



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

# MEMORANDUM

April 15, 2021

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Coccimiglio Accessory Structure (Conditional Use Permit CUP-03-21-6013  
- Increased height and setback waiver) Zoned R-1-8  
8878 S. Taft Hill Ct.  
*(Community #19- Mountain Views)*

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**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
None	None

## DESCRIPTION OF REQUEST

The applicant, Chris Coccimiglio, is requesting a Conditional Use Permit to allow for a 708 square foot, 17' high accessory structure. *(See Exhibit #1 – Application Materials)* The applicant is also requesting a setback waiver to build three feet from the side and rear property lines.

The property is 0.28 acres or (12,196 square feet). The structure will be 24 feet wide and 32 feet long with a 60-foot cut out on the northwest side, making the structure approximately 708 square feet. The proposed use for the structure is for storage of a boat and additional garage space. The proposed materials are tan hardiboard with wood trim to match the existing home. The plans provided are stock plans that the applicant will use to construct the garage as an owner-builder, but the exterior design will not match the materials shown on the plans. Access to the proposed garage will be via the existing driveway on the southeast side of the property. *(See Exhibit #2– Site Plan and Construction Drawings)*

The property is zoned R-1-8 and is part of the Willow Creek Hills A subdivision. The property is located in the center of a cul-de-sac in the middle of Taft Hill Court just north of Cheshire Dr. The subject property is surrounded by single family homes zoned R-1-8.

**NOTICE**

A neighborhood meeting was held on Tuesday April 6, 2021. No neighbors attended the meeting. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

**ANALYSIS**

**Section 21-11-2-(a)(3)(c)** of the Sandy City Development Code states that an accessory structure may be built taller, up to the maximum building height for a permitted dwelling within the zone in which it is located, upon receipt of a Conditional Use Permit from the Sandy City Planning Commission. The Planning Commission shall consider the scale of the building in relation to the immediate surroundings, the nature of the zone and land uses in the immediate vicinity, architectural design, landscaping access, proposed use, impact upon adjacent properties, in addition to other criteria normally considered during the Conditional Use Permit process. The Planning Commission may require additional setback from side and rear property lines as a condition of approval. *The proposed structure is in an R-1-8 zone allowing the structure to be up to 15 feet high in the rear yard (Section 21-11-2-(a)(3)(a)). The applicant is requesting that the Planning Commission approve the accessory structure to be 17 feet in height.*

At 12,196 square feet the property is permitted to have a maximum of 750 square feet of accessory structure square footage. With a Conditional Use Permit the applicant may request an increase of up to 25%, for a total of 937 square feet of accessory structures. The applicant currently has a shed on the property that is approximately 160 square feet and he is proposing to demolish the shed and replace it with the garage. This will leave the total square footage of accessory structures on the property at 708 square feet.

Additional Setback Requirement. Detached structures exceeding 15 feet in height shall increase the minimum setback one foot for each foot of additional height up to the minimum setback for the primary dwelling (Section 21-11-2-(a)(3)(b)). *A setback of four feet from both the side and rear yard property lines would be required for the requested height. The applicant is requesting a setback waiver from the Planning Commission to allow for a three-foot setback from the side and rear property lines.*

**COMPLIANCE WITH SECTION 21-33-04**

Staff response in *italics*.

**Conditions.**

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address standards 21-33-04 “1” to “15”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “1” through “15”, except the following conditions that merit discussion or additional consideration by the Planning Commission:

1. Size, configuration and location of the site and the proposed site plan layout.

*The accessory structure will be located on the northeast side of the rear yard.*

2. Proposed site ingress and egress to existing and proposed roads and streets;

*The garage will be accessed from an existing driveway on the southeast side of the property.*

6. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures and other facilities.

*The proposed detached garage will match the existing home in color and materials.*

13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval;

*Compliance with conditions is reviewed during the building permit process.*

14. Measures to ensure compliance with all conditions and requirements of approval including but not limited to bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, restrictive covenants;

*To be reviewed upon legitimate complaint.*

15. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

*That the applicant complies with all applicable Building & Safety, and Fire & Life Codes.*

## **CONCERNS**

Staff is concerned about the easement that crosses the northeast side of the property (Exhibit #3 – Easement). The proposed structure would encroach into this 14-foot easement. The amount of encroachment permitted will be determined by the utility companies. The applicant is aware of this concern and is working to obtain easement letters.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve a Conditional Use Permit for Chris Coccimiglio for the property located at 8878 S. Taft Hill Ct. to allow for an accessory structure as described in the application materials based on the finding and subject to the following conditions.

**Finding**

1. Staff finds that the proposed structure meets the intent of section 21-11-2 provided the applicant complies with the following conditions:

**Conditions**

1. Setbacks along the side and rear yard should be a minimum of four feet from the side and rear property lines unless this requirement is waived by the Planning Commission.
2. That the 160 square foot existing shed be demolished.
3. That the materials utilized be those described in the staff report.
4. That the proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
5. That the applicant obtains easement letters and abides by any special requirements from the utility companies.
6. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
7. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Claire Hague, *Planner*

S:\USERS\PLN\STAFFRPT\2021\CUP-03-21-6013 Coccimiglio Accessory Structure

**Exhibit #1 – Application Materials**

Letter Describing the Proposed Conditional Use

Chris Coccimiglio 8878 S Taft Hill Court Sandy UT 84093

To Whom it May Concern,

We are requesting permission to build a detached garage on side back yard of property. See included Site plan. The Garage pitch we are hoping to have is 17 ft tall with a 8/12 Slope. This is to continue with similar design and slope of existing home.

This request is also in line with similar homes in the neighborhood including home next door with detached garage and very similar measurements. I have already spoken with several neighbors around home that did not express any concerns or issues with garage and layout.

The garage would be setback from side and back yard 3ft and would be built on Footing and Foundation walls that are in line with Sandy Code.

The outside design will match existing home.

Please reach out or let me know if you have any concerns or questions,

Chris Coccimiglio

801-635-7873

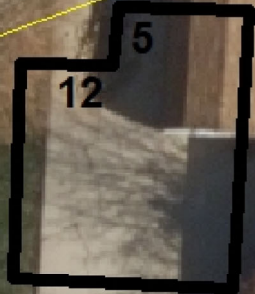
**Exhibit #2 – Site Plan and Construction Drawing**





3 feet from the rear

3 feet from the side







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# GENERAL NOTES

This plan was designed and drafted BY Advanced Designs Inc. to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for seismic zone 1. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

\* If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform ADI, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

### DESIGN LOADS:

\* Floor: Roof: Ceiling:  
40 psf. live 30 psf. live 10 psf. live  
15 psf. dead 10 psf. dead 10 psf. dead

\* Soil bearing Capacity - 1500 psf.

\* Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

### CONCRETE AND FOUNDATIONS:

\* All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.  
 \* All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.  
 \* Provide proper expansion and control joints as per local requirements.  
 \* All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.  
 \* All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.  
 \* Foundation walls are not to be backfilled until properly braced.  
 \* Verify depth of frost footings with your local codes.  
 \* Provide termite protection as required by HUD minimum property standards.  
 \* Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.

### STEEL:

\* All structural steel for beams and plates shall comply with ASTM specification A-36.  
 \* All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.  
 \* All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.  
 \* Provide steel shims in all beam pockets.  
 \* Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

### FRAMING MEMBERS:

\* Unless noted otherwise, all framing lumber shall have the following characteristics:  
 F<sub>b</sub> = 1,000 psi F<sub>v</sub> = 75 psi E = 1,400,000 psi  
 \* Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.  
 \* Hole sizes and locations in GluLam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.  
 \* Any structural or framing members not indicated on the plan are to be sized by contractor.  
 \* Double floor joists under all partition walls, unless noted otherwise.  
 \* All subflooring is assumed to be 3/4" thick, glued & nailed.  
 \* All exterior walls are dimensioned to outside of 1/2" sheathing.  
 \* Calculated dimensions take precedence over scaled dimensions.  
 \* All angled walls on floor plans are at 45 degree angle, unless otherwise noted.  
 \* Any wall 12'-0" high or higher shall be 2x6 and balloon framed.  
 \* Unless noted otherwise, above all openings that are:  
 (1) Load bearing and less than or equal to 3 ft. .... use 4x6.  
 (2) Load bearing and more than 3 ft. ....use (2) 2x12 with 1/2" Plywood between.  
 (3) Non-load bearing and less than or equal to 6 ft. .... use 4x6.  
 (4) Non-load bearing and more than 6 ft. .... use (2) 2x12 with 1/2" Plywood between.  
 (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.  
 \* All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.  
 \* All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.  
 \* Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".  
 \* Collar ties are to be spaced 4'-0" o.c.  
 \* All purlins and kickers are to be 2x6's, unless noted otherwise.  
 \* Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

### MISC. NOTES:

\* Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.  
 \* All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.  
 \* Provide proper insulation for all plumbing.  
 \* 1/2" water-resistant drywall around showers, tubs and whirlpools.  
 \* 1/2" drywall on interior walls and ceilings.  
 \* 5/8" type "X" fire code drywall on garage walls and ceilings.  
 \* When no brand is specified Windows are called out by glass size only.  
 \* Windows, if not noted, are assumed to be casements.  
 \* Header heights are labeled to bottom of arched transoms.  
 \* Confirm window openings for your local egress requirements and minimum light and ventilation requirements.  
 \* Headroom at stairs shall have a minimum clearance of 6'-8" high.  
 \* Provide proper handrails at stairs per local codes.  
 \* The mechanical and electrical layouts are suggested only.  
 \* Consult your mechanical and electrical contractors for exact specifications, locations and sizes.  
 \* Jog flue to rear of ridge as necessary.  
 \* Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.  
 \* Air conditioner locations may vary depending on restrictive covenants and codes.

# Grayson



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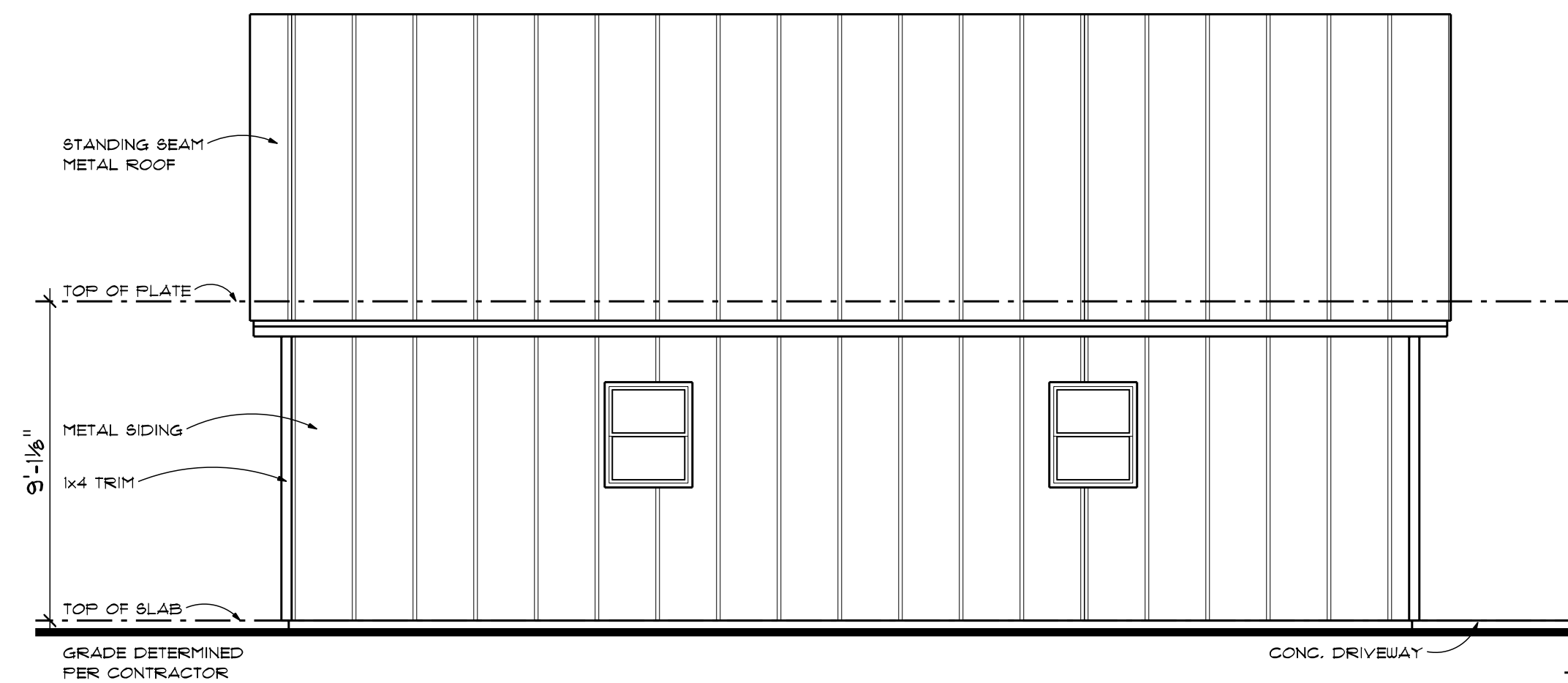
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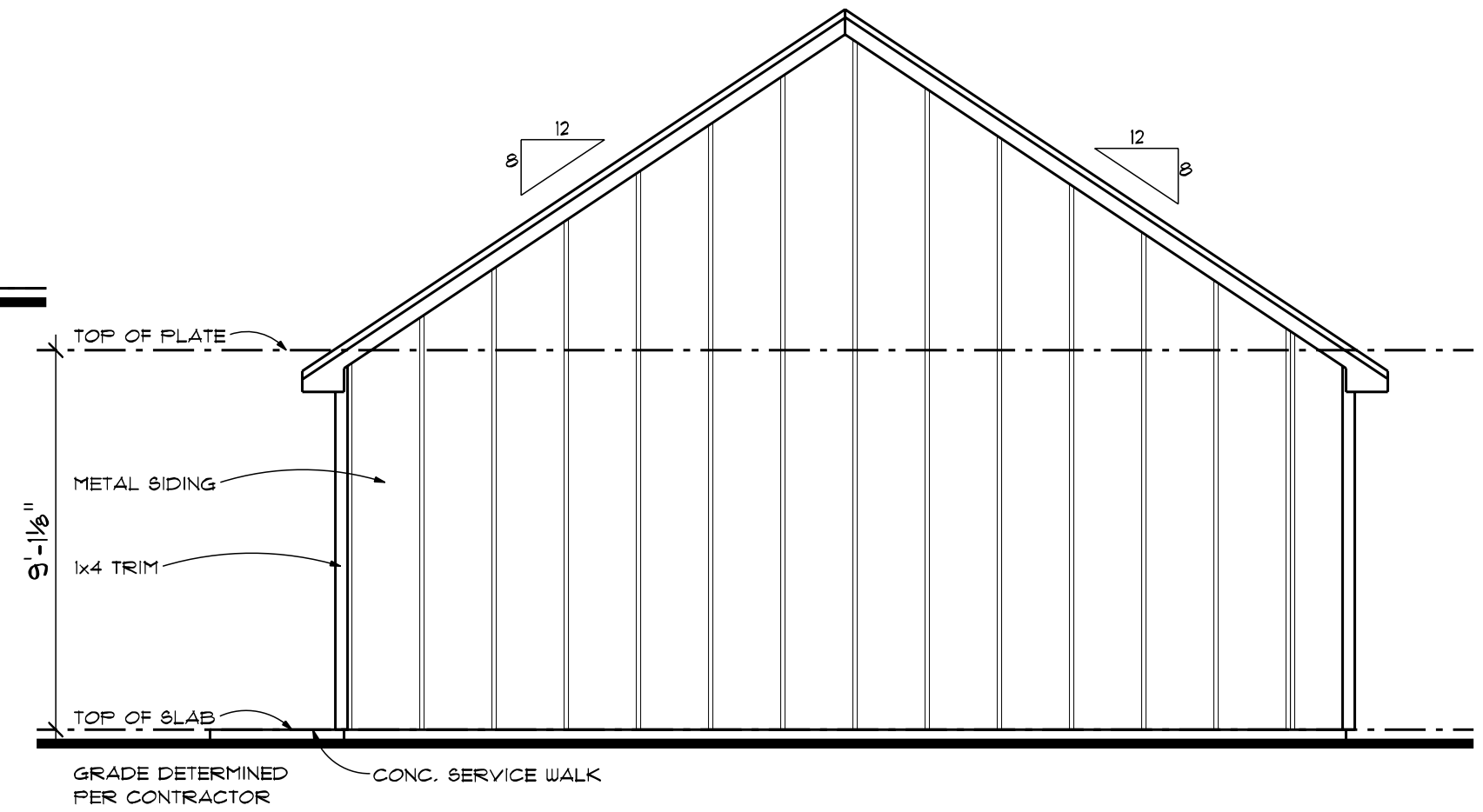
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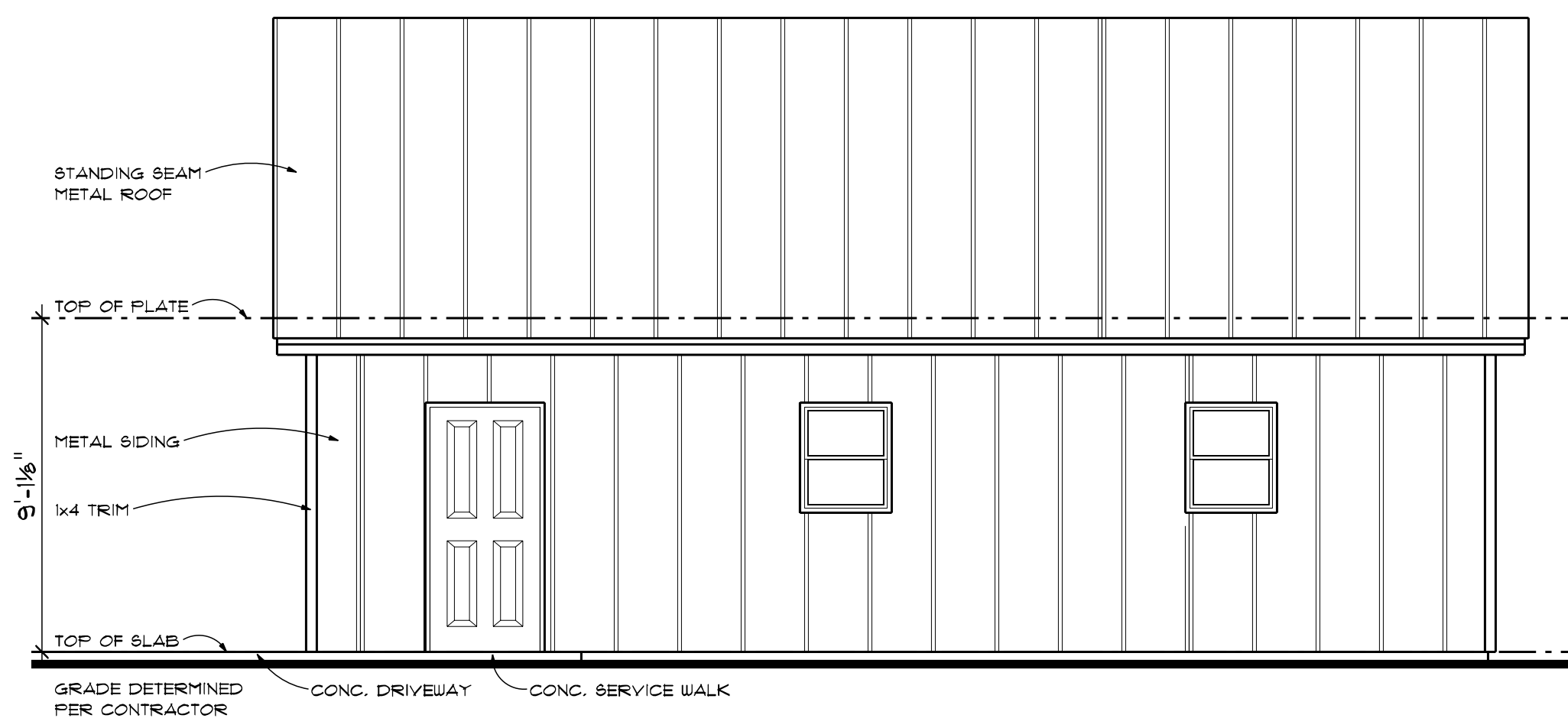
**LEFT ELEVATION**

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



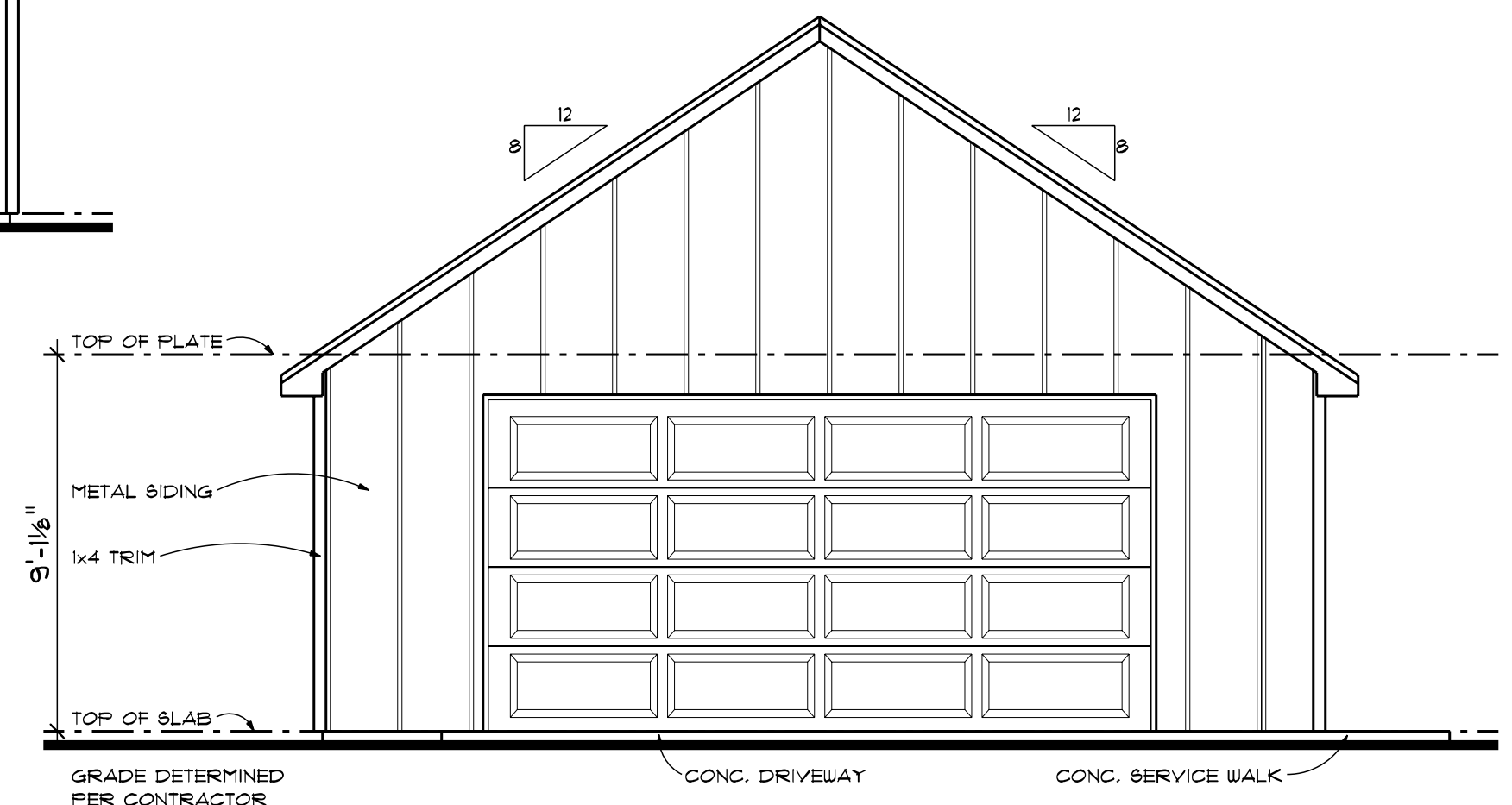
**REAR ELEVATION**

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



**RIGHT ELEVATION**

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



**FRONT ELEVATION**

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



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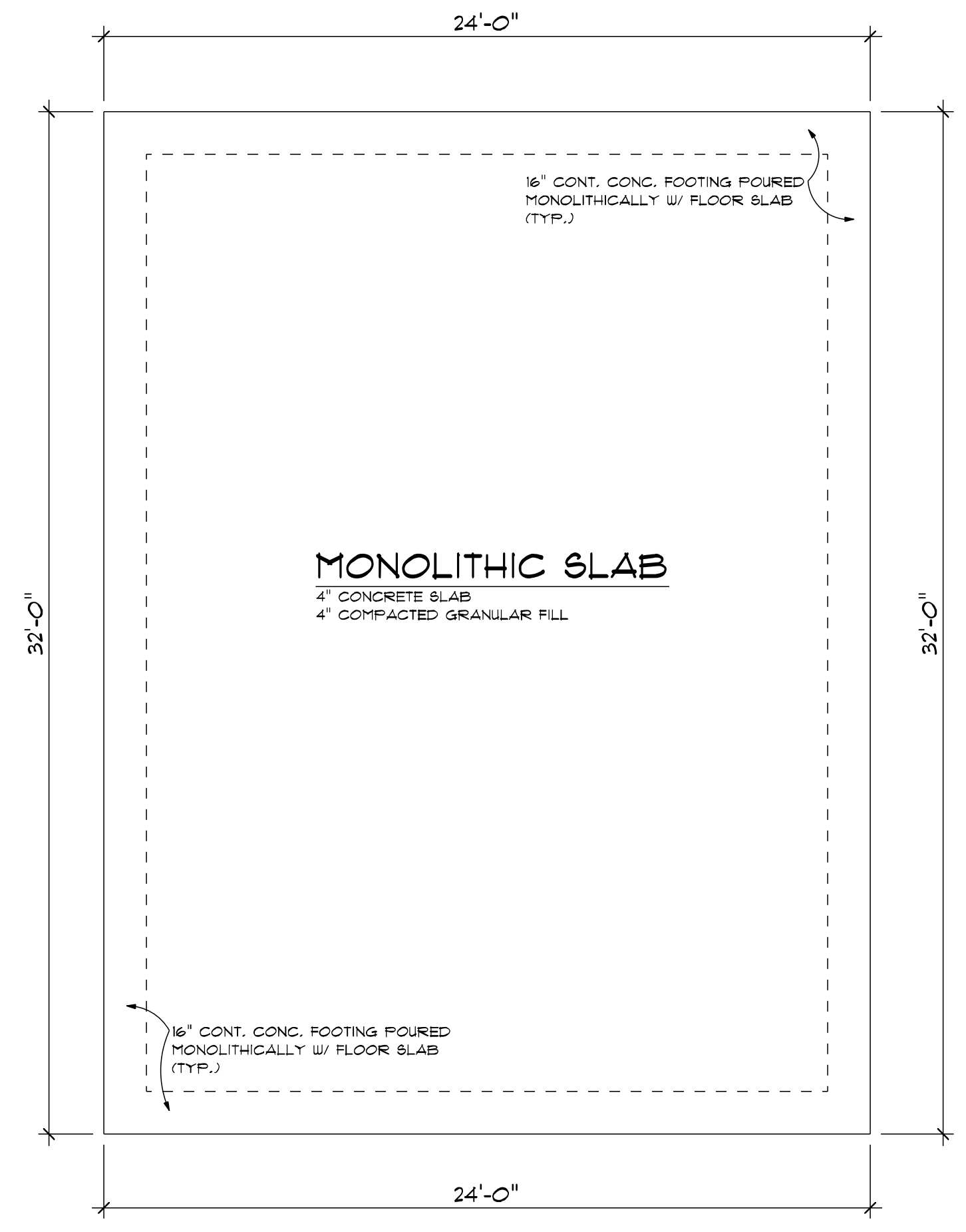
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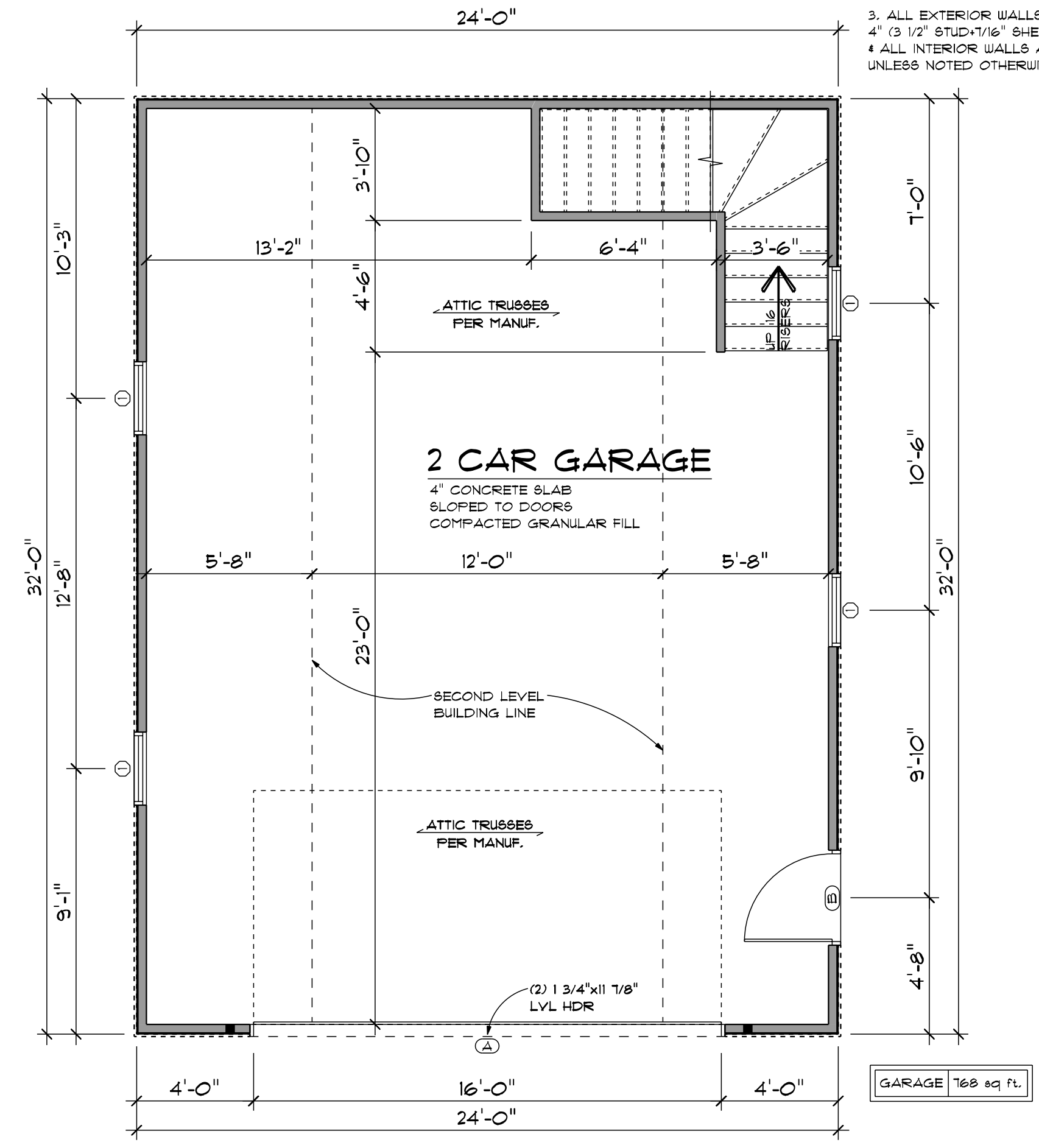
1. ALL MAIN LEVEL WALLS ARE 9'-1 1/2" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD+1/16" SHEATHING)
4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	30X36 SINGLE HUNG 1	2'-6" x 3'-0"	4
A	GARAGE	192X96 - 4 PANEL	16'-0" x 8'-0"	1
B	DOOR	36X80 EXTERIOR 1	3'-0" x 6'-8"	1



**FOUNDATION PLAN**

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



**MAIN LEVEL FLOOR PLAN**

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



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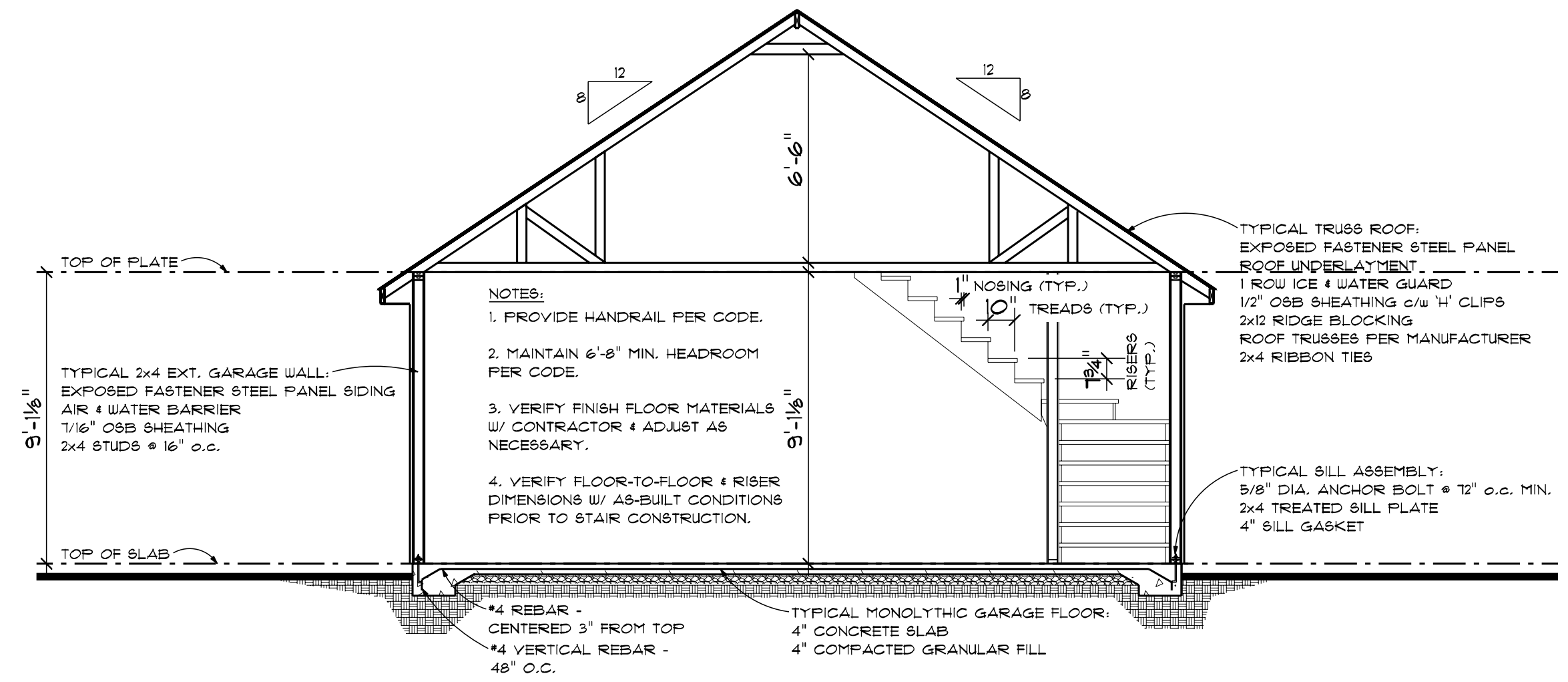
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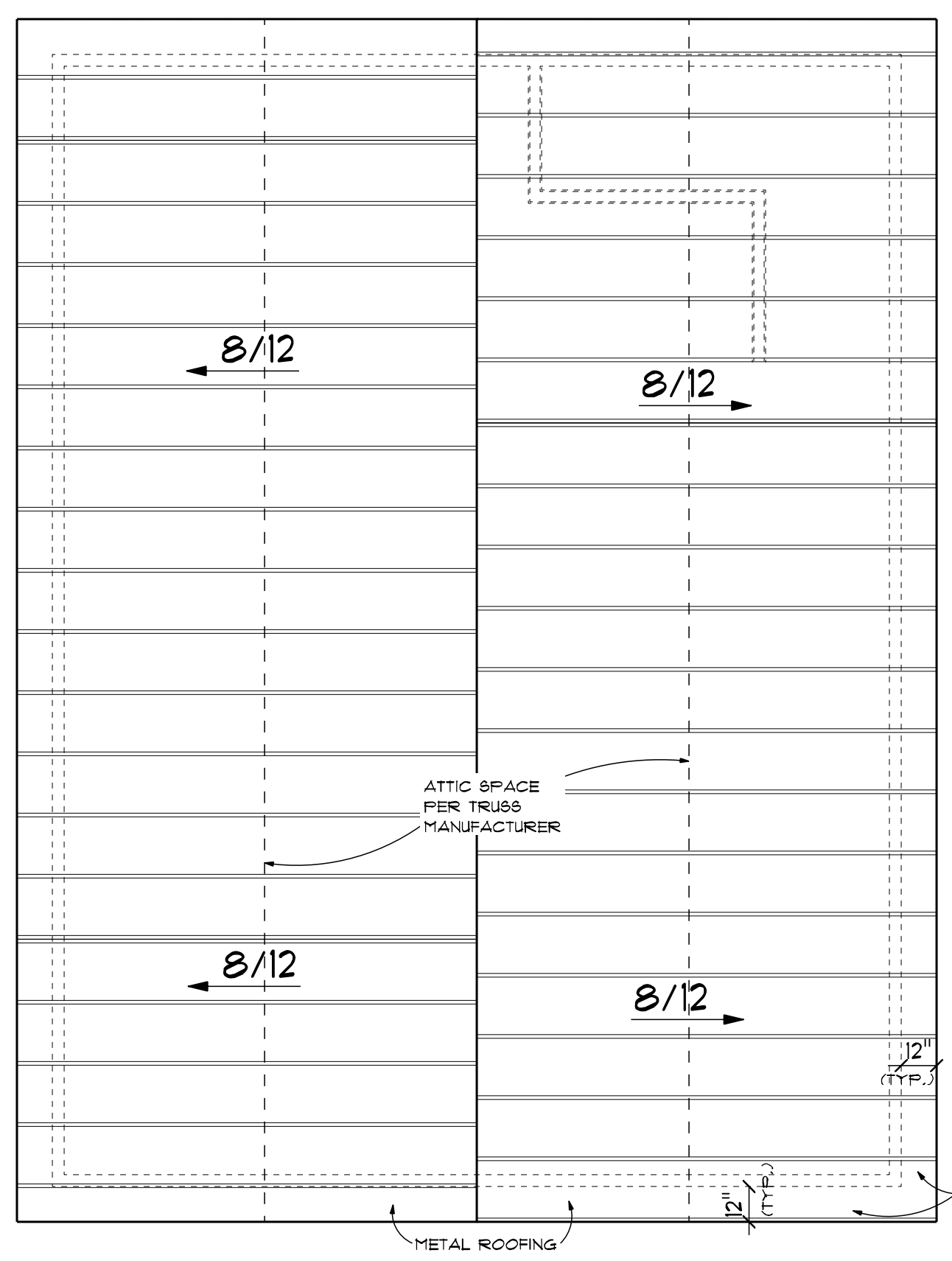
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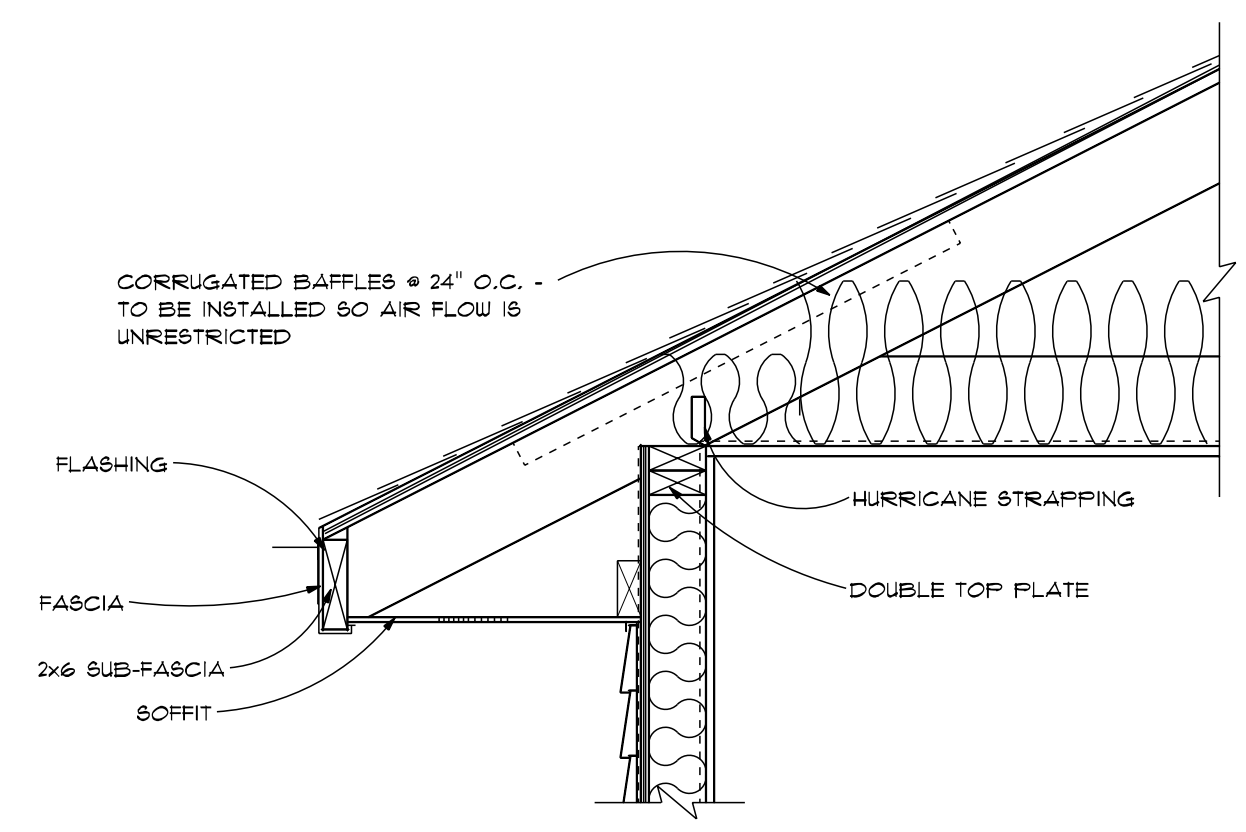
**CROSS SECTION**

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



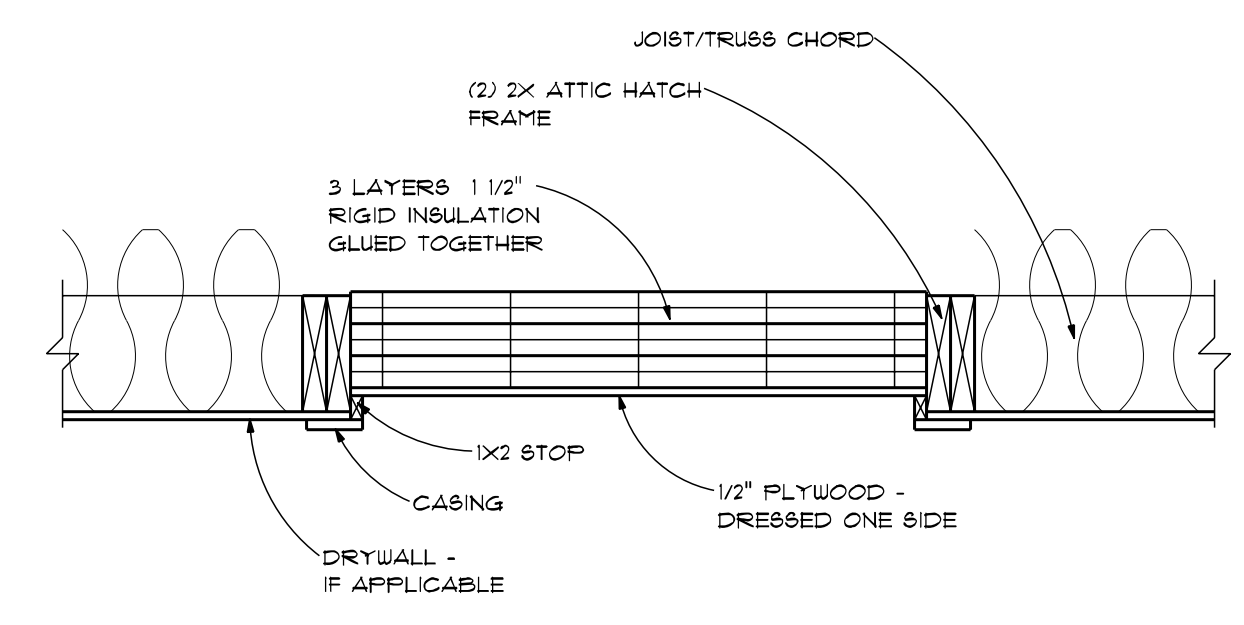
**ROOF PLAN**

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



**EAVE VENT**

SCALE: 1"=1'-0"



**ATTIC HATCH**

SCALE: 1"=1'-0"

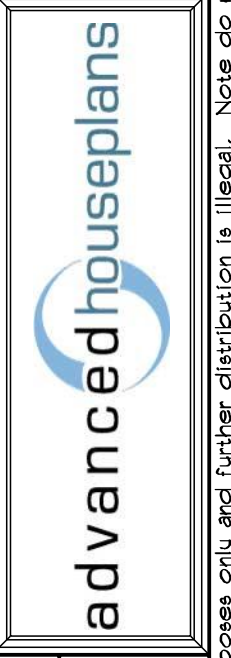
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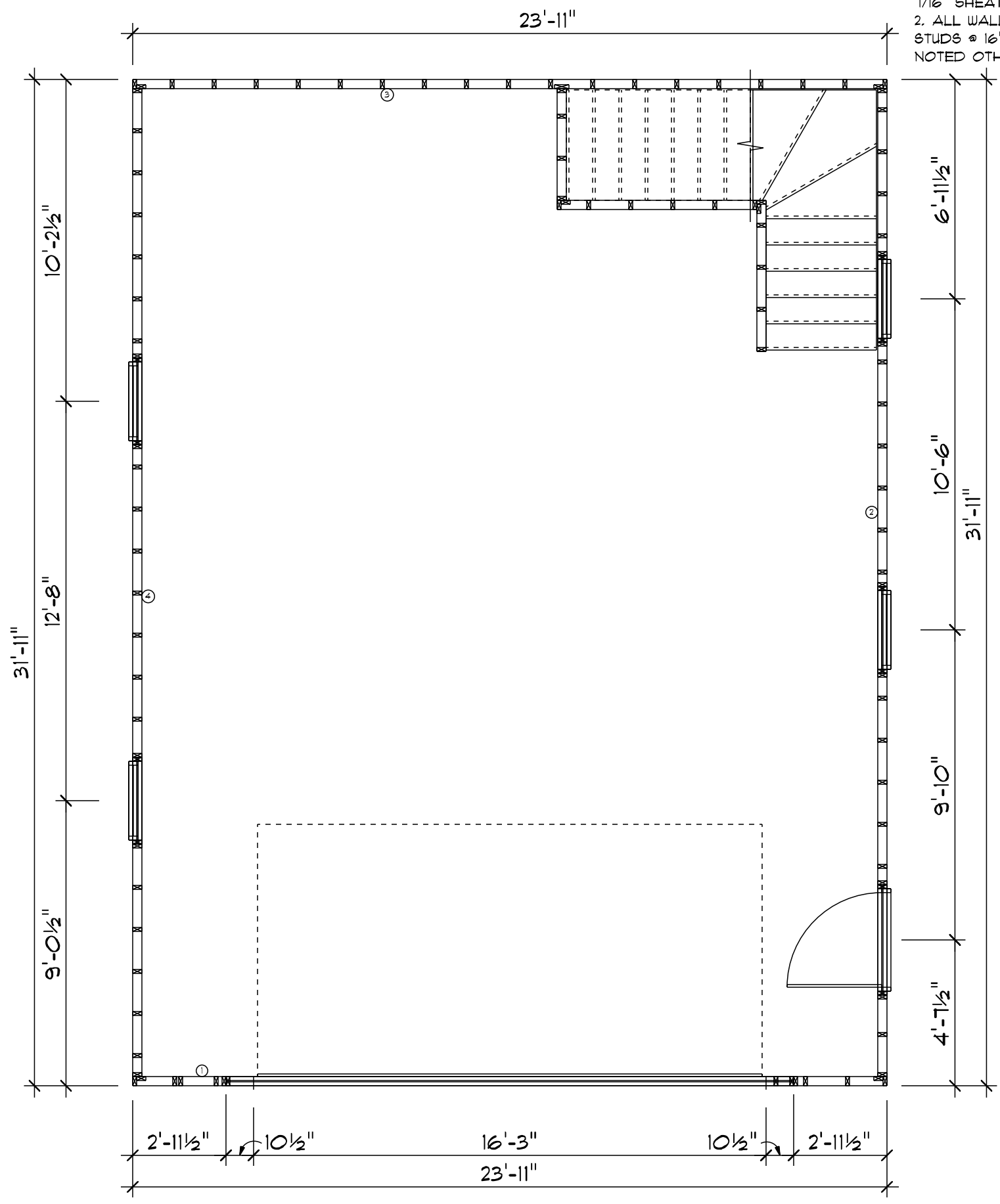
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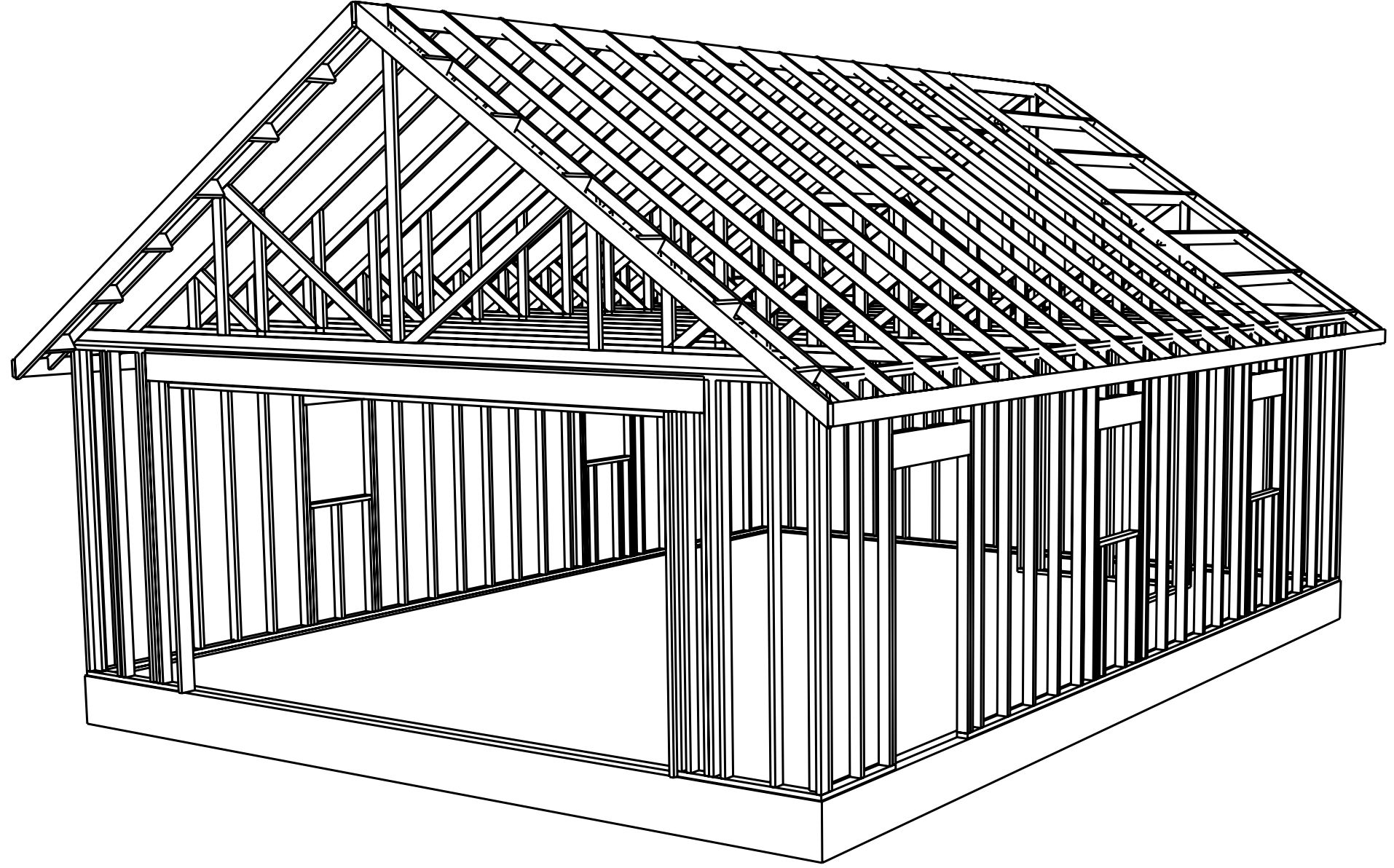
18"x24" @ 1/4"

NOTE:  
1. DIMENSIONS TO FRAMING ONLY - DOES NOT INCLUDE 1/16" SHEATHING.  
2. ALL WALLS ARE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.



MAIN LEVEL FRAMING PLAN

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



FRAMING DIAGRAM

NOT TO SCALE



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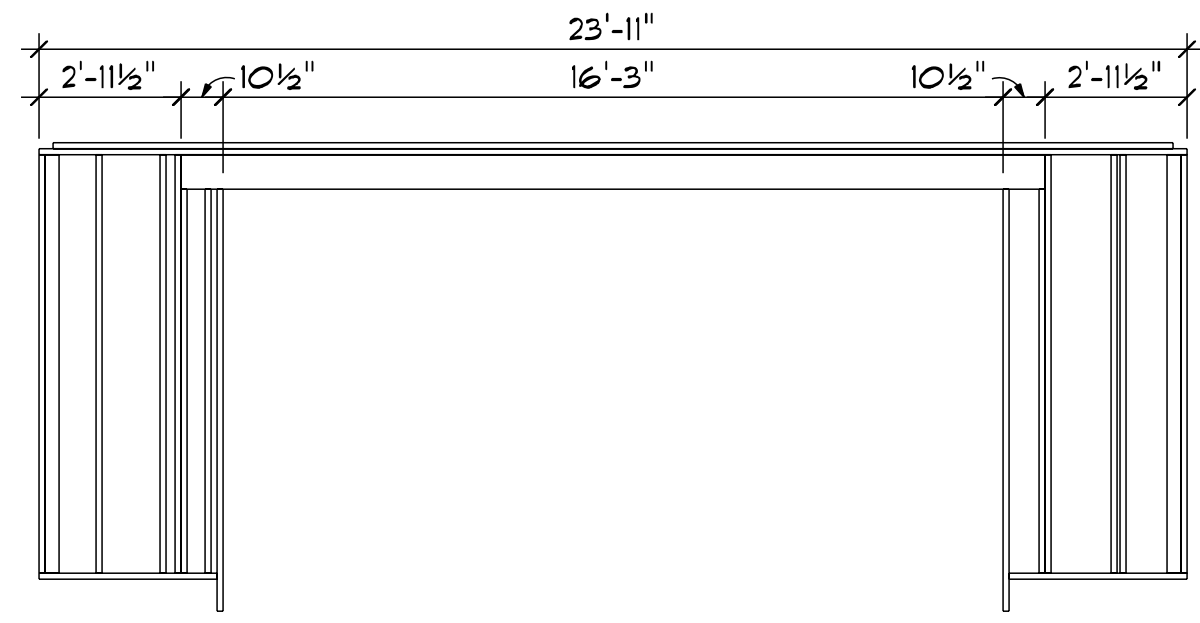
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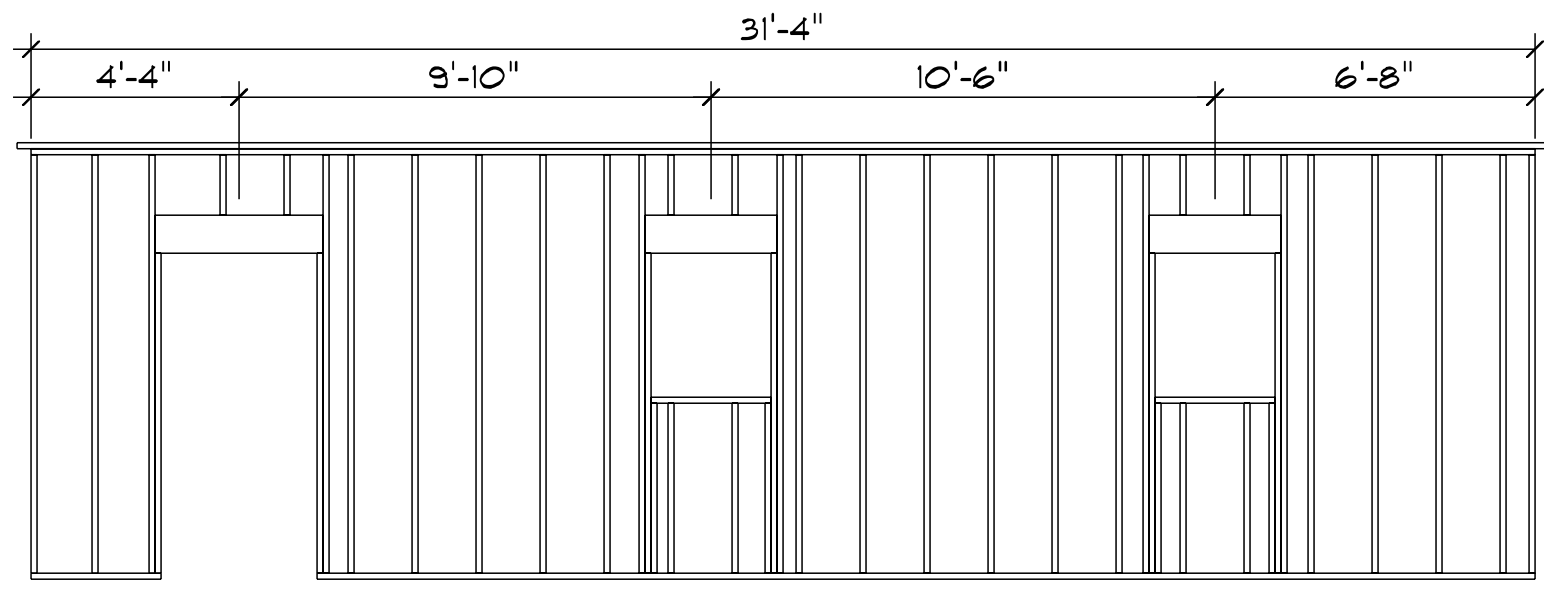
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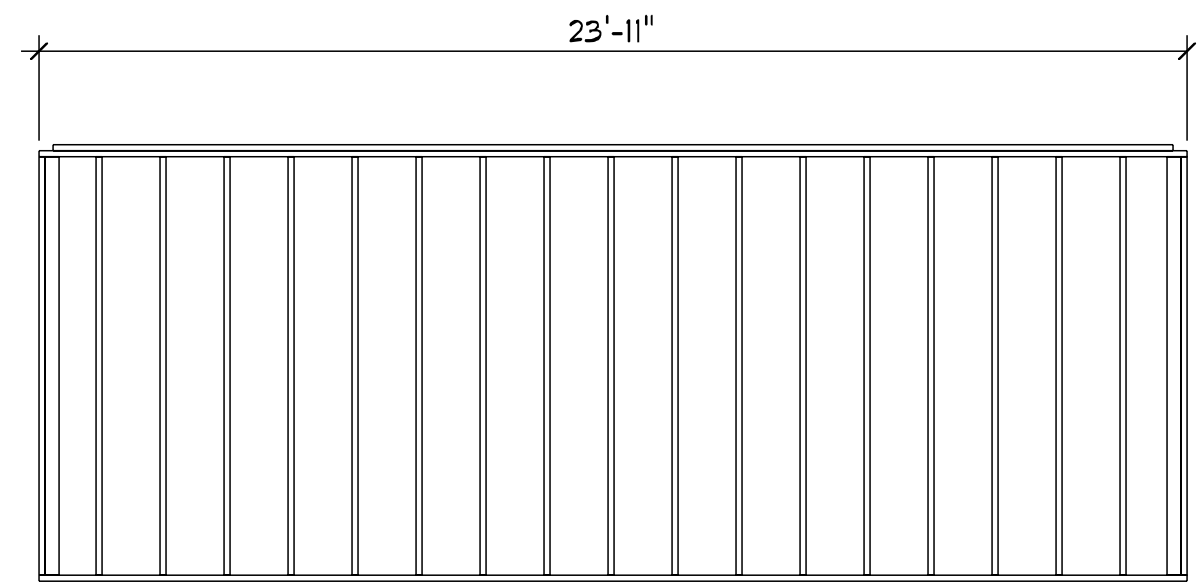
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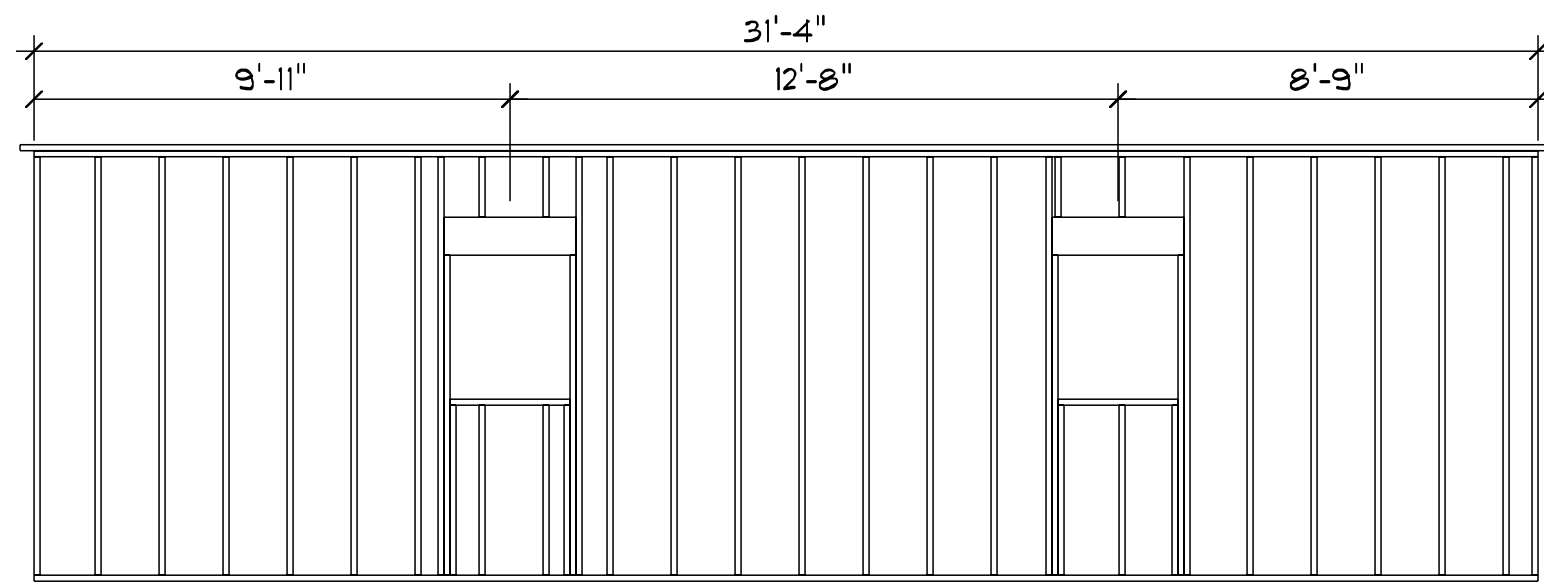
2x4 WALL NO. 1



2x4 WALL NO. 2



2x4 WALL NO. 3



2x4 WALL NO. 4

# WALL PANELS

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



**Exhibit #3 – Easement**



CURVE DATA

CONSENT TO DEDICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE CITIZENS BANK, A UTAH CORPORATION, THE UNDERSIGNED COMPANY, AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNERS...

ACKNOWLEDGEMENT

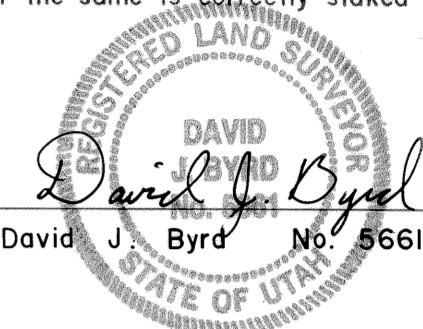
STATE OF UTAH, COUNTY OF SALT LAKE (S.S.) ON THIS 6th DAY OF July, 1983, PERSONALLY APPEARED BEFORE ME... DID SAY THAT HE/SHE IS THE OWNER (POSITION) AND THAT THE FOREGOING CONSENT TO DEDICATE WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS BYLAWS OR BY RESOLUTION OF ITS BOARD OF DIRECTORS...

RESIDING IN [Signature] MY COMMISSION EXPIRES [Date] NOTARY PUBLIC

MARY BRENDA NOTARIAL SEAL STATE OF UTAH MY COMMISSION EXPIRES 9-28-86

SURVEYOR'S CERTIFICATE

I, David J. Byrd, hereby certify that I am a registered Land Surveyor holding Certificate No. 5661 as prescribed by 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 and described on this plat, and have subdivided said land into lots and streets hereafter to be known as WILLOW CREEK HILLS PLAT A, and that the same is correctly staked on the ground as shown hereon.



7/5/83 Date

BOUNDARY DESCRIPTION

Beginning at a point which is S 0° 01' 45" W along the Section Line 1233.24 feet and East, 1370.89 feet from the North Quarter Corner of Section 3 Township 3 South, Range 1 East, S.L.B.&M., and running thence N 79° 30' 00" E, 135.54 feet; thence N 66° 08' 20" E, 279.37 feet; thence S 89° 40' 00" E, 155.60 feet; thence S 83° 57' 00" E, 13.46 feet; thence S 32° 59' 29" E, 180.70 feet; thence S 52° 00' 00" E, 24.57 feet; thence S 38° 00' 00" W, 170.00 feet; thence S 52° 00' 00" E, 23.00 feet; thence S 38° 00' 00" W, 104.00 feet; thence N 62° 15' 00" W, 215.28 feet; thence N 82° 30' 17" W, 114.72 feet; thence S 3° 07' 00" W, 129.50 feet to a point on a 405.00 foot radius curve to the right (radius point bears S 3° 07' 00" W); thence Southeasterly along said curve 246.58 feet; thence S 52° 00' 00" E, 5.00 feet; thence S 38° 00' 00" W, 30.00 feet; thence N 52° 00' 00" W, 5.00 feet; thence S 38° 00' 00" W, 180.35 feet; thence S 14° 00' 00" W, 282.91 feet; thence S 62° 05' 00" W, 79.77 feet; thence N 27° 55' 00" W, 8.03 feet; thence S 62° 05' 00" W, 139.42 feet; thence N 84° 09' 27" W, 74.73 feet; thence N 12° 44' 37" W, 227.00 feet; thence N 30° 30' 00" W, 144.71 feet; thence N 69° 30' 00" E, 290.00 feet; thence N 20° 30' 00" W, 169.02 feet; thence N 12° 00' 00" W, 289.28 feet to the point of beginning. Containing 8.692 Acres

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as WILLOW CREEK HILLS PLAT A, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant and defend and save the City harmless against any easements or encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of said streets.

DARRELL J. DIDERICKSEN ASSOCIATES DARRELL J. DIDERICKSEN PRESIDENT JAMES D. DIDERICKSEN SECRETARY CARL H. DELIGHT VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH SALT LAKE COUNTY } S.S. On this 7th day of July, 1983, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah, the signers of the above Owner's Dedication, 3 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein stated.

Residing in [Signature] My commission expires Dec. 10 1983

Notary Public [Signature] State of Utah

STORM DRAIN. & FLOOD CONT.

PRESENTED THIS 24th DAY OF June, 1983 TO THE DEPARTMENT OF STORM DRAINAGE AND FLOOD CONTROL, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.

PREPARED BY: THE CONSORTIUM INC. 505 So. MAIN (801) 298-3464 INC. BOUNTIFUL, UTAH 84010

[Signature] COUNTY RECORDER

ENTRY NO. 3817927 FILED FOR RECORD AND RECORDED THIS 13th DAY OF JULY, 1983 AT 4:16 pm IN BOOK 83 - OF - 7 - ON PAGE - 82 RECORDED BY: DARRELL J. DICKERSON ASSOC. \$25.00 [Signature] DEPUTY COUNTY RECORDER

CITY ATTORNEY

APPROVED AS TO FORM THIS 12th DAY OF July, 1983

BOARD OF HEALTH

PRESENT THIS 24th DAY OF June, 1983 TO THE SALT LAKE COUNTY BOARD OF HEALTH, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY CABINET

PRESENTED THIS 12th DAY OF July, 1983 TO THE SANDY CITY CABINET, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY ENGINEER

PRESENTED THIS 24th DAY OF June, 1983 TO THE SANDY CITY ENGINEER, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.

PLANNING COMMISSION

PRESENTED THIS 7th DAY OF July, 1983 TO THE SANDY CITY PLANNING COMMISSION, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.

COUNTY RECORDER

ENTRY NO. 3817927 FILED FOR RECORD AND RECORDED THIS 13th DAY OF JULY, 1983 AT 4:16 pm IN BOOK 83 - OF - 7 - ON PAGE - 82 RECORDED BY: DARRELL J. DICKERSON ASSOC. \$25.00 [Signature] DEPUTY COUNTY RECORDER

[Signature] CITY ATTORNEY

[Signature] CHAIRMAN

[Signature] ATTEST: CITY CLERK [Signature] MAYOR

[Signature] CITY ENGINEER

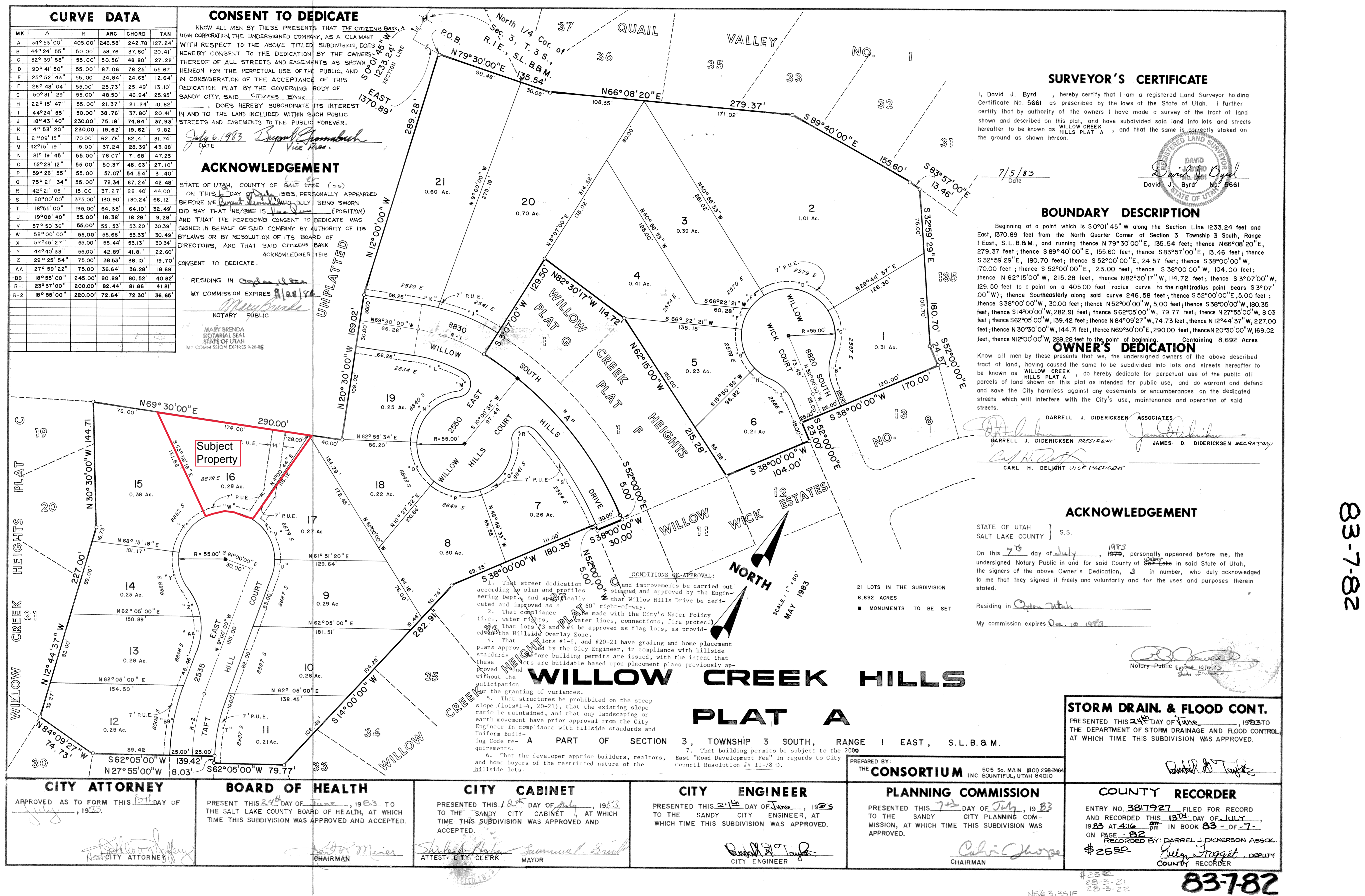
[Signature] CHAIRMAN

[Signature] COUNTY RECORDER

NE 1/4 3, 35.1F 28-3-21 28-3-22

83-7-82

83-7-82





**Exhibit #4- Vicinity Map**





**CUP-03-21-6013**  
**Coccimiglio Accessory Structure**  
**8878 S. Taft Hill Court**

