

BACKGROUND AND EXISTING CONDITIONS

The subject properties currently front onto 11400 S. Both lots were created in the County. The west lot was annexed into Sandy City on June 25, 2019 as part of the Dean/Couch annexation. The east lot was annexed into Sandy City on June 29, 2010 as part of the Shaw annexation. Upon annexation, both properties were zoned R-1-40A.

The lots are surrounded by a variety of zoning. The properties immediately adjacent to the north are zoned R-1-10. The properties adjacent to the west side are zoned SD(R-2-A). The properties across the street to the south are zoned R-1-15A. The properties adjacent to the east side are located in the County and have not annexed into Sandy City. The County zoning is A-2 (Low Density Residential/Agricultural) as of the County zoning map on April 13, 2020.

An application to rezone both lots was originally filed in June 2019. The application proposed to change the zoning of the properties from R-1-40A to R-1-10. It was heard by the Planning Commission on August 1, 2019. A recommendation to approve the rezone was forwarded to City Council. On August 20, 2019 the City Council voted 3 – 3 on a motion to deny the rezone. The applicant subsequently withdrew the application.

A new application to rezone both lots was filed in September, 2019. The application proposed to change the zoning of the properties from R-1-40A to R-1-20A. It was heard by the Planning Commission on October 17, 2019. A recommendation to approve the rezone was forwarded to the City Council. On November 12, 2019 the City Council approved the rezone to the R-1-20A zone.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcels to notify them of the Planning Commission meeting. Additionally, two neighborhood meetings were held in regards to the rezoning of the properties. The first meeting was held June 26, 2019 and had 20 residents in attendance. The primary concerns dealt with traffic increases and lot sizes. The second meeting was held on October 2, 2019 and had 17 residents in attendance. The concerns centered on safety issues (traffic and street lighting), inadequate lot sizes for animal rights, and construction issues related to the development schedule, such as the size and price points of homes, etc... A full summary from each meeting is attached to this report.

ANALYSIS

The R-1-20A zone is a single-family zone that requires lots to be at least 20,000 square feet in size. The “A” designation provides property owners with rights to have large animals on their property, to the degree that they maintain compliance with regulations for housing and storing of animals as found in Section 21-11-03 of the Development Code. The zone is a standard zone in the city, which means that all provisions for setbacks, building height, lot frontage, lot size, etc... are all pre-determined by ordinance and must be adhered to. The proposed plat conforms to these standards of the zone.

Access:

The applicant is proposing to provide access to the eight proposed lots via a newly dedicated public street. This new street will have access from 11400 S. The new road will also have a stub in the northeast corner of the subdivision that would connect to a potential future development to the east.

If or when that development occurs and is complete these eight lots will have the ability to access from that direction as well.

SPECIAL EXCEPTIONS

Exception 1: Requesting an exception for a subdivision with less than two points of ingress/egress

Sec. 21-21-10. - Street Standards for All Types.

(D) At least two points of ingress/egress shall be provided for each subdivision, PUD, or multifamily project. They shall be located at a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property area to be served, measured in a straight line between accesses.

(1) Special Exception. The Planning Commission may grant a special exception to allow a subdivision to have only one point of ingress/egress, after considering a recommendation from the Director and City Engineer, under the following circumstances:

a. Thirty or fewer lots/units are accessed from the single ingress/egress;

b. The Director and City Engineer have reviewed the potential for impairment of such single access resulting from vehicle congestion, condition of the terrain, climatic conditions or other factors that could limit access and have made either a positive or negative recommendation to the Planning Commission with regards to a single point of ingress/egress; and

c. The proposed development project has one or more of the following, as determined and recommended for approval or denial by the Director and City Engineer to the Planning Commission:

1. One or more cul-de-sacs, hammerheads, or other approved turn-arounds that comply with all development standards herein.

2. An emergency access (a point of ingress/egress that provides access for emergency vehicles to respond to a building, or facility, in the event the main access is compromised. The design of this access must meet the International Fire Code).

3. The future extension of a stub street that will provide additional access, including a temporary turn-around.

4. All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Marshal and Chief Building Official.

Staff Analysis and Recommendation for #1

The City Engineer and Director are recommending the exception because there are fewer than 30 lots. There will also be a fire turn-around provided using Parcel A, which is stubbed to the west. Additionally, there is a stub street located to the east that will create a second point of access when the property to the east develops in the future. Staff and the City Engineer support this request.

Exception 2: Requesting an exception for a public right-of-way less than 52 feet

(f) Street right-of-way widths shall be as shown on the Transportation Master Plan and, where not shown therein, shall not be less than the following (unless modified by a waiver or special exception as allowed herein):

Street type:

Required right-of-way width:

<i>Local</i>	<i>52 feet</i>
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(g) Half streets are prohibited.

(1) Special Exception. The Planning Commission may grant a special exception to allow less than a full-width dedication and improvements only in the following circumstances:

- a. Where it can be shown by the developer that it is essential to the development of the subdivision;*
- b. All other aspects of the subdivision are in conformance with the other requirements of these regulations;*
- c. The City Engineer recommends to the Planning Commission that it will be practicable to require the dedication and improvements to the other half when the adjoining property is developed upon reviewing a neighborhood master plan;*
- d. A minimum pavement width of 20 feet will be required as recommended by the City Engineer; and*
- e. Conformance with Fire Access Roads requirements*

Staff Analysis and Recommendation for #2

The pavement width will be 26 feet and the road will conform to fire access requirements. The City Engineer is recommending the exception because less grading associated with cuts and fills will be required. Storm water will be also be treated on site rather than in the traditional manner. Staff and the City Engineer support this request.

Exception 3: Requesting an exception for a waiver to the requirement for gutters, park strip and sidewalk on both sides of the street.

(n) Curbs, gutters, parkstrips, and sidewalks shall be required on all existing and proposed public and private street frontage of any lot within a subdivision or legal buildable parcel in conformance with the Standard Specifications. The Planning Commission may grant a special

exception to waive any of these improvements, after considering a recommendation from the Director and City Engineer. They shall consider and evaluate the following criteria: (1) The number of homes within the subdivision;

- (2) The length of a cul-de-sac;*
- (3) The precedence of adjoining improvements;*
- (4) The configuration of lots;*
- (5) Where the only other alternative is a private road design;*
- (6) Flood control and storm drainage;*
- (7) Pedestrian safety and walkable element demands;*
- (8) The proposal equitably balances the needs of the public and presents the most efficient use of land;*
- (9) The potential negative impacts created by the waiver(s); and*
- (10) The cumulative effect of all the waivers and any other exceptions requested for the development.*

Staff Analysis and Recommendation for #3

There will be an 8 foot parkstrip on the west side of the new street that incorporates a drainage swale, in addition to an 8 foot sidewalk. The City Engineer recommends the exception due to the LID (low impact development) drainage swale being proposed, and the use of a constant sloping road draining into the swale, as opposed to a crowned road. The inclusion of sidewalk and parkstrip on only one side of the road will also contribute to the rural feel of the area. Staff and the City Engineer support this request.

Staff Concerns

1. Staff is concerned with master planning of the surrounding area. The subdivision, as proposed, leaves out the property immediately to the east and to the west of this development.
 - a. The property to the east is part of the County and has not annexed into the City. It is reasonable to anticipate that it will be developed at some point in the future. Because it is not included in this subdivision application the configuration of the future development is not known, but will be affected by the existence and location of the road stub. However, the developer has provided a master plan and laid out the proposed public roadway in a manner that would allow the future development to connect logically to this subdivision in the future.
 - b. The property to the west, specifically Lot 2 of the Park Lane subdivision, is anticipated to develop at some point, but will not be able to connect to this subdivision using a public road. The applicant's proposal includes a 'Parcel A' on the west side that is 21 feet wide and is intended to provide private access to that property. The applicant has provided a master plan showing a potential development configuration and has also added a plat note showing that this private access will be owned and maintained by Lot 2 of the Park Lane Subdivision. The 21 foot width is wide enough for a private access by City standards.
2. The master plan provided by the applicant shows an additional two lots on the Fluekiger property to the west. It is important to note that this property will have to be rezoned or have a Land Development Code text amendment done to allow the extra lots. Likewise, the property to the east is depicted with potential half acre lots. This property is currently part

of the County and would need to be annexed into Sandy City. It will then need to be rezoned if it is to allow half acre lots.

3. It is noteworthy that the proposed subdivision does not include sidewalk along the east side of the right-of-way. The absence of sidewalk is detrimental to the walkability of the area. However, its absence is conducive to the rural feel of the area, and similar proposals have previously been approved for similar subdivisions, such as Quail Crest, for example. It will also provide a benefit by using LID principles to handle drainage. There will also be less grading impact associated with fewer cuts and fills.

STAFF RECOMMENDATION

- 1) Staff recommends that the Planning Commission determine the preliminary review is complete and that the following special exception requests:
 - a. Exception for a subdivision with less than two points of ingress/egress
 - b. Exception for a public right-of-way less than 52 feet
 - c. Exception for a waiver of gutters, parkstrip, and sidewalk

be approved for the **Bell Canyon Cove Subdivision** located at 1785 E. and 1815 E. 11400 S., based on the following findings and subject to the following conditions:

Findings

1. That the City Engineer has forwarded a positive recommendation for the three exceptions to the Planning Commission.
2. The lots meet the requirements for size and frontage in the R-1-20A zone.
3. The City Engineer, as well as other reviewing departments, have recommended approval of this particular layout.

Conditions

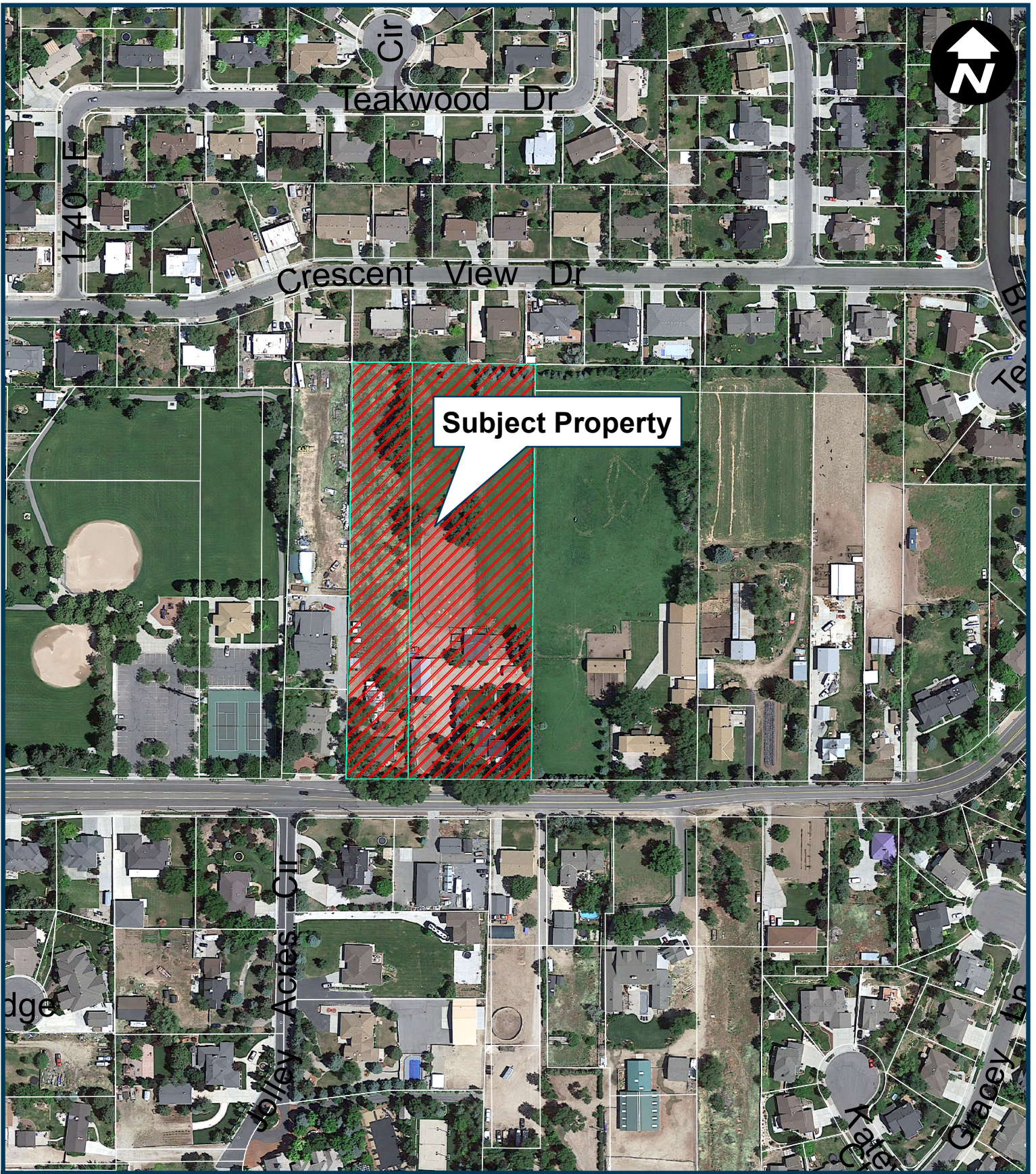
1. That the applicants comply with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project, except as otherwise approved by waivers or special exceptions granted by the Planning Commission.
3. That all residential lots comply with the requirements of the R-1-20A zone.
4. That all structures be removed as shown on the preliminary plat.
5. That the private access to the Park Lane subdivision be signed 'No Parking' and displayed in accordance with applicable laws so as not to inhibit access by emergency vehicles.

Planner:

Reviewed by:

Craig Evans
Planner

Brian McCuiston
Planning Director



SUB-02-20-5803 & SPEX-04-20-5842

Bell Canyon Cove

1785 E. & 1815 E. 11400 S.

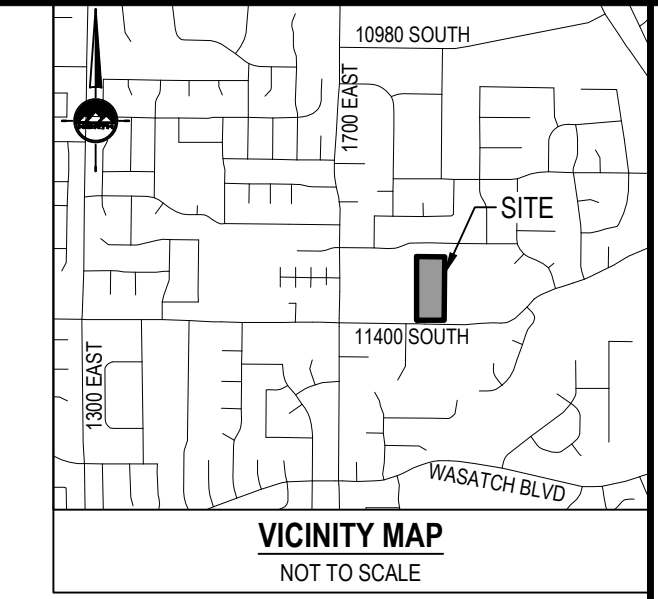
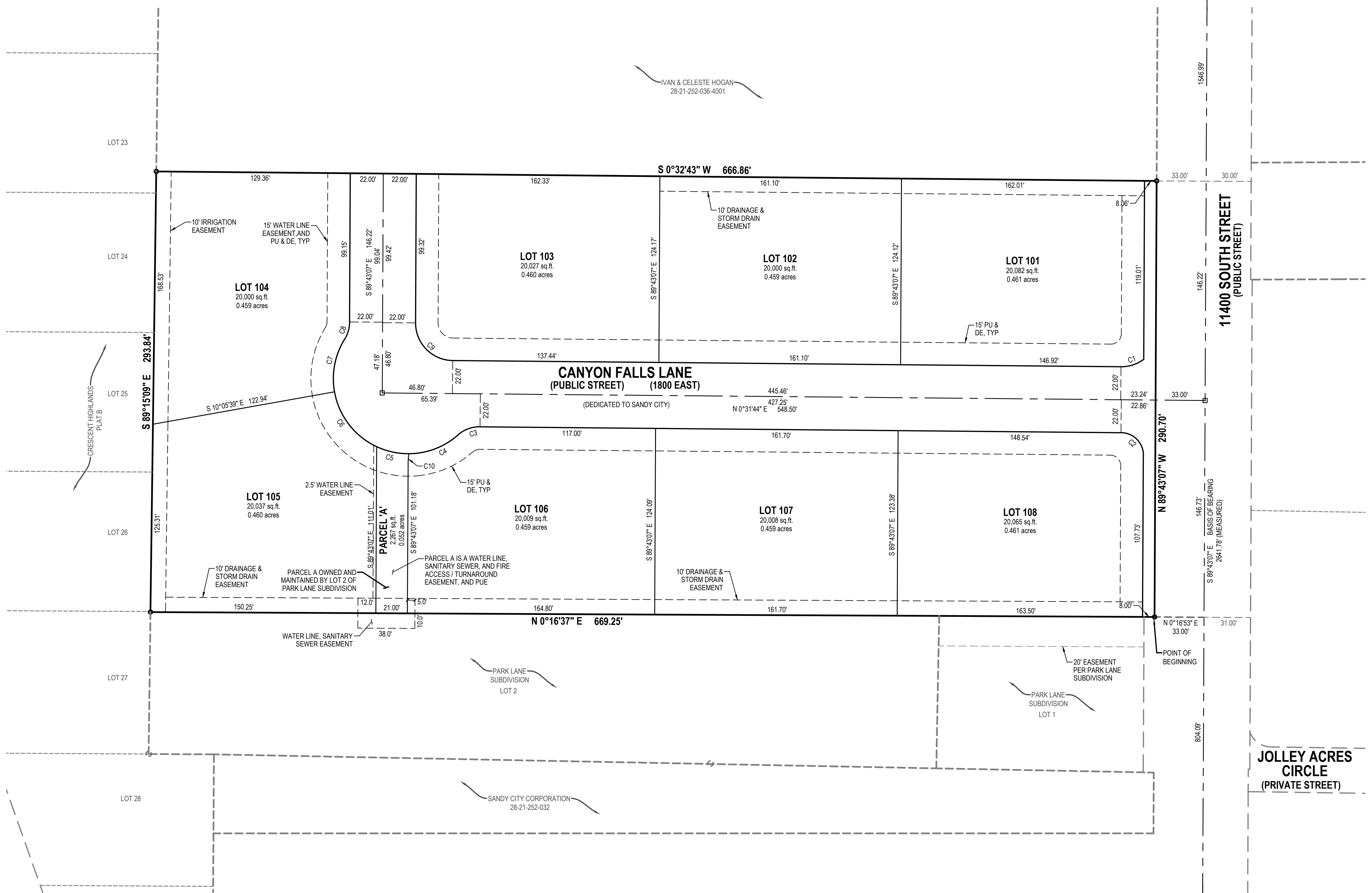


PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

BELL CANYON COVE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT

IVAN & CELESTE HOGAN
28-21-252-036-4001



LEGEND

- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

SANDY CITY GENERAL PLAT NOTES

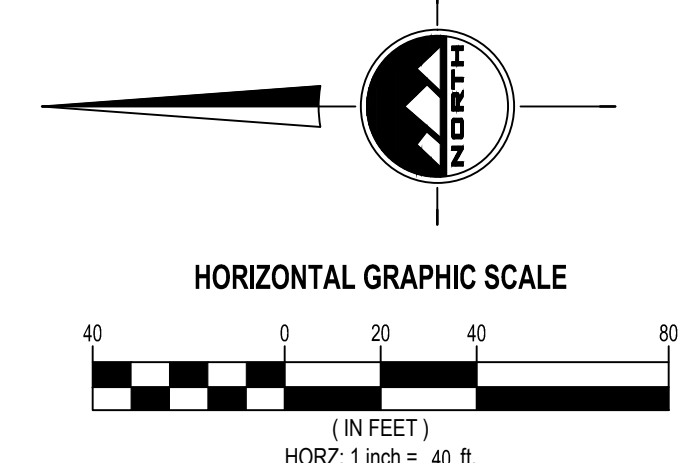
1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTER LINE OF TREE(S) SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC AND UTILITY USE.
8. SPECIAL EXCEPTIONS HAVE BEEN RECEIVED FOR ROW WIDTH LESS THAN 52 FEET [LAND DEVELOPMENT CODE SEC. 21-21-10(G)(1)], AND FOR A PARK STRIP AND SIDEWALK WALKER TO HAVE THEM ON ONLY 1 SIDE OF THE STREET [LAND DEVELOPMENT CODE SEC. 21-21-10(N)].

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-SUB-02-20-5803) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

PLAT NOTES

1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	16.20'	37°07'45"	S18°02'09"E	15.92'
C2	15.00'	23.49'	89°44'27"	N45°23'57"E	21.17'
C3	22.00'	16.07'	41°51'51"	N20°24'12"W	15.72'
C4	50.00'	35.70'	40°54'39"	S20°52'48"E	34.95'
C5	50.00'	22.16'	25°23'33"	S12°16'18"W	21.98'
C6	50.00'	47.94'	54°56'16"	S52°26'13"W	46.13'
C7	50.00'	36.55'	41°53'12"	N79°09'03"W	35.74'
C8	22.00'	12.10'	31°30'40"	S73°57'47"E	11.95'
C9	25.00'	39.16'	89°45'09"	S45°24'18"W	35.28'
C10	28.00'	5.29'	10°48'52"	N84°18'11"W	5.29'



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor and that I hold Certificate No. 286882, as prescribed under 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 BELL CANYON COVE, and that the same has been correctly surveyed and staked on the ground, as shown on this plat. I further certify that all lots meet frontage, width, and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land situate in the Northeast Quarter of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point being South 89°43'07" East 804.09 feet along the Quarter Section line and North 00°16'53" East 33.00 feet from the Center of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running
thence North 00°16'37" East 669.25 feet to and along the East Boundary line of Park Lane Subdivision, recorded May 29, 1990 as Entry No. 492,178 in Book 90-5 at Page 55 in the Office of the Salt Lake County Recorder to a point on the South Boundary line of Crescent Highlands Plat B, recorded July 16, 1974 as Entry No. 2638430 in Book 74-7 at Page 112 in the Office of the Salt Lake County Recorder;
thence South 89°15'09" East 293.84 feet along the South Boundary line of said Crescent Highlands Plat B;
thence South 00°32'43" West 666.86 feet;
thence North 89°43'07" West 293.70 feet to the point of beginning.

Contains 195,250 Square Feet or 4.482 Acres and 8 Lots



DATE _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that the undersigned (state owner(s) of the above described tract of land and do hereby cause the same to be subdivided divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

BELL CANYON COVE

do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for Public and utility use. The undersigned owner(s) hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I/we have hereunto set my/our hand(s) this _____ day of _____ A.D., 20____.

Ivory Development, LLC

By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake
On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT OF WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

DEVELOPER
EAST STAR FARM LAND, LLC
6150 S. REDWOOD ROAD, STE 150
TAYLORSVILLE, UTAH 84123
(801) 889-9977

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4448
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOKOLE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.860.9433
RICHFIELD
Phone: 435.896.2963

SHEET 1 OF 1
PROJECT NUMBER: 8974
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 3/27/20

EASEMENT APPROVAL
CENTURYLINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
DOMINION ENERGY UTAH _____ DATE _____
COMCAST _____ DATE _____

SALT LAKE COUNTY
HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE _____

BELL CANYON COVE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SANDY CITY PLANNING COMMISSION
CHAIR, SANDY CITY PLANNING COMMISSION _____

CITY PARKS & RECREATION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT DIRECTOR _____

SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER _____

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER _____

PUBLIC UTILITIES DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER _____

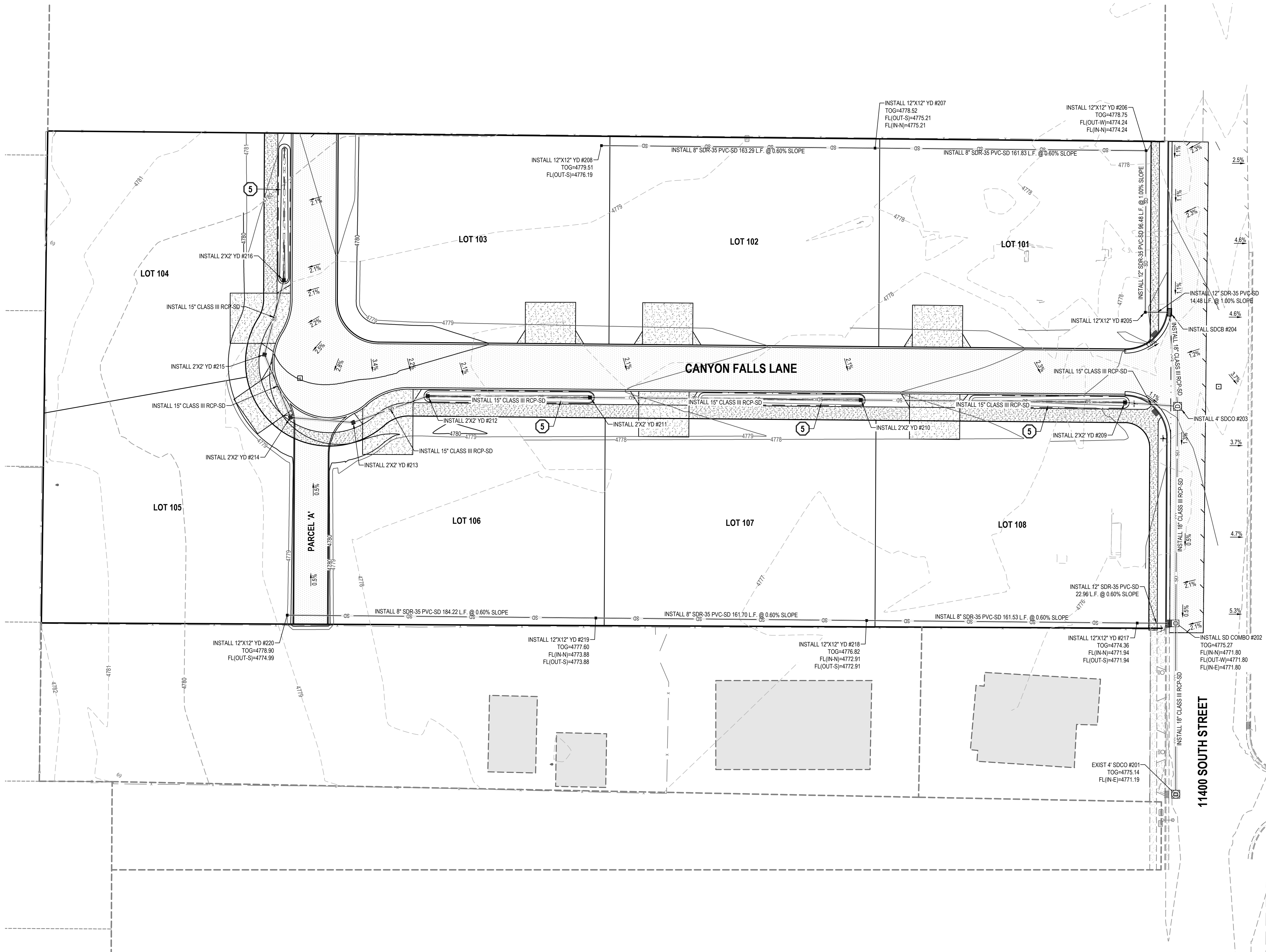
SANDY CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SANDY CITY MAYOR.
MAYOR _____ ATTEST: CLERK _____

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE SANDY CITY ATTORNEY
SANDY CITY ATTORNEY _____

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____



BENCHMARK
 CENTER OF SECTION 22,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4777.04'



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SANDY CITY NOTES

- STORMWATER NOTES**
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY AND UPDES INSPECTOR RAY HERRERA, 801-568-7280, AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
 - ALL MATERIALS AND WORK DONE IN 700 EAST (UDOT) STREET SHALL CONFORM TO UDOT STANDARDS AND REQUIREMENTS.
 - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH SWPPP AND/OR NOI REQUIREMENTS. INSPECTIONS SHALL BE COMPLETED PER THE REQUIREMENTS OF THE SWPPP AND/OR NOI. ALL INSPECTIONS SHALL BE DOCUMENTED AND MADE AVAILABLE VIA THE ONLINE SWPPP MANAGEMENT SYSTEM. REGULAR REVIEW OF THE ONLINE SWPPP MANAGEMENT SYSTEM AND INSPECTIONS WILL BE COMPLETED BY THE PUBLIC UTILITIES DEPARTMENT TO CONFIRM THAT CONSTRUCTION WORK IS BEING PERFORMED IN ACCORDANCE WITH SWPPP, NOI, AND UDOT REQUIREMENTS. REVIEW AND INSPECTION REPORTS COMPLETED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT WILL BE PROVIDED TO THE CONTRACTOR WHICH ARE TO BE POSTED TO THE ONLINE SWPPP MANAGEMENT SYSTEM. ALL IDENTIFIED VIOLATIONS ARE TO BE ADDRESSED AND DOCUMENTED ON THE ONLINE SWPPP MANAGEMENT SYSTEM.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THIS IS WHERE THE DEVELOPER/OWNER AND THE CONTRACTOR MEET WITH THE CITY'S INSPECTORS TO REVIEW THE APPROVED PLANS. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE PLANNING DEPARTMENT.
 - ALL MATERIALS AND WORK DONE ON FLOOD CONTROL FACILITIES SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLICWORKS/STANDARD-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/publicworks/standard-specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999).
 - NON-SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM WATER FACILITIES. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
 - GROUT BETWEEN GRADE RINGS FOR EACH INLET BOX THAT IS PROPOSED TO BE LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
 - REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
 - SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
 - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
 - WHERE A SURF IS REQUIRED, THE DRAINAGE INSPECTOR ROY THACKER, 801-568-7284 OR WILLIS BILBREY, 568-7292, SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL, AS WELL AS THE GRAVEL GRADATION.
 - SIGNS ARE TO BE POSTED NEAR EACH INLET BOX WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA, DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
 - ALL PRECAST INLET, COMBO AND JUNCTION BOXES SHALL BE SET ON 12" (MIN) COMPACTED 1" MINUS GRAVEL. SUBMITTALS ARE REQUIRED FOR ALL SAND BEDDING, SAND BACKFILL, PIPE, PRECAST CLEAN OUT BOXES AND PRECAST CATCH BASINS FOR ALL FACILITIES. THEY SHOULD BE SUBMITTED AT LEAST FIVE WORKING DAYS BEFORE CONSTRUCTION. SUBMITTALS SHOULD HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY SPECIFICATIONS.
 - PIPES SHALL BE VIDEO CAMERA TO SEE IF THEY NEED TO BE FIXED OR REPLACED BEFORE THE 80% OR 90% BOND RELEASE AND BEFORE FINAL BOND RELEASE.

SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- RCP CLM STORM DRAIN LINE OR APPROVED EQUAL. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN, TYPICAL ALL PIPES.
 - CATCH BASIN PER SANDY CITY DETAIL SW-02. TYPICAL ALL CB BOXES.
 - COMBINATION INLET/CLEANOUT BOX PER SANDY CITY DETAIL SW-04A AND SW-04B. TYPICAL ALL COMBO BOXES.
 - CLEANOUT BOX PER SANDY CITY DETAIL SD05. TYPICAL ALL SDCO BOXES.
 - DRAINAGE RETENTION SWALE



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
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LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

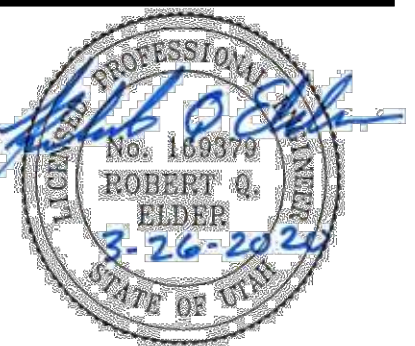
RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 EAST STAR FARMS, LLC
 6150 S. REDWOOD ROAD STE 150
 TAYLORSVILLE, UTAH 84123

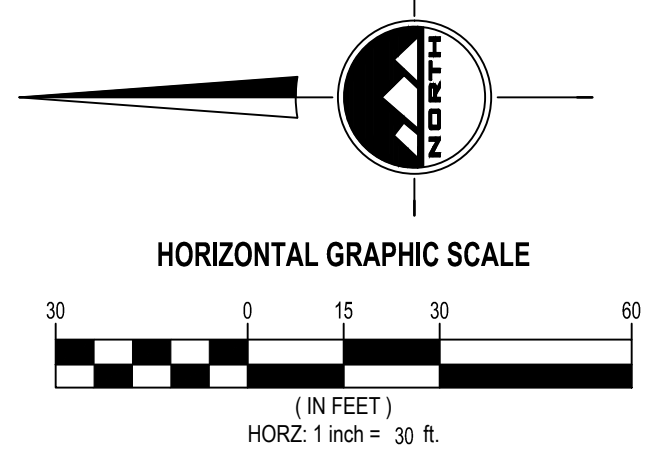
CONTACT:
 KIRK YOUNG
 PHONE: 801.999.9977

BELL CANYON COVE
 1785 EAST 11400 SOUTH
 SANDY CITY, UTAH



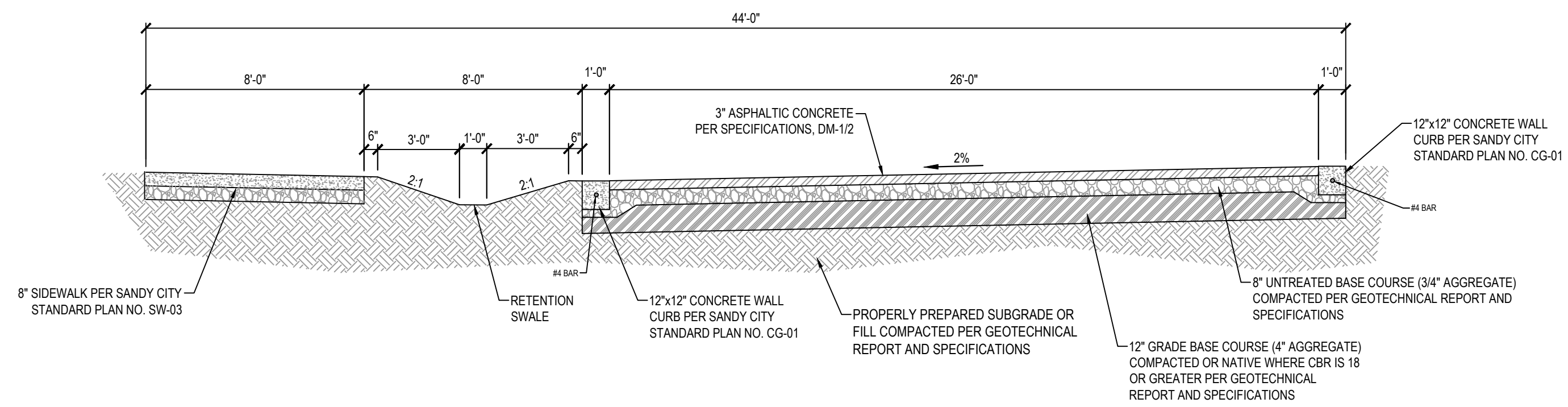
PRELIMINARY SUBMITTAL

GRADING AND DRAINAGE PLAN

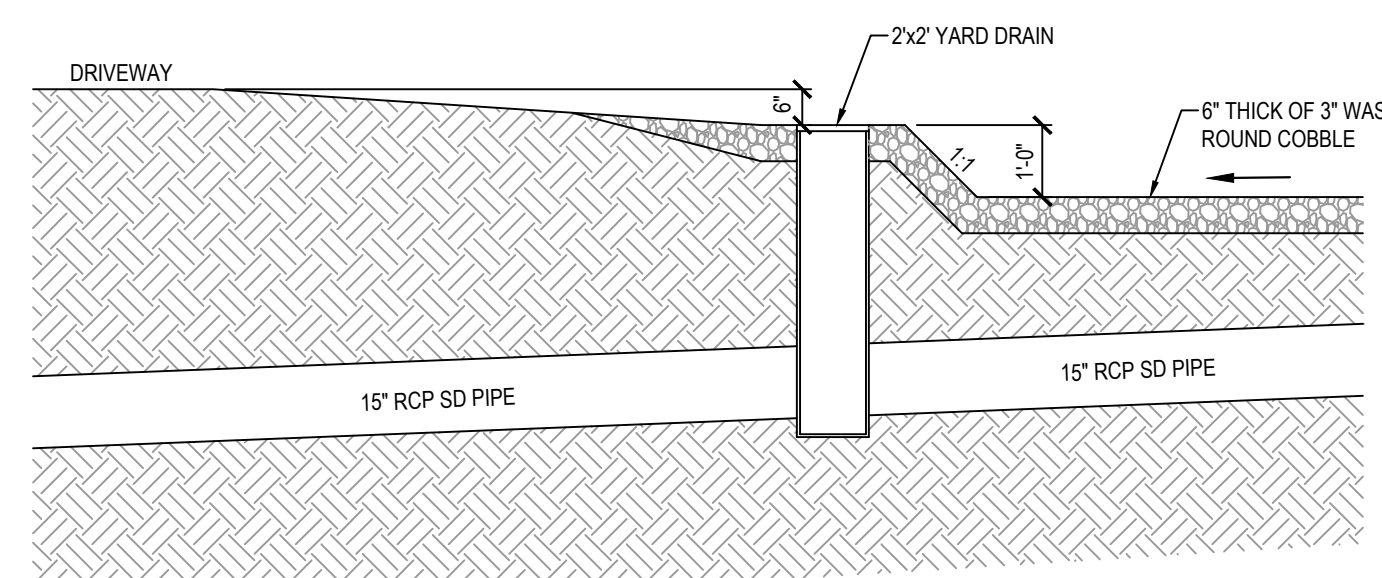


PROJECT NUMBER: 8974
 PRINT DATE: 3/26/20
 DRAWN BY: KFW
 CHECKED BY: RGE
 PROJECT MANAGER: RGE

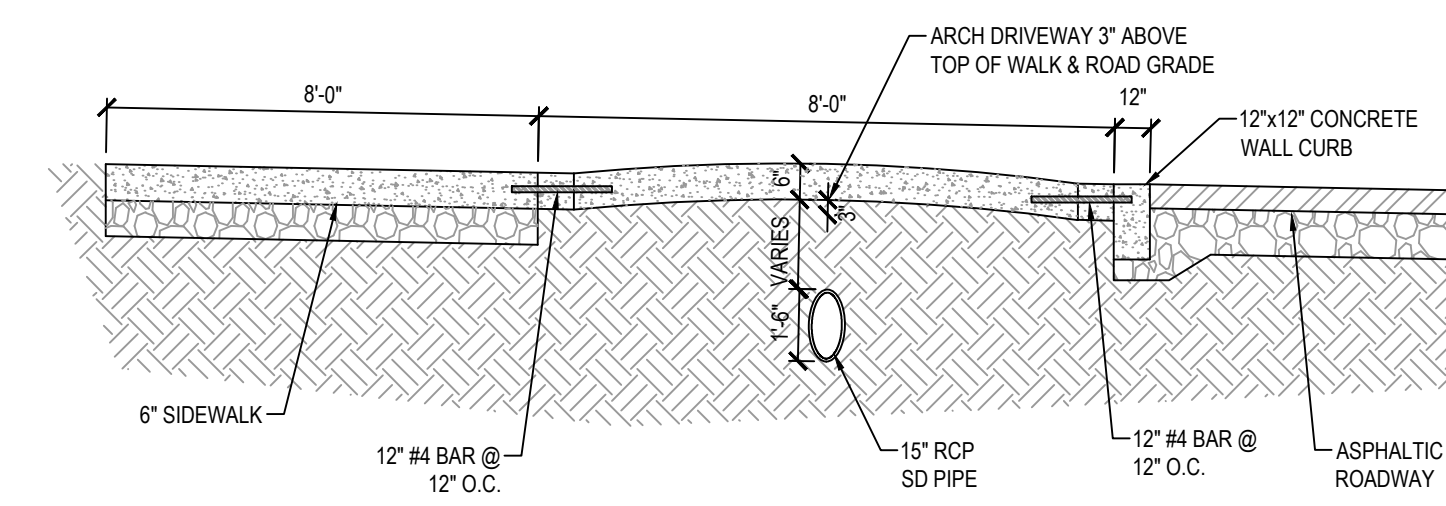
C-300



1 44' ROAD CROSS SECTION SCALE: NONE



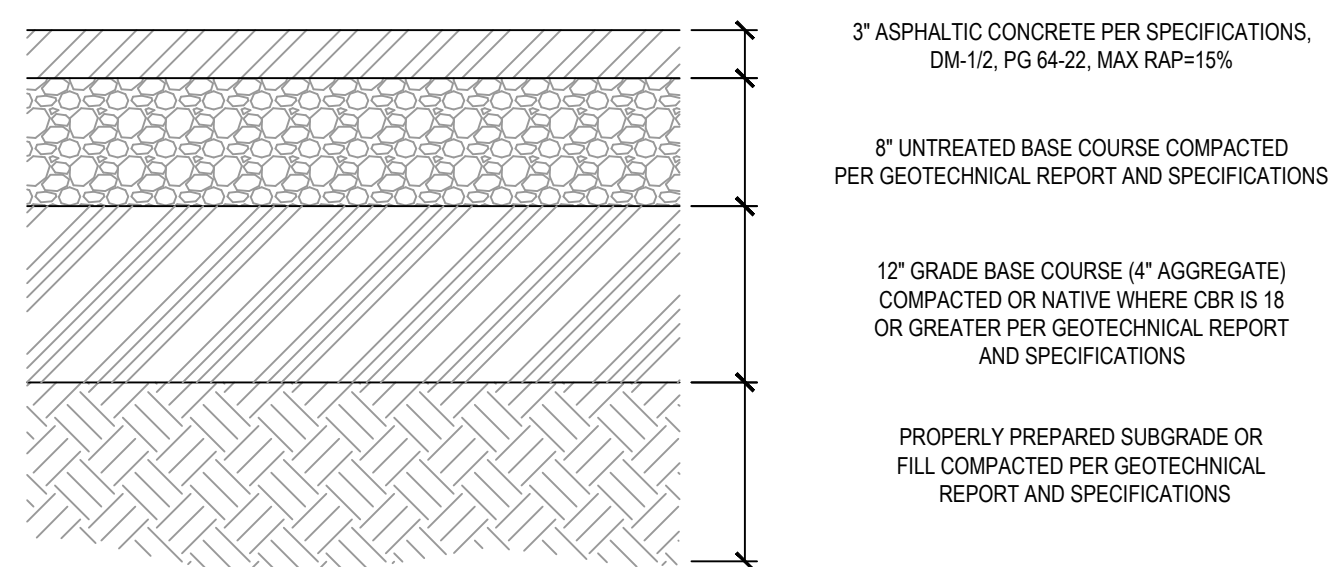
2 SWALE AT YARD DRAIN AND DRIVEWAY SCALE: NONE



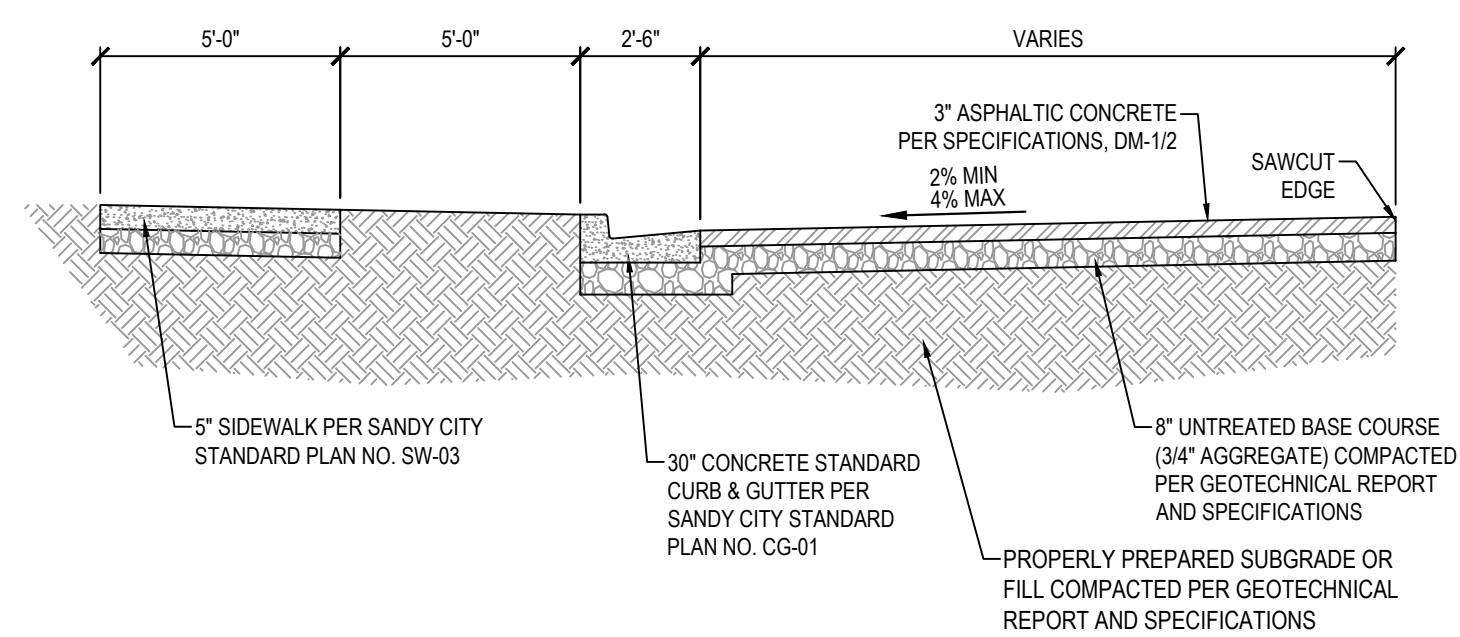
3 DRIVEWAY SECTION SCALE: NONE

ASPHALT NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



4 STANDARD ASPHALT SECTION SCALE: NONE



5 11400 SOUTH ROAD CROSS SECTION SCALE: NONE



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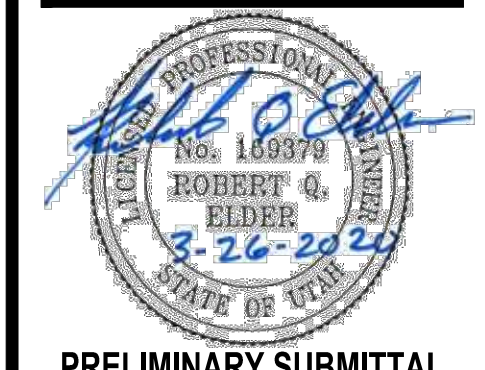
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PHONE: 801.899.9977

BELL CANYON COVE

1785 EAST 11400 SOUTH
SANDY CITY, UTAH



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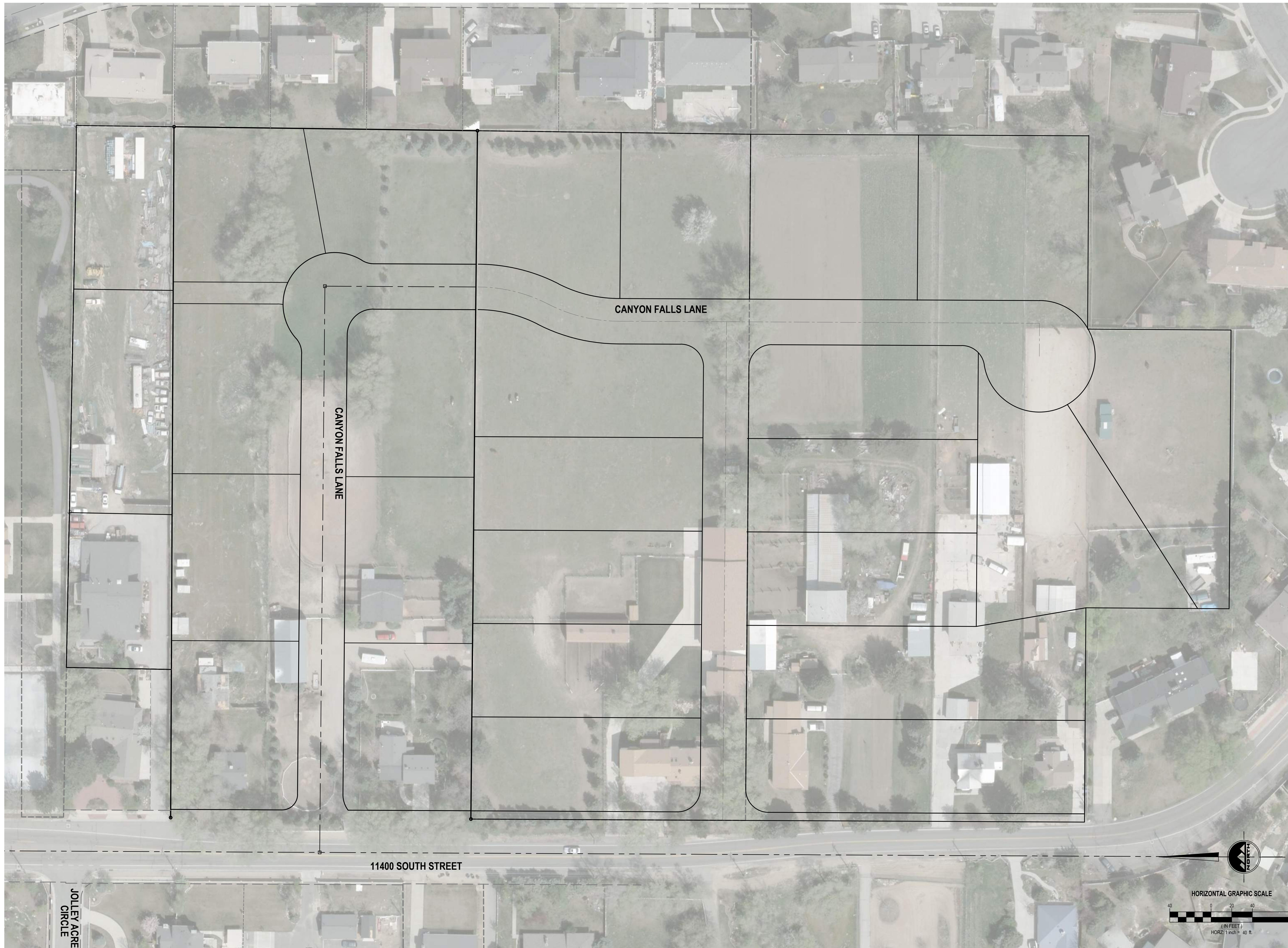
DETAIL SHEET

PROJECT NUMBER: 8874
PRINT DATE: 3/30/20

DRAWN BY: KFW
CHECKED BY: RQE

PROJECT MANAGER: RQE

C-600



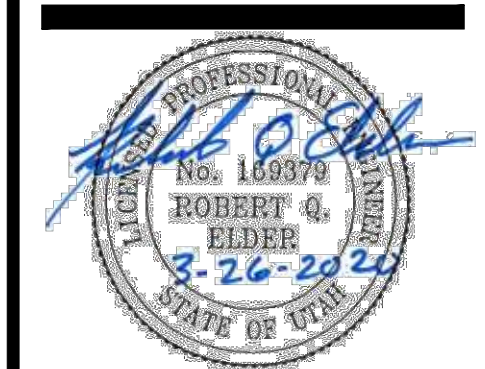
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FOR:
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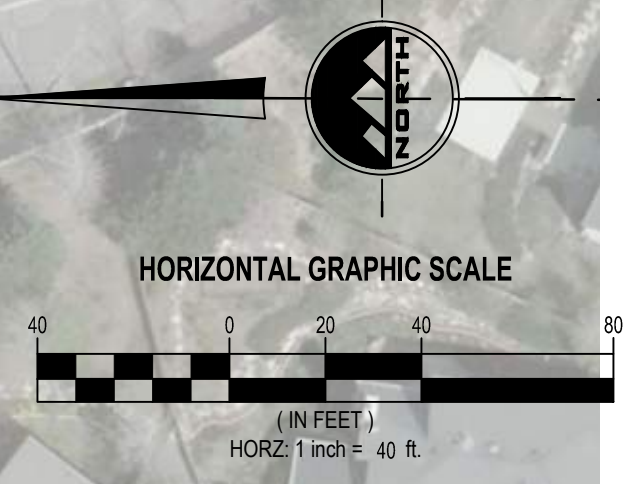
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PRELIMINARY SUBMITTAL

**CONCEPTUAL
 MASTER PLAN**

PROJECT NUMBER 8974	PRINT DATE 3/26/20
DRAWN BY KFW	CHECKED BY RCE
PROJECT MANAGER RCE	



From: [Skylar Tolbert](#)
To: [Craig Evans](#)
Subject: Bell Canyon Cove
Date: Thursday, April 23, 2020 4:23:43 PM
Attachments: [image001.png](#)

Craig,

Please use this email as our official justification letter to be provided by applicant required by Sandy City Ordinance for our Bell Canyon Cove application. Our application requires exceptions for 3 items. See responses below.

1. [Exception for a subdivision with less than 2 points of ingress/egress](#) – The subdivision plans require a stub for a future 2nd access to the property to the East. If and when that property develops they will be able to connect into our subdivision. As designed it meets fire code and only has 8 lots within our subdivision.
2. [Exception for a public right-of-way less than 52 feet](#) - The ROW as designed per the plans was designed in conjunction with Sandy City Staff. This enhances the rural feel, it incorporates low impact development (LID) principles and is a new cross section the City asked us to design.
3. [Exception for a waiver to the requirement for gutter, park strip, and sidewalk on both sides of the street](#) – The response to this exception would be the same as we provided for #2. The cross section as designed is in cooperation to Sandy City staff recommendations. The rural feel and LID benefits are bonuses to this cross section.

Thank you,

Skylar Tolbert
Project Manager, Ivory Development

Skylar Tolbert
Ivory Development
801-520-9127



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JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #26

Date: 6/26/2019

Location: 1800 E. 11400 S.

Community #/Name: #26

Community Coordinator: Vacant

Project Name: Bell Canyon Cove

Number of Attendees: 20

Applicants: Kirk Young (developer)

Number of Invitees:

Length of Meeting: 1 hour 15 min.

Notice Radius: 500 ft.

Project Description: 18 lot residential development. Zoning change request R1-10

Community Comments:

1. Notices were sent to 500 ft radius, the residents would have preferred that to be doubled.
2. Traffic studies? Have been ordered, will have results available for the next meeting.
3. Road will be widened at the front of the property. There are multiple concerns around traffic.
4. Most residents have lots larger the 10k sq ft, they do not agree that the new developments conform with surrounding homes.
5. Resident would really like to see larger lots and less housing density.
6. Fourty year resident comented that he has seen many changes in the neighborhood and he did not mind the new developments.
7. What is the reasoning for this development? Resident feels the current natural setting is beautiful and do not understand why there is a need to develop. A. Corey addressed the residents concern.
8. What will be the frontage of the upcoming builds?
9. Why not half acre lots? To keep with the theme of the surrounding homes? Less traffic.
10. What is the min sq. ft of the homes to be built?



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #26

Date: 10/2/19

Location: Multi-Purpose Room

Community #/Name: #26

Community Coordinator: Vacant

Project Name: Bell Canyon Cove

Number of Attendees: 17

Applicants: Kirk Young

Number of Invitees:

Length of Meeting: 90 minutes

Notice Radius: 500 ft.

Project Description: Property located on 1785 E. & 1815 E.11400 S. 4.5 acres currently zoned R1-40A.

Proposed rezone R1-15A Residential with Farm Animal Rights.

Community Comments:

1. Traffic Concerns.
 - a. Request for a traffic study during daytime hours with school in session.
2. Safety Concerns.
 - a. Added vehicles on narrow roads.
 - b. Need for added streetlights.
3. Lot size objections.
 - a. Residents would prefer ½ acre lots with Farm Animal Rights.
4. Animal rights.
 - a. Concerns over not enough space to house farm animals safely.
 - b. Inadequate space for horse trailers.
5. Construction time.
 - a. Residents want a timeframe on development.
 - b. Size of homes.
 - c. Approximate price of homes.
 - d. Height restrictions.
 - e. Fear of more development to come.
6. Request for a Master Plan the area.
7. Residents feel very passionately about the possible changes on this neighborhood. They would like to push for larger lots with farm animal rights.