

Shirley A. Bloxham  
City Recorder  
440 East 8680 South  
Sandy, Utah 84070

ORDINANCE #85-51

4181786

AN ORDINANCE ADOPTING THE PEPPERWOOD PLANNED DEVELOPMENT PHASING PLAN.

REC'D  
SANDY CITY  
DEC 21 10 51 AM '85  
SALT LAKE COUNTY, UTAH  
Pennt Korolagos  
Sandy City

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thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.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 17<sup>th</sup> day of September, 1985.

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

PRESENTED to the Mayor of Sandy City for his approval this 18 day of Dec., 1985.

APPROVED by the Mayor of Sandy City this 20<sup>th</sup> day of Dec

Lawrence P. Smith  
Lawrence P. Smith, Mayor

ATTEST:

Shirley A. Bloxham  
Shirley A. Bloxham  
City Recorder

RECORDED this 26 day of December, 1985.

BOOK 5721 PAGE 2652

*C. Hubert 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°28' West 232.5 feet; thence South 16°02' West 223.1 feet; thence South 59°02' East 226.5 feet; thence South 53°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°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°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°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°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°42'56" East 60.39 feet; thence South 73°19'34" East 443.70 feet; thence North 40°24'03" East 151.93 feet; thence North 61°14'35" East 162.44 feet; thence North 81°36'47" East 317.91 feet; thence North 64°12'43" East 124.95 feet; thence North 54°12'57" East 137.04 feet; thence North 53°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

*Section  
School  
Dist.  
1. C. 00*

*Memorial  
Gardens*

800' 5721 P&S 2654

beginning.

*Spencer-  
School  
Dist  
50' wide  
strip*

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.)

*Burtis  
Robbins*

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.

*Dick  
Burke*

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:

*Willow  
Creek  
Mesa  
"C"*

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

BOOK 5721 PAGE 2655

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.

*LD  
Chapel  
West  
Chapel  
site*

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:

*Monument  
and base*

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.

*Star  
corner*

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.

*Red  
book*

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

BOOK 5721 PAGE 2656

of Reclamation right-of-way, said point being on the 40 acre line and North  $0^{\circ}27'15''$  West along the Section line 1,313.66 feet and North  $89^{\circ}41'40''$  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  $89^{\circ}41'40''$  West 75.54 feet, thence South  $6^{\circ}34'27''$  East 664.79 feet, thence South  $89^{\circ}41'40''$  East 75.54 feet, thence North  $6^{\circ}34'27''$  West along said center line 664.79 feet, to the point of beginning. Containing 1.145 acres.

BOOK 5721 PAGE 2657

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.

BELL MOUNTAIN COOP.  
Name of Property Owner

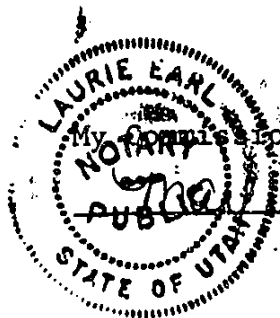
By: [Signature]  
Signature

Pres.  
Title

Aug 21, 1985  
Date

STATE OF UTAH                    )  
  : ss  
County of Salt Lake)

SUBSCRIBED AND SWORN before me this 21<sup>st</sup> day of  
August, 1985.



Laurie Earl  
Notary Public  
Residing at LA County Utah

Name of Property Owner

By: [Signature]  
Signature

Mayor  
Title

12-20-85  
Date

Attest:  
Shirley A. Blaham  
City Recorder

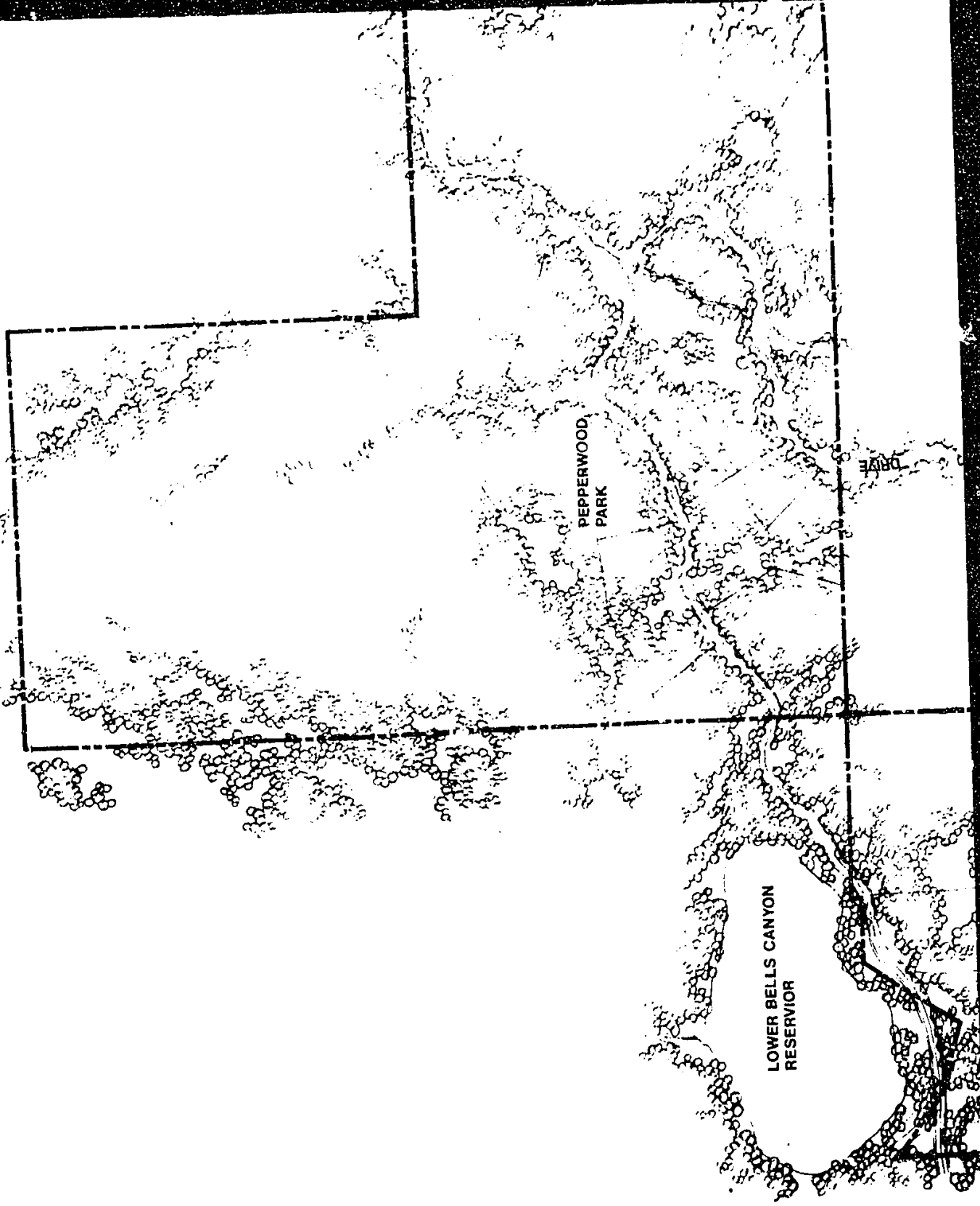
STATE OF UTAH                    )  
  : ss  
County of Salt Lake)

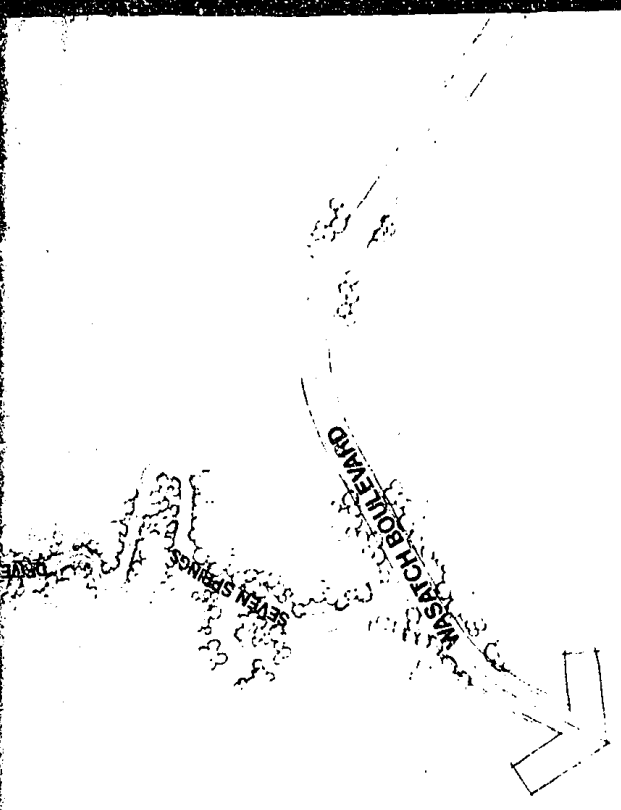
SUBSCRIBED AND SWORN before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_.

Notary Public  
Residing at \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_







DIMPLE

# PHASING PLAN

## LEGEND

phase	units	acres
PEPPERWOOD	446	335.9
PEPPERWOOD CANYON	72	32
PEPPERWOOD CREEK	181	47
PEPPERWOOD HILLS CONDS. 1-66 LOTS 60	225	252.6
PEPPERWOOD VALLEY	497	135.6
<b>total</b>	<b>1,420</b>	<b>913</b>

## NET DENSITY 1.55 UNITS PER ACRE

PHASE	PHASE NAME	UNITS	ACRES	U/A	DATES
I-V	PEPPERWOOD	259	211	1.22	COMPLETED 1995-1998
VII-VII'	PEPPERWOOD PHASE 6-8 & II-A	186	121.7	1.52	COMPLETED 1986
IX	PEPPERWOOD CANYON I	51	26.6	1.91	COMPLETED 1985-1988
X	PEPPERWOOD CANYON II	21	5.4	3.88	1990-1995
XI	PEPPERWOOD TERRACE	15	17.4	0.86	1990-2000
XII	PEPPERWOOD HILLS II	45	317.3	0.14	1998-2000
XIII	PEPPERWOOD CREEK	181	47	3.85	1985
XV	PEPPERWOOD HILLS I	165	27.8	5.93	
XVI	PEPPERWOOD RECREATION AREA	3	3.2	0	
XIV	PEPPERWOOD VALLEY	497	135.6	3.66	1985-1990

## Exhibit B

Sell Mountain Corporation


by: *Daniel Evans*

**ARCHITECTS INTERNATIONAL  
CORPORATION**

Exhibit B

Bell Mountain Corporation  
by: David Evans

BOOK 5721 PAGE 2663



ARCHITECTS INTERNATIONAL CORPORATION

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ARCHITECTURE PLANNING ENGINEERING

801 943 3944 SANDY UTAH 84082

2023 EAST 9400 SOUTH

# PEPPERWOOD

# MASTER PLAN

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## SANDY CITY, UTAH

a development of:  
 BELL MOUNTAIN CORP.  
 1760 SOUTH STATE  
 SALT LAKE CITY, UTAH

LIMIT DIRT ROAD

106 SOUTH

800' 5721 PAGE 2664



PEPPERWOOD HILLS

RECREATION CENTER

TRAIL HEAD

PEPPERWOOD CREEK

PEPPERWOOD CANYON

DELL ROAD

WASATCH BOULEVARD

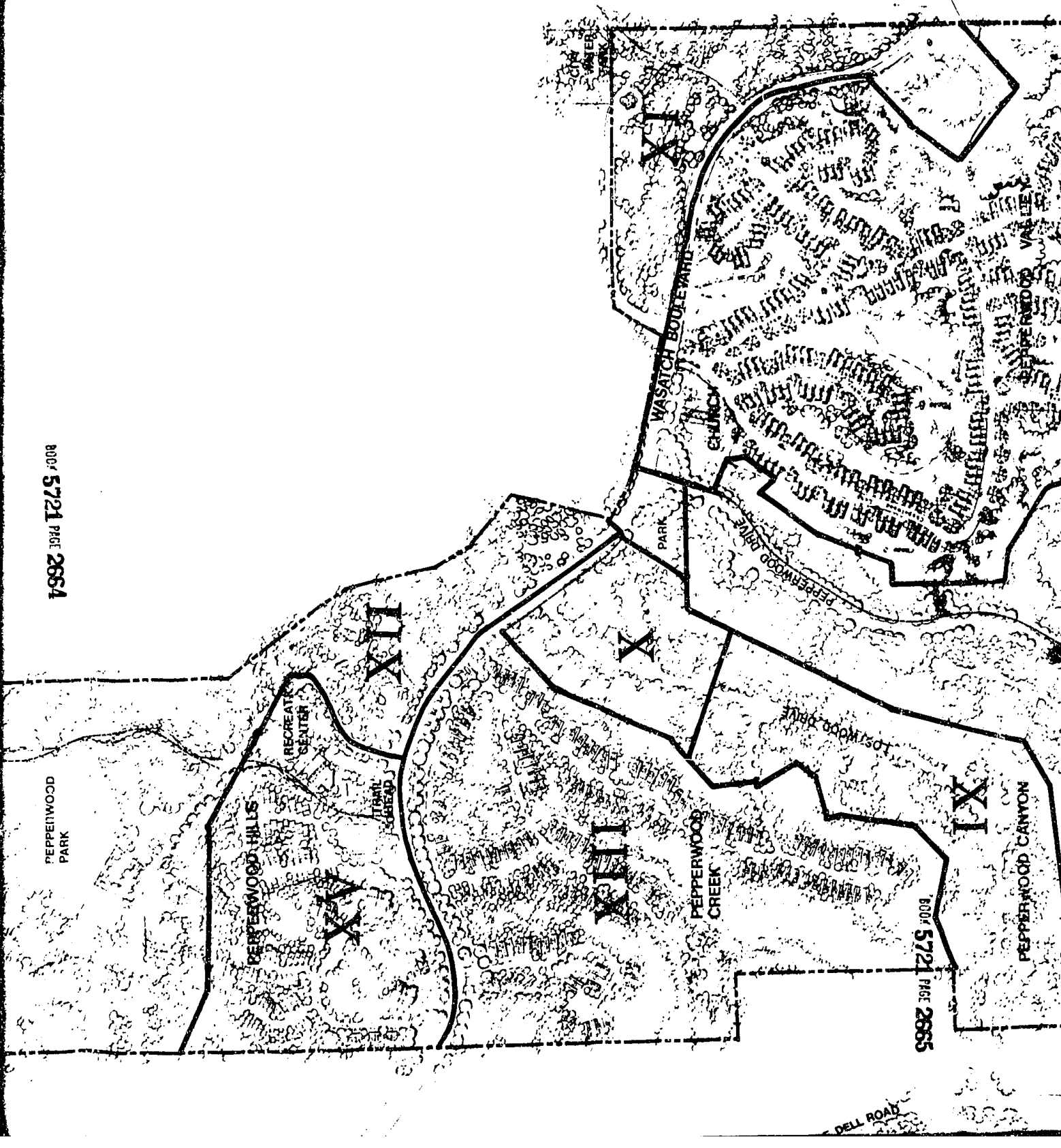
PARK

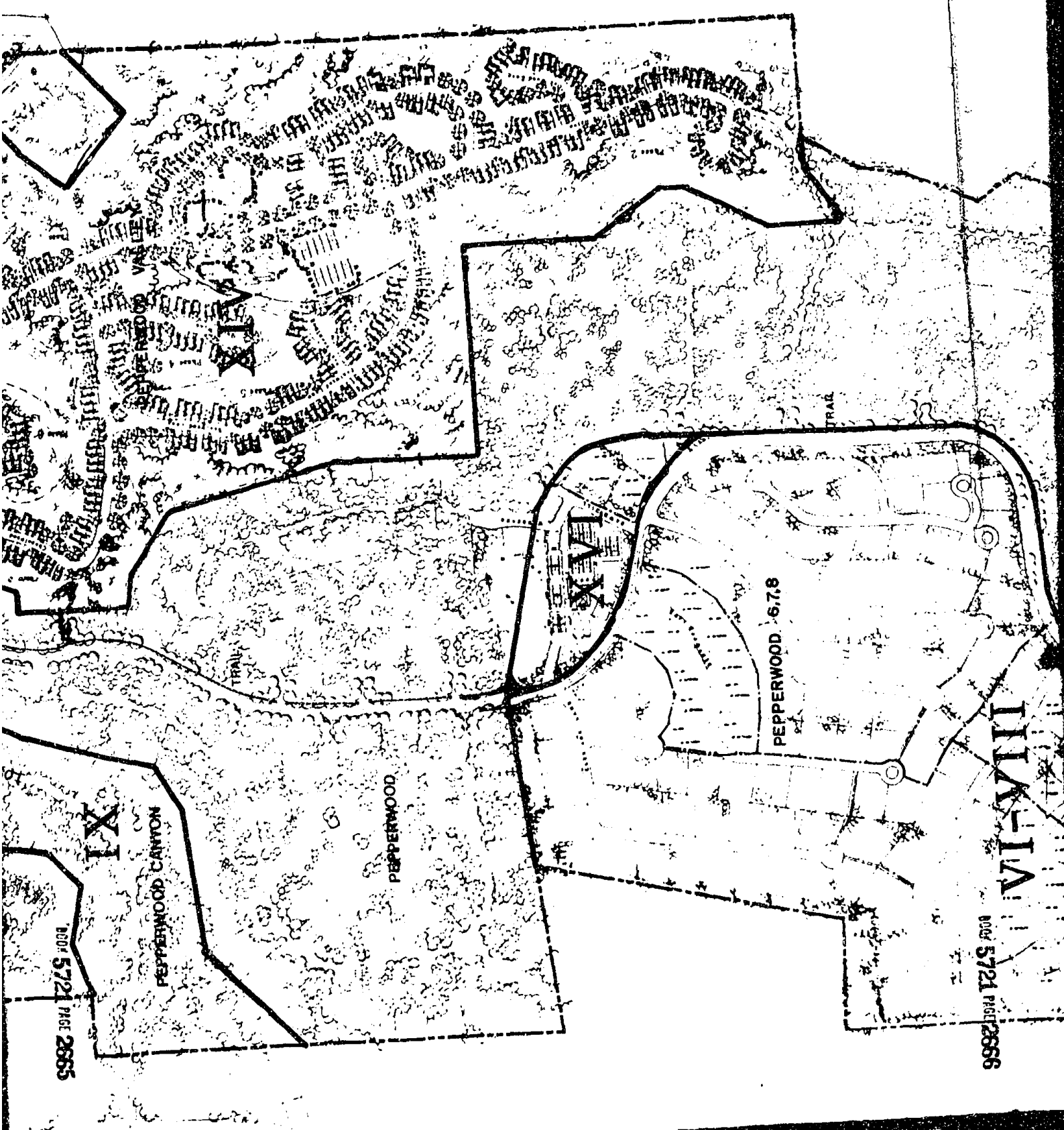
SUNNY

PEPPERWOOD DRIVE

LOSWOOD PARK

PEPPERWOOD VALLEY





BOOK 5721 PAGE 2665

BOOK 5721 PAGE 2666

XVIII-IV

PEPPERWOOD .67.8

PEPPERWOOD

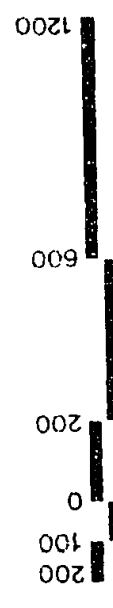
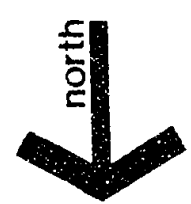
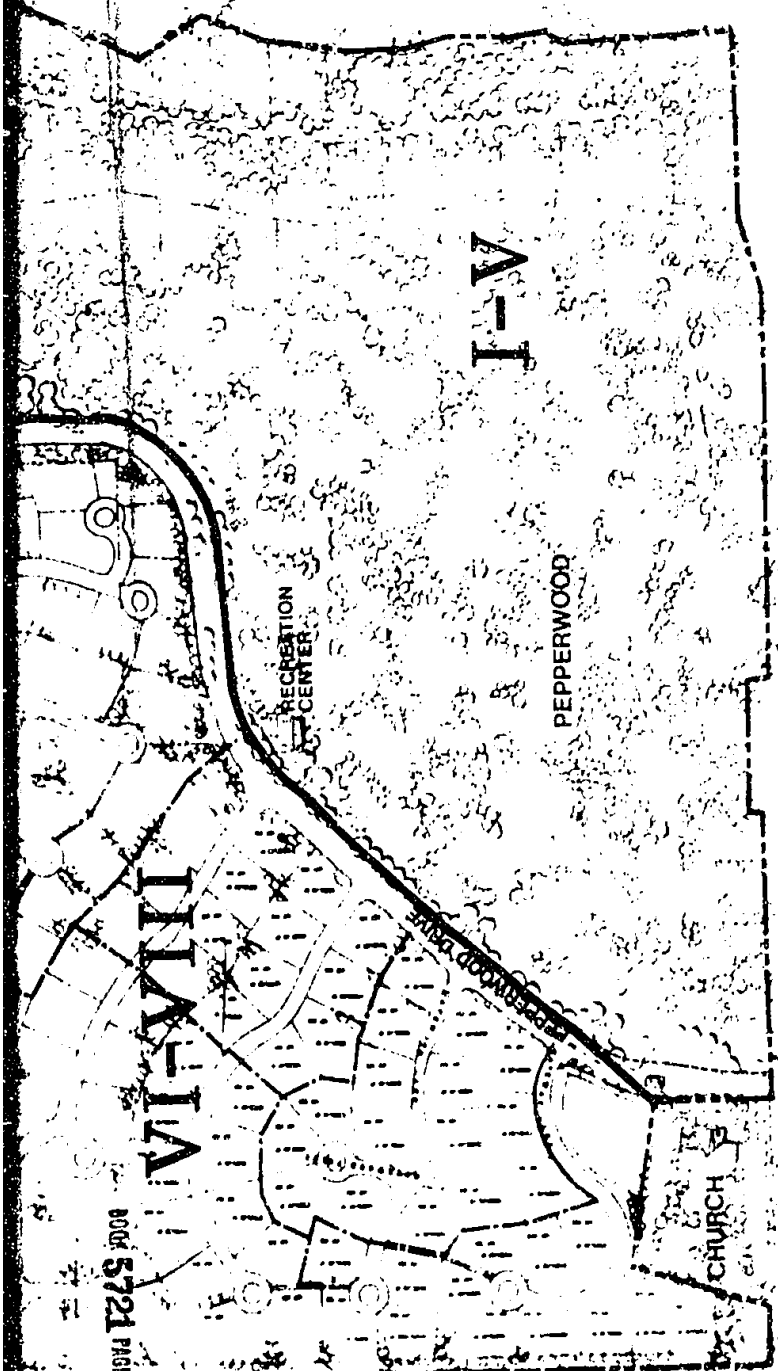
PEPPERWOOD CANYON

IX

XVI

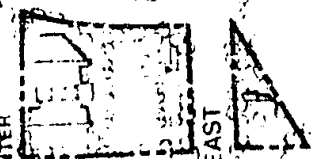
TRAIL

TRAIL



JUNE 1965

NEIGHBORHOOD  
CONVENIENCE  
CENTER



BOOK 5721 PAGE 2666

BOOK 5721 PAGE 2667