Acres, Troy Stoker

Commissioner Robbins said I would like to make a comment. As far as commercial use at this location, I cannot think of anything that would be better. In regards to a mini storage, it is normally very quiet. I actually think the freeway is nosier than this mini storage will ever be. Based on the location and the elevation difference between the residential, I think it is an excellent location for commercial. Scott, I have to say that I really like the Staff Report format. It gives me everything I need to make a logical decision. With that, I would be glad to make a recommendation.

Commissioner Robbins made a motion to recommend the Amended Plat Application, Parcel 3, 2.45 Acres, Troy Stoker to Town Council based on the findings and conditions of the Staff Report. 2nd by Commissioner Darton. All voted. Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	x			
COMMISSIONER: BRAD ROBBINS	x			
COMMISSIONER: STEPHEN WILSON	x			
COMMISSIONER: TOM DARTON	x			
COMMISSIONER: MARK ROSENTHAL	x			

b. Zone Change Request, Parcel 3, 2.45 acres, from Residential (R-R-2) to Commercial (C), Troy Stoker

Commissioner Darton made a motion to recommend the Zone Change Request, Parcel 3, 2.45 Acres, from Residential (R-R-2) to Commercial (C) to Town Council based on the findings and conditions of the Staff Report. 2nd by Commissioner Wilson. All voted. Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	x			
COMMISSIONER: BRAD ROBBINS	x			
COMMISSIONER: STEPHEN WILSON	x			
COMMISSIONER: TOM DARTON	x			
COMMISSIONER: MARK ROSENTHAL	x			

Commission Rosenthal said Mr. Lesser did take the time to call here and it would be good to just let him know what the decision was.

Chairman Swenson said we need to tell him that it was approved here, and it will move to Town Council. eggy, will you follow-up on this?

Peggy Rosebush said yes.

9. Discussion Items: None

10. Staff Reports:

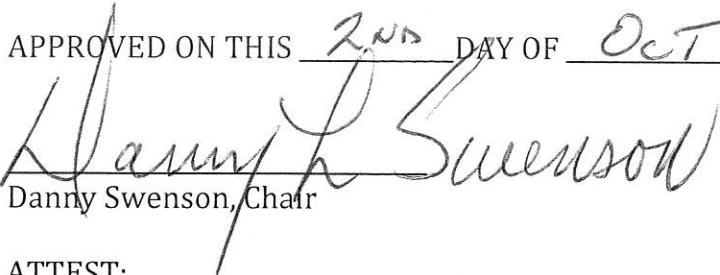
Scott Messel pointed out a parcel of land on the map that is in the unincorporated portion of Washington County. There has been excavation going on at that property for some time. There have been numerous calls from individuals who live in the unincorporated area and the Town. The County red tagged it and the State also red tagged it saying it is not permitted to operate what is considered a mine and they did not have the proper permits for it. They said their intention is to do a subdivision on the site. They do not have approval yet to go in and start excavating, but they did receive preliminary plat approval for 3 residential lots. They still need to submit construction drawings and there are some hillside issues. If you do see trucks coming and going from the site, let the County know about it or let Peggy know and she can let me know about it.

Commissioner Rosenthal said there has been quite a bit of excavation/mining going on up there over the past few years. The residents up in Silver Valley are concerned about the amount of activity that has been going on without the benefit of permits.


11. Adjournment:

Chairman Swenson moved to adjourn the meeting at 7:30 PM.

APPROVED ON THIS 2ND DAY OF OCT, 2019


Danny Swenson, Chair

ATTEST:


Peggy Rosebush, Clerk/Recorder



Planning Commission Staff Report

Amended Plat & Zone Change September 4, 2019

Applicant/Owner: Troy Stoker
Current Zone: R-R-2 (Rural Residential 2 acre minimum lot size) zone
Requested Zone: Commercial

Description:

The applicant is requesting approval to amend the Bull Dog Subdivision; which is generally located north of I-15 and south of Shinarump Circle. The 3 lot Bull Dog Subdivision was approved in 2015. The lots are accessed from Shinarump Circle. The purpose of the amendment is to subdivide a 2.45 acre portion of Lot 3; which is Parcel L-BULL-3 and remove it from the subdivision. Lot 3 will decrease in size to approximately 8 acres in size; which still exceeds the 2 acre minimum lot size requirement of the R-R-2 zone. The applicant is requesting to add the 2.45 acres to the adjacent existing commercially zone property, where the storage facility is located and expand the storage facility.

The applicant is also requesting to rezone the 2.45 acre portion removed from the Bull Dog Subdivision from the R-R-2 zone to the Commercial zone. This will allow for the expansion of the storage facility.

Amended Plat Recommendation:

The Planning Commission has reviewed the proposed amended plat for Bull Dog Subdivision in the regularly scheduled Planning Commission Meeting held on September 4, 2019. After some discussion, the Planning Commission recommends approval to the Town Council based on the following findings and conditions:

1. The proposed amended plat meets the applicable state and town ordinances.
2. Since the new 2.45 acre portion will be accessed through the adjacent commercial property, no additional traffic will be added to the residential streets in the Silver Valley neighborhood.
3. The amended plat will allow the property owner to better utilize his land.
4. The amended plat is consistent with the General Plan.
5. The public hearing and amended plat were properly noticed.

Zone Change Recommendation:

The Planning Commission has reviewed the proposed zone change request to rezone a 2.45 acre portion of the Bull Dog Subdivision from R-R-2 to the Commercial zone in the regularly scheduled Planning Commission Meeting held on September 4, 2019. After some discussion, the Planning Commission recommends approval to the Town Council based on the following findings and conditions:

1. Rezoning the 2.45 acre portion to commercial is consistent with the General Plan.



2. The zone change is subject to the approval of the amended plat.
3. Since the new 2.45 acre portion will be accessed through the adjacent commercial property, no additional traffic will be added to the residential streets in the Silver Valley neighborhood.
4. The amended plat will allow the property owner to better utilize his land.
5. Commercial zoning is appropriate adjacent to the Interstate and existing commercial zoned storage units to the north.
6. The required public hearing and zone change were properly noticed.
7. The public notice was held.

Attachment 1: Map

Attachment 2: Recorded Plat

Attachment 3: Proposed Amended Plat

Attachment 4: Misc



SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6302432 AS PREScribed UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE BOARD OF LAND SURVEYORS OF THE STATE OF UTAH, I HAVE PREPARED THIS PLAN AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREINAFTER TO BE KNOWN AS THE

BULL DOG SUBDIVISION

BOUNDARY DESCRIPTION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN. OVERALL BEGINNING AT THE SOUTH QUARTER CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN... (Detailed boundary description text follows)

LOT 1: BEGINNING AT A POINT S 89°51'45" E 334.55 FEET TO A EXISTING RIGHT-OF-WAY LINE AND ALONG SAID RIGHT-OF-WAY LINE N 47°22'14" E ALONG SAID RIGHT-OF-WAY LINE 200.34 FEET TO THE SOUTH QUARTER CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN... (Detailed boundary description text follows)

LOT 2: BEGINNING AT A POINT S 89°51'45" E 334.55 FEET TO A EXISTING RIGHT-OF-WAY LINE AND ALONG SAID RIGHT-OF-WAY LINE N 47°22'14" E ALONG SAID RIGHT-OF-WAY LINE 200.34 FEET TO THE SOUTH QUARTER CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN... (Detailed boundary description text follows)

LOT 3: BEGINNING AT A POINT S 89°51'45" E 334.55 FEET TO A EXISTING RIGHT-OF-WAY LINE AND ALONG SAID RIGHT-OF-WAY LINE N 47°22'14" E ALONG SAID RIGHT-OF-WAY LINE 200.34 FEET TO THE SOUTH QUARTER CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN... (Detailed boundary description text follows)

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREINAFTER KNOWN AS

BULL DOG SUBDIVISION
FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE, WARRANT AND CONVEY TO THE TOWN OF LEEDS FOR THE USES AND PURPOSES STATED THEREIN THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND WITHOUT RESERVE OR RESERVATION OF ANY KIND AND WITHOUT ANY OBLIGATION WHATSOEVER TO THE CITY OF LEEDS, UTAH.

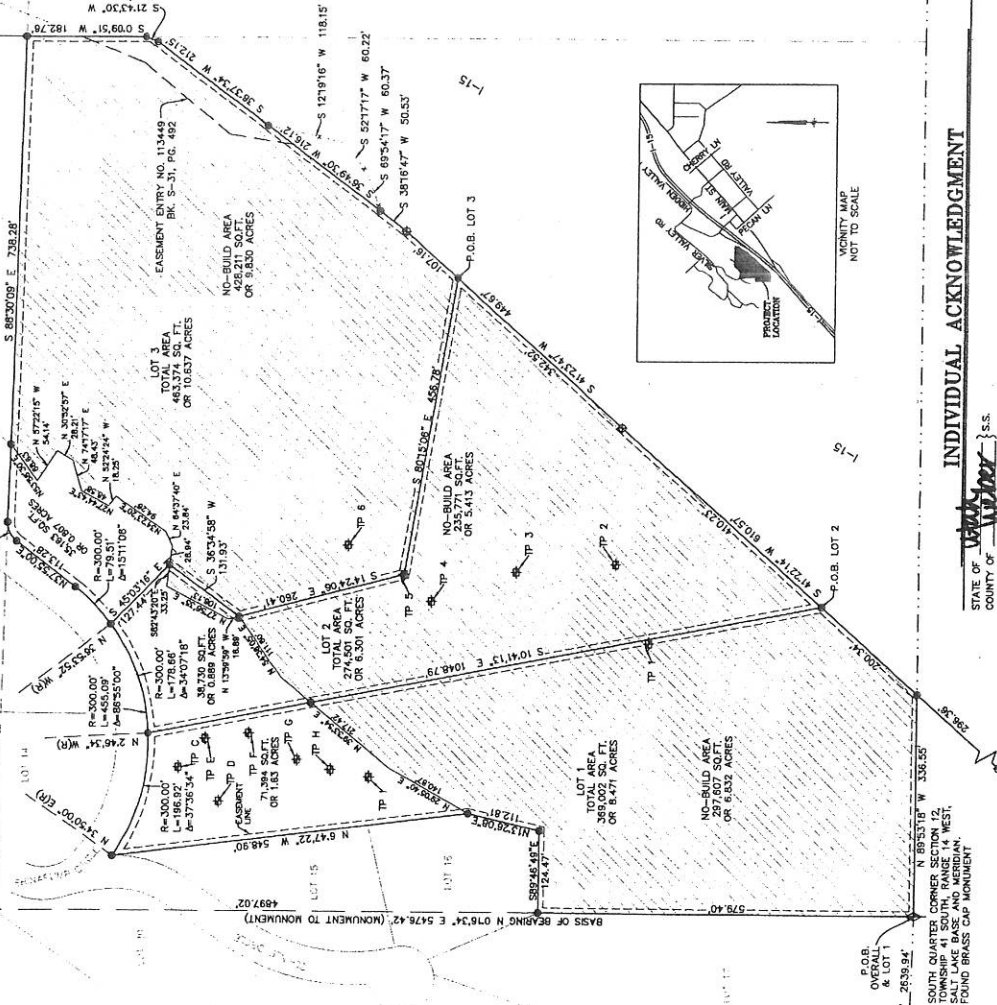
APPROVAL AS TO FORM
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE CITY OF LEEDS, UTAH

APPROVAL AS TO CONTENTS
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE CITY OF LEEDS, UTAH

APPROVAL AS TO PUBLIC HEALTH DEPARTMENT
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE CITY OF LEEDS, UTAH

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL STREET SIDE LOT LINES AND A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES.
2. BUILDING SETBACKS ON THE FRONT OF ALL LOTS ARE 25 FEET, AND SIDE AND BACK SETBACKS ARE 15 FEET.
3. ALL CONSTRUCTION IS TO BE COMPLETED WITHIN THE 15% OR LESS SLOPE AREAS.

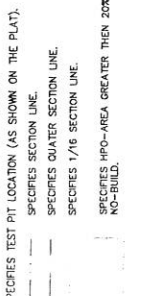


INDIVIDUAL ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WASATCH
I, Stenda J. Lee, do hereby certify that I am the owner of the above described property and that I have executed this instrument voluntarily and without any duress, fraud, or coercion.

APPROVAL OF THE PLANNING COMMISSION
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE CITY OF LEEDS, UTAH

APPROVAL OF THE PUBLIC HEALTH DEPARTMENT
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE CITY OF LEEDS, UTAH

LEGEND
SECTIONAL MONUMENTATION FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAN.
PEOPLES FOUND RIGHT-OF-WAY MONUMENT.
1/4 SECTION MONUMENT.
PEOPLES TEST PIT LOCATION (AS SHOWN ON THE PLAN).
SECTION LINE.
SECTION QUARTER SECTION LINE.
SECTION 1/16 SECTION LINE.
SPECIAL HO-AREA GREATER THAN 20% NO-BUILD.



ONMENTAL HEALTH REQUIREMENTS ILLDOG SUBDIVISION, LEEDS UT

NO.	DESCRIPTION	PERIODICITY
0 TO 3.5	CLAY LOAM CORREL	60 MIN/YR.
0 TO 3	SANDY CLAY LOAM, DOUBLE	48 MIN/YR.
1 TO 3.75	FRACATED GRAVEL, SIZED	48 MIN/YR.
0 TO 3.5	SANDY CLAY, WELL	60 MIN/YR.
0 TO 3	FRACATED CHALK, SIZED	60 MIN/YR.
0 TO 3	FRACATED CHALK, WELL	60 MIN/YR.
3 TO 4.5	SANDSTONE, DOUBLE SIZED	48 MIN/YR.
0 TO 2.5	FRACATED GRAVEL, SIZED	60 MIN/YR.
3 TO 3.5	SANDY CLAY (GRAY), WELL	60 MIN/YR.
3 TO 3	SANDY CLAY (RED), WELL	60 MIN/YR.
3 TO 5	SANDSTONE, DOUBLE SIZED	60 MIN/YR.
6 TO 8	RESILANT	60 MIN/YR.

APPROVAL OF THE ARMY SPECIAL SERVICES DISTRICT(S)
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE ARMY SPECIAL SERVICES DISTRICT(S).

APPROVAL OF THE AIR FORCE SPECIAL SERVICES DISTRICT(S)
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE AIR FORCE SPECIAL SERVICES DISTRICT(S).

APPROVAL OF THE NAVY SPECIAL SERVICES DISTRICT(S)
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE NAVY SPECIAL SERVICES DISTRICT(S).

APPROVAL OF THE MARINE CORPS SPECIAL SERVICES DISTRICT(S)
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE MARINE CORPS SPECIAL SERVICES DISTRICT(S).

APPROVAL OF THE COAST GUARD SPECIAL SERVICES DISTRICT(S)
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE COAST GUARD SPECIAL SERVICES DISTRICT(S).

APPROVAL OF THE U.S. ARMY SPECIAL SERVICES DISTRICT(S)
APPROVED ON THIS 28th DAY OF JANUARY, 2015 BY THE U.S. ARMY SPECIAL SERVICES DISTRICT(S).

No.	Date	By	Description

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Lawrence Ave.
 Suite 100
 Lincoln, NE 68502-2913
 www.bushandgudgell.com
 Job No.: 141101



Drawn: DRS Date: 04/20/22
 Checked: DM
 Estimated: DM
 Scale: 1"=100'

ZONE CHANGE
 LOCATION IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN
 SHEET 1
 SHEETS 1

DATE: 04/20/22
 SHEET: 1
 SHEETS: 1

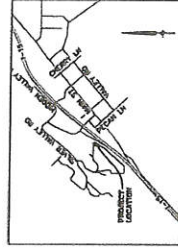
BOUNDARY DESCRIPTION

BEING AT THE SOUTHWEST CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN AND MERIDIAN AND BEING THENCE SOUTH 07°31' WEST ALONG THE EAST 1/4 SECTION LINE 102.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°27'44" WEST ALONG THE NORTH-TO-SOUTH FENCE 71.15 FEET TO A POINT ON THE SOUTH 1/4 SECTION LINE; THENCE SOUTH 83°30'07" ALONG SAID 1/4 SECTION LINE 198.24 TO THE POINT OF BEGINNING.

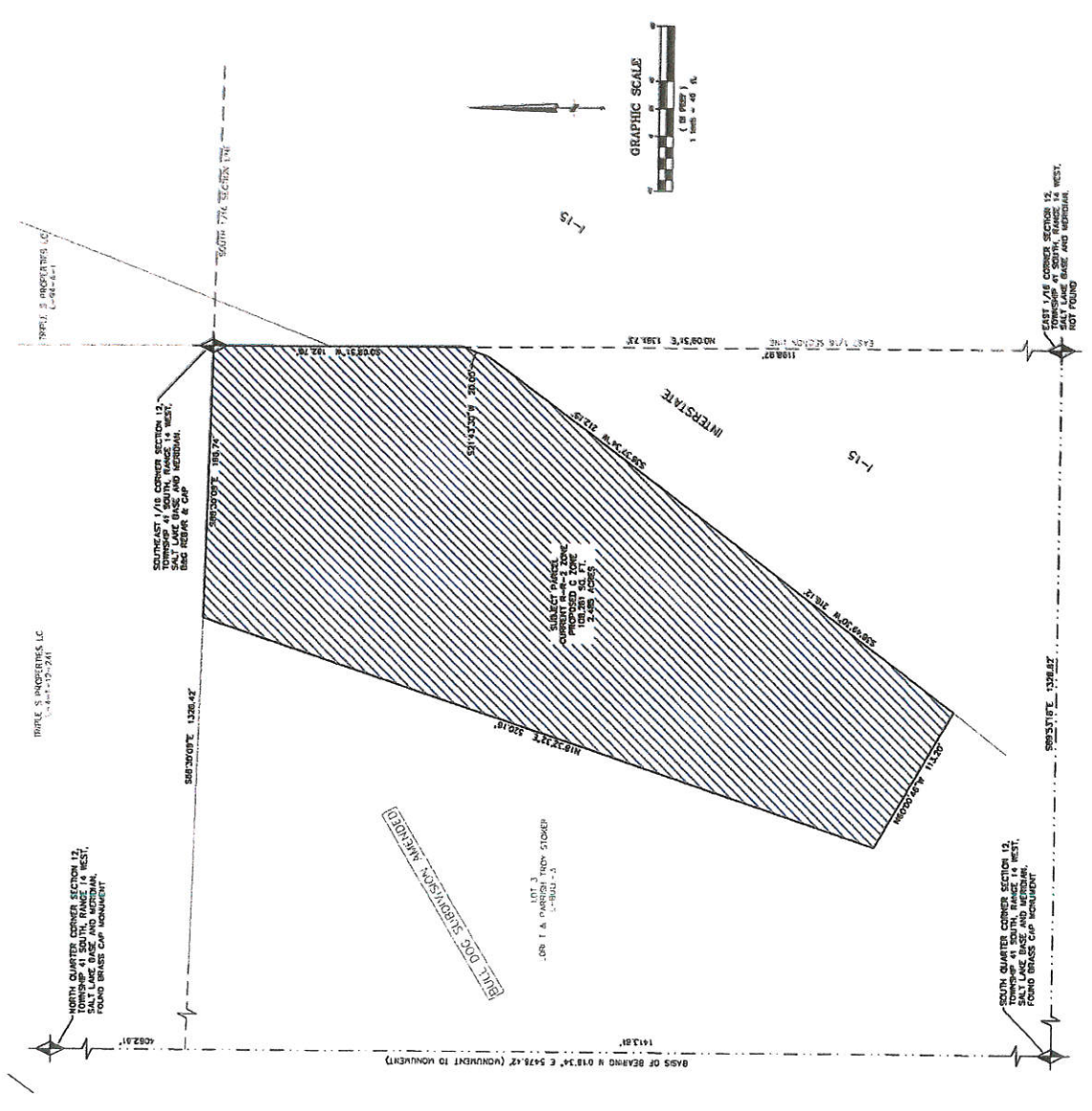
LEGEND



REPRESENTS CURRENT R-R-3 ZONE
 PROPOSED C ZONE



VICINITY MAP
 NOT TO SCALE



BOYLE S PROPERTIES, LLC
 L-4-1-15-241

NORTH QUARTER CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN. FOUND BRASS CAP MISSING.

SOUTHEAST 1/4 CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN. FOUND BRASS CAP.

RECORDING NUMBER 2022-001170

LOT 1
 LOT 1 & PARTIAL TWP. STOKER
 L-8-11-1-3

SOUTH QUARTER CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN. FOUND BRASS CAP MISSING.

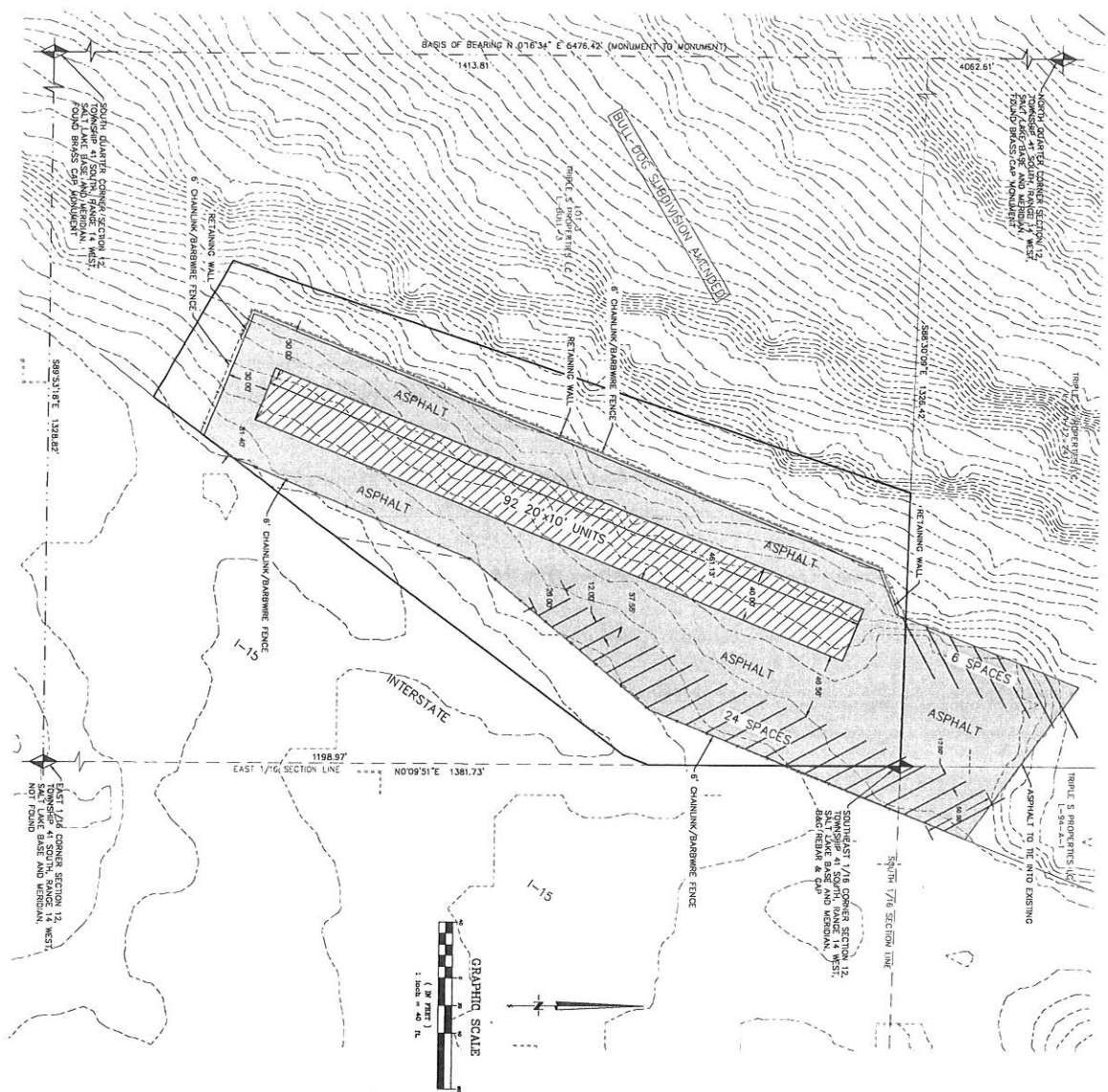
EAST 1/4 CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN. NOT FOUND



GRAPHIC SCALE
 1" = 40'

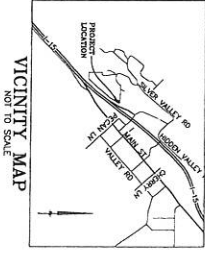
ZONE CHANGE

LOCATED IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN AND MERIDIAN



BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST 1/8 CORNER SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, 2000 FEET TO A CORNER POINT, WEST ALONG THE EAST 1/8 SECTION LINE 1827.8 FEET; THENCE SOUTH 21.430° WEST 113.20 FEET; THENCE SOUTH 80.000° W 113.20 FEET; THENCE NORTH 80.000° W 113.20 FEET; THENCE NORTH 83.234° EAST 200.00 FEET; THENCE SOUTH 39.420° WEST 281.2 FEET; THENCE NORTH 80.000° W 113.20 FEET; THENCE NORTH 83.234° EAST 200.00 FEET; THENCE SOUTH 39.420° WEST 281.2 FEET; THENCE SOUTH 88.200° ALONG S&M 1/16 LINE 185.74 TO THE POINT OF BEGINNING. ON THE SOUTH 1/16 SECTION LINE, THENCE SOUTH 88.200° ALONG S&M 1/16 LINE 185.74 TO THE POINT OF BEGINNING.



SITE PLAN EXHIBIT

LOCATED IN SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1	SITING 1	S&M 1/16	<p>SITE PLAN EXHIBIT</p> <p>LOCATED IN SE 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN</p>	Drawn: BES Date: 2/22/2018 Designer: DM Approved: DM Scale: 1"=100' Job No: 1807M	<p>BUSH & GUGELL, INC. Engineers - Planners - Surveyors</p> <p>205 East Tabernash, Suite 44 St. George, Utah 84770 Phone: (435) 672-2377 / Fax: (435) 673-2161 www.bushandgugell.com</p>	No. Date By Reason

L-94-A-1
TRIPLE S PROPERTIES

L-4-1-12-241
TRIPLE S PROPERTIES

TRIPLE S PROPERTIES, L.C.
L-4-1-12-241

TRIPLE S PROPERTIES, L.C.
L-94-A-1

QUARTER CORNER SECTION 12,
RANGE 41 SOUTH, RANGE 14 WEST,
T15S R41S W14E NEQUAN
BRASS CAP MONUMENT

ASPHALT TO TIE INTO EXISTING

568'30"00" E 1328.42'

RETAINING WALL

8 SPACES

ASPHALT

QUARTER CORNER SECTION 12,
RANGE 41 SOUTH, RANGE 14 WEST,
T15S R41S W14E NEQUAN
BRASS CAP MONUMENT

ASPHALT

24 SPACES

6" CHARLINK/BARBWIRE FENCE

6" CHARLINK/BARBWIRE FENCE

RETAINING WALL

92 20'X10' UNITS

ASPHALT

ASPHALT

6" CHARLINK/BARBWIRE FENCE

RETAINING WALL
6" CHARLINK/BARBWIRE FENCE

ALL DEG SUBVISION AVOIDED

LOT 5
TRIPLE S PROPERTIES, L.C.
L-4-1-12-241

T15S R41S W14E NEQUAN

RIVERS FATE

L-15

