



THE CITY OF BLUFFDALE
2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200 • www.bluffdale.com

NOTICE OF PUBLIC HEARING

You are receiving this notice because you are a record owner of property within five hundred feet (500') of the subject property.

Notice is hereby given that a **public hearing** will be held before the Bluffdale Planning Commission on **Wednesday, December 1, 2021**, which will **begin at 6:00 p.m., or as soon as thereafter as possible** for the purpose of receiving public comment on the following land use application:

Applicant(s): Banner Hill, LLC
Application #: 2021-41
Application Name: Banner Hill 1A Subdivision Preliminary Plat
General Plan: Mixed Use
Zoning: MU – Mixed Use with a Development Agreement for Independence at the Point
Location: 1090 West Heritagecrest Way
Acreage: .26
Request: To create 4 residential townhome units including associated streets and open space.

The hearing is scheduled in connection with regularly scheduled meeting of the Bluffdale City Planning Commission. If you have any relevant comments or concerns, there are several ways to participate in these meetings as follows:

1. **View** meeting on the City's website at www.bluffdale.com.
2. **Email** your comments to planningmeetingcomment@bluffdale.com for the Planning Commission and include the name of the Applicant(s) in the subject line of the email.
3. **Mailed** written comments will be accepted. Please mail to the following:

Jennifer Robison, Senior Planner
City of Bluffdale Planning
2222 West 14400 South
Bluffdale, Utah 84065

For further information, please contact Jennifer Robison at jrobison@bluffdale.com or 801-849-9421.

In compliance with the Americans with Disabilities Act, individuals needing assistance or other services for this meeting should contact Bluffdale City Hall at least 24 hours in advance of such meeting at 801.254.2200. TTY 7-1-1. The City website is located at www.bluffdale.com.

Subject Property Location: Approximately 1090 West Heritagecrest Way



VICINITY MAP

BANNER HILL, PLAT "A-1"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

NOTES:

1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES, SUBDIVISION MAP ACT, AND OTHER APPLICABLE LAWS AND REGULATIONS OF THE STATE OF UTAH AND THE COUNTY OF SALT LAKE.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS OF RECORD.
3. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS OF RECORD.
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10. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS OF RECORD.

BOUNDARY DESCRIPTION

A PERMANENTLY ESTABLISHED BOUNDARY LINE SHALL BE RUN THROUGH THE CENTER OF THE ROAD, BEING WEST HERITAGECREST WAY, AS SHOWN ON THE PLAT, AND SHALL BE THE BOUNDARY BETWEEN THE PLAT AND THE ADJACENT LANDS.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described land, do hereby certify that the above described land is the same as that described in the foregoing plat, and that the same is subject to all the conditions and restrictions therein contained, and that the same is being offered for sale in accordance with the provisions of the Subdivision Map Act, Chapter 37A, Utah Code Annotated, 1953, as amended.

DATE: _____ BY: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

I, the undersigned, being the owner of the above described land, do hereby certify that the above described land is the same as that described in the foregoing plat, and that the same is subject to all the conditions and restrictions therein contained, and that the same is being offered for sale in accordance with the provisions of the Subdivision Map Act, Chapter 37A, Utah Code Annotated, 1953, as amended.

DATE: _____ BY: _____

UTILITY EASEMENT DESIGNATION

ALL UTILITIES SHOWN ON THIS PLAT ARE TO BE CONSIDERED AS EASEMENTS GRANTED TO THE UTILITY COMPANY SHOWN ON THE PLAT, AND SHALL BE SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS OF RECORD.

LEGEND

--- EASEMENT

--- RIGHT-OF-WAY

--- BOUNDARY

--- LOT

APPROVALS:

<p>SALT LAKE COUNTY FLOOR CONTROL</p> <p>APPROVED: _____ DATE: _____</p>	<p>PLANNING COMMISSION</p> <p>APPROVED: _____ DATE: _____</p>	<p>BLUFFDALE ENGINEERING DEPARTMENT</p> <p>APPROVED: _____ DATE: _____</p>	<p>CITY COUNCIL</p> <p>APPROVED: _____ DATE: _____</p>
<p>DOMINION ENERGY UTAH ACCEPTANCE</p> <p>APPROVED: _____ DATE: _____</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED: _____ DATE: _____</p>	<p>BOARD OF HEALTH</p> <p>APPROVED: _____ DATE: _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED: _____ DATE: _____</p>
<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED: _____ DATE: _____</p>	<p>CENTURY LINK</p> <p>APPROVED: _____ DATE: _____</p>	<p>BLUFFDALE CITY ENGINEERING DEPARTMENT</p> <p>APPROVED: _____ DATE: _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED: _____ DATE: _____</p>