



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUIH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 20, 2018

To: Planning Commission
From: Community Development Department
Subject: Wasatch Overlook Subdivision – Final Review SUB-05-17-5260
 10000 S. Wasatch Blvd., 3171 E. 10000 S., 10 Lots
 and 3140 E. 10000 S. 3.73 Acres
 (*Granite, Community #30*) Zoned R-1-15

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
ANEX-03-17-5241	<i>Request to annex 12 parcels per Ordinance #17-15 Mock Annexation Approved by PC 05/02/17</i>
SUB-05-17-5260	<i>Preliminary Subdivision Review 03/01/18 – PC required the application return for further review</i>

DESCRIPTION OF REQUEST

The applicant, Roger Hall for Wasatch Overlook, LLC, is requesting a Final Subdivision Review for a proposed 10-lot subdivision. This proposal includes properties located at 10000 S. Wasatch Boulevard, 3171 East 10000 South, and 3140 East 10000 South. The property is located in the R-1-15 zone district, and located in the Sensitive Area Overlay.

The site is currently accessed from the west by 10000 South, a 20-foot wide private drive, via an intersection at the bend in Mount Jordan Road and 3100 East. 10000 South transitions from west to east as an asphalt paved surface to an unimproved dirt road approximately 160 feet into the proposed subdivision.

The property has a significant grade change. The property slopes from northeast to southwest with a 70-foot grade change. Water runoff flows to the southwest on to adjacent properties to the south or along 10000 South to the west. A water line runs along 10000 South, and stubs just east of the property line of 3140 East 10000 South.

Significant fill is located on the site along the east of the subject property (west side of Wasatch Boulevard). Further, a now vacant irrigation ditch ran the length of the property east to west.

The applicant is proposing the establishment of a Home Owners Association (HOA) for the subdivision. The HOA will be responsible for maintaining the proposed private cul-de sac and storm water facilities.

STAFF JUSTIFICATION OF ANOMALY DESIGNATION

The City Engineer is forwarding a recommendation to the Planning Commission for the development of an area affected by an anomaly in the 30% slope area (*See Exhibit #1 – Public Works Justification Letter*), possible findings may include:

1. An irrigation ditch historically ran through the center of the parcel with a berm wall on the south side of the ditch. The remnants of this berm ran diagonally through the parcel, from the northwest corner to the southeast corner. This berm is man-made and an anomaly.
2. Wasatch Boulevard was built by cutting the parcel at the east end. The 3:1 slope (33%) that was cut to accommodate Wasatch Boulevard still exists on the east of the parcel and is identified as an anomaly as it was man made.

MARCH 1, 2018 PLANNING COMMISSION HEARING

The proposed subdivision was heard before the Planning Commission on March 1, 2018 (*See Exhibit #2 – Planning Commission Minutes*). Upon review by the Planning Commission, they determined the Preliminary Subdivision and Sensitive Overlay review was complete. However, concerns were raised by staff and surrounding residents regarding home placement on lots 7 and 8, as well as storm water runoff for the site. The Planning Commission voted five to two in favor to bring the proposed subdivision back to the Planning Commission for final review, with the condition that the applicant provide:

1. Engineered grading, drainage, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit.
2. That the grading plan include a driveway plan and profile to assure conforming driveway slope, and that any down sloping driveway require approval from the City Engineer.
3. That final review be brought back to the Planning Commission, and that applicant submit a home placement plan for lots 7 and 8 with cross sections to show the slopes (*See Exhibit #3 – Planning Commission Submittals*).

Other conditions of approval that needed to be addressed during final review were:

4. A vegetation plan has been submitted by the applicant, per the Planning Commission's requirement. Staff would like to see a detailed vegetation plan that identifies what vegetation will be removed based upon the proposed home plan submitted by the home builder. This vegetation plan will need to be reviewed at the time of the building permit.
5. An approved restricted access to 10000 S. to the west has been submitted by the applicant. The Fire Marshal and City Engineer have approved round removable bollards to be placed on the west side of the cul-de-sac (Wasatch Overlook Court).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission Meeting. Two neighborhood meetings were held prior to March 1, 2018 Planning Commission meeting. During these meetings, neighbors raised the following concerns:

1. Storm water runoff to the south and west.
2. Access on to Wasatch Boulevard with both right-in/right-out access and a median.
3. Lot configuration and the number of lots.
4. Homes location to existing slopes.
5. Slope designation and anomalous slope construction.
6. Home price points.
7. Home layout on the lots.
8. Pedestrian access along the proposed access easement.
9. U-turns and access on to Wasatch Boulevard.
10. Height of homes on the property.
11. Installation of the waterline along 10000 South.
12. Water runoff to properties to the south.

STAFF CONCERNS

Staff has the following concerns:

1. Staff suggested to the applicant to combine lots 7 and 8 in order to mitigate the possible impacts on the adjacent properties to the south. The applicant submitted the final plans showing 10 lots as in the preliminary plat with all requested information. The reviewing departments are comfortable with the drawings as submitted. Many of the details will be figured out to ensure compliance with the individual building permit applications (*See Exhibit #4 – Public Utilities and Public Works Approvals*). If the Planning Commission does not feel that the negative impact has been, or can be mitigated, they may still decide to combine these two lots. This would spread out the 30% slope over a larger area mitigating the impact this would have regarding storm water runoff and the construction of an imposing home.

2. Staff is also concerned with the amount of fill shown on the home placement plan cross section. This fill will provide ample area to construct a home on the properties and provide more level driveways, but at the same time, it will create an imposing structure on the rear side of the property visible to the residents to the south. This could also create an impact of storm water to the south.
3. Drainage from the site has been problematic to neighbors to the south in the site's natural state. The applicant is proposing to construct a storm water line along the south side of lots 7 and 8, with a drainage ditch/swale along the southern portion of Lots 5 and 6 to direct storm water runoff to the west. Along the with the storm water line, five inlet grates will be installed to catch any storm water running to the south. Staff is concerned that the inlets and swale will be filled in or not maintained by future residents, exacerbating the water drainage problem down slope to the south. In the HOA bylaws, staff would like to see a section included ensuring future maintenance of these areas, and a drainage easement delineated on the plat to ensure this area is maintained on the property.
4. Driveways need to ensure that they are designed at a minimum of a 2% slope towards the street.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the above concerns. With the information submitted thus far, and with the addition of information required prior to recordation of the plat and at the time of the building permit, staff recommends that the Planning Commission determine the final subdivision and Sensitive Area Overlay reviews are **complete** for the Wasatch Overlook Subdivision, located at 10000 S. Wasatch Blvd., subject to the following conditions:

1. Prepare a capital reserve study for the private road. The amount of the reserve fund shall be determined by the study prior to plat recordation.
2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
3. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.
4. That homes be limited in height to 35 feet measured from the averaged finished grade of the home to the peak of the roof. That the homebuilder submit a certification of survey for height requirement at 4-way and foundation inspection for each home constructed.
5. That homes be placed in a manner that minimizes the removal of vegetation on each property. Where it must be removed to accommodate a house, areas with the least mature vegetation should be prioritized for home locations over areas with more mature vegetation.
6. That the 20-foot access easement have restricted access as determined by the Fire Marshal and City Engineer during Final review.

7. That the applicant submit a vegetation plan to staff as part of final review that identifies existing vegetation, vegetation to be removed, and any slope stabilization measures to be installed.
8. That street improvements be carried out in accordance with plans and profiles stamped and approved by the Sandy City Engineering Department, and specifically:
 - a. That appropriate measures be taken by the developer/builder to insure minimal problems with mud tracking, blowing soil or sand during construction.
 - b. That any relocation of utilities required by City Ordinance be the responsibility of the developer.
 - c. That a permit be obtained from the Salt Lake County Surveyor's Office prior to installation of survey monuments. All survey monuments installed shall be in accordance with the approved permit.
9. That compliance be made with the Sandy City Water Policy, e.g., water lines, connections, water rights, and fire protection.
10. That all lots comply with all requirements of the R-1-15 zone and the Sensitive Area Overlay Zone.
11. That dwelling structures be prohibited from any area that is equal to or in excess of a 30% slope. The location of a dwelling structure shall be within an average of 20 feet (no point closer than 10 feet) of a continuous hillside slope of 30% or greater.
12. That any area equal to or in excess of a 30% slope be indicated (crosshatched) on the final plat, and that perspective builders and homeowners be appraised of the restrictive nature of the hillside lots.
13. That all restrictive hillside requirements be included in the restrictive covenants and that a copy be made available to the City prior to final plat recordation.
14. That the existing slope ratio be unaltered and that grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Overlay Zone prior to building permits being issued.
15. That an engineered grading, drainage, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
16. That homes be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for each home.
17. That because of the special hillside concerns of this Sensitive Area Overlay Zone, a garage floor inspection be required for concrete prior to pouring the garage floors or driveways.
18. That the 20-foot access west of the cul-de-sac be labeled on the plat as a 20-foot pedestrian access in addition to the emergency access.
19. That the home placement plans be approved for lots 7 and 8 as submitted by the applicant.
20. That the Planning Commission approve the cut and fills over 10 feet as recommended by the City Engineer.

Planner:

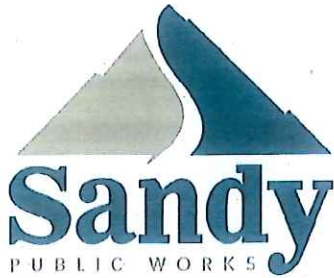


Wade Sanner, Planner

Reviewed by:



Exhibit #1 –Public Works Justification Letter




DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

RECOMMENDATION FOR SPECIAL EXCEPTION TO ALLOW CONSTRUCTION

DATE: January 24, 2018
TO: Wade Sanner, Planner
FROM: Ryan C. Kump, P.E., City Engineer 
SUBJECT: **Project Name:** Wasatch Overlook
Plan Case Number: SUB-5-17-5260
Project Address: 3140 East 10000 South

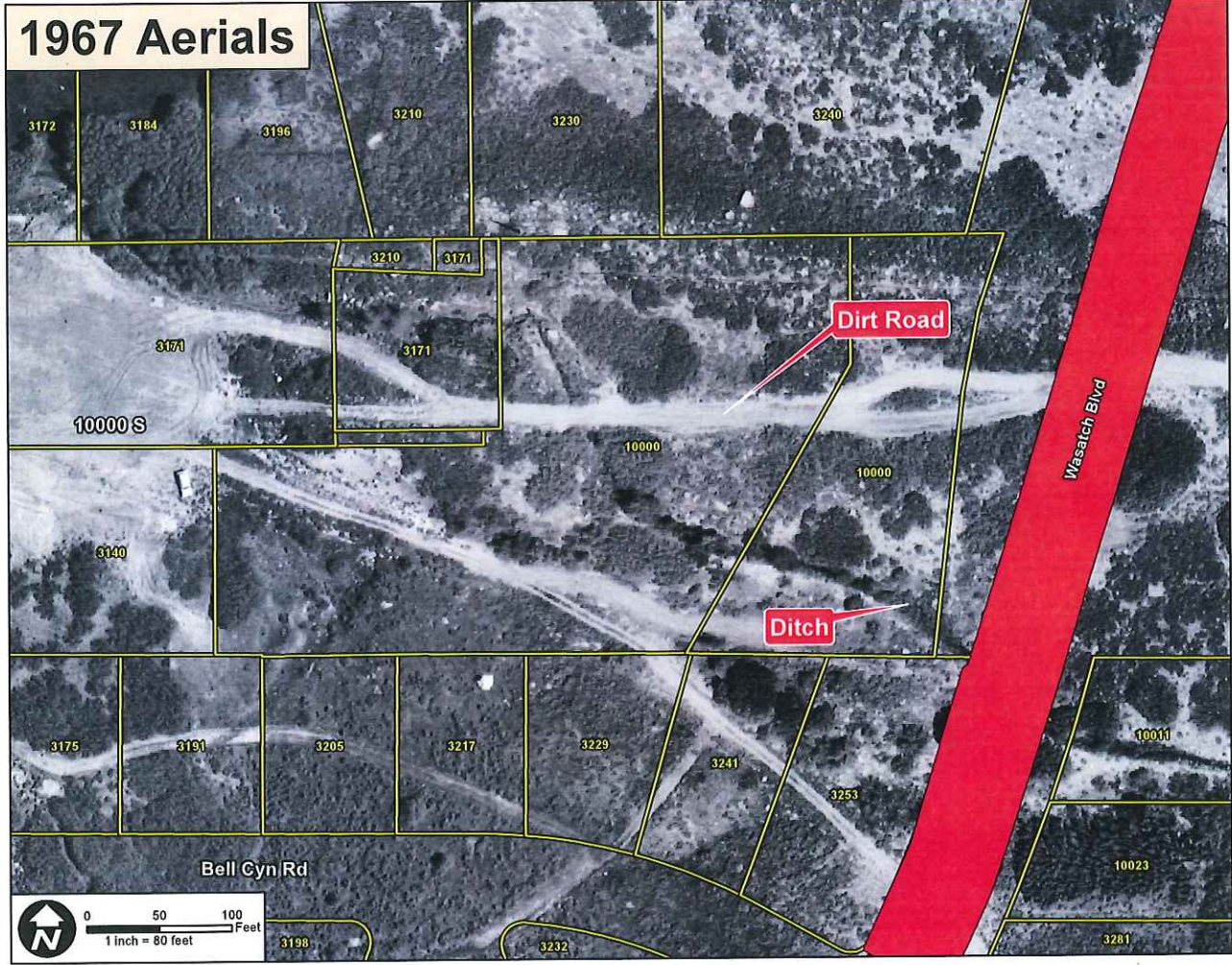
In accordance with the Sandy City Land Development Code, Chapter 15A-15 (Sensitive Area Overlay Zone), paragraph 5C (Determination of Anomalies for 30% or Greater Slopes), the property at the above address qualifies special exception to allow construction. Recommend that the man-made slopes, as identified on the plat and grading plan, be considered anomalies and construction be allowed on the property in question.

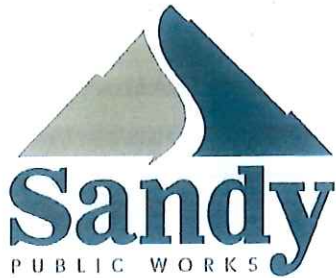
Findings to support this include the following:

1. An irrigation ditch historically ran through the center of the parcel with a berm wall on the south side of the ditch. The remnants of this berm run diagonally through the parcel, from the northwest corner to southeast corner. This berm is man-made and an anomaly. See attached exhibit A for historical photography.
2. Wasatch Blvd was built by cutting the parcel at the east end. The 3:1 slope (33%) that was cut to accommodate Wasatch Blvd still exists on the east of the parcel and is also identified as an anomaly. See attached exhibit A for historical photography.

If you have any questions or wish to discuss the further, I can be reached at 801 568 2962 or by e-mail at rkump@sandy.utah.gov.

Att: Exhibit A






DEPARTMENT OF PUBLIC WORKS

Tom Dolan
Mayor

Scott Bond
Chief Administrative Officer

Michael Gladbach, P.E.
Director

RECOMMENDATION FOR PRIVATE STREET

DATE: February 22, 2018
TO: Wade Sanner, Planner
FROM: Ryan C. Kump, P.E., City Engineer 
SUBJECT: **Project Name:** Wasatch Overlook
Plan Case Number: SUB-5-17-5260
Project Address: 3140 East 10000 South

The Wasatch Overlook project is bounded by Wasatch Blvd to the east, a stubbed private lane to the west, and homes/hillsides on the north and south. A connection to Wasatch Blvd will be established. Sandy City initially requested the new road connect to 10000 South, the stubbed private lane on the west. The residents of 10000 South opposed the connection, and since the existing lane is privately owned, the city was unable to require the connection. As an alternative to a roadway connection, the two streets will be connected via a pedestrian plaza to accommodate pedestrian and utility connections.

Since the new road and project:

- Is unable to connect for vehicular traffic to any road except Wasatch
- Is adjacent to an existing private lane with pedestrian and utility connections
- Will have no further future connections or stubs to the city network
- Site is bounded on the north and south by an existing 30% slope

A private lane is recommended to maximize efficiency of the site. This will allow lot to maintain proper setbacks from 30% slope and maintain the private road nature of the immediately adjacent community.

Exhibit #2 – Planning Commission Minutes

Wasatch Overlook Subdivision (Preliminary Review)
10000 S. Wasatch Blvd., 3171 E. 10000 S. and 3140 E. 10000 S.
[Granite, Community #30]

SUB-05-17-5260

The applicant, Roger Hall for Wasatch Overlook, LLC, is requesting a Sensitive Area Subdivision Review and for the Planning Commission to determine that the preliminary review is complete for a proposed 10-lot subdivision. This proposal includes properties located at 10000 S. Wasatch Boulevard, 3171 East 10000 South, and 3140 East 10000 South. All provisions of the R-1-15 zone will be adhered to through the review and approval process.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that the Preliminary Subdivision and Sensitive Area Overlay review is complete for the Wasatch Overlook Subdivision, located at 10000 Wasatch Blvd., subject to the following conditions:

1. Prepare a capital reserve study for the private road. The amount of the reserve fund shall be determined by the study prior to plat recordation.
2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
3. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.
4. That homes be limited in height to 35 feet measured from the averaged finished grade of the home to the peak of the roof.
5. That homes be placed in a manner that minimizes the removal of vegetation on each property. Where it must be removed to accommodate a house, areas with the least mature vegetation should be prioritized for home locations over areas with more mature vegetation.
6. That the 20-foot access easement have restricted access as determined by the Fire Marshal and City Engineer during Final review.
7. The applicant submits a home placement plan for Lots 1, 7 and 8.
8. That the applicant submits a vegetation plan to staff as part of final review that identifies existing vegetation, vegetation to be removed, and any slope stabilization measures to be installed.
9. That street improvements be carried out in accordance with plans and profiles stamped and approved by the Sandy City Engineering Department, and specifically:
 - a. That appropriate measures be taken by the developer/builder to insure minimal problems with mud tracking, blowing soil or sand during construction.
 - b. That any relocation of utilities required by City Ordinance be the responsibility of the developer.
 - c. That a permit be obtained from the Salt Lake County Surveyor's Office prior to installation of survey monuments. All survey monuments installed shall be in accordance with the approved permit.
10. That compliance be made with the Sandy City Water Policy, e.g., water lines, connections, water rights, and fire protection.
11. That all lots comply with all requirements of the R-1-15 zone and the Sensitive Area Overlay Zone.

12. That dwelling structures be prohibited from any area that is equal to or in excess of a 30% slope. The location of a dwelling structure shall be within an average of 20 feet (no point closer than 10 feet) of a continuous hillside slope of 30% or greater.
13. That any area equal to or in excess of a 30% slope be indicated (crosshatched) on the final plat, and that perspective builders and homeowners be appraised of the restrictive nature of the hillside lots.
14. That all restrictive hillside requirements be included in the restrictive covenants and that a copy be made available to the City prior to final plat recordation.
15. That the existing slope ratio be unaltered and that grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Overlay Zone prior to building permits being issued.
16. That, ^{the engineer}grading, drainage, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
17. That homes be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for each home.
18. That in lieu of the special hillside concerns of this Sensitive Area Overlay Zone, a garage floor inspection be required for concrete prior to pouring the garage floors or driveways.
19. That the Planning Commission determine whether final review should come back to the Planning Commission.
20. That the 20-foot access west of the cul-de-sac be labeled as a 20-foot pedestrian access in addition to the emergency access.

Wade Sanner introduced this item to the Planning Commission.

Roger Hall, Lehi, Applicant, and Evan Nixon, Lindon, Engineer. Evan stated this is a proposal for a 10-lot subdivision but two of the lots are existing with homes on them. The city requested that the two existing lots be included in this subdivision because of the lot line adjustment. The property owner for Lot 9 agreed to move their east property line to the west to ensure that Lot 1 has 15,000 square feet to meet the zoning requirements. This property has significant slopes. It has been determined that there are 30% greater slopes and areas of 30% slopes or greater that will be classified as anomalies. This anomaly is manmade. The reason for that is there is a canal that is no longer in use and fill that was placed in the area during the construction of Wasatch Boulevard. There is a private road being proposed. The landowners did not want the road way going through the property, which is why a cul-de-sac is being proposed. The private roadway would be a public utility easement. At the end of the cul-de-sac, there would be an emergency access at the city's request.

Wade Sanner stated there were two neighborhood meetings that were held on this proposed development. The first one was sent to a 300-foot radius and there were a number of concerns and comment from the neighbors. After that, a second neighborhood meeting was held and we increased the radius to 500-feet and hand delivered each notice. Quite a few questions came up

about access to the cul-de-sac, water run-off, the height of homes on the lots, pedestrian access along the easement, and installation of waterlines.

Dave Bromley asked what the right-of-way width is for the road.

Evan Nixon stated 27-feet of asphalt with curb and gutter.

Dave Bromley asked about the storm drainage.

Richard Benham stated the drainage from the pavement would be routed to the west through a 24-inch storm drainpipe that would carry the water from all the lots on the north. Public Utilities have not seen a grading plan for each lot. We do have some concerns on lots 6, 7, and 8 because of the slopes from the street down towards the lots to the south. All the lots would be required to maintain all their water onsite.

Commissioner Joe Baker asked about a catch basin.

Mason Clark stated that is the technical name for it. It is a box used to catch and retain excess water.

Commissioner Cyndi Sharkey asked about a geotechnical report.

Ryan Kump stated there is a geotechnical report for this project.

Commissioner Cyndi Sharkey stated she does not see any evidence of a geotechnical report in the staff report.

Ryan Kump stated outside of the 30% slopes, the soil is stable. There are no fault lines. In terms of other soil hazards, there weren't any on the site.

Commissioner Cyndi Sharkey asked if the results of the geotechnical report addressed how to approach drainage and run-off issues.

Ryan Kump stated not exactly. The geotechnical report is different. The geotech would look at what kind of dirt is on-site in terms of structural, would it hold a slope, and if there are faults running through the site.

Richard Benham stated another report that could be detected with a geotechnical report is the pecculation and the infiltration rate. This test would tell the amount of water that would soak into the ground. This is a sandy and rocky area, so he would anticipate the water would infiltrate well.

Commissioner Cyndi Sharkey asked if the geotechnical report would give any information about vegetation and planting.

Ryan Kump replied a geo report generally does not get into the surface material. It would not

talk about vegetation. He stated an environmental document would give info on surface materials.

Commissioner Jared Clayton opened this item to public comment.

Clark Ashton, 3230 East Grant Point, Sandy, stated he is concerned about the drainage system, traffic ingress and egress, pedestrian access, green space and protected areas, and elevation height.

Jason Nicholl, 3191 E. Bell Canyon Rd., Sandy, stated he supports this subdivision. He believes the owner has the right to develop. He agrees with the staff report but has some concerns. He is concerned about the grade change, drainage, the height of the proposed homes, the proposed cul-de-sac, and private lanes.

Aaron Erickson, 3216 E. Bell Canyon Road, Sandy, stated he supports this subdivision. He is concerned about the drainage and egress.

Steve Van Maren, 11039 S. Lexington Circle, Sandy, asked about the height of the proposed homes.

Commissioner Jared Clayton closed this item to public comment.

David Mock, 3665 E. 3800 S., Sandy, stated this property was purchased by his family in 1967. It has been in his family for over 50 years. He turned away many developers in the past because he figured the best way to develop this property was if he had some input and control. He is surprised that the neighbors have problems with access on to Wasatch Boulevard. When this was proposed to the homeowner off 10000 South, they were against adding eight lots onto this private lane. That was a big deal to them. One of the things discussed was annexing from Salt Lake County into Sandy. The homeowners agreed because they didn't want property access coming in on the private lane. The other aspect of this is everyone mentioned the right in/right out and maybe there could be an adjustment to the median that would be better. Going out the other way, that road makes a hard-right turn and turns onto 3100 E. There are traffic issues there as well.

Evan Nixon stated as far as access, we don't have any control over the existing 10000 South. It is a private road. We can't force the homeowner to grant access. As far as drainage, there is a high point where the lot line is between lots 3 & 4. Some of this would drain towards Wasatch Boulevard. Most of it would drain to the west. Some neighbors expressed concern about run-off. This development would improve the drainage in this area.

Commissioner Jared Clayton stated so basically, you would be collecting half because you have the property to the north from the center point of the road.

Evan Nixon stated the hard surface plus driveways have been calculated. That is what the storm drain system is designed for at the end of the cul-de-sac. It is oversized as far as openings to

make sure that it can collect the water in this location. This is designed for a 100-year storm. In addition, when this is developed, as for as the building permit, code requires that the water from the roofs has to be collected, controlled, and contained on site. As far as traffic, this was designed after many discussions with city staff.

Commissioner Jared Clayton asked about pedestrian access.

Evan Nixon replied there is a 20-foot easement for emergency access (shown on the screen) that connects at the end of the cul-de-sac. This would also be used as pedestrian access. There isn't any legal access west of this. One of the concerns from the neighbors was in the past, this has been used as a parking lot to access Bell Canyon. The neighbors don't want this to be a parking lot for people accessing other areas.

Commissioner Cory Shupe asked what type of hard surface would be used.

Evan Nixon replied the City required two 4-foot concrete/asphalt strips.

Commissioner Cory Shupe asked who would maintain this.

Evan Nixon replied the HOA.

Commissioner Jared Clayton asked about greenspace.

Evan Nixon replied there is a significant area on lots 7 & 8 that is 30% or greater slope is. We are not allowed to put any structures on this area. This area would be the greenspace.

Commissioner Jared Clayton asked if there would be retaining walls in this area for dirt and excavation.

Evan Nixon replied we can't have dirt in this area. This area would have to remain in its natural state.

Commissioner Cyndi Sharkey stated until there are homes on the site, there will be a large amount of fill on the south end of the cul-de-sac. She asked about the topography on the south side and how the developer would control the drainage.

Evan Nixon replied we would have to make sure it is seeded and have vegetation, primarily grass to stabilize the slopes.

Commissioner Cory Shupe asked about the size of the contours.

Evan Nixon replied they are 2-foot contours.

Commissioner Cory Shupe stated as a point of clarification, on the map in the staff report, it shows the green line from the top corner of lot 4 to the bottom corner of lot 8, that 70-foot

includes the entire property not just lot 8. It could be a bit deceiving saying there is a 6-story building there because that is including the very northeast corner down to the southwest when really, we are talking about one lot.

Evan Nixon stated each of the dark lines represents 10-feet. If we put the maximum height, it could potentially have 50- 55 feet from the lowest point to the highest point under structure.

Commissioner Cory Shupe stated you can't build on the lowest point.

Roger Hall stated we have been at this for the last 15 months with the city. He bought a piece of land between Wasatch Boulevard and the west side of this property from the County to gain access to Wasatch Boulevard. One of the reasons for doing this is because the property owners on 10000 South did not want a through street there. He also stated he spent a lot of time making sure the property owners were fine with having access from Wasatch Boulevard.

Commissioner Jared Clayton asked about wildlife mediation and the fence on the north side.

Evan Nixon replied most of the fence would be in the sensitive area. The code states the only fence that can be installed is a chain link fence. The color has to be either black, dark green, or dark brown. We are not trying to separate uses. If someone wants a fence, we are not opposed to that. Given that they are giving up any kind of development of the 30% slope, it is counter intuitive to require a fence where we are trying to keep natural.

Commissioner Jared Clayton asked about flipping the cul-de-sac.

Brittany Ward stated the total length of a cul-de-sac is maxed at 400 feet. In a sensitive overlay area, it can go up to 600 feet.

Commissioner Jared Clayton asked if this particular cul-de-sac could be flipped in the opposite direction.

Brittany Ward replied no, not based on length. It would need to be a through street.

Commissioner Jared Clayton asked are there any instances in the city where a private street then becomes public.

Brittany Ward replied we actually prefer streets to be public roads. There are some cases like this proposal, where it is a better option for the developer for it to become private rather than public.

Ryan Kump stated in regard to 10000 South, we have had other private lanes in the city become public. When they do, we generally require them to be upgraded to meet city standards. The existing private lane is underbuilt according to the current engineering standards and would require widening and probably an all new asphalt section before it is accepted. Because this is privately owned and there are no existing public access easements over it, the city cannot force the owners of that private lane to have connection. The owners were very adamant that they have

no connection which is what pushed this development in this direction. With the city preferring a connection but realizing it could not be required, the city did ask for a pedestrian, emergency vehicle, and utility easement which is a 20-foot connection. This way the kids can still walk to and from school, the two-way connectivity for emergency vehicles, and the water lines and storm drains can be connected and looped, which is very important to the project.

Commissioner Jared Clayton asked about access onto Wasatch Boulevard, the median, potentially moving the median, extending the median, and right in/right out. He stated he sees how this could be a problem for people.

Commissioner Cyndi Sharkey asked are the U-turns illegal, is there enough turn radius to U-turn effectively and is Wasatch Boulevard too narrow for most vehicles to make a U-turn.

Brittany Ward stated U-turns are legal at the intersections of Bell Canyon and Little Cottonwood right now. There are not any additional conflicts with the U-turn verses a left turn at those intersections. This proposed development with the eight homes that would be accessing the cul-de-sac would probably produce about 90-100 trips per day onto Wasatch Boulevard. As of now, Wasatch Boulevard experiences with both directions combined about 8,000 trips per day. She feels an extra 100 trips would make a minimal impact. There are more conflict points turning left in and left out of this intersection then there would be making U-turns at Bell Canyon and Little Cottonwood.

Commissioner Cory Shupe asked conflict points according to what.

Brittany Ward replied conflict points meaning when you cross paths with traffic.

Commissioner Cory Shupe asked is this based on basic traffic studies.

Brittany Ward replied yes. For example, if someone is going north and decide to turn left on to Little Cottonwood, they would have a conflict point with someone heading straight through the intersection going south.

Commissioner Jamie Tsandes asked about the vertical curve on Wasatch Boulevard and the blind spot.

Brittany Ward replied yes. The entire road of Wasatch Boulevard has curves and steep points.

Commissioner Dave Bromley asked about alternatives if there are U-turn issues in the future.

Brittany Ward replied if U-turns ever needed to be restricted at these intersections, other alternatives would include connecting the private street through. Last case scenario would be to remove the median, which would have to be studied through a traffic study because of the increase conflict points. You also need to have adequate space for left turn pockets. It would be an extensive change to Wasatch Boulevard, but it can happen.

Commissioner Cyndi Sharkey asked if a left turn lane would be more problematic from a Traffic Engineering point of view.

Brittany Ward replied yes, based on the number of conflict points. That is a big reason why the city has medians there.

Commissioner Jared Clayton asked about extending the median to the south.

Brittany Ward replied that could happen. We could extend the raised median with a tight V5 curve, which is a smaller raised median. That could be extended to the intersection and that would replace the double yellow lines.

Commissioner Cory Shupe asked about the distance.

Commissioner Cyndi Sharkey stated it looks really long.

Commissioner Jamie Tsandes asked who owns Wasatch Boulevard.

Brittany Ward replied Sandy City owns Wasatch Boulevard.

Commissioner Dave Bromley asked about the alternative option to go west on the private lane. He asked if that would require the approval of the homeowners.

Brittany Ward replied yes because they own it.

Commissioner Dave Bromley stated that would be a far stretch to think that would occur. If there were an adjustment, it would probably be to move across Wasatch Boulevard.

Brittany Ward replied yes but it would be very expensive.

Commissioner Cyndi Sharkey stated the private lane was narrow. She asked if there is enough space to widen this lane to meet the city's standards to make it a public road.

Ryan Kump stated it would be difficult to do so. The widening would have to occur to the north and that would chew into the front yard setbacks.

Commissioner Jamie Tsandes asked if there is an aerial view of this proposal.

Ryan Kump stated the city has no control over 10000 South. It is a private lane that was annexed into Sandy. It has been grandfathered in as it is and those homeowners have the legal right to protect and keep it as is.

Commissioner Joe Baker stated from a historical perspective, he recalls when this was a public road. It was a dirt road that went passed Wasatch Boulevard, which was not completed at the time. This was over 60 years ago.

Ryan Kump stated that is one of the reasons why there is an anomaly that cuts diagonally through the property. It is a combination of the old irrigation ditch combined with the road that went through.

Commissioner Cory Shupe stated as far as the comment about the road not showing on any of the street master plans, he thinks most local roads would not be shown on a roads masterplan as far as the city goes. He also stated it would only show foreseeable major roads.

Brittany Ward replied that is correct. Smaller local roads would not be shown on a transportation master plan. The only time local roads are shown on a transportation master plan is if they would need to make a major connection.

Commissioner Joe Baker asked if he is right to assume that lots 9&10, which currently egress and ingress off 10000 South would continue to do so.

Brittany Ward replied yes. Those two lots are existing homes and they won't change. They are included with the subdivision because they are part of the lot on the west.

Jared Clayton asked about the 35-foot rules with regards to measuring.

Wade Sanner replied per the Development Code, the building height definition states it is the vertical distance from the average finished grade surface of the building to the highest point of the coping of a flat roof, to the top of a mansard roof, or the top of the ridge for a gable, hip, or gambrel roofs. He also stated it is from the average finish, we measure to the peak of the roof.

Commissioner Jared Clayton asked if it is the average finish grade on the front of the home or the entire home.

Brian McCuistion stated historically, it has been measured from the front and two side elevations.

Commissioner Dave Bromley stated the neighbors to the south are better off because of the down sloping aspect. That would keep things lower than it would be to put it to the back of curb.

Commissioner Dave Bromley asked about a home placement plan for lots 1, 7, and 8.

Wade Sanner stated that typically we would show the building footprint to show something could fit on the lot with the restriction from the 30% slope and from the fill especially the lots near the cul-de-sac where the fill would be quite steep.

Brian McCuistion stated one of the biggest concerns is the amount of fill that's on that lot and the setbacks from the 30% slope. We do not allow down sloping driveways, so this would probably need more information than just the footprint just to make sure there is enough buildable space.

Commissioner Cyndi Sharkey asked about the drainage and if planting of grass would be adequate.

Mason Clark stated grass would not be adequate for holding water back. While the development is being developed, we have storm water pollution prevention plans that must be followed. The developer would not be allowed to have any storm water or anything of that nature that would affect storm water to leave the site.

Commissioner Cyndi Sharkey asked what the remedy for this would be.

Mason Clark stated there would be BMP's (best management practices) that the developer must follow. We have a SWAPP inspector that goes out to the site biweekly that check the BMP's. It is also a state requirement to protect the storm water runoff from leaving the site.

Commissioner Jamie Tsandes asked if Cyndi was looking for a permanent solution.

Commissioner Cyndi Sharkey replied there is the question of if this lot is buildable or not. She thinks at every stage someone needs to be vigilant to provide mitigation and to check to ensure the requirements are being met.

Mason Clark stated for lots 5, 6, 7, & 8 Public Utilities require that the Engineer provide a 100 year 24 hour storm event because these are down sloping properties.

Richard Benham stated grassing would not be enough. They would need to have some measures whether it is on berm at the bottom, hay bales, or silt fences that would need to be at this location to contain all the water onsite. Public Utility inspectors would continuously monitor the site.

Commissioner Cyndi Sharkey asked if temporary solutions were unsightly solutions. Would the residents of the neighborhood object to the appearance of those solutions.

Richard Benham stated there is a temporary solution while it's under construction and while it's being stabilized that could hold the water back. After a period of a few months, the vegetation would grow and help not look so unsightly.

Commissioner Cyndi Sharkey asked what if a permanent solution would be berm.

Richard Benham stated he has major concerns about lot 7. He has trouble understanding how the house would fit on this lot. It is up to the Engineer to show how this would work. He's not sure if on the south side of the wall would be a high retaining wall, then a basement, then a first floor. He also stated that as you have the vertical face of the rear of the building, there would need to be a way to retain the water.

Commissioner Jared Clayton asked if the berm had to be in the northern part of the shaded areas (shown on the screen).

Richard Benham replied during the construction of the lot, it leaves a small area (shown on the screen) to do all the retention and staging.

Commissioner Cyndi Sharkey asked if the permanent solution was some sort of retention that involves a retaining wall.

Commissioner Cory Shupe stated he does not think any of this could be determined yet.

Commissioner Cyndi Sharkey stated what she is getting at is if the permanent solution is a retaining wall, could we compel that retaining wall to be built now to protect the homeowners to the south.

Richard Benham stated he would think that instead of a retaining wall the developer could take up the grade with a house.

Commissioner Cory Shupe stated as a city it is our obligation to ensure that the developer meet all the requirements.

Commissioner Cyndi Sharkey stated she is just looking at something other than that lot.

Commissioner Jared Clayton stated the Planning Commission does not have to approve eight lots.

Commissioner Cory Shupe stated there is a possibility of solving it. Don't put that on the city.

Commissioner Jamie Tsandes stated at a minimum, the Planning Commission could require that the toe of the slope retain the drainage off the slope.

Commissioner Dave Bromley stated that is already required.

Richard Benham stated in theory, he was making the point of him struggling to see how this would be done.

Evan Nixon stated there is an existing slope there now. There is runoff now. What needs to be captured is the difference of the runoff. We are not trying to solve existing problems we are trying to ensure it doesn't get any worse. He does not see it being difficult to modify the slope to put in flat places to berm for infiltration. This would not be a deep fill.

Commissioner Jamie Tsandes stated she is concerned about lots 7 and 8. She thinks it is maximizing the developable area of this parcel. She knows that a house could be built on lot 7 but it would be a massive vertical change to the back of the house.

Commissioner Dave Bromley stated for that reason he thought a broader home placement plan would have been appropriate to address the vertical issues and the drainage issues.

Commissioner Ron Mortimer asked if Dave was suggesting this for all of the lots.

Commissioner Dave Bromley replied for lots 5 and 6.

Commissioner Cory Shupe stated the hatch patterns from lots 6 & 5 are not sensitive. That is manmade fill.

Commissioner Dave Bromley stated the only issues on lots 5 & 6 would already be taken care of as it relates to drainage.

Brian McCuiston stated condition #16, please add the word Engineered to read: That engineered grading, drainage, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit.

Commissioner Ron Mortimer moved the Planning Commission determine that the Preliminary Subdivision and Sensitive Area Overlay review is complete for the Wasatch Overlook Subdivision, located at 10000 S. Wasatch Blvd., subject to the 20 conditions listed in the staff report with the addition on condition # 16 with the word engineered so it reads: That Engineered grading, drainage, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.

Brian McCuiston asked about condition #19 and if the Planning Commission would like the final review to come back to the Planning Commission.

Commissioner Ron Mortimer stated yes. It should come back for final review.

Commissioner Joe Baker stated he was concerned with the remnant parcel. He does not think the city should create a remnant that does not have access. However, this has been mitigated and explained with the understanding that the same owner owns both pieces, therefore it is not a remnant and can be modified with a simple lot line adjustment. He asked if this is correct.

Wade Sanner replied yes.

Commissioner Joe Baker stated he has concerns about the footprint of the homes on lots 7 and 8. He would like to see those footprints before this is passed and approved. He is also very concerned with traffic. He disagrees with the right in/right out concept. He would like for the Traffic Engineer to conduct a study of what would have to be done to have a normal intersection coming off Wasatch Boulevard with a right in/ left out just as it is 400 feet to the south on Bell Canyon.

Commissioner Corey Shupe stated our Traffic Engineer has already studied this and they have helped us to understand the safest and the most effective way to do this.

Commissioner Cyndi Sharkey stated Joe is addressing the traffic needs for a small number of people. She believes the solution proposed is a good solution.

Commissioner Jamie Tsandes stated she would like to see a section on the home placement plans that includes the entire lot, to see the slopes.

Commissioner Ron Mortimer moved the Planning Commission determine that the Preliminary Subdivision and Sensitive Area Overlay review is complete for the Wasatch Overlook Subdivision, located at 10000 Wasatch Blvd., subject to the 20 conditions listed in the staff report with the addition on condition # 16 with the word engineered so it reads: That Engineered grading, drainage, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer. In addition, that the final review will come back to the Planning Commission. And that the applicant submits a home placement plan for lots 7 & 8 w/ cross sections to show the slopes.

Corey Shupe seconded the motion. Ron Mortimer, yes; Cory Shupe, yes; Cyndi Sharkey, yes; Dave Bromley, yes; Jamie Tsandes, yes; Joe Baker, no; Jared Clayton, no. The vote was five to two in favor.

Exhibit #3 – Planning Commission Submittals

WASATCH OVERLOOK SUBDIVISION

LOCATED IN THE SE QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
Sandy, Salt Lake County, Utah

SANDY CITY GENERAL NOTES & NOTICE TO PURCHASERS

1. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY ENGINEERING DEPARTMENT AND THE SALT LAKE COUNTY HEALTH DEPARTMENT.
2. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY PLANNING COMMISSION AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
3. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY HEALTH DEPARTMENT AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
4. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY PLANNING COMMISSION AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
5. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY HEALTH DEPARTMENT AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
6. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY PLANNING COMMISSION AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
7. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY HEALTH DEPARTMENT AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
8. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY PLANNING COMMISSION AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
9. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY HEALTH DEPARTMENT AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.
10. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SALT LAKE COUNTY PLANNING COMMISSION AND THE SALT LAKE COUNTY PUBLIC UTILITIES ENGINEERING DEPARTMENT.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEC.	DELTA
C1	89.34'	231.00'	53.52'	107.63'	170.53°
C2	73.37'	242.00'	51.44'	102.54'	165.17°
C3	24.22'	22.50'	20.66'	41.32'	90.00°
C4	24.22'	22.50'	20.66'	41.32'	90.00°
C5	24.22'	22.50'	20.66'	41.32'	90.00°
C6	24.22'	22.50'	20.66'	41.32'	90.00°
C7	24.22'	22.50'	20.66'	41.32'	90.00°
C8	24.22'	22.50'	20.66'	41.32'	90.00°
C9	24.22'	22.50'	20.66'	41.32'	90.00°
C10	24.22'	22.50'	20.66'	41.32'	90.00°

LINE TABLE

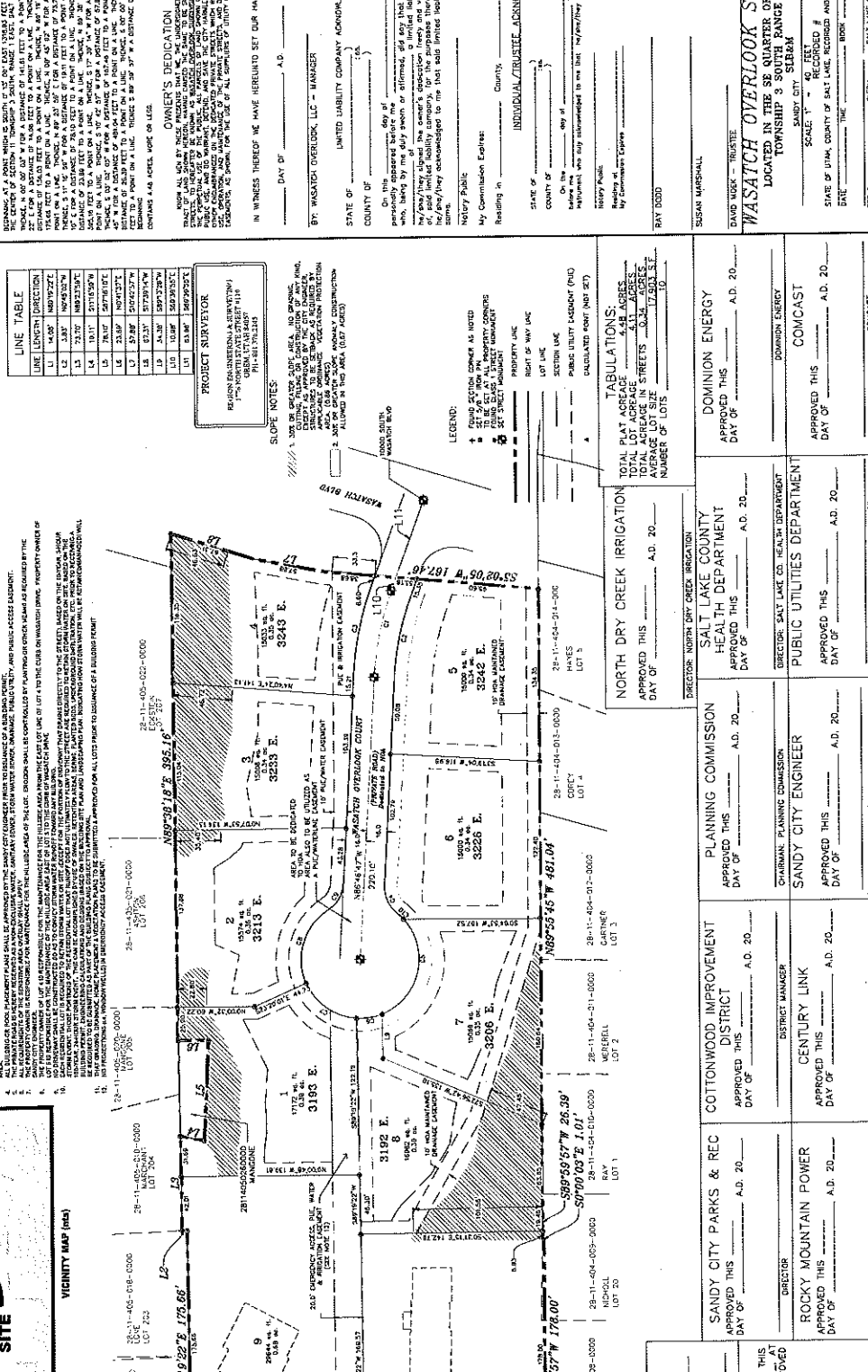
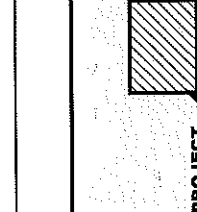
LINE	LENGTH	DIRECTION
1	112.74'	N 89° 34' 00" E
2	173.66'	N 87° 19' 22" E
3	173.66'	N 87° 19' 22" E
4	173.66'	N 87° 19' 22" E
5	173.66'	N 87° 19' 22" E
6	173.66'	N 87° 19' 22" E
7	173.66'	N 87° 19' 22" E
8	173.66'	N 87° 19' 22" E
9	173.66'	N 87° 19' 22" E
10	173.66'	N 87° 19' 22" E

PROJECT SURVEYOR

REGINA B. HARRISON, SURVEYOR
1117 11TH AVENUE SOUTH
SANDY, UTAH 84084
PH: 801-578-1448

SLOPE NOTES:

- 1. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 2. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 3. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 4. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 5. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 6. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 7. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 8. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 9. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.
- 10. ALL SLOPES SHALL BE AS SHOWN ON THIS PLAN.



APPROVAL AS TO FORM

APPROVED THIS _____ A.D. 20____

SANDY CITY ATTORNEY
SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS _____ A.D. 20____
WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED

MAYOR _____

ATTEST: _____

WASATCH OVERLOOK SUBDIVISION

LOCATED IN THE SE QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SANDY CITY, SALT LAKE COUNTY, UTAH

SCALE 1" = 40'
SCALE 1" = 80'

APPROVALS:

PLANNING COMMISSION
APPROVED THIS _____ A.D. 20____
CHAIRMAN: PLANNING COMMISSION
SANDY CITY ENGINEER
APPROVED THIS _____ A.D. 20____

COTTONWOOD IMPROVEMENT DISTRICT
APPROVED THIS _____ A.D. 20____
DISTRICT MANAGER

SANDY CITY PARKS & REC
APPROVED THIS _____ A.D. 20____
DIRECTOR

ROCKY MOUNTAIN POWER
APPROVED THIS _____ A.D. 20____
DIRECTOR

CENTURY LINK
APPROVED THIS _____ A.D. 20____
CENTURY LINK

PUBLIC UTILITIES ENGINEERING DEPARTMENT
APPROVED THIS _____ A.D. 20____
PUBLIC UTILITIES ENGINEERING MANAGER

DOMINION ENERGY
APPROVED THIS _____ A.D. 20____
DOMINION ENERGY

COMCAST
APPROVED THIS _____ A.D. 20____
COMCAST

WASATCH OVERLOOK SUBDIVISION

LOCATED IN THE SE QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SANDY CITY, SALT LAKE COUNTY, UTAH

SCALE 1" = 40'
SCALE 1" = 80'

DATE _____

BY WASATCH OVERLOOK, LLC - MANAGER

STATE OF _____ COUNTY OF _____

INDIVIDUAL/TRAFFIC ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

DATE OF _____ A.D. 20____

PERSONALY CO-SIGNED BY ME OR BY _____

My Commission Expires _____

Reading in _____ County, _____

STATE OF _____ COUNTY OF _____

DATE OF _____ A.D. 20____

PERSONALY CO-SIGNED BY ME OR BY _____

My Commission Expires _____

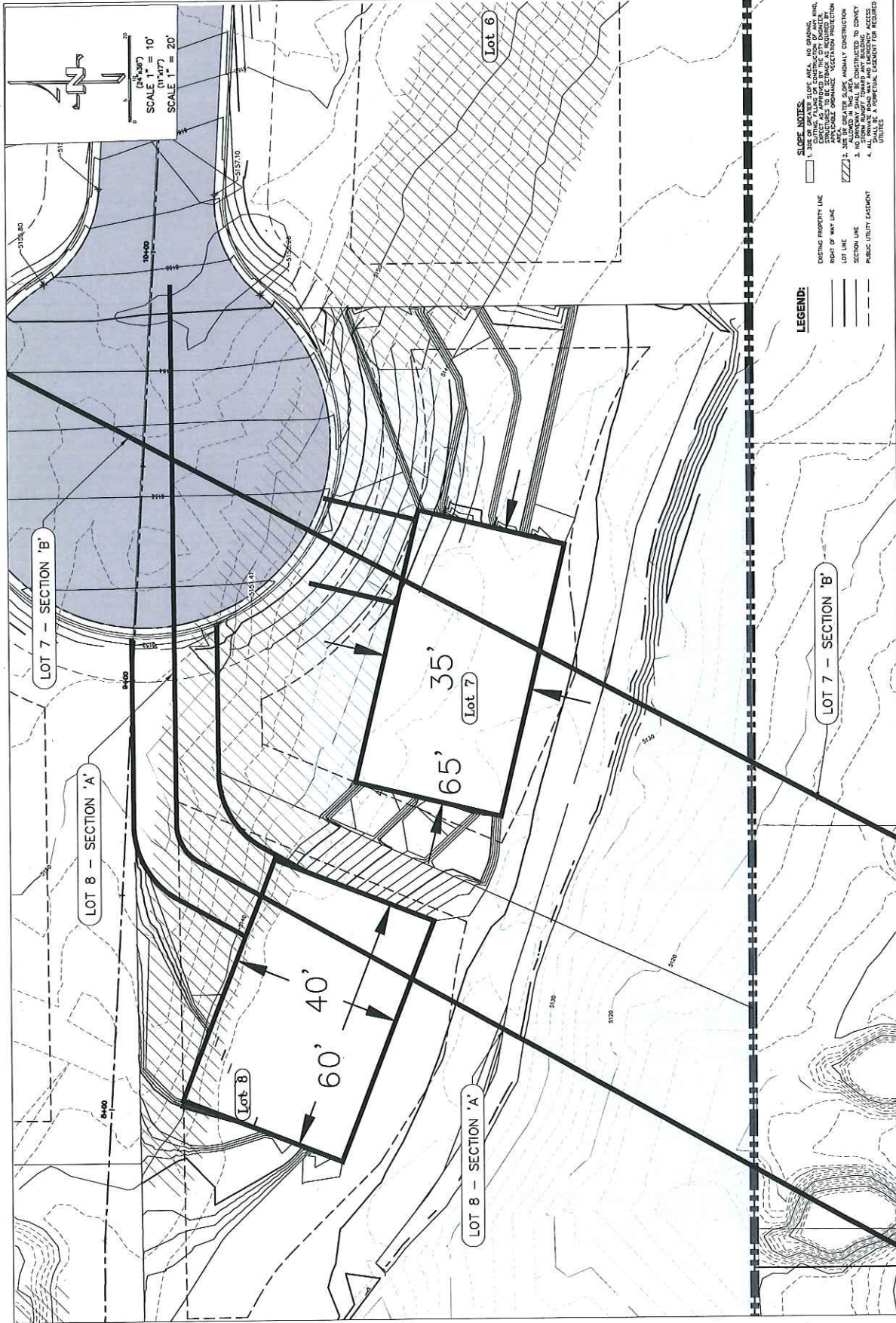
Reading in _____ County, _____

NSE, Inc
 230 NORTH 550 EAST
 LINDON, UTAH 84042
 801.706.8316
 nixon.evan@gmail.com

WASATCH OVERLOOK
 LOCATED IN THE SOUTHEAST QUADRANT OF
 SECTION 11, T35 R18 S18M
 10000 SOUTH WASATCH
 SANDY, UT 84092

PLAN
 GRADING

DATE: 11-22-17
 JOB NO: 17402
 DRAWN: PES
 CHECKED: EN
 REVISION:
 PER: GP-01



LEGEND:
 DASHED PROPERTY LINE
 RIGHT OF WAY LINE
 LOT LINE
 SECTION LINE
 PUBLIC UTILITY EASEMENT

SLOPE NOTES:
 1. USE OF GRADE IN SLOPE AREA, NO GRADING, AND CONCEPT AS APPROVED BY THE CITY ENGINEER, APPLICABLE ORDINANCE, VEGETATION PROTECTION;
 2. USE OF GRADE IN SLOPE AREA, ANNUALLY CONSTRUCTION;
 3. NO DISTURBANCE SHALL BE CONSIDERED TO CONVEY;
 4. ALL PRIVATE ROAD WAY AND EASEMENT ACCESS UTILITIES, A PORTABLE, EASEMENT FOR REQUIRED UTILITIES.

NSE, Inc
 230 NORTH 550 EAST
 LONDON, UTAH 84042
 801.706.8516
 nixon.evans@gmail.com

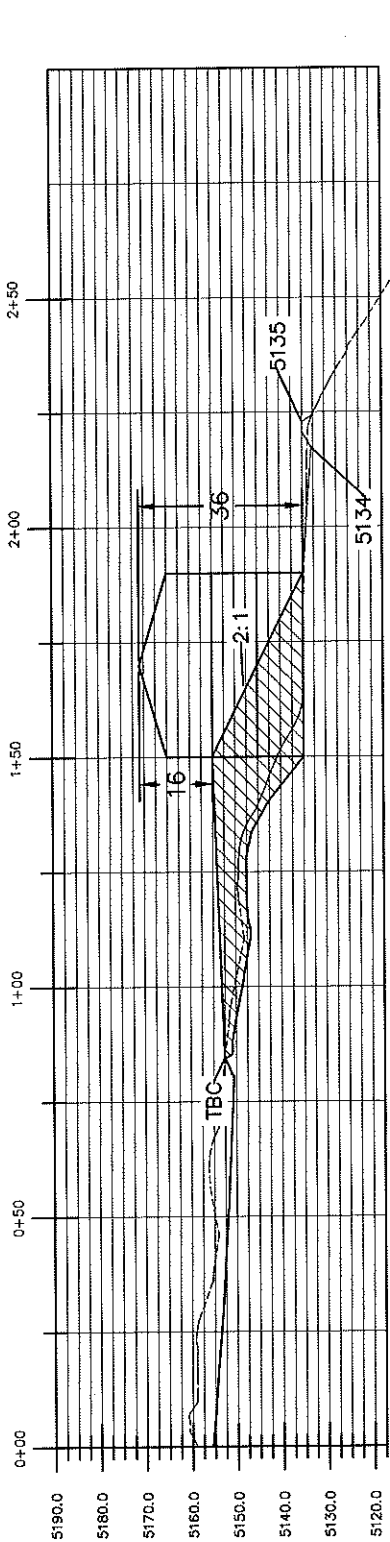
WASATCH OVERLOOK
 LOCATED IN THE SOUTHEAST QUADRANT OF
 SECTION 11, T8S R12E 38AM
 10002 SOUTH WASATCH BLVD
 SANDY, UT 84092

PLAN &
 PROFILES

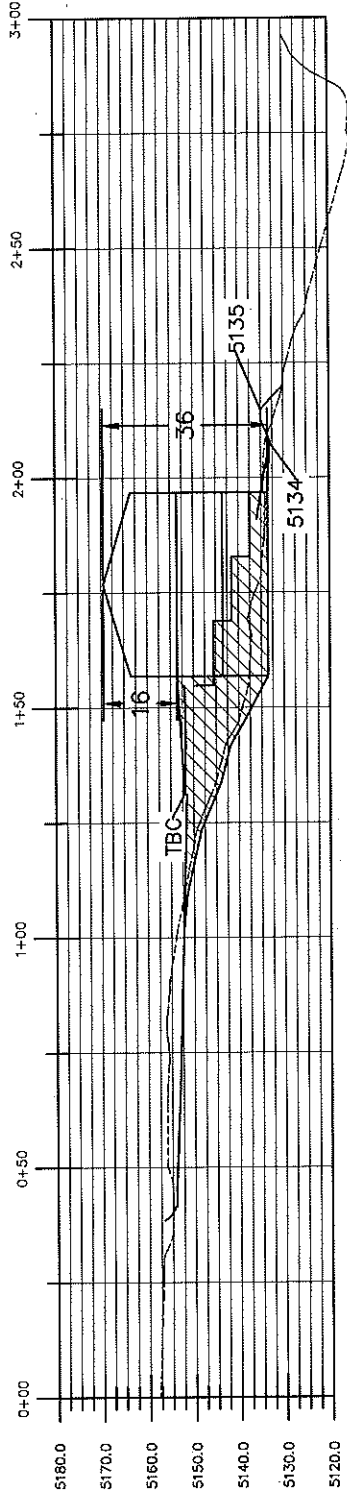
DATE: 11-22-17
 JOB NO: 17202
 DRAWN: PES
 CHECKED: EN
 REVISION:

PP-02

LOT 8 - SECTION 'A'



LOT 7 - SECTION 'B'



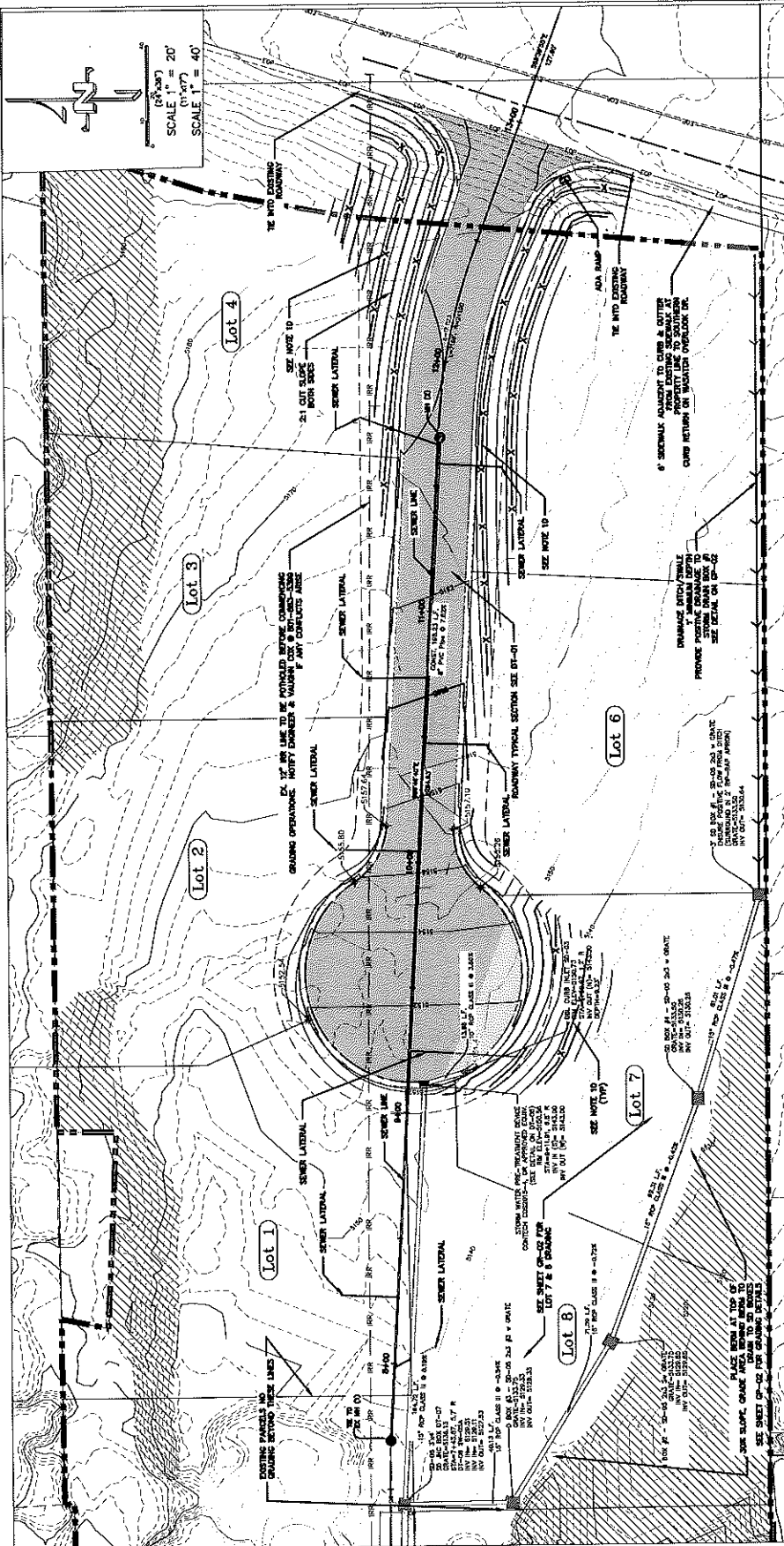
GRADING PLAN

DATE: 9-1-18
 JOB NO: 17402
 DRAWN: SH
 CHECKED: EN
 REVISION:

GP-01

NSE, LLC
 230 NORTH 550 EAST
 LINDON, UTAH 84042
 801.706.5316
 nelson.van@gmail.com

WASATCH OVERLOOK
 LOCATED IN THE SOUTHWEST QUARTER OF
 SECTION 214, T33N, R13E, S20E
 SANDY, UT 84092



LEGEND:

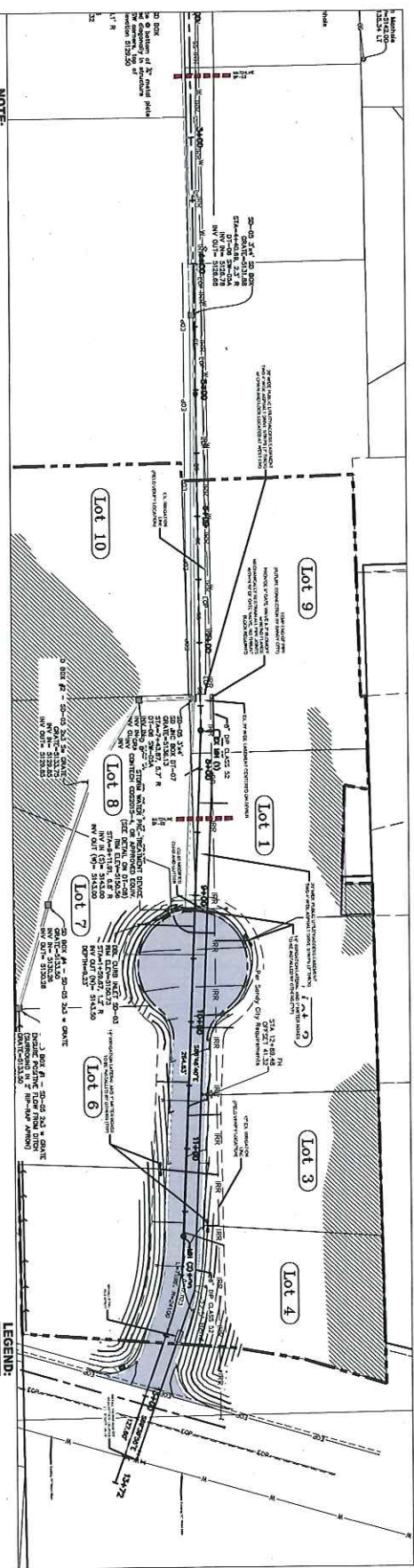
- EXISTING PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- SEWER EASEMENT
- SEWER MAIN
- SEWER LATERAL
- SEWER MANHOLE
- SEWER VALVE
- SEWER CLEANOUT
- SEWER STAKE
- SEWER TEE
- SEWER BRANCH
- SEWER FITTING
- SEWER JOINT
- SEWER END
- SEWER START
- SEWER CROSSING
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- SEWER OVERPASS
- SEWER TRENCH
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- SEWER SUMP
- SEWER PUMP
- SEWER TOWER
- SEWER TANK
- SEWER RESERVOIR
- SEWER POND
- SEWER LAKE
- SEWER RIVER
- SEWER CANAL
- SEWER DUCT
- SEWER PIPE
- SEWER CONDUIT
- SEWER CABLE
- SEWER FIBER
- SEWER WIRE
- SEWER LINE
- SEWER RISE
- SEWER FALL
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- SEWER WIRE
- SEWER LINE
- SEWER RISE
- SEWER FALL
- SEWER CHANGE
- SEWER TURN
- SEWER END
- SEWER START

SLOPE NOTES:

- USE OR INCREASE SLOPE, MIN. 0.5% TO PREVENT WATER PONDING. THE SLOPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. WHERE NECESSARY, THE SLOPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- APPLICABLE GRADING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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- APPLICABLE GRADING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SURFACE, FINISH GRADES AND SLOPES SHOWN ON THIS PLAN AND BASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- PROVIDE ESTIMATE OF QUANTITIES OF EXCAVATION, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES AND HAUL ROUTE, TO SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION, AT THE DISCRETION OF THE CITY ENGINEER.
- TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- WORKER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY.
- NADY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801.568.2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION, AT THE DISCRETION OF THE CITY ENGINEER.
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- WORKER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY.
- NADY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801.568.2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION, AT THE DISCRETION OF THE CITY ENGINEER.
- WORKER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY.
- NADY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801.568.2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION, AT THE DISCRETION OF THE CITY ENGINEER.

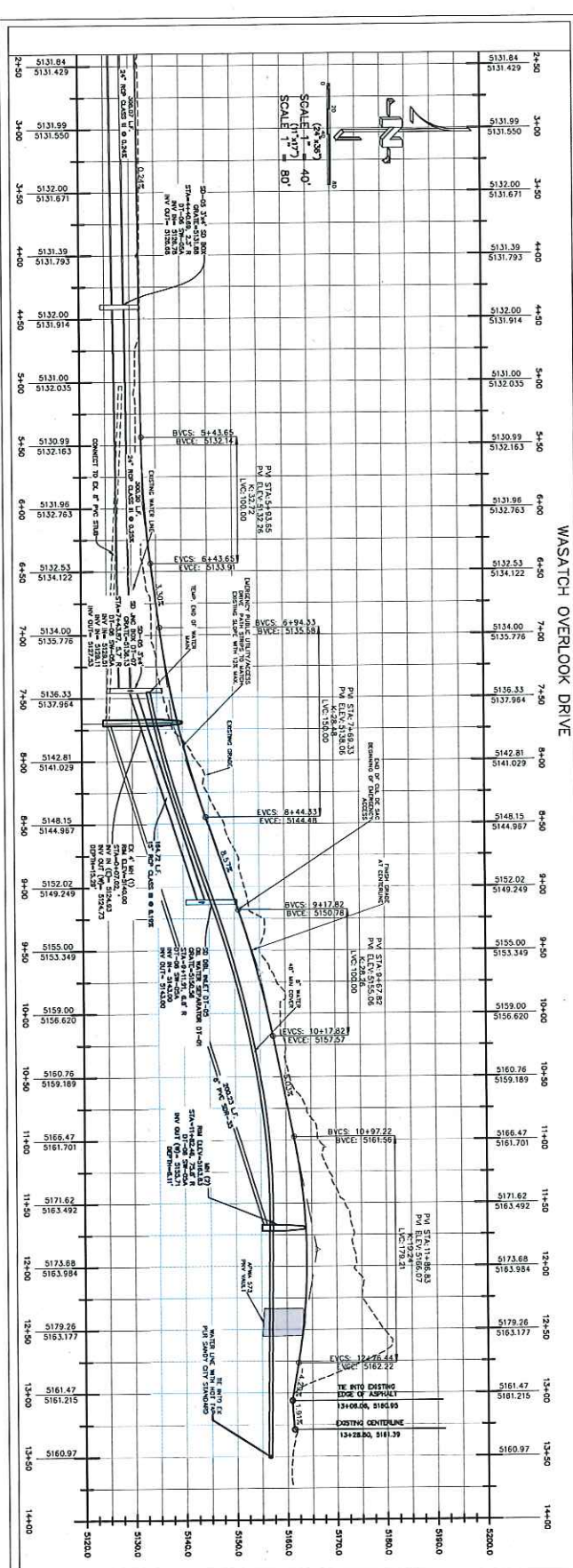


NOTE:

1. ALL UTILITY LINES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF ALL UTILITY LINES IS NOT GUARANTEED BY THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE LOCATION AND DEPTH OF UTILITY LINES SHOWN ON THIS PLAN.
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING UTILITY LINES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS TO VERIFY THE LOCATION AND DEPTH OF THE UTILITY LINES.

LEGEND:

- 30' CURB W/ 6" CONC. SLAB
- UTILITY LINE
- EXISTING
- PROPERTY LINE



PLAN & PROFILES

DATE: 8-1-18
JOB NO: 17202
DRAWN: SH
CHECKED: EN
REVISION:

WASATCH OVERLOOK

LOCATED IN THE SOUTHEAST QUADRANT OF
SECTION 11 T2S R12S E12S
10000 SOUTH WASATCH BLVD
SANDY, UT 84092

NSE, llc

230 NORTH 550 EAST
LINDON, UTAH 84042
801.706.8516
nixon.evan@gmail.com

pp-02

Exhibit #4 – Public Works and Public Utilities Approvals



SANDY CITY PUBLIC UTILITIES

TOM WARD, P.E.
PUBLIC UTILITIES DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

To: Wade Sanner
From: Mason Clark, P.E.
Date: September 13, 2018
Re: Wasatch Overlook

First and foremost the developer must follow all public utilities standards and specifications during and after construction. Our biggest concerns with this property are the control of storm water during and after construction. We need to see how the developer/contractor plans on taking care of storm water during construction and ensure maintenance of the storm water system and its functionality after construction. If great care is not taken in ensuring storm water does not leave this site it could result in the flooding of homes down below this proposed project. We approve this project to move forward to planning commission as of the last plan submittal that we received. I must remind the developer that this project does not have final approval from the public utilities department.

Regards,

Mason Clark

A handwritten signature in black ink, appearing to be "Mason Clark", written over a horizontal line.

cc: Richard Benham, P.E.



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: August 27, 2018

To: Wade Sanner, Planner

From: Ryan C. Kump, P.E., City Engineer *Ryan Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

Project Name: Wasatch Overlook Subdivision
Plan Case Number: SUB-05-17-005260
Project Address: 3230 East 10000 South

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE FINAL SUBDIVISION PLAT AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION FINAL SUBDIVISION PLAT REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.