



JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

> MONICA ZOLTANSKI **MAYOR**

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

August 3, 2023

To: Planning Commission

From: Community Development Department Rainbow Oaks P.U.D. Amended (Preliminary Subject:

Subdivision Review) & Public Utility Easement Vacation

11489 S. Oberland Rd.

(Bell Canyon, Community #27)

SUB06052023-006543 MSC07262023-006573

PUD(2) Zone

Approx. 2 Acres

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject property, posted on public websites and at three public locations, sent to affected entities and a sign was posted on the site.

Request

The applicant, Laura Bunker of Magleby Construction, (representing the property owners Paul and Nichole Lambert), is requesting a plat amendment for the property located at 11489 S. Oberland Rd. The request is to amend a portion of the Rainbow Oaks P.U.D. Subdivision Plat by: 1) formalizing multiple lot line adjustments into a single platted lot, 2) creating a public utility water easement (including a vacation of an existing public utility easement (PUE)), and 3) modifying the boundaries of the protected ≥30% slope areas. No new lots are proposed with this application. See Exhibit "A" for the existing plat and Exhibit "B" for the preliminary amended plat.

Background

The subject property includes the original Lot 5 of the Rainbow Oaks P.U.D. subdivision plat, which was created in 1992, and several nearby parcel that were assembled together over the years. This property is within the PUD(2) zoning district and is also within the Sensitive Area Overlay (SAO) Zone. The existing plat designated areas that contain slopes greater than 30% and a public utility easement that affect the subject property. It is surrounded by other developed single-family homes zoned PUD(2) to the west, and R-1-20 and R-1-40(A) to the east.







SUB06052023-006543 Plat Amendment 11489 S Oberland Rd

> Sandy City, Community Development Department

Property Case History						
Case Number Case Summary						
S 91-51	Rainbow Oaks P.U.D. Subdivision (1992)					
S 01-11	Lot Line Adjustment					
SUB-6-13-3019	Peterson/Stilson Lot Line Adjustment					
SUB-12-15-4810	Peterson Lot Line Adjustment					

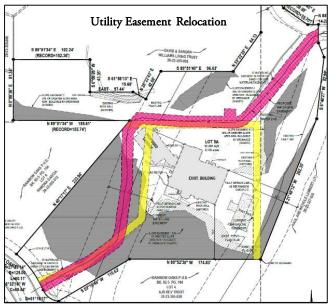
Public Notice and Outreach

A public notice was mailed out to all property owners within 500 feet of the subject property, posted on public websites and at three public locations, sent to affected entities, and the property was posted with a public notice prior to the Planning Commission meeting. No neighborhood meeting was required by the Community Development Director.

Analysis

The proposal is an amendment to the *Rainbow Oaks P.U.D.* Subdivision Plat. The proposed amendments are described in more detail as follows.

- 1. <u>Lot Consolidation</u>: Since the Rainbow Oaks P.U.D. Subdivision Plat was created in 1992, there have been several lot line adjustments to join abutting land areas with the subject parcel (Lot 5). See permit history above. To formerly memorialize these actions, the applicant proposes to consolidate these parcels into one platted lot in the Rainbow Oaks P.U.D. Amended Subdivision Plat.
- Relocate Utility Easement: The applicant proposes to relocate a public utility easement to align with the location of a new water line. The applicant has worked with the Sandy Public Utilities Department to loop the water line from Rainbow Oaks Circle to Oberland Road, thereby creating the necessary fire flow to sustain future home improvements desired by the applicant. With this realignment of the water line, the applicant proposes to vacate the existing public utility easement. To do so, Sec. 21-30-7 requires a public hearing before the Planning Commission and final decision by the City Council. This aspect of the plat amendment is scheduled for City Council review and decision following the Planning Commission's recommendation. Exhibit "D" and the illustration to the right shows the location of the existing public utility easement in yellow, and the location of the new public utility easement in pink.



3. Amend Protected ≥30% Slopes: The applicant proposes to amend the protected ≥30% slope areas to reflect existing terrain more accurately on the site. Aerial photos of the site show site modifications since the original home was constructed approximately three decades ago. Site modifications at that time included grading and construction of retaining walls around the southern portion of the house that impacted protected steep slope areas (see illustration on following page and Exhibit "H").

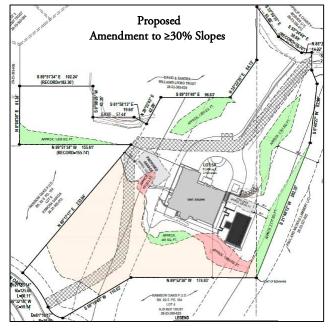
City Engineer Ryan Kump, P.E, has analyzed the proposed amendment to protected slope areas (Exhibit "I"). He states "the proposed protected slope line coincides with the base of an existing rock retaining wall. ... Given the well-established nature of the wall, disrupting it to restore the original protected platted area would be counterproductive, resulting in unnecessary demolition and grading that would scar the hillside further. By placing the protected slope line at the base of the wall, all the area below the wall is preserved, and the wall itself becomes a legally conforming structure, providing a clear delineation of the protected slope in the field."

Exhibit "E" and the illustration to the lower-right shows areas proposed to be removed in red, areas to be added in green, and areas with no change to the protected 30% slope shown in beige. As proposed, approximately 2,450 square feet is proposed to the removed and 8,409 square feet is proposed to be added to the protected ≥30% slope. The net effect is an increase of approximately 5,959 square feet of protected hillside area that will be designated on the amended plat. Based on this analysis, Ryan Kump determines that "Sandy City Engineering agrees with the proposed changes and the delineation of the proposed protected slope area."

Staff Concerns

Under the direction of the Sandy Public Utilities Department, it has been necessary for the applicant to disturb areas within the protected ≥30% slope to install the new water line. The applicant states they intend to restore these disturbed areas; however, since the impacted areas are located with protected hillside areas, staff recommends the applicant submit a revegetation plan to the Planning Division for review and approval prior to restoration of the hillside. A condition of approval for a revegetation plan is included in this report.





<u>Recommendations</u>

#1 Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the public utility easement vacation as shown in Exhibit "D," based on the following findings and subject to the following conditions:

Findings:

- 1. The affected property owners are requesting the public utility easement vacation.
- 2. There is good cause for the easement vacation as the public will be served by the new proposed waterline easement.
- 3. That no material injury will be done to any person or to the public interest by the vacation of the easement.

Conditions:

- 1. Recording of the easement vacation ordinance shall be done with the Salt Lake County Recorder's Office.
- 2. A new public utility easement shall be established for the city waterline as shown on the proposed Rainbow Oaks P.U.D. Amended Plat and illustrated in Exhibit "B".

#2 Staff recommends that the Planning Commission determine preliminary review is complete for the proposed amendment to the Rainbow Oaks P.U.D. Amended Plat located at 11489 S. Oberland Rd. based on the following findings and subject to the following conditions.

Findings:

- 1. The proposed plat amendment is necessary to consolidate lots, and to accurately reflect the location of public utility easements and protected steep slope areas. No new lots are proposed with this application.
- 2. No objections to the proposed plat amendment have been received by the Community Development Department to date.
- 3. The City Engineer finds that the originally platted protected steep slopes does not accurately reflect the current conditions of the natural 30% or greater hillside area and therefore finds good cause for the proposed plat amendment.
- 4. Installation of a new water line required disturbance of areas within the protected hillside, and these areas will need to be revegetated.
- 5. City departments and divisions have preliminarily approved the proposed subdivision plat amendment.
- 6. The proposed subdivision plat amendment will be finalized with city staff and recorded with the Salt Lake County Recorder's Office.

Conditions:

- 1. The applicant shall comply with each department's comments and redlines throughout the final review process and all issues shall be resolved before the subdivision plat can be recorded with the Salt Lake County Recorder's Office.
- 2. All previous conditions of approval from previous subdivision applications remain in full force and effect on this property.
- 3. Approval to vacate the public utility easement is conditioned upon the City proceeding through the vacation process through action by the City Council.
- 4. A revegetation plan prepared by a licensed landscape architect shall be submitted to the Community Development Department for review and approval prior to restoration of the hillside. The objective of the plan is to mimic the native surroundings and blend into the area by applying the following standards:
 - a. Use native plant materials.
 - b. Replace existing plant and tree species with the same species.
 - c. Clump trees and shrubs to mimic the existing natural vegetation pattern.
 - d. Use the Native Cabin Blend Grass Seed Mix, which is appropriate for the site's environment.
- 5. Revegetation of the disturbed hillside areas shall be completed in conjunction with the current and proposed building permits proposed for this property. The applicant shall include a detailed revegetation plan to the satisfaction of staff and obtain a grading permit to restore the affected hillside areas. The restoration shall be completed no later than October 31, 2024.

Planner:

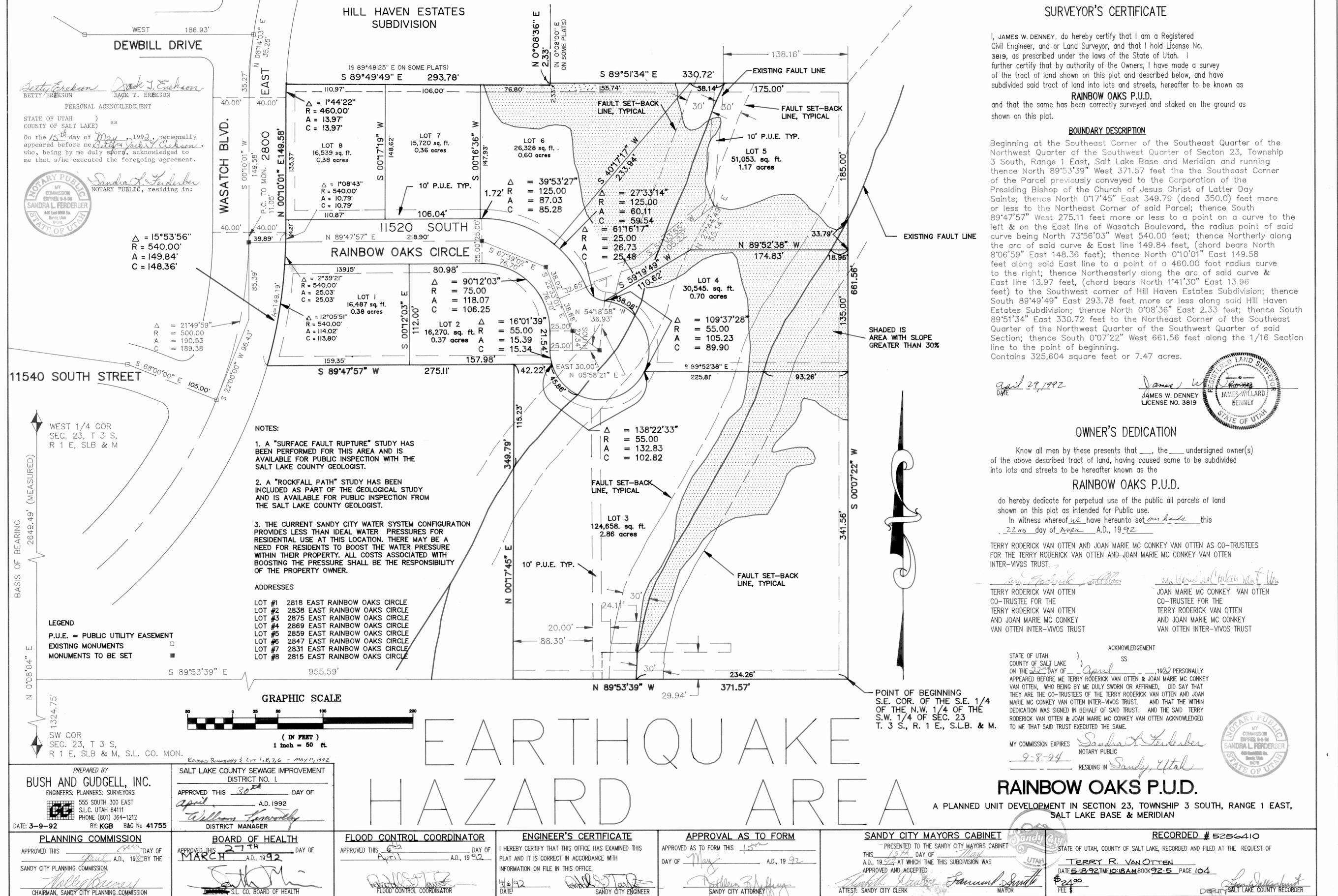
Melissa Anderson Zoning Administrator

Exhibits:

- A. Existing Rainbow Oaks PUD Subdivision Plat
- B. Proposed Preliminary Amended Plat
- C. Overlay Plat Map

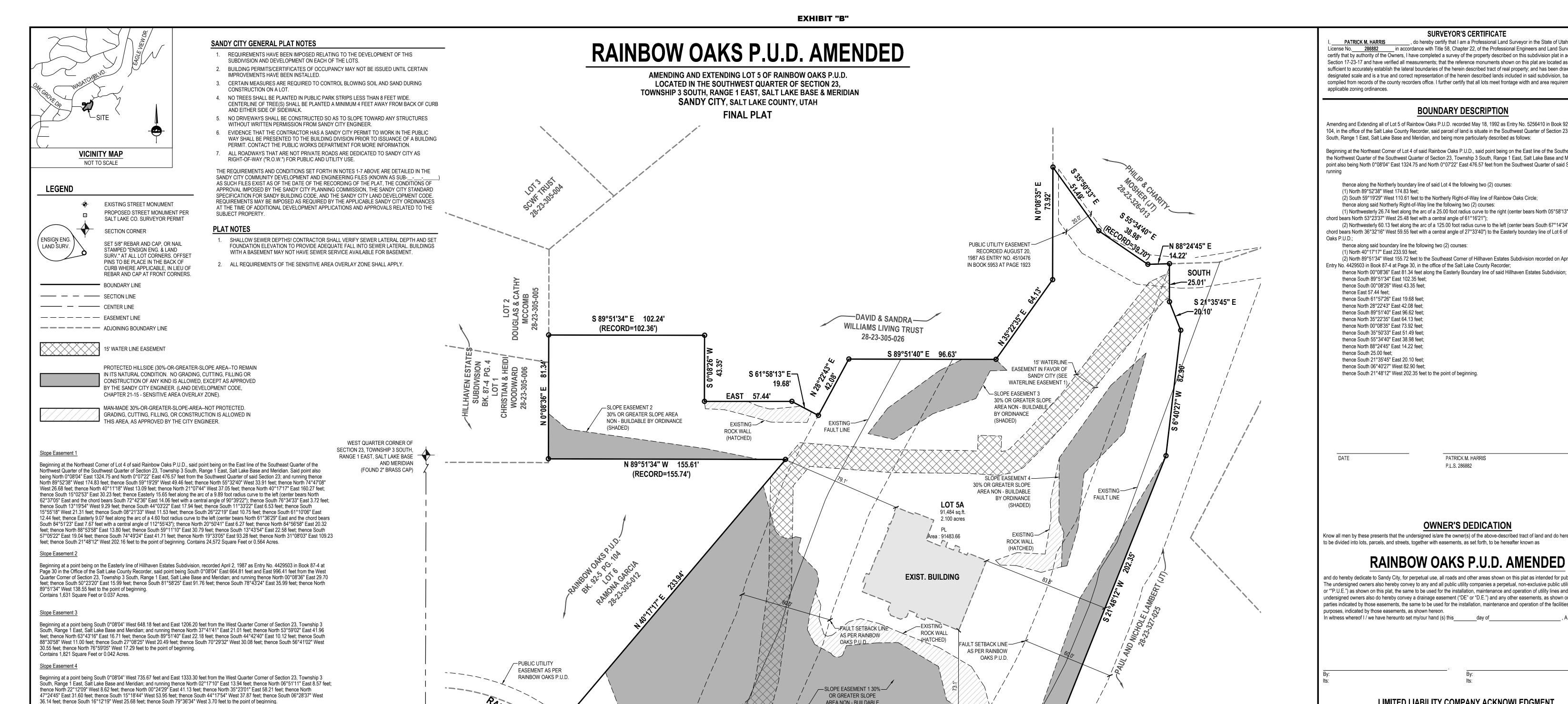
- D. Utility Easement Relocation Map
- E. Slope Conversion Map
- F. 30% Slope Map
- G. Contour Map
- H. Applicant's Narrative
- I. Memo from City Engineer Ryan Kump, P.E.

 $\label{file:local_file} File Name: S:\USERS\PLN\STAFF\ REPORT\PC\ STAFF\ REPORT - 11489\ OBERLAND\ RD\ PLAT\ AMEND\STAFF\ REPORT\PC\ STAFF\ REPORT - 11489\ OBERLAND\ RD\ PLAT\ AMEND\FINAL.DOCX$



28-23-300-003

N S 0 E



C=25.48'

Questar Gas Company, dba Dominion Energy Utah, hereby

approves this plat solely for the purposes of confirming that the

plat contains public utility easements. Dominion Energy Utah may

require additional easements in order to serve this development.

This approval does not constitute abrogation or waiver of any

equity. This approval does not constitute acceptance, approval or

those set in the Owners Dedication or in the Notes, and does not

constitute a guarantee of particular terms or conditions of natural

gas service. For further information please contact Dominion

Energy Utah's Right-of-Way Department at 800-366-8532.

other existing rights, obligations or liabilities provided by law or

acknowledgment of any terms contained in the plat, including

Dominion Energy Utah - Note:

SOUTHWEST CORNER OF

(FOUND 2.5" BRASS CAP)

AND MERIDIAN

SECTION 23, TOWNSHIP 3 SOUTH,

RANGE 1 EAST, SALT LAKE BASE

Water Line Easement 1

Contains 2,301 Square Feet or 0.053 Acres.

Beginning at a point on the Northerly Right-of-Way line of Rainbow Oaks Circle, said point being South 0°08'04" West 880.83 feet and East 1031.62 feet from the West Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 60°15'35" East 12.86 feet; thence North 61°50'10" East 62.51 feet; thence North 53°58'09" East 37.25 feet; thence North 37°56'52" East 2.74 feet; thence North 15°04'20" East 13.22 feet; thence North 07°39'46" East 55.92 feet; thence North 08°48'19" East 5.68 feet; thence North 01°00'51" East 70.31 feet; thence North 40°17'17" East 29.58 feet; thence South 85°41'03" East 62.07 feet; thence South 89°29'38" East 47.13 feet; thence South 86°43'07" East 7.81 feet; thence North 01°41'07" East 10.41 feet; thence South 88°18'53" East 15.41 feet; thence South 01°41'07" West 10.28 feet; thence North 77°53'48" East 3.88 feet; thence North 62°20'52" East 2.04 feet; thence North 44°49'06" East 16.95 feet; thence North 42°15'01" East 34.26 feet; thence North 37°41'19" East 43.82 feet; thence North 38°40'11" East 48.01 feet; thence North 64°43'02" East 14.47 feet; thence South 16.60 feet; thence South 64°39'15" West 3.93 feet; thence South 38°40'11" West 44.38 feet; thence South 37°41'19" West 44.29 feet; thence South 42°15'01" West 35.19 feet; thence South 44°49'06" West 19.60 feet; thence South 62°20'52" West 6.40 feet: thence South 77°53'48" West 10.10 feet: thence North 86°43'07" West 22.81 feet: thence North 89°29'38" West 47.27 feet: thence North 85°41'03" West 54.92 feet: thence South 40°17'17" West 16.69 feet: thence South 00°56'01" West 65.75 feet: thence South 08°48'19" West 6.85 feet; thence South 07°37'32" West 56.33 feet; thence South 15°04'20" West 17.49 feet; thence South 37°56'52" West 7.89 feet; thence South 53°58'09" West 40.52 feet; thence South 61°51'17" West 63.12 feet; thence South 60°15'35" West 13.81 feet to the Northerly Right-of-Way line of Rainbow Oaks Circle; thence along said Northerly Right-of-Way line the following two (2) courses: (1) Northwesterly 3.24 feet along the arc of a 25.00 foot radius curve to the right (center bears North 59°49'20" East and the chord bears North 26°28'09" West 3.23 feet with a central angle of 07°25'01"); (2) Northwesterly 11.81 feet along the arc of a 125.00 foot radius curve to the left (center bears South 67°14'21" West and the chord bears North 25°28'02" West 11.80 feet with a central angle of 05°24'45") to the point of Contains 8,887 Square Feet or 0.204 Acres.

- APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY FASEMENTS. BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER-
- 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR 2.4. ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER NOTES: PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE

RIGHTS AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND

2.1. A RECORDED EASEMENT OR RIGHT-OF WAY

AREA NON - BUILDABLE BY ORDINANCE (SHADED) On the _ 15' WATERLINÈ N 89°52'38" W 174.83' EASEMENT IN FAVOR OF -POINT OF BEGINNING SANDY CITY (SEE WATER LINE PASEMENT 1) RAINBOW OAKS P.U.D.-BK. 92-5 PG. 104 C=59,54' LOT 4 **AJS REV TRUST** 28-23-305-020 R=25.00 L=26.73' On the CB=S 53°23'48" E

SURVEYOR'S CERTIFICATE , do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the

BOUNDARY DESCRIPTION

Amending and Extending all of Lot 5 of Rainbow Oaks P.U.D. recorded May 18, 1992 as Entry No. 5256410 in Book 92-5 at Page 104, in the office of the Salt Lake County Recorder, said parcel of land is situate in the Southwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at the Northeast Corner of Lot 4 of said Rainbow Oaks P.U.D., said point being on the East line of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian. Said point also being North 0°08'04" East 1324.75 and North 0°07'22" East 476.57 feet from the Southwest Quarter of said Section 23; and

- (1) North 89°52'38" West 174.83 feet;
- (2) South 59°19'29" West 110.61 feet to the Northerly Right-of-Way line of Rainbow Oaks Circle;
- thence along said Northerly Right-of-Way line the following two (2) courses: (1) Northwesterly 26.74 feet along the arc of a 25.00 foot radius curve to the right (center bears North 05°58'13" East and the

(2) Northwesterly 60.13 feet along the arc of a 125.00 foot radius curve to the left (center bears South 67°14'34" West and the chord bears North 36°32'16" West 59.55 feet with a central angle of 27°33'40") to the Easterly boundary line of Lot 6 of said Rainbow

- thence along said boundary line the following two (2) courses:
- (2) North 89°51'34" West 155.72 feet to the Southeast Corner of Hillhaven Estates Subdivision recorded on April 2, 1987 as Entry No. 4429503 in Book 87-4 at Page 30, in the office of the Salt Lake County Recorder;
- thence South 89°51'34" East 102.35 feet;
- thence North 28°22'43" East 42.08 feet;
- thence South 89°51'40" East 96.62 feet; thence North 35°22'35" East 64.13 feet;
- thence North 00°08'35" East 73.92 feet;
- thence South 35°50'33" Fast 51 49 feet
- thence South 55°34'40" East 38.98 feet;
- thence North 88°24'45" East 14.22 feet;
- thence South 25.00 feet;
- thence South 21°35'45" East 20.10 feet;
- thence South 06°40'27" West 82.90 feet:
- thence South 21°48'12" West 202.35 feet to the point of beginning

PATRICK M. HARRIS

P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that the undersigned is/are the owner(s) of the above-described tract of land and do hereby cause the same

RAINBOW OAKS P.U.D. AMENDED

and do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for public and utility uses. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive public utility easement ("PUE" or ""P.U.E.") as shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also do hereby convey a drainage easement ("DE" or "D.E.") and any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated by those easements, as shown hereon. In witness whereof I / we have hereunto set my/our hand (s) this ______day of ____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of COUNTY , A.D. 20____, personally appeared before me, the undersigned notary public, in and for

, who, being by me duly sworn, did say that he/she is the said County of Salt Lake, mited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by the authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: RESIDING IN

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of COUNTY , A.D. 20____, personally appeared before me, the undersigned notary public, in and for

_, who, being by me duly sworn, did say that he/she is the nited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by the authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Y COMMISSION EXPIRES:

HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 30 ft.

PPROVED THIS ___ DAY OF ____

DIRECTOR

SANDY CITY PARKS & RECREATION

S.E. COR. OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 SECTION 23,

SHEET 1 OF 1

PROJECT NUMBER: 4388I

MANAGER: PMH

DRAWN BY: SJL

CHECKED BY: PMI

DATE: 2023-05-31

TOWNSHIP 3 SOUTH, RANGE 1 EAST,

SALT LAKE BASE AND MERIDIAN

(NOT FOUND)

LAYTON Phone: 801.547.110

TOOELE Phone: 435.843.3590

CEDAR CITY Phone: 435.865.1453

Phone: 435.896.2983

Sandy, UT 84070

THE STANDARD IN ENGINEERING

Phone: 801.255.0529

WWW.ENSIGNENG.COM

NOTARY PUBLIC

RAINBOW OAKS P.U.D. AMENDED

AMENDING AND EXTENDING LOT 5 OF RAINBOW OAKS P.U.D. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23. TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

	EASEMENT APPROVAL	L	SALT LAKE COUNTY							SALT LAKE COUNTY RECORDER
ľ			HEALTH DEPARTMENT	PLANNING COMMISSION	SOUTH VALLEY SEWER DISTRICT	SANDY CITY ENGINEER	SANDY CITY PUBLIC UTILITIES DEPARTMENT	SANDY CITY MAYOR	APPROVAL AS TO FORM	RECORDED #
	CENTURYLINK	DATE	APPROVED THIS DAY OF , A.D. 20 ,	APPROVED THIS DAY OF , A.D. 20 ,	APPROVED THISDAY OF, A.D. 20,	APPROVED THIS DAY OF, A.D. 20,	APPROVED THIS DAY OF, A.D. 20,	PRESENTED TO THE SANDY CITY MAYOR THIS DAY OF	APPROVED THIS DAY OF , A.D. 20 .	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
	ROCKY MOUNTAIN POWER	DATE						OFA.D.,20AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.		REQUEST OF :
	DOMINION ENERGY UTAH	DATE								DATE: TIME: BOOK: PAGE:
	COMCAST	DATE	REPRESENTATIVE	REPRESENTATIVE	REPRESENTATIVE	CITY ENGINEER	ENGINEERING MANAGER	MAYOR ATTEST: CITY RECORDER	SANDY CITY ATTORNEY	FEE\$ DEPUTY SALT LAKE COUNTY RECORDER

RECORD OF SURVEY

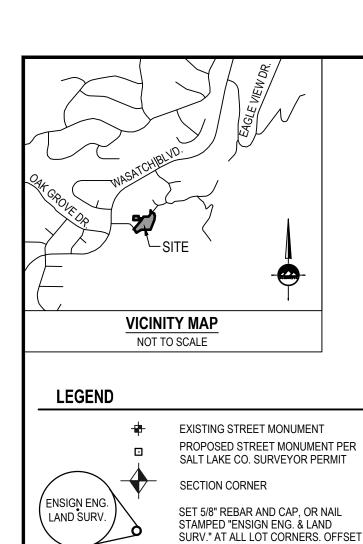
OUNTY SURVEYOR REVIEWER DATE

BIG ROCK LANDSCAPING

522 SOUTH 100 WEST

PROVO, UTAH 84601

385-302-9221



PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

BOUNDARY LINE — — — SECTION LINE — — — — — EASEMENT LINE

— — — — — ADJOINING BOUNDARY LINE

PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA--TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER. (LAND DEVELOPMENT CODE, CHAPTER 21-15 - SENSITIVE AREA OVERLAY ZONE).

MAN-MADE 30%-OR-GREATER-SLOPE-AREA--NOT PROTECTED. GRADING, CUTTING, FILLING, OR CONSTRUCTION IS ALLOWED IN THIS AREA, AS APPROVED BY THE CITY ENGINEER.

Beginning at the Northeast Corner of Lot 4 of said Rainbow Oaks P.U.D., said point being on the East line of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian. Said point also being North 0°08'04" East 1324.75 and North 0°07'22" East 476.57 feet from the Southwest Quarter of said Section 23; and running thence North 89°52'38" West 174.83 feet; thence South 59°19'29" West 49.46 feet; thence North 55°32'40" West 33.91 feet; thence North 74°47'08" West 26.68 feet; thence North 40°11'18" West 13.09 feet; thence North 21°07'44" West 37.05 feet; thence North 40°17'17" East 160.27 feet; thence South 15°02'53" East 30.23 feet: thence Easterly 15.65 feet along the arc of a 9.89 foot radius curve to the left (center bears North 62°37'05" East and the chord bears South 72°42'36" East 14.06 feet with a central angle of 90°39'22"); thence South 76°34'33" East 3.72 feet; thence South 13°19'54" West 9.29 feet; thence South 44°03'22" East 17.94 feet; thence South 11°33'22" East 6.53 feet; thence South 15°55'18" West 21.31 feet; thence South 08°21'33" West 11.53 feet; thence South 26°22'19" East 10.75 feet; thence South 61°10'06" East 12.44 feet; thence Easterly 9.07 feet along the arc of a 4.60 foot radius curve to the left (center bears North 61°36'29" East and the chord bears South 84°51'23" East 7.67 feet with a central angle of 112°55'43"); thence North 20°50'41" East 6.27 feet; thence North 84°56'58" East 20.32 feet; thence North 88°53'58" East 13.80 feet; thence South 59°11'10" East 30.79 feet; thence South 13°43'54" East 22.58 feet; thence South 57°05'22" East 19.04 feet; thence South 74°49'24" East 41.71 feet; thence North 19°33'05" East 93.28 feet; thence North 31°08'03" East 109.23 feet; thence South 21°48'12" West 202.16 feet to the point of beginning. Contains 24.572 Square Feet or 0.564 Acres.

Beginning at a point being on the Easterly line of Hillhaven Estates Subdivision, recorded April 2, 1987 as Entry No. 4429503 in Book 87-4 at age 30 in the Office of the Sait Lake County Recorder, said point being South 0°08 04. East 664.8 I feet and East 996.4 I feet from the Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 00°08'36" East 29.70 feet; thence South 50°23'20" East 15.99 feet; thence South 81°58'25" East 91.76 feet; thence South 78°43'24" East 35.99 feet; thence North Contains 1,631 Square Feet or 0.037 Acres.

Slope Easement 3

Beginning at a point being South 0°08'04" West 648.18 feet and East 1206.20 feet from the West Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 37°41'41" East 21.01 feet; thence North 53°59'02" East 41.96 feet; thence North 63°43'16" East 16.71 feet; thence South 89°51'40" East 22.18 feet; thence South 44°42'40" East 10.12 feet; thence South 88°30'58" West 11.00 feet; thence South 27°08'25" West 20.49 feet; thence South 70°29'32" West 30.08 feet; thence South 56°41'02" West 30.55 feet; thence North 76°59'05" West 17.29 feet to the point of beginning. Contains 1,821 Square Feet or 0.042 Acres.

Beginning at a point being South 0°08'04" West 735.67 feet and East 1333.30 feet from the West Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 02°17'10" East 13.94 feet; thence North 06°51'11" East 8.57 feet; thence North 22°12'09" West 8.62 feet; thence North 00°24'29" East 41.13 feet; thence North 35°23'01" East 58.21 feet; thence North 47°24'45" East 31.60 feet; thence South 15°18'44" West 53.95 feet; thence South 44°17'54" West 37.87 feet; thence South 06°28'37" West 36.14 feet; thence South 16°12'19" West 25.68 feet; thence South 79°36'34" West 3.70 feet to the point of beginning. Contains 2,301 Square Feet or 0.053 Acres.

Water Line Easement 1

Beginning at a point on the Northerly Right-of-Way line of Rainbow Oaks Circle, said point being South 0°08'04" West 880.83 feet and East 1031.62 feet from the West Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 60°15'35" East 12.86 feet; thence North 61°50'10" East 62.51 feet; thence North 53°58'09" East 37.25 feet; thence North 37°56'52" East 2.74 feet; thence North 15°04'20" East 13.22 feet; thence North 07°39'46" East 55.92 feet; thence North 08°48'19" East 5.68 feet; thence North 01°00'51" East 70.31 feet; thence North 40°17'17" East 29.58 feet; thence South 85°41'03" East 62.07 feet; thence South 89°29'38" East 47.13 feet; thence South 86°43'07" East 7.81 feet; thence North 01°41'07" East 10.41 feet; thence South 88°18'53" East 15.41 feet; thence South 01°41'07" West 10.28 feet; thence North 77°53'48" East 3.88 feet; thence North 62°20'52" East 2.04 feet; thence North 44°49'06" East 16.95 feet; thence North 42°15'01" East 34.26 feet; thence North 37°41'19" East 43.82 feet; thence North 38°40'11" East 48.01 feet; thence North 64°43'02" East 14.47 feet; thence South 16.60 feet; thence South 64°39'15" West 3.93 feet; thence South 38°40'11" West 44.38 feet; thence South 37°41'19" West 44.29 feet; thence South 42°15'01" West 35.19 feet; thence South 44°49'06" West 19.60 feet; thence South 62°20'52" West 6.40 feet: thence South 77°53'48" West 10.10 feet: thence North 86°43'07" West 22.81 feet: thence North 89°29'38" West 47.27 feet: thence North 85°41'03" West 54.92 feet: thence South 40°17'17" West 16.69 feet: thence South 00°56'01" West 65.75 feet: thence South 08°48'19" West 6.85 feet; thence South 07°37'32" West 56.33 feet; thence South 15°04'20" West 17.49 feet; thence South 37°56'52" West 7.89 feet; thence South 53°58'09" West 40.52 feet; thence South 61°51'17" West 63.12 feet; thence South 60°15'35" West 13.81 feet to the Northerly Right-of-Way line of Rainbow Oaks Circle; thence along said Northerly Right-of-Way line the following two (2) courses: (1) Northwesterly 3.24 feet along the arc of a 25.00 foot radius curve to the right (center bears North 59°49'20" East and the chord bears North 26°28'09" West 3.23 feet with a central angle of 07°25'01"); (2) Northwesterly 11.81 feet along the arc of a 125.00 foot radius curve to the left (center bears South 67°14'21" West and the chord bears North 25°28'02" West 11.80 feet with a central angle of 05°24'45") to the point of Contains 8,887 Square Feet or 0.204 Acres.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE
- RIGHTS AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY FASEMENTS. BUT DOES NOT
- WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER-2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
- 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW.

SANDY CITY GENERAL PLAT NOTES

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
- BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING
- CONSTRUCTION ON A LOT. 4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC. WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC AND UTILITY USE.

SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION. THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE. AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE

PLAT NOTES

- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS
- 2. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT. WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND 2" BRASS CAP)

SOUTHWEST CORNER OF

(FOUND 2.5" BRASS CAP)

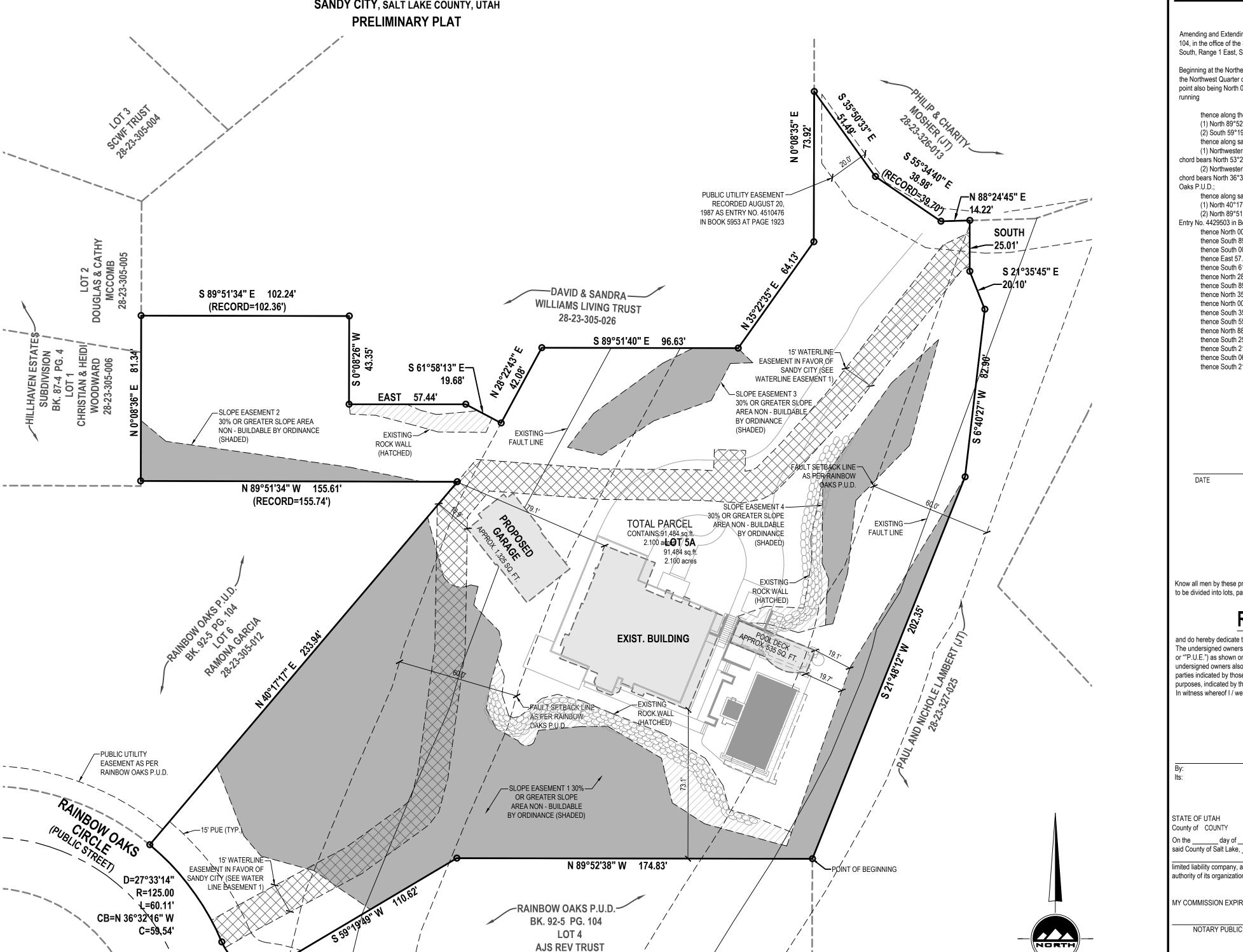
AND MERIDIAN

SECTION 23, TOWNSHIP 3 SOUTH,

RANGE 1 EAST, SALT LAKE BASE

RAINBOW OAKS P.U.D. AMENDED

AMENDING AND EXTENDING LOT 5 OF RAINBOW OAKS P.U.D LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23. TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN **SANDY CITY**, SALT LAKE COUNTY, UTAH



, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further

certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

Amending and Extending all of Lot 5 of Rainbow Oaks P.U.D. recorded May 18, 1992 as Entry No. 5256410 in Book 92-5 at Page 104, in the office of the Salt Lake County Recorder, said parcel of land is situate in the Southwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at the Northeast Corner of Lot 4 of said Rainbow Oaks P.U.D., said point being on the East line of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian. Said point also being North 0°08'04" East 1324.75 and North 0°07'22" East 476.57 feet from the Southwest Quarter of said Section 23; and

- thence along the Northerly boundary line of said Lot 4 the following two (2) courses: (1) North 89°52'38" West 174.83 feet;
- (2) South 59°19'29" West 110.61 feet to the Northerly Right-of-Way line of Rainbow Oaks Circle;
- thence along said Northerly Right-of-Way line the following two (2) courses: (1) Northwesterly 26.74 feet along the arc of a 25.00 foot radius curve to the right (center bears North 05°58'13" East and the chord bears North 53°23'37" West 25.48 feet with a central angle of 61°16'21");

(2) Northwesterly 60.13 feet along the arc of a 125.00 foot radius curve to the left (center bears South 67°14'34" West and the chord bears North 36°32'16" West 59.55 feet with a central angle of 27°33'40") to the Easterly boundary line of Lot 6 of said Rainbow

thence along said boundary line the following two (2) courses: (1) North 40°17'17" East 233.93 feet;

(2) North 89°51'34" West 155.72 feet to the Southeast Corner of Hillhaven Estates Subdivision recorded on April 2, 1987 as Entry No. 4429503 in Book 87-4 at Page 30, in the office of the Salt Lake County Recorder;

thence North 00°08'36" East 81.34 feet along the Easterly Boundary line of said Hillhaven Estates Subdivision; thence South 89°51'34" East 102.35 feet;

thence South 00°08'26" West 43.35 feet; thence East 57.44 feet;

thence South 61°57'26" East 19.68 feet; thence North 28°22'43" East 42.08 feet;

thence South 89°51'40" East 96.62 feet; thence North 35°22'35" East 64.13 feet;

thence North 00°08'35" East 73.92 feet; thence South 35°50'33" Fast 51 49 feet thence South 55°34'40" East 38.98 feet;

thence North 88°24'45" East 14.22 feet;

thence South 25.00 feet; thence South 21°35'45" East 20.10 feet;

thence South 06°40'27" West 82.90 feet;

thence South 21°48'12" West 202.35 feet to the point of beginning

OWNER'S DEDICATION

Know all men by these presents that the undersigned is/are the owner(s) of the above-described tract of land and do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

PATRICK M. HARRIS

P.L.S. 286882

RAINBOW OAKS P.U.D. AMENDED

and do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for public and utility uses. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive public utility easement ("PUE" or ""P.U.E.") as shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also do hereby convey a drainage easement ("DE" or "D.E.") and any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated by those easements, as shown hereon. In witness whereof I / we have hereunto set my/our hand (s) this_____day of____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

, A.D. 20 , personally appeared before me, the undersigned notary public, in and for

, who, being by me duly sworn, did say that he/she is the said County of Salt Lake, mited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by the authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: RESIDING IN

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of COUNTY , A.D. 20____, personally appeared before me, the undersigned notary public, in and for On the

_, who, being by me duly sworn, did say that he/she is the nited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by the authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Y COMMISSION EXPIRES:

HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 30 ft.

PPROVED THIS ___ DAY OF ____

SANDY CITY PARKS & RECREATION

S.E. COR. OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 SECTION 23,

SHEET 1 OF 1

PROJECT NUMBER: 4388I

MANAGER: PMH

DRAWN BY: SJL

DATE: 2023-07-05

CHECKED BY: PMH

TOWNSHIP 3 SOUTH, RANGE 1 EAST.

SALT LAKE BASE AND MERIDIAN

(NOT FOUND)

LAYTON Phone: 801.547.1100

TOOELE Phone: 435.843.3590

CEDAR CITY Phone: 435.865.1453

Phone: 435.896.2983

Sandy, UT 84070

THE STANDARD IN ENGINEERING

Phone: 801.255.0529

WWW.ENSIGNENG.COM

RAINBOW OAKS P.U.D. AMENDED

AMENDING AND EXTENDING LOT 5 OF RAINBOW OAKS P.U.D. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23. TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPRO	OVAL	SALT LAKE COUNTY							SALT LAKE COUNTY RECORDER
		HEALTH DEPARTMENT	PLANNING COMMISSION	SOUTH VALLEY SEWER DISTRICT	SANDY CITY ENGINEER	SANDY CITY PUBLIC UTILITIES DEPARTMENT	SANDY CITY MAYOR	APPROVAL AS TO FORM	RECORDED #
CENTURYLINK	DATE	APPROVED THIS DAY OF, A.D. 20,	PRESENTED TO THE SANDY CITY MAYOR THIS DAY OF	APPROVED THIS DAY OF, A.D. 20,	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:				
ROCKY MOUNTAIN POWER	DATE						OFA.D.,20AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.		DATE: TIME: BOOK: PAGE:
DOMINION ENERGY UTAH	DATE	REPRESENTATIVE	REPRESENTATIVE	REPRESENTATIVE	CITY ENGINEER	ENGINEERING MANAGER	MAYOR ATTEST: CITY RECORDER	SANDY CITY ATTORNEY	FEE\$ DEPUTY SALT LAKE COUNTY RECORDER

DEVELOPER

BIG ROCK LANDSCAPING

522 SOUTH 100 WEST

PROVO, UTAH 84601

385-302-9221

R=25.00

L=26.73'

C=25.48'

Questar Gas Company, dba Dominion Energy Utah, hereby

approves this plat solely for the purposes of confirming that the

require additional easements in order to serve this development

This approval does not constitute abrogation or waiver of any

equity. This approval does not constitute acceptance, approval or

those set in the Owners Dedication or in the Notes, and does not

constitute a guarantee of particular terms or conditions of natural

gas service. For further information please contact Dominion

Energy Utah's Right-of-Way Department at 800-366-8532.

other existing rights, obligations or liabilities provided by law or

acknowledgment of any terms contained in the plat, including

plat contains public utility easements. Dominion Energy Utah may

CB=S 53°23'48" E

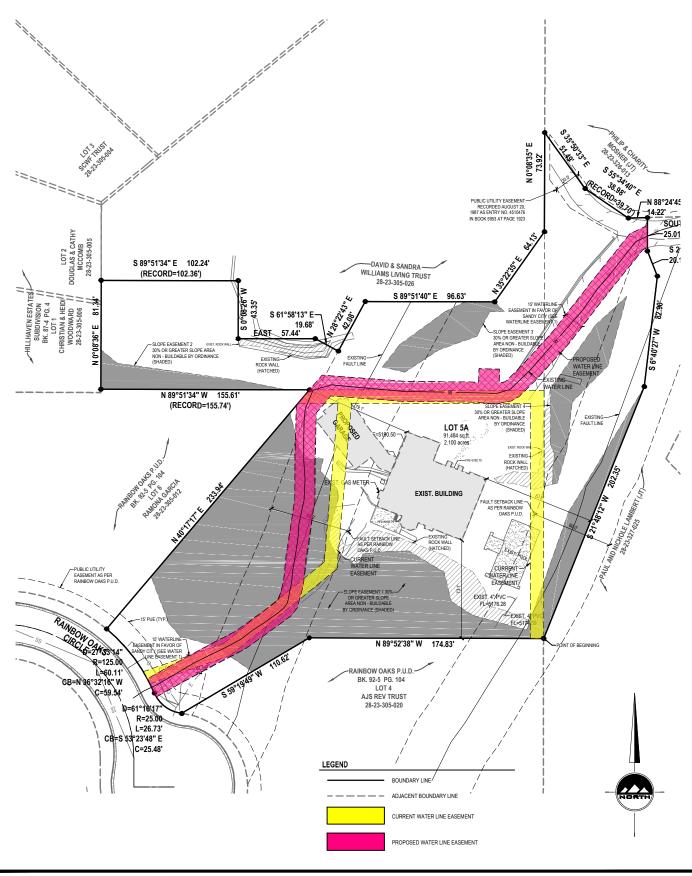
Dominion Energy Utah - Note:

28-23-305-020

RECORD OF SURVEY

COUNTY SURVEYOR REVIEWER DATE

EXHIBIT "D"



PROJECT NUMBER 4388I PRINT DATE 2023-06-12
PROJECT MANAGER DESIGNED BY PMH SJL

C-1

LAMBERT PROPERTY
RAINBOW OAKS P.U.D. LOT 5 AMENDED

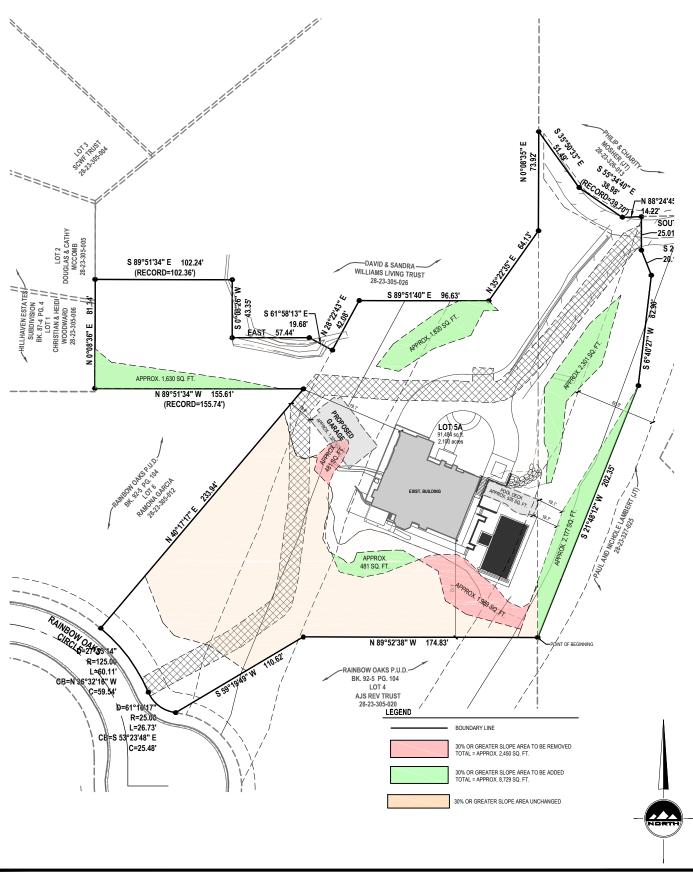
11489 SOUTH OBERLAND ROAD SANDY, UTAH WATERLINE EXHIBIT



SANDY45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

EXHIBIT "E"



PROJECT NUMBER 4388I PRINT DATE 2023-07-05

PROJECT MANAGER DESIGNED BY PMH SJL

LAMBERT PROPERTY
RAINBOW OAKS P.U.D. LOT 5 AMENDED

11489 SOUTH OBERLAND ROAD SANDY, UTAH 30% SLOPE EXHIBIT



SANDY45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON TOOELE Phone: 801.547.1100 Phone: 435.843.3590 CEDAR CITY RICHFIELD
Phone: 435.865.1453 Phone: 435.896.2983

EXHIBIT "F"



PROJECT NUMBER 4388I PRINT DATE 2023-06-12

PROJECT MANAGER PMH DESIGNED BY SJL

C-1

LAMBERT PROPERTY
RAINBOW OAKS P.U.D. LOT 5 AMENDED

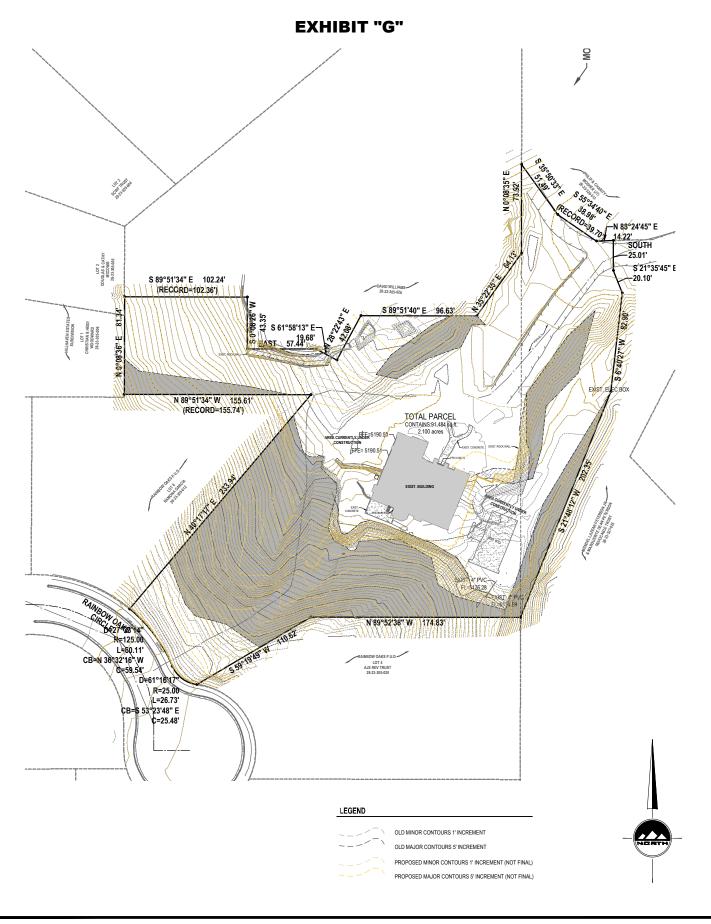
11489 SOUTH OBERLAND ROAD SANDY, UTAH 30% SLOPE EXHIBIT



SANDY45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON TOOELE
Phone: 801.547.1100 Phone: 435.843.3590

CEDAR CITY RICHFIELD
Phone: 435.865.1453 Phone: 435.896.2983



PROJECT NUMBER 4388I PRINT DATE 2023-06-20

PROJECT MANAGER DESIGNED BY PMH SJL

LAMBERT PROPERTY RAINBOW OAKS P.U.D. LOT 5 AMENDED

11489 SOUTH OBERLAND ROAD SANDY, UTAH CONTOUR EXHIBIT 2



SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529

WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100 OELE one: 435 843 3590 CEDAR CITY RICH Phone: 435.865.1453 Phone:

EXHIBIT "H"

History/narrative – reason's for plat amendment

We are requesting a plat amendment on the Lambert property located at 11489 S Oberland Road that would include a utility easement modification, a slope adjustment, and the incorporation of additional property.

Utility Easement. The Lamberts wanted to build a garage next to their home. There was a utility easement that contained a city water line that ran through the middle of the area where the proposed garage would be located. After going through a discovery phase with the utility department at Sandy City it was found that the city water line, that serviced the surrounding areas, and ran through the Lambert property was in poor shape. Representatives from Sandy City requested that the city water line be replaced which meant it needed to be engineered, dug up, replaced, and specified fill dirt that met the cities requirements to cover the pipe. The contractor that the Lamberts hired met and complied to Sandy Cities representatives regarding the new location of the water line to the specifications that were provided. The Lamberts agreed to replace this city water line so that one day they could build their garage. The new waterline would follow the old water lines location until it reached the proposed garage area. At that point it would change directions towards the edge of the property line so it could accommodate the space the Lamberts needed for the garage. The Lamberts paid around \$300,000 to accomplish this. We need to record on the new plat the accurate location of the water line and create a new easement while abandoning the old utility easement.

Slope. Previous owners modified the slope as far back as 1993 when retaining walls were installed that changed the existing grade. They installed rock retaining walls to hold dirt around the structure. The topography plans that were made previously did not reflect the slope as it was the day the Lamberts took ownership of the property. Thus, the new and accurate topography plan was made to reflect what is actually there today.

When the existing water line was dug up and replaced it affected some areas of the 30% protected slope areas. Because the Lamberts were following directions from representatives at Sandy city, they believed they were in compliances.

Additional Property. During the past couple of years, the Lamberts purchased property adjacent to their lot and want to combine the newly acquired property into their existing lot. The belief is that it will simplify property taxes.

EXHIBIT "H"

Aerial Images Over Time

2022 Aerial







EXHIBIT "H"

Aerial Images Over Time

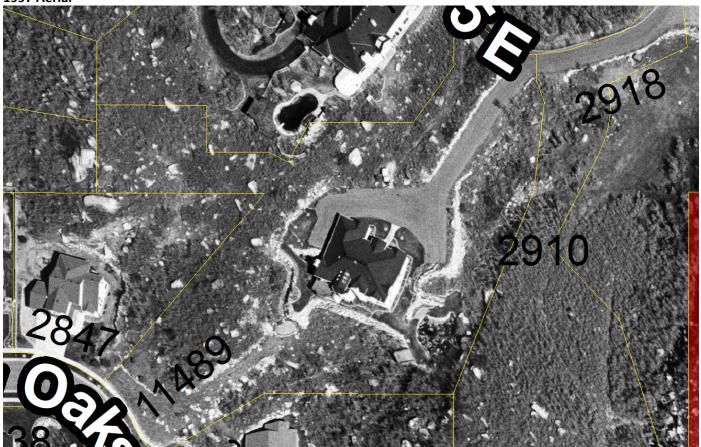
2010 Aerial







1997 Aerial



1993 Aerial

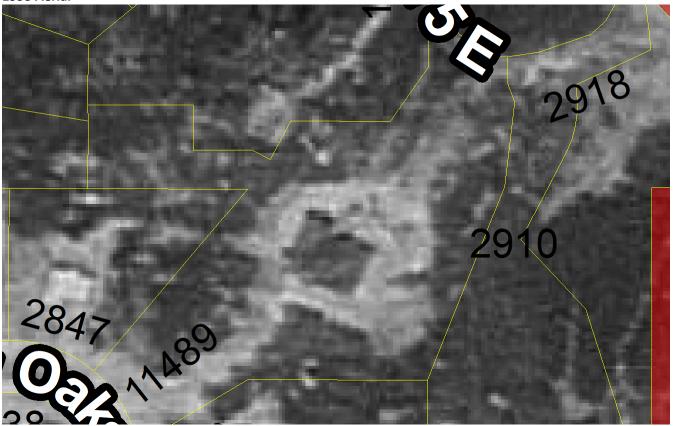


EXHIBIT "I"



SANDY CITY PUBLIC WORKS

MICHAEL GLADBACH PUBLIC WORKS DIRECTOR

> MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: July 26, 2023

TO: Melissa Anderson, Zoning Administrator

FROM: Ryan C. Kump, P.E., City Engineer

SUBJECT: Project Name: Rainbow Oaks Plat Amendment

Case Number: SUB06052320-006543
Project Address: 11489 S Oberland Road

11489 S Oberland Road was originally recorded as Lot 5 of the Rainbow Oaks PUD in May of 1992, with a delineated non-buildable 30% slope area located within the lot. However, the protected slope boundary line on the plat was not dimensioned and does not align with the existing conditions in the field. To accurately determine the location of the platted protected slope area, the plat must be imported into a drawing and the protected slope area traced based on scaling the parcel lines. While this method is not entirely precise, it is the best approach given the available information.

The applicant has provided new survey information and historic aerial imagery to redefine the native 30%+ slope area accurately. The amended plat will include dimensioned markings of the new location, making it easily referenced in future proposals concerning this lot.

Notably, the proposed protected slope line coincides with the base of an existing rock retaining wall. This location was selected based on careful consideration. The rock retaining wall has been in place since the construction of the original home in 1993, as evidenced by historical aerial photography. Given the well-established nature of the wall, disrupting it to restore the original protected platted area would be counterproductive, resulting in unnecessary demolition and grading that would scar the hillside further. By placing the protected slope line at the base of the wall, all the area below the wall is preserved, and the wall itself becomes a legally conforming structure, providing a clear delineation of the protected slope in the field.

Additional protected areas are also defined on the subdivision, as many parcels are being combined into a single lot. The net effect is an increase in platted protected slope area. Upon reviewing the submittal, Sandy City Engineering agrees with the proposed changes and the delineation of the proposed protected slope area.