



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Administrative Hearing Officer  
**From:** Krissy Gilmore, Senior Planner  
Kristina.Gilmore@slcgov.com, 801-535-7780  
**Date:** May 23, 2024  
**Re:** PLNSUB2024-00289, Cannon Point Phase 1 Subdivision Amendment

## Preliminary Plat

**PROPERTY ADDRESS:** 2441 S Cannon Point Drive  
**PARCEL ID:** 16-23-251-009-0000, 16-23-251-011-0000, 16-23-251-013-0000  
**MASTER PLAN:** East Bench Master Plan  
**ZONING DISTRICT:** FR-2/21,780 Foothills Residential

### REQUEST:

Jason Boal with Snell & Wilmer, representing the property owner, is requesting preliminary approval to amend the Cannon Point Phase 1 Subdivision Plat. The purpose of the amendment is to combine the lots located at 2441 S, 2427 S, and 2421 S Cannon Point Drive into one lot. The property is zoned FR-2/21,780 Foothills Residential (FR-2), which allows for single-family detached dwellings. The property is currently vacant.

### RECOMMENDATION:

Approval of the request with the following conditions:

1. A construction plan that demonstrates the ability to manage staging for construction in a manner that will not impact transitional or steep slope areas must be submitted prior to building permit approval.
2. The applicant shall submit a final plat for review within 18 months.
3. All City department comments and conditions shall be complied with as noted in Attachment H (Department Review Comments).

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Narrative](#)
- C. [ATTACHMENT C: Preliminary Plat](#)
- D. [ATTACHMENT D: Original Cannon Point Phase 1 Plat](#)
- E. [ATTACHMENT E: Property & Vicinity Photos](#)

- F. [ATTACHMENT F: Subdivision Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

## PROJECT DESCRIPTION

Jason Boal, representing the property owner, is requesting preliminary subdivision approval to combine lots 7, 8, and 10 of the Cannon Point Phase 1 Subdivision to create one 3.7-acre lot for one single family home. The proposal is required to go through a preliminary plat process because they are changing the buildable areas identified on the original plat and identifying a new one.

The subdivision is located along the southeastern edge of the Salt Lake City boundary and is surrounded by designated open space and single-family residential land uses.

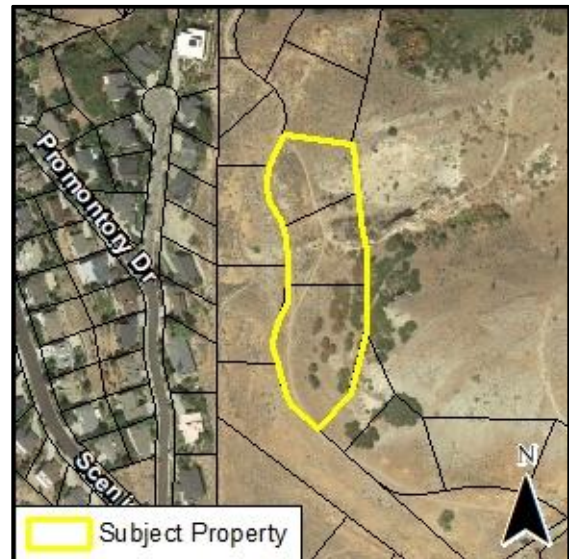
### Background

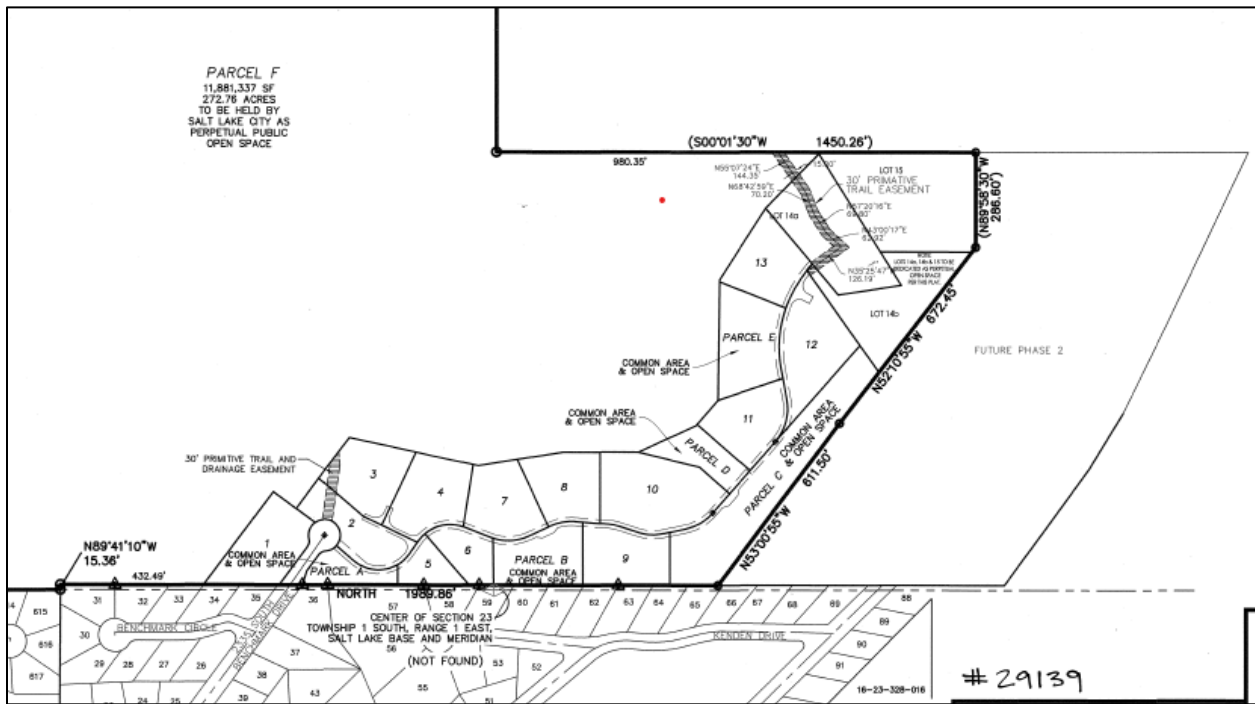
The property is located in the Parley's Pointe area, which was officially annexed into Salt Lake City in 2020. The area was subject to a lawsuit in the late 90s and early 2000s between the property owners and Salt Lake City regarding the development and annexation of the area. In 2005, the property owners and the City entered into a Settlement and Annexation Agreement, which provided conditions that must be met for the City to annex the property. In 2006, the Salt Lake City Council adopted an ordinance annexing the property contingent upon completion of all requirements stipulated in the settlement agreement.

The conditions of Agreement included the approval of two phased subdivision plats by Salt Lake County, the dedication of open space land, dedication of trail easements, and utility and roadway infrastructure improvements. The Cannon Point Phase 1 Subdivision was completed and recorded with Salt Lake County in July 2020. Phase 2 was subsequently completed in May 2021. The requirements of the settlement agreement were completed, and subsequent plats can be reviewed independently of that agreement.

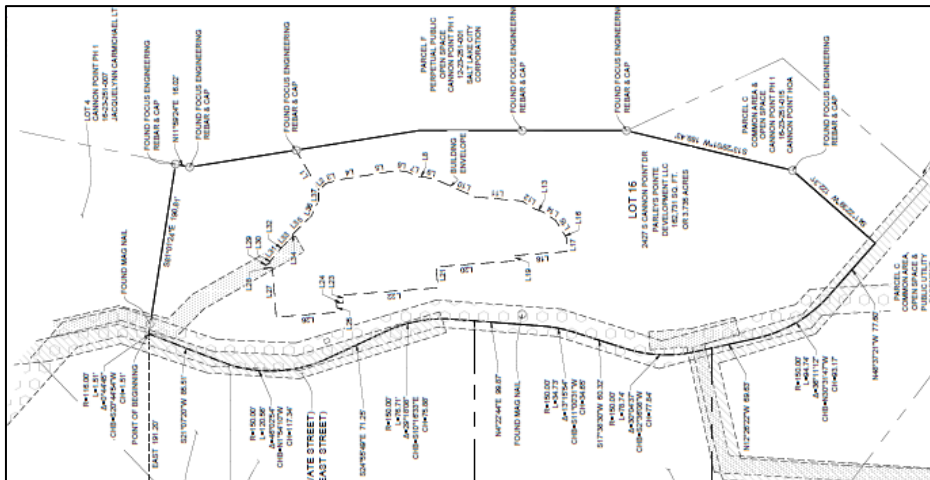
### Current Zoning and Planning Context

The property is zoned FR-2 and can be developed primarily for single family detached residential uses. The applicant has indicated that they intend to build one single family home and have submitted a conceptual plan showing the building footprint of the home at approximately 6,500 square feet. However, the scope of a preliminary subdivision review only includes property lines, buildable area designation, and any public infrastructure improvements, and does not cover or approve buildings or other site improvements, such as driveways, parking, and landscape improvements. The subdivision standards of review are listed on page 12 under the heading "Subdivision Standards."





Original Cannon Point Phase 1 Subdivision showing the subject properties (Lots 7, 8, & 10). See Attachment D for full plat.



Proposed Amended Cannon Point Phase 1 Subdivision. See Attachment C for full plat image.

## APPROVAL PROCESS AND HEARING OFFICER AUTHORITY

Planning Staff is required by ordinance to analyze subdivision amendments against the subdivision standards. The full list of standards and Staff's findings on those standards is in Attachment F. Most of these standards refer to specific measurable regulations and are generally not discretionary. Planning Staff finds the proposal meets all applicable standards and recommends the Administrative Hearing Officer approve the Preliminary Plat.

Utah State Code 10-9a-608 requires a public meeting for subdivision amendments. A public meeting is a meeting that is open to the public to witness the discussion and decision-making process. This is different than a public hearing where the public is provided with the opportunity to comment on a project. Pursuant to the provisions in Utah state law, there is no public hearing being held on the

proposed plat amendment. The Administrative Hearing Officer can either make a decision at the public meeting or choose to take the information under advisement and issue a decision at a later date.

## KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

### 1. Maximum Lot Size

#### Consideration 1: Maximum Lot Size

The property owner intends to combine the three existing lots into one lot measuring 162,733 square feet with a buildable area of 31,353 square feet. The proposed buildable area is no larger than the combined total of three existing buildable areas. See the table below provided by the applicant:

	Lot Size (sq. ft.)	Buildable Area (sq. ft.)
Lot 7	44,793	8,820
Lot 8	43,563	11,000
Lot 10	74,377	11,533
Previous Total	162,733	31,353
Proposed Lot 16	162,733	31,353

The FR-2 Zone has a maximum lot size of 32,670 square feet unless approved through the subdivision process subject to meeting the following standards (21A.24.030.E.J):

1. *The size of the new lot is compatible with other lots on the same block face;*
2. *The configuration of the lot is compatible with other lots on the same block face; and*
3. *The relationship of the lot width to the lot depth is compatible with other lots on the same block face.*

Although the proposed lot exceeds the maximum lot size requirement, it is not subject to meeting the standards above due to the exception outlined in 20.26.090.F.5 of the subdivision standards. This exception allows properties to exceed the maximum lot size in the underlying zone without needing to comply with the provisions for exceeding the maximum lot size if the property meets the following conditions:

1. *The parcel has a minimum of 1,500 square feet of net buildable area. The net buildable area shall not include any areas of thirty percent (30%) or greater slope or the required zoning setbacks or the portion of the transitional area that is required that lies within the required ten foot (10') minimum setback or twenty foot (20') average setback from the proposed development limit line, as defined by the Salt Lake City Zoning Ordinance;*
2. *The parcel has city sewer and water services that are located or can be extended to access the lot directly from the street; or*
3. *The applicant must present a construction plan, acceptable to the city, which demonstrates the ability to manage staging for construction in a manner that will not impact transitional or steep slope areas; and*
4. *The plat shall include the following language to indicate that the developable area limitation on steep slopes shall be shown on all building permits for new buildings or structures and additions to existing buildings or structures: "The developable area limitations and all undevelopable areas shall be shown on all building permits when the building permit includes the construction of any new building or structure and additions to any existing building or*

*structure. The undevelopable area shall not be used for any construction activity, staging, or storage during the construction process."*

The plat, along with its associated plat notes, satisfy the criteria for exemption from the maximum lot size limitation, thereby allowing the property to exceed the maximum lot size. The lot has a minimum buildable area of 1,500 square feet, not including steep slopes. Additionally, the lot has city sewer and water that can be extended, and a note was added to the plat to indicate developable area limitations on steep slopes. Finally, both the plat notes and CC&Rs require that construction activities meet city requirements to minimize impact to the steep slopes. A condition of approval has been added to ensure that a construction plan is presented to the city during the building permit phase.

## **STAFF RECOMMENDATION**

Subdivision amendments are reviewed for compliance against the subdivision standards in the City's Subdivision ordinance (Chapter 20 of City Code). Staff has reviewed those standards in Attachment F and determined that the proposal meets the associated standards. Staff recommends the Administrative Hearing Officer approve the preliminary plat.

## **NEXT STEPS**

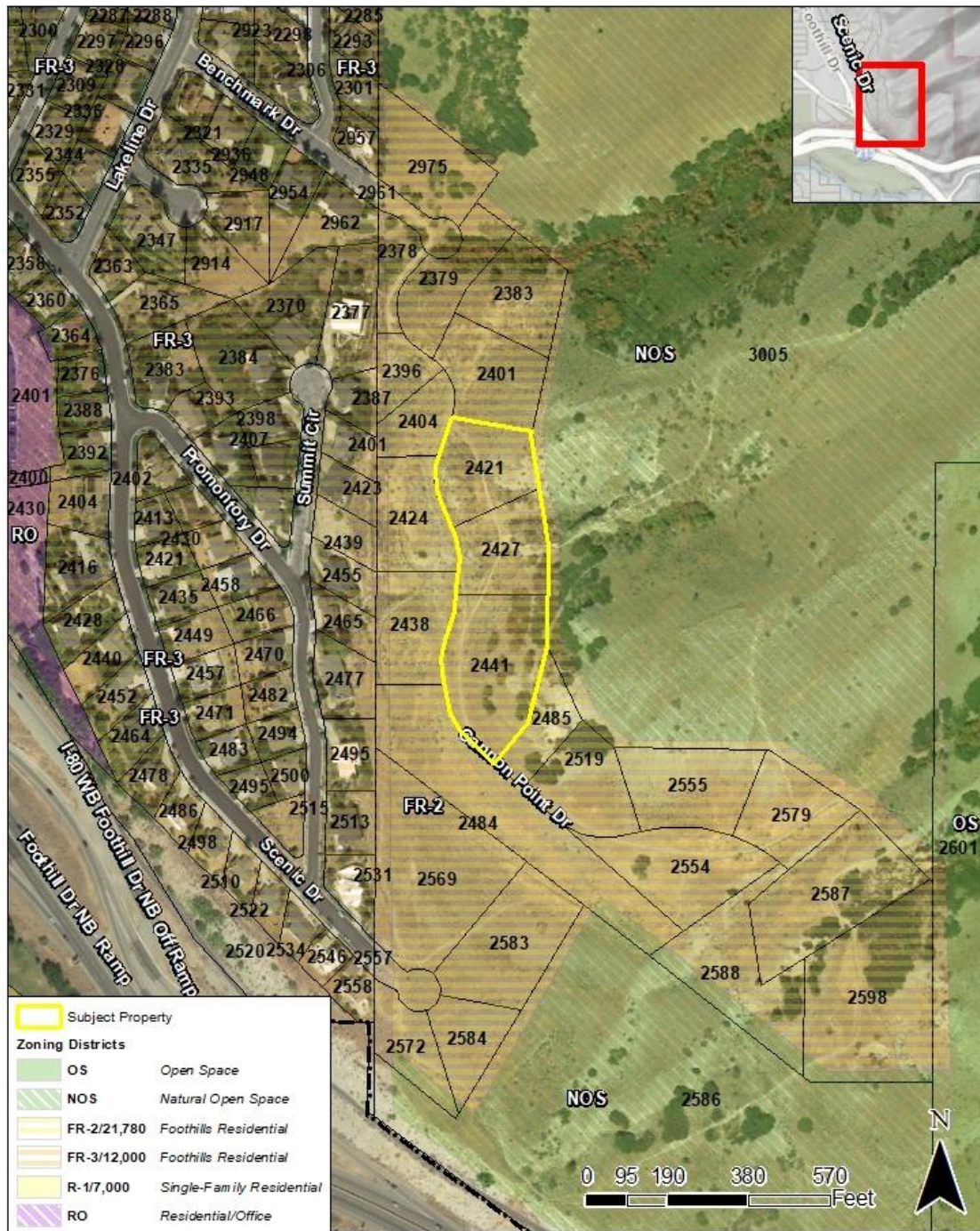
### **Approval of the Request**

If approved, the applicant will be required to submit for a final plat within 18 months of the approval. They can also apply for their building permit, but the final plat must be approved and recorded with Salt Lake County before the permit and/or a certificate of occupancy will be issued.

### **Denial of the Request**

If denied, the property owner would not be permitted to amend the Cannon Point Phase 1 Subdivision to combine the three lots.

# ATTACHMENT A: Vicinity Map



Salt Lake City Planning Division 4/30/2024

# **ATTACHMENT B: Applicant Narrative**

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# Snell & Wilmer

15 WEST SOUTH TEMPLE  
SUITE 1200  
GATEWAY TOWER WEST  
SALT LAKE CITY, UT 84101  
801.257.1900 P  
801.257.1800 F

**Jason Boal, AICP**  
**(801) 257-1917**  
**jboal@swlaw.com**

March 12, 2024

Nick Norris  
Salt Lake Planning Director  
451 South State Street  
Salt Lake City, UT 84111

Re: Petition to AMEND Cannon Point, Phase 1 Plat by consolidating Lots 7, 8 and 10.

On behalf of LAHWAN-1, LLC, the owner of Lots 7,8 and 10 of the Cannon Point Phase 1 Plat, located at 2421 S, 2427 S, and 2441 S Cannon Point Dr. (“**Property**”) which are also known as parcels # 16-23-251-013, 16-23-251-011, and 16-23-251-0009, in Salt Lake City, as shown in **Exhibit A**, we would like to submit this petition for an amended plat in order to combine the three (3) lots into one (1) lot. This petition is submitted pursuant to Salt Lake City Code § 21A.28.

For reference, the table below identifies a comparison of the existing lots and the proposed lot:

	Lot Size (sq. ft.)	Buildable Area (sq. ft.)
Lot 7	44,793	8,820
Lot 8	43,563	11,000
Lot 10	74,377	11,533
Previous Total	162,733	31,353
Proposed Lot 16	162,733	31,353

The Salt Lake City Zoning Code allows a property owner to petition for an amendment to a subdivision plat amendment, by submitting a petition for the amendment to the Salt Lake City Planning Director. *See Salt Lake City Code § 20.10.040.* This letter and the attachments will satisfy the required information that needs to be included in a petition for a plat amendment, specifically:



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- A. Required forms as provided by the planning director;
  - a. *This is provided with the application.*
- B. All applicable fees;
  - a. *This is provided with the application.*
- C. The name and address of the subdivider, if different than the recorded owner, there shall be a statement from the recorded owner authorizing the subdivider to act on the owner's behalf;
  - a. *This is provided with the application.*
- D. The name, address, phone number, email, of the person and organization preparing the subdivision documents;

Layton Survey LLC  
837 S 500 W, STE 201  
Woodcross, UT 84101  
801-663-1641  
[willis.long@laytonsurveys.com](mailto:willis.long@laytonsurveys.com)

- E. A preliminary plat map that includes:
  - 1. A name that is not a duplicate of any other subdivision in the city or county. Plat maps that are amending an existing subdivision shall include in the name of the original subdivision with the term "amendment" and a number indicating the next number of amendment that is proposed. Example: "Subdivision X, Amendment 1" or Subdivision X, Amending Lot Y";
    - a. *The name of the plat being submitted for approval is proposed to be: CANNON POINT PHASE 1 AMENDED, VACATING AND CONSOLIDATING LOTS 7, 8 AND 10 OF CANNON POINT PHASE I SUBDIVISION*
  - 2. The names and addresses of the record of owner or owners. Each name shall match with the names that appear on the title report for the property;  
*The single owner of the three (3) lot and the name and address of the is included in the application form. A title report verifying this has been submitted with the application.*
  - 3. The date the preliminary plat map was prepared;
    - a. *The date the preliminary plat was prepared has been include don the plat.*
  - 4. A written and graphic scale that is adequate to be able to determine compliance with all applicable subdivision and zoning standards;
    - a. *The plat is drafted to adequately determine compliance.*
  - 5. A description that defines the location and boundaries of the proposed subdivision;
    - a. *These are included on the plat.*
  - 6. The location, names, and existing widths and grades of adjacent streets;
    - a. *These are included on the plat.*
  - 7. The names of adjacent subdivisions and the names of owners of adjacent unplatted land;
    - a. *These are included on the plat.*

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8. The names of adjacent subdivisions and the names of owners of adjacent land that is not within a recorded subdivision;
  - a. *These are included on the plat.*
9. Elevation contours at one-foot intervals, for predominant ground slopes within the subdivision between level and 5%, and five-foot contours for predominant ground slopes within the subdivisions over 5%. Such contours shall be based on the Salt Lake City datum. The elevation shall reference an existing benchmark or street monument set by the surveyor provided the elevation is provided and it is consistent with the vertical datum designation shown;
  - a. *These are included on the plat.*
10. A statement about the present zoning and proposed use of the property;
  - a. *This is included on the plat. The property is currently located in the FR-2 zoning district. The original subdivision was approved through a settlement agreement the identified specific requirements for the development of the subdivision and home on the lots in the subdivision. There are no changes to the zoning map, zoning text or the plat notes proposed or anticipated for the construction of a single-family home on the site.*
11. Any proposed public areas;
  - a. *There are no proposed public areas within the proposed plat.*
12. Any proposed lands to be retained in private ownership for common use by the owners of property within the subdivision. When a subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the name, and articles of incorporation of the owner or organization empowered to own, maintain, and pay taxes on such lands;
  - a. *There are no private lands proposed for public use.*
13. The approximate radius of each curve;
  - a. *These are included on the plat.*
14. The approximate layout and dimensions of each lot;
  - a. *These are included on the plat.*
15. The area of each lot to the nearest one hundred (100) square feet;
  - a. *These are included on the plat.*
16. A statement of the water source;
  - a. *This is included on the plat.*
17. A statement of provisions for sewerage and sewage disposal;
  - a. *This is included on the plat.*
18. All required or needed major storm drain facilities. This may be provided in public improvement plans submitted with a final plat;
  - a. *There is no indication of the need for additional storm drain facilities.*
19. Any existing or proposed dedications, easements, and deed restrictions;
  - a. *These are included on the plat.*
20. If the development contains lots that are units, the boundaries of such units shall be shown on the preliminary plat;
  - a. *There is no proposal for the lots to contain units.*

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21. A slope classification map that indicates slopes more than 30% ( three feet of rise for every ten horizontal feet) demarcated with a cross hatch and labeled as undevelopable when located in a foothill zoning district;
  - a. *This is included on the plat.*
22. Any required setback or no build area from any water body when required by the adopted general plan or Title 21A Zoning;
  - a. *There are no required setbacks from a water body.*
23. The area of all blocks within the subdivision;
  - a. *The proposed plat does not modify any blocks in the previously approved subdivision.*
24. Demonstrate that the subdivision complies with all applicable subdivision design standards found in Chapter 20.26 Subdivision Standards and any requests for a modification to a subdivision design standard;
  - a. *See below for the explanation of Salt Lake City Code compliance.*
25. Identification of any adjacent parcels or lots that abut the subdivision, including providing parcel or lot boundaries, tax identification numbers, and addresses; and
  - a. *These are included on the plat.*
26. Identification of any special flood hazard areas subject to inundation by the 1% annual chance ( 100 Year) flood based on the most recent FEMA FIRM panel.
  - a. *There are no flood hazard areas on or in the vicinity of the proposed plat.*

## F. Supplementary Documents.

1. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
  - a. *There will not be any grading for roadways related to the subdivision. When approved, plans for site improvements of the lot will be drafted and submitted to the city for approval.*
2. The approximate location of all isolated trees with a trunk diameter of four inches (4") or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
  - a. *There are no trees with a trunk greater than 4" in diameter on the property, as it is a former gravel pit.*
3. The approximate boundaries of areas subject to inundation or stormwater overflow, and the location, width, and direction of flow of all watercourses. This may be provided in public improvement plans submitted with a final plat;
  - a. *There are no areas subject to inundation or stormwater overflow.*
4. The approximate widths, locations, and uses of all existing or proposed easements for drainage, sewerage, and public utilities;
  - a. *These are included on the plat.*
5. The existing use or uses of the property, and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines, drawn to scale;
  - a. *There are no uses or buildings currently on the property.*

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6. The locations, names, widths, approximate grades and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements, including proposed locations of all underground utilities;
  - a. *There are no additional proposed street, easements or utilities.*
7. The location of any of the foregoing improvements which may require to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate. This may be provided in public improvement plans submitted with a final plat;
  - a. *No improvements beyond the boundary of the plat are required.*
8. A phase one environmental site assessment report to identify the presence of any harmful, dangerous, or hazardous material or pollutant that may be present on any land within a subdivision that is intended to be dedicated to the public. This is not required if there is no land dedication within the boundaries of the subdivision;
  - a. *There is no land dedication within the boundaries of the subdivision.*
9. If the subdivision includes slopes over 30% or is in a fault rupture zone, a preliminary geotechnical report prepared by a civil engineer specializing in soil mechanics and registered by the State of Utah, based upon adequate test borings or excavations shall be submitted. If the preliminary soil report indicates the presence of critically expansive soils, or other soil problems which, if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision may be required. The soil investigation shall recommend corrective action intended to prevent structural damage. This may be required to be submitted after the application is considered complete as part of the substantive review of the application or as a condition of preliminary approval;
  - a. *This report is included with the application.*

H. subdivision amendment, the following shall be provided in addition to the previous listed items for preliminary plat:

1. A name that is not a duplicate of any other subdivision in the city or county. Plat maps that are amending an existing subdivision shall include in the name of the original subdivision with the term “ amendment” and a number indicating the next number of amendment that is proposed. Example: “ Subdivision X, Amendment 1” or Subdivision X, Amending Lot Y”;
  - a. *The plat has a unique name.*
2. The boundaries of the proposed subdivision amendment and the total number of lots being proposed because of the amendment;
  - a. *This is included. The plat is for the combination of three (3) lots, creating one new (1) new lot.*
3. Identification of the lots that are subject to the amendment;
  - a. *This is included on the plat. The amendment is for Lots 7,8 and 10 of the Cannon Point Phase 1 Plat.*

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4. If the amendment includes land that is outside of the existing boundary of the subdivision, a new description of the boundary, the legal descriptions of the land that is proposed to be added to the subdivision, the number, size, and dimensions of all lots subject to the proposed amendment;
  - a. *No land outside the original plat is included in the amendment.*
5. The signature of all owners within the subdivision indicating consent to the proposed subdivision. If not all owners have consented, a list of recorded names of the owners who have not consented to the subdivision amendment; and
  - a. *The owners of the property where the changes are proposed are the applicants and consent to the change.*
6. If the amendment includes an alteration to a public street, alley or other right of way or an alteration to any public easement or note on the plat that grants any public interest, consent from the entity that has a right to the street, easement, or note that the subdivider may proceed with the proposed amendment. In addition, the application shall include the following information about any alterations:
  - a. *No alteration to public street, easement or interests are proposed.*

## **Compliance with Salt Lake City Code**

### **1. Demonstrate compliance with all applicable Subdivision Standards in Chapter 20.26.**

#### 20.26.030: STANDARDS FOR UTILITIES:

- A. All water and sewer shall be provided through underground services and connections;
  - a. *All utilities will be provided through underground services.*
- B. Storm water may not use underground services and connections and shall be managed through surface flow, swales, retention basins or other similar methods for storm water management.
  - a. *Storm water will be managed through surface flow, swales, retention basins or other similar methods for storm water management*
- C. All lots within the subdivision that are developable shall be provided with access to all required utilities by the subdivider with necessary and required easements shown on the plat;
  - a. *The new lot is replacing three (3) developable lots. The new lot will have access to utilities and the required easements are provided.*
- D. Easements for utility and drainage purposes shall be provided within the subdivision as required by the director of public utilities. However, in no event shall such an easement be less than five feet in width when proposed along the front lot line; and
  - a. *Easements for utilities and drainage are provided.*

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- E. Watercourses: The subdivider shall dedicate an easement for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream, creek, or floodplain that enters or traverses the subdivision.
- a. *There are no natural watercourse or channel, stream, creek, or floodplain that enters or traverses the subdivision.*

20.26.040: STANDARDS FOR FLOOD CONTROL:

*There are no flood hazard areas within the proposed plat.*

20.26.050: STANDARDS FOR CONNECTIVITY:

*There are no proposed streets associated with the proposed plat. There will be one (1) access point for a single-family home, as opposed to three (3), as currently shown on the plat.*

20.26.060: STANDARDS FOR STREET DESIGN:

*There are no proposed streets associated with the proposed plat.*

20.26.070: STANDARDS FOR NATURAL FEATURES:

- A. Preservation of Natural Features: all subdivisions and subdivision amendments shall be designed to preserve the natural features of a site as follows:
1. Rivers, streams and creeks shall not be piped or placed in any culvert or man-made channel;
    - a. *No rivers, streams, or creeks are located on the property.*
  2. Wetlands shall be protected and buffered as required within the underlying zoning district, overlay district, or as identified in the general plan;
    - a. *No wetlands exist on the property.*
  3. Wooded areas within a subdivision shall be preserved. Lots that include wooded areas are allowed to exceed the maximum lot size of the underlying zoning district and may count towards any required landscaping, regardless of location of the wooded area or the required landscaped area;
    - a. *No wooded areas are included in the proposed subdivision.*
  4. Wildlife habitat shall be preserved when the general plan identifies areas to be protected or Title 21A specifically requires protection of habitat or buffers from wildlife habitat. Area preserved as wildlife habitat may count towards the landscaping requirements of the underlying zoning district, regardless of the location of the wildlife habitat or the required landscaped area; and

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- a. The buildable area is limited to only 31,353 sq. ft (19%) of the proposed lot. The areas outside the buildable area are designated as “Undevelopable Area” in accordance with Plat Note #7.*
5. Natural features identified in this section shall be identified as undevelopable areas on the final plat. The size of the undevelopable area shall be determined by the general plan if the general plan provides an objective metric to determine the area to be protected or as required by Title 21A Zoning. If both the general plan and Title 21A include conflicting regulations regarding this provision, the smaller requirement shall take precedent. If the general plan or Title 21A does not provide a minimum requirement, the document that does indicate a minimum requirement shall take precedent.
- a. The proposed plat retains the same amount of undevelopable land that is currently provided in the Cannon Point Phase 1 Plat. This is consistent with the Settlement Agreement, Title 21A Zoning and the general plan.*
- B. Environmental Conditions of Land to Be Dedicated: Environmental Site Assessments ESAs) and remediation must be conducted on any land that is to be dedicated to the public, as follows:
- a. No land is proposed to be dedicated to the public.*

## 20.26.080: STANDARDS FOR BLOCKS:

*There are no modifications to the blocks of the Cannon Point Phase 1 Plat associated with this plat amendment.*

## 20.26.090: STANDARDS FOR LOTS AND PARCELS:

- A. Frontage on Public Streets: All lots or parcels shall have frontage on a public street and the frontage shall comply with the minimum lot width requirements of the underlying zoning district. This standard is not applicable if Title 21A allows lots or parcels without street frontage. This provision may be modified as part of a planned development in accordance with Chapter 21A.55. Access that crosses multiple lots shall include appropriate cross access easements.
- a. The proposed lot meets the frontage requirement for the FR-2 zone, which is 100 feet.*
- B. Buildable Areas: All subdivisions shall result in lots or parcels that provide a practically sized buildable area except for lots or parcels that are:
1. Identified as undevelopable on a subdivision plat;
    - a. The undevelopable areas are identified on the plat.*
  2. Identified as a public park or open space;
    - a. There are no public parks or public open space.*

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3. Identified as a protection strip intended to prevent access across property provided the protection strip complies with the standards of this title; or
    - a. *There is protection strip warranted or proposed.*
  4. Intended to be used for public infrastructure.
    - a. *The proposed use is consistent with the existing approved uses. This application is for the combination of three (3) existing lots into one (1) lot.*
- C. Minimum Lot or Parcel Size: All lots or parcels shall comply with the minimum lot size and lot width required within the applicable zoning district or overlay district in Title 21A.
- a. *The minimum lot size in the FR-2 zone is 21,780 square feet and must have a minimum width of 100'. The proposed lot is 162,731 sq. ft. and is wider than the required 100. Thus, the proposed lot meets the minimum lot size.*
- D. Lot or Parcel Shape: all lots and parcels shall generally be rectangular in shape except when one of the following conditions exist:
1. The lot or parcel shares a property line with a lot or parcel that is not part of the subject subdivision and that property line is curved, angled, or has multiple angles along the length of the property line;
    - a. *The proposed lot is generally rectangular in shape. The shape of the proposed lot is dependent on the three (3) existing lots that are being combined.*
  2. The lot or parcel has frontage on a public right of way or private street and the boundary of the public right of way or private street is curved, angled, or has multiple angles along the length of the boundary. Side property lines shall be approximately at right angles or radial to the street line;
    - a. *The front property line follows the existing public street. The rear property line follows the existing subdivision boundary. The side property lines do intersect the ROW at 90-degree angles.*
  3. The property line follows a natural feature that includes a water way, slope over 30 degrees, rockfall area, wetland, ridge line, or other natural area that necessitates a different shape lot;
    - a. *The layout of the current lots necessitate the layout of the proposed lot.*
  4. This standard does not apply when: a. The shape is approved as part of a planned development; b. The lot or parcel is a flag lot; or c. The lot or parcel is in a special purpose zoning district other than MU Mixed Use District.
- E. Double Frontage Lots: Double frontage lots are prohibited in subdivisions located in residential zoning districts.
- a. *The lot is not a double frontage lot.*



- F. Developable Area Limitation on Steep Slopes: The applicant shall provide a slope classification map with any subdivision application when the subdivision is in any foothill zoning district or open space zoning district. The slope classification map shall use a “ten-foot averaging” to determine the locations of any slope that exceeds 30%. All slopes that are 30% or greater shall be considered significant steep slopes and are undevelopable. This section shall also apply to zoning map amendments that propose changing the zoning from a foothill zoning district to any other zoning district.
1. All areas of significant steep slope shall be identified as “undevelopable area” on the plat. A legal description of the undevelopable area shall also be included on the plat;
    - a. *A slope identification map is provided as part of this application. The area that contains slopes 30% or greater is designated as “unbuildable”. This is identified on the plat.*
  2. The boundary line of the undevelopable area shall be identified as a “transition area” on the plat. The transition area shall be a minimum of 10 feet;
    - a. *The unique approval of the Cannon Point Phase 1 plat and the plat note #7 provide an exemption from the ten-foot (10’) transition area.*
  3. Undevelopable areas shall be protected from subsequent alteration or encroachment by an open space preservation easement granted to Salt Lake City on the subdivision plat;
    - a. *The plat notes, and the approval of the stipulation agreement for the original plat ensure the protection of the undevelopable areas of the plat.*
  4. Grading, landscaping, construction activities, streets (public or private) and other disturbances of the land are prohibited within the portions of the plat designated as an undevelopable area except as follows:
    - a. Any construction activity necessary to provide utility access to the lot when the undevelopable area is located between the street and the developable area on a lot and there is no other legally existing location to construct the necessary public utilities. Any excavation and grading work necessary to construct necessary utilities shall be the minimum necessary and any disturbance shall be returned to its natural condition;
    - b. Any driveway or walkway and associated retaining walls necessary to provide access to the building area when the undevelopable area is located between the street and the developable area and there is no other legally existing location to construct the driveway, walkway, and associated retaining walls. No driveway that qualifies for this exception may exceed 15 feet in width and no

walkway may exceed six feet in width. All retaining walls shall comply with the applicable provisions for retaining walls found in Title 21A;

- c. Exceptions listed in Subsections a. and b. shall occupy the same space unless the engineering specifications for either requires a different location. The preference of the subdivider or property owner is not a valid reason to allow separate locations; or d. Modifications to landscaping when necessary to comply with requirements or guidelines for vegetation in wildfire interface zones as recommended by a government agency.
    - a. *The necessary/required grading work will comply with Plat note #7, which states:  
Buildable Areas. This Subdivision Plat delineates areas within each building lot as "Buildable Area". All structures, grading and building, or construction development of any kind, other than fences as set forth elsewhere in this plat, shall be constructed entirely within the "Buildable Area" portion of each lot, and subject to site plan approval as part of the building permit process. All portions of the building lots located outside of the boundaries of the "Buildable Area" portions are to be considered "Undevelopable Area" and kept free of grade changes or changes to the natural vegetation, except as permitted by applicable zoning regulations for undevelopable areas. Notwithstanding the foregoing, the area of the lot which is the zoning required "front lot setback area" and located immediately proximate to the "Buildable Area" portion of the lot. can be formally landscaped and graded to provide access and beautification to the "Buildable Area" portion of the lot.*
5. A lot that has undevelopable area within its boundaries is allowed to exceed the maximum lot size in the underlying zone without a planned development and without needing to comply with the provisions in Title 21A for exceeding maximum lot size provided:
- a. The parcel has a minimum of 1,500 square feet of net buildable area. The net buildable area shall not include any areas of thirty percent ( 30%) or greater slope or the required zoning setbacks or the portion of the transitional area that is required that lies within the required ten foot (10') minimum setback or twenty foot (20') average setback from the proposed development limit line, as defined by the Salt Lake City Zoning Ordinance;
  - b. The parcel has city sewer and water services that are located or can be extended to access the lot directly from the street; or



- P. Special Foothills Regulations: The FP Foothills Protection District, section 21A.32.040 of this title, and the FR-1/43,560, FR-2/21,780 and FR-3/12,000 Districts shall be subject to the regulations of this subsection, other general provisions for residential districts, and the district regulations of each district.
6. Grade Changes: No grading shall be permitted prior to the issuance of a building permit. The grade of any lot shall not be altered above or below established grade more than four (4) feet at any point for the construction of any structure or improvement except:
    - a. Within the buildable area. Proposals to modify established grade more than six (6) feet shall be permitted for the construction of below grade portions of structures, egress windows, and building entrances. Grade change transition areas between a yard area and the buildable area shall be within the buildable area;
    - b. Within the side and rear yard areas, grade changes greater than four (4) feet are permitted provided:
      - (1) The grade change is supported by retaining walls.
      - (2) No individual retaining wall exceeds six (6) feet in height.
    - c. Within the required front and corner side yards, grade changes up to six (6) feet in height are permitted provided:
      - (1) The grade change is necessary for driveways accessing legally located parking areas; and
      - (2) The grade changes are supported by retaining walls.

*a. The proposed lot has been designed in a way to meets these requirements when a building permit is applied for.*
  7. Grading: Unauthorized grading and other surface disturbing activities are prohibited in all undevelopable areas within the lot or the subdivision. Prior to any grading or other surface disturbing activity on the property, the undevelopable areas shall be clearly delineated by temporary fencing or flagging. Any flagging stakes used to delineate undevelopable areas there shall be a minimum of four feet (4') above grade and no more than twenty-five feet (25') apart.
    - a. The proposed plat/lot has been designed in a way to meets these requirements when a building permit is applied for. The required plat not regarding the notification of the unbuildable area at the time of building permit has been added to the plat.*
  8. Retaining Walls: All cuts and fills in excess of two feet (2') shall be supported by retaining walls if required by the Zoning Administrator. Any stacking of rocks to create a rock wall in excess of a thirty percent

(30%) slope, that is intended to retain soil, shall be considered a retaining wall. No retaining wall may exceed four feet (4') in height above the established grade except as provided in subsections P6a, P6b and P6c of this section. In a terrace of retaining walls, each four foot (4') vertical retaining wall must be separated by a minimum of three (3) horizontal feet, and any six foot (6') retaining wall must be separated from any other retaining wall by a minimum of five (5) horizontal feet. The horizontal area between terraced retaining walls shall be landscaped with vegetation. All retaining walls, in excess of four feet (4') in height shall be approved by an engineer licensed by the State, and the engineer's approval shall be consistent with the provisions of a geotechnical report. The Zoning Administrator may require an engineer's approval for retaining walls less than four feet (4') that there are sufficient risk factors, such as slope, soil stability, or proximity to structures on adjacent property.

*a. The proposed plat/lot has been designed in a way to meet the identified requirements when a building permit is applied for.*

9. Roads And Driveways: To ensure that private roads and driveways minimize impact on the natural landscape, plans for the design and improvement of roads and driveways shall be subject to review and approval by the City Engineer and Fire Department as a condition of building permit issuance. Design standards and guidelines for private roads and driveways shall include the following:
  - a. Driveways which serve more than one parcel are encouraged as a method of reducing unnecessary grading, paving, and site disturbance. The drive approach for driveways which serve more than one parcel shall not exceed the standard widths for drive approaches as specified by the Salt Lake City Transportation Division.
  - b. Driveway approaches shall not be located within six feet (6') of any side property line. Exceptions may be considered by the development review team, based on the driveway slope and dimension, slope of the roadway or lot, location of existing drive approaches serving abutting properties, and proposed uses.
    - (1) Driveway approaches shall maintain a twelve-foot (12') separation from another drive approach. Drive approaches shall be located ten feet (10') from a corner property line or five feet (5') from the termination of a corner curb radius, whichever is greater. Drive approaches located

along a designated right turn lane shall maintain a fifty-foot (50') setback from the termination of a corner curb radius. Exceptions to those requirements may be approved by the development review team.

- c. A driveway shall not exceed sixteen percent (16%) average slope with standard vertical curve transitions from the property line to a legal parking space.
  - (1) The cross slope of driveways should not exceed four percent (4%).
- d. Driveway approaches shall maintain a five foot (5') offset from power poles, fire hydrants, trees or any other roadside hazards. Exceptions to the requirement may be approved by the development review team.
- e. Sight obstructions along driveways shall maintain a ten foot (10') wide by ten foot (10') deep sight distance triangle as noted in section 21A.62.050, figure 21A.62.050I of this title. Obstructions in the required sight distance triangle shall generally not exceed thirty inches (30") in height. Exceptions may be approved by the development review team based upon location and type of material.
- a. *The proposed plat/lot has been designed in a way to meets these requirements when a grading and/or building permit is applied for.*

11. Utilities: To the maximum extent practical, all utilities shall be placed within existing road rights-of-way and front yard setbacks. For lots platted after September 4, 1992, all water, sewer, electrical, telephone, cable television and other utilities shall be placed underground, except that transformers, pedestals and other appurtenances which are normally located aboveground in connection with the underground installations are permitted. All areas disturbed by the installation of underground utilities shall be revegetated in conformance with the regulations of this subsection, and chapter 21A.48 of this title. Temporary or emergency utilities may be erected and maintained aboveground for no more than four (4) months.

- a. *The proposed plat/lot has been designed in a way to meets these requirements when a grading and/or building permit is applied for.*

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21A.24.030 FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT (applicable provisions identified):

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.
2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.
3. Interior Side Yard: Twenty feet (20').
4. Rear Yard: Forty feet (40').
5. Accessory Buildings And Structures In Yards: No accessory building may be located within any required yard, regardless of any other regulations in this title. Accessory structures (other than accessory buildings) are permitted subject to section 21A.36.020, table 21A.36.020B of this title.
  - a. *The proposed plat/lot has been designed in a way to meets these requirements when a grading and/or building permit is applied for.*

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed twenty five percent (25%) of the lot area.

- a. *The proposed plat/lot has been designed in a way to meets these requirements when a grading and/or building permit is applied for. The buildable area of the lot, which will include all the buildings and landscaping is less than 20% of the lot area.*

G. Slope Restrictions: For lots subdivided after November 4, 1994, no building shall be constructed on any portion of the site that exceeds a thirty percent (30%) slope. All faces of buildings and structures shall be set back from any nonbuildable area line, as shown on the plat if any, a minimum of ten feet (10') and an average of twenty feet (20').

- a. *The unique approval of the Cannon Point Phase 1 plat and the plat note #7 provide an exemption from the nonbuildable setback line.*

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J. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed thirty-two thousand six hundred seventy (32,670) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
  - a. *The proposed lot size is 162,731 sq. ft. Although this is larger than the other lots listed below, it none the less is compatible with other lots on the block face.*
    - I. *Parcel 1 – 50,692, sq ft.*
    - II. *Parcel 3 – 44,185 sq. ft*
    - III. *Parcel 4- 47,836 sq ft.*
    - IV. *Parcel D (open space)- 27,034 sq ft*
    - V. *Parcel 11 – 42,722 sq. ft.*
    - VI. *Parcel E (open space) – 54,360 sq. ft.*
    - VII. *Parcel 13 – 43,531 sq. ft.*
    - VIII. *Parcel C (open space) – 115,109 sq. ft.*

*It is important to keep in mind that: A) the other lots on the block face have their “undevelopable” area split out from the lot and a separate open space parcel created, and B) the buildable area on each of the lots is limited by the buildable area limits on the plat, not based on the size of the lot. Thus, the size of the lot is irrelevant to limiting the amount of development on a lot. The proposed buildable area for the one lot is the same as the buildable area for the three (3) existing lots. Finally, the new proposed lot has the undevelopable “open space” area retained in lot, as opposed to separating out an open space parcel like other lots have.*

2. The configuration of the lot is compatible with other lots on the same block face; and
  - a. *The configuration of the single proposed lot is compatible with the other existing lots. It will continue to front on Cannon Point Drive. No new roads or shared driveways are proposed. It will continue to be used for a single-family home.*
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.
  - a. *The lot depth of the proposed lot is not being modified. It will continue to be bounded by Cannon Point Drive and the subdivision boundary.*

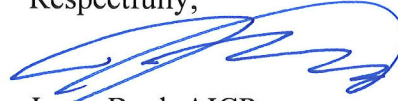


# Snell & Wilmer

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We look forward to the opportunity to have our application reviewed and approved by you in conformance with Salt Lake City Code Title 20 Subdivisions.

Respectfully,



Jason Boal, AICP

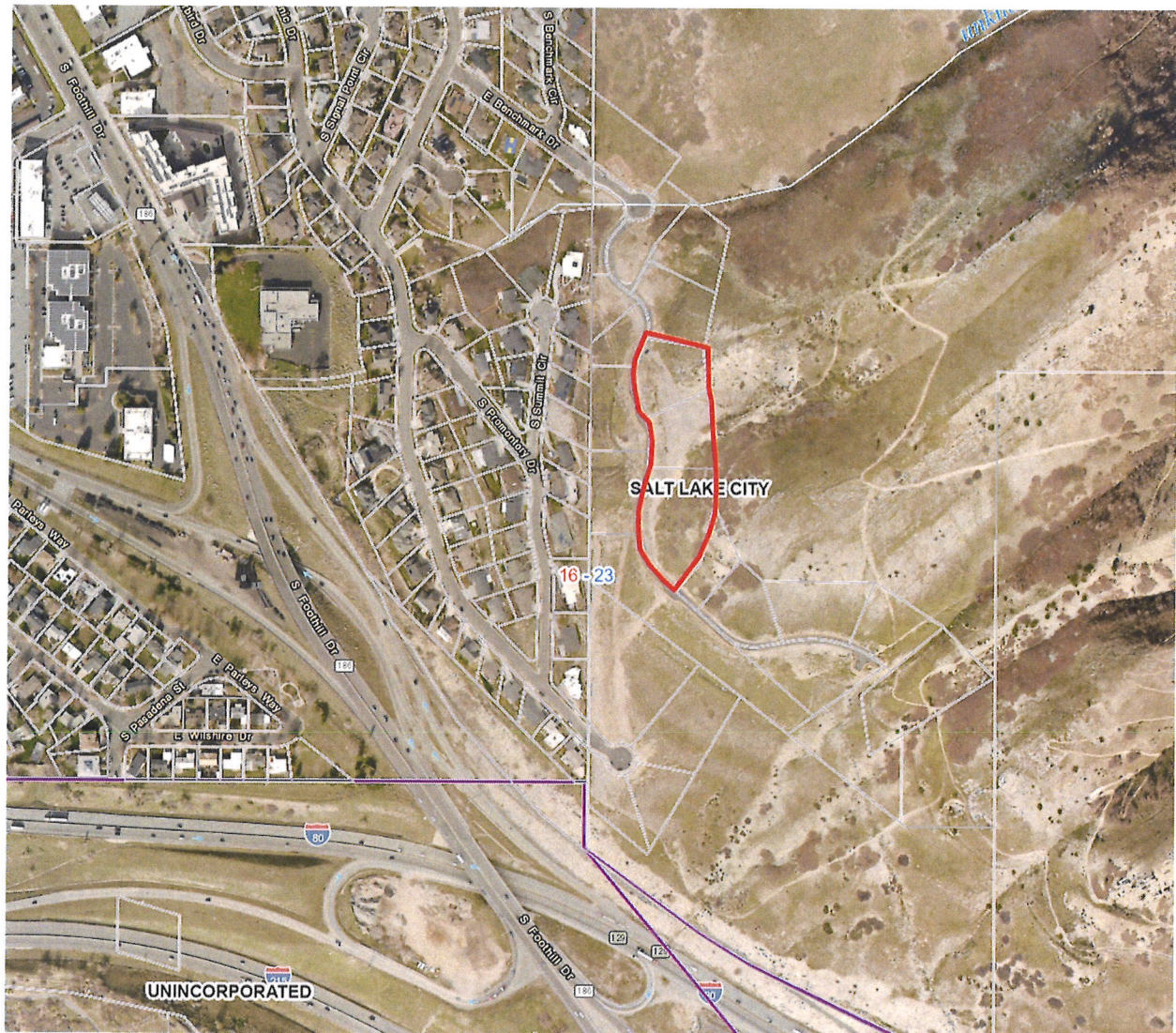
CC LAHWAN-1, LLC

**ENCLOSURES:**

- 1) Proposed Preliminary Plat
- 2) Title Report
- 3) Alta Survey
- 4) Geotechnical Report
- 5) Grading Plan
- 6) Hydrology Calculations

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**EXHIBIT A**  
Property Location



# **ATTACHMENT C: Preliminary Plat**

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PRELIMINARY PLAT OF CANNON POINT PHASE 1 AMENDED
VACATING AND CONSOLIDATING LOTS 7, 8 AND 10 OF CANNON POINT PHASE I SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH
MAY 2024

NOTICE TO PURCHASERS (the "Notice")

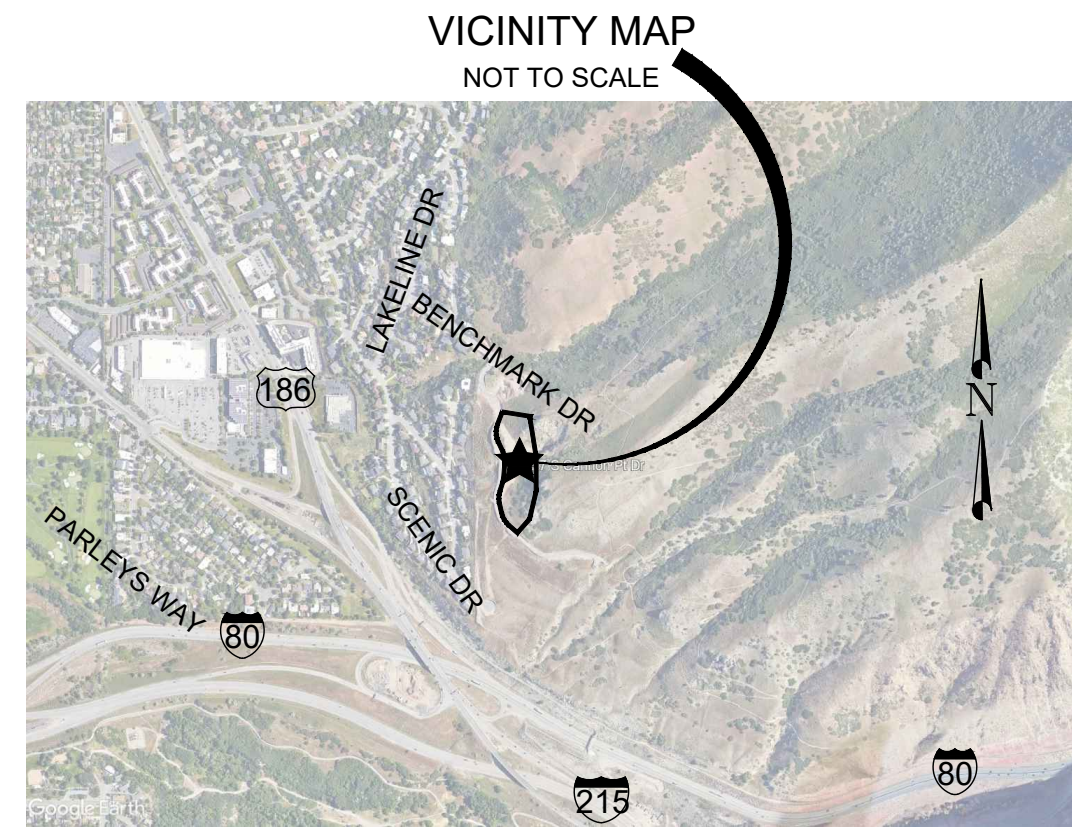
- 1. CC&R's: A Declaration of Covenants, Conditions and Restrictions...
2. Single Family Dwellings Only...
3. Setback...
4. Roofing...
5. Soils Report...
6. Building Permit...
7. Buildable Areas...
8. Common Area Open Space...
9. Fences...
10. Maintenance of Infrastructure...
11. Alpha Lots...
12. Public access...
13. Salt Lake City Public Utilities Department Requirements...
14. Alpha parcel...
15. Stormwater Maintenance Agreement...
16. EASEMENT AMENDMENT DATE MARCH 17, 2020...

NOTICE TO PURCHASERS: COUNTY FCOZ REQUIREMENTS:

- 1. Removal of trees or natural vegetation shall not be permitted...
2. No grading, excavation, or tree/vegetation removal...
3. All utilities must be placed underground...
4. All roadway and utility construction shall adhere to FCOZ Regulations...
5. This development is subject to settlement agreement...

NOTICE TO PURCHASERS: COUNTY REQUIREMENTS-(ONCE ANNEXED INTO SLCC, SLCC REQUIREMENTS WILL GOVERN):

- 1. All common area hardscape items such as retaining walls...
2. Common areas "A", "B", "C", "D" & "E": are to remain open space...
3. Parcel "F" is to be dedicated to Salt Lake City as Perpetual Open Space...
4. Subject to the conditions of this plat, architecture, landscaping...
5. Both turn around areas and rights-of-way shall remain unobstructed...
6. All roads in this subdivision marked "private" are to be maintained...
7. Lot owners to maintain their respective storm water detention structures...
8. Homes within this subdivision are required to have automatic fire sprinkler systems...
9. Access to trails as shown on this plat shall be constructed by developer...
10. Shallow sewer depths! Contractor shall verify sewer lateral depth...
11. The lowest serviced sewer elevation (NAVD88 datum) for the following lots...
12. Homeowner shall be responsible to maintain individual lot detention system...
13. Each lot is responsible to control drainage...
14. A key to the subdivision gate shall be provided to the Salt Lake City Public Utilities Department...
15. This plat is subject to the requirements and conditions of the Disclosure and Acknowledgment Regarding



NOTES

- 1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT...
2. PURSUANT TO UTAH CODE ANN. 14-278-003(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY AND THE PURS...
3. ORIGINAL BUILDING PADS FOR LOTS 7, 8, AND 10 TOTALED 31,345 SQUARE FEET...
4. THE DEVELOPABLE AREA LIMITATIONS AND ALL UNDEVELOPABLE AREAS SHALL BE SHOWN ON ALL BUILDING PERMITS...

QUESTAR GAS NOTE

- 1. QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS...

Table with 2 columns: BUILDABLE AREA TABLE, BUILDABLE AREA. Rows for Lot 7, Lot 8, Lot 10, Total, Lot 16.

EASEMENT APPROVAL table with columns for utility name (DOMINION ENERGY, ROCKY MOUNTAIN POWER, CENTURY LINK, COMCAST) and DATE.

SALT LAKE CITY CORPORATION
APPROVED THIS \_\_\_ DAY OF \_\_\_, 2024.
SIGNATURE

STORMWATER MAINTENANCE AGREEMENT
APPLIES TO ALL LOTS. AGREEMENT RECORDED AT BOOK: 10681 AND PAGE: 2752-2805.

UTILITIES, STREET & ADDRESS FRONTAGE APPROVED
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

CITY PUBLIC UTILITIES DEPARTMENT
APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS \_\_\_ DAY OF \_\_\_, 2024.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

DEVELOPER: LAHWYRAN-1, LLC
1338 S FOOTHILL DRIVE #300
SALT LAKE CITY, UT 84108
801-257-1917



SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ACT...

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING SOUTH 2539.44 FEET AND EAST 191.20 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 AND RUNNING THENCE:
SOUTH 81°01'24" EAST 190.81 FEET; THENCE SOUTH 11°59'24" WEST 16.02 FEET; THENCE SOUTH 09°04'08" EAST 256.86 FEET; THENCE SOUTH 231.03 FEET; THENCE SOUTH 13°29'01" WEST 189.43 FEET; THENCE SOUTH 41°22'39" WEST 122.31 FEET; THENCE NORTH 48°37'21" WEST 77.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES NORTH 77°33'05" EAST, A RADIAL DISTANCE OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 30°31'47" WEST 93.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 36°11'12" WITH A DISTANCE OF 94.74 FEET; THENCE NORTH 12°26'22" WEST 89.63 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES NORTH 77°33'05" EAST, A RADIAL DISTANCE OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 02°36'08" EAST 77.84 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°04'37" WITH A DISTANCE OF 78.74 FEET; THENCE NORTH 17°38'30" EAST 80.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 72°12'32" WEST, A RADIAL DISTANCE OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'33" WEST 75.88 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°11'12" WITH A DISTANCE OF 94.74 FEET; THENCE NORTH 13°15'54" WITH A DISTANCE OF 34.73 FEET; THENCE NORTH 04°22'44" EAST 99.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 85°37'29" WEST, A RADIAL DISTANCE OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 01°54'10" WEST 117.33 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 46°02'58" WITH A DISTANCE OF 120.56 FEET; THENCE NORTH 21°07'20" EAST 85.51 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 69°37'29" EAST, A RADIAL DISTANCE OF 116.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 20°44'54" EAST 1.51 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°44'45" WITH A DISTANCE OF 1.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 162,731 SQUARE FEET OR 3.735 ACRES, MORE OR LESS.
SIGNED THIS 30TH DAY OF APRIL, 2024.



TAX ID NO. 16-23-251-009, 16-23-251-011 & 16-23-251-013

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE LOTS 7, 8 AND 10, CANNON POINT PHASE 1 SUBDIVISION INTO ONE PARCEL ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY AARON BRIDGERS, THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°26'25" EAST, SALT LAKE COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREGON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

PRELIMINARY PLAT OF CANNON POINT PHASE 1 AMENDED VACATING AND CONSOLIDATING LOTS 7, 8 AND 10 OF CANNON POINT PHASE I SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SALT LAKE CITY, SALT LAKE COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_ DAY OF \_\_\_, 2024.

BY: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UTAH )
COUNTY OF SALT LAKE )

On this \_\_\_ day of \_\_\_, 2024, personally appeared before me \_\_\_ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_ of \_\_\_ and that said document was signed by him/her in behalf of said \*Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_ acknowledged to me that said \*Corporation executed the same.

STAMP NOTARY PUBLIC

PRELIMINARY PLAT OF CANNON POINT PHASE 1 AMENDED, VACATING AND CONSOLIDATING LOTS 7, 8 AND 10 OF CANNON POINT PHASE I SUBDIVISION

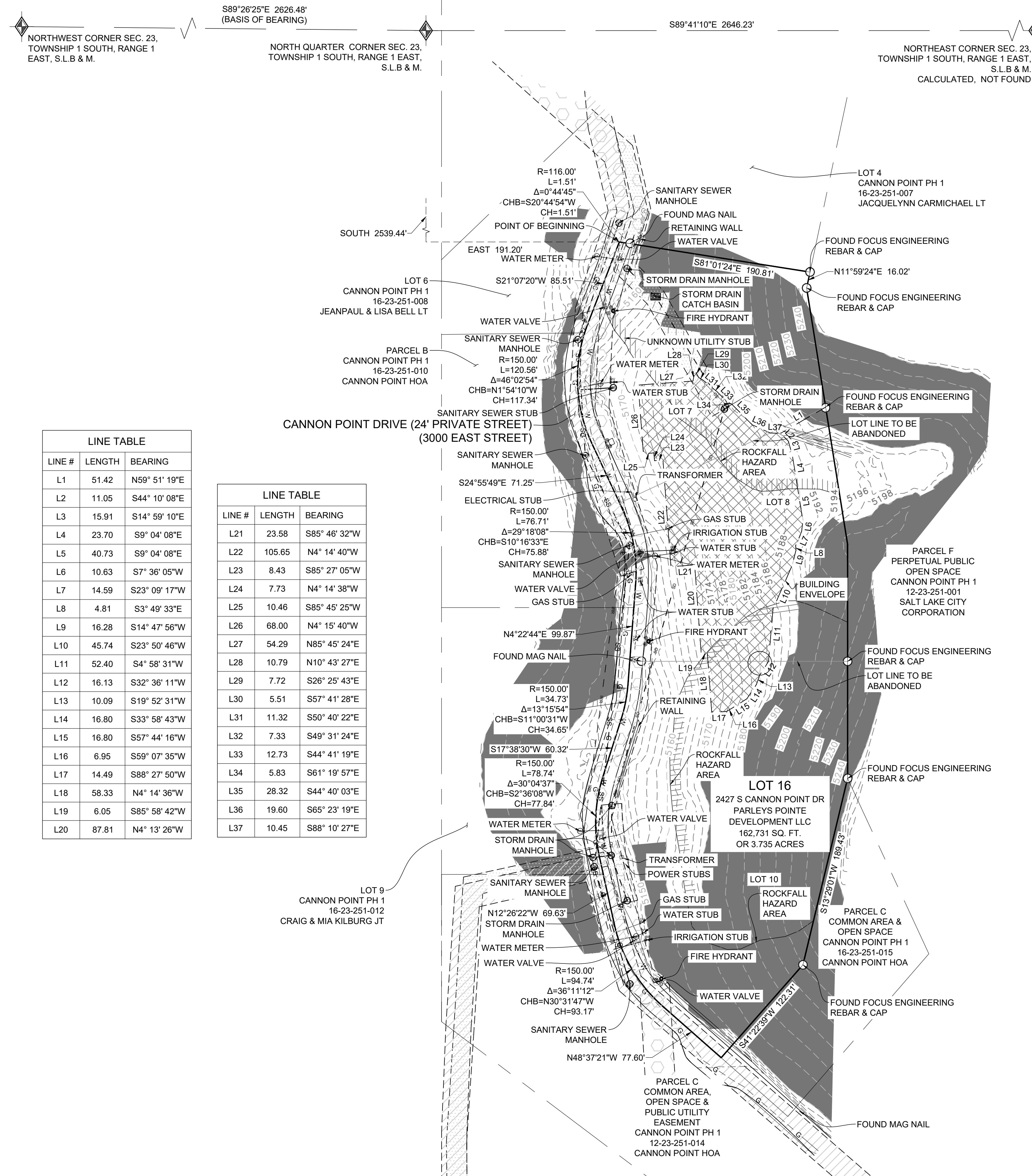
LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

C:\Users\willayton\Surveys\Dropbox\KAYLTON SURVEYS\WORK ITEMS 2020-2022\2427 S CANNON POINT DR. LOT COMBID.DWG

Approval signatures and stamps from City Public Utilities Dept., Salt Lake Health Department, City Engineering Division, City Planning Director, City Attorney, City Approval, and Salt Lake County Recorder.

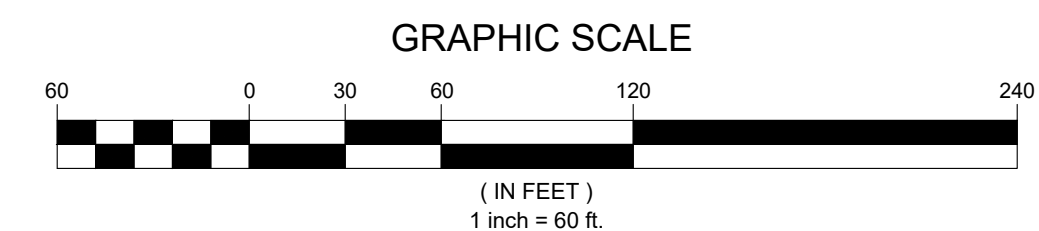
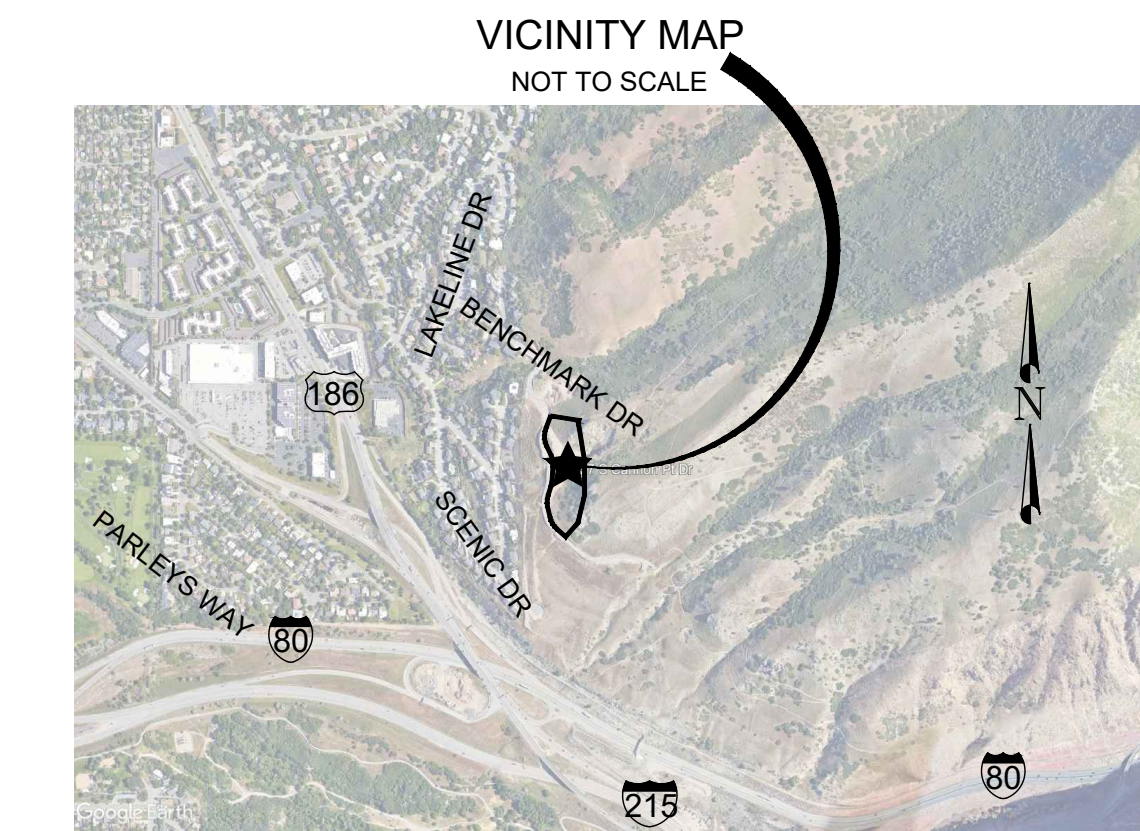
# PRELIMINARY PLAT OF CANNON POINT PHASE 1 AMENDED VACATING AND CONSOLIDATING LOTS 7, 8 AND 10 OF CANNON POINT PHASE I SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LINE #	LENGTH	BEARING
L1	51.42	N59° 51' 19"E
L2	11.05	S44° 10' 08"E
L3	15.91	S14° 59' 10"E
L4	23.70	S9° 04' 08"E
L5	40.73	S9° 04' 08"E
L6	10.63	S7° 36' 05"W
L7	14.59	S23° 09' 17"W
L8	4.81	S3° 49' 33"E
L9	16.28	S14° 47' 56"W
L10	45.74	S23° 50' 46"W
L11	52.40	S4° 58' 31"W
L12	16.13	S32° 36' 11"W
L13	10.09	S19° 52' 31"W
L14	16.80	S33° 58' 43"W
L15	16.80	S57° 44' 16"W
L16	6.95	S59° 07' 35"W
L17	14.49	S88° 27' 50"W
L18	58.33	N4° 14' 36"W
L19	6.05	S85° 58' 42"W
L20	87.81	N4° 13' 26"W

LINE #	LENGTH	BEARING
L21	23.58	S85° 46' 32"W
L22	105.65	N4° 14' 40"W
L23	8.43	S85° 27' 05"W
L24	7.73	N4° 14' 38"W
L25	10.46	S85° 45' 25"W
L26	68.00	N4° 15' 40"W
L27	54.29	N85° 45' 24"E
L28	10.79	N10° 43' 27"E
L29	7.72	S26° 25' 43"E
L30	5.51	S57° 41' 28"E
L31	11.32	S50° 40' 22"E
L32	7.33	S49° 31' 24"E
L33	12.73	S44° 41' 19"E
L34	5.83	S61° 19' 57"E
L35	28.32	S44° 40' 03"E
L36	19.60	S65° 23' 19"E
L37	10.45	S88° 10' 27"E



- LEGEND**
- SALT LAKE COUNTY MONUMENT AS NOTED
  - PROPERTY CORNER AS DESCRIBED
  - LOT BOUNDARY
  - ADJACENT PARCEL
  - SECTION LINE
  - EASEMENT
  - EXISTING FENCE LINE
  - EXISTING WATER LINE
  - EXISTING IRRIGATION LINE
  - EXISTING STORM DRAIN
  - EXISTING SANITARY SEWER
  - EXISTING UNDERGROUND POWER
  - EXISTING GAS LINE
  - EXISTING WATER METER
  - EXISTING WATER MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING STORM MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING SEWER MANHOLE
  - EXISTING IRRIGATION CONTROL VALVE
  - EXISTING GAS VALVE
  - SALT LAKE CITY WATER EASEMENT
  - SALT LAKE CITY SEWER EASEMENT
  - HOA STORM DRAIN EASEMENT
  - AREA WITH SLOPE GREATER THAN 30%
  - BUILDING PAD

DEVELOPER: LAHWAN-1, LLC 1338 S FOOTHILL DRIVE #300 SALT LAKE CITY, UT 84108 801-257-1917	S2	3	PRELIMINARY PLAT OF CANNON POINT PHASE 1 AMENDED, VACATING AND CONSOLIDATING LOTS 7, 8 AND 10 OF CANNON POINT PHASE I SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH
	RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ \$ _____ FEE _____ SALT LAKE COUNTY RECORDER		

**LAYTON SURVEYS LLC**  
Professional Land Surveying  
637 S 500 W, STE. 201  
(801) 663-1641, Willis.Long@laytonsurveys.com WOODS CROSS, UT 84010

C:\USERS\WILLIAYTON\SURVEYS\WORK\ITEMS\2020-2022\2427 S CANNON POINT DR GIBSON LOT CONSOLIDATION PLATS\2427 S CANNON POINT DR LOT COMBO.DWG

# PRELIMINARY PLAT OF CANNON POINT PHASE 1 AMENDED VACATING AND CONSOLIDATING LOTS 7, 8 AND 10 OF CANNON POINT PHASE I SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NORTHWEST CORNER SEC. 23,  
TOWNSHIP 1 SOUTH, RANGE 1  
EAST, S.L.B. & M.

S89°26'25"E 2626.48'  
(BASIS OF BEARING)  
NORTH QUARTER CORNER SEC. 23,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
S.L.B. & M.

S89°41'10"E 2646.23'

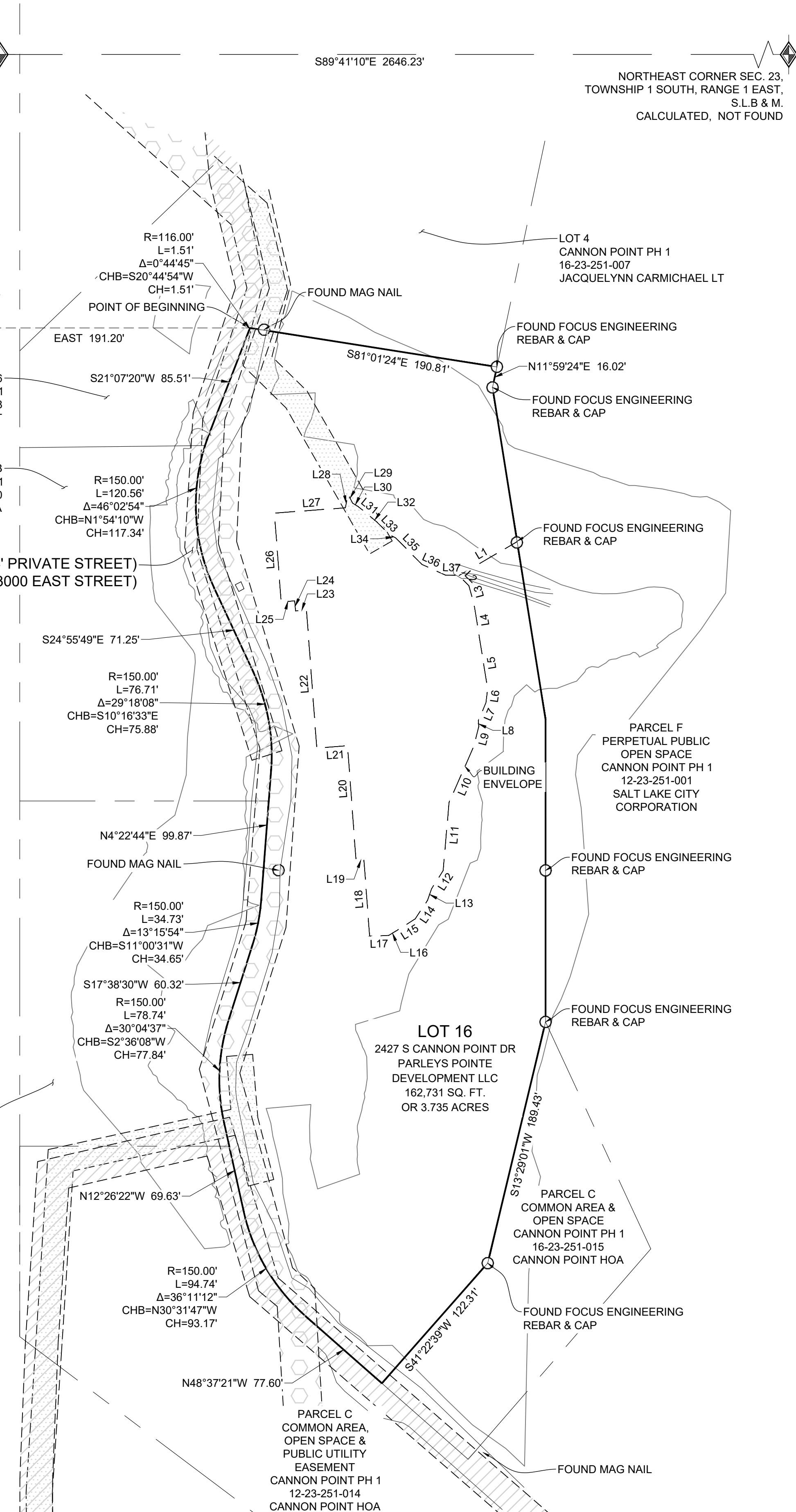
NORTHEAST CORNER SEC. 23,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
S.L.B. & M.  
CALCULATED, NOT FOUND

LINE TABLE		
LINE #	LENGTH	BEARING
L1	51.42	N59° 51' 19"E
L2	11.05	S44° 10' 08"E
L3	15.91	S14° 59' 10"E
L4	23.70	S9° 04' 08"E
L5	40.73	S9° 04' 08"E
L6	10.63	S7° 36' 05"W
L7	14.59	S23° 09' 17"W
L8	4.81	S3° 49' 33"E
L9	16.28	S14° 47' 56"W
L10	45.74	S23° 50' 46"W
L11	52.40	S4° 58' 31"W
L12	16.13	S32° 36' 11"W
L13	10.09	S19° 52' 31"W
L14	16.80	S33° 58' 43"W
L15	16.80	S57° 44' 16"W
L16	6.95	S59° 07' 35"W
L17	14.49	S88° 27' 50"W
L18	58.33	N4° 14' 36"W
L19	6.05	S85° 58' 42"W
L20	87.81	N4° 13' 26"W

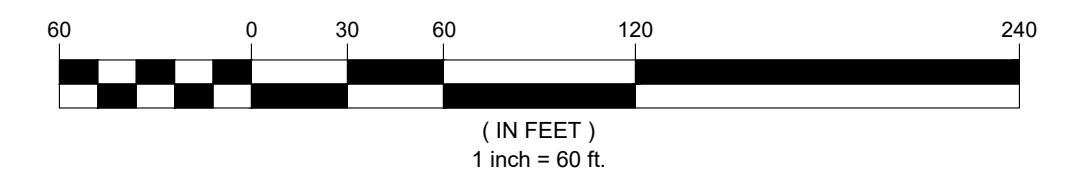
LINE TABLE		
LINE #	LENGTH	BEARING
L21	23.58	S85° 46' 32"W
L22	105.65	N4° 14' 40"W
L23	8.43	S85° 27' 05"W
L24	7.73	N4° 14' 38"W
L25	10.46	S85° 45' 25"W
L26	68.00	N4° 15' 40"W
L27	54.29	N85° 45' 24"E
L28	10.79	N10° 43' 27"E
L29	7.72	S26° 25' 43"E
L30	5.51	S57° 41' 28"E
L31	11.32	S50° 40' 22"E
L32	7.33	S49° 31' 24"E
L33	12.73	S44° 41' 19"E
L34	5.83	S61° 19' 57"E
L35	28.32	S44° 40' 03"E
L36	19.60	S65° 23' 19"E
L37	10.45	S88° 10' 27"E

CANNON POINT DRIVE (24' PRIVATE STREET)  
(3000 EAST STREET)

LOT 9  
CANNON POINT PH 1  
16-23-251-012  
CRAIG & MIA KILBURG JT



GRAPHIC SCALE



LEGEND

- SALT LAKE COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- LOT BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- SALT LAKE CITY WATER EASEMENT
- SALT LAKE CITY SEWER EASEMENT
- HOA STORM DRAIN EASEMENT

DEVELOPER:  
LAHWAN-1, LLC  
1338 S FOOTHILL DRIVE #300  
SALT LAKE CITY, UT 84108  
801-257-1917

S3  
3

CANNON POINT PHASE 1 AMENDED, VACATING  
AND CONSOLIDATING LOTS 7, 8 AND 10 OF  
CANNON POINT PHASE I SUBDIVISION  
LOCATED IN THE EAST HALF OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**LAYTON SURVEYS LLC**  
Professional Land Surveying  
837 S 500 W, STE. 201  
WOODS CROSS, UT 84010  
(801) 663-1641, willis@laytonsurveys.com

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

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# **ATTACHMENT D: Original Cannon Point Phase 1 Plat**

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# CANNON POINT PHASE 1 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 23 AND ALSO THE SOUTHWEST QUARTER OF THE NORTHERN QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24  
TOWNSHIP 33 NORTH RANGE 10 WEST SALT LAKE COUNTY, UTAH

**DATE TABLE**

DATE	REVISION
11/15/18	1. INITIAL DESIGN
11/15/18	2. PRELIMINARY DESIGN
11/15/18	3. PRELIMINARY DESIGN
11/15/18	4. PRELIMINARY DESIGN
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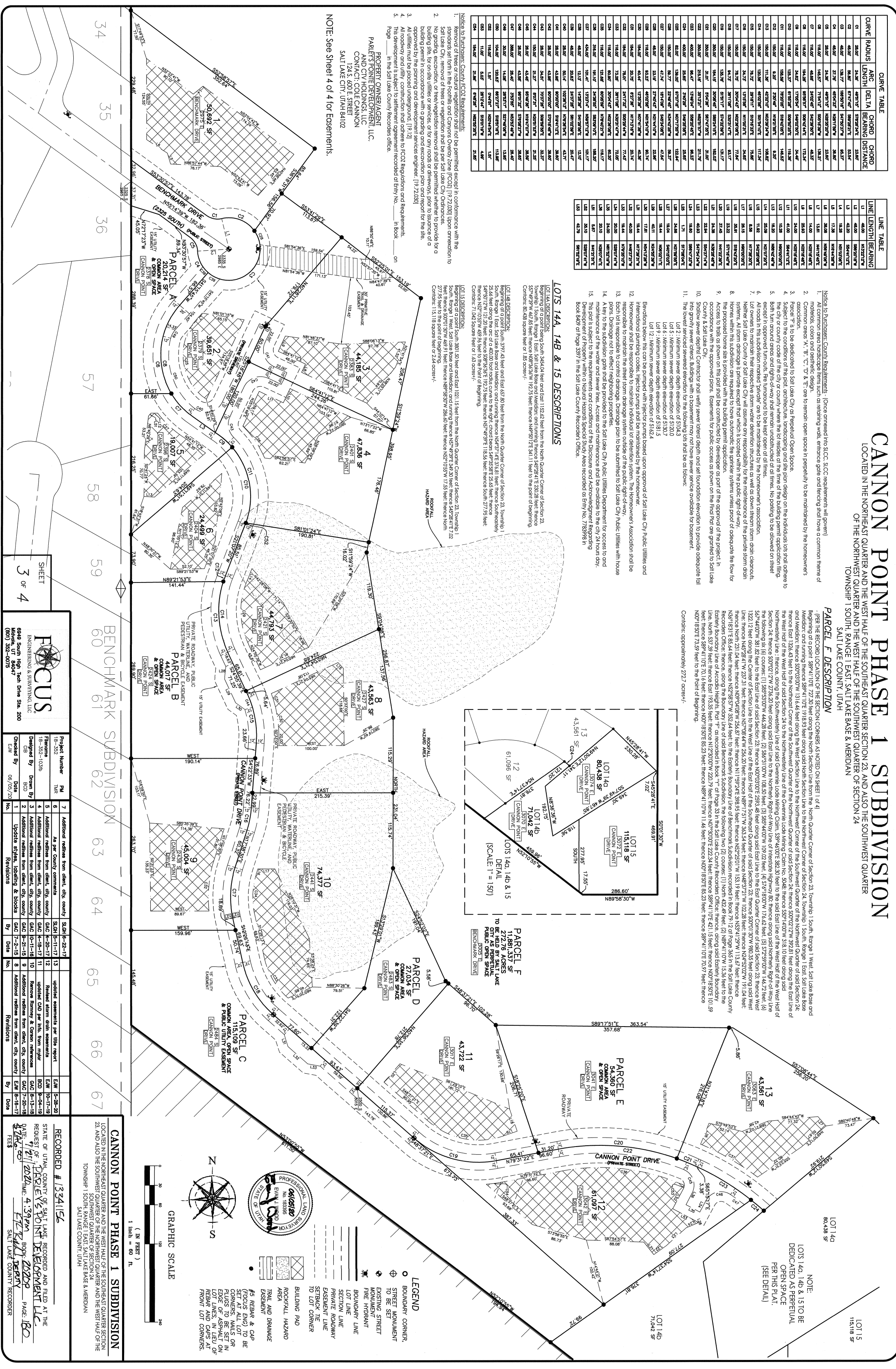
- NOTES:**
1. THIS IS A PRELIMINARY DESIGN. CONSULT THE ENGINEER FOR ALL NECESSARY INFORMATION.
  2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
  3. THE PROPOSED LOT LINES AND CORNERS ARE SHOWN ON THIS PLAN.
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  15. THE PROPOSED LOT LINES AND CORNERS ARE SHOWN ON THIS PLAN.

**LOTS 14A, 14B & 15 DESCRIPTIONS**

LOT 14A: 151,118 SQ. FT. (3.46 ACRES)

LOT 14B: 151,118 SQ. FT. (3.46 ACRES)

LOT 15: 151,118 SQ. FT. (3.46 ACRES)



- NOTES:**
1. REMOVE EXISTING UTILITY LINES AND PROVIDE NEW UTILITIES AS SHOWN ON THIS PLAN.
  2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
  3. THE PROPOSED LOT LINES AND CORNERS ARE SHOWN ON THIS PLAN.
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  15. THE PROPOSED LOT LINES AND CORNERS ARE SHOWN ON THIS PLAN.

**DATE TABLE**

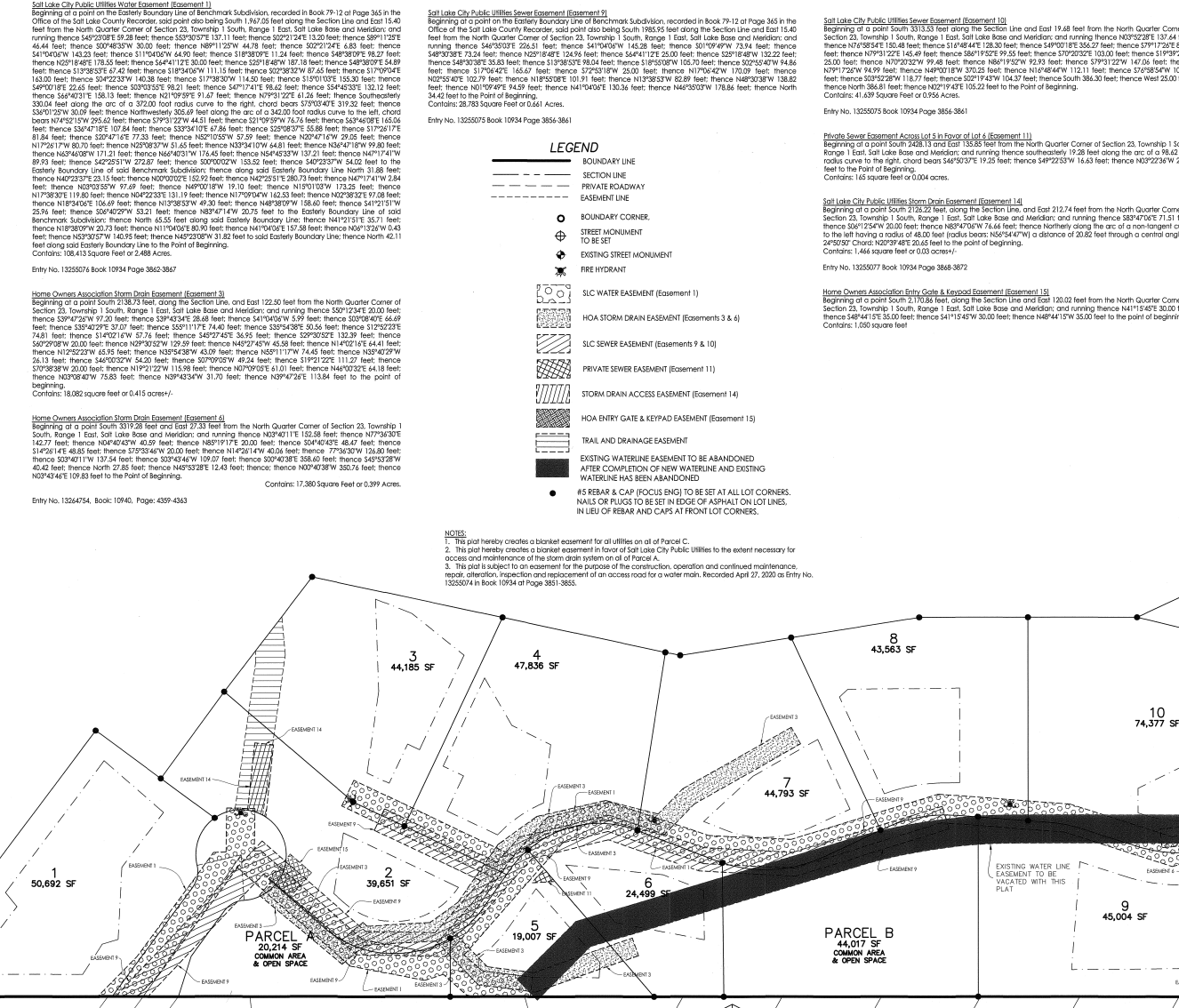
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11/15/18	66. PRELIMINARY DESIGN
11/15/18	67. PRELIMINARY DESIGN

**FOCUS**  
PROFESSIONAL LAND SURVEYING & MAPPING, L.L.C.  
444 South 1500 West, Suite 400  
Salt Lake City, Utah 84115  
TEL: 320-2020  
WWW.FOCUSUTAH.COM

RECORDED # 134112  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORD AND FILED AT THE  
RECORDS OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH  
ON 11/15/18 AT 10:00 AM  
BY: [Signature]  
SALT LAKE COUNTY RECORDERS

# CANNON POINT PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 03, AND ALSO THE COURTHOUSE QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24  
DOWNHILL FOUR RANGE (EAST), SALT LAKE BASIN & WIDEWATERS  
SALT LAKE COUNTY, UTAH



### LEGEND

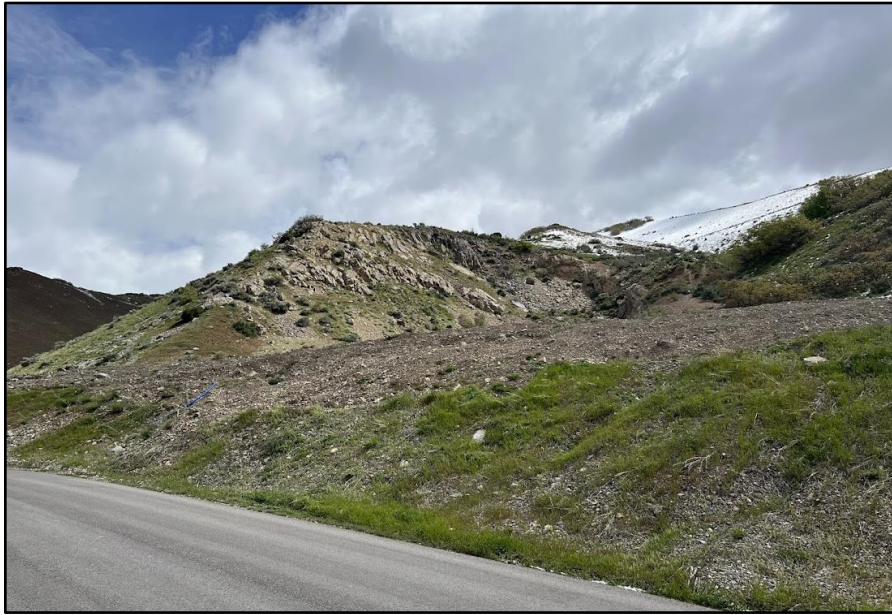
—	BOUNDARY LINE
- - -	SECTION BOUNDARY
- . - . -	QUARTER BOUNDARY
- . - . -	BOUNDARY CORNER
○	EXISTING EASEMENT
○	EXISTING UTILITY EASEMENT
○	EXISTING EASEMENT
○	PROPOSED EASEMENT
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○	PROPOSED UTILITY EASEMENT

CANNON POINT PHASE 1 SUBDIVISION	
LOCATED IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 03, AND ALSO THE COURTHOUSE QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, DOWNHILL FOUR RANGE (EAST), SALT LAKE BASIN & WIDEWATERS, SALT LAKE COUNTY, UTAH.	

<b>CITY PUBLIC UTILITIES DEPARTMENT</b> APPROVED: ALL UTILITY DEPT. AND WATER DEPT. SEALS, THIS DAY OF _____, 2024.	<b>PROJUS</b> 988 South High Street, Suite 200 Salt Lake City, Utah 84143 Tel: (801) 488-0000	Project Number: 24-01 Date: 10/24/24 Scale: AS SHOWN Created by: [NAME] Checked by: [NAME] Reviewed by: [NAME]	1. Additional utility lines, etc., shall be shown on the plans. 2. Utility lines shall be shown on the plans. 3. Utility lines shall be shown on the plans. 4. Utility lines shall be shown on the plans. 5. Utility lines shall be shown on the plans. 6. Utility lines shall be shown on the plans. 7. Utility lines shall be shown on the plans. 8. Utility lines shall be shown on the plans. 9. Utility lines shall be shown on the plans. 10. Utility lines shall be shown on the plans. 11. Utility lines shall be shown on the plans. 12. Utility lines shall be shown on the plans. 13. Utility lines shall be shown on the plans. 14. Utility lines shall be shown on the plans. 15. Utility lines shall be shown on the plans.	RECORDED # 1504166 STATE OF UTAH, COUNTY OF SALT LAKE, DEPARTMENT OF HERITAGE AND ARTS, LAND AND NATURAL RESOURCES, DIVISION OF LAND, AIR AND WATER, REGISTERED PROFESSIONAL SURVEYOR AND LAND DEVELOPER, LANCE J. CRISP, REGISTERED PROFESSIONAL SURVEYOR AND LAND DEVELOPER, LICENSE # 13522, HAS REVIEWED THE PLAT AND APPROVES THE SAME FOR RECORDATION. LANCE J. CRISP
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# **ATTACHMENT E: Property & Vicinity Photos**

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***Subject Property***



***Subject Property***



***Subject Property***



***Subject Property to left***

# ATTACHMENT F: Subdivision Standards

## 20.16.050. B.1: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards.

*The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.*

Standards of Approval
<b>a. The preliminary plat map and associated documents include all information and is properly formatted as required by this title;</b>
<b>Finding: Complies</b>
<b>Discussion:</b> The plat is properly formatted and includes all information required by Title 20.
<b>Condition(s):</b> None
<b>b. The subdivision shall comply with all subdivision design standards or with approved modifications to the subdivision design standards in Chapter 20.26 of this title;</b>
<b>Finding: Complies With Conditions</b>
<p><b>Discussion:</b> The subdivision was reviewed by City departments for compliance with the subdivision standards in Chapter 20.26. These include standards for utilities, flood control, connectivity, street design, natural features, blocks, and lots and parcels. The proposed lot size exceeds the maximum lot size in the FR-2 zoning district of 32,670 square feet. However, Subdivision Design Standard 20.26.090.F.5 allows the lot to exceed the maximum lot size of the underlying zone:</p> <p style="margin-left: 40px;"><i>5. A lot that has undevelopable area within its boundaries is allowed to exceed the maximum lot size in the underlying zone without a planned development and without needing to comply with the provisions in Title 21A for exceeding maximum lot size provided:</i></p> <ul style="list-style-type: none"> <li><i>a. The parcel has a minimum of 1,500 square feet of net buildable area. The net buildable area shall not include any areas of thirty percent (30%) or greater slope or the required zoning setbacks or the portion of the transitional area that is required that lies within the required ten foot (10') minimum setback or twenty foot (20') average setback from the proposed development limit line, as defined by the Salt Lake City Zoning Ordinance;</i></li> <li><i>b. The parcel has city sewer and water services that are located or can be extended to access the lot directly from the street; or</i></li> <li><i>c. The applicant must present a construction plan, acceptable to the city, which demonstrates the ability to manage staging for construction in a manner that will not impact transitional or steep slope areas; and</i></li> </ul> <p style="margin-left: 40px;"><i>6. The plat shall include the following language to indicate that the developable area limitation on steep slopes shall be shown on all building permits for new buildings or structures and additions to existing buildings or structures: "The developable area limitations and all undevelopable areas shall be shown on all building permits when the building permit includes the construction of any new building or structure and additions to any existing building or structure. The undevelopable area shall not be used for any construction activity, staging, or storage during the construction process."</i></p> <p>The proposed subdivision meets the requirements above to exceed the maximum lot size without needing to comply with the provisions of 21A for exceeding maximum lot size. The property has a buildable area above 1,500 square feet that does not include areas over 30% or greater slope, the lot has city sewer and water service that can be extended, and the plat notes from the original plat address the construction and activity</p>

restrictions. Additionally, a note was added to the plat to address #6 above. However, a condition of approval has been recommended to ensure the construction plan is presented to the city.

The subdivision complies with all other subdivision design standards.

**Condition(s):** A construction plan that demonstrates the ability to manage staging for construction in a manner that will not impact transitional or steep slope areas must be submitted prior to building permit approval.

**c. Water supply and sewage disposal including all offsite utility improvements, required easements and infrastructure upgrades shall be satisfactory to the public utilities department director;**

**Finding: Complies**

**Discussion:**

Public Utilities reviewed the plat and did not note concerns with water supply and sewage disposal, easements, or required infrastructure upgrades.

**Condition(s):** None

**d. The location and design of all water supply and sanitary sewer facilities are appropriately sized, connect to adequately sized infrastructure and found to be compliant with the adopted standards;**

**Finding: Complies With Conditions**

**Discussion:**

Public Utilities reviewed the plat and provided the following comment: *As Public Utilities can only allow one culinary water meter and one irrigation water meter per lot, the existing stubbed water services will need consolidated to a single culinary water meter/service and a single irrigation water meter/service. Fire services are allowed, as necessary. Each lot currently has a culinary water service and fire service stubbed to the property, totaling 6 stubbed water services. This will require that several existing stubbed services are killed at the public water main per SLCDPU standards.*

*Additionally, there are three sewer lateral stubs to these individual lots. Any unused sewer laterals must be capped and plugged at the public sewer main per SLCDPU standards.*

Full department review comments are available in Attachment F and a condition of approval is that all comments and conditions are complied with at the time of building permit review.

**Condition(s):**

All City department comments and conditions shall be complied with as noted in Attachment F (City Department Review Comments).

**e. The location and design of drainage elements to handle stormwater, ensure compliance with floodplain regulations, prevent erosion, and minimize formation of dust has been found to be compliant with adopted city standards and if applicable, Salt Lake County Flood Control and the Utah Department of Environmental Quality;**

**Finding: Complies**

<p><b>Discussion:</b> Building Services and Public Utilities reviewed the preliminary plat and did not note concerns with the proposal meeting Standard E.</p>
<p><b>Condition(s):</b> None</p>
<p><b>f. The subdivision provides access and infrastructure necessary for firefighting equipment as required by the applicable fire code adopted by the city;</b></p>
<p><b>Finding: Complies</b></p>
<p><b>Discussion:</b> Fire has reviewed the preliminary plat and expressed no concerns with the proposal.</p>
<p><b>Condition(s):</b> None</p>
<p><b>g. The subdivision provides adequate easements and locations for all necessary utilities that are not provided by the city;</b></p>
<p><b>Finding: Complies</b></p>
<p><b>Discussion:</b> Easements and locations for necessary utilities have not changed from the original plat approval.</p>
<p><b>Condition(s):</b> None</p>
<p><b>h. All required dedications of land for streets, midblock walkways, alleys, parks, trails, and open space are provided for on the preliminary plat as indicated in the adopted general plan of the city or as agreed to as part of any land use approval or development agreement. Any exactions that are not agreed to as part of a land use approval or development agreement shall be roughly proportionate and directly related to the impact of the proposed subdivision;</b></p>
<p><b>Finding: Complies</b></p>
<p><b>Discussion:</b> The proposed subdivision amendment does not change any streets, open space, trails, or other dedications proposed on the original plat. All original notes and agreements are retained.</p>
<p><b>Condition(s):</b> NA</p>
<p><b>i. The subdivision includes recommendations in the subdivider's traffic impact study when the transportation director indicates the recommendations are required to mitigate adverse impacts; and</b></p>
<p><b>Finding: Not Applicable</b></p>
<p><b>Discussion:</b> The proposed preliminary plat reduces the demand on the street by reducing the development potential to one home instead of three. The Salt Lake City Transportation Division has found that the surrounding roadway capacity is sufficient for the development and will not need to see a traffic impact study.</p>
<p><b>Condition(s):</b> None</p>
<p><b>j. The proposed subdivision will not create any injury or harm to any other property or persons.</b></p>
<p><b>Finding: Complies</b></p>



**Discussion:** This subdivision will only impact property owned by the applicant.

**Condition(s):** None

# ATTACHMENT G: Public Process & Comments

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## Public Notice, Meetings, Comments

The following is a list of public notices, related to the proposed project since the application was submitted:

- March 20, 2024 – Property owners and residents within the subdivision and within 300 feet of the development were provided notification of the proposal.
- March 25, 2024 – A public notice sign was posted on the property.

Notice of the public hearing for the proposal included:

- May 10, 2024
  - Public meeting notice mailed
  - Public notice posted on City and State websites and Planning Division list serve
- May 13, 2024
  - Public meeting notice sign posted on the property

## Public Input:

Planning Staff has received several phone calls and one email (copied below) asking for more information about the proposal and to clarify the process. The comments did not indicate a position on the proposal.

**From:** [Kay Karwande](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** (EXTERNAL) subdivision application  
**Date:** Monday, April 8, 2024 5:47:23 PM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

dear kristina  
i live on 2423 summit circle  
i got your sub division circular.  
does this mean that the house will be three times the size of houses in the area?  
thx  
karwande  
[REDACTED]

# ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

## **Engineering:**

Surveyor: See attached redlines.

Addressing: I've attached a minor labeling redline to the Cannon Point Phase 1 Amendment subdivision plat. The certified address should be based off the location of the front entrance of the home to be built on that consolidated property, but for the purposes of this lot consolidation drawing the address they have for the new Lot 16 will suffice. They should be required to obtain a new address certificate. I've included a blank application for a certified address Krissy Gilmore can forward to her applicant if she's willing.

*Planning note: Redlines were addressed by the applicant and are reflected in the proposed preliminary plat.*

## **Fire:**

No fire comments for this phase of the project.

## **Building:**

Please note: The buildable area is shown near steep slopes. For purposes of the future building permit application, the setbacks and clearances of any proposed construction from these slopes must comply with 2021 International Residential Code Section R401.7. Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

## **Transportation:**

No transportation concerns with lot consolidation.

## **Public Utilities:**

As Public Utilities can only allow one culinary water meter and one irrigation water meter per lot, the existing stubbed water services will need consolidated to a single culinary water meter/service and a single irrigation water meter/service. Fire services are allowed, as necessary. Each lot currently has a culinary water service and fire service stubbed to the property, totaling 6 stubbed water services. This will require that several existing stubbed services are killed at the public water main per SLCDPU standards.

Additionally, there are three sewer lateral stubs to these individual lots. Any unused sewer laterals must be capped and plugged at the public sewer main per SLCDPU standards. A minimum of one sewer lateral is required per building, but additional laterals can be allowed, if used.

Utility service abandonment can be permitted through SLCDPU at any time in the development process but require permit with SLCDPU and SLC Engineering to work in the public way. Please

contact SLCDPU Development Services for instructions (801-483-6727). If not completed prior to application for a building permit to develop the new, consolidated lot, then utility service abandonment will be required as part of building permit issuance.

Each lot in this subdivision is required to have a SWPPP for any construction activities and must provide detention prior to release of stormwater to the public system. Please see notes on original plat.