

ORDINANCE #84-35

3998802

AN ORDINANCE ADOPTING THE PEPPERWOOD PLANNED UNIT DEVELOPMENT PHASING PLAN.

BE IT ORDAINED by the City Council of Sandy City, Utah, as follows:

1. That the Pepperwood Planned Unit Development Phasing Plan which applies to the property described in Exhibit A attached hereto and by this reference made a part hereof, and which is set forth in Exhibit B attached hereto and by this reference made a part hereof, be and is hereby adopted.

2. That the City Recorder of Sandy City, Utah be and is hereby authorized and directed to cause to be recorded in the office of the Salt Lake County Recorder a copy of this ordinance, Exhibits A and B attached hereto and the Petition, Agreement and Authorization which is attached hereto as Exhibit C and by this reference made a part hereof.

3. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.

4. The provisions of this ordinance shall be severable; and if any provision thereof, or the application of such provision under any circumstances is held invalid, it shall not affect any other provision of this ordinance, or the application in a different circumstance.

5. This ordinance shall become effective upon its passage and recording as required by law.

PASSED AND APPROVED by the Sandy City Council this 7th day of September, 1984.

Bruce W. Steadman
Bruce W. Steadman, Chairman
Sandy City Council

PRESENTED to the Mayor of Sandy City for his approval this 7th day of Sept, 1984.

APPROVED by the Mayor of Sandy City this 14th day of September, 1984.

Lawrence P. Smith
Lawrence P. Smith, Mayor

ATTEST:

Shirley A. Bloxham
Shirley A. Bloxham
City Recorder
RECORDED 1984

RECORDED this 24th day of Sept., 1984.

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EXHIBIT A

PROPERTY DESCRIPTION, PEPPERWOOD AREA

The South half of the Northwest quarter; the Northwest quarter of the Southwest quarter; the South half of the Southwest quarter of Section 13, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The Southwest quarter of the Southwest quarter, the South half of the Southeast quarter; the Southeast quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The Northeast quarter of the Northeast quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

EXCEPTING 3.34 acres conveyed to Dry Creek Reservoir & Irrigation Company and described as follows:

Beginning at the Northeast corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 138.3 feet; thence South $35^{\circ}28'$ West 232.5 feet; thence South $16^{\circ}02'$ West 223.1 feet; thence South $59^{\circ}02'$ East 226.5 feet; thence South $53^{\circ}16'$ East 133.2 feet; thence South 204.7 feet; thence East 33 feet; thence North 804.7 feet to the place of beginning.

The Southeast quarter of the Southwest quarter; the South half of the Southeast quarter of Section 15, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The East half of the Northwest quarter; the West 330 feet of the Northeast quarter; the North 264 feet of the East 990 feet of the Northwest quarter of the Northeast quarter; the South 1,056 feet of the East 990 feet of the Southwest quarter of the Northeast quarter; the Southeast quarter of the Northeast quarter; the South half of the Northeast quarter of the Northeast quarter; the Northeast quarter of the Northeast quarter of the Northeast quarter; all in Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The Northwest quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

EXCEPTING parcel deeded to Maurice Anderson described as follows:

Beginning at the intersection of the West line of the Maurice C. Anderson property and the Easterly bank of the Draper Irrigation Company ditch, said point being South 700 feet, more or less, from the North quarter corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 871.2 feet; thence West 200 feet; thence North $12^{\circ}56'$ East 893.9 feet to the point of Beginning.

The Northeast quarter of the Northeast quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point which is South $0^{\circ}22'$ East 1,320 feet along the Section line from the East quarter corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly along the Northwesterly line of Lot 1, said Section 16, and the land as so conveyed to Memorial Gardens of the Valley, Inc. by deed recorded August 30, 1954, as Entry No. 1387725, in Book 1119, at Page 633, of the Official Records, the following courses and distances;

South 47° West 264 feet and South 38° West 20.70 feet to the Northerly line of the land as conveyed to William E. Thomas, et ux, by deed recorded October 23, 1954, as Entry No. 1395546, in Book 1136, at page 190, of Official Records; and running thence East along said Northerly line 207 feet, more or less, to the East Section line of said Section 16; thence North $0^{\circ}22'$ West 196.36 feet to the point of Beginning.

Together with a Right of Way, 66 feet wide, the center line of which is described as follows:

Beginning on the West line of Section 15, Township 3 South, Range 1 East, Salt Lake Base and Meridian, at a point North $0^{\circ}22'$ West 991.85 feet from the Southwest corner of said Section 15; and running thence East 153.64 feet; thence Easterly on a 1,000 foot radius curve to the right a distance of 418.88 feet; thence South 66° East 374.88 feet; thence Easterly along a 1,000 foot radius curve to the left a distance of 418.88 feet; thence East 87.44 feet, more or less, to the East line of the Southwest quarter of the Southwest quarter of said Section 15.

With the following additions:

The Northwest Quarter of the Northeast quarter of the Northeast quarter of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point that is 2,654.59 feet East of the brass capped county monument which is the Northwest corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 645.337 feet along the quarter section line; thence North $73^{\circ}42'56''$ East 60.39 feet; thence South $73^{\circ}19'34''$ East 443.70 feet; thence North $40^{\circ}24'03''$ East 151.93 feet; thence North $61^{\circ}14'35''$ East 162.44 feet; thence North $81^{\circ}36'47''$ East 317.91 feet; thence North $64^{\circ}12'43''$ East 124.95 feet; thence North $54^{\circ}12'57''$ East 137.04 feet; thence North $53^{\circ}00'54''$ East 72.52 feet more or less to the West line of the Northeast quarter of the Northeast quarter of Section 23; thence North 337.38 feet, more or less, to the North line of Section 23; thence West 1,320 feet, more or less, to the point of

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beginning.

Beginning at a point West 100 feet from the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 50 feet; thence North 200 feet; thence East 50 feet; thence South 200 feet to the point of beginning (Note: Bearing and distance control taken from Dimpledell Oaks Subdivision as shown by the official plat thereof on file with the Salt Lake County Recorder.)

The South 396 feet of the Southeast quarter of the Northwest quarter of the Northeast quarter of Section 22; the South 396 feet of the East one-half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 22; the North 264 feet of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 22; the North 264 feet of the East one-half of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The South 396 feet of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 22; the South 396 feet of the East one-half of the Northwest quarter of the Northeast quarter of Section 22; thence North 264 feet of the Southeast quarter of the Northwest quarter of the Northeast quarter of Section 22; and the North 264 feet of the East one-half of the Southwest quarter of the Northwest quarter of Northeast Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian, containing about 15 acres more or less.

EXCLUDING HEREFROM the following:

The property known as Willow Creek Mesa Plat C which is described as follows:

Beginning at the center of Section 22, Township 3 South, Range 1 East and running thence North 89°40'41" West 118.511 feet; thence North 6°35'30" East 41.35 feet, thence North 67°59'23" West 128.08 feet; thence South 66°15'17" West 81.478 feet; thence North 76°05'01" West 143.59 feet; thence South 10°30'48" West 90.38 feet; thence North 89°40'41" West 156.05 feet; thence South 54°00' West 165.27 feet; thence North 50°46'42" West 139.15 feet; thence North 86°05'04" West 59.824 feet; thence North 54°41'09" West 133.373 feet; thence South 42°42' West 88.487 feet; thence South 32°54'01" West 111.623 feet; thence North 47°18' West 154 feet; thence North 2°04'56" West 70.98 feet; thence North 47°18' West 87 feet; thence North 42°42' East 72.964 feet; thence North 0°03'06" West 522.23 feet; thence North 68°00' East 61.986 feet; thence North 87°20'25" East 261.21 feet; thence South 80°55'22" East 108.805 feet; thence South 59°00' East 56.535 feet; thence North 74°00' East 110.056 feet; thence South 79°35' East 139.54 feet; thence North 78°30' East 138.729 feet; thence South 89°50' East 117.05

feet; thence South 80°35' East 231.641 feet; thence South 68°00' East 156.995 feet; thence North 58°30' East 188.50 feet; thence South 53°00' East 151.222 feet; thence South 79°30' East 169.003 feet; thence South 64°00' East 457.319 feet; thence South 468.60 feet; thence North 89°40'41" West 921.489 feet to the point of beginning.

Beginning at a point which is North 89°49'01" West along the Section line 1,277.29 feet; and North 0°09'40" East 695.27 feet from the South quarter corner of Section 15, Township 3 South Range 1 East, Salt Lake Base and Meridian; and running thence North 0°09'40" East 281.89 feet; thence East 154.53 feet; thence South 0°09'40" West 281.89 feet; thence West 154.53 feet to the point of beginning.

Beginning at a point which is North 89°49'01" West along the Section line 1,277.29 feet and North 0°09'40" East 977.16 feet from the South quarter corner of Section 15, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 0°09'40" East 210.91 feet; thence South 73° East 363.65 feet; thence South 9°15' West 409.79 feet to a point on a curve to the left, center bearing South 15°54'16" West, radius 469.82 feet; thence along the arc of said curve 130.42 feet to the point of beginning; thence North 0°09'40" East 281.89 feet; thence West 154.53 feet to the point of beginning.

All of the Northeast quarter of the Northeast quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian except that portion lying North of a line described as follows:

Beginning at a point that is 337.38 feet South and 3,974.60 feet East of the brass capped county monument which is the Northwest corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 53°00'54" East 326.68 feet; thence East to the East line of Section 23.

Beginning at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence East 900 feet; thence South 242 feet; thence West 900 feet; thence North 242 feet to the point of beginning.

Beginning at a point on the 40 acre line which is North 0°27'15" West along the Section line 1,313.66 feet; and North 89°41'40" West 631.73 feet, from the Southeast corner of Section 15, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°41'40" West 950.19 feet; thence South 0°18'20" West 660 feet, thence South 89°41'40 East 1,029.82 feet to the West line of the U.S. Bureau of Reclamation right-of-way, thence North 6°34'27" West along said right-of-way 664.79 feet to the point of beginning. Containing 15 acres.

Beginning at a point on the center line of the U.S. Bureau

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of Reclamation right-of-way, said point being on the 40 acre line and North 0°27'15" West along the Section line 1,313.66 feet and North 89°41'40" West 556.19 feet from the Southeast corner of Section 15, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence 89°41'40" West 75.54 feet, thence South 6°34'27" East 664.79 feet, thence South 89°41'40 East 75.54 feet, thence North 6°34'27" West along said center line 664.79 feet, to the point of beginning. Containing 1.145 acres.

Mo Fee

KATHIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

SEP 28 12 24 PM '84

REQ OF *Sandy City*

Regueline Pope
Regueline Pope

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EXHIBIT B

	Phase #	Phase Name	Units	Acres	Units/Acre
1994/1996	I	Pepperwood Heights	40	278.0	0.14
1990/1995	II	Pepperwood Hills Condo	199	27.8	7.16
1998/1995	III	Pepperwood Creek	68	21.8	3.12
1990/1995	IV	Pepperwood Creek	25	8.4	2.98
1984/1986	V	Pepperwood Terrace III	15	10.6	1.42
1984/1988	VI	Pepperwood Creek	67	19.8	3.38
1980/1983	VII	Pepperwood Canyon Phase 1	55	26.6	2.02
1983/1985	VIII	Pepperwood Canyon Phase 2	22	10.2	2.16
1978/1982	IX	Pepperwood Phases 1-5	258	211.0	1.22
1991/1994	X	Pepperwood Phases 6-8	35	27.3	1.28
1984/1986	XI	Pepperwood Phases 6-8	22	22.0	1.00
1984/1985	XII	Pepperwood Terrace Phase II	5	8.97	0.55
1992/1996	XIII	Pepperwood Phases 6-8	88	60.0	1.47
1994/1996	XIV	Pepperwood Phases 6-8	25	26.2	0.95
1983/1985	XV	Pepperwood Villas	64	19.3	3.32
1984/1988	XVI	Pepperwood Villas	100	23.6	4.24
1988/1995	XVII	Pepperwood Villas	346	82.0	4.22
1984/1985	XVIII	Pepperwood Terrace I	9	9.43	0.95
		TOTALS	1,443	893.0	1.62

EXHIBIT B



PEPPERWOOD PHASING PLAN

Sandy City
Community Development

800 East 100 North
Sandy, Utah 84070
(801) 566-1561

(Approved by Planning Commission - March 18, 1982).

Phase #	Phase Name	Units	Acres	Units/Acre
1994-96	I Pepperwood Hills	40	278.0	0.14
1990-95	II Pepperwood Hills Condo	199	27.8	7.16
1988-95	III Pepperwood Creek	68	21.8	3.12
1990-95	IV Pepperwood Creek	25	8.4	2.98
1984-86	V Pepperwood Hills	15	10.6	1.42
1984-88	VI Pepperwood Creek	67	19.8	3.38
1980-83	VII Pepperwood Canyon, Phase 1	55	26.6	2.07
1983-85	VIII Pepperwood Canyon, Phase 2	22	10.2	2.16
1978-82	IX Pepperwood Phases 1 through 5	258	211.0	1.22
1991-94	X Pepperwood Phases 6 through 8	35	27.3	1.28
1980-83	XI Pepperwood Phases 6 through 8	26	26.8	0.97
1980-83	XII Pepperwood Hills	10	13.6	0.74
1992-96	XIII Pepperwood Phases 6 through 8	88	60.0	1.47
1994-96	XIV Pepperwood Phases 6 through 8	25	26.2	0.95
1983-85	XV Pepperwood Villas	64	19.3	3.32
1984-88	XVI Pepperwood Villas	100	23.6	4.24
1988-95	XVII Pepperwood Villas	346	82.0	4.22
	TOTALS	1,443	893.0	1.62

PROPOSED

1994/1996	I Pepperwood Heights	40	278.0	0.14
1990/1995	II Pepperwood Hills Condo	199	27.8	7.16
1998/1995	III Pepperwood Creek	68	21.8	3.12
1990/1995	IV Pepperwood Creek	25	3.4	2.98
1984/1986	V Pepperwood Terrace III	15	10.6	1.42
1984/1988	VI Pepperwood Creek	67	19.8	3.38
1980/1983	VII Pepperwood Canyon Phase 1	55	26.6	2.02
1983/1985	VIII Pepperwood Canyon Phase 2	22	10.2	2.16
1978/1982	IX Pepperwood Phases 1-5	258	211.0	1.22
1991/1994	X Pepperwood Phases 6-8	35	27.3	1.28
1984/1986	XI Pepperwood Phases 6-8	22	22.0	1.00
1984/1985	XII Pepperwood Terrace Phase II	5	8.97	0.55
1992/1996	XIII Pepperwood Phases 6-8	88	60.0	1.47
1994/1996	XIV Pepperwood Phases 6-8	25	26.2	0.95
1983/1985	XV Pepperwood Villas	64	19.3	3.32
1984/1988	XVI Pepperwood Villas	100	23.6	4.24
1988/1995	XVII Pepperwood Villas	346	82.0	4.22
1984/1985	XVIII Pepperwood Terrace I	9	9.43	0.95
	TOTALS	1,443	893.0	1.62

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PROPOSED

<u>Phase</u>	<u>Proposed</u>	<u>Units</u>	<u>Acres</u>	<u>U/A</u>
XI	Pepperwood Phases 6-8	22	22.0	1.00
XII	Pepperwood Terrace II	5	8.97	0.55
XVIII	Pepperwood Terrace I	9	9.43	0.95
		<u>36</u>	<u>40.4</u>	

In summary, Phase XI and XII are being reduced to create Phase XVIII. The overall acreage and density for the entire property will remain the same.

Recommendation

Staff would recommend approval of the New Phasing Plan for Pepperwood.

K R Aanenson
Kathryn R. Aanenson
Associate Planner

Michael G. Coulam
Community Development Director

KRA/sf

EXHIBIT C

PETITION, AGREEMENT AND AUTHORIZATION

WE, the undersigned, being all of the owners of a certain parcel or certain parcels of real property described in Exhibit A, which is attached hereto and by this reference is made a part hereof, do hereby petition the City Council of Sandy City, Utah, to adopt by ordinance the P.U.D. phasing plan that is set forth in Exhibit B, which is attached hereto and by this reference is made a part hereof, and do hereby provide our written approval of said P.U.D. phasing plan.

Furthermore, in consideration of the mutual advantages to be gained thereby and for other good and valuable consideration, we agree that said phasing plan shall constitute a covenant running with the land that shall be binding on ourselves, our heirs, our successors, and our assigns and which shall remain in full force and effect until such time as it is duly amended or repealed by a governmental body with planning and zoning authority over said P.U.D. phasing plan.

Furthermore, we do hereby authorize the recordation or filing in the office of the Sandy City Recorder, the Salt Lake County Recorder, or any other public place, said P.U.D. phasing plan, this document, the exhibits attached hereto, any ordinances or resolutions pertaining to said P.U.D. phasing plan, or any other documents pertaining to said P.U.D. phasing plan.

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BELL MOUNTAIN CORPORATION
Name of Property Owner

By: [Signature]
Signature

Vice Pres Bell Mountain Corp
Title

Sept 4, 1934
Date

STATE OF UTAH)
 : ss
County of Salt Lake)

SUBSCRIBED AND SWORN before me this _____ day of _____, 19____.

Notary Public
Residing at _____

My Commission Expires:

Name of Property Owner

By: _____
Signature

Title

Date

STATE OF UTAH)
 : ss
County of Salt Lake)

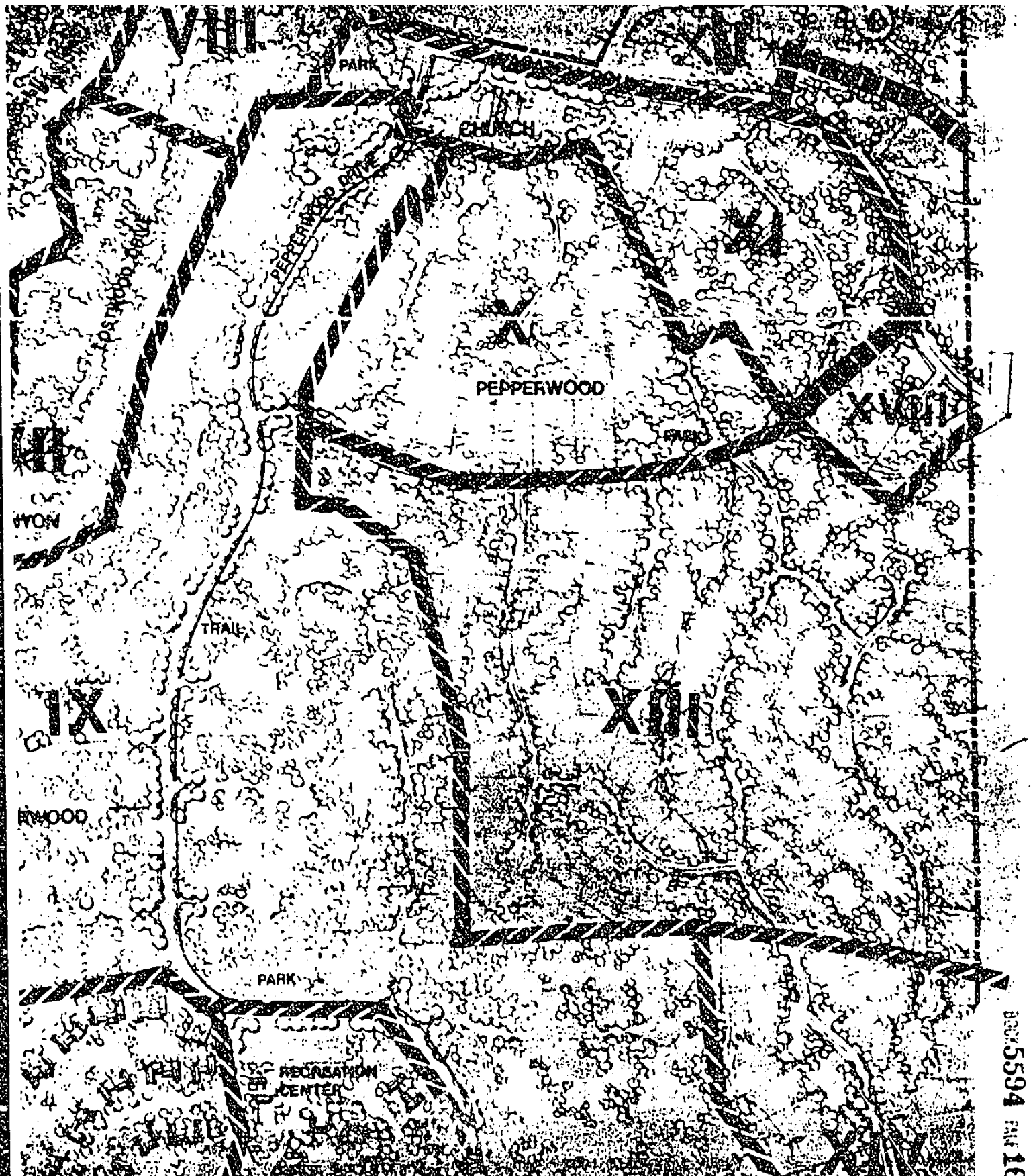
SUBSCRIBED AND SWORN before me this _____ day of _____, 19____.

Notary Public
Residing at _____

My Commission Expires:

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RECORDED



PEPPERWOOD

RECREATION
CENTER

FILE COPY

PUD PHASING PLAN

PEPPERWOOD
MASTER PLAN

SANDY CITY, UTAH

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SANDY CITY
PLANNING & ZONING COMMISSION
SIGNED: *[Signature]*
DATE: *June 26, 1969*
PRELIMINARY FINAL
NOTES:

843 acres
1443 units
18 phases

a development of:

BELL MOUNTAIN CORP.
1760 SOUTH STATE
SALT LAKE CITY, UTAH

land planning by:

LANCOM INC

PLANNING-DEVELOPMENT-DESIGN

10770 WASATCH BLVD. SANDY, UTAH 84092

DIMPLE DELL ROAD

106 SOUTH

BOOK 5594 PART 1646

LEGEND

phase	units	acres
PEPPERWOOD	432	351.3
PEPPERWOOD CANYON	77	36.8
PEPPERWOOD CREEK	160	50
PEPPERWOOD HILLS	264	330
PEPPERWOOD VILLAS	510	124.9
total	1,443	893.0

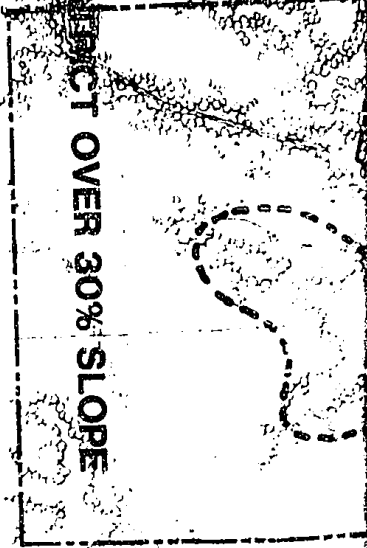
DENSITY .62 ACRES PER UNIT

PHASE #	PHASE NAME	UNITS	ACRES	U/A	SCHEDULED DATES
I	PEPPERWOOD HILLS	432	351.3	0.81	1974/1995
II	PEPPERWOOD HILLS CONDO	172	27.8	0.16	1970/1995
III	PEPPERWOOD CREEK	160	21.8	0.12	1988/1995
IV	PEPPERWOOD CREEK	25	8.4	0.32	1970/1995
V	PEPPERWOOD TERRACE III	15	10.6	0.72	1981/1986
VI	PEPPERWOOD CREEK	57	19.8	0.34	1984/1989
VII	PEPPERWOOD CANYON PHASE 1	55	26.6	0.47	1973/1983
VIII	PEPPERWOOD CANYON PHASE 2	22	10.2	0.46	1983/1985
IX	PEPPERWOOD PHASES 1-5	298	211.0	0.72	1978/1982
X	PEPPERWOOD PHASES 6-8	25	27.3	1.08	1971/1994
XI	PEPPERWOOD PHASES 6-8	2	22.0	1.10	1.34/1986
XII	PEPPERWOOD PHASE PHASE 11	5	8.97	1.79	1981/198
XIII	PEPPERWOOD PHASES 6-8	25	60.0	2.40	1992/1996
XIV	PEPPERWOOD PHASES 6-8	25	26.2	0.95	1994/1996
XV	PEPPERWOOD VILLAS	100	19.3	0.19	1983/1985
XVI	PEPPERWOOD VILLAS	346	21.6	0.06	1984/1988
XVII	PEPPERWOOD VILLAS	346	82.0	0.24	1988/1995
XVIII	PEPPERWOOD TERRACE I	9	5.43	0.60	1984/1985
TOTALS		1,443	893.0		

Recorded by Lincoln on May 10, 1984

BOOK 5594 PART 1645

SLOPE DISINFECT OVER 30% SLOPE



SEVEN SPRINGS

WASATCH BOULEVARD

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SALT LAKE COUNTY
EQUESTRIAN PARK

DIMPLE DELL ROAD

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LOWER BELLS CANYON
RESERVIOR

PEPPERWOOD
PARK

SEVEN SPRINGS
DRIVE

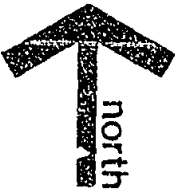
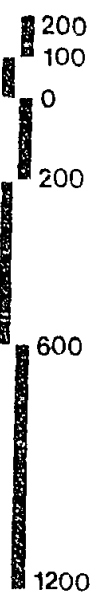
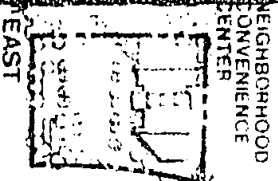
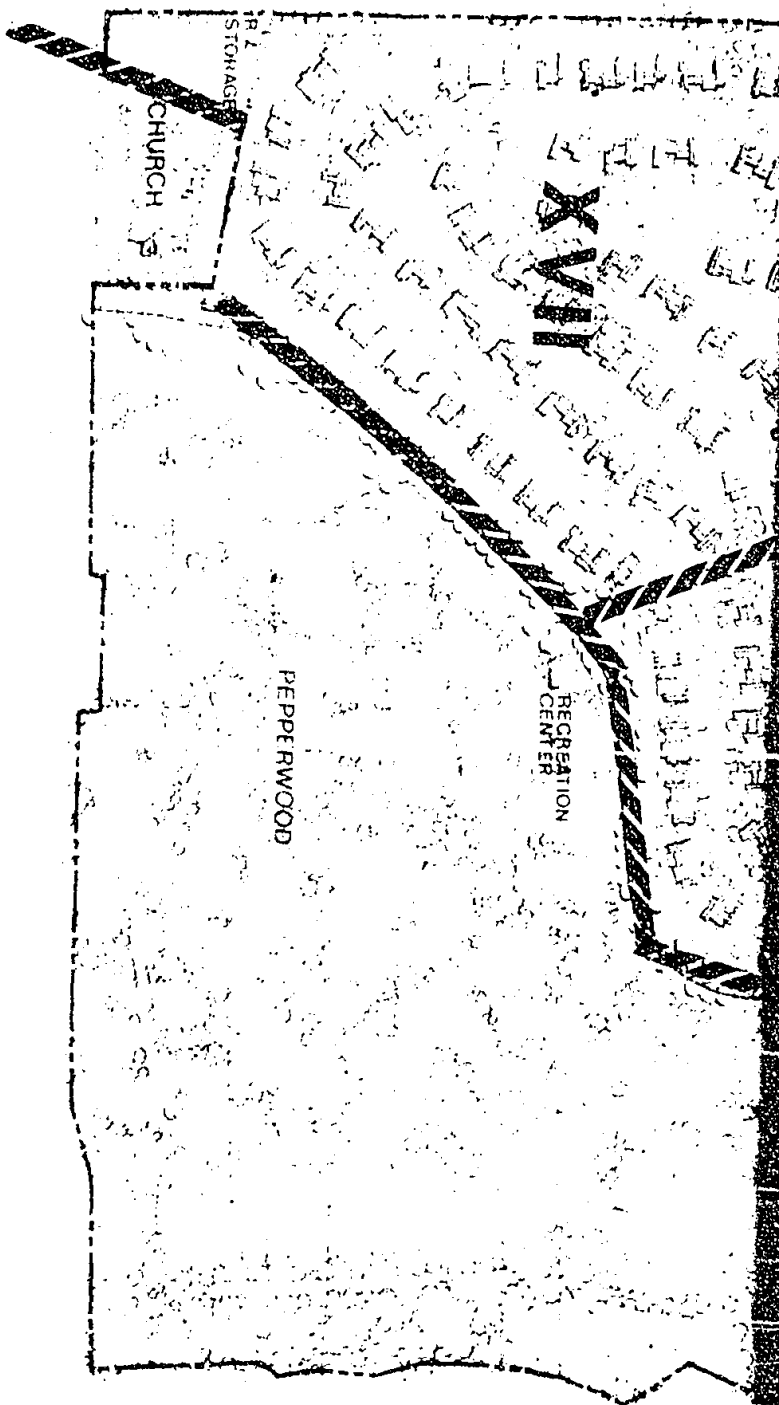
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BOOK 5594 PART 1647

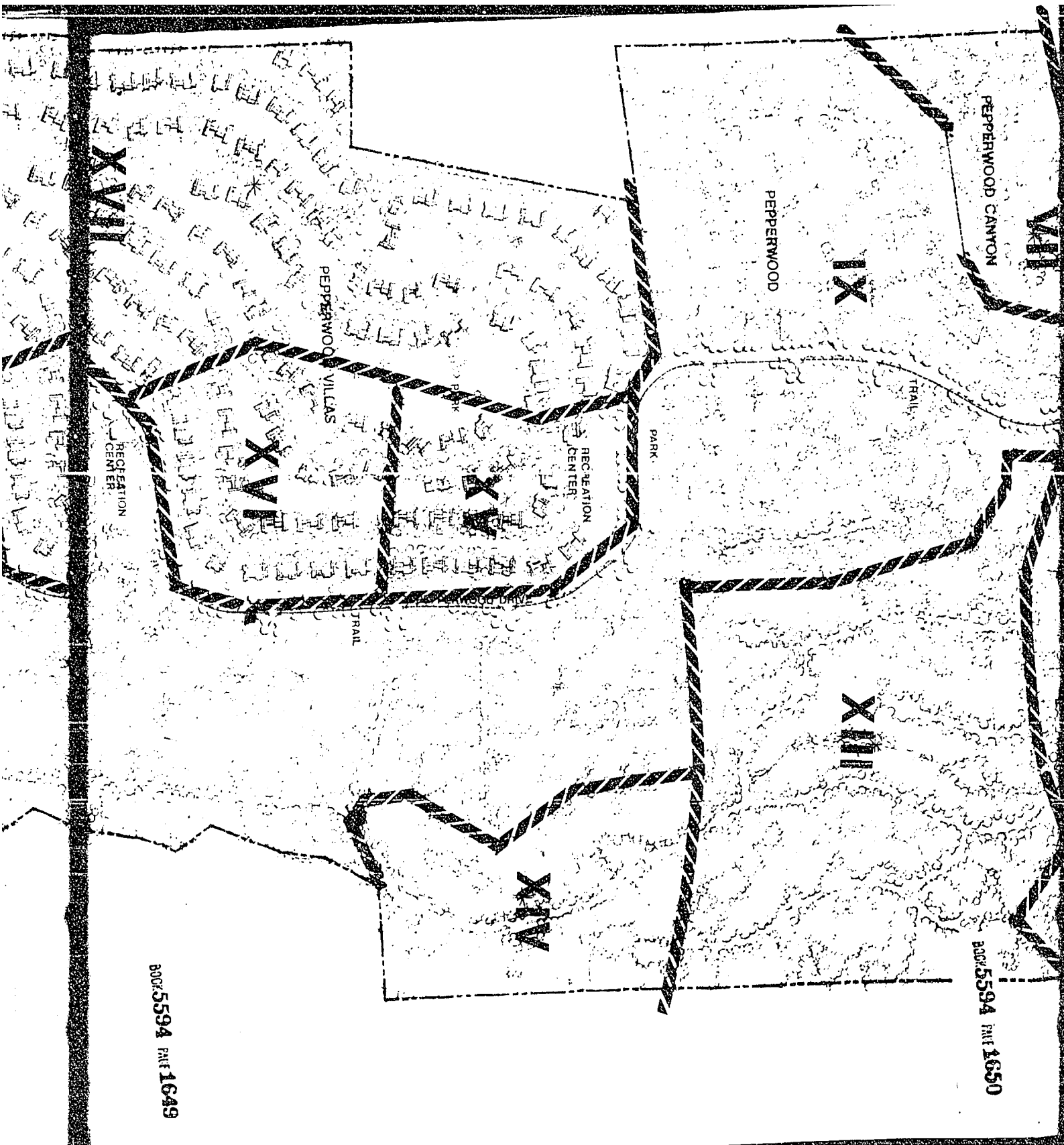
BOOK 5594 PART 1648



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JULY 1980
REV. FEB 1981



PEPPERWOOD CANYON

VII

PEPPERWOOD

IX

PEPPERWOOD VILLAGES

XVIII

RECREATION CENTER

XVII

X

RECREATION CENTER

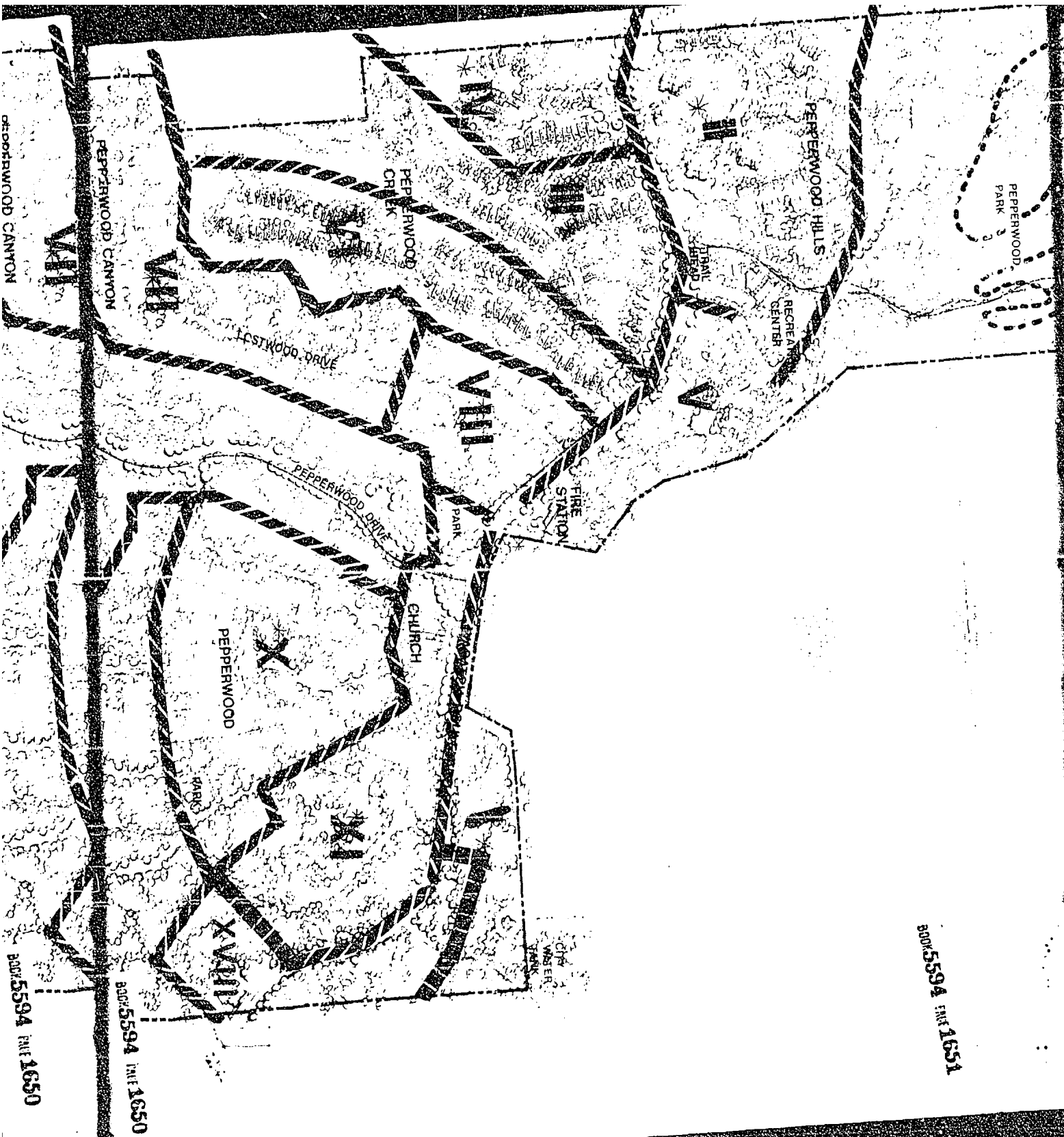
TRAIL

XIII

XIV

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BOOK 5594 INT 1650

BOOK 5594 INT 1650

PEPPERWOOD CANYON

PEPPERWOOD CANYON

PEPPERWOOD CREEK

PEPPERWOOD HILLS

PEPPERWOOD PARK

RECREATION CENTER

PARK

FIRE STATION

PARK

CHURCH

PEPPERWOOD PARK

CITY WATER TANK

VII

VIII

X

XI

XII

LOSTWOOD DRIVE

PEPPERWOOD DRIVE

E DISTRICT OVER 30%

PEPPERWOOD
PARK

TRAIL

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