

Planning Commission Staff Report

Terrace Hills Circle Subdivision Amendment of Lot 3

Preliminary Plat

PLNPCM2012-00030

1020 North Terrace Hills Drive

Hearing date: March 14, 2012



Planning Division
Department of Community &
Economic Development

Applicant

Peter and Susan Dolan Stevens

Staff

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID

09-29-328-006
09-29-403-012

Current Zone

FR-2 (Foothill Residential)

Master Plan Designation

Avenues Master Plan:
Foothill Open Space and
Very Low Density Residential

Council District

District 3 – Stan Penfold

Community Council

Greater Avenues:
John Johnson (Chair)

Current Use

Vacant residential lot

Applicable Land Use Regulations

- 20.20 Minor Subdivisions

Attachments

- A. Preliminary Subdivision Map
- B. Other Application items
- C. Original Plat 1995
- D. City Department Comments
- E. Public Comments

Request

This is a request for preliminary approval of a proposed subdivision plat amendment that would reconfigure the buildable area on Lot 3 of the Terrace Hills Circle Subdivision. A new single family residence would be constructed within the revised buildable area.

Recommendation

Staff has determined the request adequately achieves the applicable standards and recommends the Planning Commission grant preliminary approval for the proposed minor subdivision as requested.

VICINITY MAP

1020 Terrace Hills Drive



Project Description

The proposal is to reconfigure the “buildable area” that was originally established for Lot 3 of the Terrace Hills Circle Subdivision, which was platted in 1995. The applicant is in the process of purchasing the lot to construct a single family residence. The platted area for the buildings on this lot contains a large amount of vegetation that the applicants would like to preserve. With their architect, they have determined a revised buildable area that would preserve the vegetation, require less cutting into the hillside, and move the home further from the public trailhead that is located north and adjacent to their lot. The revised location would create fewer conflicts between trail users and the occupants of the lot/building. The revised buildable area would be smaller than the original buildable area by 400 square feet.

Existing Conditions

The existing site is vacant, and has been since the subdivision was originally platted in 1995. The lot consists of steep, sloping terrain and scrub oak vegetation. The lot is on a cul-de-sac that dead ends at the top of Terrace Hills Drive. A public trailhead is also located in the cul-de-sac and trail users park along Terrace Hills Drive to access the Bonneville Shoreline Trail and other trails in the foothills.

Public Notice, Meetings, Comments

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on March 2, 2012
- Public hearing notice posted on property March 5, 2012
- Public notice posted on City and State websites and Planning Division listserve: March 2, 2012

Public Comments

A number of emails and phone calls were received with concerns about the proposed home being located higher on the lot and what effect that might have on views within the area. There were also some concerns about the home having a negative impact on the public trail access. Copies of all comments received as of March 6, 2012 are included as *Attachment E*.

City Department Comments

Comments were solicited from the following City departments: Transportation, Engineering, Public Utilities, and Fire. None of the departments offered any objections or concerns to altering the lot's buildable area, but pointed out a few requirements related to developing the lot that would apply to construction of the new dwelling. Those comments are included with this report as *Attachment D*.

Analysis and Findings

Standards of Approval for Amendment Petition; Section 20.31.090

An amendment petition shall be approved only if it meets all of the following requirements:

A. *The amendment will be in the best interests of the City.*

Analysis: The amendment would adjust the buildable area that is shown on the subdivision plat. The proposed buildable area will facilitate preserving more vegetation on the lot by utilizing a building site that is more barren. This same site would also locate the home further from the public road (Terrace Hills Drive) and public trail, resulting in fewer potential conflicts between the property owners and trail users. The proposed buildable area would not conflict with City interests and would aid in the preservation of foothill vegetation.

Finding: The project satisfies this standard.

B. *All lots comply with all applicable zoning standards.*

Analysis: The lot boundaries would not change with the reconfiguration of the buildable area. The lot, as it is, complies with all applicable zoning standards.

Finding: The project satisfies this standard.

C. *All necessary and required dedications are made.*

Analysis: All necessary dedications exist; no new dedications will be required.

Finding: The project satisfies this standard.

D. *Provisions for the construction of any required public improvements are included.*

Analysis: No public improvements are required with this petition.

Finding: The project satisfies this standard.

E. *The amendment otherwise complies with all applicable laws and regulations.*

Analysis: The proposed amendment otherwise complies with all other applicable laws and regulations.

Finding: The project satisfies this standard.

F. The amendment does not materially injure the public or any person and there is good cause for the amendment.

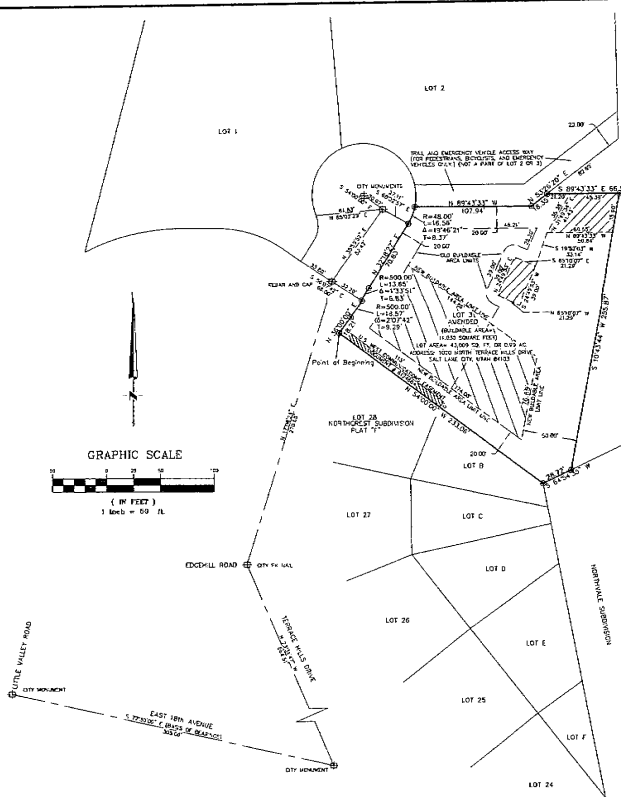
Analysis: The proposed lot amendment will not injure the public or any person. The project will simply shift the buildable area within the lot while still avoiding steep slopes and heavily vegetated areas.

Finding: The project satisfies this standard.

Attachment A
Preliminary Subdivision Map

TERRACE HILLS CIRCLE SUBDIVISION LOT 3 AMENDED

LOCATED IN
SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANNDSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, 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, HEREFTER TO BE KNOWN AS THE

TERRACE HILLS CIRCLE SUBDIVISION LOT 3 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

LOT 3, TERRACE HILLS CIRCLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.



DATE: _____
BUSH AND GUDCELL INC.

ROBERT R. HERMANSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, TO BE KNOWN AS TERRACE HILLS CIRCLE SUBDIVISION LOT 3 AMENDED, DO HEREBY DEDICATE THE STREETS AND ALL NON-EXCLUSIVE EASEMENTS SHOWN HEREON TO SALT LAKE CITY CORPORATION, SUBJECT TO THE RIGHTS CONFERRED IN THIS PLAT TO PUBLIC AND PRIVATE UTILITY COMPANIES OR ENTITIES. THE UNDERSIGNED ALSO HEREBY DEDICATE FOR PERPETUAL USE BY PUBLIC OR PRIVATE UTILITY COMPANIES OR ENTITIES ALL UTILITY EASEMENTS SHOWN ON THIS PLAT, FOR INSTALLATION, USE, OPERATION AND MAINTENANCE OF UTILITY LINES. ALSO, ALL AREAS WITHIN THIS PLAT WHICH ARE IDENTIFIED AS "UNDEVELOPABLE OPEN SPACE EASEMENT AREA" ARE HEREBY DEDICATED TO SALT LAKE CITY AS PERPETUAL OPEN SPACE AND VEGETATION PRESERVATION EASEMENT AREAS. THE "TRAIL AND EMERGENCY VEHICLE ACCESS WAY" AREAS LOCATED TO THE SOUTH OF LOTS 1 AND 2 ARE RESTRICTED TO PEDESTRIANS, BICYCLISTS, SALT LAKE CITY AUTHORIZED EMERGENCY VEHICLES AND SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITY VEHICLES. THESE RESTRICTED ACCESSWAYS ARE NOT INTENDED TO BE ROADWAYS AND ANY USE OTHER THAN THAT SET FORTH IN THIS OWNER'S DEDICATION IS STRICTLY PROHIBITED.

CURT STRIPEKA AND ALESIA STRIPEKA
(INDIVIDUALS)

BY: CURT STRIPEKA

BY: ALESIA STRIPEKA

MORTGAGEE'S CONSENT TO RECORD

CITY 1st MORTGAGE SERVICES, LLC, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

MANAGER:
CITY 1st MORTGAGE SERVICES, LLC

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF CITY 1st MORTGAGE SERVICES, LLC, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CITY 1st MORTGAGE SERVICES, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN: _____

MORTGAGEE'S CONSENT TO RECORD

KAYLEEN K. SABOUR, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

KAYLEEN K. SABOUR

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ KAYLEEN K. SABOUR WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A MORTGAGEE, AND THAT SHE EXECUTED THE FOREGOING DOCUMENT FOR THE PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, CURT STRIPEKA AND ALESIA STRIPEKA, WHOM DID ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN: _____

NARRATIVE

THE PURPOSE OF THIS AMENDMENT IS TO MODIFY THE BUILDABLE AREA LIMIT LINES FOR LOT 3, AS SHOWN ON THE PLAT. NO OTHER REVISIONS WERE INTENDED OR IMPLIED. FOR ANY OTHER ITEMS PERTAINING TO THIS PLAT REFER TO THE ORIGINAL FINAL PLAT OF "TERRACE HILLS CIRCLE SUBDIVISION" #95-39-67.

NOTES

- NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND

- ⊕ SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED.
- ⊙ NO PROPERTY CORNERS WERE SET WITH THIS AMENDED PLAT.
- ▨ UNDEVELOPABLE OPEN SPACE EASEMENT AREA.
- ▧ NEW BUILDABLE AREA.

HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, A.D. 20____ DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT		CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SALT LAKE PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE: _____		CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE: _____ CITY ENGINEER _____		CITY PUBLIC UTILITIES DEPT. APPROVED SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, A.D. 20____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____		CITY ATTORNEY APPROVED THIS _____ DAY OF _____, A.D. 20____ SALT LAKE CITY ATTORNEY _____		CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, A.D. 20____, WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED. SALT LAKE CITY MAYOR _____ ATTEST: SALT LAKE CITY RECORDER _____		RECORDED# STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ REC'D _____ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER	
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BUSH & GUDCELL, INC.
 ENGINEERING & SURVEYING
 655 East 400 South, Suite 100
 Salt Lake City, UT 84143
 Phone: (801) 487-1777 Fax: (801) 487-1775
 www.bushandgudcell.com

DATE: 12-28-20
 DRAWN: J.E.H.
 CHECKED: J.E.H.
 BY: J.E.H.
 JOB NO.: 21-12200

TERRACE HILLS CIRCLE SUBDIVISION LOT 3 AMENDED
 AS 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN

SHEET 1
 1 SHEETS
 FILE: 22002PFF

6

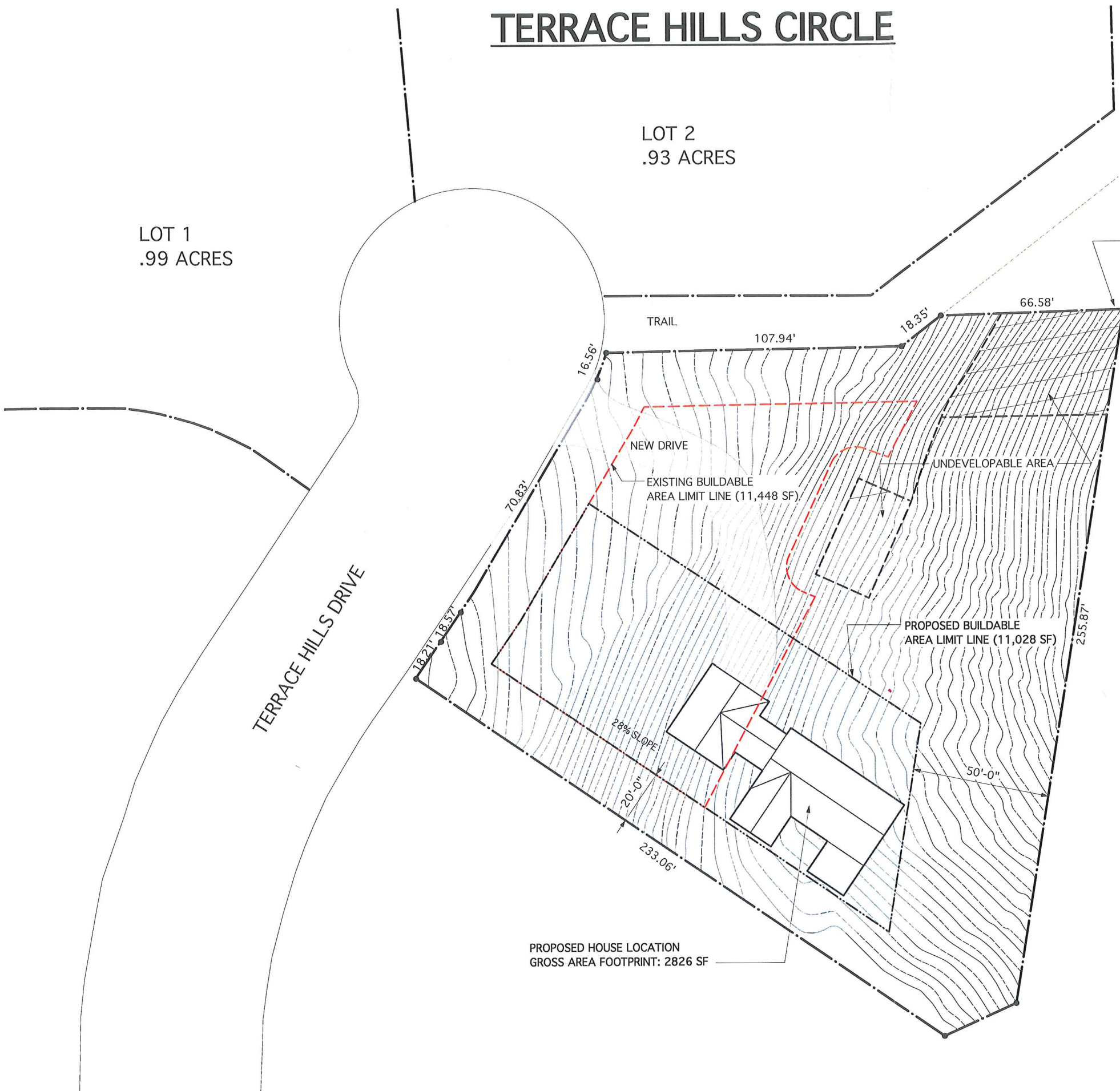
TERRACE HILLS CIRCLE

LOT 1
.99 ACRES

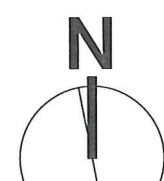
LOT 2
.93 ACRES

LOT 3

PARCEL 0929328006 (1020 TERRACE HILLS DRIVE)
ZONING FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT
LOT AREA 43,009 SF (.99 ACRE)
PROPOSED COVERAGE 2826 SF (6.5%)



Scale: 1" = 40'



STEVENS RESIDENCE
 1020 NORTH TERRACE HILLS DRIVE, SALT LAKE CITY, UTAH

STAMP:
DATE: 01-13-2012
REVISIONS:
SHEET TITLE: SITE PLAN
SHEET NO. A02

Attachment B
Other Application Items

Peter and Susan Dolan Stevens

1418 Military Way Salt Lake City, Utah 84103
TEL 801 521-0201 FAX 801 521-0206

peter.stevens@mac.com

Jan. 16, 2012

Dear Salt Lake City Planners,

We are in the process of purchasing Lot #3 in the Terrace Hills Circle subdivision: 1020 North Terrace Hills Circle, Salt Lake City, UT 84103. The purchase is contingent upon obtaining a plat amendment that will allow us to optimally locate our home within a redefined and smaller buildable space. Therefore, we hope to expedite the process of presenting our plans at the soonest available planning board hearing.

At a Jan. 5th meeting, headed by Nick Norris, we were encouraged to proceed with the application process. Mindful of the covenants and adjacent green space, we are designing a comparatively modest, one story home that will grace the neighborhood and be energy efficient. We have chosen Warren Lloyd, a LEED architect, in collaboration with Ron Molen. They have created a 3-D model and preliminary architectural drawings that we shared with Joel Paterson on Jan. 13th.

We are enclosing letters of support from our new neighbors in the 3 lot Terrace Hills Circle subdivision. Bush and Gudgeon Inc., the engineering firm that did the original plat work have prepared the plat amendment that we are submitting with this application. The contractor will be Garbett Homes, who have extensive experience in building energy efficient homes.

By situating the home on flatter terrain, away from the curb, we plan to preserve the natural landscaping and scrub oak. We wish to live in harmony with the hikers and bikers who frequent the adjacent right of way access to the Bonneville Trail.

We appreciate your assistance in facilitating this process.

Kind regards,



Peter and Susan Dolan Stevens

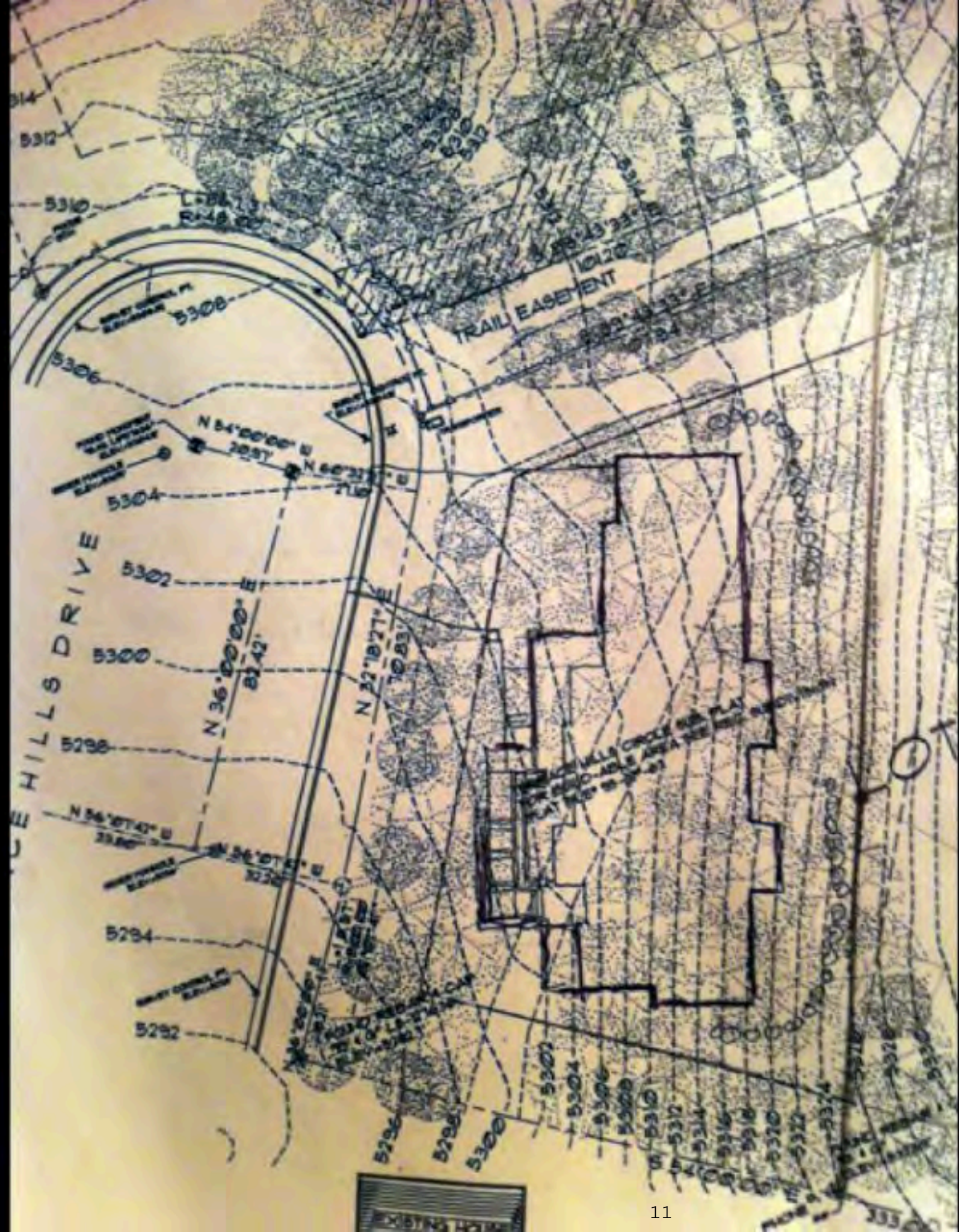
**PRESERVED:
TRAIL ACCESS**

**PREVENTED:
DEVELOPMENT**



ALTERNATIVE ?

CONSTRUCTION NOTES	
A. "CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES"	
SCALE:	AS SHOWN
DATE:	FEB. 22, 2006
DRAWN BY:	TIM JOHANSON
SURVEY BY:	TIM JOHANSON
CHECKED BY:	E-06-061



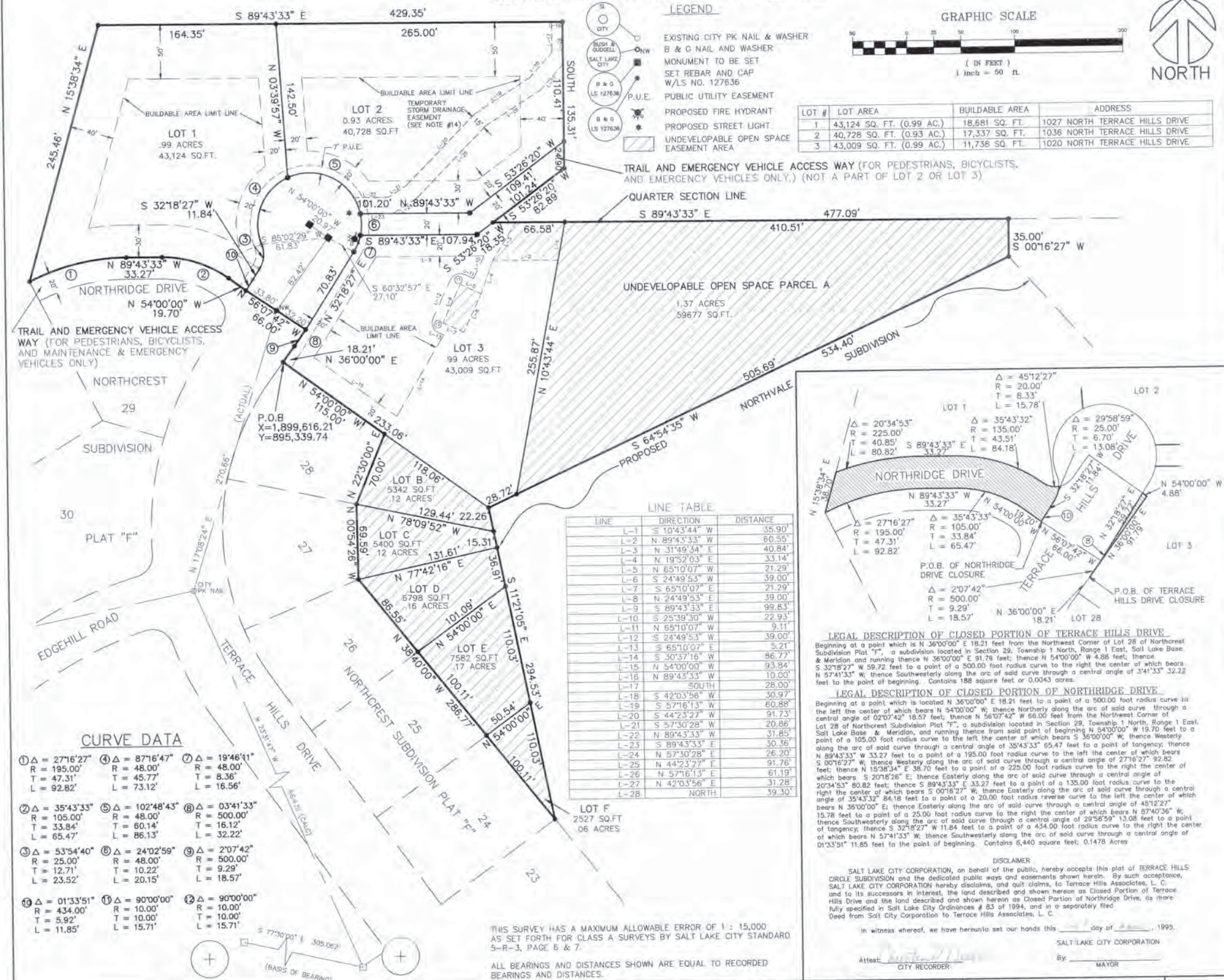
PROPOSED HOME (2006)

- 4500 SQ. FT. FOOTPRINT
- MAJOR EXCAVATION
- 20 FEET FROM SIDEWALK
- REMOVE SCRUB OAK
- CLOSE TO TRAIL EASEMENT

Attachment C
Original Plat 1995

TERRACE HILLS CIRCLE SUBDIVISION

LOCATION-SECTION 29, T1N, R1E, SLB & M

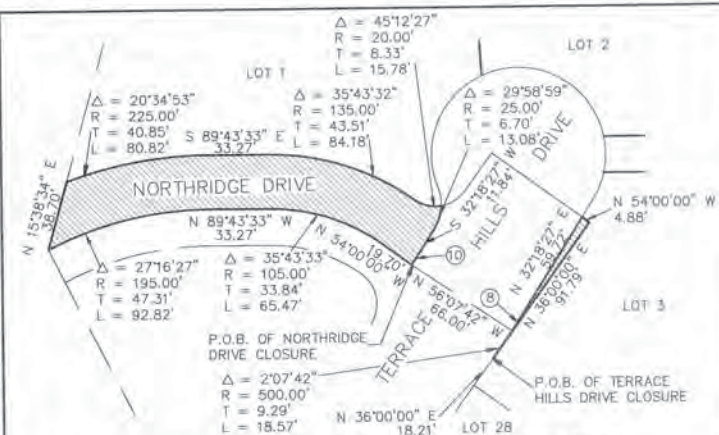


CURVE DATA

① Δ = 27°16'27"	④ Δ = 87°16'47"	⑦ Δ = 19°46'11"
R = 195.00'	R = 48.00'	R = 48.00'
T = 47.31'	T = 45.77'	T = 8.36'
L = 92.82'	L = 73.12'	L = 16.56'
② Δ = 35°43'33"	⑤ Δ = 102°48'43"	⑧ Δ = 03°41'33"
R = 105.00'	R = 48.00'	R = 500.00'
T = 33.84'	T = 60.14'	T = 16.12'
L = 65.47'	L = 86.13'	L = 32.22'
③ Δ = 53°54'40"	⑥ Δ = 24°02'59"	⑨ Δ = 2°07'42"
R = 25.00'	R = 48.00'	R = 500.00'
T = 12.71'	T = 10.22'	T = 9.29'
L = 23.52'	L = 20.15'	L = 18.57'
⑩ Δ = 01°33'51"	⑬ Δ = 90°00'00"	⑭ Δ = 90°00'00"
R = 434.00'	R = 10.00'	R = 10.00'
T = 5.92'	T = 10.00'	T = 10.00'
L = 11.85'	L = 15.71'	L = 15.71'

LINE TABLE

LINE	DIRECTION	DISTANCE
L-1	S 10°43'44" W	35.90'
L-2	N 89°43'33" E	60.55'
L-3	N 31°49'34" E	40.84'
L-4	N 19°52'03" E	33.14'
L-5	N 65°10'07" W	21.29'
L-6	S 24°49'53" W	39.00'
L-7	S 65°10'07" E	21.29'
L-8	N 24°49'53" E	39.00'
L-9	S 89°43'33" E	99.83'
L-10	S 25°39'30" W	22.93'
L-11	N 65°10'07" W	9.11'
L-12	S 24°49'53" W	39.00'
L-13	S 65°10'07" E	5.21'
L-14	S 30°37'16" W	86.77'
L-15	N 54°00'00" W	93.84'
L-16	N 89°43'33" W	10.00'
L-17	SOUTH	28.00'
L-18	S 42°03'58" W	30.97'
L-19	S 57°16'13" W	60.88'
L-20	S 44°23'27" W	91.73'
L-21	S 57°30'28" W	20.86'
L-22	N 89°43'33" E	31.85'
L-23	S 89°43'33" E	30.36'
L-24	N 57°30'28" E	26.20'
L-25	N 44°23'27" E	91.76'
L-26	N 57°16'13" E	61.19'
L-27	N 42°03'58" E	31.28'
L-28	NORTH	39.30'



LEGAL DESCRIPTION OF CLOSED PORTION OF TERRACE HILLS DRIVE
 Beginning at a point which is N 36°00'00" E 18.21 feet from the Northwest Corner of Lot 28 of Northcrest Subdivision Plat "F", a subdivision located in Section 29, Township 1 North, Range 1 East, Salt Lake Base & Meridian and running thence N 36°00'00" E 91.76 feet; thence N 54°00'00" W 4.88 feet; thence S 32°18'27" W 59.72 feet to a point of a 500.00 foot radius curve to the right the center of which bears N 57°41'33" W, thence Southwesterly along the arc of said curve through a central angle of 34°13'33" 32.22 feet to the point of beginning. Contains 188 square feet or 0.0043 acres.

LEGAL DESCRIPTION OF CLOSED PORTION OF NORTHRIDGE DRIVE
 Beginning at a point which is located N 36°00'00" E 18.21 feet to a point of a 500.00 foot radius curve to the left the center of which bears N 54°00'00" W, thence Northwesterly along the arc of said curve through a central angle of 02°07'42" 18.57 feet; thence N 56°07'42" W 66.00 feet from the Northwest Corner of Lot 28 of Northcrest Subdivision Plat "F", a subdivision located in Section 29, Township 1 North, Range 1 East, Salt Lake Base & Meridian, and running thence from said point of beginning N 54°00'00" W 19.70 feet to a point of a 105.00 foot radius curve to the left the center of which bears S 36°00'00" W, thence Westerly along the arc of said curve through a central angle of 35°43'33" 65.47 feet to a point of tangency; thence N 89°43'33" W 33.27 feet to a point of a 195.00 foot radius curve to the left the center of which bears S 00°16'27" W, thence Southwesterly along the arc of said curve through a central angle of 27°16'27" 92.82 feet; thence N 15°38'34" E 245.46 feet to a point of a 20.00 foot radius reverse curve to the left the center of which bears N 36°00'00" E; thence Easterly along the arc of said curve through a central angle of 45°12'27" 15.78 feet to a point of a 25.00 foot radius curve to the right the center of which bears N 87°40'36" W, thence Southwesterly along the arc of said curve through a central angle of 27°16'27" 13.08 feet to a point of tangency; thence S 32°18'27" W 11.84 feet to a point of a 434.00 foot radius curve to the right the center of which bears N 57°41'33" W, thence Southwesterly along the arc of said curve through a central angle of 01°33'51" 11.85 feet to the point of beginning. Contains 6,440 square feet; 0.1478 Acres.

DISCLAIMER
 SALT LAKE CITY CORPORATION, on behalf of the public, hereby accepts this plat of TERRACE HILLS CIRCLE SUBDIVISION and the dedicated public ways and easements shown herein. By such acceptance, SALT LAKE CITY CORPORATION hereby disclaims, and quit claims, to Terrace Hills Associates, L. C. and its successors in interest, the land described and shown herein as Closed Portion of Northridge Drive, as more fully specified in Salt Lake City Ordinances # 83 of 1994, and in a separately filed Deed from Salt Lake City Corporation to Terrace Hills Associates, L. C.

In witness whereof, we have hereunto set our hands this 14th day of March, 1995.
 SALT LAKE CITY CORPORATION
 Attest: [Signature] CITY RECORDER
 By: [Signature] MAYOR

SURVEYOR'S CERTIFICATE

I, ROBERT BYRON JONES, a registered land surveyor, hold Certificate No. 127636 as prescribed by the State of Utah, and do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots and streets to be hereafter known as TERRACE HILLS CIRCLE SUBDIVISION, and that the same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 28 of Northcrest Subdivision Plat "F", a subdivision located in Section 29, Township 1 North, Range 1 East, Salt Lake Base & Meridian; and running thence N 36°00'00" E 18.21 feet to a point of a 500.00 foot radius curve to the left; thence Northwesterly along the arc of said curve through a central angle of 02°07'42", 18.57 feet; thence N 56°07'42" W 66.00 feet; thence N 54°00'00" W 19.70 feet to a point of a 105.00 foot radius curve to the left; thence Westerly along the arc of said curve through a central angle of 35°43'33", 65.47 feet to a point of tangency; thence N 89°43'33" W 33.27 feet to a point of a 195.00 foot radius curve to the left; thence Southwesterly along the arc of said curve through a central angle of 27°16'27", 92.82 feet; thence N 15°38'34" E 245.46 feet; thence S 89°43'33" E 429.35 feet; thence South 135.31 feet; thence S 53°26'20" W 82.89 feet; thence S 89°43'33" E 477.09 feet; thence S 00°16'27" W 35.00 feet; thence S 64°54'35" W 534.40 feet; thence S 11°21'05" E 294.53 feet to the West line of Northcrest Subdivision Plat "F", thence along said subdivision line N 38°40'00" W 286.77 feet; thence along said subdivision line N 00°54'26" W 69.59 feet; thence along said subdivision line N 22°30'00" E 70.00 feet; thence along said subdivision line N 54°00'00" W 115.00 feet to the point of beginning. Contains 228,480 Sq. Ft. or 5.25 Acres.

The following description is a mathematical equivalent of the Boundary Description with all bearings correctly converted to the description terms of the Utah State Plane Coordinate System.

Beginning at the Northwest Corner of Lot 28 of Northcrest Subdivision Plat "F", a subdivision located in Section 29, Township 1 North, Range 1 East, Salt Lake Base & Meridian said point being at a state plane rectangular coordinate of X=1899616.21 and Y=895339.74, Lambert Conformal Projection, Utah Central Zone; and running thence N 36°15'05" E 18.20 feet to a point of a 500.00 foot radius curve to the left, the center of which bears N 53°44'55" W; thence Northwesterly along the arc of said curve through a central angle of 2°07'42", 18.57 feet; thence N 55°52'37" W 65.98 feet; thence N 53°44'55" W 19.70 feet to a point of a 105.00 foot radius curve to the left the center of which bears S 36°15'05" W; thence Westerly along the arc of said curve through a central angle of 35°43'33", 65.45 feet to a point of tangency; thence N 89°28'28" W 33.26 feet to a point of a 195.00 foot radius curve to the left the center of which bears S 0°31'32" W; thence Southwesterly along the arc of said curve through a central angle of 27°16'27", 92.80 feet; thence N 15°53'39" E 245.40 feet; thence S 89°28'28" W 82.82 feet; thence S 0°15'05" W 135.27 feet; thence S 53°41'25" W 82.87 feet; thence S 89°28'28" W 476.96 feet; thence S 00°31'32" W 34.99 feet; thence S 65°09'40" W 534.26 feet; thence S 11°06'00" E 294.46 feet to the West line of Northcrest Subdivision Plat "F", thence along said subdivision line N 38°24'55" W 286.70 feet; thence along said subdivision line N 0°39'21" W 69.57 feet; thence along said subdivision line N 22°45'05" E 69.99 feet; thence along said subdivision line N 53°44'55" W 114.97 feet to the point of beginning. Contains 228,480 Sq. Ft. or 5.25 Acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots, streets, and easements, to be known as TERRACE HILLS CIRCLE SUBDIVISION, do hereby dedicate the streets and all non-exclusive easements shown hereon to Salt Lake City Corporation, subject to the rights conferred in this plat to public and private utility companies or entities. The undersigned also hereby dedicate for perpetual use by public or private utility companies or entities all utility easements shown on this plat, for installation, use, operations and maintenance of utility lines. Also, all areas within this plat which are identified as "Undevelopable Open Space Easement Area" are hereby dedicated to Salt Lake City as perpetual open space and vegetation preservation easement areas. The "Trail and Emergency Vehicle Access Way" areas located to the South of Lots 1 and 2 are restricted to pedestrians, bicyclists, Salt Lake City authorized emergency vehicles and Salt Lake City Department of Public Utility Vehicles. These restricted access ways are not intended to be roadways and any use other than that set forth in this Owner's Dedication is strictly prohibited.

In witness whereof, we have hereunto set our hands this 14th day of March, 1995.
 SALT LAKE CITY CORPORATION
 By: [Signature] MAYOR
 Attest: [Signature] CITY RECORDER
 JAMES B. CUNNINGHAM INVESTMENT CORP.
 By: [Signature] RUTH H. CUNNINGHAM, PRESIDENT
 TERRACE HILLS ASSOCIATES, L. C.
 By: [Signature] WAYNE G. PETTY, MANAGER
 By: [Signature] GLEN SAXTON, MANAGER
 RUTH H. CUNNINGHAM, Trustee of the James B. Cunningham Family Living Trust

TERRACE HILLS CIRCLE SUBDIVISION LOCATION-SECTION 29, T1N, R1E, SLB & M

SEE SHEET 2 OF 2 FOR NOTICE TO PURCHASERS AND NOTARY ACKNOWLEDGEMENTS

NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS	PREPARED BY BUSH AND GUDGELL, INC. ENGINEERS, PLANNERS, SURVEYORS 555 SOUTH 300 EAST ST. SALT LAKE CITY, UTAH 84111 (801) 364-1212 JULY, 1994 B&G #11906 JMS	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 19____ BY THE SALT LAKE CITY PLANNING COMMISSION. _____ PLANNING DIRECTOR DATE	CITY DEPARTMENT OF PUBLIC SERVICES I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE. _____ CITY ENGINEER DATE	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 19____ _____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR DATE	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 19____ _____ SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, A.D. 19____ AND IT IS HEREBY APPROVED. _____ SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER	SALT LAKE COUNTY RECORDER RECORDED# _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE\$ _____ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS
	THIS SURVEY HAS A MAXIMUM ALLOWABLE ERROR OF 1 : 15,000 AS SET FORTH FOR CLASS A SURVEYS BY SALT LAKE CITY STANDARD 5-R-3, PAGE 6 & 7. ALL BEARINGS AND DISTANCES SHOWN ARE EQUAL TO RECORDED BEARINGS AND DISTANCES.							

95-3P-67

Attachment D
City Department comments

- **Public Utilities (Justin Stoker):** “There does not appear to be any public utility lines or easements that would impact the relocation of the buildable area. The lot is not yet provided with a water service. The lot does have a sanitary sewer service that crosses the property line approximately 60-ft North of the southern property line. This may be north of the proposed buildable area. It is likely that a new sanitary sewer service will need to be connected to the main, along with the new water connection to properly service the house in its proposed location.”
- **Engineering (Scott Weiler):** No comments
- **Transportation (Barry Walsh):** “There are no changes proposed to the existing public transportation corridors (roadway or trail) ROW abutting this parcel. The future development will require compliance to city standards for vehicular and pedestrian access. The proposed drive is shown at about a 10% average grade and is within current standards to develop a new drive.”
- **Fire (Ted Itchon):** No comments
- **Zoning (Larry Butcher):** No comments

Attachment E
Public Comments

H. Scott Rosenbush
Cindy Zimmerman

TO: Salt Lake City Planning Division


FROM: Property owners of Terrace Hills Circle Subdivision

RE: Proposed Plat amendment of Lot #3

We, Cindy Zimmerman and Scott Rosenbush residing at 1027 N. Terrace Hills Dr., Salt Lake City, UT have reviewed current plat maps, topographical maps, driveway and home footprints and preliminary design concepts presented to us by Peter and Susan Dolan Stevens. We approve of their desire to shift the buildable area a distance of 50 feet to the east, while still preserving 50 feet setback from the designated green space to the east, and 20 foot setback from the property line to the south of lot #3.

Sincerely,

 _____ date 1/12/12

 _____ date 1/12/12

1027 N. Terrace Hills Dr., Salt Lake City, UT 84103

TO: Salt Lake City Planning Division

FROM: Property owners of Terrace Hills Circle Subdivision

RE: Proposed Plat amendment of Lot #3

We, Randy & Gloria Austin residing
at 1034 Terrace Hills, SLC, UT 84103
have reviewed current plat maps, topographical maps,
driveway and home footprints and preliminary design
concepts presented to us by Peter and Susan Dolan Stevens.
We approve of their desire to shift the buildable area a
distance of 50 feet to the east, while still preserving 50 feet
setback from the designated green space to the east, and 20
foot setback from the property line to the south of lot #3.
Thank you.

Sincerely,

Gloria Austin date 1/8/12

Randy Austin date 1/8/12

From: [Jackie Baker](#)
To: [Stewart, Casey](#)
Subject: case # PLNSUB2012-0030
Date: Friday, March 02, 2012 9:46:01 PM

Hi,

I recently heard about the proposal to allow building a home that would impede current trailhead access and usage at the Terrace Hills area of the Bonneville Shoreline Trail.

I urge you not to allow the landowners to build in a manner that prevents the Salt Lake community from accessing this valuable asset.

I live in Salt Lake largely because of its accessibility to mountain biking and hiking trails. But these trails and their access points are limited by topography and urban growth. Once one of our trails or access points disappears, we as a community have very few options for creating new ways to access and enjoy the assets of the Wasatch foothills. It is much easier for us to preserve what we have and protect our current resources.

Please do the socially conscious thing and allow the Salt Lake community to keep the Terrace Hills trailhead and trail intact and accessible.

Thank you for your time!

Jackie Baker

801.647.9167

1914 E 9400 S #404
Sandy, UT 84093

From: [mary.bohlig](#)
To: [Stewart, Casey](#)
Subject: Terrace Hills
Date: Monday, March 05, 2012 10:06:29 AM

March 5, 2012

Good Morning –

I have recently been made aware of a request for an exception to the residential zoning on the last remaining lot at the terminus of Terrace Hills Circle. As a resident of the area, and a daily user of the Bonneville Shoreline Trail, I have several concerns.

1. It's my understanding that the proposal requests that the zoning laws be altered to allow a home to be built above the approved area.
2. Looking at the stakes that outline the proposed building plot, a home this high on the ridgeline, even if single story, would be comparable to a 3-4 story "monster" home placed on the previously approved building site.
3. A single story home this high on the ridgeline, if designed for vaulted ceilings, would make for even more eye pollution and create an atmosphere of little-to-no privacy for those homes that are placed within the approved building areas.
4. Continued loss of wildlife habitat and open areas for residents of the Avenues.

Finally, I am adamantly opposed to altering to zoning agreements that cater to either the well-connected or those wealthy enough to have policies changed on their behalf. Case in point: the recent article in the SL Tribune Margaret Dayton's son, who, it appeared, used political connections to have zoning policies changed to fit his personal desires. In both these instances, John Dayton and the potential builders of this Terrace Hills plot, are aware of, and agreed to, the established zoning restrictions when they made their respective purchases.

Thank you for your consideration of these discussion points and please contact me if you have any questions.

Mary Bohlig
801.842.9759
mlbohlig@gmail.com



Utah senators deny influencing Draper land vote
Government • But neighbor wonders why City Council reversed itself on property owned by state lawmaker's son.

By Donald W. Meyers

The Salt Lake Tribune

Published: February 28, 2012 01:43PM

Updated: February 28, 2012 07:14AM

Deryl Strong believes his neighbors got help from friends in high places to overturn a landscaping restriction on their Corner Canyon property in Draper's foothills.

Why else, Strong wonders, would the City Council vote 4-1 last Tuesday to reverse a 2010 decision and allow John and Angela Dayton, the son and daughter-in-law of powerful state Sen. Margaret Dayton, R-Orem, to grade their backyard?

After all, council members received an email from Sen. Wayne Niederhauser, R-Sandy, about the matter. And state Rep. LaVar Christensen, R-Draper, who is also an attorney, represented the Daytons in the dispute.

"I felt like I was hearing Margaret Dayton's voice," Strong said of last week's meeting.

But Margaret Dayton and Niederhauser insist they exerted no undue influence.

"I will admit," Dayton said, "to some concern with the problem that an American citizen is having with putting grass and a fence on their property."

Draper Councilmen Troy Walker and Bill Colbert said they don't think legislators crossed any line.

"I didn't feel [Niederhauser] was pressuring me," said Walker, adding that he reversed his position because the engineer who initially drew the line found no compelling reason for it.

Colbert, who voted to uphold the restriction, said the email had no bearing on his vote.

The dispute's roots go back to 2002, when portions of the lots on Gray Fox Drive in the Corner Canyon Vista subdivision were placed off-limits to grading or landscaping to protect the slopes and vegetation.

Strong said he and other area property owners knew about the restriction.

In 2009, the Daytons asked Draper to allow them to grade their property so it could be landscaped. At a Planning Commission hearing, Angela Dayton said she did not know about the restriction.

The council unanimously voted in 2010 to deny the Daytons' request. The couple appealed to 3rd District Court, where Judge Robert Hilder ordered the city to conduct another hearing on the matter.

On Feb. 21, the council voted 4-1 to remove the restriction on the Daytons' property. During an earlier hearing, Walker said he had received many emails and messages about the case, including from a "state official," later identified as Niederhauser.

Given those comments and the fact that John Dayton is the son of the state senator who heads the powerful Senate Rules Committee, Strong viewed the council's about-face as the result of political interference.

Margaret Dayton said she did not contact any Draper council members or Mayor Darrell Smith about the issue. The lawmaker said she merely recommended her son hire Christensen to represent him because of his familiarity with Draper's ordinances. She said her son wants to sculpt a backyard his children can play in safely.

Niederhauser, who also represents portions of Draper, said he was contacted by John Dayton, not Dayton's mother. The senator's email to council members contained his observations about the neighborhood and his belief that the Daytons' proposal was reasonable. But he said he also understood it was a local issue and the decision rested with the council.

He said he would have done the same thing for any other resident in his Senate district.

"I have a history of that. I would do that for anyone," said Niederhauser, who is running state legislation that would overturn Salt Lake City's restrictions on electronic billboards and extend a one-year moratorium on the city creating new historic districts.

dmeyers@sltrib.com Twitter: @donaldwmeyers

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From: [Carleton DeTar](#)
To: [Stewart, Casey](#)
Subject: Upper Terrace Hills Dr zoning variance
Date: Saturday, March 03, 2012 10:27:57 PM

Hi,

I understand that Peter and Susan Stevens have requested a zoning variance to build on the hill on a lot above Terrace Hills Dr. We are neighbors at the top of Little Valley Rd and have lived here for about 22 years. Before I submit a comment, I had a question about the effect of this zoning variance on the potential for further development higher up the hill.

In the 1990's Northcrest Associates wanted to put a multi-home subdivision above the top of Terrace Hills Drive. As I recall, their plan involved a land-swap with the City. We fought this development and finally went along with a compromise that created the three current lots surrounding the Terrace Hills cul-de-sac. (Two of these lots were sold and have homes now. The potential Stevens lot is the last one.) We were told that placing houses on these lots was very good for foothill preservation because they would physically prevent pushing a further subdivision higher up.

It appears that the proposed house location would not serve the desired purpose of physically closing off the cul-de-sac. However, I need the opinion of a planning expert.

So could you please comment on the effect of the proposed building site on the potential for future development?

Thank you,
Carleton DeTar
953 Little Valley Rd

From: [Laurel Hunter](#)
To: [Stewart, Casey](#)
Subject: Terrace Hills ridge line- #PLNSUB2012-0030
Date: Monday, March 05, 2012 9:29:47 AM

Dear Mr. Stewart,

It has come to my attention that people are attempting to build a home above the established limits on a lot near the terrace hills trailhead for the shoreline trail. My husband and I live in the avenues and use that area of the shoreline trail every day for running, hiking, mountain biking, bird-watching and general enjoyment of nature in our backyard. This area is unique in that the natural ridge line has been preserved (as compared to olympus hills or any of the other local canyon areas).

It has been historically established that the building in this area should NOT impact the scenic beauty and recreational opportunities. Allowing people to build on the ridge line would go against this historical precedent and be the one blight on this otherwise preserved area. Considering the number of people that use and appreciate the beauty of this area, it is shocking that the city would grant one house an exception that would impact the experience of thousands of members of the public who use this area. Please do not allow the building amendment to go through.

Sincerely,

Laurel Hunter

From: [Kathleen Lawliss](#)
To: [Stewart, Casey](#)
Subject: Terrace Hills Buildable area Amendment
Date: Monday, March 05, 2012 10:44:55 AM

Casey,

I was directed to you as a concerned citizen living in the Terrace Hills area and a frequent user of the local trails. I live one block from the cul de sac and I have watched the development of the area with homes marching up the mountain and taking away from the aesthetic beauty of our local foothills. I certainly want to maintain the buildable area **as is** and do not want to allow the amendment to the building area. I suspect that the immediate neighbors would also want to protect their expensive purchase by limiting the encroachment of their view and privacy. Property values are affected by views and open space around individual homes in this beautiful and protected area. I have had the opportunity to walk the land and notice that the proposed 'small footprint' home would be as high or even higher than the mansions in the rest of the cul de sac because the amendment elevates the home so high on the property. I want to see the ability to continue to creep up our foothills brought to an end. Please keep the buildable area as is without amendment in the Terrace Hills area. Keep the homes private and as low profile as possible. Please consider the immediate neighbor concerns when deciding the amendment proposal.

Thank you for your time and consideration,

Kathy Lawliss

Kathleenlawliss@msn.com

From: [Josh Rhea](#)
To: [Stewart, Casey](#)
Subject: Comments on case #PLNSUB2012-0030
Date: Monday, March 05, 2012 9:53:17 PM

Dear Casey Stewart and the Planning Commission,

I am writing to comment on the proposed plat amendment, case #PLNSUB2012-0030. My wife, son and I reside at 992 Terrace Hills Drive, which is below the proposed new buildable area for the home.

We have two primary concerns about this proposed amendment: first, that historical agreements place the upper limit of development for the Terrace Hills subdivision at the existing buildable area; and second, that we recently purchased our home (in September 2011) in large part because there was no buildable area behind our property.

Speaking to the second point, construction of the home on the amended plat stands to both decrease the value of our home and increase the value of their lot. While we understand that a fenced-in backyard could essentially abut our property/backyard with the existing plat designation, we would much prefer that to the proposed home placement which would situate their home and lap pool mere feet from our usable backyard space.

We have been avid users of this trail system for ten years—both on foot and on mountain bikes. We treasure this land and recreational access. Although the new home plans are tasteful and seem to be relatively low profile, this belies the fact that the new owners would like to place their home above all the other homes in the area and become a new high-mark for development in an untouched area. This runs in direct contrast to their eco-conscious home design (they hope to make the home LEED-certified).

Furthermore, these points from the minutes of the May 5, 1994 Planning Commission meeting especially stood out to me as historical issues that stand as precedent against this proposal:

"Mr. Youngkin said he believed this Preservation land had public utility far beyond the tax revenue it could generate. He urged the Planning Commission to **keep the development as low and concentrated as possible** and to limit its impacts on scenic beauty and recreational opportunity, and to reduce lot size and **preserve the ridge lines and hillsides.**"

The findings of fact are as follows:

1. That no public uses are anticipated for the City-owned property at the northern terminus of Terrace Hills Drive. That declaring this property surplus will allow the development of a cul-de-sac and the platting of residential lots on this property that benefits the community by eliminating a street stubbing into the foothill **and defines the limit of development at this foothill location.**

My interpretation of that last sentence says that the buildable area was placed where it is to define the upper limit—and not let development go any higher.

Thank you for your attention to this matter. I sincerely hope that you will see fit to deny this proposal.

Sincerely,

Josh Rhea

801-455-5785

joshrhea@sbcglobal.net

992 Terrace Hills Drive

Salt Lake City, UT 84103

=====

Josh Rhea
Online Marketing Coordinator
Black Diamond Equipment
2084 East 3900 South
Salt Lake City, UT 84124
p: 801.278.5552 ext. 1068
f: 801.278.5544
josh.rhea@bdel.com

=====

From: [Alex Mitkus](#)
To: [Stewart, Casey](#)
Subject: Proposed plat amendment case # PLNSUB2012-0030 at 1020 Terrace Hills Dr
Date: Tuesday, March 06, 2012 11:01:51 AM

Casey,

I would like to comment on the proposed plat amendment at 1020 Terrace Hills Dr (PLNSUB2012-0030) to modify the allowed buildable area. Allowing this modification would obviate the intent of the Planning Commission when these lots were originally approved. The buildable area as platted allows a home to be constructed low on the hillside, alongside the cul de sac and in line with the other 2 recently constructed homes (on lots 1 and 2) as well as the adjacent older homes on Terrace Hills Drive. Although the proposed change to the buildable area seems inconsequential when viewed on the plat, walking the lot shows that the proposed change would place construction high on the hillside on a terrace in order to maximise City and Wasatch views. A home built on this terrace would be placed **above** the existing older homes on Terrace Hills Drive (lots 27 and 28) and would have the appearance of a new tier of construction above existing homes. Clearly, the intent of the Planning Commission when the lots were platted (and the buildable area was defined) was to limit construction to the bottom half of the lot to avoid homes on the hillside and ridges in the area. Approving this amendment would set a precedent that would allow others to seek buildable area changes in order to build higher on the hillsides or ridges (e.g. the lot currently for sale on Northvale Way in the "Karl Malone cul de sac", and future teardowns).

Respectfully,
Alex Mitkus
845 Edgehill Rd, SLC, UT 84103
801.364.1620

From: [Niner Bikes](#)
To: [Stewart, Casey](#)
Subject: Case # PLNSUB2012-0030 - Terrace Hills development
Date: Tuesday, March 06, 2012 11:33:11 AM

Mr. Stewart -

In reference to Case # PLNSUB2012-0030, I encourage you to disapprove any building above the current designated on-street location for this home. Between small acts like this building petition and larger issues such as the proposed Ski Link, it is clear that urban Utah is facing significant challenges regarding the rights of private individuals and corporations to affect every member of this community. As a resident of SLC, a frequent user of the Shoreline system and a member of the outdoor business community, I feel strongly that the preservation of the ridgeline and views above the city is key to the quality of life for thousands of city residents.

I would appreciate an email regarding your final decision.

Thank you,
Carla Hukee

--

Brand Manager
Niner Bikes

carla@ninerbikes.com
Skype: carla_hukee
Direct Phone: 801-938-5305

Niner Headquarters: 877-646-3792

[Niner on Facebook](#)
www.ninerbikes.com

From: [Kathy Miklossy](#)
To: [Stewart, Casey](#)
Subject: 1020 Terrace Hills
Date: Tuesday, March 06, 2012 2:31:36 PM

Hi Casey,

I am writing to you as a concerned long time hiker of the adjacent foothills, as well as a current homeowner within 300 feet of the said lot. My family and I, as well as many friends who hike with us in these foothills, are completely against the subdivision amendment that would allow any potential owners to build anywhere other than on the current buildable area. This buildable area was established by the city back in the 90's for several great reasons. We need to keep the development to low near-the-street areas. Our city never should have permitted development to come so high in the first place, as all area above 11th Ave is critical winter feeding area for our wildlife. We were not here to fight that development, but we are here now to speak up to help protect the foothills. There are several developable lots in the Northvale hollow, just over the hill from the 1020 Terrace Hills lot, which have designated buildable lots down low near the street level. IF the city amends lot 1020 Terrace Hills to allow building higher up on the first ridge line, as it was plotted out this past week, then what will stop further landowners from petitioning the city to amend their lots to build further up? Doesn't our entire Northcrest subdivision population have a say about this? Yes, we live at the top of the Avenues but we do not have a view. Nonetheless,

It is a lovely place to live because of the connection with open spaces and the wildlife that travels through our land.

We are pleased with how our city planners established closed cul de sacs back in the 90's. The purpose then was to sacrifice a little bit of the foothills in order to protect vast stretches of it. The lots on the cul de sacs are quite large, which prevents dense building. Great idea. These cul de sacs also close off potential roads to continue the march higher up the hills. Another great idea. Please hold tight to the by-laws that exist, that state that development on 1020 Terrace Hills must be on the designated building site only. We would welcome a new neighbor there happily, if they abide by the existing laws.

We need to protect our foothills from further, higher development for the benefit of future generations. Our Salt Lake foothills are quite special in that they are loaded with wildlife, two miles from downtown, two miles from the University of Utah, and are wonderful access points for people to approach nature and solace. Big cities like Denver or Los Angeles don't have access points. We do, and we need to stop the human impact from spreading into the land we cherish. I will see on 3/14 at the meeting.

Sincerely,

Kathy Miklossy

From: [E.P. Kosmicki](#)
To: [Stewart, Casey](#)
Subject: Terrace Hills house lot
Date: Tuesday, March 06, 2012 4:03:37 PM

Hi

I am writing about the proposed construction variance for a new home at the top of Terrace Hills.

I do not live in this area but I hike here at least once or twice a week year round. I have friends who live very near the proposed house construction. I am told that the proposed buyer has requested a variance in the building permit to build a house above the approved site higher up the hillside.

I urge the city to DENY any new building that does not follow the already approved subdivision plans.

Any encroachment into the open space above this neighborhood benefits ONLY the proposed builder. It negatively affects the existing neighbors and character of their neighborhood not to mention the wildlife habitat.

Thanks.

Ed Kosmicki
Salt Lake City

From: karenbrittain@comcast.net
To: [Stewart, Casey](#)
Subject: Terrace Hills Circle Subdivision Amendment of Lot 3
Date: Tuesday, March 06, 2012 6:16:04 PM

I live at 835 Edgehill Road, just around the corner from the 1020 Terrace Hills property. My spouse and I have walked over to look at the proposal area and have decided that we are not in favor of an Amendment. We believe that the rules, as they are, were carefully crafted and we are not interested in allowing building in the desired revised area. This has nothing to do with the potential owners or type of construction. We understand that they would like to have a view, we just don't feel that this lot is the place and we are not in favor of an Amendment at this time.

Karen and Jack Brittain
Homeowners of 835 Edgehill Road

TO: Salt Lake City Planning Division


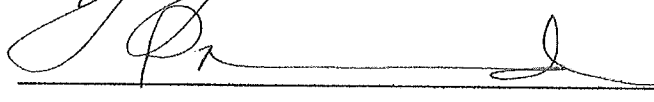
FROM: Property owners within 300 feet of 1020 North Terrace Hills Circle

RE: Proposed Plat amendment of Lot #3

We, Gary & Paula Evershed residing at 1013 N Terrace Hills Drive

have reviewed current plat maps, topographical maps, driveway and home footprints and preliminary design concepts presented to us by Peter and Susan Dolan Stevens. We approve of their desire to shift the buildable area a distance of 50 feet, while still preserving the 50 foot setback from the designated green space to the east, and 20 foot setback from the property line to the south of lot #3. Thank you.

Sincerely,

 date 2/26/12
 date 2/26/12