

SANDY CITY ADMINISTRATION

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

October 17, 2019

Carole Ann Rea & Alex Kuwahara
11902 South Pond Ridge Drive
Draper, Utah 84020

Re: Property Located at 8565 South and 8575 South State Street

Dear Ms. Rea and Mr. Kuwahara:

The purpose of this letter is to inform you that you and/or other persons and entities engaged in business at 8565 South and 8575 South State Street are in violation of the Sandy City Municipal Code §15-1-2 pursuant to which it is “unlawful for any person to be engaged in business without first having obtained a license from the City.” Please also be aware that §15-1-2 requires a separate license to be obtained for each “separate place of business” and “each separate kind of business.” You and all others must discontinue all business at 8565 South and 8575 South State Street on or before November 1, 2019, or Sandy City intends to pursue criminal, civil and/or administrative enforcement pursuant to the Sandy City Municipal Code.

Pursuant to §15-1-2, “[a]ny person violating any of the provisions of [Title 15, “Business Licensing” of the Sandy City Municipal Code] shall be guilty of a Class B misdemeanor.” Should criminal citation(s) be issued, and person(s) be convicted of the violation, “any one or more of the following sentences or combination of sentences” may be imposed pursuant to the Sandy City Municipal Code §1-2-2: fine, probation or imprisonment. Pursuant to §1-2-2 of the Sandy City Municipal Code, conviction of a class B misdemeanor may result in fines not exceeding \$1,000.00 for an individual or \$5,000.00 “when imposed upon a corporation, association, partnership,” and “[a] person who has been convicted of a class B misdemeanor may be sentenced to a term in the City or County jail not to exceed six months.” Further, as set forth in §1-2-5 of the Sandy City Municipal Code “With respect to violations of this [Sandy City Municipal Code] that are continuous with respect to time, each day that the violation continues is a separate offense.”

In addition to engaging in business without a license, other violations at 8565 South and 8575 South State Street include at least the following:

1. Eleven violations of the International Fire Code as set forth in the Fire Inspection Report dated August 7, 2019 and provided to Alex Kuwahara (copy attached as Attachment 1).

2. Structures constructed on the property without permits and inspections, which installations include unlicensed structural, mechanical and electrical installations in violation of one or more of the codes adopted by Sandy City pursuant to §18-1-1 of Sandy City Municipal Code.
3. Failure to provide ADA accessible routes in violation of one or more of the codes adopted by Sandy City pursuant to §18-1-1 of the Sandy City Municipal Code.
4. Failure to provide sanitary facilities as required for the use in violation of one or more of the codes adopted by Sandy City pursuant to §18-1-1 of the Sandy City Municipal Code.
5. Failure to obtain a conditional use permit in violation of §21-33-2 of the Sandy City Municipal Code.
6. Failure to obtain site plan review in violation of §21-32-2 of the Sandy City Municipal Code.
7. Failure to design storm water facilities according to §9-1-6 of Sandy City Municipal Code.
8. Failure to comply with Chapter 1 “Illicit Discharge and Erosion Control” of Title 9 of the Sandy City Municipal Code.
9. Encroachment onto the existing irrigation ditch in such manner as to prevent inspection and maintenance of the facility.

In addition to being a violation, failure to obtain an approved site plan also prevents, at a minimum, evaluation of the following Sandy City requirements:

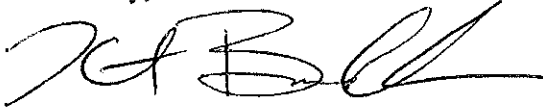
- a. proper drainage, water and streetlight requirements for the use;
- b. proper storage of fertilizers and other chemicals potentially harmful to the environment;
- c. all requirements listed and described on the attached document from Department of Public Works, entitled “City Engineer Requirements,” dated August 19, 2019 (copy attached as Attachment 2); and

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Carole Ann Rea & Alex Kuwahara
October 17, 2019

d. all requirements listed and described on the attached document from Sandy City Community Development, entitled "Memorandum," dated August 29, 2019 (copy attached as Attachment 3).

Please also be aware that the violations referenced herein, among other unmet City requirements, are not only criminally, civilly and administratively enforceable as violations of Sandy City ordinances but also prevent issuance of a business license. It is unlawful to continue or resume business at 8565 South and 8575 South State Street prior to obtaining a Sandy City business license, and issuance of a business license requires compliance with all applicable laws, ordinances, rules and regulations.

Sincerely,



Mayor Kurt Bradburn

Cc (via email):

Matt Huish, City Administrative Officer
Bob Thompson, City Attorney
James Sorenson, Community Development Director
Lesley Casaril, Business License Official
Robert DeKorver, Fire Marshal
David Poulsen, Development Engineering Coordinator
Richard Benham, Public Utilities Engineering Manager

ATTACHMENT 1

Inspection No: 1
 Inspection Date: 8/7/2019
 Inspection Time: 1.00

Sandy Fire Department
 801-568-2930
FIRE INSPECTION REPORT



Inspected By: Robert DeKorver

Inspection and Compliance Orders			
Facility:	KUWAHARA'S WHOLESALE	Address:	8565 S STATE ST
Phone:	(801) 652-8138		
Fax:		City:	Sandy City
Email:		State:	UT
		Postal Code:	84070
Contact:	Alex Kuwahara	Work:	
Email:	kuwaharawholesale@gmail.com	Cell:	(801) 652-8138

Inspection Type:	Annual Business Inspection Form Annual
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Violation Code	Days to Correct *	Violation/Notes	Location
906.6		<p>Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.</p> <p>Fire extinguishers are located within the structure, but they are not clearly identified. Fire extinguishers should be hung and clearly identifiable throughout the entire property. You should not have to travel more than 75 feet to get to a fire extinguisher. Some extinguishers have current inspection tags and some do not. All extinguishers should be currently inspected and tagged.</p>	
3103.2		<p>Tents and membrane structures having an area in excess of 400 square feet (37 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.</p> <p>There are multiple tents and canopies on the property that have been erected and are being operated for shade on the property. These tents and canopies have not been inspected and/or permitted. It is required to close off all occupancy to these areas until the tents and canopies have been inspected and permitted.</p>	
304.1.1		<p>Accumulations of wastepaper, wood, hay, straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.</p> <p>Property has a lot of wood pallets that are just lying around on the property.</p>	

6109.2		LP-gas containers in storage shall be located in a manner that minimizes exposure to excessive temperature rise, physical damage or tampering.	Propane cylinders that are being stored for the use with the barbecue, should be located in a manner that minimizes excessive temperature rise, and physical damage or tampering. The tanks are located in the open to the natural elements and heat of the sun. They are also located in an area where the public can access without supervision and could result in tampering.	
304.1.2		Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the International Wildland-Urban Interface Code.	Property has a lot of vegetation growth coming up in the property including between the greenhouses and in the greenhouses. There is also a lot of vegetation on the south end of the property causing concern for when the vegetation dries out that it could be ignited.	
Business License Required		Sandy City requires that all business within Sandy City to obtain a Sandy City Business License.	Business is operating without a current Sandy Business License.	
105.1.1		A property owner or owner's authorized agent who intends to conduct an operation or business, or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed, shall first make application to the fire code official and obtain the required permit.	A separate permit and inspection is required for use of the food trailer, and the tents and canopies on the property. All areas that require a permit should not be open to use or occupancy until an inspection is complete and a permit is obtained.	

505.1	<p>New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.</p>	Was unable to identify an address on the property for the business.	
1013.1	<p>Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.</p>	There are no exit signs posted within the tent area or within the structures. The business is an outdoor business and most exits are readily identifiable, but there are areas like the eating tent and the farmers market tents where exit signs should be placed.	

503.1.1		Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	The property does not have appropriate all weather fire department access for the green houses that are located on the south end of the property. Fire engine access is only from a dirt and gravel parking lot placing the rear greenhouses outside the 150 foot requirement. Owner needs to submit a site plan showing fire department access.	
605.5		Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.	There is an extension cord in the eating tent, that needs to be replaced. The cord appears to be used with the roasted pepper cooking device.	

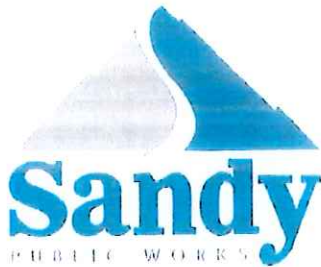
Inspection Notes

Owner/Representative:
Inspector:

Signature indicates acknowledgement of either compliance or fire code/safety violation(s) as found by the Sandy City Fire Department. Possible errors or omissions in the inspection shall not authorize any code violations. Any questions or comments concerning this inspection should be directed to the Sandy City Fire Department at 801-568-2930.

* Number of days to correct from date inspected.

ATTACHMENT 2



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

CITY ENGINEER REQUIREMENTS

August 19, 2019

Carole Ann Rea & Alex Kuwahara
11902 South Pond Ridge Drive
Draper, Utah 84020

Project Name: Kuwahara Wholesale, LLC & Sandy Farmer Market
Plan Case Number: SPR-08-18-005476
Project Address: 8565 South & 8575 South State Street

Dear Carol and Alex:

The following explains the requirements of the Public Works Department for project approval and/or to bring the site up to compliance with the Code. There is also information relating to installation of improvements and release of the Guarantee for Improvements (bond).

1) Subdivision Recording Plat:

- a. Submit a proposed subdivision recording plat for the existing and proposed development project, according to the requirements of the Sandy City Development Code.
- b. Obtain Planning Commission approval for the proposed plat.
- c. Provide a preliminary title report. The legal description shall match exactly the legal description on the proposed recording plat. The report must have an "effective date" that is no more than three (3) months old. The title report shall show that all property taxes have been paid. The boundary lines of all easements and rights-of-way mentioned in the title report, as encumbering the property, shall be shown on the plat, and the recording document information for those items (name of grantee or type of easement, entry number, book number, page number, date of recording) shall be noted on the subdivision plat.
- d. Address the items listed on "Exhibit A, Plan Case Comments" ("Subdivision Plat," "Subdivision Plat – Notes," and "Subdivision Plat – Signature Block") (enclosed).
- e. After the proposed recording plat has been approved by Sandy City, have the subdivision plat recorded at the office of the Salt Lake County Recorder.

2) Site Plan Requirements:

- a. Submit a site plan for the existing and proposed development project, according to the requirements of the Sandy City Development Code.
- b. Address the items listed on "Exhibit A, Plan Case Comments" ("Site Plan," and "Site Plan - Dimensions,") (enclosed).
- c. The spacing between drive approach curb openings on public roads shall be according to Sandy City Land Development Code 15A-24-16, or per UDOT requirements on UDOT roads.
- d. For emergency vehicle and general vehicular traffic, travel through the site with forward motion-only is preferred. Maximum length of dead-end drive ways or drive aisles is 150 feet. For dead-end driveways or drive aisles longer than 150 feet (starting at a point that is 10.0' into the intersecting drive lane), provide a turnaround, at a location as required by the Sandy City Fire Department (Robert DeKorver, 801-568-2945), according to Sandy City Standard Detail TS-05.
- e. Parking lot requirements: 24-foot-wide drive lanes, 20-foot-long parking stalls (18-foot-long with sufficient bumper overhang room and no wheel-stops), 9-foot-wide parking stalls, except as allowed by ADA standards.
- f. Parking lot requirements for one-way drive aisles with 30-degree, 45-degree, or 60-degree angled parking shall be per Sandy City Land Development Code 15A-24-10.
- g. If there is an existing four-foot-wide sidewalk, (in order to bring it up to current standards) remove the entire existing sidewalk, along the frontage of your property, and replace it with a five-foot-wide sidewalk, while maintaining a five-foot park strip.
- h. If there is an existing five-foot-wide sidewalk at the back of curb (no parkstrip), (in order to bring it up to current standards) remove the entire existing sidewalk, along the frontage of your property, and replace it with a six-foot-wide sidewalk.
- i. Dedicate to Sandy City, as public-use right-of-way, to the back of the new sidewalk (probably one foot of right-of-way width).
- j. Trails Master Plan requirements:
- k. Transportation Impact Study (TIS) required. Contact Britney Ward, Sandy City Transportation Engineer (801-568-2991), for requirement details. (Is this due AFTER Planning Commission review?)
- l. Trip generation rate-change memo required. Contact Britney Ward, Sandy City Transportation Engineer (801-568-2991), for requirement details. (Is this due AFTER Planning Commission review?)
- m. Transportation Master Plan requirements:
- n. U.D.O.T. approval required. Provide written access permission and site plan/road design approval from UDOT for public improvements along [Name of Street]. Contact Alicia Stinson, 801-975-4808, astinson@utah.gov. Office address: Utah Department of Transportation (Region Two), 2010 South 2760 West, Salt Lake City, Utah 84104.
- o. Show clear-view triangle(s) at back of curb at all access points to a public road, and add the following note: "20' x 60' clear-view triangle (60' x 60' clear-view triangle required at four-way intersection). No obstacles over three feet high, as measured from top back-of-curb, are allowed within the triangle."

- p. Reciprocal/Shared Access per 15A-24-15 (D). We require that the physical improvements providing access to neighboring properties, with non-residential uses, be installed, where practical. We also require that the property owner provide a permanent easement, which Sandy City will have recorded at the Salt Lake County recorder's office, using Sandy City's standard form, providing access to public vehicular and pedestrian traffic across the owner's private property.

3) Grading Plan:

- a. Submit a grading plan for the existing and proposed development project, according to the requirements of the Sandy City Development Code.
- b. Address the items listed on "Exhibit A, Plan Case Comments" ("Grading & Drainage Plan,") (enclosed).
- c. Comply with ADA accessibility requirements.
- d. Maximum slope allowed in parking lots: 6.00%.
- e. Show existing grades beyond project boundaries.
- f. Show retaining walls that are within 5.0 feet of the property line, along the side and rear property lines, with a maximum height of 5.0 feet from finish grade at bottom of wall to top of wall, with a minimum of 5.0 feet between wall tiers from back of lower wall to face of upper wall.
- g. For any retaining walls four feet high or higher, as measured from top of wall to bottom of footing - a retaining wall design, stamped, with the stamp signed and dated by a Professional Engineer currently licensed in the state of Utah, and including plans, details, and calculations, shall be submitted to the Sandy City Engineer for review and approval.

4) Road Requirements:

- a. Transportation Master Plan requirements.
- b. U.D.O.T. approval required. Provide written access permission and site plan/road design approval from UDOT for public improvements along [Name of Street]. Contact Alicia Stinson, 801-975-4808, astinson@utah.gov. Office address: Utah Department of Transportation (Region Two), 2010 South 2760 West, Salt Lake City, Utah 84104.
- c. Will internal roads be public or private?
- d. Public road width requirements: 27.0-foot-wide asphalt, with 2.5-foot-wide curb and gutter, 5.0-foot-wide sidewalk on both sides, and 5.0-foot-wide park strip on both sides, for a total of 52.0-foot-width right-of-way.
- e. Private Street width requirements: 27.0-foot-wide asphalt, with 2.5-foot-wide curb and gutter on both sides for a total of 32.0-foot-width right-of-way.
- f. Private Lane width requirements. 20.0-foot-wide asphalt or concrete.
- g. Private Alleyway width requirements: 24.0-foot-wide asphalt or concrete where there are 90-degree parking stalls adjacent to alleyway.
- h. Cul-de-sacs and dead-end roads are not allowed unless there is no other option. Maximum length of cul-de-sacs: 400 linear feet (600 linear feet in SAO).

- i. Maximum length of road before a cul-de-sac/hammerhead is required: 150 feet. For dead-end roads, driveways, or drive aisles longer than 150 feet (starting at a point that is 10.0' into the intersecting drive lane), provide a turnaround, at a location as required by the Sandy City Fire Department (Robert DeKorver, 801-568-2945), according to Sandy City Standard Detail TS-05.
- j. Benefits of public roads: road maintenance and snow-plowing by Sandy City, garbage pick-up by City's contractor.
- k. Costs of private roads: Road maintenance, road sweeping, garbage pick-up, and snow-plowing is paid for by home-owners. Private roads must be constructed according to Sandy City Standards. A Capital Reserve Study (as per Utah Code Title 57 Chapters 8 and 8a, the Condominium Ownership Act and the Community Association Act) will be required and a reserve fund shall be established for the Home Owners' Association, based on the study, so that the street is continually maintained as designed.
- l. Private roads shall be reserved as easements for access and utilities. Add note to subdivision plat: "All private roads, streets, lanes, and alleys are hereby reserved as non-exclusive water, sanitary sewer, storm sewer, public utility, street light, and drainage easements, as well as access easements for the use of the lot owners and their guests."

5) Road Plan and Profile Design Drawing Requirements – Improvements to Be Installed along State Street:

- a. Provide road plan and profile design drawings per UDOT requirements.
- b. U.D.O.T. approval required. Provide written access permission and site plan/road design approval from UDOT for public improvements along State Street. Contact Alicia Stinson, 801-975-4808, astinson@utah.gov. Office address: Utah Department of Transportation (Region Two), 2010 South 2760 West, Salt Lake City, Utah 84104.

6) Road Plan and Profile Design Drawing Requirement—Improvements to Be Installed On-Site:

- c. Provide typical road cross-section(s), with 2% cross slopes from road centerline to lip of gutter.
- d. Address the items listed on "Exhibit A, Plan Case Comments" ("Road Plan & Profile Sheet," "Road Plan & Profile Sheet - Plan," "Road Plan & Profile Sheet - Profile," "Road Plan & Profile Sheet – Road Section,") (enclosed).
- e. Provide a typical road cross-section, showing minimum 2%, maximum 4% slope from saw-cut edge of existing road pavement to proposed lip of gutter
- f. Provide a road cross-section for (name of road) that shows right-of-way, existing improvements, and proposed improvements on both sides of the road.
- g. Maximum road slope differential before a vertical curve is required: 1.00%.
- h. Show slope of existing road for min. 100 feet beyond start of new road.
- i. Minimum/maximum road and driveway longitudinal slopes: 0.50%/12.00%.
- j. Maximum slope at road intersections is 4.00%.

7) Landscape Plan:

- h. Submit a landscape plan for the existing and proposed development project, according to the requirements of the Sandy City Development Code.
- i. Address the items listed on "Exhibit A, Plan Case Comments" ("Landscape Plan" and "Landscape Plan Notes to Add") (enclosed).

8) General Notes:

- j. Add general notes to the site construction drawings existing and proposed development project: address the items listed on "Exhibit A, Plan Case Comments" ("Add Note to Construction Drawings,") (enclosed).

9) Other Required Submittals:

- a. Submit an electronic (scanned) copy or a hard copy of the geotechnical report of the investigation of the site. In the report, include recommendations for 1) earthwork, 2) footings and foundations, 3) settlement, 4) concrete floor slabs, 5) lateral resistance and earth pressure, 6) pavements, 7) cement type, 8) seismicity and liquefaction, 9) surface drainage, 10) construction considerations, and 12) retaining walls. We also recommend that a percolation test report be provided if the Public Utilities Department is requiring on-site detention/retention. The report shall be stamped, signed, and dated by a Professional Engineer currently licensed in the state of Utah, for approval. If a geotechnical report has been written, we request an electronic (scanned) copy.
- b. The property on which this project is proposed was part of a lead-contamination clean-up project. Submit an electronic (scanned) copy of the phase 1 environmental site assessment report. The report shall be stamped, signed, and dated by a Professional Engineer currently licensed in the state of Utah, for approval. Provide evidence that this property was property cleared of contamination. Contact Ryan Kump, City Engineer (801-568-2962), for more information.
- c. For any retaining walls 4.0 feet high or higher (from bottom of wall footing to top of wall), submit a copy of the plans, design calculations and details, stamped and signed by a Professional Engineer currently licensed in Utah, for review and approval, by Ryan Kump, Sandy City Engineer (801-568-2962). Obtain a permit from the Sandy City Building Division (801-568-7251).
- d. Submit a Traffic Impact Study for approval. Contact the City Transportation Engineer, Britney Ward (801-568-2991) for a complete list of requirements.
- e. Provide written access permission and site plan/road design approval from UDOT for public improvements along State Street. Contact Alicia Stinson, 801-975-4808, astinson@utah.gov. Office address: Utah Department of Transportation (Region Two), 2010 South 2760 West, Salt Lake City, Utah 84104.
- f. Provide dedication documents for approval. Dedicate to Sandy City, as public-use right-of-way, property along State Street, to the back of the new sidewalk. Provide a warranty deed or dedication plat for the property to be dedicated. The title of the warranty deed should read "Warranty Deed of Dedication." The warranty deed recording document should state: "This deed is given to dedicate and convey the above property to Sandy City for public and utility purposes, which property shall become a

- part of State Street, a public street in Sandy City, Utah." Along with the legal description for the property being dedicated, provide the Salt Lake County Sidwell number(s) for the affected property. Provide a preliminary title report showing that all property taxes have been paid on property being dedicated to the City. Report must be obtained no more than three months prior to the date property is to be dedicated to the City. Provide all documents as required, after which Sandy City will submit the documents to the recorder. Property dedicated for public-use right-of-way shall become Sandy City property at such time as the warranty deed or dedication plat is recorded at the Salt Lake County Recorder's Office.
- g. To vacate an existing easements or right-of-way ("easement"): if the easement was created by recording a plat, the easement may be vacated with the recording of a new plat, with a representative of the entity or entities, that have interest in the easement, signing the plat, with the signature(s) being notarized. If the easement was created by any other method than the recording of a plat, the easement must be vacated using a deed.
 - h. Provide a legal description of the entire parcel of property, to be attached, as "Exhibit A," to the document mentioned below.
 - i. Provide a signed "Grant of Easement for Vehicular and Pedestrian Access" (providing the right of vehicular and pedestrian traffic to cross this property from the neighboring property), with the signature notarized (and attested, if the entity that is granting the easement is a corporation). Provide all documents as required, after which Sandy City will submit the documents to the recorder. Contact Dave Poulsen (contact information is listed at the end of this letter) for a copy of the standard form.
 - j. Standard final site plan review fees will be charged for this project. Fees will be based on the acreage of the area that is affected by this development. Provide a scalable drawing showing the boundary of the project area (area of disturbance) and number of square feet of that area.
 - k. Provide the following quantities to be considered for the Guarantee for Improvements ("bond") (separated by on- and off-site): paving (SF); sidewalk (SF); curb and gutter (LF); concrete flatwork (SF); and face of retaining walls (SF)—block, face of retaining walls (SF)—concrete, and face of retaining walls (SF)—rock.
 - l. Show that the following utility companies have been made aware of the project (we recommend the Developer begin working with utility companies early in the design and review process to insure that utility boxes and other facilities are located appropriately with respect to sight triangles and other city requirements.): e-mail a copy of the preliminary site plan to the following utility companies, and copy Dave Poulsen (dpoulsen@sandy.utah.gov) on the e-mail; or, provide letters from those utility companies stating their intent to provide service:
 - CenturyLink –Brandon Michaelis: office phone: 801-974-8143; cell phone: 385-228-8583; e-mail: brandon.michaelis@centurylink.com; 1425 West 3100 South, Salt Lake City, Utah 84119).
 - Comcast Cable – Elysia Valdez: phone: 801-401-3017; e-mail: jointtrench_utah@comcast.com; 1350 East Miller Avenue (3130 South) Salt Lake City, Utah, 84106 or 1769 East Murray-Holladay Road.

- Dominion Energy – Jason Sanderson: office phone: 801-789-1112; cell phone: 801-231-2189; e-mail: jason.sanderson@dominionenergy.com.
- Rocky Mountain Power - 12840 Pony Express Road, Draper, Utah 84020. Call the "Builder's Hotline," 1-800-469-3981, and tell the operator you need to receive a call-back from, or make an appointment with, an estimator. You will need to set up an account, unless you already have one. You will need to provide the exact address of the site, if power is already at the site. Otherwise, an approximate address will suffice. An estimator will call back later. When the account is set up, e-mail this statement to Dave Poulsen (dpoulsen@sandy.utah.gov): "We have contacted Rocky Mountain power and set up a new account for the proposed [Project Name], located at [Project Address]. The confirmation number is: [Confirmation Number]."
- Sandy Suburban Improvement District: Shelby Bolliger (for Scott Nielsen)(801-561-7662; 8855 South 700 West Street). Open M – Th, 7:30 a.m. to 5:30 p.m.

10) Final Submittals:

- a. Complete all requirements as outlined in this letter as well as other memorandums. Address all red-lined comments. Provide the required number of final construction drawing sets to be marked as "approved" by city staff and Developer (minimum eight sets for commercial, industrial, multifamily, or office projects, minimum six sets for single-family residential subdivisions projects—which will provide one set for the Developer). All final drawings and calculations shall be stamped, with the stamp signed and dated by a Professional Engineer or Architect currently licensed in the state of Utah. All landscape design and landscape irrigation design drawings shall be stamped, with the stamp signed and dated, by a Landscape Architect registered in the state of Utah or by a designer approved by Sandy City Public Utilities Department.

11) Fees and Bonds Preparation:

- a. Public Works will prepare an "Invoice" with a list of fees to be paid by the Developer, as well as a "City Engineer's Calculation" with a dollar amount for the Guarantee for Improvements ("bond"). In order to prepare the "Calculation" and the "Invoice," the following documents will need to be issued by the Parks and Recreation Department and Public Utilities Department:
 - "Development fees - Parks Division" (contact Dan Medina at 801-568-2911 for details).
 - "Public Utilities Final Review and Approval" letter (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293 for details) (This letter may also be required for County Board of Health approval of subdivision plats).

12) NOI, SWPPP, Fees, Bond, Document Signing, and Permits:

- a. The Contractor shall submit to Public Utilities Department (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293) a copy of the Notice of Intent (NOI), according to the requirements of the Utah Pollutant Discharge Elimination System, Storm Water General Permit for Construction Activities (also

known as the UPDES permit), for discharge of storm water from the construction site (apply online at:

<http://www.waterquality.utah.gov/updes/stormwater.htm>).

- b. The Contractor and the Property Owner shall prepare and sign a Storm Water Pollution Prevention Plan (SWPPP) and obtain approval for it from Public Utilities Department (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293 about that document).
- c. The Property Owner shall prepare a "Post-construction Maintenance Agreement" and obtain approval for it from Public Utilities Department (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293 about that document).
- d. A representative of the Property Owner shall sign the "Department of Public Utilities Final Review and Approval" letter (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293, about that document).
- e. The Owner shall pay the final site plan / final subdivision review "invoice" fees.
- f. The Owner shall post a Guarantee for Improvements (bond) in the form of a cash bond, escrow bond or letter of credit (surety bonds will not be accepted), using an approved form. The amount of the Guarantee will be determined by the City Engineer (contact Dave Poulsen, 801-568-6058, for a copy of the "City Engineer's Calculation" and for copies of the Guarantee forms that are acceptable to the City).
- g. A representative of the entity that posts the Guarantee shall sign the "Improvement Agreement" (contact Dave Poulsen, 801-568-6058, about that document).
- h. A representative of each entity that owns property upon which the required Improvements are to be installed for this project shall sign a "Property Owner's Agreement, Granting a Temporary Easement to Access Private Property for the Purpose of Installing Improvements" (contact Dave Poulsen, 801-568-6058, about that document).
- i. A representative of the entity that posts the Guarantee shall sign the approved site construction drawings (contact Dave Poulsen, 801-568-6058 to make arrangements).
- j. The Developer will receive one or more copies of the approved site construction drawings after paying the final site plan / final subdivision review "invoice" fees and posting the Guarantee for Improvements.
- k. The Contractor shall attend a pre-construction meeting with representatives from Planning, Public Works, and Public Utilities prior to commencing installation of improvements (contact Ryan Kump, City Engineer—801-568-2962—to set up the "pre-con").
- l. The Developer shall pay the final site plan / final subdivision review "invoice" fees and post the full Guarantee for Improvements prior to final approval by Sandy City of the subdivision plat.
- m. The Contractor shall obtain a grading permit from the Building Division. (Contact Ryan Kump, City Engineer, 801-568-2962, for approval to obtain a grading

permit. Contact Dave Poulsen, 801-568-6058 for requirements. Contact Shay Whetman, 801-568-7251, to obtain the grading permit).

- n. The Contractor shall obtain a building permit from the Building Division before commencing work on the project (contact Jim McClintic, 801-568-7266, to determine the status of the building drawings approval and Shay Whetman, 801-568-7251, for information about the "Permit Invoice" and the building permit).
- o. The Contractor shall obtain a permit to work in the public way (road cut permit) (contact Monica Petersen, 801-568-2960, for requirements).
- p. The Contractor shall obtain permission (encroachment permit) to work in the State Street U.D.O.T. right-of-way (contact the U.D.O.T. Region Two Permits Officer, Shane Safford, 801-975-4809, lsafford@utah.gov) for requirements.

13) During Construction and at Completion of Project:

- a. We recommend the Developer obtain, from all contractors, subcontractors and suppliers providing work and materials for this project, a warranty of sufficient time length to be of value through the 100% release of all Guarantees for Improvements posted for this project. The Developer should be aware that the One-Year Warranty Period [Development Code of Sandy City 2008 15A-02-16 O.] does not begin until all work (including landscaping, if required) is completed and the 90% Release of the Guarantees for Improvements monies associated with an Individual "City Engineer's Estimate" has been approved, unless otherwise approved by the City Engineer.
- b. The Developer of this Project is hereby put on notice that street lights may require advanced ordering, with a possible delay in shipping. This may cause a delay of inspections and release of the Guarantee.
- c. The Developer of this Project is hereby put on notice that, for safety reasons, Sandy City will install the required City-maintained guide, regulatory, and warning street signs for this Project upon completion of the public street improvements (curb/gutter and asphalt). In the event that any of those street signs are found damaged or missing upon later inspection, the Developer will be required to pay the City the Street Sign Fee of \$185.00 for each missing or damaged sign, after which the City will re-install the affected sign, prior to approving the 90% or 100% release of the Guarantee for Improvements.
- d. Before the Guarantee for Improvements ("bond") for this development project will be released, the developer must submit an "as-built," scanned copy of the contractor's construction drawings. The as-built drawing may be submitted by e-mail at dpoulsen@sandy.utah.gov, or on a USB flash drive.

14) Special Notice Concerning Projects with Private Streets and Lanes:

- a. There are benefits associated with dedicating the roads in a development project to Sandy City, as public rights-of-way: Sandy City will provide road maintenance, repair and replacement; snow-plowing; and garbage pick-up.
- b. If the developer chooses to develop the roads as private roads, we want to make the developer aware of some of the costs. Road maintenance, sweeping, and

snow-plowing, as well as garbage pick-up, is paid for by the home-owners. Private roads must be constructed according to Sandy City Standards. A Capital Reserve Study (as per Utah Code Title 57 Chapters 8 and 8a, the Condominium Ownership Act and the Community Association Act) will be required and a reserve fund shall be established for the Home Owners' Association, based on the study, so that the street is continually maintained as designed.

- c. The Development Code of Sandy City 2008 [15A-21-11 A.7.] states: "All private streets shall be constructed in accordance with the latest edition of the Sandy City Standard Specifications and Details for Municipal Construction, this Land Development Code, and all other applicable City ordinances."
- d. Although the street or lane improvements in this proposed development project may initially be privately owned and maintained by a home owners association (H.O.A.), Sandy City Public Works may be willing to assume responsibility for the maintenance of those improvements in the future if they are designed and constructed to City standards.
- e. A representative of Public Works will inspect all street and lane improvements within the development. Typically, the improvements that will be inspected may include curb and gutter, sidewalk, and paving. Other streetscape improvements, such as hardscape in the parkstrip, may also be inspected. A note will be kept with the project files stating whether the improvements were constructed to Sandy City standards. This information may be used in the future to determine whether to accept the dedication of those improvements to the City.
- f. The Public Works inspector may approve the release of the guarantee for the privately-owned improvements, even though they do not meet City standards.

If you have any questions regarding these requirements, please contact Dave Poulsen at 801-568-6058 (office), 801-259-6783 (mobile phone), 801-568-7278 (fax), or by e-mail: dpoulsen@sandy.utah.gov.

Respectfully,



David J. Poulsen
Development Engineering
Coordinator

cc: Doug wheelwright, Development Services Manager
reviewed: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer

Exhibit A

Plan Case Comments

Correction Category: Public Works	
Correction Name	Correction Description
Add Note to Construction Drawing	"2H:1V maximum slope in landscaped areas."
Add Note to Construction Drawing	"Any proposed changes to the approved design shall be reviewed and approved by the engineer or architect of record and the city engineer."
Add Note to Construction Drawing	"It is unlawful for any person to install survey monuments having a spatial relationship with any section or quarter section corner without having first obtained from the Salt Lake County Surveyor's office a permit for such installation (UT. Code Ann. Section 17-23-17). All survey monuments installed shall be in accordance with the permit issued and shall be subject to inspection and approval by the Salt Lake County Surveyor's office. Standard precast monuments will be furnished by the County Surveyor's office."
Add Note to Construction Drawing	"All public improvements, which are to be owned and maintained by Sandy City, shall be constructed according to the Sandy City Standard Specifications and Details for Municipal Construction (Latest Edition). The Specifications can be found in .pdf format online at www.sandy.utah.gov (click on "Departments", then "Public Works", then "Standard Specifications")."
Add Note to Construction Drawing	"Follow all recommendations of the approved geotechnical report. Sandy City Standard Specifications and Details shall govern, however, unless geotechnical report recommendations are more stringent."
Add Note to Construction Drawing	"Dust, mud and erosion shall be adequately controlled by whatever means necessary, and the roadway shall be kept free of mud and debris, at all times."
Add Note to Construction Drawing	"Builder/Owner shall obtain an excavation permit from Utah Department of Transportation Region Two prior to doing any work within the UDOT right of way."
Add Note to Construction Drawing	"Builder/Owner shall obtain an excavation permit from Sandy City Public Works department prior to doing any work in the Sandy City right of way. Traffic plan, bonding, and insurance will be required."
Add Note to Construction Drawing	"Builder/Owner shall replace any existing sidewalk or curb & gutter along the frontage of this project, that is found to be lifted, chipped, cracked, spalled, or not properly draining, as directed by the Sandy City inspector."
Add Note to Construction Drawing	"All public improvements in the State right of way shall be constructed as required by Utah Department of Transportation Region Two."
Add Note to Construction Drawing	"The use of motor oils and other petroleum-based or toxic liquids, for dust suppression, is absolutely prohibited."
Add Note to Construction Drawing	"Provide estimate of quantities of excavation and fill; as well as locations of borrow sites, surplus disposal sites, and haul routes, to the Sandy City Public Works Inspector."
Add Note to Construction Drawing	"Provide a proctor test, for roadbase material that is to be place in the public right-of-way, to the Sandy City Public Works Inspector, when delivered or placed on site."
Add Note to Construction Drawing	"Notify 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. Failure to make this notification may result in the uncovering and/or removal of all items installed without notification, at the discretion of the City Engineer."

Add Note to Construction Drawing	"A Professional Engineer, currently licensed in the state of Utah, shall inspect, during construction, and approve, after construction, any retaining walls that are four feet high or higher, as measured from bottom of footing to top of wall to bottom of footing. Said Engineer shall provide a letter (indicating that the retaining wall was properly installed, according to the approved design) stamped, signed, and dated by said Engineer, to the City Engineer, prior to release of the Guarantee."
Add Note to Construction Drawing	"For any proposed retaining walls four feet high or higher, as measured from top of wall to bottom of footing - a retaining wall design, stamped, with the stamp signed and dated by a Professional Engineer currently licensed in the state of Utah, and including plans, details, and calculations, shall be submitted to the Sandy City Engineer for review and approval, prior to obtaining a retaining wall permit, which permit shall be obtained from the Sandy City Building Division prior to commencing construction of the wall."
Add Note to Construction Drawing	"Provide slope away from buildings that complies with the requirements of the International Building Code (2% min./12% max. on hard surfaces, 5% min./2:1 max. in landscape areas-for min. 10 feet in any case)."
Add Note to Construction Drawing	"Install survey rivets, offset from each lot's property corners, in curb or sidewalk."
Add Note to Construction Drawing	"Install survey monuments according to the recorded plat per Salt Lake County specifications."
Add Note to Construction Drawing	"Builder/Owner shall remove the existing four-foot-wide sidewalk and replace it with a five-foot-wide sidewalk, while still maintaining a five-foot-wide park strip, along NAME OF STREET."
Add Note to Construction Drawing	"Prior to release of the guarantee for improvements, and according to the "City Engineer Requirements" letter for this project, the developer shall submit a scanned copy of the contractor's <u>site</u> (not <u>building</u>) construction drawing set to Sandy City Public Works Department. An as-built field survey is NOT required. The as-built drawing, as an electronic file, may be submitted by e-mail at dpoulsen@sandy.utah.gov, or on a USB flash drive, or the hardcopy original set may be submitted to Sandy City (Dave Poulsen, 801-568-6058) where the set will be scanned and returned to the owner."
Construction Drawing Requirements	Provide fence/wall details.
Construction Drawing Requirements	Show curb ramp details according to the requirements of the latest edition of ADA Accessibility Guidelines.
Construction Drawing Requirements	Provide details as appropriate.
Construction Drawing Requirements	For any retaining walls higher than 3.9 feet (from bottom of footing to top of wall), provide wall details.

Final Requirements	Address these "Plan Case Comments."
Final Requirements	Address all drawing red-line comments. Return all redlines with next submittal.
Final Requirements	"City Engineer Requirements" letter; Hand-write on the letter which individuals will address all of the items. Get a copy of the letter to each of those individuals. Return the marked-up, original hard copy with the next submittal.
Grading & Drainage Plan	Provide a north arrow.
Grading & Drainage Plan	Provide a scale.
Grading & Drainage Plan	Provide the FFE of all buildings.
Grading & Drainage Plan	Provide final cut and fill lines.
Grading & Drainage Plan	Show all existing 30%-or-greater-slope areas on the plat as cross hatched or shaded. Call out these areas as follows : "30%-or-Greater-Slope Area. No Grading, cutting, filling or construction of any kind is allowed, except as approved by the Sandy City Engineer."
Grading & Drainage Plan	Provide 2% maximum slope in any direction in handicap parking/travel areas.
Grading & Drainage Plan	Show existing grade contours extending 25 feet (minimum) beyond the project boundary line.
Grading & Drainage Plan	Provide 6% maximum slope in parking/pedestrian areas (we recommend 2% min./4% max. slope in such areas).
Grading & Drainage Plan	Provide existing and proposed elevations contours at 2-foot (min.) intervals.
Grading & Drainage Plan	Provide 2:1 maximum slope in landscaped areas.
Grading & Drainage Plan	Provide 12% maximum slope in roadways.
Grading & Drainage Plan	Provide direction-of-slope arrows labeled with percent of slope to indicate direction of surface drainage.
Grading & Drainage Plan	Provide TBC or TOA spot elevations as needed, including at all curb PTs, PCs, Pts and grade breaks as well as TOG (top of grate) and pipe flowline spot elevations at manholes and inlets boxes.
Grading & Drainage Plan	Provide slope away from buildings that complies with the requirements of the International Building Code (2% min./12% max. on hard surfaces, 5% min./2:1 max. in landscape areas-for min. 10 feet in any case). Obtain approval from the Building Division (801)-568-7261 for grading adjacent to buildings.
Grading & Drainage Plan	Provide a legend of symbols, line types, and hatches.
Grading & Drainage Plan	We recommend parking area slopes of 2% minimum, 4% maximum. Less than 2% slopes may allow unexpected ponding of snow melt and early deterioration of asphalt paving.
Grading & Drainage Plan	Provide top-of-wall and bottom-of-wall spot elevations at retaining walls.

Landscape Plan	Show clear-view triangle(s) at back of curb and add the following note: "20' x 60' clear-view triangle (60' x 60' clear-view triangle required at four-way intersection). No obstacles over three feet high, as measured from top back-of-curb, are allowed within the triangle."
Landscape Plan Notes to Add	"No trees shall be planted in public park strips less than 8 feet wide. Centerline of trees shall be planted minimum of 4 feet away from back of curb and either side of sidewalk."
Landscape Plan Notes to Add	"2H:1V maximum slope in landscaped areas."
Road Plan & Profile Sheet	Provide a north arrow.
Road Plan & Profile Sheet	Provide horizontal and vertical scales.
Road Plan & Profile Sheet	Provide a legend of symbols, line types, and hatches.
Road Plan & Profile Sheet	Provide proper radii for roads and cul-de-sacs.
Road Plan & Profile Sheet	Provide final cut and fill lines.
Road Plan & Profile Sheet	Provide road cross-sections every 50' O.C. to show max. cut/fill depths.
Road Plan & Profile Sheet	Provide existing and proposed pavement marking plans.
Road Plan & Profile Sheet	Provide 2% slope from crown of road unless superelevation approved.
Road Plan & Profile Sheet	Provide minimum 5-foot-wide park strips.
Road Plan & Profile Sheet - Approval	Obtain written access permission and site plan/road design approval from UDOT for public improvements along State Street. Contact Brad Palmer, 801-887-3717, State of Utah Department of Transportation Region Two, 2010 South 2760 West, Salt Lake City, Utah 84104.
Road Plan & Profile Sheet - Plan	Show curb ramps at road crossings per Sandy City Standard Details SW-01 and SW-02.
Road Plan & Profile Sheet - Plan	Show radii dimensions at street corners that fit the back-of-curb and back-of-sidewalk requirements listed on Sandy City Standard Detail TS-03.
Road Plan & Profile Sheet - Profile	Provide vertical curve data, including K-values, for any any change of slope greater than 1.00%.
Road Plan & Profile Sheet - Profile	For proposed improvements along existing roadways, provide existing edge of pavement elevations, existing centerline elevations, and existing TBC elevations (or edge-of-pavement elevations if curb and gutter is not installed) on opposite side of street.
Road Plan & Profile Sheet - Profile	Provide horizontal curve data for TBC and centerline of road.
Road Plan & Profile Sheet - Profile	Show stationing every 50 feet on center. At 50-foot intervals, show proposed TBC elevations or finish grade elevations at road centerline.
Road Plan & Profile Sheet - Profile	Show the existing street improvements to which the proposed improvements will connect, for a minimum of 100 feet, and show the approximate slope of the existing pavement at the road centerline of the top of curb. Show a maximum 1.0% grade break at the connection with the new curb and gutter, or show a vertical curve--starting at the connection.
Road Plan & Profile Sheet - Profile	Provide direction-of-flow arrows with percent of slope labeled on each arrow.
Road Plan & Profile Sheet - Profile	Provide for a minimum 0.5% and maximum 12% slope along the length of the road.
Road Plan & Profile Sheet - Profile	Provide 4% maximum cross-slope at intersections.
Road Plan & Profile Sheet - Road Section	Add the following note to the typical Road Sections: "Install 30" Concrete Standard ("Highback") Curb and Gutter per Sandy City Standard Detail CG-01."
Road Plan & Profile Sheet - Road Section	Provide a road cross-section for (name of road) that shows right-of-way, existing improvements, and proposed improvements on both sides of the road.
Road Plan & Profile Sheet - Road Section	Provide a typical road cross-section, showing minimum 2%, maximum 4% slope from saw-cut edge of existing road pavement to proposed lip of gutter.
Road Plan & Profile Sheet-Road Section	Add the following note to the Road Section: "Install (minimum) 5-Foot-Wide Concrete Sidewalk per Sandy City Standard Detail SW-03."
Road Plan & Profile Sheet - Road Section	Provide typical road cross-section(s), with 2% cross slopes from road centerline to lip of gutter.

Site Plan	Provide a north arrow.
Site Plan	Provide a scale.
Site Plan	Provide a vicinity map.
Site Plan	Show all existing driveways on plan (both sides of the street, including adjacent driveways).
Site Plan	Provide required driveway separation distance.
Site Plan	Show driveway in line with the driveway across the street.
Site Plan	Provide for vehicular access to adjacent properties.
Site Plan	Show clear-view triangle(s) at back of curb and add the following note: "20' x 60' clear-view triangle (60' x 60' clear-view triangle required at four-way intersection). No obstacles over three feet high, as measured from top back-of-curb, are allowed within the triangle."
Site Plan	Show curb ramps, accessible parking spaces, access aisles and accessible routes as required by the latest edition of the ADA Accessibility Guidelines. Obtain approval from Building Division (801-568-7268).
Site Plan	Show property to be dedicated for public-use right of way, and show dimensions from road centerline to required new right-of-way line.
Site Plan	Provide radii dimensions at street corners that fit the back-of-sidewalk back-of-curb requirements as listed on Sandy City Standard Detail TS-03.
Site Plan	Add the following note to the Site Plan: "All parking stall and drive lane dimensions are to face of curb where applicable."
Site Plan	Show any existing and/or proposed utility poles and easements. Note any easements that need to be recorded.
Site Plan	Show all existing and proposed improvements in distinctly different line types.
Site Plan	Provide a legend of symbols, line types, and hatches.
Site Plan	Show proposed fences or walls, including types and heights.
Site Plan	Show location of known earthquake faults and their respective zones of deformation, areas with slopes of 30% or greater, debris-flow zones, rock-fall zones, 100-year flood plains, and 500-year flood plains (all requirements of the Sensitive Area Overlay).
Site Plan	If this property is not part of a subdivision, submit a proposed subdivision plat for recording.
Site Plan	For dead-end roads, driveways, or drive aisles longer than 150 feet (starting at a point that is the centerline of the intersecting drive lane), provide a turnaround, at a location as required by the Sandy City Fire Department (Robert DeKorver, 801-568-2946), according to Sandy City Standard Detail TS-05.
Site Plan - Dimensions	Show sidewalk width dimensions.
Site Plan - Dimensions	Show drive lane width (24' min.) dimensions.
Site Plan - Dimensions	Show drive lane entrance width (24' minimum) dimensions.
Site Plan - Dimensions	Show parking stall width dimensions.
Site Plan - Dimensions	Show curb radii dimensions.
Site Plan - Dimensions	Show parking stall length dimensions.

Subdivision Plat	Provide a north arrow.
Subdivision Plat	Provide a scale.
Subdivision Plat	Provide a subdivision boundary legal description, and indicate the acreage and number of lots.
Subdivision Plat	Show subdivision boundary P.O.B. referenced to two government monuments.
Subdivision Plat	Show location of known earthquake faults and their respective zones of deformation, areas with slopes of 30% or greater, debris-flow zones, rock-fall zones, 100-year flood plains, and 500-year flood plains (all requirements of the Sensitive Area Overlay).
Subdivision Plat	Provide a master plan of the area if plat covers only part of a larger, un-subdivided area.
Subdivision Plat	Show the location of new survey monuments to be set (public right-of-way, only).
Subdivision Plat	Revise the "Acknowledgment[s]" so as to conform to the enclosed "Acknowledgment Examples."
Subdivision Plat	Cul-de-sacs that are to be dedicated as Sandy City right-of-way shall have, as a minimum, a radius that allows for a 46-foot radius to back of curb, plus the distance required for a parkstrip and/or sidewalk.
Subdivision Plat	Show property as being dedicated to the back of the new, five-foot-wide sidewalk, and add the following note: "This area hereby dedicated to Sandy City as right-of-way for public and utility uses. This area contains _____ square feet." Hatch or shade the area of dedication and show the shade or hatch pattern in the legend.
Subdivision Plat	Provide Public Utility Easements (P.U.E's) as required by the utility companies (minimum 15 feet wide--adjacent to public road, only).
Subdivision Plat	Provide the name, width, length, bearings, and curve data of all areas intended for public use as well as private roadways.
Subdivision Plat	Provide a vicinity map.
Subdivision Plat	Designate all streets that are to be privately owned: "Private Street."
Subdivision Plat	Provide legend of symbols, line types, and hatches.
Subdivision Plat	Provide a certificate of survey, to be stamped, signed, and dated by a Professional Land Surveyor currently licensed in the State of Utah.
Subdivision Plat	Show all existing 30%-or-greater-slope areas as "hatched" or "shaded" (no contour lines). Call out these areas as follows: "30%-or-greater-slope area. No grading, cutting, filling, or construction of any kind is allowed, except as approved by the Sandy City Engineer."
Subdivision Plat	Show all existing 30%-or-greater-slope areas as "hatched" or "shaded" (no contour lines). Call out these areas as follows: "30%-or-greater-slope area (man-made slope--not protected). Grading, cutting, filling and construction allowed, as approved by the Sandy City Engineer."
Subdivision Plat	Provide an owners dedication, to be signed by all property owners and acknowledged by a notary public.
Subdivision Plat	Show adjacent intersections on both sides of the street.
Subdivision Plat	Provide a preliminary title report. The legal description shall match exactly the legal description on the proposed recording plat. The report must have an "effective date" that is no more than three (3) months old. The title report shall show that all property taxes have been paid. The boundary lines of all easements and rights of way mentioned in the title report, as encumbering the property, shall be shown on the plat, and the recording document information for those items (name of grantee or type of easement, entry number, book number, page number, date of recording) shall be noted on the subdivision plat.
X	Determine street sign locations for fees (These, of course, will not be shown on the subdivision recording plat).
Subdivision Plat	Provide radii dimensions at street corners that fit the back of sidewalk requirements as listed on Sandy City Standard Detail TS-03.
Subdivision Plat	For the final plat, remove contour lines, setback lines, and the depiction of physical improvements (except those improvements that staff members require to be shown) for final plat.

Subdivision Plat	For dead-end roads, driveways, or drive aisles longer than 150 feet (starting at a point that is the centerline of the intersecting drive lane), provide a turnaround, at a location as required by the Sandy City Fire Department (Rober DeKorver, 801-588-2945), according to Sandy City Standard Detail TS-05.
Subdivision Plat - Notes	Add note to subdivision plat - "All requirements of the Sensllive Area Overlay Zone shall apply."
Subdivision Plat - Notes	Add note to subdivision plat - "All Common and Limited Common Areas are hereby reserved as non-exclusive pedestrlan access, water, sanitary sewer, storm sewer, public utility, drainage, and street light easements."
Subdivision Plat - Notes	Add note to subdivision plat: "The private roads, streets, lanes, and alleys is / are hereby reserved as non-exclusive water, sanitary sewer, storm sewer, public utility, street light, drainage, and public access easements."
Subdivision Plat - Notes	Add note to subdivision plat: "The private roads, streets, lanes, and alleys is / are hereby reserved as non-exclusive water, sanitary sewer, storm sewer, public utility, street light, and drainage easements, as well as access easements for the use of the lot owners and their guests."
Subdvision Plat - Signature Block	Provide signature block for CenturyLink
Subdvision Plat - Signature Block	Provide signature block for Comcast Cable
Subdvision Plat - Signature Block	Provide signature block for Dominion Energy
Subdvision Plat - Signature Block	Provide signature block for Rocky Mountain Power
Subdvision Plat - Signature Block	Provide signature block for Sewer District
Subdvision Plat - Signature Block	Provide signature block for Salt Lake County Health Department
Subdvision Plat - Signature Block	Provide signature block for Sandy City Engineer
Subdvision Plat - Signature Block	Provide signature block for Sandy City Public Utilities (Engineering Manager)
Subdvision Plat - Signature Block	Provide signature block for Planning Commision
Subdvision Plat - Signature Block	Provide signature block for Sandy City Parks & Recreation
Subdvision Plat - Signature Block	Provide signature block for Approval as to Form (City Attorney)
Subdvision Plat - Signature Block	Provide signature block for Sandy City Mayor (Mayor/Recorder)

ATTACHMENT 3



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 29, 2019

Planning Division preliminary review of the proposed Preliminary Site Plan for the property located at 8565 S. and 8575 S. State Street, SPR#-03-19-5629, Kuwahara Wholesale.

GENERAL COMMENTS ON APPLICATION FOR SITE PLAN REVIEW SUBMITTED ON March 15, 2019,

1. The site plan submitted lacked any useful information as to proposed site improvements other than showing the approximate location of existing buildings and the proposed expansion of surface parking onto the properties to the north owned by Michael Carlson, and a proposed 6 foot high wooden fence to be constructed on the north and east property lines.
2. The application and the site plan need to be coordinated as to the property ownerships and the project boundaries. Currently, none of Mr. Carlson's, property can be included in the site plan without his signature of consent or the purchase of his property by the applicant.
3. The proposed preliminary site plan and civil engineering, and site landscaping plans are to be prepared and submitted consistent with the Sandy City Development Code, sections 15A-08; 15A-23; 15A-24; 15A-25; and 15A-32.
4. The site plan submitted lacked any civil engineering drawings to address the requirements of the above referenced code sections, principally: no grading plan, no landscaping plan, no utility plan, no drainage plan, no SWPPP plan, no storm-water detention plan or calculations, and no site photometric plan.

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5. The basic flaw in the Kuwahara project proposal is the co-mingling of the business use activities and the residential use of the two existing homes on site. **The applicant needs to make a decision as to the fate of the two dwellings.** If they are to remain and be used as single family residential dwellings, then those dwellings and the zoning required minimum lot areas, zoning setbacks and required yards as well as the required two car garages for each dwelling is designated on the site plan, and then those areas carved out of the commercial site plan by an approved subdivision process through Sandy City. If the homes are to be incorporated into the commercial site plan, then these homes need to be converted into commercial building meeting all current building codes, fire codes, electrical codes, meet the parking requirements and provide ADA accessible bathrooms and entries **or be demolished.**
6. Prior decisions by the Community Development Director have classified the proposed business activity as "Plant Nursery", which is a Conditional Use in the current CN (HSN) zoning district. An application for Conditional Use approval must accompany any resubmittal of the Site Plan, and be processed under the requirements of Sandy City Development Code Section 15A-33.
7. An application for subdivision is also required to consolidate the two property parcels and eliminate the fact that the current common parcel line runs through the recently constructed "Pergola" building in violation of the building and fire codes.
8. The existing driveway on the north side of the Home addressed as 8565 must be approved by UDOT and upgraded to UDOT and Sandy City standards. UDOT will also need to establish the future back of curb location stemming from any current plans for travel-way widening on State Street. This is necessary to establish the required Sandy City streetscape treatment of sidewalk location, width, and width of the landscaped parking strip. This may require dedication of additional street right of way to Sandy City through the subdivision Plat.
9. Architectural drawings are required to be submitted with the site plan to address the building design, materials and colors of the "Pergola" building. This building was built by the applicant and was constructed without a building permit, any building inspections or any architectural review by the City. If the homes are to be converted into commercial structures, then architectural design review is also required for that. The Sandy City Architectural Design Review Standards document is available on line on the Division's web site. In addition to these requirements, provisions involving architecture and site design are

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contained in 15A-23, and the adopted Master Plan for the Historic Sandy Neighborhood.

10. A permanent structure containing ADA compliant bathroom(s) is required for customer and employee use somewhere on the property.