



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
Daniel Schoenfeld (Alternate)

Thursday, October 21, 2021

6:15 PM

On-line

Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jeff Lovell, Chair
Sandy City Planning Commission

The October 21, 2021 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Director at bmccuiston@sandy.utah.gov by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:

<https://us02web.zoom.us/j/88986038235>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 889 8603 8235

Webinar Password: 274532

FIELD TRIP

[21-399](#)

Field Trip for 10-21-2021

Attachments:

[Map.pdf](#)

5:30 PM EXECUTIVE SESSION - Planning Commission Training

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Item

1. [SUB0426202](#) Monte Cristo at LaCaille Subdivision (Preliminary Review)
[1-006034](#) 9701 S. 3775 E.
[Community #30 - Granite]

Attachments:

[PC Staff Report](#)

[PC Maps and Materials](#)

[SPX1012202](#)
[1-006172](#)

Monte Cristo at LaCaille Subdivision (Special Exceptions)
9701 S. 3775 E.
[Community #30 - Granite]

Administrative Business

1. [21-400](#) Planning Commission minutes from 10-7-2021 (DRAFT)

Attachments: [PC Minutes 10.07.2021 \(DRAFT\).pdf](#)

2. Sandy City Development Report
3. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

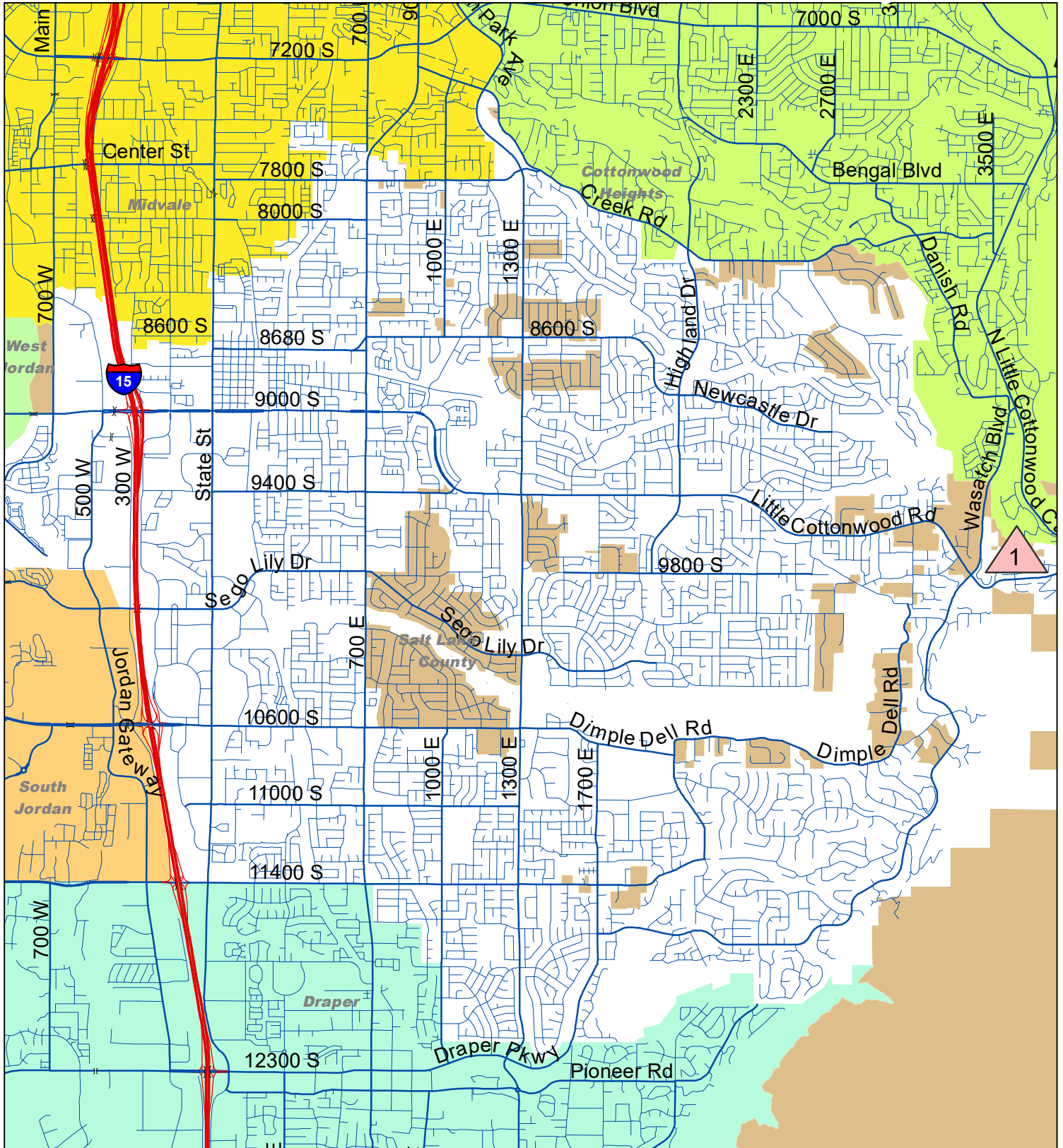
File #: 21-399, **Version:** 1

Date: 10/21/2021

Field Trip for 10-21-2021

Planning Commission Field Trip

October 21, 2021



Legend



Locations to visit individually,
with agenda item number



Locations to be visited on tour,
with agenda item number

**See Planning Commission agenda
packet for specific addresses and
details regarding the application.**



PRODUCED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #:
SUB04262021-006034,
Version: 1

Date: 10/21/2021

Agenda Item Title:
Monte Cristo at LaCaille Subdivision (Preliminary Review)
9701 S. 3775 E.
[Community #30 - Granite]

Presenter:
Craig P. Evans

Description/Background:

Mr. Chris McCandless has submitted an application for a preliminary subdivision review of a proposed development called Monte Cristo at LaCaille. This property (approximately 7.77 acres) is proposed to be subdivided into 13 single-family lots. The applicant is not asking for any overlay zones to be applied, but is asking for a number of special exceptions:

1. Private right-of-way less than 52 feet
2. Private Road with use of pavers for road material, and lots without public frontage
3. Waiver to requirement for sidewalk & parkstrip on both sides of right-of-way
4. Subdivision with less than two points of ingress/egress
5. Single access road longer than 750' in the Sensitive Area Overlay Zone

The proposed project is located at 9701 S. 3775 E. It is zoned R-1-15. It is bordered by the LaCaille property in the County to the west. To the south and the east are single-family homes in the R-1-15 zone. To the north are single-family homes located in Cottonwood Heights.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the following special exceptions:

1. Private right-of-way less than 52 feet
2. Private Road with use of pavers for road material, and lots without public frontage
3. Waiver to requirement for sidewalk & parkstrip on both sides of right-of-way
4. Subdivision with less than two points of ingress/egress
5. Single access road longer than 750' in the Sensitive Area Overlay Zone

and find that preliminary subdivision review is complete for Monte Cristo at LaCaille Subdivision, located at approximately 9701 S. 3775 E., based upon the following findings and subject to the following conditions:

Findings:

1. That the proposed subdivision is an infill development.
2. That the proposed lot configuration is an efficient use of the land, and all lots comply with the requirements of the R-1-15 zone.
3. The City Engineer has provided a letter of recommendation for approval of the special exceptions (attached to this staff report) and other staff have recommended approving the special exceptions that have been requested from the City Land Development Code requirements for private roads with less than 52' of right-of-way, for lots with frontage onto a private road constructed using pavers rather than pavement or asphalt, for a waiver for the requirement of sidewalk and parkstrips on both sides of the right-of-way, for a subdivision with less than two points of ingress/egress, and for a private road longer than 500 feet but shorter than 750 feet.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review, construction and operations process of this project.
3. A private homeowners association shall be established to ensure maintenance of the private road and all other common assets or other areas of maintenance for the development. A note shall be included on the plat to provide public notice of said HOA and maintenance requirements. The developer shall provide a capital reserve study and establish a reserve fund for the HOA.
4. That any additional road dedication as determined necessary by staff be shown with this plat.
5. That all lots comply with all requirements of the Sensitive Area Overlay Zone, including that all buildings must be set back at least an average of 20 feet from any 30 percent or greater slope areas, with no part being located closer than 10 feet to it.



MEMORANDUM

October 21, 2021

To: Planning Commission
From: Community Development Department
Subject: Monte Cristo at LaCaille Subdivision (Preliminary Review)
9701 S. 3775 E.
[Community #30 – Granite]

SUB04262021-006034
SPX10122021-006172
7.77 Acres
Zone: R-1-15

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area. A physical sign has also been posted on the property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
ANEX-2-15-4083	Little Cottonwood Lane – Part B Annexation effective May 6, 2015
ANEX-11-20-5954	Monte Cristo Annexation, effective May 19, 2021

REQUEST

Mr. Chris McCandless has submitted an application for a preliminary subdivision review of a proposed development called Monte Cristo at LaCaille. This property (approximately 7.77 acres) is proposed to be subdivided into 13 single-family lots. The applicant is not asking for any overlay zones to be applied, but is asking for a number of special exceptions:

1. Private right-of-way less than 52 feet
2. Private Road with use of pavers for road material, and lots without public frontage
3. Waiver to requirement for sidewalk & parkstrip on both sides of right-of-way
4. Subdivision with less than two points of ingress/egress
5. Single access road longer than 750' in the Sensitive Area Overlay Zone

BACKGROUND

The proposed project is located at 9701 S. 3775 E. It is zoned R-1-15. It is bordered by the LaCaille property in the County to the west. To the south and the east are single-family homes in the R-1-15 zone. To the north are single-family homes located in Cottonwood Heights.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. Additionally, a physical sign was posted on the property. The applicant also held a neighborhood meeting on April 28, 2021. There were several questions and concerns raised during the meeting. A full summary of the meeting is attached to this report.

ANALYSIS

This plat will establish a total of 13 single-family residential units. Three lots (Lots 110, 111 and 112) will access onto a public street, while the remaining 10 lots will have frontage along the main private road. The plat calls out limited disturbance areas, which are for the prioritization and conservation of trees. For example, trees may not be removed in order to install an RV pad. The trees take priority. The HOA will be enforcing these limited disturbance areas. The development is zoned R-1-15, which is a standard zone within Sandy City. As such, the zone will dictate lot frontage requirements, setbacks, and building height, among other standards. This area is also within the Sensitive Area Overlay (SAO) Zone and will need to comply with all of the requirements of this overlay zone.

SPECIAL EXCEPTIONS

1. Private right-of-way less than 52 feet [21-21-10(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	Right-of-Way Width
Private Street	52 feet (27 feet pavement width minimum)

Staff Analysis and Recommendation for #1

The right-of-way for the interior private road is proposed with a cross section of 38 feet, rather than the typical 52 feet. However, the right-of-way contains the same amount of pavement as a typical local road (27'). It is designed with a six-foot curb-adjacent sidewalk on one side of the road, which will help create and maintain a more rural feel around the LaCaille property and its vineyards. Staff and the City Engineer **supports** this request.

2. Private roads with use of pavers for road material, and lots without public frontage. [21-21-21(b)]

Except as may be otherwise provided in this title, all lots shall have the required frontage upon a dedicated and improved street. Exceptions may include the following:

- (1) Residential building lots that do not have frontage upon a public street shall obtain a special exception from the Planning Commission as part of the preliminary review process.

Staff Analysis and Recommendation for #2

Because staff supports the other special exception requests, and the private road system is at the heart of the concept that is being proposed, along with the fact that the lots have frontage on the private street system, staff and the City Engineer **supports** this request.

3. Waiver to the requirement for sidewalk and parkstrips on both sides of the right-of-way.[21-21-10(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

The applicant is not asking for an exception for curb and gutter, just for park strips on both sides of the street and one sidewalk. There will be a six-foot wide sidewalk adjacent to the curb that continues along the entire main road through the development. There is adequate pedestrian connectivity through the project. There have been many precedents where this narrower right-of-way profile have been implemented successfully. It also serves as an low impact development (LID) component of the development. It will help minimize cuts and fills due to infrastructure, and provides an opportunity to preserve more natural features and vegetation. It also reduces construction impact. It equitably balances the needs of the public and presents the most efficient use of land. The cumulative effect of this with the other waivers is a net positive for the development and for the public. Staff and the City Engineer **supports** this request.

4. Subdivision with less than two points of ingress/egress [21-21-10(d)(1)]

(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 #4

The applicant is proposing to develop 13 lots, 12 of which would access onto a private road. This request meets the criteria that the number of lots accessed from the private road will be fewer than 30. Additionally, two emergency accesses will be available to emergency services at the northwest end of the development. Also, one of these emergency accesses could be a stub street with potential connectivity to the road and property to the west should it redevelop. The narrow road through the

existing vineyards will be widened sufficiently to meet Fire Department standards. Staff and the City Engineer **supports** this request.

5. Single access road longer than 750 feet in the Sensitive Area Overlay Zone [21-15-4(b)(7)(b)]

(b) A cul-de-sac is permitted up 750 feet in length. It may exceed 750 feet in length through a special exception reviewed by the Planning Commission. This request to extend the length of the cul-de-sac requires a recommendation from the Director and City Engineer. The following shall be evaluated in reviewing the special exception:

- (1) Based upon the subject property's geographical constraints, it can be demonstrated that extending the road would better accomplish the stated purposes of this chapter.
- (2) It can be demonstrated that public safety will be improved above existing conditions.

Staff Analysis and Recommendation for #5

The length of the single-access road being presented in the plans is approximately 1,135 feet, and then it will be gated at its western end. It will also serve as an emergency access to the west for the Fire Department. However, there is no plan to make this a through street to pedestrians in anything other an emergency setting. In the sensitive area overlay zone, single-access roads up to 750 feet are allowed, but anything longer than that requires a special exception from the Planning Commission. Staff and the City Engineer **supports** this request.

If this single-access road is longer than the Commission is comfortable with, there is also an option to approve it as a stub road, with the requirement that it be connected through the vineyard to LaCaille at a future date. The reason for this is that there are plans to further develop the LaCaille property in the future. Because they are on City water, they will likely be compelled to annex into Sandy City, at which time the City will have jurisdiction to make that a mandatory condition of the redevelopment.

CONCERNS

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. Only one point of ingress/egress. The road that can be connected to within the County is quite narrow, but all of the property is owned by the developer, and it would be possible to increase the width of the connecting road and make it public. However, the developer does not wish to make this subdivision a traffic shortcut to the public. However, its single access point is sufficient to serve a 13-lot subdivision.
2. The paver materials being used for the road and sidewalk. Staff sees potential issues with the maintenance and snow removal of the proposed road that could be presented due to a road that is not traditional pavement or asphalt. However, being a private road, Sandy City will not be responsible for the maintenance and snow removal, whereas if it were a public road the materials being used would not be acceptable. It is a desirable aesthetic that may be well suited to a relatively short and private road such as this. This alternative pavement material must be accounted for in their Capital Reserve Study [Section 21-21-11(b)].

3. The proposed land use of Parcel A is a concern. During the neighborhood meeting, it was presented to the public that this land may be used as a vineyard. The surrounding residents have submitted a petition to the planning staff that showed an overwhelming desire for the vineyard (The petition is attached to this staff report). However, the property is owned by Sandy City, and the Public Utilities Department says that they are unwilling to entertain the idea, as further development, including a second well house, will be occurring on the property. A vineyard will not be possible for this reason.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the following special exceptions:

1. Private right-of-way less than 52 feet
2. Private Road with use of pavers for road material, and lots without public frontage
3. Waiver to requirement for sidewalk & parkstrip on both sides of right-of-way
4. Subdivision with less than two points of ingress/egress
5. Single access road longer than 750' in the Sensitive Area Overlay Zone

and find that preliminary subdivision review is complete for Monte Cristo at LaCaille Subdivision, located at approximately 9701 S. 3775 E., based upon the following findings and subject to the following conditions:

Findings:

1. That the proposed subdivision is an infill development.
2. That the proposed lot configuration is an efficient use of the land, and all lots comply with the requirements of the R-1-15 zone.
3. The City Engineer has provided a letter of recommendation for approval of the special exceptions (attached to this staff report) and other staff have recommended approving the special exceptions that have been requested from the City Land Development Code requirements for private roads with less than 52' of right-of-way, for lots with frontage onto a private road constructed using pavers rather than pavement or asphalt, for a waiver for the requirement of sidewalk and parkstrips on both sides of the right-of-way, for a subdivision with less than two points of ingress/egress, and for a private road longer than 500 feet but shorter than 750 feet.

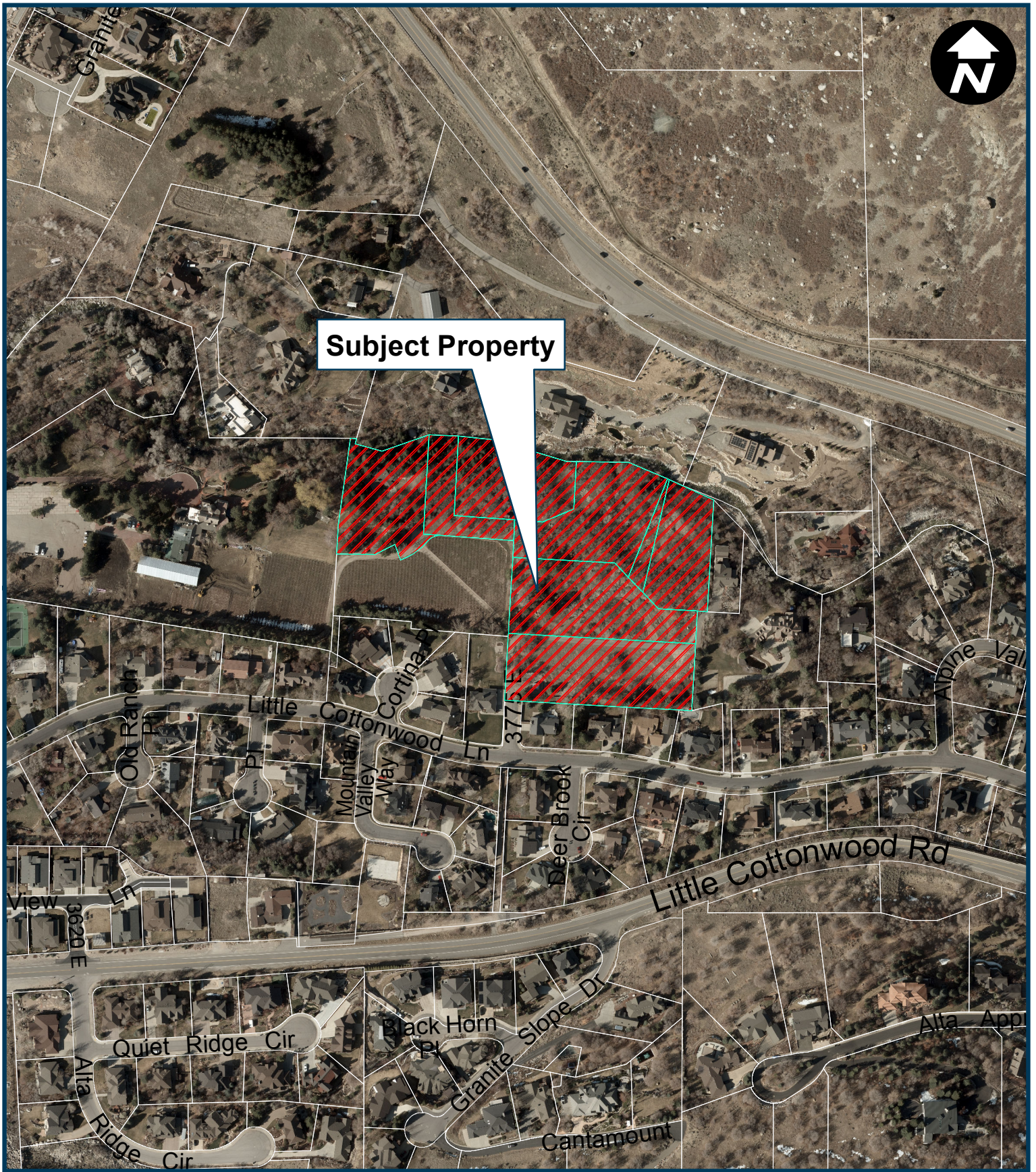
Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review, construction and operations process of this project.

3. A private homeowners association shall be established to ensure maintenance of the private road and all other common assets or other areas of maintenance for the development. A note shall be included on the plat to provide public notice of said HOA and maintenance requirements. The developer shall provide a capital reserve study and establish a reserve fund for the HOA.
4. That any additional road dedication as determined necessary by staff be shown with this plat.
5. That all lots comply with all requirements of the Sensitive Area Overlay Zone, including that all buildings must be set back at least an average of 20 feet from any 30 percent or greater slope areas, with no part being located closer than 10 feet to it.

Planner: _____
Craig Evans, Planner

Reviewed by: _____
Brian McCuiston, Planning Director



SUB04262021-006034
Subdivision
9701 S. 3775 E.

*PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT*



PUBLIC NOTICE

Proposal for this Property:

Preliminary Review for a 13-lot Single-Family Subdivision

Applicant: **Chris McCandless**

Project Name: **Monte Cristo Village**

This item will be discussed at a Public Hearing (Meeting) with the Sandy City Planning Commission on **October 11** at **6:00** PM. This meeting will

be conducted: ☐ at the City Council Chambers, 10000 S. Centennial Pkwy.

☒ via Zoom (see sandyutah.legistar.com for details).

Any person interested in this matter may obtain complete application information by going to sandyutah.legistar.com or calling 801-568-7256

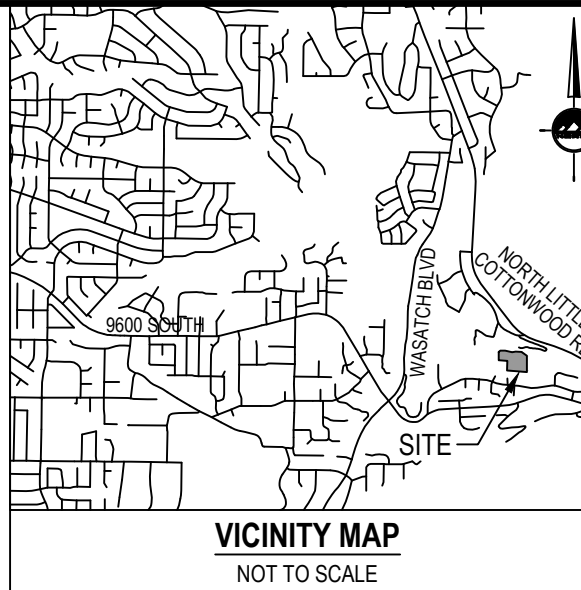
MONTE CRISTO AT LACAILLE PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT

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 DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
5. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET) DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
6. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
7. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
8. FEMA ZONES SHOWN PER FIRM MAP NUMBER 49035C04860 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

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-) 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.



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SHARED DRIVEWAY EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	478.00'	8.34'	1°00'00"	S86°30'59"E	8.34'
C2	198.00'	85.00'	24°35'50"	S81°41'06"W	84.35'
C3	214.00'	48.50'	12°59'06"	S87°29'28"W	46.39'
C4	60.00'	94.23'	89°59'03"	S48°00'29"W	84.84'
C5	54.00'	94.49'	100°15'33"	S75°42'44"W	82.89'
C6	39.00'	22.51'	33°04'10"	S70°27'55"E	22.22'
C7	22.00'	34.42'	89°38'29"	N47°48'16"E	31.02'
C8	28.00'	25.30'	51°46'14"	S22°54'06"E	24.45'
C9	22.00'	21.08'	54°54'27"	N65°33'52"E	20.29'
C10	54.50'	30.00'	31°32'23"	S53°52'51"W	29.62'
C11	54.50'	103.81'	109°08'25"	N55°46'45"W	88.82'
C12	48.50'	126.69'	149°37'11"	N73°04'45"E	90.61'
C13	28.00'	26.82'	54°53'20"	N59°33'20"W	25.81'
C14	30.00'	16.52'	31°32'34"	S18°45'18"W	16.31'
C15	45.00'	33.09'	42°08'08"	N13°27'31"E	32.38'
C16	45.00'	15.07'	19°11'23"	N17°12'15"W	15.00'
C17	45.00'	15.95'	20°18'20"	N36°57'06"W	15.86'
C18	45.00'	42.72'	54°23'21"	N74°17'57"W	41.13'
C19	45.00'	42.72'	54°23'21"	N74°17'57"W	41.13'
C20	30.00'	4.80'	9°09'52"	N88°24'05"E	4.79'
C21	22.00'	34.56'	90°00'00"	N42°00'59"W	31.11'
C22	500.00'	8.73'	1°00'00"	S86°30'59"E	8.73'
C23	462.00'	8.06'	1°00'00"	S86°30'59"E	8.06'
C24	214.00'	43.37'	11°36'45"	S75°11'33"W	43.30'
C25	28.00'	26.90'	55°03'00"	S83°05'20"E	25.86'
C26	28.00'	17.08'	34°57'00"	S83°05'20"E	16.82'
C27	28.50'	33.84'	68°01'48"	N54°37'44"W	31.89'
C28	7.50'	9.91'	68°01'48"	N54°37'44"W	8.39'
C29	20.00'	19.67'	56°20'24"	S39°23'40"E	18.88'
C30	27.50'	43.20'	90°00'00"	N24°23'11"E	38.89'

LINE TABLE	LINE TABLE
LINE BEARING LENGTH	LINE BEARING LENGTH
L1 N8°17'29"E 83.74'	L13 S48°40'00"E 35.48'
L2 S18°56'47"W 27.64'	L14 S84°08'00"E 161.72'
L3 S87°13'12"W 35.01'	L15 N2°59'01"E 136.07'
L4 N77°46'03"W 70.69'	L16 N63°57'22"W 23.50'
L5 N83°09'34"W 11.81'	L17 N49°47'28"W 16.72'
L6 N78°27'24"W 22.27'	L18 N72°03'06"E 26.41'
L7 N67°33'52"W 22.10'	L19 S35°12'24"E 7.09'
L8 N11°13'28"W 11.52'	L20 N88°35'53"E 15.00'
L9 N34°34'39"W 25.97'	L21 S37°14'32"W 27.04'
L10 S72°03'06"W 30.55'	L22 S57°21'15"E 6.20'
L11 S38°52'56"E 55.38'	L23 N20°36'49"W 14.83'
L12 S43°33'57"E 18.49'	L24 N20°36'49"W 15.33'

- 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 OBLIGATIONS DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(I) 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, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 in 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 800-366-8532.

NON-DISTURBANCE LEGEND	
DESCRIPTION	HATCHING
NON-DISTURBANCE AREA	
LIMITED DISTURBANCE AREA	

NOTE: LIMITED DISTURBANCE AREA IS SHOWN FOR REFERENCE ONLY AND IS FURTHER DEFINED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) RECORD CONCURRENTLY WITH THE PLAT.

NON-DISTURBANCE AREA: PROTECTED HILLSIDE (30% OR GREATER NATURAL SLOPE) AREA - TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

DEVELOPER
ORD, LLC
9071 S 1300 W, STE 100
WEST JORDAN, UTAH 84008
PHONE: 801.984.5770

RECORD SURVEY DATA
ROS NO.:
S.

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Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
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LAYTON
TODDLE
Phone: 801.947.1100
Phone: 435.843.3030
CEDAR CITY
Phone: 435.861.1633
RICHFIELD
Phone: 435.996.2863

SHEET 1 OF 1
PROJECT NUMBER : 4978E
MANAGER : DAJ
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/3/21

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

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

SURVEYOR'S CERTIFICATE

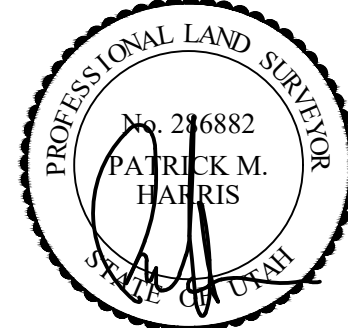
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **26882**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that, by authority of the State of Utah, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property; and that this plat has been drawn correctly, to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. 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 Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31 in the Office of the Salt Lake County Recorder, said point also being North 70°38'44" West 493.34 feet along the section line and East 1°77.31 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running
thence North 03°00'57" East 155.00 feet along the Easterly Boundary Line and its extension of Mountain Valley Subdivision, recorded November 28, 1978 as Entry No. 3203350 in Book 78-11 at Page 319;
thence North 02°59'01" East 215.27 feet (North 3°00'00" West record);
thence North 86°00'59" West 168.42 feet;
thence Southwesterly 34.00 feet along the arc of a 36.00 foot radius curve to the left (center bears South 03°59'01" West and the chord bears South 66°53'03" West 32.75 feet with a central angle of 54°07'02");
thence Southwesterly 77.28 feet along the arc of a 150.00 foot radius curve to the right (center bears North 50°08'01" West and the chord bears South 54°37'35" West 76.43 feet with a central angle of 29°31'11");
thence North 20°36'49" West 38.62 feet;
thence South 62°57'20" West 51.54 feet;
thence North 89°45'02" West 87.71 feet to the Easterly Boundary Line of Lot 3 of the La Caille Subdivision, recorded January 30, 1995 as Entry No. 8012884 in Book 95-1P at Page 17;
thence along said Easterly Boundary Line the following two (2) courses:
(1) North 03°13'01" East 68.36 feet;
(2) North 07°35'01" East 200.00 feet to the center line of Little Cottonwood Creek;
thence along said center line the following fourteen (14) courses:
(1) North 89°59'01" East 14.42 feet;
(2) South 15°18'15" West 13.18 feet;
(3) South 74°50'45" East 64.40 feet;
(4) North 70°05'26" East 114.78 feet;
(5) South 84°10'43" East 152.38 feet;
(6) South 18°28'57" West 6.18 feet;
(7) South 78°04'52" East 8.90 feet;
(8) South 68°36'25" East 41.55 feet;
(9) South 77°13'11" East 43.44 feet;
(10) South 83°11'25" East 38.70 feet;
(11) South 73°38'13" East 40.39 feet;
(12) South 89°39'03" East 142.38 feet;
(13) South 66°52'57" East 136.14 feet;
(14) South 68°37'37" East 79.14 feet;
thence South 02°59'01" West 263.34 feet;
thence North 87°00'59" West 227.51 feet to the Northerly Boundary Line of said Little Cottonwood East Subdivision;
thence North 02°59'01" West 432.73 feet (North 87°00' West 431.86 feet record) along said Northerly Boundary Line to the point of beginning.

Contains 338,369 Square Feet or 7.768 Acres 13 Lots and 1 Parcel



PATRICK M. HARRIS
P.L.S. 26882

OWNER'S DEDICATION

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

MONTE CRISTO AT LACAILLE PLAT

and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their invitees. The undersigned Owners also do hereby dedicate to the owners of the following named facilities, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. The undersigned Owners also 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 Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown herein.

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

By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the ____ day of _____, A.D. 20____, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, _____, who being by me duly sworn, did say that he/she is the _____ of _____, a Utah limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the ____ day of _____, A.D. 20____, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, _____, who being by me duly sworn, did say that he/she is the _____ of _____, a Utah limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

MONTE CRISTO AT LACAILLE PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PROP. PAVEMENT	80,900.7	31%
ROOF	30,000	12%
EXIST. LANDSCAPE TO REMAIN	146,555.6	57%
TOTAL SITE	257,456.3 5.91 ACRES	100%

- 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.
- 1 ROADWAY PAVEMENT PER DETAIL 2/C-500
 - 2 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 4/C-500.
 - 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
 - 4 PRIVATE ROADWAY STREET LIGHTING. SEE DETAIL 9/C-500.
 - 5 30" COLLECTION CURB AND GUTTER PER APWA PLAN 205.
 - 6 PRIVATE ROADWAY CROSS-SECTION PER DETAIL 7/C-500.
 - 7 PUBLIC ROADWAY STREET LIGHTING PER SANDY CITY STDS. SEE DETAIL 8/C-500.
 - 8 CONNECT TO EXISTING SIDEWALK. SEE GRADING PLAN FOR DETAILS.
 - 9 PUBLIC ROADWAY CROSS-SECTION PER DETAIL 6/C-500.
 - 10 4.0' CONCRETE WATERWAY PER SANDY CITY DETAIL CG-03. SEE SHEET C-500.
 - 11 TAPER CURB TO PROVIDE DRIVE APPROACH FOR EXISTING ACCESS.

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SANDY CITY NOTES

- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS 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 ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS").
- PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN. HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- 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.
- 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.
- 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.
- 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, HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS, AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DP@USNGSANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.

STREET LIGHT NOTES

COORDINATION

- DEVELOPER SHALL NOTIFY A PUBLIC UTILITIES INSPECTOR TWO (2) WORKING DAYS PRIOR TO BEGINNING STREET LIGHT CONSTRUCTION.
- ROCKY MOUNTAIN POWER WILL CONNECT THE STREET LIGHT TO A JUNCTION BOX OR TRANSFORMER. CONTRACTOR SHALL SUPPLY BURIED WIRE TO POWER SOURCE PLUS THREE (3) FEET, AS REQUIRED (SEE STANDARD DETAIL SL-09, RMP STREET LIGHT POINT-OF-DISCONNECT DIAGRAM).
- SANDY CITY WILL NOTIFY ROCKY MOUNTAIN POWER AND REQUEST THE LIGHT BE ENERGIZED UPON APPROVAL FROM THE SANDY CITY PUBLIC UTILITIES INSPECTOR. NO BOND WILL BE RELEASED UNTIL THE LIGHT IS FULLY FUNCTIONAL AND THE I.D. NUMBER IS ON THE POLE.

INSTALLATION

- STREET LIGHT POLES SHALL NOT BE WITHIN FOUR (4) FEET OF WATER VALVE AND TEN (10) FEET OF FIRE HYDRANTS.
- INSTALLATION OF STREET LIGHT POLES WITHIN CLOSE PROXIMITY OF TREES, MAILBOXES, AND UTILITIES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY UTILITIES.
- STREET LIGHT POLE SHALL BE SET PLUMB AND VERTICAL.
- PHOTOCELLS SHALL BE ORIENTED TO THE NORTH FOR ARTERIAL STREETLIGHT. CONFIRM THAT STREET LIGHT FIXTURE IS ORIENTED APPROPRIATELY WITH STREET SIDE TOWARD STREET.
- ON ALL RESIDENTIAL STREET LIGHTS, A MINIMUM OF TWO (2) BAGS OF 80 POUND CONCRETE MIX SHALL BE USED. A MINIMUM OF TWELVE (12) INCH DIAMETER HOLE SHALL BE PROVIDED FOR THE INSTALLATION OF THE STREET LIGHT POLE. POLE SHALL BE CENTERED IN HOLE AND PLUMB. FILL THE HOLE WITH CONCRETE TO WITHIN TWO (2) INCHES OF WIRE HOLE, BUT NOT ABOVE. POST MIX IS NOT ACCEPTABLE. CONCRETE FORMS SUCH AS SAUNATUBE ARE NOT PERMITTED.
- FOR RESIDENTIAL STREET LIGHT INSTALLATION, REFERS TO SANDY CITY STANDARD DETAIL SL-01, 02, 03, AND 09.
- FOR ARTERIAL STREET LIGHT INSTALLATION, REFERS TO STREET CITY STANDARD DETAILS SL-04, 05, 06, 07, 08, AND 09.



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FOR:
QRD LLC
9071 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UTAH 84088

CONTACT:
CHRIS MCANDLESS
PHONE: 801-597-4575

MONTE CRISTO
AT La CAILLE PROPERTY
3775 E LITTLE COTTONWOOD LANE (9700 S)
SANDY, UTAH



SITE PLAN

PROJECT NUMBER: 4978F | PRINT DATE: 9/3/21
DRAWN BY: M. WINTERS | CHECKED BY: D. JENKINS
PROJECT MANAGER: D. JENKINS

C-100

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

STORM WATER NOTES

1. Notify Sandy City Public Utilities Inspector (801-568-7280), at least one business day (24 hours) prior to beginning construction.
2. A pre-construction meeting is required once final approval has been granted. The pre-construction meeting shall be scheduled through Sandy City Public Works Department.
3. All construction shall conform to the latest revision of the Sandy City Standard Specifications and Details for Municipal Construction and/or other requirements as set forth in the Public Utilities Final Review and Approval Letter established for the development. Specifications and details can be obtained on the Sandy City website.
4. Submittals are required to be approved by the Engineer for all bedding, backfill, pipe, and structures (inlet boxes, combo boxes, and junction boxes). Submittals must have sufficient information to show that the proposed items conform to Sandy City standards and specifications.
5. Construction work shall be conducted in accordance with the Utah Pollution Discharge Elimination System (UPDES) regulations.
6. All materials and work done in UDOT right-of-way shall conform to UDOT standards and specifications (delete if not applicable).
7. Non-shrink grout shall be used wherever grout is required for the storm drain facilities.
8. 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.
9. Grout between grade rings. For each inlet box that is 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 box. 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.
10. Remove snap ties, nails, rebar and other protrusions from the box or pipe inside surface, as well as all form work, plastic and cardboard.
11. Silt and debris are to be cleaned out of all inlet boxes, combo boxes, junction boxes, and pipe. The boxes and pipes are to be maintained in a clean condition until after the final bond release inspection.
12. Clean off all manhole lids and inlet grades of asphalt, concrete, tar or other adhesives to allow access.
13. Where a sump is required, the Sandy City Public Utilities Inspector shall be contacted prior to construction to provide an opportunity to check the volume of gravel and gravel gradation.
14. Signs must be posted near each inlet box located in a drinking water recharge zone, 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".
15. All inlet, combo and junction boxes shall be placed on 12-inch (min.) compacted stabilization material.
16. A video of all pipes must be completed before the 80% or 90% bond release and again before final bond release.

LEGEND:

- EXISTING GRADE GREATER THAN 30% SLOPE.
- NOTE: PROTECTED HILLSIDE (30%-OR-GREATER NATURAL SLOPE) AREA - TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. 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.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. 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.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. 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.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. 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.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



EN SIGN

THE STANDARD IN ENGINEERING

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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
QRD LLC
9071 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UTAH 84088
CONTACT:
CHRIS MCCANDLESS
PHONE: 801-587-4575

MONTE CRISTO
AT La CAILLE PROPERTY
3775 E LITTLE COTTONWOOD LANE (9700 S)
SANDY, UTAH



**GRADING AND
DRAINAGE PLAN**

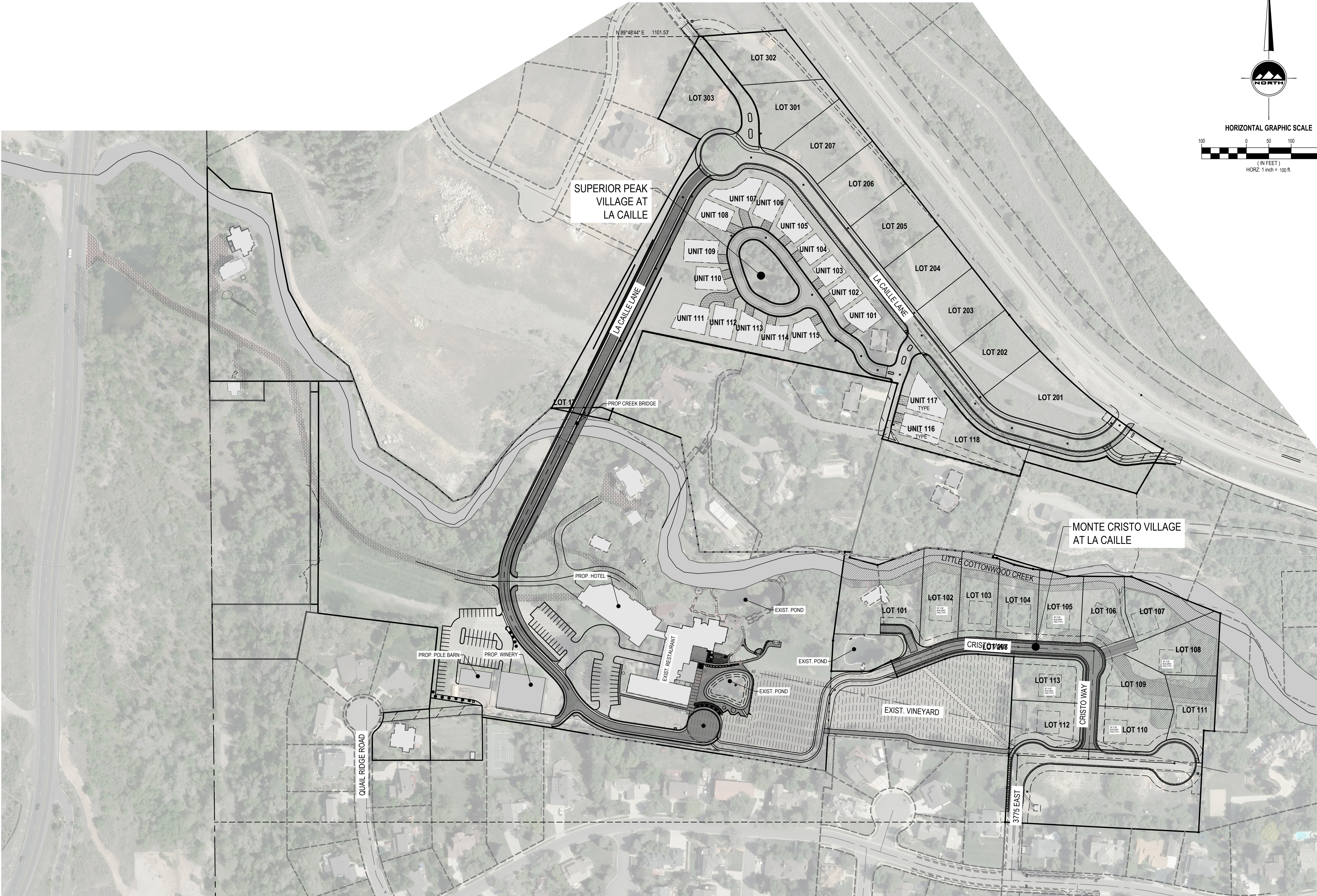
PROJECT NUMBER
4978F
DRAWN BY
M. WINTERS
PROJECT MANAGER
D. JENKINS
PRINT DATE
9/3/21
CHECKED BY
D. JENKINS

C-200

811

Know what's below.
Call before you dig.

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PRIOR TO THE
COMMENCEMENT OF ANY
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45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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:
QRD LLC
9071 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UTAH 84088

CONTACT:
CHRIS MCCANDLESS
PHONE: 801-597-4575

MONTE CRISTO

AT La CAILLE PROPERTY

3775 E LITTLE COTTONWOOD LANE (9700 S)

SANDY, UTAH

LA CAILLE AREA
MASTER PLAN

PROJECT NUMBER
4978F

DRAWN BY
M. WINTERS

PROJECT MANAGER
D. JENKINS

PRINT DATE
9/3/21

CHECKED BY
D. JENKINS

C-002



September 8, 2021

Sandy City Planning Commissioners

Hand Delivered – 10000 South Centennial Parkway

Sandy City, UT 84070

Re: Monte Cristo Village of LaCaille – Introduction and Special Exception Request

Dear Planning Commissioners and Staff:

Monte Cristo Village at LaCaille, as planned will be one of, if not *the* prominent and most prestigious location to live in Utah. The location, natural beauty, LaCaille itself and its proximity to Little Cottonwood Canyon and its tributary running along its northern boundary sets the stage for a unique residential community. This letter, as requested by the Sandy City Staff explains the reasoning why special exceptions should be granted and provides an explanation of the elements of Monte Cristo Village. The special exception requests are described below:

Private Road Exception. The area near the mouth of Little Cottonwood Canyon has exceptional natural features and as such, we are designing all aspects with tremendous care and thought. To this extent, even the street designs have been taken into consideration and are designed using colored concrete and brick pavers. As you know, two sides of our perimeter area (including the Sandy City property to our south) will be and is currently vineyards. We are minimizing the use of asphalt within the project as it has the potential to have a negative impact to the vineyard grapes. This is in part is the reason we are incorporating only concrete and brick pavers as our roadway materials. The private street designation is required as the city does not allow a public street to be constructed using brick paver systems.

Lots without public frontage. All the Monte Cristo Village streets are private (other than the dedicated segment from 3775 East to the new cul-de-sac) and only one of the lots will have

public road frontage. The subdivision, although private will not be gated at the entrance allowing our residents to interact with the adjacent neighbors. We do have two flag lots that allow access to the two most unique homesites using a private shared driveway that minimizes the impact to the surrounding natural environment. The flag lots shared driveway meets the provisions as provided for in the Sandy City codes. It was previously planned to have Lot #111 be accessed off the private road although through the negotiations with Sandy City Public Utilities', we have coordinated a joint effort to provide this ROW as a dedicated street including a cul-de-sac. The result is that this new home will be constructed using the Monte Cristo Village design standards assuring its compatibility and inclusion/membership with the LaCaille Owners Association and maintained accordingly.

Flag Lots. The code allows 20% of a project to be developed as flag lots. With 13 lots being shown in the project, that equates to 2.6 flag lots and our subdivision proposal meets the 20% standard with the previously mentioned two flag lots.

Street Profile. The road cross section has been designed to provide flexibility to help lessen the developmental impacts to the existing mature deciduous and conifer trees. In addition to the approval of the road width, our plan restricts beyond the city requirements where a builder/owner can construct a home by creating non-disturbance and partial disturbance areas. These definitions are further defined in our covenants, conditions, and restrictions (CCR's) that require contractors to (temporarily) fence off the protected areas and warrant that no damage will occur to the protected trees.

Sidewalks/Parkstrips versus trails. By varying the traditional park strip and sidewalk requirements, we can provide more protection, especially to the vineyards and mature vegetation providing a diverse enhancement to the sidewalk and trail system. This sidewalk/trail enhancement includes an access to areas outside of the Monte Cristo Village subdivisions boundary. With only 13 lots in Monte Cristo Village, constructing a sidewalk and park strip on both sides of the street is feasible although it would increase the destruction of

vegetation and trees and as stated, preservation is a significant part of our plan. We also want to make the Monte Cristo Village “community friendly” and as such, we will open the neighborhood trails to everyone. To implement this inclusionary perspective, we are taking our requested sidewalk exception space and locating the same land mass as a eight-foot-wide trail that skirts the LaCaille vineyards (outside of the Monte Cristo project) merging into our secondary access road (disguised as a trail) giving us a circuitous enjoyable route through LaCaille Vineyards and Monte Cristo. These “trails” in the future will connect to other parts of the project, including (hopefully) a link to the Bonneville Shoreline trail through LaCaille and Superior Peak Village.

Two Points of Egress and Road Longer than 500 feet. With the design of the project our secondary and third access routes through LaCaille includes: a private lane to Quail Ridge Circle and the original LaCaille road to Wasatch Boulevard. Please note that Quail Ridge Road and Cristo Way will both be gated to prevent commercial traffic to flow into residential communities but available for police and fire personnel and their respective apparatus. With those accesses, including the non-gated access into Monte Cristo, we do provide three points of access.

Other (Design Knuckle). It was requested that we expand the knuckle off-of 3775 East at the 90 degrees turn. The challenge is that we do not own the property to the west and have modified the inside turning radius to meet the intent of the needed clearances for traffic.

We hope that this information will provide clarity as you deliberate on the outcome of our requested exceptions and approval.

Sincerely,

Quail Run Development LLC by its Manager CW Management Corporation



Chris McCandless, President



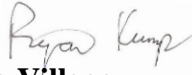
DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

RECOMMENDATION FOR SPECIAL EXCEPTIONS

DATE: October 14, 2021
TO: Craig Evans, Planner
FROM: Ryan C. Kump, P.E., City Engineer 
SUBJECT: **Project Name:** Monte Cristo Village
Plan Case Number: SUB 04262021-006034
Project Address: 9701 S. 3775 E.

Chris McCandless, the developer of Monte Cristo Village, requests special exceptions for various site plan requirements. Specifically, he is requesting exceptions for:

1. Public Right-Of-Way less than 52'
2. Private Roadway
3. Use of pavers for road material
4. Sidewalk & Parkstrip waiver
5. Subdivision with less than 2 points of ingress/egress
6. Single access road longer than 500', but less than 750'

Recommendation for approval of these requests is based on the following points:

- Chris McCandless, CW Management Corp, has provided a letter outlining the special exceptions in detail, with reasoning and potential benefits for allowing the exceptions. Engineering agrees with the reasoning provided and sees minimal negative impacts to city infrastructure by allowing said special exceptions.
- Public roads, built to full width, are always the preferred development proposal within Sandy City. However, this proposal is adequate as shown and meets minimum engineering requirements.
- This site falls within the sensitive area overlay zone. Allowing reduced roadway widths helps minimize cuts/fills due to infrastructure and provides more opportunity to preserve natural features and vegetation. An existing natural embankment will be preserved via plat through this subdivision, and Little Cottonwood Creek will maintain minimum setbacks to protect the

waterway. Smaller roadway cross-sections are part of the effort to reduce construction impact.

- The public and private roads will be built with a 38' width. This allows a full residential sized road for vehicular traffic, and pedestrian access on one side of the road with an adjacent 6' sidewalk. This reduced roadway has been used successfully in similar projects citywide.
- The developer is requesting pavers be used as the driving surface. These will provide benefits both aesthetically and with reduced stormwater runoff. They are a Low Impact Development (LID) material, allowing percolation within the roadway. However, they are a maintenance intensive material and not a surface the city is able to maintain long-term. Thus, allowing the material to be used as a private road, with private maintenance, is the best solution to allow this upscale, labor-intensive material to be used.
- The development will be stubbed at the west end, into La Caille property. A masterplan has been provided that shows the private road continuing through La Caille, over Little Cottonwood Creek, and up to SR-210. This stub and masterplan will connect the roadway long term. With this masterplan in place, engineering is comfortable with the current single public access point and a length of over 500'.



Neighborhood Meeting Summary – Granite Community #30

Date: 4/28/21

Location: Virtual Zoom Meeting

Community #/Name: #30 Granite Community

Community Coordinator:

Project Name: Monte Cristo Village

Number of Attendees: 22

Applicants: QRD LLC

Number of Invitees: 75

Length of Meeting: 105 min

Notice Radius: 500 ft.

Project Description: QRD LLC proposing a 12-lot subdivision located at approximately 9701 S. 3775 E. (Monte Cristo Village at LaCaille Property)

Community Comments:

1. Short terms rentals/ski rentals
 - a. Restricted
2. Trail access, public access restrictions
 - a. Open to the public
3. What other transportation options will this site serve?
 - a. Decision will be made by UDOT
4. Request to email PDF to attendees
 - a. Will be made available to Craig to share up on request
 - b. 801-597-4575 Chris McCandless for questions
 - c. Chris@CWMcorp.com
5. Timeline for the project
 - a. Start late 2021
 - b. Infostructure complete Spring 2022
6. Will the new homes have access to little cottonwood lane?
7. How many cars will be added?
 - a. 30-40 cars & emergency vehicles.
8. How much off a push will be made to the public to use the gondola for canyons transportation?
 - a. Decision will be made by UDOT
 - b. Traffic study is available upon request
9. Concerns of neighborhood becoming a parking lot for the canyons visitors.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

- a. Contact the city and request an ordinance to enforce parking violations if this becomes a problem.
- 10. Traffic Concerns & need for a privacy fence backing the resident property?
 - a. There will not be traffic behind the home.
 - b. Developer willing to work with residents if a fence is requested.
- 11. How far/close to the creek can a fence be built to restrict the wildlife?
 - a. Side fence is an option. Open for discussion.
- 12. Opposed to a community park.
- 13. Residents prefer the vineyard.
- 14. What's the cities perspective on the property/ vineyard? (well site)
 - a. Decision is based on the current development & the Public Utilities dep.
- 15. What are the city's plans for Bonneville Shoreline trail access & parking?
- 16. Where will be the primary access to the Gondola be located?
 - a. Primary access will be from HWY 210

May 2021

I SUPPORT THE VINEYARD

Sarah Palmer 4894 E Geta Way, Sandy 84092 801-793-8308

Ben Bashner 4137 W. Doreck Rd 84092 917-312-1127

Eric Severson 3970 E Little Cottonwood Ln 84092 212-729-4401

Jordan Butters 3626 E Little Cottonwood Lane 801-121-7738

Denise Ceterloh 4022 Canyon View Pl Sandy UT 84092

Debbie Gessel 4432 Wasatch Resort Rd 801-870-9538

Jessica Balkman 4022 Canyon View Pl Sandy UT 84092 (801) 860-8888

Barry Heflin 3074 E Quiet Ridge 801-556-3388

Mike 3023 E Little Cottonwood Ln Sandy 84092

Leann Pittman 3641 Quiet Ridge Circle 801-448-4521

Matt Osborne 9751 S. Old Park Place (801) 872-7767

Rob L. Weaver 9708 Aspen Valley Cir 801-231-0728

Ann G. Wiley 9708 AL Pine Valley Cir

Wally 9711 S Lake Place

AT 4103 E Canyon View Pl 214-215-7041 - Against Gravel Station

Todd 9705 S, 3775 E, 949-310-0773

(Todd Smith)

Michael & Nancy Nebeker 3803 Little Cottonwood Lane

Sandy, UT 84092

801-556-0028

Raren Simonson 3819 E Little Cottonwood Ln

Sandy UT 84092

801-586-3206

May 2021

I SUPPORT THE VINEYARD

80 - Beth & Paul Winter 801-597-0386
3996 Alpine Valley Circle Sandy UT 84092
Lou & Doug Smith 435-655-1472
3560 Quiet Ridge Circle
Corinne Larsen 801-560-3277
Berta Wille-801-557-5380 3567 Granite Knob Ln.
John & Bev Austin 801-556-3388
3674 E Quiet Ridge Cir - .


Jason Vincent Transport-AV@hotmail.com

Wendy & Robert Elkington 801-411-0183 93735 Granite Vista Dr Sandy
Dave & Julie Bohack 801-618-6472 3923 E Little Cottonwood Ln Sandy
Kelli & Jordan Buttas 801-580-3606
3626 E Little Cottonwood Ln.

Matt Williams
9759 Deer Brook Cir

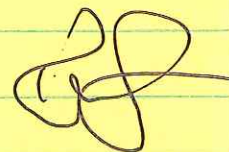
May 2021

I SUPPORT THE VINEYARD

Jaclyn Vincent 8696 Quiet Ridge Cir 801-910-5552 

Joni Jensen 3744 Mountain Valley Way 801-808-0576 

Karl Sun 9751 Little Cottonwood Pl.

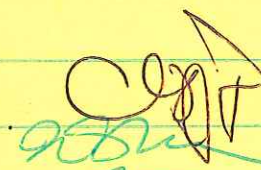


Trina Sheranian 4126 Windcreek Rd 801-657-3434 

Branden Sheranian 4126 Windcreek Rd.

Christian Davidson 3652 Little Cottonwood Ln.

& Jessica Davidson



Rick Winwood 3934 Little Cottonwood Ln.



Valerie Winwood 3934 Little Cottonwood Ln.

Laura Siler 3449 E. Creek Rd.




Patrick Romero 4894 E. Gata Way



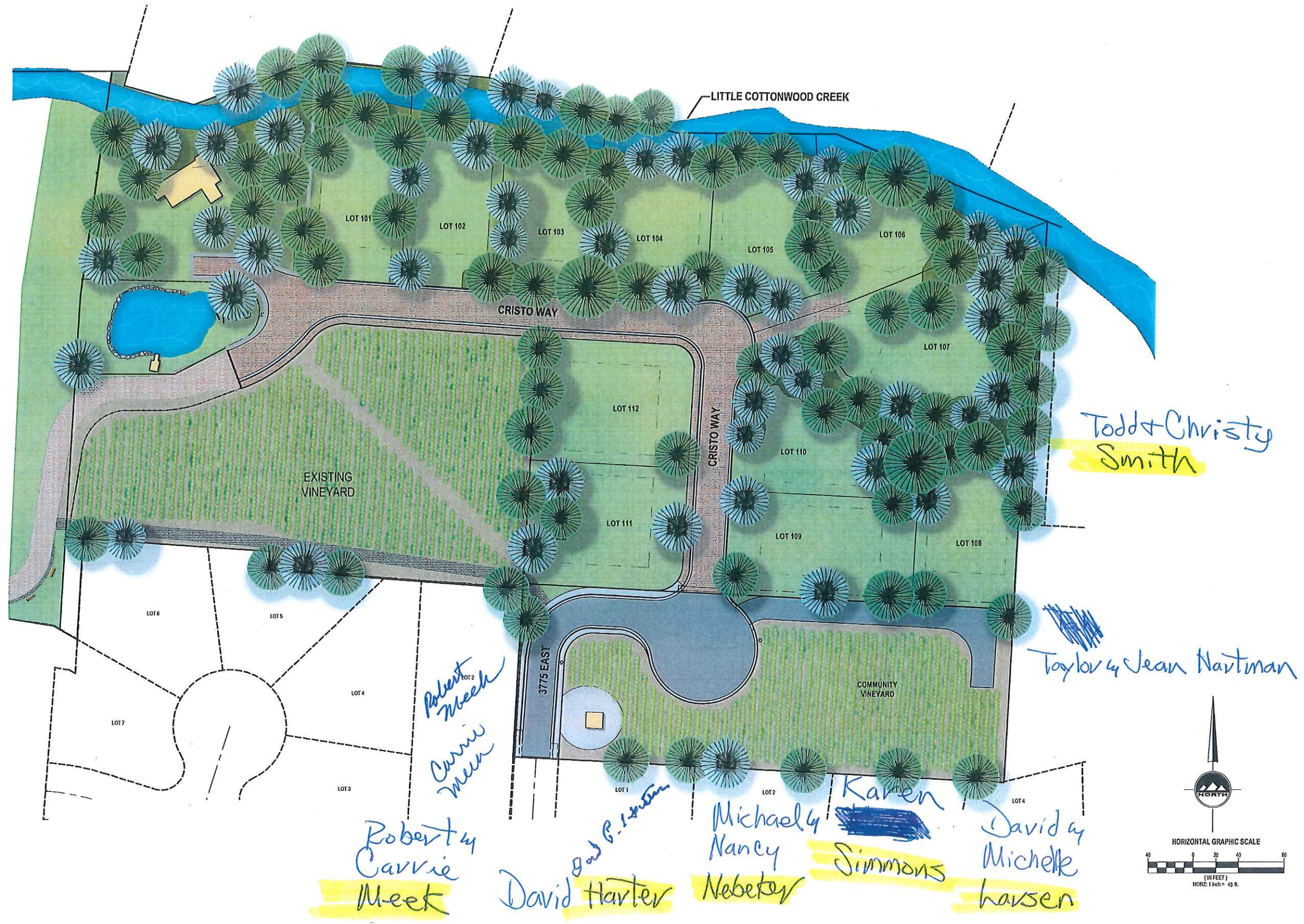
Karalee Kocheva 3649 Alta Ridge Cir

Mica Kachura 3649 " " "

Julia Sorenson 3970 E. Little Cottonwood Ln 212.203.6680

MARK GESSEL 4932 E. WASATCH RESORT RD 8909.
801-860-9916 

May 2021



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2993

WWW.ENSIGNENG.COM

FOR:
CIVIL MANAGEMENT CORP.
8011 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UTAH 84055

CONTACT:
CHRIS MCCABLESS
PHONE: 801-684-5710

**MONTE CRISTO VILLAGE
AT La CAILLE PROPERTY**
3775 E LITTLE COTTONWOOD LANE (9700 S)
SANDY, UTAH



Staff Report

File #:

SPX10122021-006172,

Version: 1

Date: 10/21/2021

Agenda Item Title:

Monte Cristo at LaCaille Subdivision (Special Exceptions)
9701 S. 3775 E.
[Community #30 - Granite]

Presenter:

Craig P. Evans

Description/Background:

See subdivision report.

Recommended Action and/or Suggested Motion:

See subdivision report.



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 21-400, **Version:** 1

Date: 10/21/2021

Planning Commission minutes from 10-7-2021 (DRAFT)



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
Daniel Schoenfeld (Alternate)

Thursday, October 7, 2021

6:15 PM

On-line

Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jeff Lovell, Chair
Sandy City Planning Commission

The October 7, 2021 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Director at bmccuiston@sandy.utah.gov by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:

<https://us02web.zoom.us/j/87869881963>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 878 6988 1963

Webinar Password: 117571

FIELD TRIP

[21-379](#) Field Trip for 10-7-21 meeting

Attachments: [Map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Present 5 - Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Daniel Schoenfeld

Absent 3 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cameron Duncan

Pledge of Allegiance

Introductions

Public Hearing Item

1. [CA09032021-0006144](#) Centennial Village - Amend CBD-A&C Zone for Auto Dealers & Related Uses
Amend Title 21, Chapter 8, Land Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code.

Attachments: [Staff report.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)
[Code Amd Request.pdf](#)
[Centennial Village Project Presentation](#)

Mike Wilcox introduced this item to Planning Commission.

Jon Lee introduced Simon Rucinski.

Simon Rucinski said the developer for this project hopes to bring in a number of high end auto manufacturers as dealerships into the ground level along Monroe Street and 10080 South.

Jon Lee said the intent of the overall design was to create jewel boxes throughout the ground level of the project and treat it like a museum where you could also buy the artwork.

Jeff Lovell asked about an auto service component.

Jon Lee said that it's fully enclosed inside the garage which is sound proof and away from the street and that maintenance on these vehicles are very low.

Simon Rucinski said that the space will be designed by a qualified sound engineer to ensure that noise concerns are taken care of.

Jon Lee proposed two adjustments to footnote 25. He proposed to increase the maximum area from 20,000 square feet to 25,000 square feet and proposed to add a note of clarification to include "and sub-grade retail space".

Michael Christopherson asked Mike Wilcox if staff was supportive of applicant's suggested adjustments.

Mike Wilcox said yes and that he feels it's an important clarification.

James Sorensen also agreed with Mike Wilcox.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

Jeff Lovell complimented Mike Wilcox and the applicant for all their work.

Michael Christopherson said he supports the code amendment.

A motion was made by Jamie Tsandes, seconded by Michael Christopherson, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A", and to include the proposed adjustment to footnote 25 that 'This land use is only allowed as part of a vertical mixed use development (not permitted as a standalone use) as a ground level or sub grade level use in the area bounded by Sego Lily Drive to the north, Monroe Street to the west, 10080 South to the south, and Centennial Parkway to the east. A maximum area of 25,000 square feet of ground level and sub grade retail space shall be used for these uses within this block. No portion of the dealership or related uses shall be allowed within the building frontage of Centennial Parkway. Vehicle storage and display shall be within a building or screened parking structure.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

Public Meeting Items

DRAFT

2. [SUB0823202](#) Edgemont Elementary Subdivision (Preliminary Review)
[1-006136](#) 1085 E. Galena Dr.
[Community #8 - Edgemont]

Attachments: [Staff report.pdf](#)
[Map, notice and materials.pdf](#)

Craig Evans introduced this item to Planning Commission.

Jerron Atkin said he wanted to make sure they're meeting current standards and that he's comfortable with the staff report.

Jeff Lovell opened this item to public comment.

Steve Wilde wanted to know how this proposal would affect adjacent neighborhoods.

Barbara Erickson asked if the sidewalk will be replaced on Galena or if you would go straight into the parking lot.

Jeff Lovell closed this item to public comment.

Craig Evans answered Steve Wilde's question by saying that public schools do not need to follow municipal zoning ordinances since they're governed by state statutes, talked about the height of the building and the setbacks and answered Barbara Erickson's question saying there will be a 5 foot sidewalk in front of the lot.

Jerron Atkin also confirmed the sidewalk.

Ron Mortimer confirmed there are sidewalks shown on the plans.

Michael Christopherson said there should be no impact to the adjacent neighborhoods since all we are doing are combining lots.

Craig Evans said this is essentially a lot line adjustment that's more formalized since it's being done through a plat versus through an administrative process.

Jeff Lovell asked if we would conduct a site plan review.

Craig Evans said no.

Jeff Lovell said since this is being handled at the state level would the public have a chance to be involved in any discussions if interested..

Brian McCuiston said to contact Jerron Atkin with comments.

A motion was made by Michael Christopherson, seconded by Jamie Tsandes, that the Planning Commission determine the preliminary review is complete for the Edgemont Elementary Subdivision, located at 1085 E. Galena Dr., based on the findings and subject to the two conditions outlined in the staff report.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

3. [SUB0628202](#) Altawood No. 2 2nd Amd Subdivision (Preliminary Review)
[1-006092](#) 19 S. Altawood Dr. & 23 E. Altawood Ln.
[Community #30 - Granite]

Attachments: [Staff report.pdf](#)
[Map, notice and materials.pdf](#)

Craig Evans introduced this item to Planning Commission.

Tony Calderone said his neighbor has the right of way on the driveway and they've mutually agreed to change it so the neighbor owns the right of way.

Jeff Lovell opened this item for public comment.

Jeff Lovell closed this item to public comment.

Michael Christopherson said he supports the application and asked if the Planning Commission could get training on state codes for lot line adjustments.

Craig Evans replied saying the way the code is currently written makes it so that lot line adjustments have to go through Planning Commission but Mike Wilcox is currently amending the code to make it an administrative process handled by staff.

A motion was made by Michael Christopherson, seconded by Danny Schoenfeld that the Planning Commission determine that preliminary review is complete for the Altawood No. 2 2nd Amended Subdivision, located at 19 S. Altawood Dr. and 23 E. Altawood Ln., based on the findings and subject to the three conditions outlined in the staff report.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

4. [CUP0907202](#) Lunar Manufacturing (Conditional Use - Category II Home Occupation)
[1-6146](#) 1092 E. Kirkwood Way
[Community #6 - High Point]

Attachments: [Staff report, material and map.pdf](#)

Claire Hague introduced this item to Planning Commission.

Austin Bowers talked about the history of his business and said he feels comfortable with the staff report.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Michael Christopherson, that the Planning Commission approve a Conditional Use Permit for Austin Bowers for a Category II Home Occupation to operate a custom snowboard workshop, in an attached garage, on the property located at 1092 E. Kirkwood Way with the findings and six conditions outlined in the staff report.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

Administrative Business

1. [21-380](#) Planning Commission meeting minutes from 9-16-21 (DRAFT)

Attachments: [09.16.2021 PC Minutes \(DRAFT\).pdf](#)

An all-in favor motion was made by Danny Schoenfeld to approve the meeting minutes for 09.16.2021

2. [21-381](#) Planning Commission meeting minutes 9-23-21 (DRAFT)

Attachments: [09.23.2021 PC Minutes \(DRAFT\).pdf](#)

An all-in favor motion was made by Danny Schoenfeld to approve the meeting minutes for 09.23.2021

3. Sandy City Development Report

4. Director's Report

Adjournment

An all-in favor motion was made by Michael Christopherson to adjourn.

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256