

## Staff Memo

TO: Planning Commission  
FROM: Ian Harris  
SUBJECT: 10111 S Chattel Circle Accessory Building

DATE: June 14, 2022

This memo is written to address two outstanding questions posed by Planning Commission with regards to the accessory structure located at 10111 S Chattel Circle. The item was brought to the May 24 meeting and tabled to address the questions:

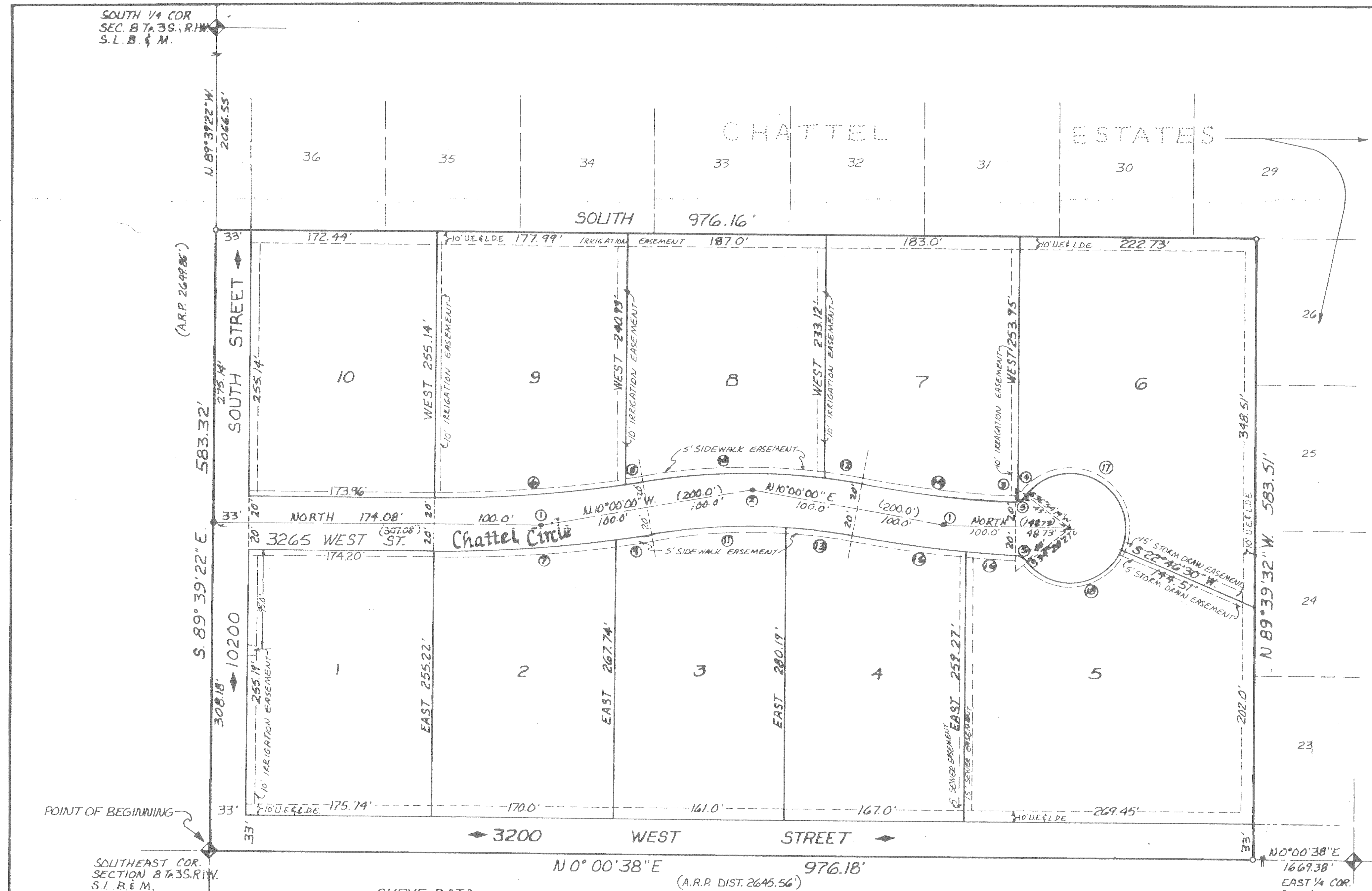
1. The question of whether or not a 10' Public Utility Easement (PUE) exists that would interfere with the building plans.
2. The question of whether an encroachment permit could be granted that would interfere with the applicant's plans to relocate a curb cut closer to the accessory building.

With regards to the first question, the PUE has been determined by staff to be non-existent after 1982. The original subdivision plat on file with both the City and the County (1977) shows a 10-foot PUE roughly bisecting the property. An amended subdivision plat also on file with the city and county from 1982 shows this PUE removed. This is the most recent plat for the subdivision. Nothing additional in the plat has been found that would interfere with the accessory building being constructed.

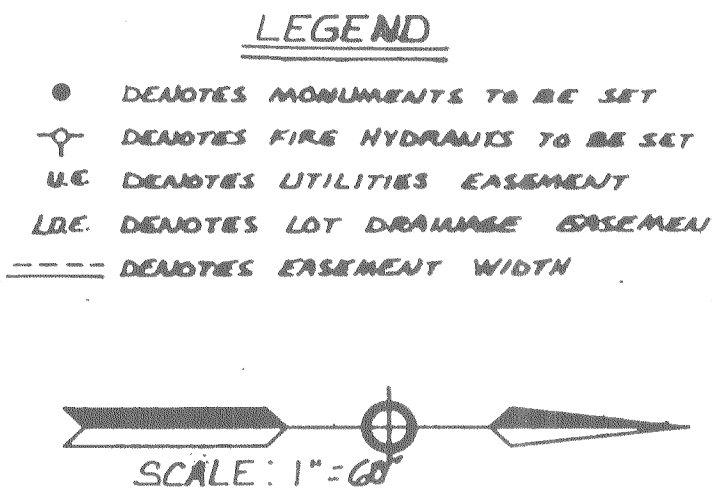
With regards to the second question, the City Engineer has determined that he has the ability and authority to grant an encroachment permit, allowing the relocation of the curb cut/drive approach to the location intended by the applicant.

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Ian Harris  
Planner I



CURVE DATA					
No.	Δ: DELTA	R: RADIUS	L: LENGTH OF ARC	Lc: LENGTH OF CHORD	T: TANGENT
1	10°00'00"	1143.01'	199.49'	199.24'	100.00'
2	20°00'00"	567.13'	197.97'	196.96'	100.00'
3	9°03'50"	15.00'	2.37'	2.37'	
4	45°14'46"	15.00'	11.85'	11.54'	
5	54°18'36"	15.00'	14.22'	13.69'	
6	9°07'12"	1123.01'	178.74'	178.56'	
7	8°24'20"	1163.01'	170.61'	170.46'	
8	0°52'48"	1123.01'	17.25'	17.25'	
9	1°35'40"	1163.01'	32.36'	32.36'	
10	16°34'17"	587.13'	170.61'	170.07'	
11	18°34'00"	547.13'	129.56'	129.26'	
12	3°20'43"	587.13'	34.28'	34.28'	
13	6°26'00"	547.13'	61.43'	61.40'	
14	7°32'08"	1123.01'	147.60'	147.89'	
15	5°16'09"	1163.01'	106.96'	106.92'	
16	2°18'33"	1163.01'	46.87'	46.87'	
17	16°52'11"	46.00'	130.27'	89.32'	
18	122°45'03"	46.00'	96.41'	78.99'	



Eckhoff, Watson and Prestor  
SALT LAKE CITY, UT  
Cedar City, UT  
Price, UT  
Grand Junction, CO  
Engineers - Planners  
Surveyors

ACKNOWLEDGMENT  
STATE OF UTAH S.S.  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, PERSONALLY  
APPEARED BEFORE ME \_\_\_\_\_  
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT \_\_\_\_\_  
IS/ARE THE \_\_\_\_\_ OF \_\_\_\_\_  
AND THAT THE WITHIN OWNER  
DEDICATION WAS SIGNED IN BEHALF OF SAID \_\_\_\_\_  
BY AUTHORITY OF \_\_\_\_\_  
AND THE SAID \_\_\_\_\_  
ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_  
EXECUTED THE SAME.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, ROBERT G. WALKER do hereby certify that I am a Registered Civil Engineer, and/or Land Surveyor, and that I hold Certificate No. 3559, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as CHATTEL ESTATES #2 SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**

COURSE	DIST.	REMARKS
		BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B. & M. RUNNING THENCE
N 0°00'38"E	976.18	FEET; THENCE
N 89°39'32"W	583.51	FEET; THENCE
S 89°39'32"E	583.32	FEET; THENCE
		TO THE POINT OF BEGINNING.
		CONTAINS 10 LOTS 13.08 ACRES

**OWNER'S DEDICATION**  
Know all men by these presents that \_\_\_\_\_, the undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the CHATTEL ESTATES #2 SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.  
In witness whereby \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_  
R. Brian De Haan  
James H. De Haan  
Calvin J. Osborne  
Leah Mae Osborne  
Lon H. Szymanski  
Molly Szymanski  
Sam M. Nielson  
Donna R. Nielson  
Mike R. Nielson  
Scott J. De Haan  
Denise Osborne  
James B. Olson  
James C. Kodol  
Dan A. Kodol  
Betty A. Apriman  
Jeffrey A. Apriman  
Nancy M. Apriman

**ACKNOWLEDGMENT**  
STATE OF UTAH  
County of Salt Lake S.S.  
On the 15th day of March A.D. 1982, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.  
MY COMMISSION EXPIRES 3-13-83  
Janet Drury  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY  
**CHATEL ESTATES #2 SUBDIVISION**  
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SEC. 8 T. 35 S. R. 1 W. SALT LAKE BASE & MERIDIAN

COUNTY HIGHWAY DEPT.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_\_\_  
DIRECTOR OF COUNTY HIGHWAYS

BOARD OF HEALTH  
APPROVED THIS 24th DAY OF August A.D. 1981  
Kentel M. Miner  
CHAIRMAN, CO. BOARD OF HEALTH

FLOOD CONTROL DEPT.  
APPROVED THIS 24th DAY OF August A.D. 1981  
Robert W. Wilson  
FLOOD CONTROL COORDINATOR

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE 7-13-81 Robert W. Wilson  
SOUTH JORDAN CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 6th DAY OF April A.D. 1982  
Michael J. Mahan  
SOUTH JORDAN CITY ATTORNEY

COUNTY COMMISSION  
PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 22nd DAY OF April A.D. 1982, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
Delma Mabey  
ATTORNEY SOUTH JORDAN CITY CLERK  
Ray Edwards  
MAYOR

RECORDED # 82-4-33  
STATE OF UTAH, COUNTY OF SALT LAKE  
RECORDED AND FILED AT THE REQUEST OF  
DATE 4-27-82 TIME 1:00 PM BOOK 100 PAGE 1  
FEE \$ 5.00  
SALT LAKE COUNTY RECORDER