



SANDY CITY COMMUNITY DEVELOPMENT

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
Subject: Rainbow Oaks P.U.D. Amended (Preliminary 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 $\geq 30\%$ 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.



0 75 150 300 450 600 Feet

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

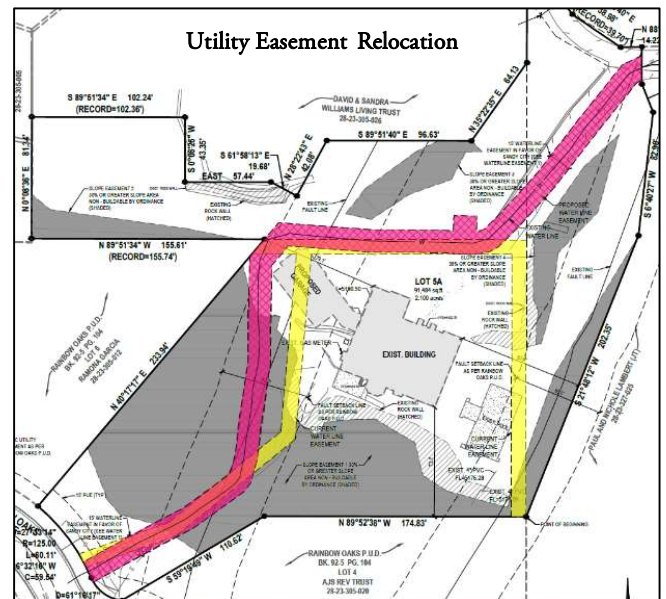
A public notice was mailed out to all property owners within 500 feet of the subject property, posted on public websites and at three public locations, sent to affected entities, and the property was posted with a public notice prior to the Planning Commission meeting. No neighborhood meeting was required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

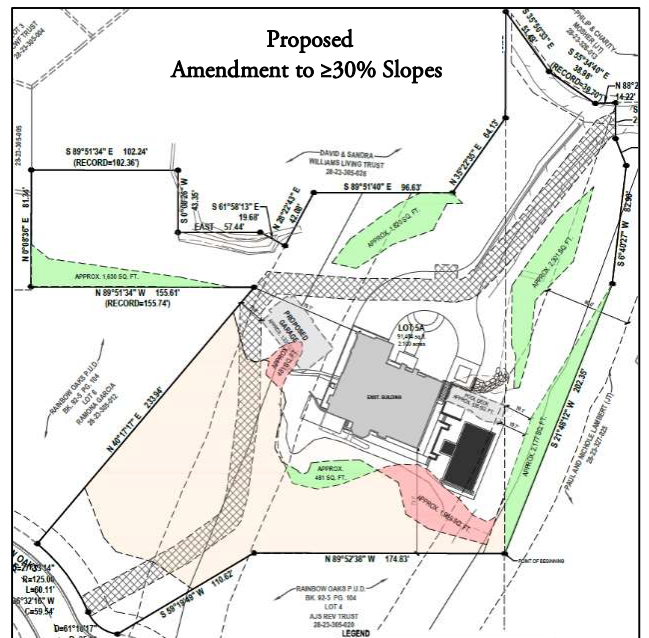
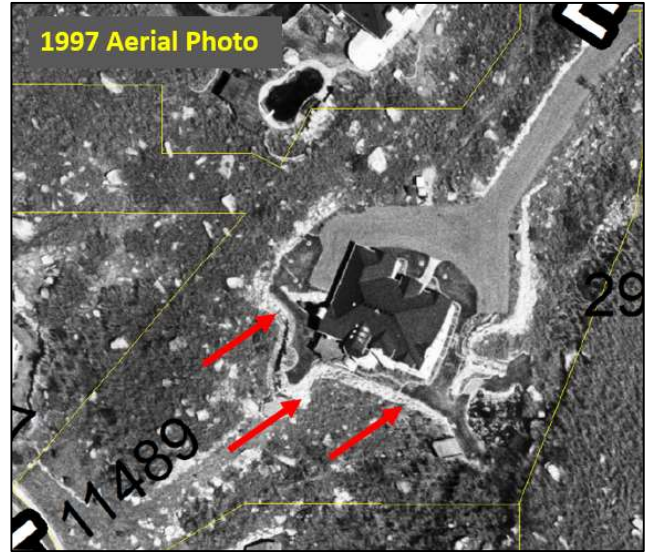
2. **Relocate Utility Easement:** The applicant proposes to relocate a public utility easement to align with the location of a new water line. The applicant has worked with the Sandy Public Utilities Department to loop the water line from Rainbow Oaks Circle to Oberland Road, thereby creating the necessary 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 $\geq 30\%$ Slopes:** The applicant proposes to amend the protected $\geq 30\%$ 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 be removed and 8,409 square feet is proposed to be added to the protected $\geq 30\%$ 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 $\geq 30\%$ 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.

Recommendations

#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.

File Name: S:\USERS\PLN\STAFFRPT\2023\SUB06052023-006543 - 11489 OBERLAND RD PLAT AMEND\STAFF REPORT\PC STAFF REPORT - 11489 OBERLAND RD PLAT AMEND.FINAL.DOCX

SURVEYOR'S CERTIFICATE

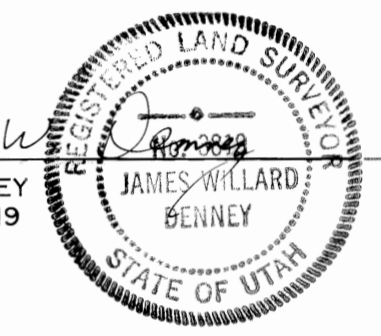
I, JAMES W. DENNEY, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold License No. 3819, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RAINBOW OAKS P.U.D. and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner 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 and running thence North 89°53'39" West 371.57 feet to the Southeast Corner of the Parcel previously conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints; thence North 0°17'45" East 349.79 (deed 350.0) feet more or less to the Northeast Corner of said Parcel; thence South 89°47'57" West 275.11 feet more or less to a point on a curve to the left & on the East line of Wasatch Boulevard, the radius point of said curve being North 73°56'03" West 540.00 feet; thence Northerly along the arc of said curve & East line 149.84 feet, (chord bears North 8°06'59" East 148.36 feet); thence North 0°10'01" East 149.58 feet along said East line to a point of a 460.00 foot radius curve to the right; thence Northeasterly along the arc of said curve & East line 13.97 feet, (chord bears North 1°41'30" East 13.96 feet) to the Southwest corner of Hill Haven Estates Subdivision; thence South 89°49'49" East 293.78 feet more or less along said Hill Haven Estates Subdivision; thence North 0°08'36" East 2.33 feet; thence South 89°51'34" East 330.72 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section; thence South 0°07'22" West 661.56 feet along the 1/16 Section line to the point of beginning. Contains 325,604 square feet or 7.47 acres.

April 29, 1992
DATE

James W. Denney
JAMES W. DENNEY
LICENSE NO. 3819



OWNER'S DEDICATION

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

RAINBOW OAKS P.U.D.

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof we have hereunto set our hands this 22nd day of April, A.D., 1992.

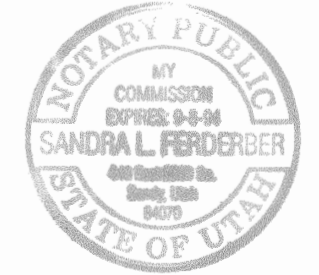
TERRY RODERICK VAN OTTEN AND JOAN MARIE MC CONKEY VAN OTTEN AS CO-TRUSTEES FOR THE TERRY RODERICK VAN OTTEN AND JOAN MARIE MC CONKEY VAN OTTEN INTER-VIVOS TRUST.

TERRY RODERICK VAN OTTEN
CO-TRUSTEE FOR THE
TERRY RODERICK VAN OTTEN
AND JOAN MARIE MC CONKEY
VAN OTTEN INTER-VIVOS TRUST

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON the 22nd DAY of April, 1992, PERSONALLY
APPEARED BEFORE ME TERRY RODERICK VAN OTTEN & JOAN MARIE MC CONKEY
VAN OTTEN, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT
THEY ARE THE CO-TRUSTEES OF THE TERRY RODERICK VAN OTTEN AND JOAN
MARIE MC CONKEY VAN OTTEN INTER-VIVOS TRUST, AND THAT THE WITHIN
DEDICATION WAS SIGNED IN BEHALF OF SAID TRUST. AND THE SAID TERRY
RODERICK VAN OTTEN & JOAN MARIE MC CONKEY VAN OTTEN ACKNOWLEDGED
TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-8-94
NOTARY PUBLIC
RESIDING IN Sandy, Utah



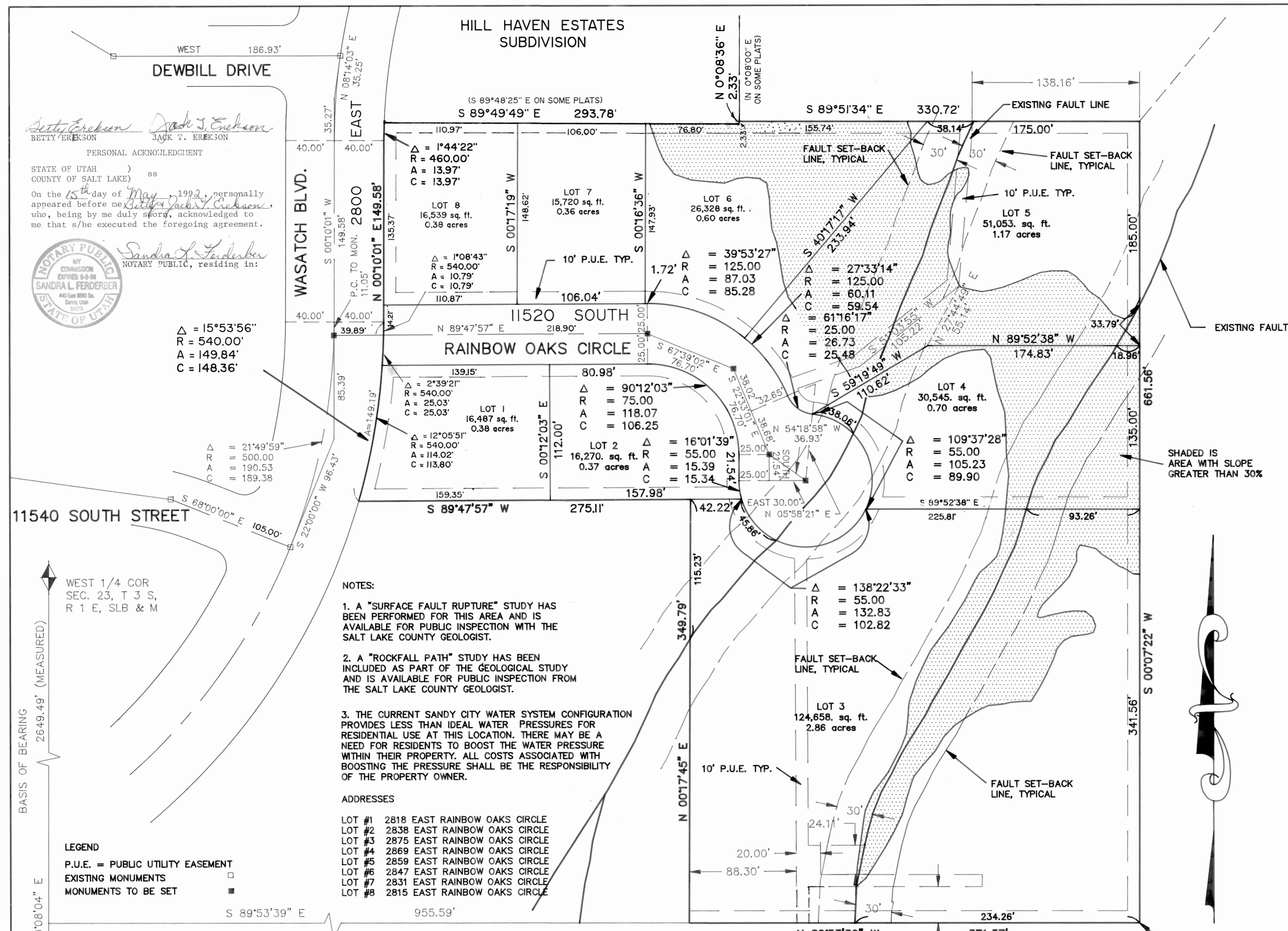
RAINBOW OAKS P.U.D.

A PLANNED UNIT DEVELOPMENT IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

RECORDED # 5256410

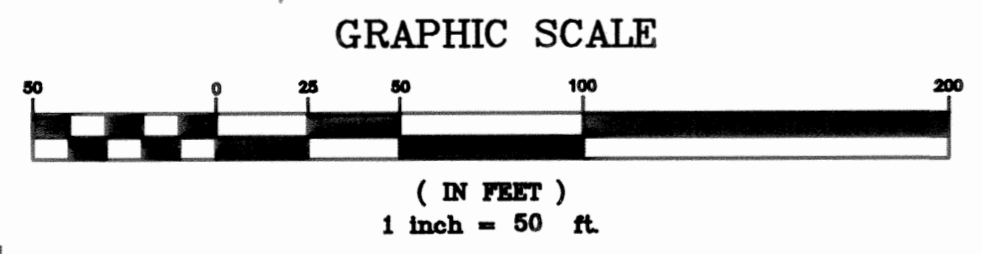
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
TERRY R. VAN OTTEN
DATE 5-18-92 TIME 10:18 AM BOOK 92-5 PAGE 104
FEE \$24.00

DEPT. SALT LAKE COUNTY RECORDER



- NOTES:
1. A "SURFACE FAULT RUPTURE" STUDY HAS BEEN PERFORMED FOR THIS AREA AND IS AVAILABLE FOR PUBLIC INSPECTION WITH THE SALT LAKE COUNTY GEOLOGIST.
2. A "ROCKFALL PATH" STUDY HAS BEEN INCLUDED AS PART OF THE GEOLOGICAL STUDY AND IS AVAILABLE FOR PUBLIC INSPECTION FROM THE SALT LAKE COUNTY GEOLOGIST.
3. THE CURRENT SANDY CITY WATER SYSTEM CONFIGURATION PROVIDES LESS THAN IDEAL WATER PRESSURES FOR RESIDENTIAL USE AT THIS LOCATION. THERE MAY BE A NEED FOR RESIDENTS TO BOOST THE WATER PRESSURE WITHIN THEIR PROPERTY. ALL COSTS ASSOCIATED WITH BOOSTING THE PRESSURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

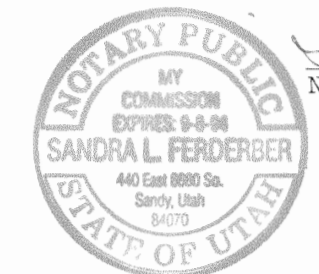
- ADDRESSES
LOT #1 2818 EAST RAINBOW OAKS CIRCLE
LOT #2 2838 EAST RAINBOW OAKS CIRCLE
LOT #3 2875 EAST RAINBOW OAKS CIRCLE
LOT #4 2869 EAST RAINBOW OAKS CIRCLE
LOT #5 2859 EAST RAINBOW OAKS CIRCLE
LOT #6 2847 EAST RAINBOW OAKS CIRCLE
LOT #7 2831 EAST RAINBOW OAKS CIRCLE
LOT #8 2815 EAST RAINBOW OAKS CIRCLE



EARTHQUAKE HAZARD AREA

PERSONAL ACKNOWLEDGMENT
BETTY EREKSON
JACK T. EREKSON

STATE OF UTAH
COUNTY OF SALT LAKE
On the 15th day of May, 1992, personally appeared before me Betty Erickson & Jack T. Erickson, who, being by me duly sworn, acknowledged to me that s/he executed the foregoing agreement.



Sandra L. Ferderber
NOTARY PUBLIC, residing in:

Delta = 15°53'56"
R = 540.00'
A = 149.84'
C = 148.36'

Delta = 21°49'59"
R = 500.00'
A = 190.53'
C = 189.38'

WEST 1/4 COR
SEC. 23, T 3 S,
R 1 E, SLB & M

- LEGEND
P.U.E. = PUBLIC UTILITY EASEMENT
EXISTING MONUMENTS
MONUMENTS TO BE SET

PREPARED BY
BUSH AND GUDGELL, INC.
ENGINEERS: SURVEYORS
555 SOUTH 300 EAST
S.L.C. UTAH 84111
PHONE (801) 364-1212
DATE: 3-9-92 BY: KGB B&G No 41755

SALT LAKE COUNTY SEWAGE IMPROVEMENT
DISTRICT NO. 1
APPROVED THIS 30th DAY OF
April, A.D. 1992
William Kennedy
DISTRICT MANAGER

PLANNING COMMISSION
APPROVED THIS 27th DAY OF
April, A.D., 1992 BY THE
SANDY CITY PLANNING COMMISSION.
CHAIRMAN, SANDY CITY PLANNING COMMISSION

BOARD OF HEALTH
APPROVED THIS 27th DAY OF
MARCH, A.D., 1992
Sally M. ...
S.L. CO. BOARD OF HEALTH

FLOOD CONTROL COORDINATOR
APPROVED THIS 6th DAY OF
April, A.D., 1992
FLOOD CONTROL COORDINATOR

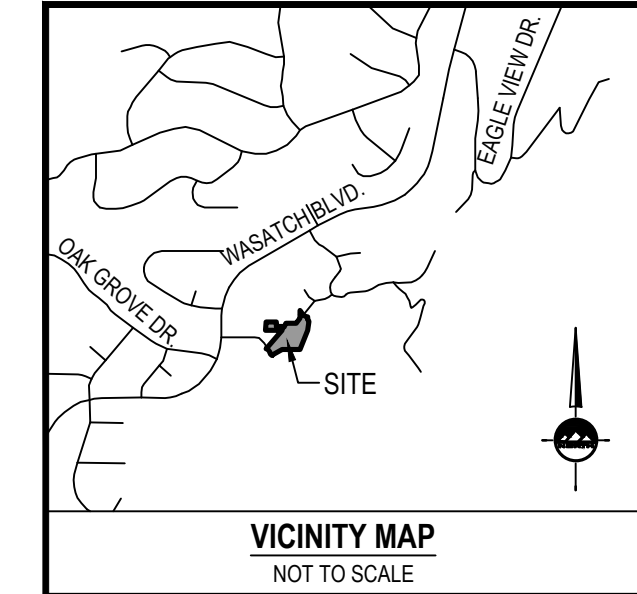
ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS
PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.
4-6-92
SANDY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF
May, A.D., 1992
SANDY CITY ATTORNEY

SANDY CITY MAYORS CABINET
PRESENTED TO THE SANDY CITY MAYORS CABINET
THIS 15th DAY OF
May, A.D., 1992 AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED
SANDY CITY CLERK MAYOR

RECORDED # 5256410
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
TERRY R. VAN OTTEN
DATE 5-18-92 TIME 10:18 AM BOOK 92-5 PAGE 104
FEE \$24.00

SW COR
SEC. 23, T 3 S,
R 1 E, SLB & M, S.L. CO. MON.



- LEGEND
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE

- 15' WATER LINE EASEMENT
PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE-AREA-TO REMAIN IN ITS NATURAL CONDITION...
MAN-MADE 30%-OR-GREATER-SLOPE-AREA-NOT PROTECTED...

Slope Easement 1
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 Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian...

Slope Easement 2
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 Page 30 in the Office of the Salt Lake County Recorder, said point being South 0°08'04" West 664.18 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...

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 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 06°51'11" East 8.57 feet, thence North 43°43'18" East 16.71 feet, thence North 89°51'40" East 22.18 feet, thence South 44°42'40" East 10.12 feet, thence North 06°28'37" West 11.00 feet, thence South 27°02'25" West 20.49 feet, thence South 10°29'32" East 30.06 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.

Slope Easement 4
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 06°51'11" East 8.57 feet, thence North 43°43'18" East 16.71 feet, thence North 89°51'40" East 22.18 feet, thence South 44°42'40" East 10.12 feet, thence North 06°28'37" West 11.00 feet, thence South 27°02'25" West 20.49 feet, thence South 10°29'32" East 30.06 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 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 5.88 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 North 16.60 feet, thence South 64°58'15" 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 23.81 feet, thence North 59°23'38" West 47.27 feet, thence North 85°41'03" West 44.92 feet, thence South 40°15'17" West 16.89 feet, thence South 07°30'11" 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 51°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°28'05" West 3.23 feet along the arc of a 25.00 foot radius curve to the right (center bears North 29°28'02" West 11.80 feet with a central angle of 05°24'45") to the point of beginning. Contains 6.887 Square Feet or 0.204 Acres.

Water Line Easement 2
Beginning at a point on the Easterly line of Hillhaven Estates Subdivision, recorded April 2, 1987 as Entry No. 4429503 in Book 87-4 at Page 30 in the Office of the Salt Lake County Recorder, said point being South 0°08'04" West 664.18 feet and East 996.41 feet from the West 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°23'22" East 15.99 feet, thence South 61°56'23" East 91.76 feet, thence South 78°43'24" East 35.99 feet, thence North 89°51'34" West 138.56 feet to the point of beginning. Contains 1.631 Square Feet or 0.037 Acres.

Water Line Easement 3
Beginning at a point on the Easterly line of Hillhaven Estates Subdivision, recorded April 2, 1987 as Entry No. 4429503 in Book 87-4 at Page 30 in the Office of the Salt Lake County Recorder, said point being South 0°08'04" West 664.18 feet and East 996.41 feet from the West 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°23'22" East 15.99 feet, thence South 61°56'23" East 91.76 feet, thence South 78°43'24" East 35.99 feet, thence North 89°51'34" West 138.56 feet to the point of beginning. Contains 1.631 Square Feet or 0.037 Acres.

ROCKY MOUNTAIN POWER NOTES
1. PURSUANT TO UTAH CODE ANN. § 54-3-2 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603A(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 EASEMENTS, 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
2.4. ANY OTHER PROVISION OF LAW.

Table with 2 columns: EASEMENT APPROVAL, SALT LAKE COUNTY HEALTH DEPARTMENT. Rows include CENTURYLINK, ROCKY MOUNTAIN POWER, DOMINION ENERGY UTAH, COMCAST.

SANDY CITY GENERAL PLAT NOTES

- 1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMIT/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. 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 AND EITHER SIDE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. 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.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC AND UTILITY USE.

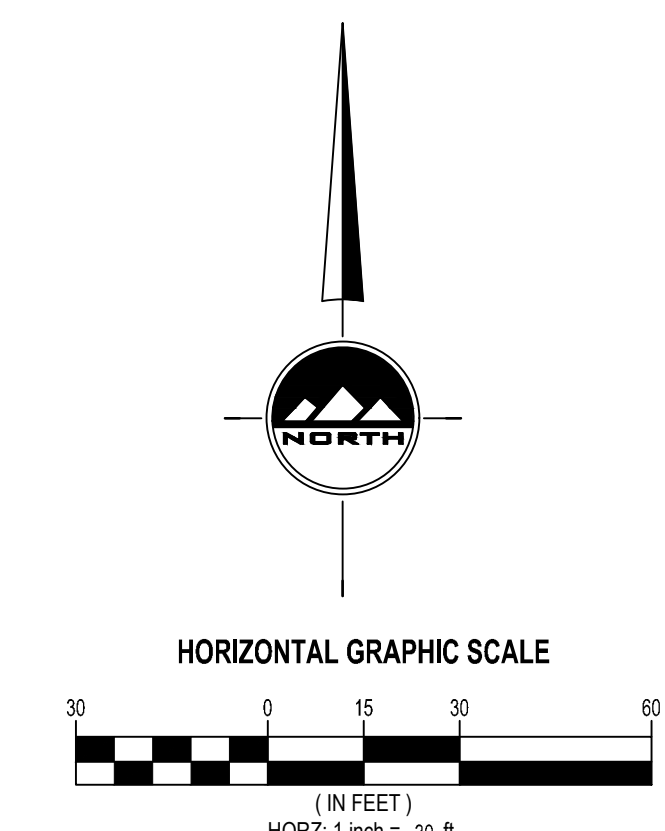
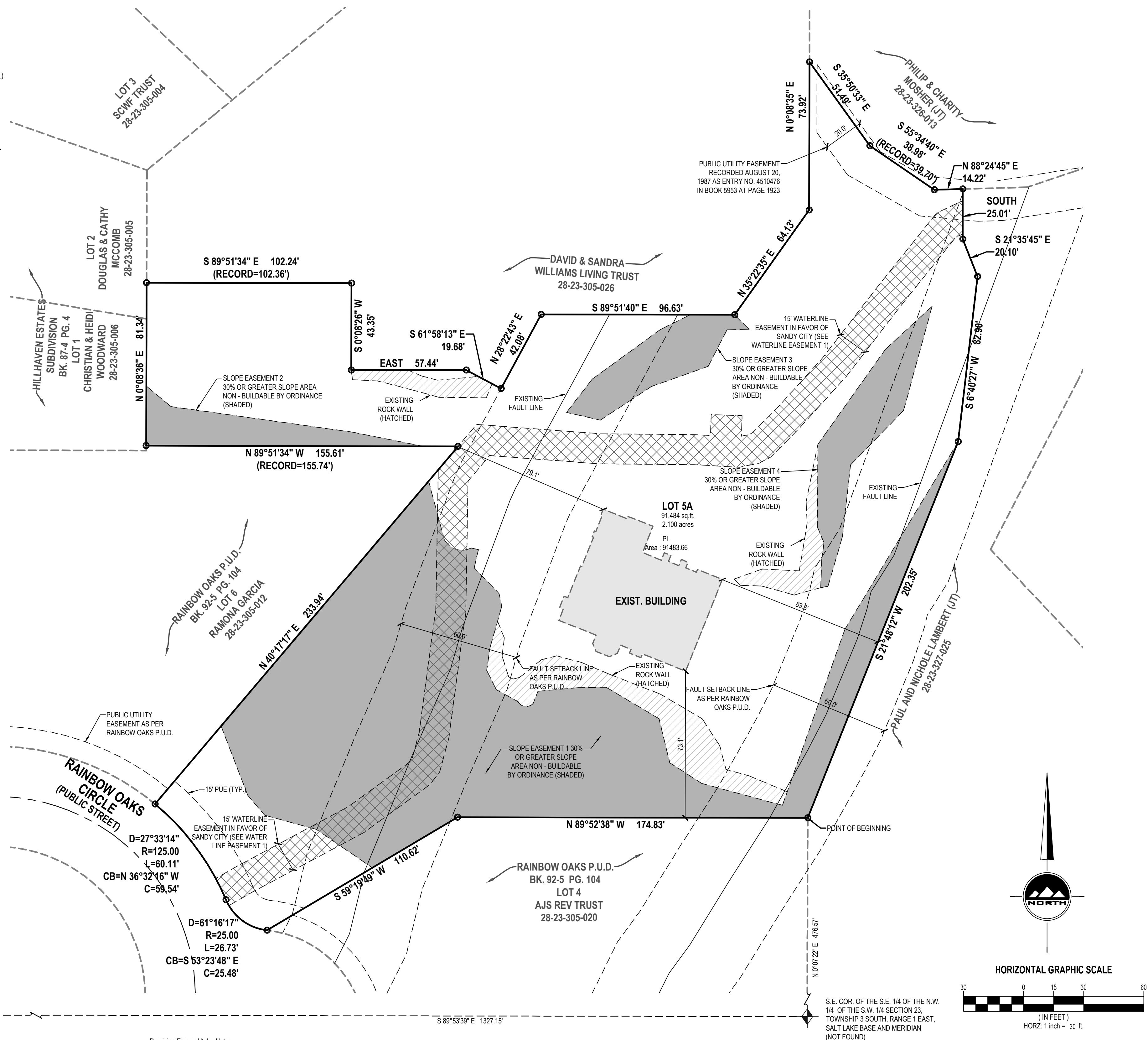
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PLAT NOTES

- 1. SHALLOW SEWER DEPTHS/ CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.

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 FINAL PLAT



ROCKY MOUNTAIN POWER NOTES
1. PURSUANT TO UTAH CODE ANN. § 54-3-2 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603A(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 EASEMENTS, 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
2.4. ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER NOTES
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2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

RECORD OF SURVEY, SHEET 1 OF 1, SANDY CITY PARKS & RECREATION. Includes developer info (BIG ROCK LANDSCAPING), surveyor info (ENSIGN), and project details.

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 28882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act...

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 feet and North 0°07'22" East 476.57 feet from the Southwest Quarter of said Section 23; and running
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 Oaks P.U.D.;
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;
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thence South 35°50'33" East 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 82.98 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

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 ___, A.D. 20__.

By: _____
Its: _____
By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of _____
I, S.S. _____, do hereby acknowledge that I am the undersigned notary public, in and for said County of Salt Lake, _____, who, being by me duly sworn, did say that he/she is the _____ of _____ a Utah limited 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 _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of _____
I, S.S. _____, do hereby acknowledge that I am the undersigned notary public, in and for said County of Salt Lake, _____, who, being by me duly sworn, did say that he/she is the _____ of _____ a Utah limited 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 _____ COUNTY.

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

Table with 2 columns: SALT LAKE COUNTY RECORDER, SANDY CITY ATTORNEY. Rows include RECORDED #, STATE OF UTAH, COUNTY OF SALT LAKE, REQUEST OF, DATE, TIME, BOOK, PAGE, FEES, DEPUTY SALT LAKE COUNTY RECORDER.

SANDY CITY GENERAL PLAT NOTES

- 1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMIT/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. 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 AND EITHER SIDE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. 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.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC AND UTILITY USE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE 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 SUBJECT PROPERTY.

PLAT NOTES

- 1. SHALLOW SEWER DEPTHS/ CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.

- EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
SECTION CORNER
SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
ADJOINING BOUNDARY LINE
15' WATER LINE EASEMENT
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.

Slope Easement 1

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 Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 0°08'04" East 1324.75 feet 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 43.46 feet; thence North 55°32'40" West 33.91 feet; thence North 74°47'08" West 26.68 feet; thence North 61°11'18" West 13.09 feet; thence North 44°03'22" East 17.34 feet; thence North 40°11'17" 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 12°15'54" West 3.29 feet; thence North 26°07'41" East 37.05 feet; thence North 40°11'17" East 160.27 feet; thence South 15°02'53" East 30.23 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 North 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 54°56'38" East 20.32 feet; thence North 89°52'38" East 13.80 feet; thence South 69°11'10" East 30.79 feet; thence North 13°43'24" East 12.58 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.

Slope Easement 2

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 Page 30 in the Office of the Salt Lake County Recorder, said point being South 0°08'04" East 664.81 feet and East 996.41 feet from the West 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°23'23" East 15.99 feet; thence South 81°58'29" East 91.76 feet; thence South 76°43'24" East 35.99 feet; thence North 89°51'34" West 138.55 feet to the point of beginning. 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°43'18" East 16.71 feet; thence South 89°51'40" East 22.18 feet; thence South 44°42'40" East 10.12 feet; thence North 89°30'58" West 11.00 feet; thence South 27°08'25" West 20.49 feet; thence South 10°29'32" West 30.06 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.

Slope Easement 4

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 31.87 feet; thence South 06°28'37" West 35.14 feet; thence South 16°12'18" 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 5.88 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°58'15" 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 23.81 feet; thence North 59°23'38" West 47.27 feet; thence North 85°41'03" West 44.92 feet; thence South 40°11'17" West 16.69 feet; thence South 07°30'11" 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" East 40.52 feet; thence South 51°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 (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°28'05" 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 29°28'02" West 11.80 feet with a central angle of 05°24'45") to the point of beginning. Contains 6,887 Square Feet or 0.204 Acres.

ROCKY MOUNTAIN POWER NOTES

- 1. PURSUANT TO UTAH CODE ANN. § 54-3-2 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.
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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 PRELIMINARY PLAT

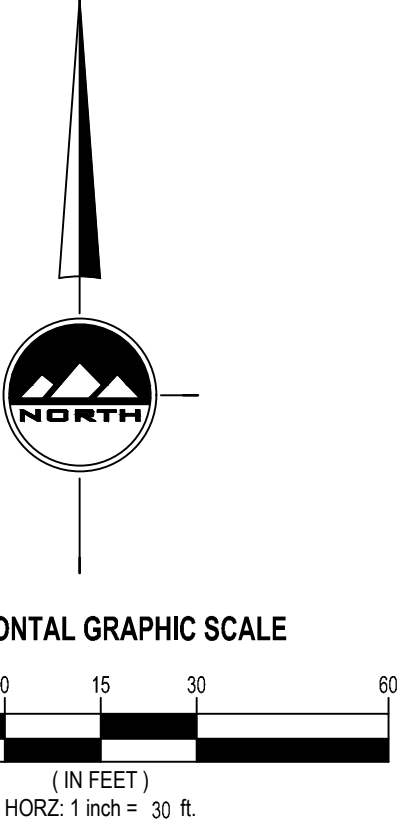
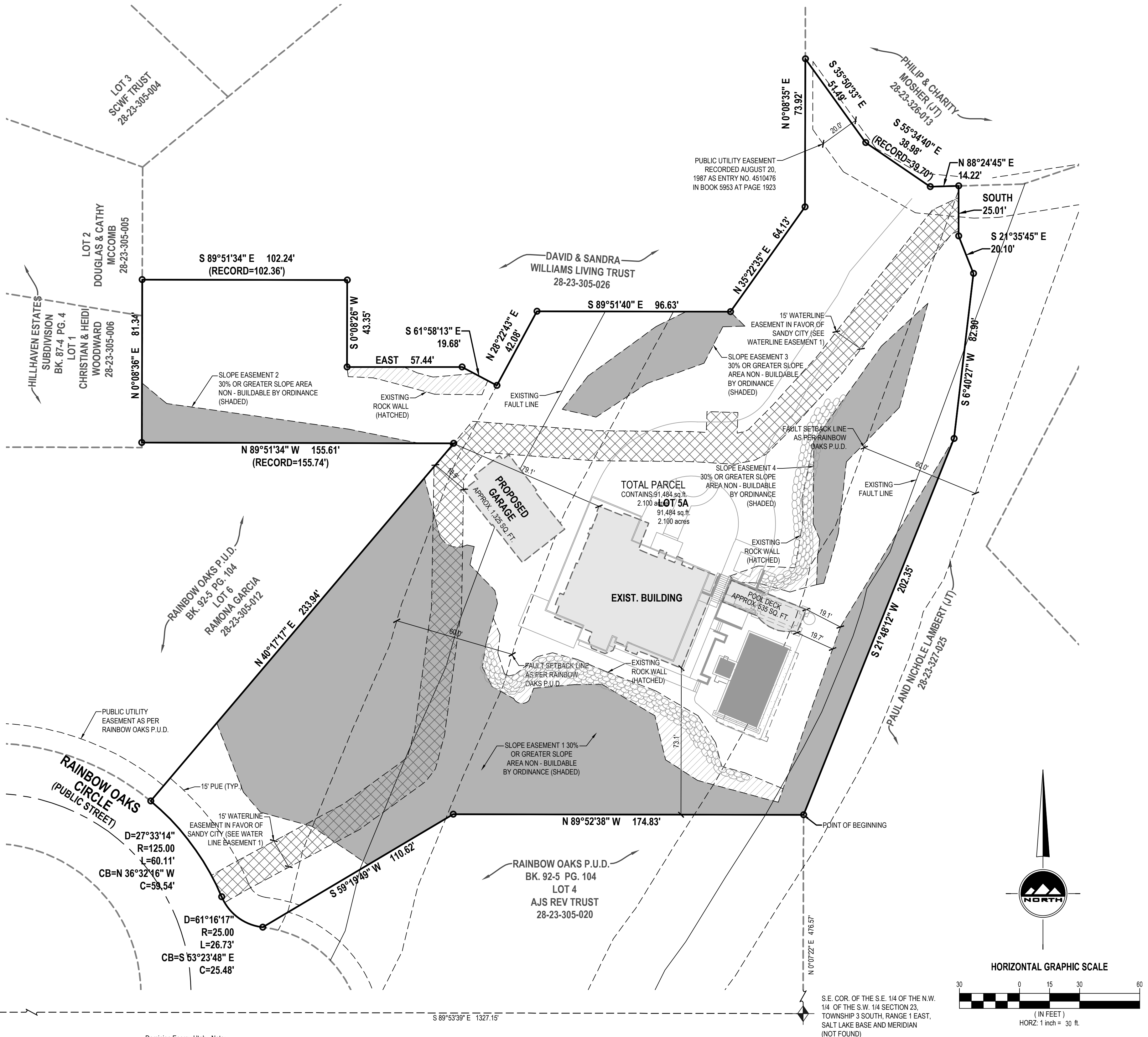


Table with 2 columns: EASEMENT APPROVAL, SALT LAKE COUNTY HEALTH DEPARTMENT. Includes rows for CENTURYLINK, ROCKY MOUNTAIN POWER, DOMINION ENERGY UTAH, COMCAST.

Table with 2 columns: PLANNING COMMISSION, SOUTH VALLEY SEWER DISTRICT. Includes rows for APPROVED THIS DAY OF A.D. 20.

Table with 2 columns: SANDY CITY ENGINEER, SANDY CITY PUBLIC UTILITIES DEPARTMENT. Includes rows for APPROVED THIS DAY OF A.D. 20.

Table with 2 columns: SANDY CITY MAYOR, SANDY CITY ATTORNEY. Includes rows for APPROVED THIS DAY OF A.D. 20.

Table with 2 columns: SANDY CITY PUBLIC UTILITIES DEPARTMENT, SANDY CITY ATTORNEY. Includes rows for APPROVED THIS DAY OF A.D. 20.

RECORD OF SURVEY section with fields for ROS NO., S, COUNTY SURVEYOR REVIEWER, DATE.

ENSIGN logo and contact information: SANDY 45 W 10000 S, Suite 500, Sandy, UT 84270. Phone: 801.255.0529. WWW.ENSIGNENG.COM

SHEET 1 OF 1. PROJECT NUMBER: 4389. SANDY CITY PARKS & RECREATION. APPROVED THIS DAY OF A.D. 20.

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

SURVEYOR'S CERTIFICATE. PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 28882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act.

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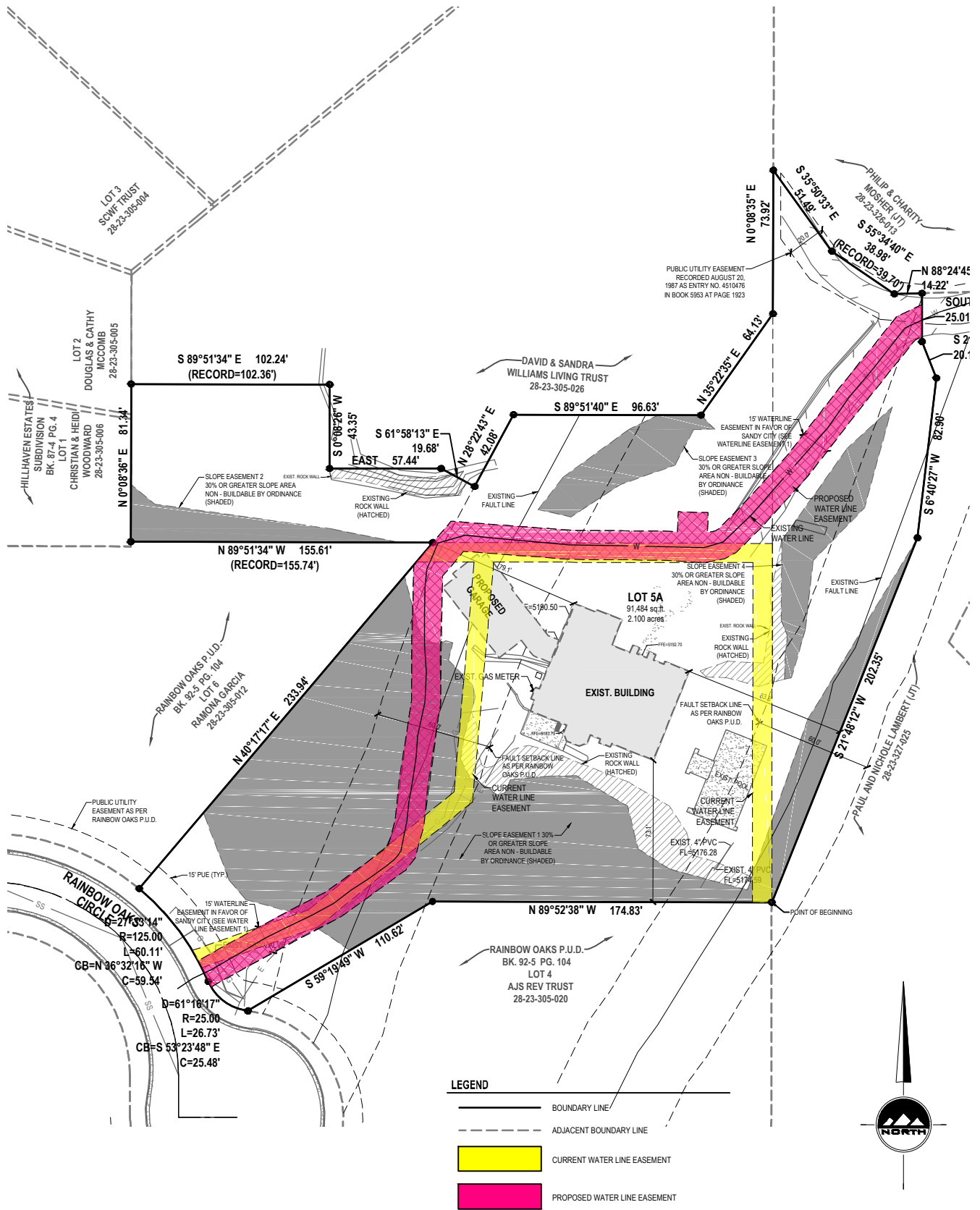
- thence along the Northerly boundary line of said Lot 4 the following two (2) courses:
(1) North 89°52'38" West 174.83 feet;
(2) South 59°19'29" West 110.61 feet to the Northerly Right-of-Way line of Rainbow Oaks Circle;
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(1) Northwesterly 26.74 feet 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 Oaks P.U.D.;
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(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;
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thence South 06°40'27" West 82.98 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, and together with easements, as set forth, to be hereafter known as

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT. STATE OF UTAH, COUNTY OF SANDY CITY. On the day of A.D. 20, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, of the County of Salt Lake, State of Utah, who, being by me duly sworn, did say that he/she is the limited 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.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT. STATE OF UTAH, COUNTY OF SANDY CITY. On the day of A.D. 20, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, of the County of Salt Lake, State of Utah, who, being by me duly sworn, did say that he/she is the limited 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.

EXHIBIT "D"



PROJECT NUMBER 43881
 PRINT DATE 2023-06-12
 PROJECT MANAGER PMH
 DESIGNED BY SJL

C-1

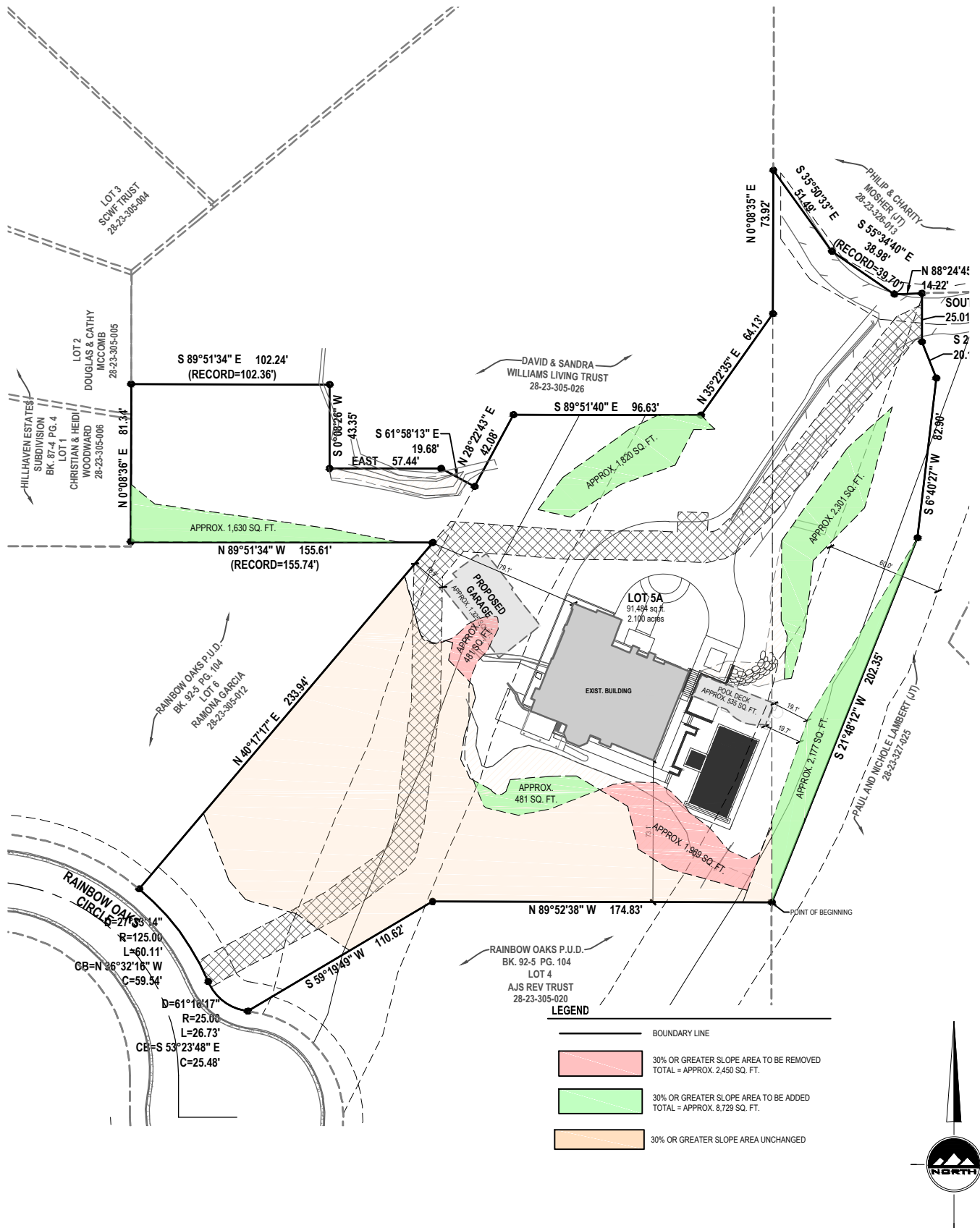
LAMBERT PROPERTY
RAINBOW OAKS P.U.D. LOT 5 AMENDED
 11489 SOUTH OBERLAND ROAD
 SANDY, UTAH
WATERLINE EXHIBIT

ENSIGN
 THE STANDARD IN ENGINEERING

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

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

EXHIBIT "E"



PROJECT NUMBER
43881

PRINT DATE
2023-07-05

PROJECT MANAGER
PMH

DESIGNED BY
S JL

C-1

LAMBERT PROPERTY
RAINBOW OAKS P.U.D. LOT 5 AMENDED
 11489 SOUTH OBERLAND ROAD
 SANDY, UTAH
 30% SLOPE EXHIBIT

ENSIGN
 THE STANDARD IN ENGINEERING

LAYTON
Phone: 801.547.1100

TOOLE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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

EXHIBIT "F"



- LEGEND**
- BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - 30% OR GREATER SLOPE AREA
 - 0%-29.9% SLOPE AREA
 - 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.



PROJECT NUMBER 43881
 PRINT DATE 2023-06-12
 PROJECT MANAGER PMH
 DESIGNED BY SJL

C-1

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

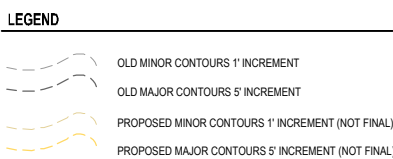
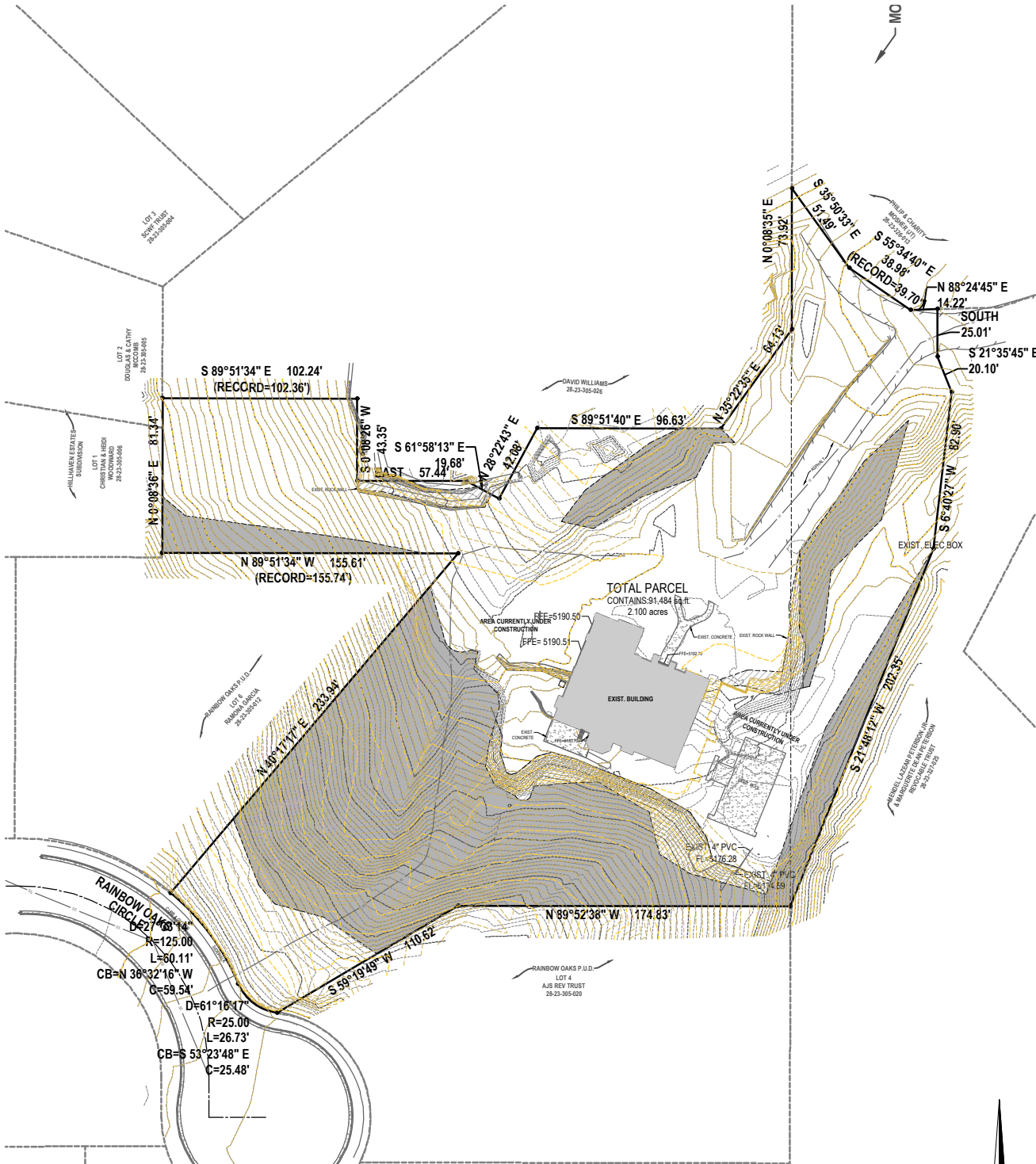
11489 SOUTH OBERLAND ROAD
 SANDY, UTAH
 30% SLOPE EXHIBIT

ENSGN
 THE STANDARD IN ENGINEERING

LAYTON Phone: 801.547.1100
 TOOLE Phone: 801.843.3590
 CEDAR CITY Phone: 435.865.1453
 RICHFIELD Phone: 435.896.2983

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSGNENG.COM

EXHIBIT "G"



<p>PROJECT NUMBER 43881</p> <p>PROJECT MANAGER PMH</p>	<p>PRINT DATE 2023-06-20</p> <p>DESIGNED BY SJL</p>	<h2 style="margin: 0;">LAMBERT PROPERTY</h2> <h3 style="margin: 0;">RAINBOW OAKS P.U.D. LOT 5 AMENDED</h3> <p style="margin: 0;">11489 SOUTH OBERLAND ROAD SANDY, UTAH CONTOUR EXHIBIT 2</p>	<p style="font-weight: bold; margin: 5px 0;">SANDY</p> <p style="font-size: small; margin: 0;">45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSIGNENG.COM</p>
C-1			<p>LAYTON Phone: 801.547.1100 TOOELE Phone: 435.843.3550 CEDAR CITY Phone: 435.865.1463 RICHFIELD Phone: 435.896.2983</p>

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



2020 Aerial



EXHIBIT "H"

Aerial Images Over Time

2010 Aerial



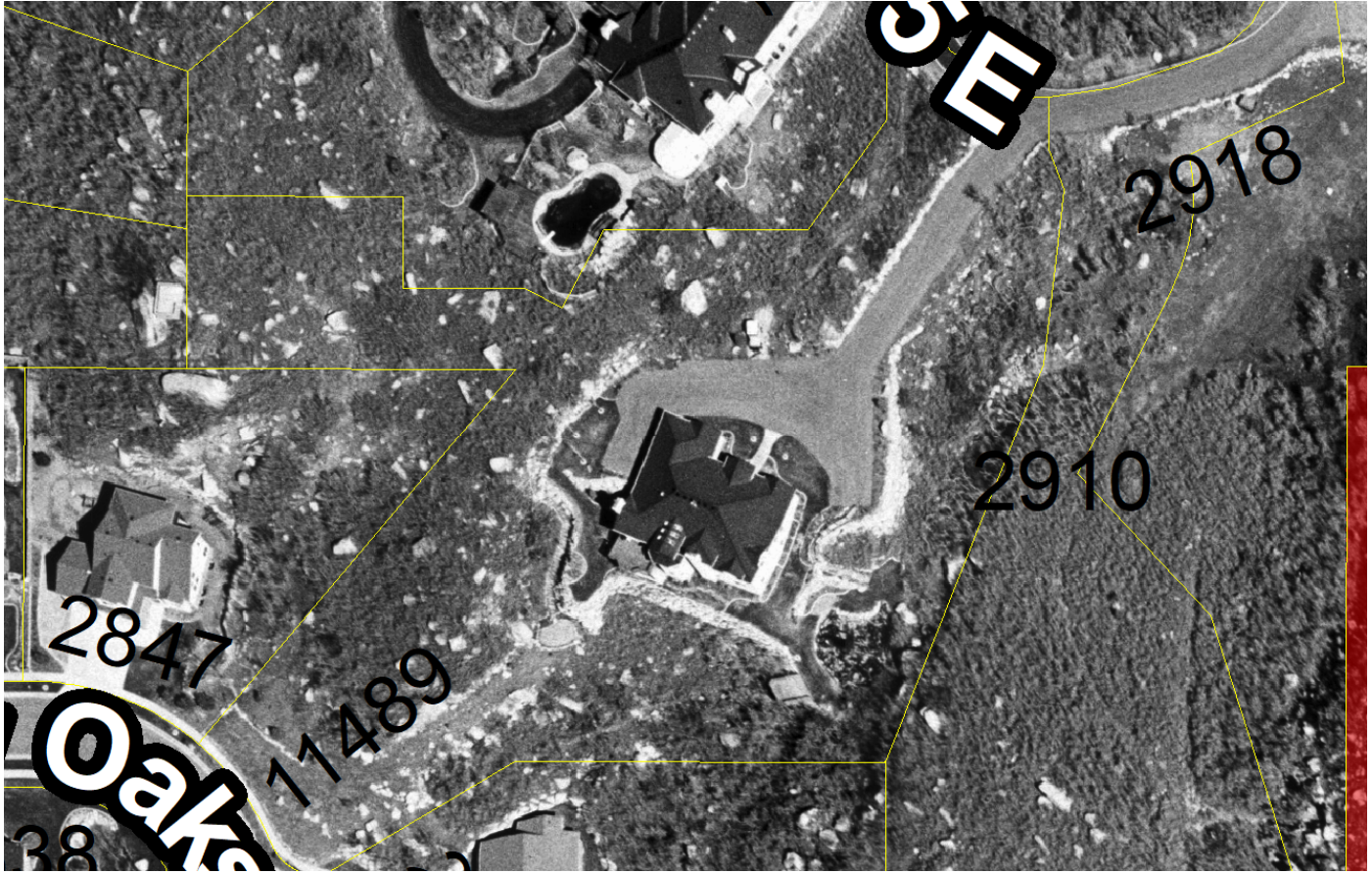
2002 Aerial



EXHIBIT "H"

Aerial Images Over Time

1997 Aerial



1993 Aerial

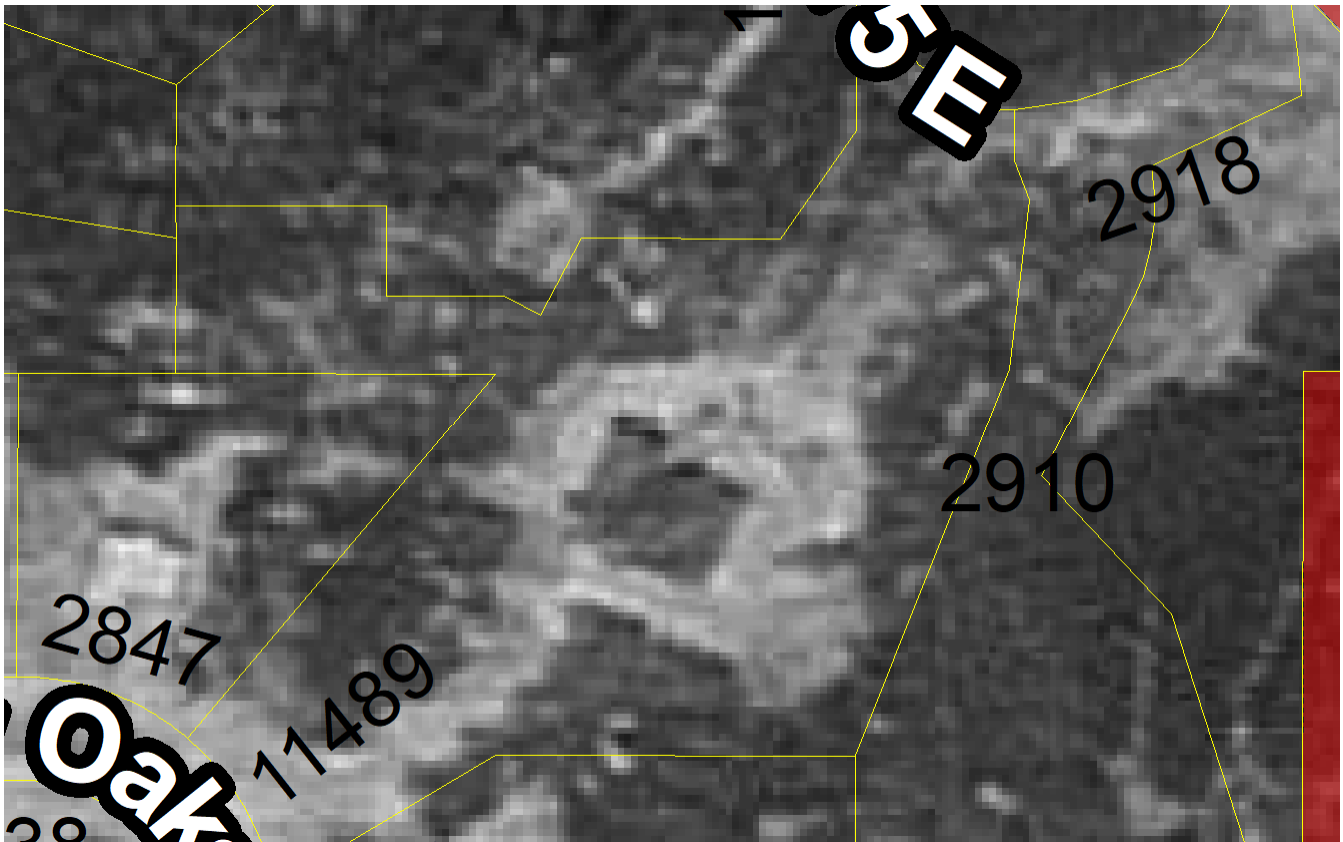




EXHIBIT "I"

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.