

**Attachment - A**  
**Vicinity Map**

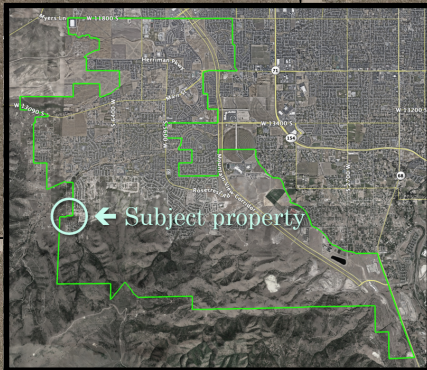


### Zoning

- A-1-21
- A-1-10
- A-1-43
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- AMSD Auto Mall Special District
- FR-1 Forestry Recreation - 1 acre min.
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- FR-5 Forestry Recreation - 5 acre min.
- M-1 Manufacturing Zone
- TM Technology Manufacturing
- MU Mixed Use
- MU-2 Mixed Use 2 Zone
- OP Office Professional
- R-1-10 Residential - single family on 10,000 sq. ft. min.
- R-1-15 Residential - single family on 15,000 sq. ft. min.
- R-1-21 Residential - single family/limited animal uses on 1/2 acre min.
- R-2-10 Residential - single family or dwelling group on 10,000 sq. ft. min.
- R-2-15 Medium Density Residential
- R-M Residential - multi-family
- RC Resort Community Zone

**SUBJECT  
PROPERTY**

**FR-1**



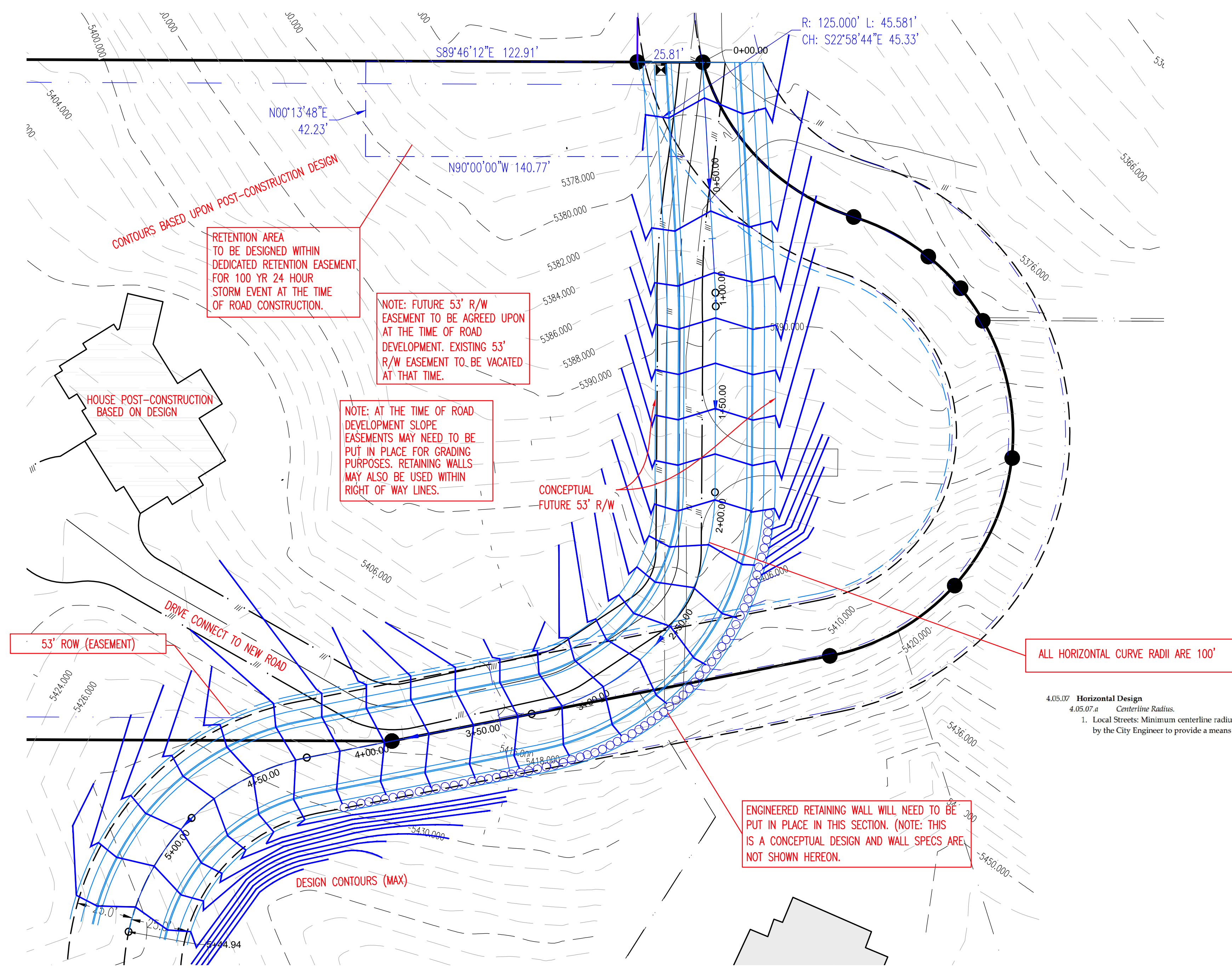
**Minor Subdivision - Ramirez Minor Subdivision**  
**File# S2022-067 (14820 S Majestic Oak Lane)**





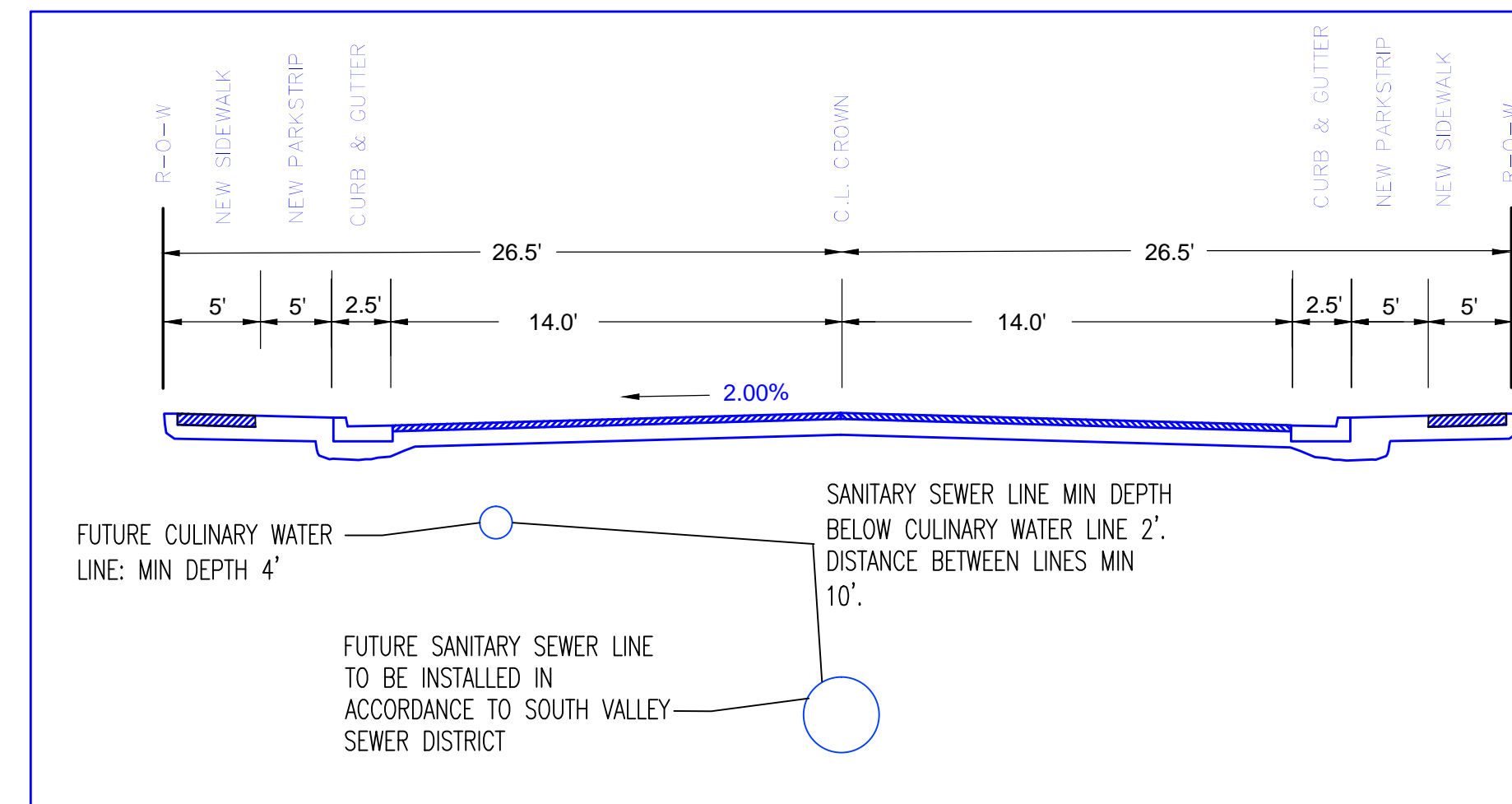
## **Attachment - B**

### **Road Concepts**



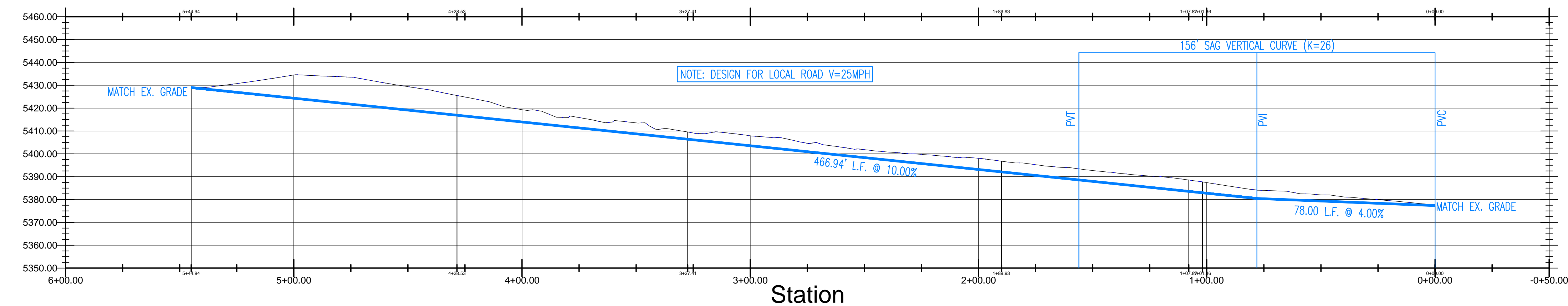
PLAN - FUTURE ROAD

FUTURE CONCEPT PLAN - ROAD 1

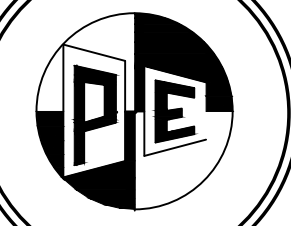
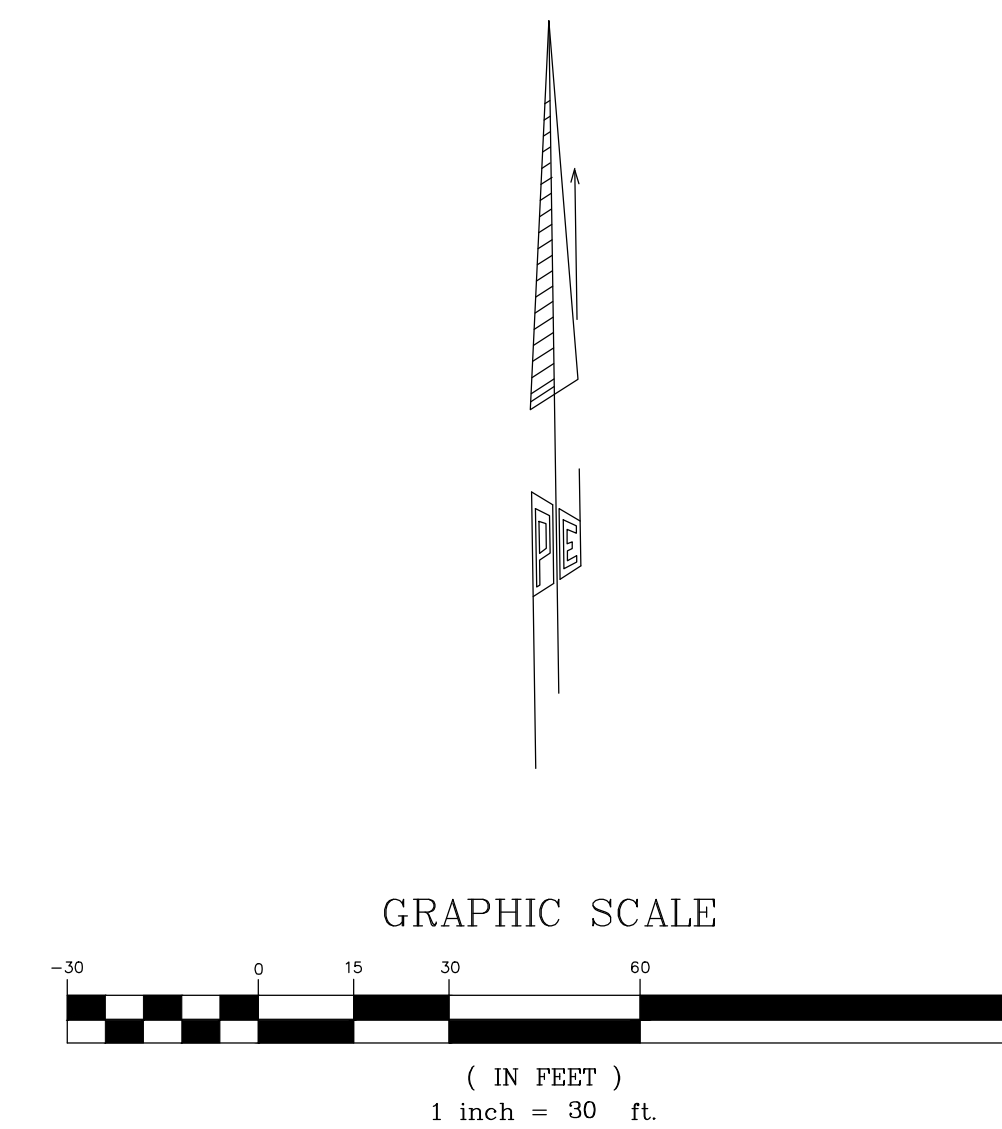


FUTURE X-SECTION @ STA 1+00.00  
53.0' RIGHT OF WAY

CROSS SECTION - FUTURE ROAD

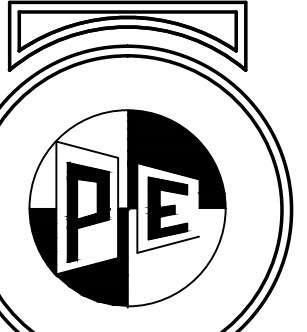


PROFILE - FUTURE ROAD





PROJECT #: S-22-001  
DRAWN : M. CROFT  
CHECKED: D. PETERSON



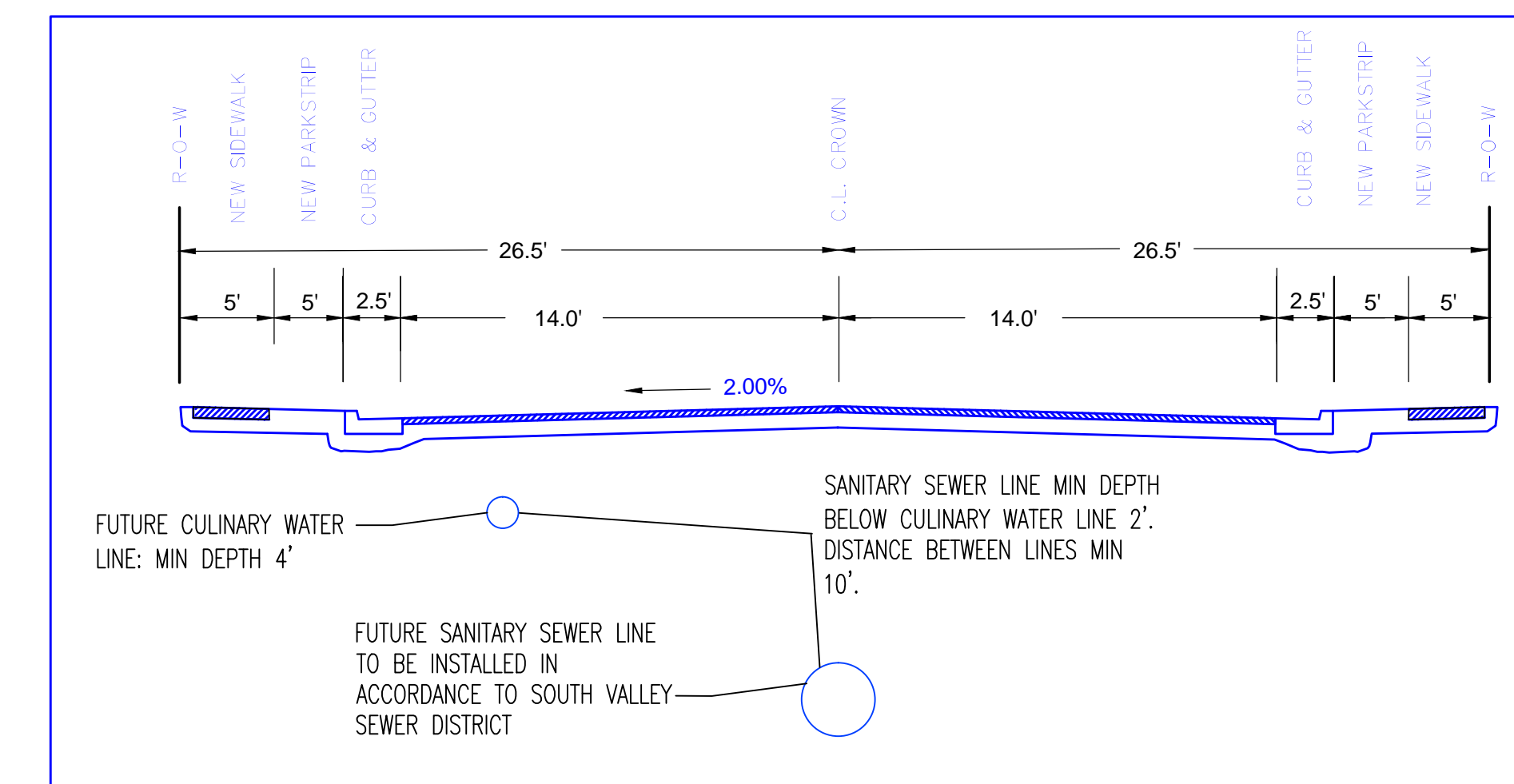
**PETERSON ENGINEERING, P.C.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

**JOSE RAMIREZ**  
14820 SOUTH MAJESTIC OAKS LANE, HERRIMAN, UTAH

## FUTURE CONCEPT PLAN 2

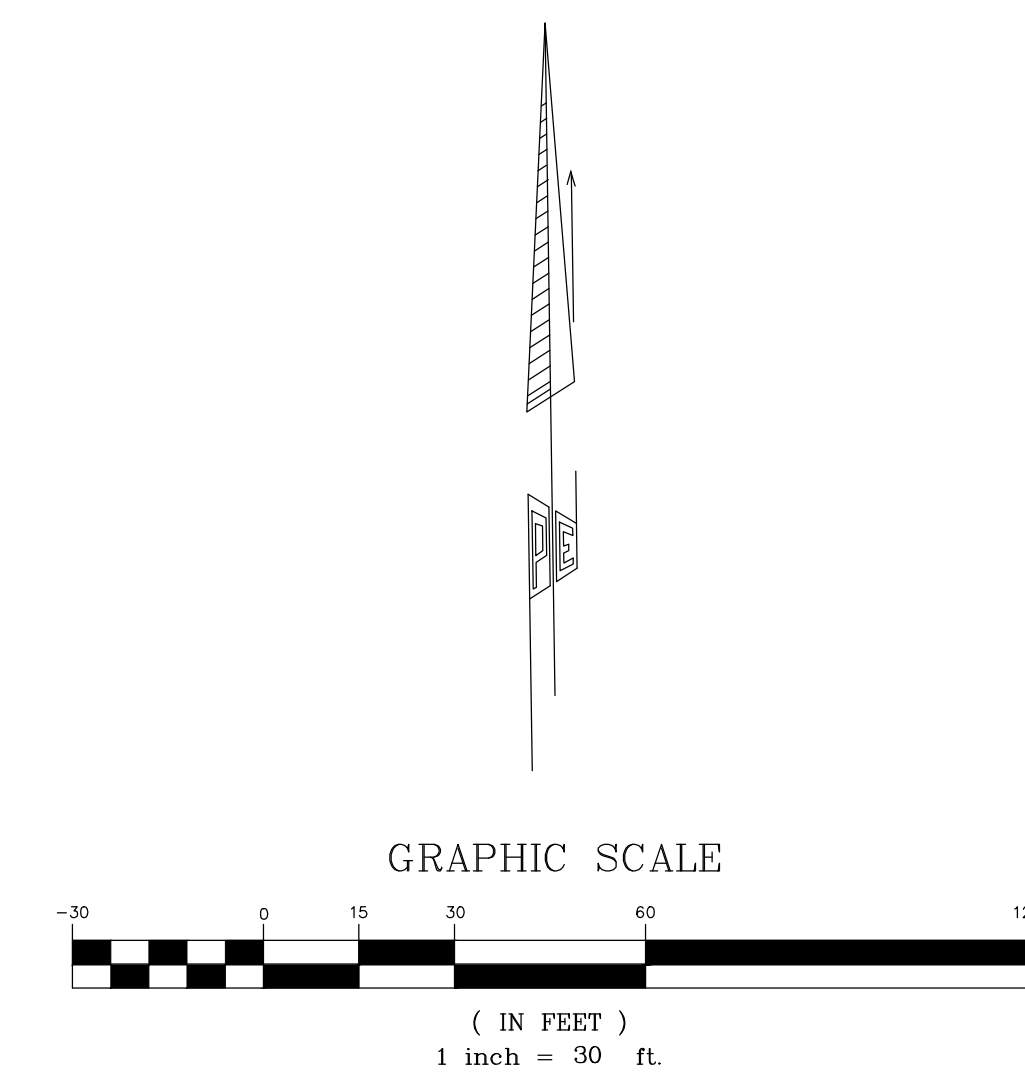
PAGE 9 OF 9

C 5.0

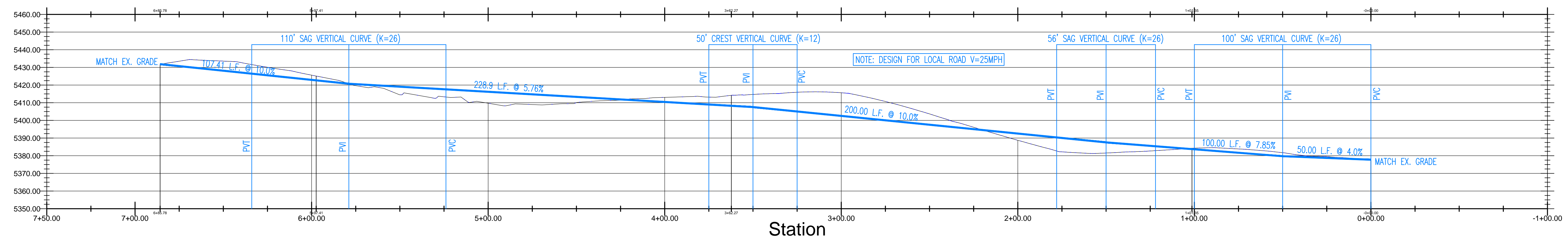


FUTURE CONCEPTUAL X-SECTION @' STA 1+00.00  
53.0' RIGHT OF WAY

### CROSS SECTION - FUTURE ROAD



### PLAN - FUTURE CONCEPTUAL ROAD



## PROFILE - FUTURE CONCEPTUAL ROAD





RAMIREZ MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH,  
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.  
HERRIMAN CITY  
SEPTEMBER 2022

NOTES

- LOT 1 WILL BE REQUIRED TO CONNECT TO THE SEWER SYSTEM WITH A PRIVATE EJECTOR PUMP, WHICH WILL BE OPERATED, OWNED AND MAINTAINED BY THE LOT OWNER.
- OWNER/BUILDER OF LOT 1 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN. CURRENTLY NO LATERAL HAS BEEN LEFT TO THIS LOT.

PARCEL #: 32-10-300-0160  
IRA LEBOWITZ, JESSICA LEBOWITZ (JT)  
14790 S MAJESTIC OAKS LANE

LEGEND

- EXISTING RIGHT OF WAY EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- 10' SANITARY SEWER LATERAL EASEMENT & PUE'S
- 20' CULINARY WATER EASEMENT
- BOUNDARY
- RIGHT OF WAY
- ADJACENT PARCEL

FOUND BRASS CAP SECTION CORNER

SET PROPERTY CORNER

14838 S MAJESTIC OAKS LN LOT ADDRESS

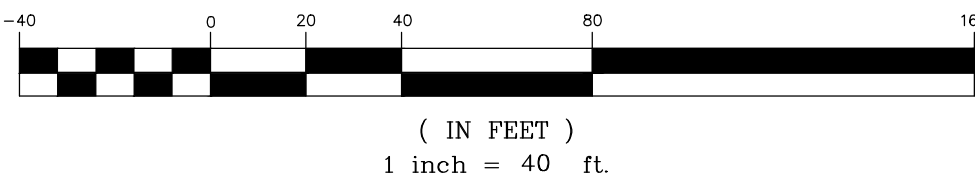
N89°46'12"W 651.72'

NEW 10' PUE & DUE

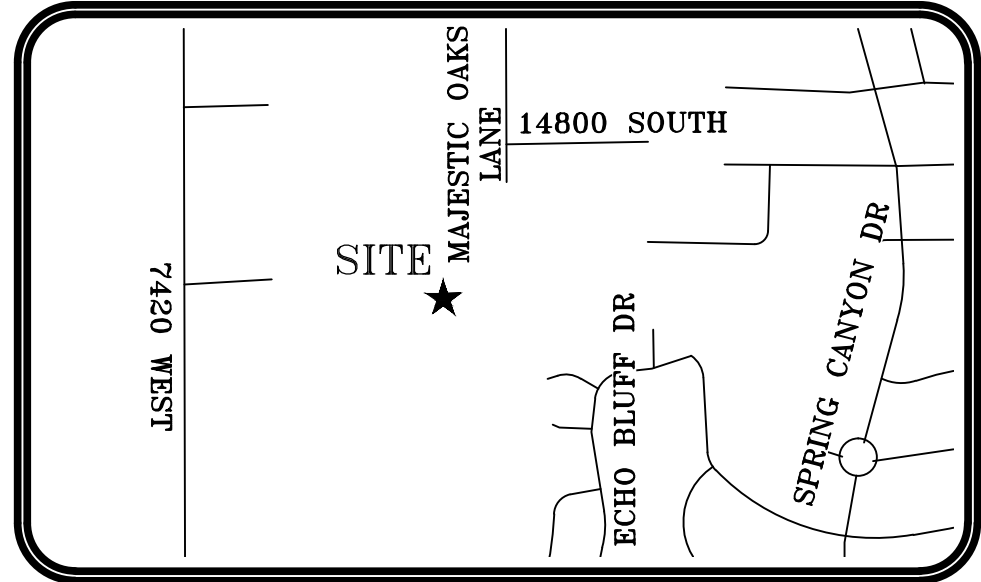
LOT 1  
218,434.90 SQ. FT. OR 5.01 ACRES

14838 S MAJESTIC OAKS LN

GRAPHIC SCALE



VICINITY MAP - NOT TO SCALE



MAJESTIC OAKS LANE - 50' PUBLIC R/W

MAJESTIC VIEW LANE - PUBLIC R/W (WIDTH VARIES)

R: 100.000' L: 99.430'  
CH: N44°17'12"W 95.38'

PARCEL #: 32-10-352-016  
HERRIMAN SPRINGS DEVELOPERS LLC  
14819 S MAJESTIC OAKS LANE

50' RIGHT OF WAY EASEMENT  
(INGRESS & EGRESS) - TO REMAIN

50' SANITARY SEWER EASEMENT  
ENT: 8651324 - TO REMAIN

20' CULINARY WATER EASEMENT

R: 100.000' L: 264.890'  
CH: N03°06'54"E 193.96'

N79°00'00"E 196.89'

20' CULINARY WATER EASEMENT  
BK/PG: 11370/2008

10' SANITARY SEWER LATERAL EASEMENT  
BK/PG: 11370/2011

COVE AT HERRIMAN SPRINGS  
PHASE 8

LOT 808  
PARCEL #: 32-10-352-0070  
DANIEL RAY LOWMEYER, DANIEL LOWMEYER (JT)  
7012 W ECHO BLUFF CIR

LOT 807  
PARCEL #: 32-10-352-006  
KEVIN KIM HENNINGER, MELISSA K PERRY (JT)  
7002 W ECHO BLUFF CIR

PLAT PREPARED BY:  
PETERSON ENGINEERING  
400 WEST 7107 SOUTH  
SUITE No. 1  
MIDVALE, UTAH 84047  
(801) 255-3503



TABULATIONS:

- TOTAL PLAT ACREAGE: 5.01 ACRES
- TOTAL LOT ACREAGE: 5.01 ACRES
- TOTAL ACREAGE IN STREETS: 0.00 ACRES
- TOTAL ACREAGE IN OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 218,434.90 SQ. FT.
- NUMBER OF LOTS: 1 LOT

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ BY S.V.S.D.

S.V.S.D.

ROCKY MOUNTAIN POWER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

CENTURY LINK COMMUNICATION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ BY CENTURY LINK COMMUNICATIONS.

CENTURY LINK COMMUNICATIONS

DOMINION ENERGY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ BY DOMINION ENERGY.

DOMINION ENERGY

HEALTH DEPARTMENT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ BY THE HEALTH DEPARTMENT.

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

COMCAST

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ BY COMCAST.

COMCAST

CHECKED FOR ZONING

ZONE: \_\_\_\_\_ DATE: \_\_\_\_\_  
AREA: \_\_\_\_\_ WIDTH: \_\_\_\_\_  
NAME: \_\_\_\_\_

PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ BY HERRIMAN PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY HERRIMAN CITY MUNICIPAL WATER

HERRIMAN CITY

HERRIMAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED  
THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH  
INFORMATION ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_ HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

HERRIMAN CITY ATTORNEY

HERRIMAN CITY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021 BY HERRIMAN CITY

ATTEST: \_\_\_\_\_ RECORDER PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

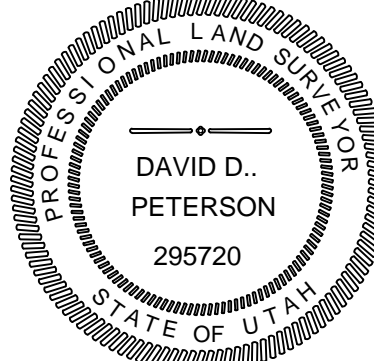
I, DAVID PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREFTER TO BE KNOWN AS JOSE MINOR SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

The land referred to in this commitment is situated in the County of Salt Lake, State of Utah, and described as follows:

Beginning at a point North 00°13'48" East 921.80 feet from the Southwest Corner of Section 10, Township 4 South, Range 2 West, Salt Lake Base and Meridian; said point being the true point of beginning; thence South 89°46'12" East, a distance of 515.72 feet; thence North 79°00'00" East, a distance of 196.89 feet; thence along a curve to the left having a radius of 100.00 feet, arc length of 264.89 feet, delta angle of 15°46'12", a chord bearing of North 03°06'54" East, and a chord length of 193.96 feet; thence along a curve to the right having a radius of 100.00 feet, arc length of 99.43 feet, delta angle of 56°58'00", a chord bearing of North 44°17'12" West, and a chord length of 95.38 feet; thence North 89°46'12" West, a distance of 651.72 feet; thence South 00°13'48" West, a distance of 300.07 feet to the true point of beginning.

CONTAINS: 218,434.90 SQUARE FEET OR 5.01 ACRES



DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSE RAMIREZ, THE MANAGING MEMBER UNDERSIGNED OWNERS(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS JOSE MINOR SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2022, BEFORE ME \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

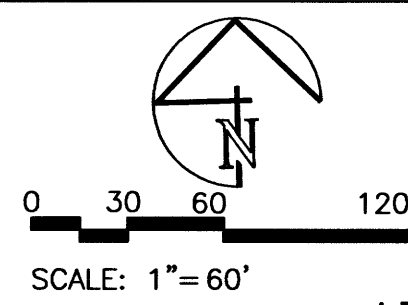
RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$

SALT LAKE COUNTY RECORDER





# The Cove at Herriman Springs, Phase 8

PART OF THE SOUTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 4 SOUTH, RANGE 2 WEST,  
SALT LAKE BASELINE AND MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

## FINAL PLAT

Subject Property

### NOTES/NARRATIVE

1. THE PURPOSE OF THIS PLAT WAS TO CREATE A 16 LOT SUBDIVISION. THE PLAT WAS REQUESTED BY TRAVIS TAYLOR.
  2. THE BASIS OF BEARING IS N 89°43'37" W 2664.19' BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.
  3. 10' UTILITY AND DRAINAGE EASEMENTS AT THE FRONT AND REAR AND 5' UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES, UNLESS NOTED OTHERWISE.
  4. 5/8" REBAR WITH CAP WILL BE SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
  5. Two 10' private sewer lateral easements in favor of Cove at Herriman Springs Phase 9 - lots 901 and 902.
- 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."

CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	LENGTH	RADIUS	DELTA ANGLE
C100	189.79	100.00	108°44'38"	N24°37'39"E	162.56	C124	21.78	15.11	82°34'54"
C101	14.62	120.00	6°58'54"	S26°29'48"E	14.61	C125	28.49	186.50	8°45'06"
C102	24.86	18.50	77°00'31"	N15°29'55"E	23.04	C126	130.86	488.50	15°20'55"
C103	68.54	255.00	15°23'58"	S46°18'11"W	68.33	C127	26.49	100.00	15°10'31"
C104	33.96	435.50	4°28'02"	S02°11'20"E	33.95	C128	73.60	55.00	76°40'24"
C105	26.49	100.00	15°10'31"	N01°43'02"W	26.41	C129	32.18	100.00	18°26'19"
C106	57.21	150.00	21°51'15"	S12°04'39"E	56.87	C130	82.51	55.00	85°57'09"
C107	138.60	230.00	34°31'37"	N18°24'51"W	136.51	C131	157.61	100.00	90°18'19"
C108	236.41	380.00	35°38'42"	N72°41'13"E	232.61	C132	105.62	326.50	18°32'06"
C109	222.27	160.00	79°35'47"	S50°42'41"W	204.83	C133	14.57	55.00	15°10'41"
C110	123.71	462.00	15°20'33"	S03°14'31"W	123.34	C134	55.66	186.50	17°05'59"
C111	174.26	300.00	33°16'55"	N75°05'26"W	171.82	C135	21.78	15.12	82°33'09"
C112	68.54	255.00	15°23'58"	S46°18'11"W	68.33	C136	84.03	326.50	14°44'49"
C113	67.06	175.00	21°57'19"	S13°20'40"E	66.65	C137	46.82	353.50	7°35'22"
C114	24.86	18.50	77°00'31"	N15°29'55"E	23.04	C138	97.57	186.50	29°58'26"
C115	126.90	203.96	35°38'52"	N18°59'41"W	124.86	C139	43.81	55.00	45°38'34"
C116	21.95	15.00	83°51'30"	N77°36'25"W	20.05	C140	24.03	25.00	55°04'44"
C117	152.12	406.50	21°26'30"	N71°11'05"E	151.24	C141	111.77	353.50	18°06'56"
C118	82.61	435.50	10°52'06"	S05°28'44"W	82.49	C142	82.49	55.00	103°33'16"
C119	185.46	133.50	79°35'47"	S50°42'41"W	179.90	C143	46.84	256.50	10°25'07"
C120	61.04	406.50	8°36'13"	N86°12'27"E	60.98	C144	20.40	25.00	46°44'51"
C121	64.50	55.00	67°11'38"	N56°52'03"E	60.87	C145	34.45	55.00	35°53'10"
C122	35.76	25.00	81°57'41"	S64°15'05"W	32.79	C146	91.19	256.50	20°22'11"
C123	77.89	273.50	16°19'06"	N66°36'32"W	77.63	C147	14.62	120.00	6°58'54"
C148	46.58	120.00				C148	46.58	120.00	22°14'24"

### HEALTH DEPARTMENT

APPROVED THIS 8 DAY OF Jan  
A.D. 20 16 BY HEALTH DEPARTMENT  
Rick Sedberry  
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

### CHECKED FOR ZONING

ZONE: FR-1 DATE: 1-21-16  
AREA: WIDTH: NAME: brynn

### COMCAST

APPROVED THIS 20th DAY OF December  
A.D. 20 15 BY COMCAST  
Paul Cuthbert  
COMCAST

### PLANNING COMMISSION

APPROVED THIS 26 DAY OF January  
A.D. 20 16 BY HERRIMAN PLANNING COMMISSION  
Clint Smith  
CHAIRMAN, HERRIMAN PLANNING COMMISSION

### CENTURY LINK COMMUNICATION

APPROVED THIS 21st DAY OF Dec  
A.D. 20 15 BY CENTURY LINK COMMUNICATIONS  
CENTURY LINK COMMUNICATIONS

### HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS 19th DAY OF Jan  
A.D. 20 16 BY HERRIMAN CITY MUNICIPAL WATER  
HERRIMAN CITY

### ROCKY MOUNTAIN POWER

APPROVED THIS 21 DAY OF Dec  
A.D. 20 15 BY ROCKY MOUNTAIN POWER  
Rocky Mountain Power

### HERRIMAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE  
1/11/16  
HERRIMAN CITY ENGINEER

### SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 7 DAY OF January  
A.D. 20 16 BY S.V.S.D.  
S.V.S.D.

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 2 DAY OF Feb  
A.D. 20 16  
HERRIMAN CITY ATTORNEY

### TABULATIONS:

1. TOTAL PLAT ACREAGE 16.55 ACRES
2. TOTAL LOT ACREAGE 12.91 ACRES
3. TOTAL ACREAGE IN STREETS 1.74 ACRES
4. TOTAL ACREAGE IN OPEN SPACE 1.90 ACRES
5. AVERAGE LOT SIZE 35.158 S.F.
6. NUMBER OF LOTS 16 #

### QUESTAR GAS

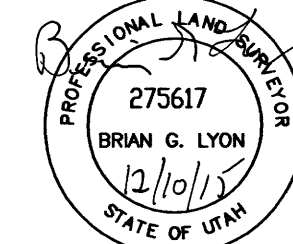
APPROVED THIS 15th DAY OF Dec  
A.D. 20 15 BY QUESTAR GAS  
QUESTAR GAS

### HERRIMAN CITY

APPROVED THIS 13th DAY OF Feb. A.D. 20 16  
BY HERRIMAN CITY  
HERRIMAN CITY

## SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 275617, 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 THE COVE AT HERRIMAN SPRINGS, PHASE 8 and that same has been correctly surveyed and staked on the ground as shown on this plat.



## BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 10, Township 4 South, Range 2 West of the Salt Lake Baseline and Meridian as follows:

Commencing at the North Quarter Corner of Section 10, Township 4 South, Range 2 West of the Salt Lake Baseline and Meridian thence N89°43'37" W 1382.43 feet along the north line of the Northwest Quarter of said Section 10; thence S00°13'46" W 4188.43 feet to the Southwest Corner of Lot 708, The Cove at Herriman Springs, Phase 7 and the POINT OF BEGINNING and running thence along the south line of The Cove at Herriman Springs Phase 7 the next three courses:

- 1) thence S89°46'14"E 437.68 feet;
- 2) thence N40°39'38"E 97.60 feet;
- 3) thence N20°12'40"E 124.29 feet;

thence S42°08'14"E 46.86 feet along The Cove at Herriman Springs, Phase 5A; thence along the west line of The Cove at Herriman Springs Phase 5C the next seven courses:

- 1) thence S05°25'37"W 120.01 feet;
- 2) thence S08°01'54"W 96.55 feet;
- 3) thence S12°35'42"W 191.57 feet;
- 4) thence S18°37'12"W 302.10 feet;
- 5) thence S11°07'16"W 98.37 feet;
- 6) thence N64°35'19"W 59.74 feet;
- 7) thence S62°18'01"W 155.71 feet;

thence along the west line of The Estates at the Cove, Phase 1 the next six courses:

- 1) thence northwesterly, a distance of 14.62 feet along a non tangent curve to the right of which the radius point lies N60°00'45"E a radius of 120.00 feet, and having a central angle of 06°58'54" and a chord that bears N26°29'48"W 14.61 feet;
- 2) thence S66°59'40"W 55.00 feet;
- 3) thence southerly, a distance of 24.86 feet along a non tangent curve to the right of which the radius point lies S66°59'40"W a radius of 18.50 feet, and having a central angle of 77°00'31" and a chord that bears S15°29'55"W 23.04 feet;
- 4) thence S54°00'10"W 5.21 feet;
- 5) thence 68.54 feet along a curve to the left, with a central angle of 15°23'58", a radius of 255.00 feet, and a chord that bears S46°18'11"W 68.33 feet;
- 6) thence N80°17'06"W 145.15 feet;

thence N04°21'04"W 244.83 feet; thence S78°24'23"W 206.79 feet; thence southerly, a distance of 33.96 feet along a non tangent curve to the left of which the radius point lies S89°57'19"E a radius of 435.50 feet, and having a central angle of 04°28'02" and a chord that bears S02°11'20"E 33.95 feet; thence S85°27'26"W 53.00 feet; thence S87°23'53"W 145.56 feet; thence N82°03'25"W 12.49 feet; thence southerly, a distance of 26.49 feet along a non tangent curve to the right of which the radius point lies S80°41'43"W a radius of 100.00 feet, and having a central angle of 15°10'31" and a chord that bears S01°43'02"E 26.41 feet; thence N87°11'49"W 368.35 feet; thence N32°21'41"E 433.02 feet; thence N31°30'02"W 64.24 feet; thence N78°59'58"E 85.62 feet thence 189.79 feet along a curve to the left, with a central angle of 108°44'38", a radius of 100.00 feet, and a chord that bears N24°37'39"E 162.56 feet; thence S89°46'14"E 505.79 feet to the point of beginning, containing 16.55 acres, more or less.

## OWNER'S DEDICATION

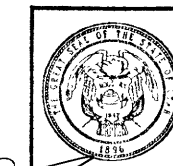
Know all men by these presents that Herriman Springs Developers, LLC, the undersigned Owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as The Cove at Herriman Springs, Phase 8, and do hereby dedicate, grant and convey to Herriman City, Utah all those parts or portions of said tract of land designed as streets the same to be used as public thoroughfares forever, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, surface drainage, whichever is applicable as may be authorized by Herriman City, with no buildings or structures being erected within such easements.

Signed this 10th day of DECEMBER, 2015

Herriman Springs Developers, LLC,  
By Oakridge Development, Inc. - its Manager by  
Jay M. Jenks - its Director

## ACKNOWLEDGEMENT

STATE OF UTAH : S.S.  
County of Salt Lake :  
On the 10th day of DECEMBER A.D. 20 15, personally appeared before me, the undersigned notary public, in and for the county of Salt Lake, in said State of Utah, Jay M. Jenks, Director of Oakridge Development, Inc., who after being duly sworn, acknowledged to me that Oakridge Development, Inc. is the Manager of Herriman Springs Developers, LLC., a LLC in the State of Utah, and that he signed the owners dedication freely and voluntarily for and in behalf of said LLC for the purposes therein mentioned and that said LLC executed the same.



NOTARY PUBLIC  
TRAVIS S. TAYLOR  
COMMISSION EXPIRES  
MAY 1, 2019  
STATE OF UTAH

### SEWER EASEMENT

Boundary description for a 20 foot sanitary sewer easement  
(Book 10307 Page 8172-8182, Entry #12016584)

A construction easement and a perpetual easement for the installation, operation and maintenance of a sewer line, manholes and other distribution structures, hereinafter called FACILITIES, located in Southwest Quarter of Section 10, Township 4 South, Range 2 West, of the Salt Lake Baseline and Meridian.  
The construction and perpetual easement shall be 20 feet in width granted for the time of original installation of the facilities hereinafter described, 10 feet on each side of the as-constructed centerline of said facilities.

CENTERLINE DESCRIPTION  
Commencing at the North Quarter Corner of Section 10, Township 4 South, Range 2 West of the Salt Lake Baseline and Meridian thence N89°43'37" W 1219.46 feet along the north line of the Northwest Quarter of said Section 10; thence South 4858.56 feet to a point on the north boundary of The Estates at the Cove, Phase 1 and the POINT OF BEGINNING and running thence N13°31'18"W 77.55 feet; thence N01°59'47"W 225.07 feet; thence N20°18'52"W 146.88 feet; thence S64°56'00"W 146.32 feet; thence S82°36'25"W 164.58 feet; thence S58°03'12"W 108.93 feet; thence N67°16'28"W 104.54 feet; thence N84°13'21"W 113.05 feet to the point of termination.

### RECORD # 12232895

STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF

Travis Taylor

DATE 3/2/2016 TIME 3:42 PM BOOK 2016 PAGE 53

\$147.00 FEE \$

Bartie Baillies, Deputy  
SALT LAKE COUNTY RECORDER

32-10-376-016, -017  
32-10-300-023, -031  
32-10-351-004  
32-10-31  
32-10-32  
\$47.00



**Attachment - D**  
**File# S2022-067**





March 27, 2023

Jose Ramirez  
11825 S Ruby Court  
Herriman, UT 84096

Re: File Number S2022-067; Ramirez Subdivision

Dear Jose:

The Herriman Planning Commission, at their regular meeting on November 3, 2022, continued the Ramirez Subdivision Preliminary plat request for a 1-lot residential subdivision at 14820 S Majestic Oaks lane in the FR-1 (Recreation) Zone. The Commission voted 6-0 to **continue** your project based on the following:

1. Work with staff to address grading and road connections at Majestic Oak Lane and Majestic View Lane.
2. Work with staff to ensure adequate access is provided to the southern adjacent property, via existing easement or road improvements, meeting City development standards.
3. Work with staff to ensure proposed utilities are installed at a depth that will not interfere with future grading or improvement of the site.

If you have any other questions please contact the Planning Department during regular business hours.

Sincerely,

Sheldon Howa  
Planner II  
Herriman City





## STAFF REPORT

**DATE:** October 10, 2022

**TO:** The Planning Commission

**FROM:** Sheldon Howa, Planner II

**SUBJECT:** Consideration of preliminary approval of the Ramirez Subdivision containing one residential (1) lot located generally at 14820 S Majestic Oak Lane in the FR-1 (Forestry Recreation) Zone. **(Public Hearing)**  
**Applicant:** Jose Ramirez (property owner)  
**Acres:** ±5.01  
**File Number:** S2022-067

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### **RECOMMENDATION:**

Staff recommends that the Commission approve the following findings:

- The proposed plat amendment complies with all zoning requirements outlined in Title 10 of the City Code.

Staff recommends ***approving*** the Ramirez Subdivision with the following conditions:

1. Receive and agree to the recommendations from other City departments.
2. Comply with Salt Lake County requirements for access off of Majestic Oaks Lane.
3. Hard surface road is required as per IFC D102.1 for driveway access to the dwelling. A code modification request can be made to provide fire sprinklers in lieu of paving.
4. As per the Uniform Fire Authority, all dwellings shall have fire sprinklers.
5. Existing access easement to the adjacent southern property is to remain.
6. Compliance with current Herriman City standards and ordinances.

### **ISSUE BEFORE COMMISSION:**

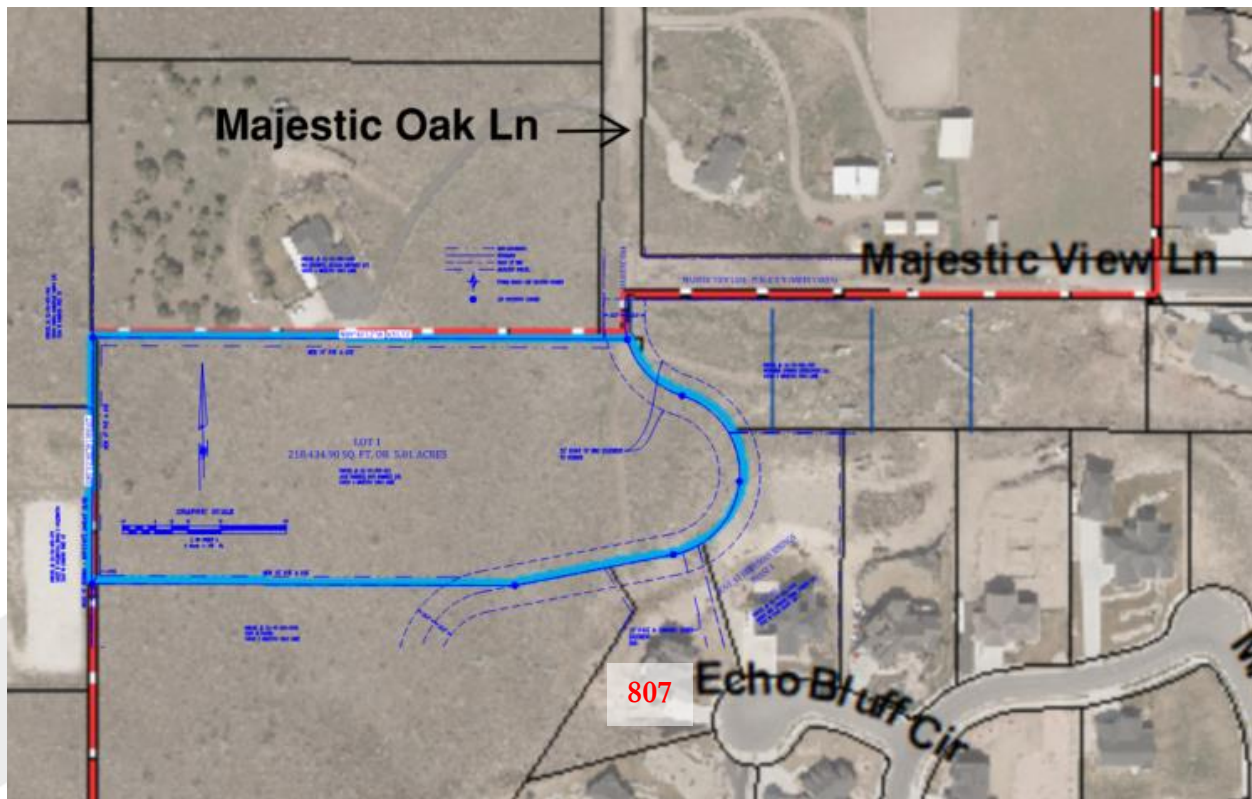
Based on the findings, should the Planning Commission approve a preliminary plat for the Ramirez Subdivision with one (1) residential lot?

If approved by the Planning Commission with any required conditions, the applicant will continue working with staff to make all necessary corrections before the plat is recorded and permits are issued.



## **BACKGROUND & SUMMARY:**

The applicant is requesting preliminary plat approval for a one (1) lot residential subdivision. The subject property is  $\pm 5.01$  acres and is located in the FR-1 (Forestry Recreation) Zone. Access to the proposed subdivision will be provided from Majestic Oak Lane, which is a primitive public right-of-way owned and maintained by Salt Lake County. Additional access will be provided upon the completion of Majestic View Lane. Stormwater retention/detention facilities will not be required unless the lot is further subdivided and roads are installed. Electrical services are available at the end of Majestic Oak Lane, and water and sanitary services will be tied into existing services located in Echo Bluff Circle. The applicant has worked with the property owner of Lot 807 (The Cove at Herriman Springs Ph. 8) to secure a twenty-five (25') foot utility easement along its east boundary line. Access to the southern property will be provided and maintained through an existing fifty (50) foot wide access easement, which runs along the subject property's east boundary. The applicant intends to amend and re-subdivide the proposed subdivision in the future.



All subdivisions are required to hold a neighborhood meeting before scheduling a Planning Commission public hearing. Therefore, per policy, the City will work with the applicant, who will host a neighborhood meeting for this application. On October 20, 2022, a neighborhood meeting was held, and seven (7) neighboring residents attended the meeting. The residents who reside in the County and have frontage on Majestic Oaks Lane were concerned with future traffic generated



by the development and did not want any construction traffic on the road. Residents of the Springs at Herriman Cove development had no concerns and fully supported the proposal.

As this item requires a public hearing, staff mailed fifteen (16) notices to property owners within 300 feet of the proposed subdivision amendment and all affected entities on October 24, 2022, and noticed the item on the Utah State notification website.

## **DISCUSSION:**

### **Engineering:**

**Staff Finding:** The Engineering department has reviewed the proposed site plan and has no concerns which need to be addressed before preliminary plat approval.

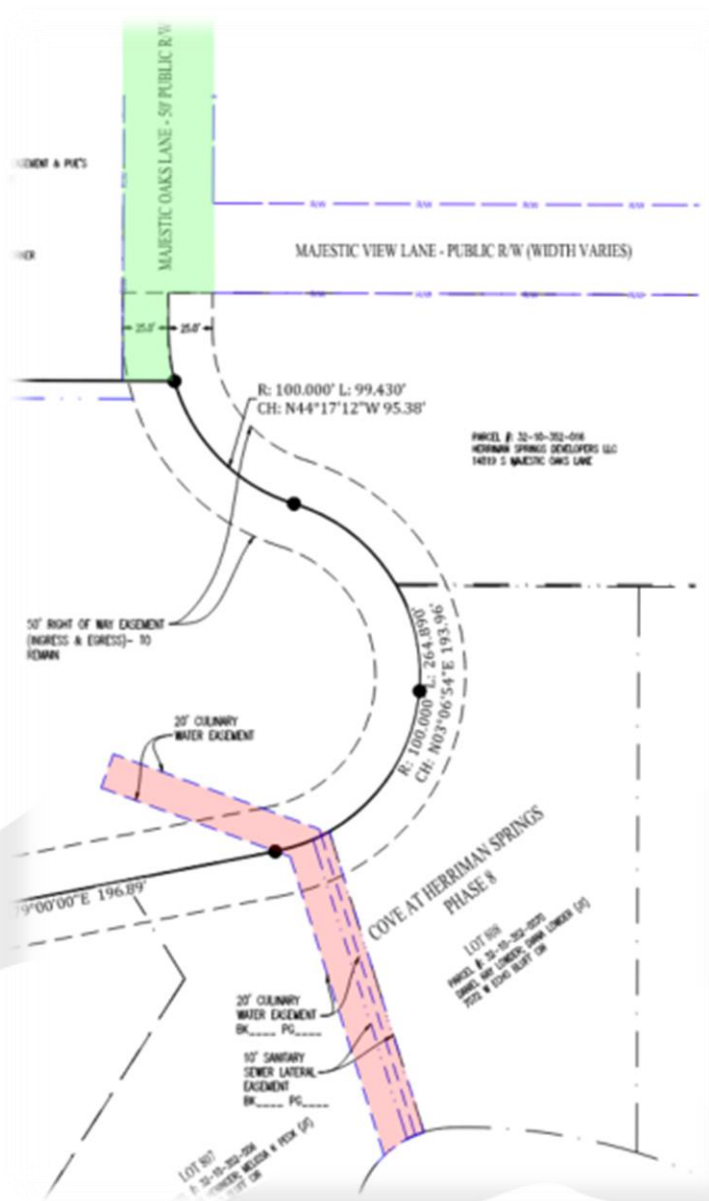
### **Zoning Compliance:**

#### **Subdivision and Site Improvement.**

As provisioned in [10-28](#) of Herriman City Code, the applicant shall install all right-of-way improvements, including sidewalks, curbs, gutters, sidewalks, and road surfaces adjacent to or which provide support for the development.

**Staff Finding:** Access to the building site will be through Majestic Oaks Lane (shown in green), which is a Salt Lake County public right-of-way. The lane reduces to approximately twenty-five (25) feet when it terminates (dead ends) into the subject property. At the terminus point, the applicant has proposed the construction of a twenty (20) foot wide asphalt driveway to the site (See Attachment – D).

Majestic Oaks Lane is a primitive public right-of-way owned by Salt Lake County, which has approved access off the end of the road.



*However, any improvements the County requires to the right-of-way will be the applicant's responsibility.*

*Services for electrical are available at the northeast boundary of the property (Majestic Oaks Lane). Water and sanitary service connections will be provided through a twenty-five (25) foot utility easement through Lot 807 of The Cove at Herriman Springs Phase 5 (shown in pink).*

*Due to the restricted access to the site, the Unified Fire Authority (UFA) will require all dwellings to be fire sprinkled.*

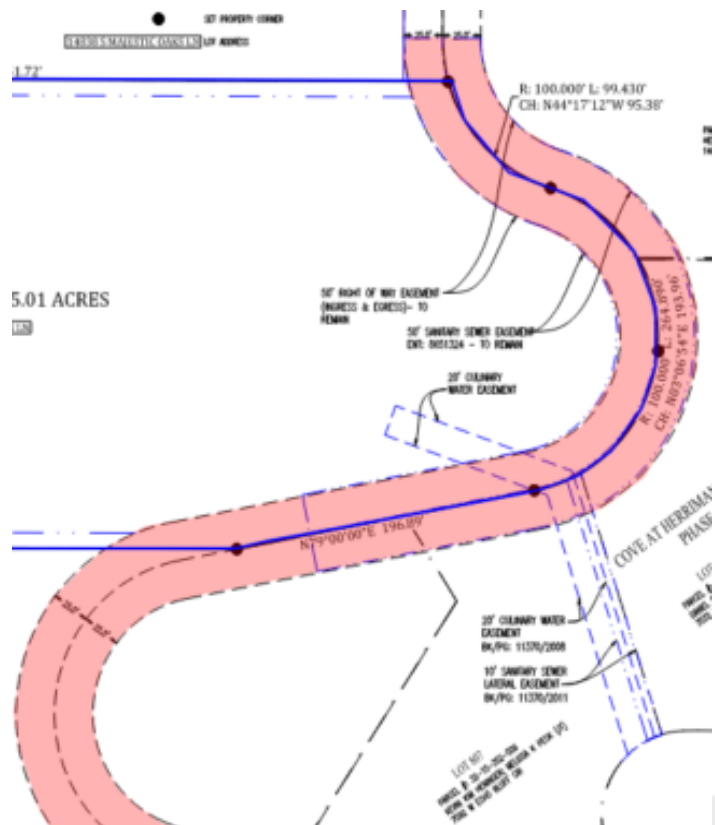
**Arrangement of Streets.** As stated in [10-28-13](#), all new subdivisions shall provide for the continuation of existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas.

***Staff Findings:*** *The applicant's proposal does not require the construction of streets for access. The current site does not have any existing streets but is encumbered by twenty-five (25) feet of an existing fifty (50) foot access easement on its eastern boundary (shown in pink). This easement is in place to provide access to the adjoining southern property. This proposal maintains the easement and provides access to the adjacent property.*

**Density.** The FR-1 Zone has a maximum density of one (1) unit per acre ([10-11-18](#)). The minimum lot size for the FR-1 zone is one (1) acre.

**Staff Findings:** The applicant proposes to create a one (1) lot subdivision with a gross acreage of  $\pm 5.01$ . The base zone has a maximum density of one (1) unit per acre. The density as proposed is 0.2 units per acre ( $5 \text{ acres} \div 1 \text{ unit} = 0.2 \text{ units/acre}$ ).

**Lots.** Lot widths and setbacks are determined by the zone in which the lot resides. The subject property is zoned FR-1 and shall comply with the standards outlined in 10-11-8 of City Code, which are shown in the tables below:





### Minimum Lot Area and Width

Zone	Lot Area	Lot Width
FR-1	1 Acre	150', at 30' from lot line

### Minimum Yard for Residential Use

Zone	Front Yard	Side Yard	Rear Yard
FR-1	40'	1 side yard: 25' Both side yards: 50' Corner lot: 35' from street	40' Any portion of uncovered or covered patio or deck: 40'

**Staff Findings:** The one (1) proposed lot is  $\pm 5.01$  acres, which exceeds the minimum lot area requirement of one (1) acre. The proposed lot also meets the minimum one hundred fifty (150) foot lot width at the front yard setback (40'). Lot dimensions provide adequate space to accommodate the required building setbacks. All building setbacks will be reviewed for the lot when building permits are submitted.

**Fencing.** Per [10-21-7](#), whenever a lot is developed with a use that is incompatible with an existing use on an abutting lot or parcel, the new development shall include the installation of a fence or wall along the property.

**Staff Findings:** Properties on the east and south sides of the proposed subdivision have the same zoning designation as the subject property (FR-1). Properties on the west and north sides of the proposed subdivision are within unincorporated Salt Lake County and have a compatible zoning designation (FR-5). As such, staff has found that none of the surrounding properties have incompatible uses, which means that no fencing is required by City Code.

**Landscaping.** Landscaping standards, as outlined in [10-23-7](#), require live plant material coverage of fifty (50%) percent in all areas required to be landscaped. These areas include front and side yards and parking strips adjacent to or abutting developed properties.

**Staff Findings:** All required landscaping improvements shall include front and side yards. Landscaping for the park strips shall be installed as the lot is developed. All landscaping shall meet Herriman City's water efficiency standards.

In conclusion, staff has found that with the required conditions of approval, the applicant has met all applicable standards for preliminary plat and site plan approval.

**ALTERNATIVES:**

Action from the Planning Commission may include the following:

1. ***Approve*** the item with the recommended conditions to mitigate impacts from the development. **(Staff recommended)**
2. ***Approve*** the item with other, or amended, conditions the Commission feels are necessary to mitigate impacts from the development. (List additional conditions)
3. ***Continuing*** the item to a future meeting (with or without a certain date)
  - a. Specify reasons for continuing the application and identify any additional information needed from the applicant or staff.
  - b. Specify objective reasons for denial, which would include why any expected or anticipated impact cannot be reasonably mitigated.

**ATTACHMENTS:**

- A. Application
- B. Vicinity Map
- C. Preliminary Plat
- D. Civil Plans
- E. Public Notice