



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
Cyndi Sharkey
Cory Shupe
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell (Alternate)

Thursday, June 20, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:45 PM FIELD TRIP

1. [19-201](#) Field Trip for June 20, 2019

Attachments: [6-20-19](#)

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-05-19-5](#) F45 Cottonwood Heights (Recreation Center and Extended Hours)
[661](#) 7653 S. 700 E.
[Community #6 - High Point]

Attachments: [Staff Report.pdf](#)
[Seperation Map A](#)

3. [CUP-05-19-5
656](#) Bourdough Accessory Apartment
1924 E. 10980 S.
[Community #26]

Attachments: [Staff Report.pdf](#)
[master_vicinity_map_2018.pdf](#)
4. [SIGN-06-19-5
667](#) Town Ridge Sign Theme
75 W. Town Ridge Pkwy
[Community #2 - Civic Center]

Attachments: [Staff Report.pdf](#)
[Sign Renderings.pdf](#)
[master_vicinity_map_2018.pdf](#)
5. [SUB-04-19-56
47](#) Kemry Place Subdivision (Prelim Review) - 4 New Lots
590 E. & 606 E. 10600 S.
[Community #11 - Crescent]

Attachments: [Final Staff Report with Plat and Grading and Drainage Plans](#)
6. [SUB-12-18-55
80\(2nd\)](#) Firefly Forest Subdivision (Final Review) - 1 New Lot
3392 E. Deer Hollow Circle
[Community #29 - The Dell]

Attachments: [Staff Report - Final PC.pdf](#)
[Vicinity Map.pdf](#)
[PC Final Submittal Set.pdf](#)

Administrative Business

Minutes

7. [19-202](#) Planning Commission minutes from June 6, 2019

Attachments: [6.6.19 pc meeting Minutes.pdf](#)

Sandy City Development Report

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

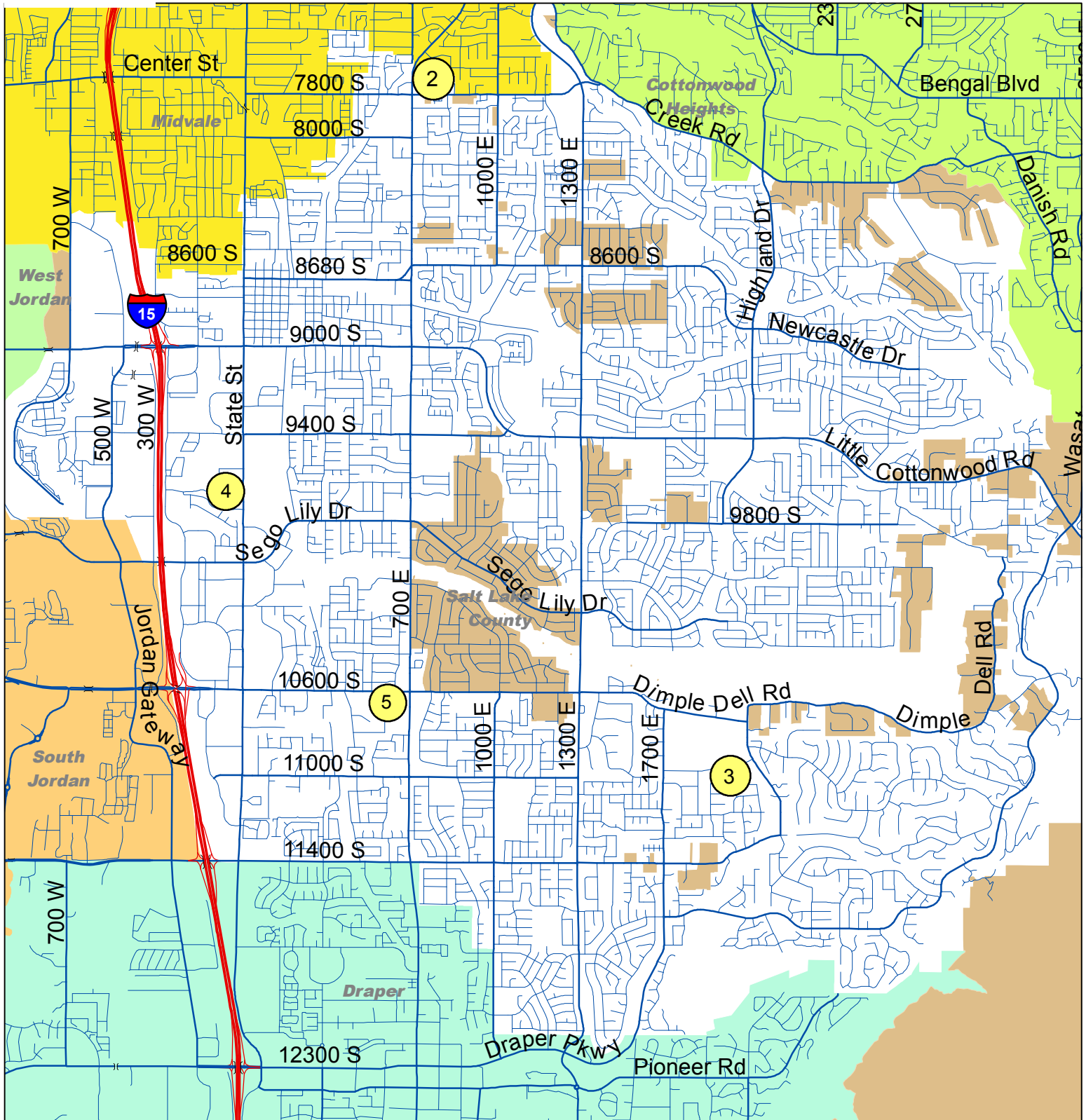
File #: 19-201, **Version:** 1

Date: 6/20/2019

Field Trip for June 20, 2019

Planning Commission Field Trip

June 20, 2019



Legend



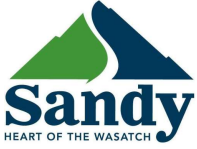
Locations to visit individually,
with agenda item number



Locations to be visited on tour,
with agenda item number

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





Staff Report

File #: CUP-05-19-5661,
Version: 1

Date: 6/20/2019

Agenda Item Title:

F45 Cottonwood Heights (Recreation Center and Extended Hours)
7653 S. 700 E.
[Community #6 - High Point]

Presenter: Wade Sanner

Description/Background:

The applicant, Arrin Wray, is requesting a Conditional Use Permit to allow for a recreation center to operate within 250 feet of a residential property in the Neighborhood Commercial (CN) zone with extended hours on the property located at 7653 South 700 East.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for F45 Cottonwood Heights for the property located at 7653 South 700 East to operate a fitness studio with extended hours beginning at 5:00 AM as described in the staff report based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the CN Zone.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. That the applicant keep the rear doors closed during business hours to mitigate noise to the residents to the north.

File #: CUP-05-19-5661,
Version: 1

Date: 6/20/2019



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 20, 2019

To: Planning Commission
From: Community Development Department
Subject: F45 Cottonwood Heights
7653 S. 700 E.
[Community #6 - High Point]

CUP-05-19-5661
Zoned CN

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

| PROPERTY CASE HISTORY | |
|-----------------------|---|
| Case Number | Case Summary |
| SPR-97-37 | Harmon's Retail Center. Approved by PC. |

DESCRIPTION OF REQUEST

The applicant, Arrin Wray, is requesting a Conditional Use Permit to allow for a recreation center to operate within 250 feet of a residential property in the Neighborhood Commercial (CN) zone with extended hours on the property located at 7653 South 700 East (*See Exhibit #1: Application Material*).

The subject property is 34,668 square feet (0.80 acres), and is zoned CN. The property is part of the Harmons Subdivision. The subdivision contains four commercial buildings, and one vacant retail pad site addressed as: 7645 South 700 East, 7695 South 700 East, 7755 South 700 East, 7785 South 700 East, and 747 East 7800 South.

Properties to the north and east are single-family homes in the Midvale City limits. The property abuts 700 East to the west. Across 700 East is a vacant commercial lot zoned CN, and a pump house owned by Salt Lake County Water Conservancy zoned PUD(12). The properties to the south are part of the Harmon's Retail Center.

The proposed fitness studio will occupy the middle portion of the north commercial retail center. The fitness studio offers 45-minute high intensity training workout classes. The applicant is

requesting that the fitness studio begin operating at 5:00 AM with a 4:30 AM set up. The business employs 5-7 certified trainers. Music is played during the workout sessions, but the applicant has proposed keeping the rear doors closed during business hours to mitigate any noise to the residents to the north. There is adequate parking on the property for the use.

NOTICE

A neighborhood meeting was held on June 10, 2019. Notices were mailed to property owners within 500 feet of the subject property. No neighbors attended the meeting. At the time of writing this report, staff has not received any comments for this application.

ANALYSIS

Per **Section 15A-08-02(B)** of the Sandy City Land Development Code the proposed fitness studio is classified as a “Recreation Center” and requires a conditional use in the CN zone.

Per **Section 15A-23-19** of the Sandy City Land Development Code, any commercial uses located within 250 feet of a residential district where such commercial use desires to operate after 10:00 PM and/or before 6:00 AM shall require Conditional Use approval from the Planning Commission. The applicant is proposing to open at 5:00 AM, with a 4:30 AM set up for staff. Separating the commercial property and residential property is a 7-foot cinderblock wall that is 30 feet from the rear of the building. The proposed business will be 50 feet from the nearest residential home (*See Exhibit #2: Business Separation*).

COMPLIANCE WITH SECTION 15A-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 15A-33-03 “A” to “O”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “A” through “O”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

B. Proposed site ingress and egress existing and proposed roads and streets.

The ingress and egress to and from the site is existing and will not change via 7800 South or 700 East. Entrance to and from the commercial building will be through the front doors on the south side of the building.

E. Site circulation patterns for vehicular, pedestrian and other traffic.

Vehicular circulation will utilize the existing ingress/egress points of access to the south on to 7800 South and to the west on to 700 East.

I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining owners from noise, visual and other impacts.

Separation from the commercial building to the nearest single-family home to the northwest is 50 feet, with a 7-foot cinderblock wall separating the properties.

O. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for F45 Cottonwood Heights for the property located at 7653 South 700 East to operate a fitness studio with extended hours beginning at 5:00 AM as described in the staff report based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the CN Zone.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. That the applicant keep the rear doors closed during business hours to mitigate noise to the residents to the north.

Planner: Wade Sanner Reviewed by: FM

Wade Sanner, Planner

File Name: S:\USERS\PLN\STAFFRPT\2019\CUP-05-19-5661 F45 Cottonwood Heights

Exhibit #1 – Application Materials

Wade Sanner

From: Arrin Wray <wray.arrin@gmail.com>
Sent: Tuesday, May 28, 2019 2:40 PM
To: Wade Sanner
Cc: Katie Alder
Subject: F45 Cottonwood Heights

Hi Wade,

I hope you had a great weekend. We have decided to move forward with getting the conditional use permit and I wanted to get the letter over to you.

F45 is an upscale fitness studio that runs exercise classes at specific times. Here is a description of our business focus:

The concept is simple: our studios all over the world offer a 45 minute High-Intensity, Circuit Training workout class for our studio members. We have developed 27 different 45 minute workouts, with more currently in development. Our studios offer the same class at different times throughout the day. Every day throughout the week offers a different 45 minute workout. The workouts are created by the F45 Athletics and Peak Performance Department from a database of over 3,000 different exercises, so our members never get the same workout twice.

We are requesting that our business hours begin at 5am. We would like to have a 5am class as our first of the day. Our employees would need to be there by 4:30 to prepare for the class. We do use music during our workouts but it will not be excessively loud to bother the neighbors behind our building. With the doors of our studio closed they won't hear it.

We will have 5-7 employees and each of our trainers will have a personal training certification and/or a group fitness instructor certification.

Our parking lot has plenty of space to accommodate all of our members, so they would not need to park in the neighborhoods near our studio.

Let me know if you need anything else from me.

Thanks,
Arrin

Exhibit #2 – Separation Map



726

50'

7653

7661

7669

7673

7681

7' Cinderblock Wall

Proposed Business Location



Staff Report

File #: CUP-05-19-5656,
Version: 1

Date: 6/20/2019

Agenda Item Title:

Bourdough Accessory Apartment
1924 E. 10980 S.
[Community #26]

Presenter: Wade Sanner

Description/Background:

The applicant, Britta Bourdough, is requesting a Conditional Use Permit to allow for an accessory apartment on the property located at 1924 East 10980 South.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Britta Bourdough to allow for an 800 square foot accessory apartment on the property located at 1924 East 10980 South unless, in the opinion of the Planning Commission, 957 square foot accessory apartment is warranted by the circumstances of the particular building. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the accessory apartment section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.
3. The appearance will remain that of a single-family dwelling.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That the applicant submit for a building permit not exceeding the square footage approved by the Planning Commission.
4. That the applicant pave the gravel driveway and parking stall under the attached carport on

the west side of the property.

5. That the furnace room be walled off and separated entirely from the laundry room, in compliance with the building code.

6. That this Conditional Use Permit be reviewed upon legitimate complaint.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 20, 2019

To: Planning Commission
From: Community Development Department
Subject: Bourdough Accessory Apartment
1924 E. 10980 S.
[Community #26]

CUP-05-19-5656
Zoned R-1-40A

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

| PROPERTY CASE HISTORY | |
|-----------------------|--------------|
| Case Number | Case Summary |
| None | |

DESCRIPTION OF REQUEST

The applicant, Britta Bourdaugh, is requesting a Conditional Use Permit to allow for an accessory apartment on the property located at 1924 East 10980 South (*See Exhibit #1 – Application Materials*). The property is 1.01 acres (43,791 square feet), and is located in the R-1-40A zone. The property is part of the Dimple Dell Heights Subdivision. Surrounding properties are large lot single-family homes zoned R-1-40A, properties to the south are single family homes zoned R-1-12.

According to the Salt Lake County Assessor's records, the property contains a 3,468 square foot home with a 1,738 square foot basement. Attached to the home is a 528 square foot two-car garage. In addition, attached to the garage is a 288 square foot carport. The attached garage is accessed via an 865 square foot (50-foot long) driveway from 10980 South. Adjacent to the west of the driveway is a 55-foot long gravel driveway that accesses the attached carport. The gravel driveway and parking stall under the carport provide 1,025 square feet of additional off-street parking. The adjacent driveway and parking stall will need to be paved (*See Exhibit #2 – Driveway Configuration*). Access to the apartment is on the south side of the home in the rear yard.

The applicant has been renting the basement for the past nine years. A neighbor reported the basement apartment to the Code Enforcement Department. The applicant has applied for the Conditional Use Permit to bring the basement apartment in compliance. The property contains a 1,057 square foot basement apartment (*See Exhibit #3 – Basement Configuration*). The existing apartment comprises 30% of the overall home square footage.

ANALYSIS

Per **Section 15A-11-01** of the Sandy City Land Development Code, the purpose of the accessory apartment standards are to:

- A. Provide regulations and design standards for accessory apartments related to single-family dwellings in residential zone districts. The accessory apartment enables housing units to be available to moderate income households, provide economic relief to homeowners who might otherwise be forced to leave a neighborhood, and make living units available for households at a variety of stages of the life cycle.
- B. **General Requirements.** The following requirements must be met in order to have either an accessory apartment, extended living area, or a guesthouse.
 1. **Residence Required.** The owner(s) of the residence shall live in the dwelling in which the accessory apartment/extended living area was created, and a letter of application sworn before a notary public shall be provided by the owner(s) stating that such owners will occupy the said dwelling, except for bona fide temporary absences.
 2. **Number Permitted Within Each Single Family Dwelling.** Only one accessory apartment/extended living area shall be created within a single-family dwelling, and said area shall clearly be a subordinate part of the dwelling. The accessory apartment/extended living area shall not occupy any accessory buildings. No lot or parcel shall contain more than one guesthouse.
 3. **Home to Retain Single Family Dwelling Appearance.** The accessory apartment/extended living area shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence, including retention and enhancement of landscaping.
 4. **Utility Meters and Addressing.** It shall be prohibited to install separate utility meters and separate addresses.
 5. **Building Code Compliance Required.** The design and size of the accessory area shall conform to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the accessory apartment, extended living area, or guesthouse.

6. **Parking.** At least one off-street parking space shall be available for use by the occupant(s) of the accessory apartment, extended living area, or guesthouse. This space shall be in addition to those required for residents of the main portion of the dwelling and shall comply with the City's adopted residential parking standards. Any additional vehicles of the occupants must be accommodated on-site. On-street parking shall be reserved for visitors only.

7. **Mobile Homes.** It shall be prohibited to construct an accessory apartment/extended living area within a mobile home.

8. **Transferability.** Upon sale of the home or change of primary occupant, the approval for an accessory apartment/extended living area shall expire, that is, the approval is not transferable.

C. Additional Requirements for Approval of an Accessory Apartment. Accessory apartments are allowed only with approval of a Conditional Use. Such use shall not exempt the applicant from meeting other applicable ordinances, covenants, codes, or laws recognized by Sandy City. The following standards must be met in order to grant a Conditional Use:

1. **Entrances.** All entrances for an accessory apartment shall be located on the side or in the rear of the dwelling.

2. **Maximum Size Permitted.** In no case shall an accessory apartment comprise more than 30 percent of the building's total floor area nor be greater than 800 square feet nor have more than 2 bedrooms, unless, in the opinion of the Planning Commission a greater or lesser amount of floor area is warranted by the circumstances of the particular building. An accessory apartment is a complete, separate housing unit that shall be within the original dwelling unit.

3. **Occupancy Restrictions.** The occupants of the accessory apartment shall be related to each other by blood, marriage, or adoption; or up to two unrelated individuals who are living as a single housekeeping unit. The occupants of the accessory apartment shall not sub-lease any portion of the accessory apartment to other individuals.

4. **Recordation.** Approval for an accessory apartment shall be recorded with the Salt Lake County Recorder's Office, including any special conditions of approval to guarantee compliance with the approval. A copy shall be kept on file with the Building Department.

5. **Duration of Approval.**

a. **Approval Non-Transferable.** Upon sale of the home or change of primary occupant, the Conditional Use shall expire and is not transferable.

b. Length of Approval - Renewal Options. The effective period of the Conditional Use for accessory apartments shall be two years from the date of the original approval. At the end of every two years, renewal may be granted upon receipt by the Director of certification by the property owner that the property remains the principal residence of the owner, and that all other original conditions continue to be met. Notification shall be sent to the owner for response. Failure to obtain such certification may be the basis for revocation of the Conditional Use. The Planning Commission, in its sole discretion, may require a new application and a demonstration of compliance with all conditions necessary for a Conditional Use.

6. Other Requirements. Any Other appropriate or more stringent conditions deemed necessary for accessory apartments in protecting public health, safety, welfare, and the single-family character of the neighborhood shall be established by the Planning Commission.

NOTICE

A neighborhood meeting was held on Tuesday, May 28, 2019. Five neighbors attended the meeting. A neighborhood meeting summary is attached to this staff report (*See Exhibit #4 – Neighborhood Meeting Summary*). Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

STAFF CONCERNS

Per **Section 15A-11-01(C)(2)** of the Sandy City Land Development Code, an accessory apartment should not be greater than 800 square feet. This request is over 800 square feet, and at the 30% floor area threshold also allowed by this section. This larger size can be approved by the Planning Commission, if the Commissioners feel the request is warranted by the circumstances of the dwelling. Though the proposed accessory apartment is larger than the average basement apartment that has been approved by the Planning Commission in the last three years, the applicant will need to justify the larger size to the Planning Commission.

| Address | Approval | Home Size | Basement Apt. Size | Percentage |
|---------------------------|------------------|--------------|--------------------|------------|
| 10565 S. 420 E. | 11/8/2016 | 1,795 | 900 | 50% |
| 8070 S. 535 E. | 7/20/2017 | 2,156 | 862 | 40% |
| 8016 S. Oakwood Vista Cv. | 11/16/2017 | 4,419 | 1,040 | 24% |
| 410 E. 8800 S. | 5/17/2018 | 4,409 | 776 | 18% |
| 12189 Nicklaus Rd. | 6/21/2018 | 5,422 | 1,200 | 22% |
| 9988 S. Eastdell Dr. | 10/18/2018 | 2,540 | 914 | 36% |
| 2360 Sego Lily Dr. | 11/1/2018 | 4,486 | 1,000 | 22% |
| 2376 E. Summerfield Ln. | 12/6/2018 | 4,662 | 1,998 | 43% |
| 319 E. Sego Lily Dr. | 12/6/2018 | 2,040 | 869 | 43% |
| 1108 E. 11780 S. | 05/16/19 | 3134 | 846 | 24% |
| | Average: | 3,506 | 1,041 | 32% |
| | | | | |
| 1924 E. 10980 S. | Proposed: | 3,468 | 1,057 | 30% |

Staff is concerned with the size of the apartment being larger than the average apartment approved by the Planning Commission. Staff has been to the property and inspected the basement apartment. Upon discussion with the applicant, and an effort to bring the apartment into compliance, the applicant has a couple of options to reduce the basement apartment square footage (*See Exhibit #5 – Basement Renovation Options*):

Option I: The existing furnace room is not completely enclosed and has a portion walled off with the furnace and water heater open to the laundry room. In order to meet building code, the furnace/laundry room will need to be separate rooms walled off with separate entrances. This renovation will reduce the overall size of the basement apartment by 100 square feet. Option 1 will be required in order to bring the basement in compliance with the building code. This renovation will reduce the basement apartment to 957 square feet.

Option II: A 143 square foot (11' x 13') storage room exists on the north side of the basement apartment. The applicant has proposed to not allow the storage room to be accessed by the tenant in order to reduce the habitable space of the basement apartment. This proposal would reduce the square footage of the apartment even further. However, to ensure this room is not accessible by the tenant, a large portion of the basement would need to be sectioned off including: a hallway, closet, 132 square foot (11' x 12') bedroom, the 143 square foot (11' x 13') storage room, and a 240 square foot (15' x 16') family room. This would require a major renovation of the basement. Staff is not requiring this renovation unless the Planning Commission deems it necessary to reduce the overall square footage of the apartment to 800 square feet. This option would bring the basement apartment to approximately 658 square feet.

The existing carport driveway is a gravel drive with access on to 10980 South. Per **Section 15A-11-01(B)(6)** of the Sandy City Land Development Code, the applicant must provide one off-street parking spot for the tenant. In addition, per **Section 15A-24-04** of the Sandy City Land Development Code, off-street parking must be paved in residential neighborhoods. The existing 1,025 square foot gravel driveway and parking stall will need to be paved.

Staff has raised the concern with the applicant that they were operating the basement apartment for nine years without a Conditional Use Permit. The applicant understands staff's concerns, and they are pursuing the Conditional Use Permit in order to bring the basement in compliance.

COMPLIANCE WITH SECTION 15A-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 15A-33-03 "A" to "O", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "A" through "O", except the following conditions, which merit discussion or additional consideration by the Planning Commission:

A. Size, configuration and location of the site and proposed site plan layout.

The applicant is requesting a 1,057 square foot basement apartment, which is 257 square feet larger than the 800 square foot requirement. The applicant will be required to separate the furnace room from the laundry room. This would reduce the square footage of the apartment by 100 square feet.

*Upon separating the furnace room from the laundry room, the basement apartment will be 957 square feet, 157 square feet larger than the 800 square foot requirement. Per **Section 15A-11-01(C)(2)** of the Sandy City Land Development Code, the applicant will need to justify the larger size to the Planning Commission.*

D. Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

*The property contains a 1,025 square foot gravel driveway/parking stall. This will need to be paved to ensure compliance with **Section 15A-24-04** of the Sandy City Land Development Code.*

O. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Britta Bourdough to allow for an 800 square foot accessory apartment on the property located at 1924 East 10980 South unless, in the opinion of the Planning Commission, 957 square foot accessory apartment is warranted by the circumstances of the particular building. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the accessory apartment section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.
3. The appearance will remain that of a single-family dwelling.

Conditions


1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That the applicant submit for a building permit not exceeding the square footage approved by the Planning Commission.
4. That the applicant pave the gravel driveway and parking stall under the attached

carport on the west side of the property.

5. That the furnace room be walled off and separated entirely from the laundry room, in compliance with the building code.

6. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: 

Reviewed by: 

Wade Sanner AICP, Planner

File Name: S:\USERS\PLNSTAFFRPT\2019\CUP-05-19-5656 Bourdough Accessory Apartment

Exhibit #1 – Application Materials

Sandy City Planning Commission:

We originally bought our house in 2008. It was obviously once very well loved and cared for, but had fallen into neglect for around a decade. One of the reasons we bought this house was the layout of the basement and finished it with the intention of renting it. Numerous things were brought up to code that weren't up to code when we bought the house. Some renovations have been done through licensed contractors and the rest was done by us.

It recently came to our attention (via a visit from Sandy City Code Enforcement Officer Mark Wooten) that the renting of our basement apartment does not meet code. The renting of our basement is not something that we felt we kept secret and quite honestly, we didn't know there was any code violations associated with it. Mark visited us on Friday, May 10th and as soon as time allowed that day, I first reached out to Wade. I was finally able to meet with him the morning of Monday, May 13th.

Our current tenant (one person and two dogs) has been down there for a little over three years. We have been renting it for around nine years. I was told that the Planning Commission doesn't need specifics as to the type of tenants, I just want to point out that we do, as it involves the sharing of a house. There is absolutely no desire to turn it into a short term rental.

The apartment has off-street parking via a carport on the west side of the house. It leads to stairs to the basement on the southwest side of the house with a separate entrance. When you walk in, it enters the kitchen/dining area. The apartment also includes a bathroom, a living room, and two bedrooms. One room is locked and we use for storage. The total square footage of the basement is approximately 1201 square feet. The basement apartment is 1057 square feet. We would like to ask the Planning Commission to consider the circumstances and layout of the basement and consider permitting the apartment as it is, 1057 square feet. We could lock the second bedroom and/or reconfigure the utility room (although it does work nice for storage along the southwest side and contains a washer/dryer to bring is closer to 800 square feet.

We are working with Wade and keeping Mark in the loop and hope that the Planning Commission sees that we are trying to be open and honest. Wade informed me that we would have to make sure the apartment met code and compliance, which we understand.

We feel blessed to live in this pocket of Sandy and surrounded by some of the most wonderful neighbors. I tell my friends that I live on coolest street in Sandy. This is something I've been telling my friends for years, well before the visit of Officer Wooten. We try hard to be quiet and respectful neighbors who add to the neighborhood and are hoping the Planning Commission will grant us a Conditional Use Permit for our basement apartment.

Wade Sanner

From: B GUIVER BEVERLY GUIVER FOR <beverlyguiver@q.com>
Sent: Tuesday, May 28, 2019 4:25 AM
To: Wade Sanner
Subject: Bourdagh Accessory Apartment 1924 E 10980 S

Good Morning

I am the neighbor to the direct west of Britta Bourdagh at 1918 E. I am writing with regards to her request for an Accessory Apartment in her home.

I have lived in my home for over 45 years and Britta has been my neighbor for over 9 years. The house has always had a finished basement as the house was previously my father's house. There is an outside entrance, fenced yard, plenty of **driveways** and a double carport (two cars end to end fit this). Our properties are far away from each other which allows privacy as well as friendly communication. I have never seen her cars or any cars parked on the street.

I have no objections to an Accessory Apartment at this home. They are wonderful neighbors and their lifestyle will only allow for the best of quality renters.

Please grant this request for them.

Beverly Guiver
1918 East 10980 South
Sandy, Utah 84092

Exhibit #2 – Driveway Configuration



0 5 10 20 30 40
Feet



Exhibit #3 – Basement Configuration

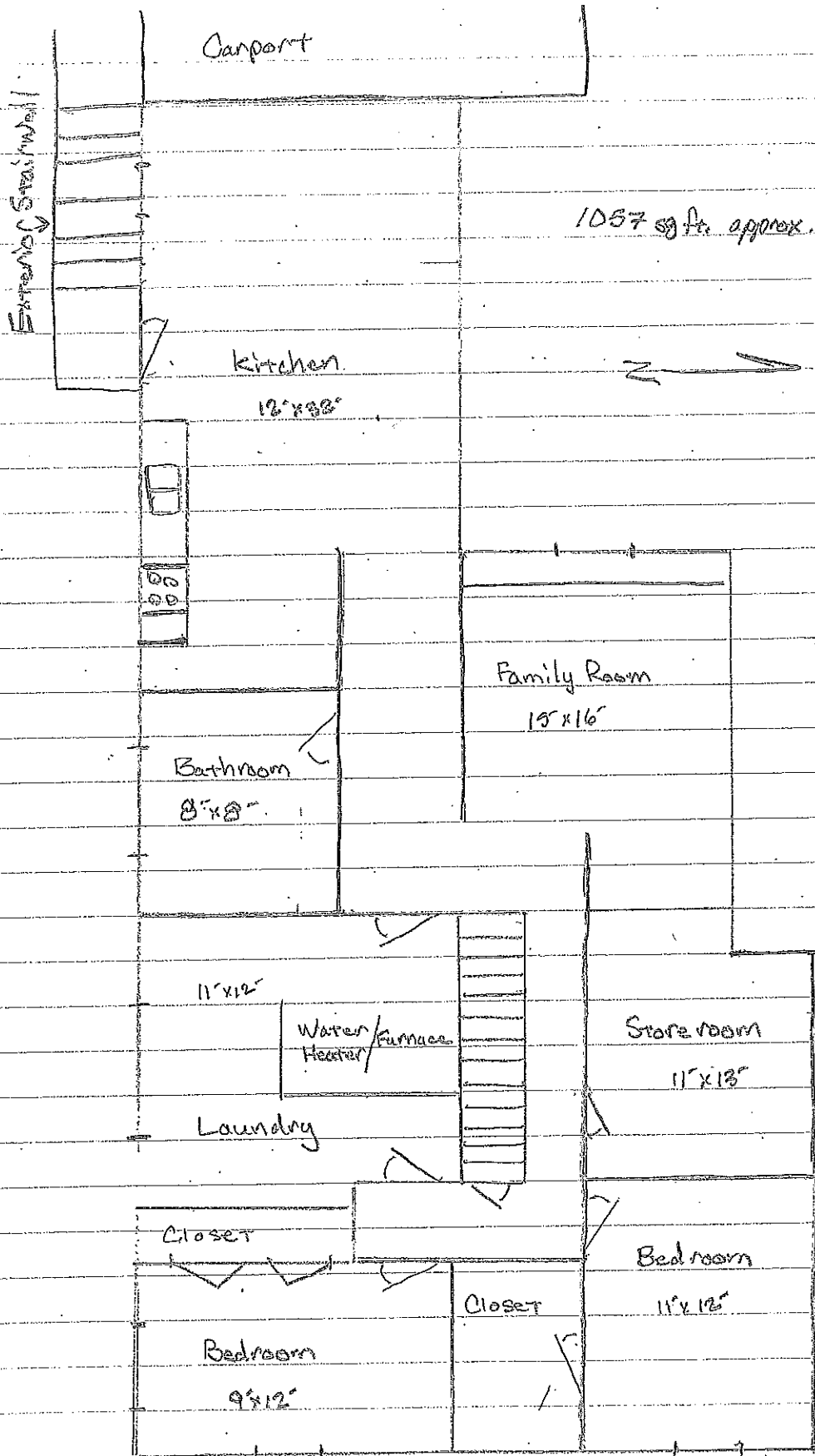


Exhibit #4 -- Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #26

Date: May 28, 2019

Location: 1924 E. 10980 S.

Community #/Name: Community #26

Community Coordinator: Cory Bodily

Project Name: Bourdough Accessory Structure

Number of Attendees: 5

Applicants: Britta Bourdough and Corey Cowan

Number of Invitees: 56

Length of Meeting: 1 Hr.

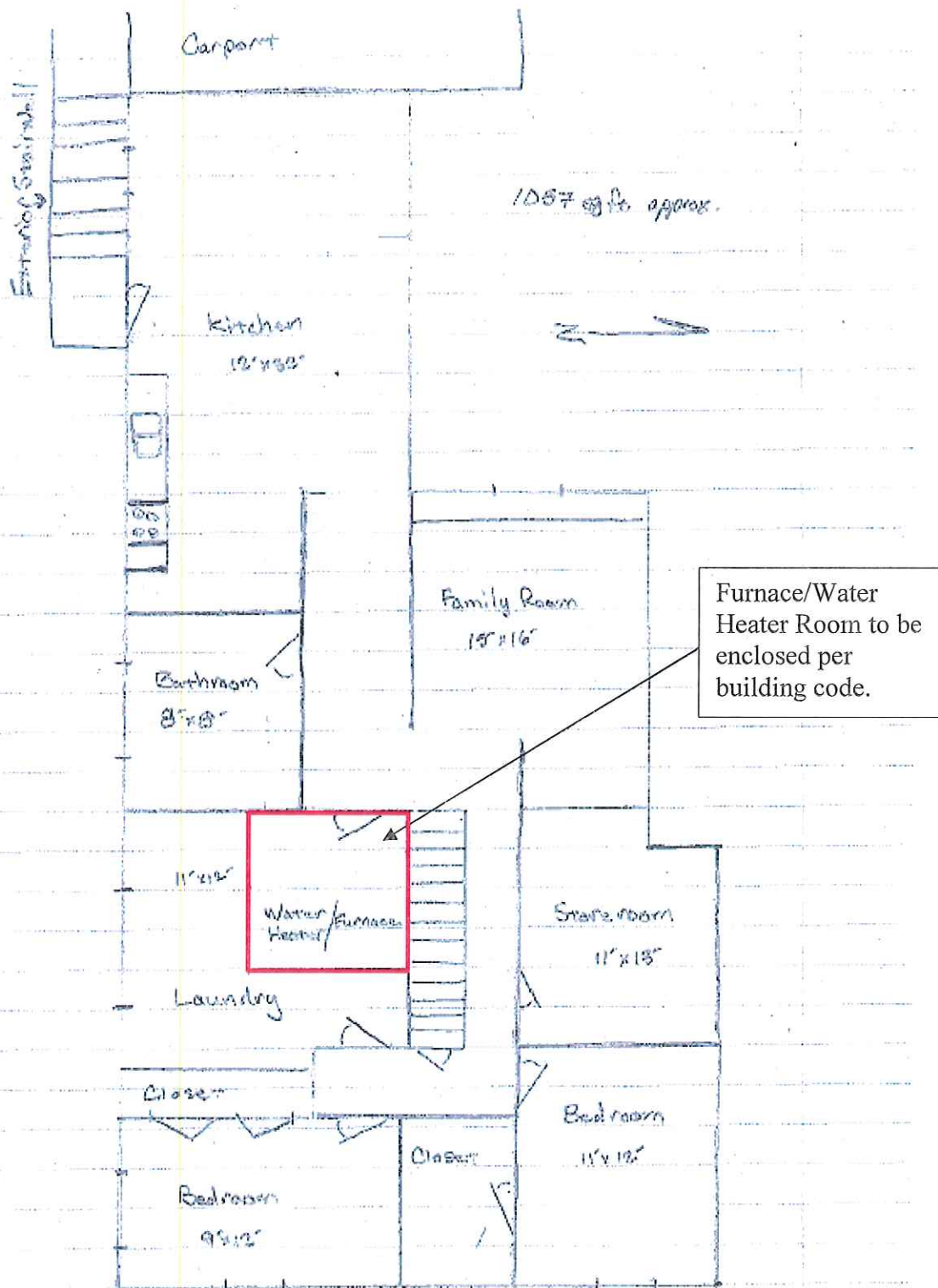
Notice Radius: 500 ft.

Project Description: The applicant is proposing to construct a 1,057 sq. ft. basement apartment.

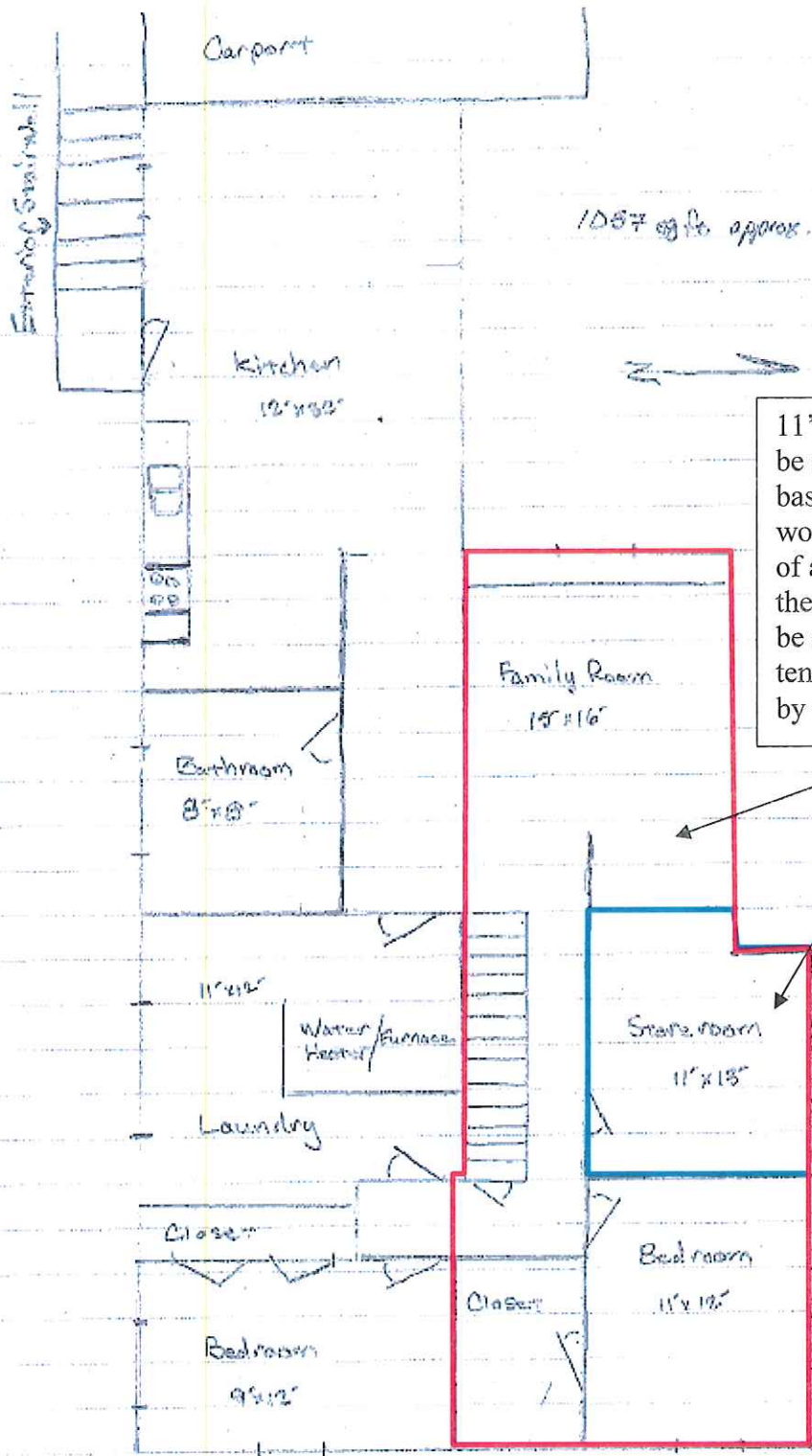
Community Comments:

1. Opposed: Zoning is for single-family residential and not for multi-family. Initial bylaws state that that no rentals. Street and homes along 10980 S. are single-family homes. Some home occupations taking place along the street. Mother-in-law adds potential for air-bnb issue. Keep integrity of the street for single-family single dwelling. Do not want to set precedence that anyone with a walkout basement can have a basement.
2. Property owner occupied makes a difference.
3. Can understand the burden of young families and additional income, but do not want the street to turn to rentals.
4. Issue that property owner would move and the home would become full rental.
5. Does not bother one neighbor.
6. Narrow street and street parking would be difficult. Do not want to see parking overnight.
7. Important for property owner to know renter.

Exhibit #5 - Basement Renovation Options



Option 1: This option will be required in order to bring the basement in compliance with the building code. This renovation will reduce the basement apartment to 957 square feet.



11' x 13' Storage Room to be sectioned off from the basement tenant. This would require the separation of a substantial section of the basement apartment to be sectioned off by the tenant and only accessible by the property owner.

Option 2: This option is under the discretion of the Planning Commission. This option would bring the basement apartment under the 800 square foot requirement. This renovation would reduce the basement apartment to 658 square feet.



PRODUCED BY WADE SANNER
THE COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: SIGN-06-19-5667,
Version: 1

Date: 6/20/2019

Agenda Item Title:

Town Ridge Sign Theme
75 W. Town Ridge Pkwy
[Community #2 - Civic Center]

Presenter: Wade Sanner

Description/Background:

The applicant, Zane Latimer for IG Sign and Construction, is proposing a sign theme for the office building at 75 West Town Ridge Parkway.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the sign theme for the Town Ridge Office Towers located at 75 West Town Ridge Parkway to allow the installation of the proposed wall signs on the two office towers, subject to the following findings and conditions:

Findings

1. Staff finds that the proposed sign theme amendment meets the requirements of **Section 15A-26-10** of the Sandy City Development Code regarding approval by Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.
2. Staff finds that the proposed wall signs meet the requirements of **Section 15A-26-10** Wall Area Standards of the Sandy City Land Development Code. Staff finds that the proposed sign theme amendment is in harmony with the design, size, scale and location of the Town Ridge Office buildings.

Conditions

If the Planning Commission does approve the sign theme amendment, staff recommends the following conditions:

1. That installed signage match the location and design of the submitted renderings.

-
2. That a sign permit be obtained from the Community Development Department for the proposed signage.
 3. That a sign permit be obtained for the existing signage on the east and west elevations of Tower I to bring the signs in compliance.
 4. That any future sign themes for the property be reviewed by the Planning Commission.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 20, 2019

To: Planning Commission
From: Community Development Department
Subject: Town Ridge Sign Theme
75 W. Town Ridge Pkwy
[Community #2 – Civic Center]

SIGN-06-19-5667
Zoned CBD
8.2 Acres

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

| PROPERTY CASE HISTORY | |
|-----------------------|---------------------------------|
| Case Number | Case Summary |
| SPR-01-15-4111 | WCF Master Plan. Approved by PC |

DESCRIPTION OF REQUEST

The applicant, Zane Latimer for IG Sign and Construction, is proposing a sign theme for the office building at 75 West Town Ridge Parkway. The applicant is proposing a total of eight wall signs on the two office towers, with three signs being proposed on the northeast tower, and five signs on the southwest tower. The applicant's goal is to modernize the signage throughout the development while providing a uniform pleasing aesthetic. Further detail of the proposal is listed below under the heading of "Tower I" and "Tower II" and attached to this staff report (*See Exhibit #1 – Sign Renderings*).

Tower I

Tower I is located in the northeast corner of the property. The tower is 125,000 square feet and contains five stories. The applicant is proposing the following signage for Tower I: 1) a new wall sign for the south elevation of the building, 2) retain the existing wall sign for the west elevation, and 3) retain the existing wall sign on the east elevation of the building. The north elevation is proposed to remain without any signage.

Sign #1: South Elevation. The proposed south elevation wall sign will be a new sign mounted to the upper right corner of the building. The applicant is proposing the size to be 150 square feet (5' x 30'). The wall sign will be front or reverse illuminated pan channel letters, with acrylic/aluminum faces with a minimum of 3" returns. The

sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

Sign #2: West Elevation. The west elevation wall sign is an existing sign mounted to the upper portion of the middle of the building. This sign will remain on the building. The existing wall sign is 175 square feet (5' x 35'). The wall sign will be front or reverse illuminated pan channel letters, with acrylic/aluminum faces with a minimum of 3" returns. The sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

Sign #3: East Elevation. The east elevation wall sign is an existing sign mounted to the upper left corner of the building. This sign will remain on the building. The existing wall sign is 175 square feet (5' x 35'). The wall sign will be front or reverse illuminated pan channel letters, with acrylic/aluminum faces with a minimum of 3" returns. The sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

Tower II

Tower II is located in the southwest corner of the property. The tower is 125,000 square feet and contains five stories. The applicant is proposing the following signage for Tower 2: 1) a new wall sign for the south elevation of the building, 2) replace the existing sign on north elevation of the building as well as install a new sign on the lower portion of the building, and 3) retain the existing wall sign on the east elevation of the building, as well as install a new sign on the lower portion of the building. The west elevation is proposed to remain without any signage.

Sign #4: South Elevation. The proposed south elevation wall sign will be a new sign mounted to the upper right corner of the building. The applicant is proposing the size to be 180 square feet (6' x 30'). The wall sign will be front or reverse illuminated pan channel letters, with acrylic/aluminum faces with a minimum of 3" returns. The sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

Sign #5: North Elevation. The north elevation wall sign is an existing sign mounted to the upper portion of the middle of the building. The applicant is proposing to replace the existing sign with a new tenant in the building. The existing wall sign is 175 square feet (5' x 35'). The wall sign will be front or reverse illuminated pan channel letters, with acrylic/aluminum faces with a minimum of 3" returns. The sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

Sign#6: North Elevation. The applicant is also proposing to install a second new sign on the north elevation mounted to lower portion of the right side of the building. This new sign will be front or reverse illuminated pan channel letters, with

acrylic/aluminum faces with a minimum of 3" returns. The sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

Sign #7: East Elevation. The east elevation wall sign is an existing sign mounted to the upper left corner of the building. This sign will remain on the building. The existing wall sign is 150 square feet (5' x 30'). The wall sign will be front or reverse illuminated pan channel letters, with acrylic/aluminum faces with a minimum of 3" returns. The sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

Sign #8: East Elevation. The applicant is proposing to install a second new sign on the east elevation mounted to the lower portion of the left side of the building. The new wall sign is proposed to be 100 square feet (4' x 25'). This new sign will be front or reverse illuminated pan channel letters, with acrylic/aluminum faces with a minimum of 3" returns. The sign will be white LED front or reverse halo illuminated. The lettering will be mounted to individual or full panel raceways painted to match the wall.

NOTICE

The Town Ridge Office Towers are located in Community #2. Based on the limited impact to adjacent users, and no impact to residential uses, a neighborhood meeting was not held.

ANALYSIS

Section 15A-26-10 of the Sandy City Land Development Code states that developments of seven or more acres and having more than 300 linear feet of frontage may vary from the regulations set forth in the Sign Ordinance with Planning Commission approval under the following conditions:

1. The proposed sign exceptions are not in conflict with the purpose and intent of this chapter,
2. The proposed signs are in architectural harmony with the development,
3. The proposed signs appropriately utilize those elements listed in the design criteria of this chapter, as follows:

Sign Design. Each sign submitted for approval shall incorporate the following elements:

1. Architectural compatibility
2. Size, scale, proportion (balance)
3. Illumination
4. Color and style
5. Location
6. Landscaping

The proposed site meets the criteria of a sign theme. The development site is 8.2 acres and has approximately 525 feet of street frontage. It is anticipated that the proposed signs would also meet the required design criteria outlined in the code in style, color, locations, and architectural compatibility (Landscaping is not applicable to the proposed wall signs).

There are three existing signs on the two office towers. On Tower I, the two existing signs on the west and east elevations of Tower I (Signs #2 and #3) are 175 square feet each. The existing sign on east elevation of Tower II (Sign #7) is 150 square feet. The existing signage on the two office towers meet the size and location requirements of the multi-tenant area standards of **Section 15A-26-07(J)(4)** of the Sandy City Land Development Code, which states:

1. Ground floor tenants which have direct access from grade into their tenant space may utilize the standards specified for single tenant buildings above. Such tenants whose entrance is located under a canopy or like feature must locate their signs under such feature unless the Planning Commission has approved a sign theme stipulating otherwise.
2. Tenants who access their space through a common entrance(s) or tenants above ground level are not allowed to have individualized wall signs on the exterior of the building. They must be located on a directory sign located next to or within the common entrance of the building. If located on an exterior wall, such directory signs may not exceed 12 square feet and copy shall not exceed one inch in height.
3. In addition to ground floor tenant signs allowed above, buildings with more than two stories are required to have a building identification sign. This may be the name of the major tenant in the building. All wall signs must comply with the Planning Commission approved sign theme for the building.

The two existing signs on the west and east elevations of Tower I (Signs #2 and #3) did not receive a sign permit for their installation. Per **Section 15A-26-02(B)(1)** of the Sandy City Land Development Code, unless stipulated otherwise, a sign permit is required to erect, install, paint, or change the face of any sign, whether it be temporary or permanent in nature. This includes new signs, signs to be added to existing buildings or uses, and existing signs that are to be enlarged, changed, or modified. If no action is taken, the expiration date for such permits shall be 180 days in conjunction with building permits.

The two existing signs on Tower I (Signs #2 and #3) will need to obtain a sign permit in order to be brought in compliance. The existing sign on Tower II (Sign #7) was permitted for installation.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the sign theme for the Town Ridge Office Towers located at 75 West Town Ridge Parkway to allow the installation of

the proposed wall signs on the two office towers, subject to the following findings and conditions:

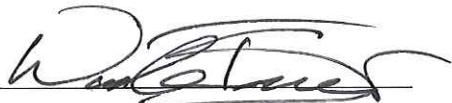

Findings

1. Staff finds that the proposed sign theme amendment meets the requirements of **Section 15A-26-10** of the Sandy City Development Code regarding approval by Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.
2. Staff finds that the proposed wall signs meet the requirements of **Section 15A-26-10** Wall Area Standards of the Sandy City Land Development Code. Staff finds that the proposed sign theme amendment is in harmony with the design, size, scale and location of the Town Ridge Office buildings.

Conditions

If the Planning Commission does approve the sign theme amendment, staff recommends the following conditions:

1. That installed signage match the location and design of the submitted renderings.
2. That a sign permit be obtained from the Community Development Department for the proposed signage.
3. That a sign permit be obtained for the existing signage on the east and west elevations of Tower I to bring the signs in compliance.
4. That any future sign themes for the property be reviewed by the Planning Commission.

Planner:  Reviewed by: 

Wade Sanner, *Planner*

File Name: S:\USERS\PLN\STAFFRPT\2019\SIGN-06-19-5667 Town Ridge Sign Theme

Exhibit #1 – Sign Renderings



May 22, 2019

Sandy

Community Development

10000 Centennial Parkway

Sandy, Utah 84070

RE: Sign Theme | Towne Ridge Tower I and Tower II

Please consider the request for an attached Sign Theme for the Towne Ridge development located at 75 West Towne Ridge Pkwy State Street, Sandy, UT 84070. We believe the requested Sign Theme modernizes the signage throughout the development while providing a uniform and pleasing aesthetic.

As part of the request, we would like to slightly deviate from existing municipality parameters and allow to have one building top sign per elevation to accommodate for identification of major tenants. Additionally, we believe this sign theme will maintain the artistic nature of their corporate branding to be in architectural harmony with the building and visibility. Lastly, we seek one ground floor tenant sign per main entrance for additional tenant identification.

Thank you for your time and consideration!

Sincerely,



Zane Latimer

880 North 100 East, UT 84043

Office: 801.766.0207 Fax: 801.407.1622

www.igsign.com



June, 2019

Sandy

Community Development

10000 Centennial Parkway

Sandy, Utah 84070

RE: Sign Theme | Towne Ridge Tower I and Tower II Square foot allowance request:

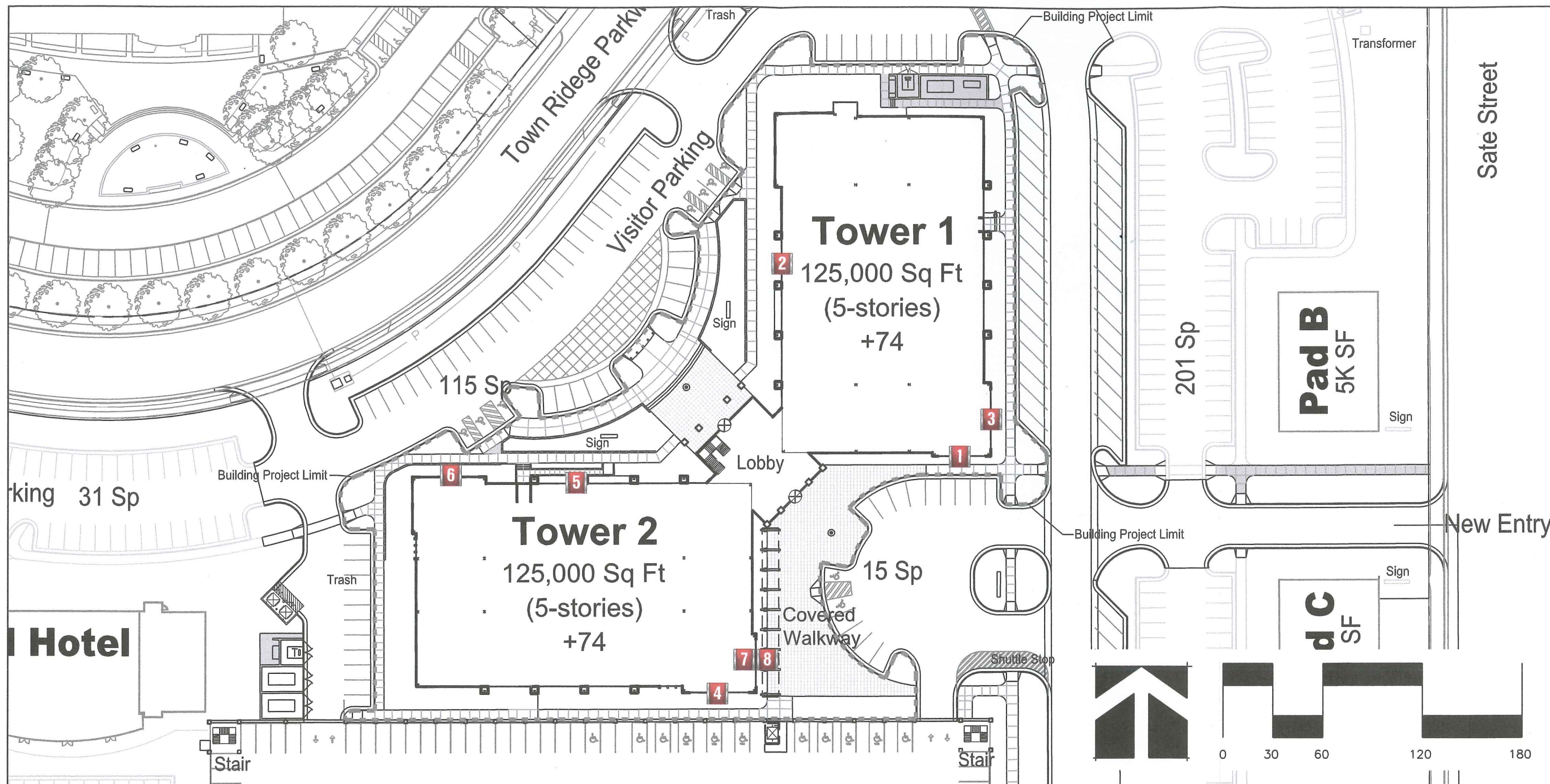
1. Sign area Dementions:5'-0" x 30'-0" /Square footage 150
2. Sign area Dementions:5'-0" x 35'-0" /Square footage 175
3. Sign area Dementions:5'-0" x 35'-0" /Square footage 175
4. Sign area Dementions:6'-0" x 30'-0" /Square footage 180
5. Sign area Dementions:5'-0" x 35'-0" /Square footage 175
6. Sign area Dementions:4'-0" x 25'-0" /Square footage 100
7. Sign area Dementions:5'-0" x 30'-0" /Square footage 150
8. Sign area Dementions:4'-0" x 25'-0" /Square footage 100

IG Sign & Construction

880 North 100 East, UT 84043

Office: 801.766.0207 Fax: 801.407.1622

www.igsign.com



Scale: 1" = 60'-0" (11" x 17" Page Size)

FILE PATH: NEW JOBSD / COLLIERS INTERNATIONAL / TOWNE RIDGE / DESIGN / TR S VET 001-19

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880 North 100 East Lehi, UT 84043
office 801.766.0464 fax 801.766.0466

INSTALL ADDRESS:

Towne Ridge
75 Town Ridge Parkway
Sandy, Utah 84070

DESIGN #

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DATE

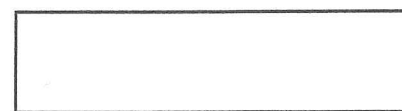
06/03/19

DESIGNER

MAT

SALES PERSON

Zane Latimer 801.755.2953



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TOWNE RIDGE ELEVATION - TOWER I SIGNAGE LOCATIONS

Designated Signage Specifications:

- Front or Reverse Illuminated Pan Channel Letters
- Acrylic / Aluminum Faces w. Minimum 3" Returns
- White LED Front or Reverse Halo Illumination
- Lettering to be Mounted to Individual or Full Panel Raceways Painted to Match Wall



TOWER I • SOUTH ELEVATION



TOWER I • NORTH ELEVATION



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| | |
|-------------------------|------------------------|
| DATE 06/03/19 | DESIGNER MAT |
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Zane Latimer 801.755.2953

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75 Town Ridge Parkway
Sandy, Utah 84070

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TOWNE RIDGE ELEVATION - TOWER II SIGNAGE LOCATIONS

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Sandy, Utah 84070

DESIGN #
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PROUD MEMBER OF:

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75 Town Ridge Parkway
Sandy, Utah 84070

DESIGN #

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DATE

06/03/19

DESIGNER

MAT

SALES PERSON

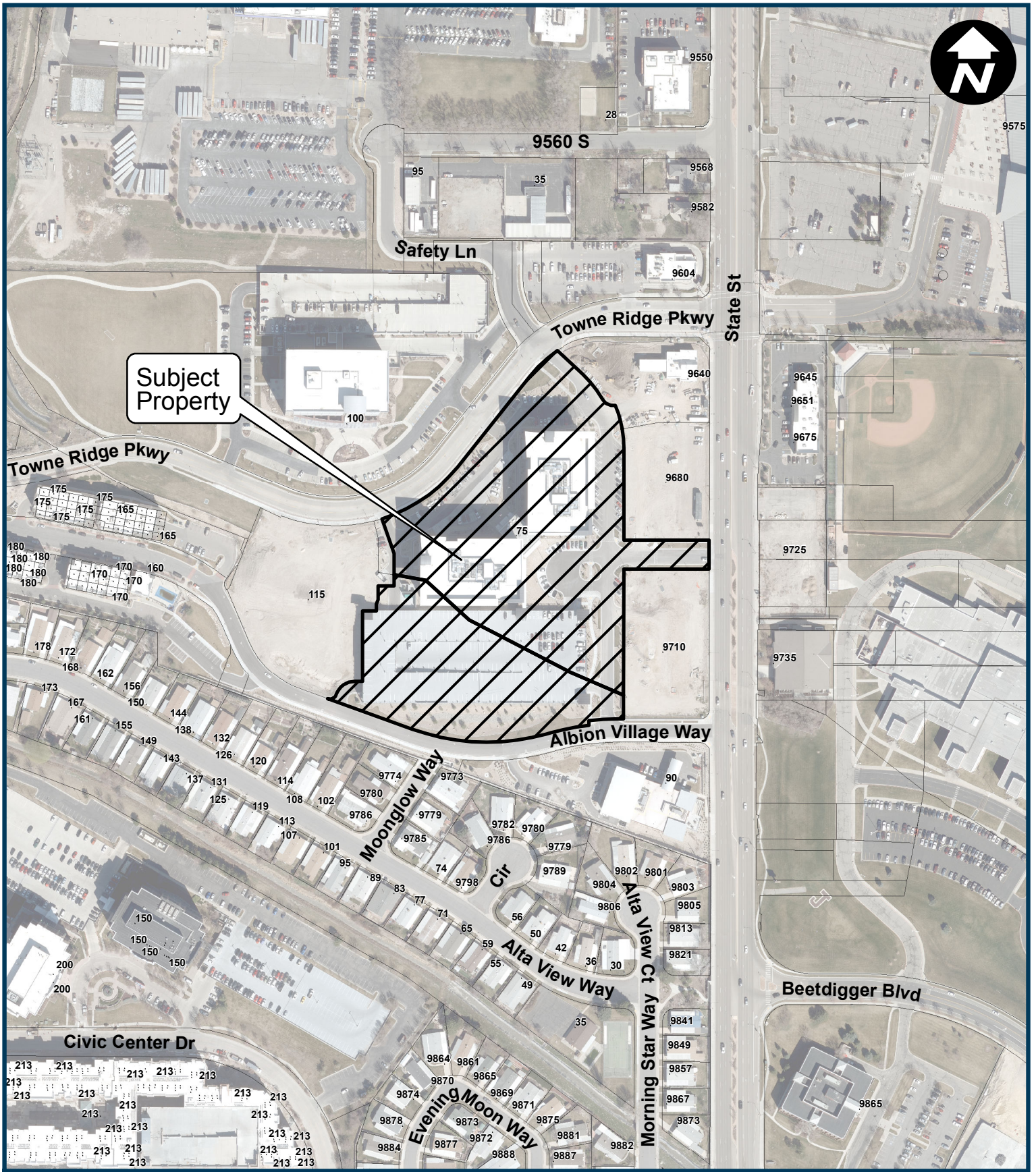
Zane Latimer 801.755.2953

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PROUD MEMBER OF:



SIGN-06-19-5667
Town Ridge Sign Theme
75 W. Town Ridge Pkwy

PRODUCED BY WADE SANNER
THE COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: SUB-04-19-5647,
Version: 1

Date: 6/20/2019

Agenda Item Title:

Kemry Place Subdivision (Prelim Review) - 4 New Lots
590 E. & 606 E. 10600 S.
[Community #11 - Crescent]

Presenter:

Darryll Wolnik

Description/Background:

The applicant, Bob Kelez, is requesting preliminary subdivision review for a proposed four lot subdivision located at approximately 590 E. & 606 E. 10600 S. The subject property is 2 acres in size and consists of two existing parcels. The proposed subdivision would modify the existing two lots and create a total of four buildable lots. The two existing homes will be removed as part of the subdivision. All four lots would be accessed from a proposed public cul-de-sac road with access to 10600 S.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission **grant a waiver** for a public street without a public sidewalk and park strip on the east side of the cul-de-sac, based on the following finding:

Findings

1. That the City Engineer has forwarded a positive recommendation to Planning Commission.

Staff recommends that the Planning Commission **grant a special exception** for a public street with only one point of access, based on the following findings:

Findings

1. That the proposed subdivision is an infill development.
2. That the proposed configuration is an efficient use of the land.
3. The City Engineer and Fire Marshal, as well as other reviewing departments, have recommended approval of this particular layout.

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Kemry Place Subdivision**, located at 590 E. & 606 E. 10600 S., subject to the following conditions:

1. That the applicants comply with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations of this project.
3. That all structures be removed as shown on the preliminary plat.
4. That homes be limited in height to 35 feet measured from the averaged finished grade of the home to the peak of the roof. That the homebuilder submit a certification of survey for height requirement at 4-way and foundation inspection for each home constructed.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 20, 2019

To: Planning Commission
From: Community Development Department
Subject: Kemry Place Subdivision (Prelim Review) - 4 New Lots SUB-04-19-5647
590 E. & 606 E. 10600 S. 2 Acres
[Community #11 – Crescent] R-1-15A

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

| PROPERTY CASE HISTORY | |
|-----------------------|---|
| Case Number | Case Summary |
| #GG-88 | Brought into Sandy City as part of the GG-88 Annexation on 8/26/1969 |
| N/A | Lots created in unincorporated Salt Lake County as part of the Crescent Estates 1 subdivision |
| ZONE-10-18-5552 | Rezone from R-1-20A to R-1-15A as part of the RWK rezone on 4/11/2019 (Ordinance 09-19) |

REQUEST

The applicant, Bob Kelez, is requesting preliminary subdivision review for a proposed four lot subdivision located at approximately 590 E. & 606 E. 10600 S. The subject property is 2 acres in size and consists of two existing parcels. The proposed subdivision would modify the existing two lots and create a total of four buildable lots. The two existing homes will be removed as part of the subdivision. All four lots would be accessed from a proposed public cul-de-sac road with access to 10600 S.

BACKGROUND

The subject properties currently front onto 10600 S. and were created in Salt Lake County as lots 2 and 3 of the Crescent Estates #1 subdivision in 1968. In August 1969, the properties were annexed into Sandy City as part of the GG-88 Annexation. Upon annexation, the properties were zoned R-1-20A.

An application for rezone was filed in October 2018. This rezone included both properties. The rezone proposal to change the zoning of the properties from R-1-20A to R-1-12 was heard by Planning Commission on January 17, 2019. A negative recommendation was forwarded to City Council for the rezone. On April 2, 2019, City Council passed ordinance #09-19 to rezone the subject properties from R-1-20A to R-1-15A.

The subject properties are surrounded by a variety of zoning, both in scale and use. The properties immediately north across 10600 S. are zoned R-1-8, a residential zone made up of single-family homes on lots of at least 8000 square feet. The properties to the west and immediate south are zoned R-1-40A. This zone is characterized by large single-family lots with animal rights. It should be noted those properties directly adjacent to the subject properties, while zoned R-1-40A, are significantly smaller in square footage than required by the underlying zone and are therefore nonconforming. The property directly east of the subject properties is zoned R-1-20A and is the only property zoned as such in the area. Just past this property to the east is a large area zoned Neighborhood Commercial (CN). This is a commercial zone characterized by a variety of commercial uses.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. The applicant also held a neighborhood meeting on November 20, 2018. This was well attended and several questions and concerns were raised during the meeting. A full report from the meeting is attached to this report. These concerns centered on maintaining the animal rights of the area, maintaining zoning, and protecting the character of the area.

ANALYSIS

The R-1-15A zone is a single-family zone that requires lots to be at least 15,000 square feet in size. The "A" designation provides property owners with rights to have large animals on their property, to the degree that they maintain compliance with regulations for housing and storing of animals as found in Section 15A-11-03 of the Development Code. The zone is a standard zone in the city, which means that all provisions for setbacks, building height, lot frontage, lot size, etc. are all pre-determined by ordinance and must be adhered to. The proposed plat conforms to these standards of the zone.

Access:

The applicant is proposing to access the four proposed lots via a newly dedicated public street. This street would be a cul-de-sac with access from 10600 S. Three lots would access the new street from the west side of the road and one would access from the south side. All proposed lots would be on the west or south side of the new public street.

SPECIAL EXCEPTIONS

15A-21-10 Streets of the Sandy City Development Code requires at least two points of ingress/egress for each subdivision, PUD, of multi-family project. The requirement may be waived upon granting of a special exception by the Planning Commission, and with recommendation from the City Engineer and Fire Marshal, and under the following circumstances:

1. *30 or fewer lots are accessed from the single ingress/egress; and*
2. *The City Engineer and Fire Marshal 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*
3. *The proposed development project has one or more of the following, as determined and recommended for approval or denial by the City Engineer and Fire Marshal to the Planning Commission:*
 - a. *One or more cul-de-sac(s), hammerhead(s), or other approved turn-around(s) approved by the Fire Marshal and City Engineer that comply with all development standards herein.*
 - b. *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).*
 - c. *The future extension of a stub street that will provide additional access, including a temporary turn-around.*
 - d. *All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Marshal and Chief Building Official.*

Response to 1: The subdivision will have only four lots, well under the thirty-lot threshold.

Response to 2: The City Engineer and Fire Marshal have made a positive recommendation for this access.

Response to 3: The subdivision meets one criteria as required, section a, as the proposed development will have a cul-de-sac turnaround which meets development standards.

Staff Concerns

1. Staff is concerned with master planning in the area. The subdivision, as proposed, leaves out the property immediately to the east of this development due to the the adjacent property owner not wanting to be a part of the subdivision or rezone. This parcel is the only residential parcel between the proposed subdivision and the commercial zone to the east. As proposed, this subdivision will effectively leave the lot with limited potential for redevelopment. The developer has laid out the proposed public roadway in a manner that would allow the parcel to be brought into the development in the future.

2. The road is proposed to include 27' asphalt roadway, 2.5' curb and gutter on both sides, and a 5' park strip and 5' sidewalk on the west side. The east side will not include the park strip or sidewalk. The City Engineer has given a positive recommendation to waive the requirements for those improvements on the east side of the proposed street. If Planning Commission approves waiver of these improvements, and if the property to the east is redeveloped, the owner would be required to finish out the street improvements on the east side of the new road.
3. Staff is concerned with the grading of the lots. The grading and drainage plan shows the street to be at 4,525 ft. in elevation. This elevation is in line with the natural grade and represents no additional road raising. The site slopes naturally westward from this elevation point to 4,519 ft., reflecting a drop of 6 ft. over approximately 156' of run. With the homes to the west, it is important to not just retain storm water on site for each proposed lot, but also for those proposed lots to refrain from draining water towards the existing homes to the west. With this grade change already in mind, any raising of lot elevations for home building will exacerbate drainage problems and create imposing structures for residents to the west. Care will need to be taken when raising the foundations of any homes built upon the proposed lots. Staff has experienced concern with infill developments from existing residents regarding the height of new homes in other parts of the city. The developer needs to be mindful of the impact to adjacent homes based upon the 6' grade change from east to west. Staff wants to work with the developer regarding removing excavated dirt, height of new homes, and drainage and grading. Staff is proposing a couple of conditions of approval to help work with these concerns and lessen the impact on adjacent properties.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant a waiver** for a public street without a public sidewalk and park strip on the east side of the cul-de-sac, based on the following finding:

Findings

1. That the City Engineer has forwarded a positive recommendation to Planning Commission.

Staff recommends that the Planning Commission **grant a special exception** for a public street with only one point of access, based on the following findings:

Findings

1. That the proposed subdivision is an infill development.
2. That the proposed configuration is an efficient use of the land.
3. The City Engineer and Fire Marshal, as well as other reviewing departments, have recommended approval of this particular layout.

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Kemry Place Subdivision**, located at 590 E. & 606 E. 10600 S., subject to the following conditions:

1. That the applicants comply with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations of this project.
3. That all structures be removed as shown on the preliminary plat.
4. That homes be limited in height to 35 feet measured from the averaged finished grade of the home to the peak of the roof. That the homebuilder submit a certification of survey for height requirement at 4-way and foundation inspection for each home constructed.

Planner:



Darryll Wolnik
Planner

Reviewed by:



Brian McCuiston
Planning Director

Exhibit #1 – Area Map



SUB-04-19-5647
Kemry Place Subdivision
590 & 606 E 10600 S

PRODUCED BY DARRYLL WOLNIK
 THE COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit #2 – Site Plan

Exhibit #3 – Grading Plan

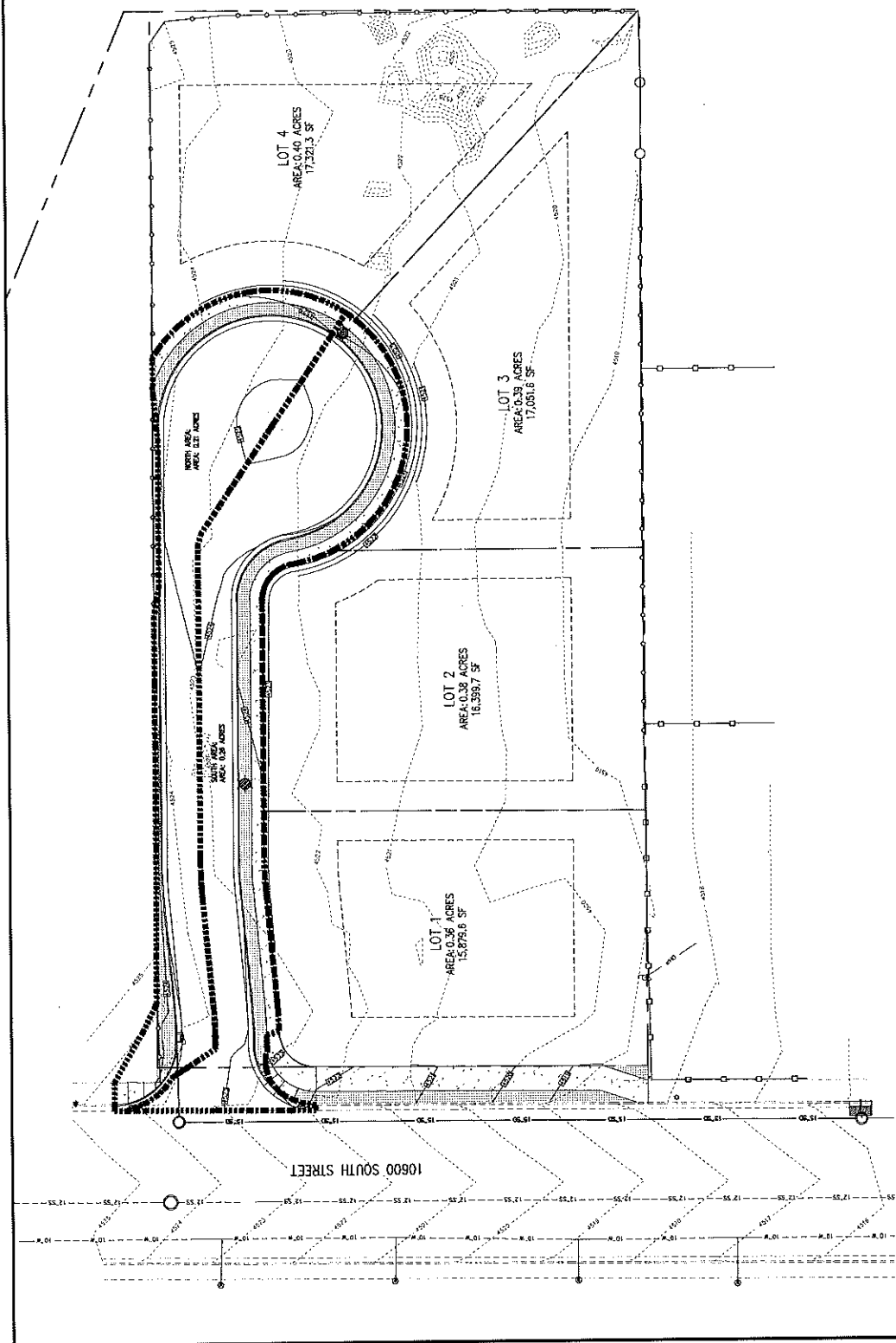
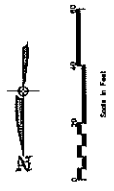


EXH
SHEET NO.
PROJECT ID: DATE
DRAWN BY: DATE
CHECKED BY: DATE
FILE NO.

KEMRY PLACE SUBDIVISION
600 EAST 10600 SOUTH, SANDY, UTAH

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119 - 801-440-6205

| NO. | REVISIONS | BY | DATE |
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Staff Report

File #: SUB-12-18-5580(2nd),
Version: 1

Date: 6/20/2019

Agenda Item Title:

Firefly Forest Subdivision (Final Review) - 1 New Lot
3392 E. Deer Hollow Circle
[Community #29 - The Dell]

Presenter:

Mike Wilcox

Description/Background:

The applicants, Lance & Robyn Platt, are requesting final subdivision and Sensitive Area Overlay review for a proposed two (2) lot subdivision. The subject property is 3.039 acres in size and consists of one (1) existing lot and two (2) parcels. The proposed subdivision would create one new 1.89 acre lot (Lot 1), where the Platt's would build a new home, out of two parcels that have not been created with a subdivision plat and are not yet considered buildable. It would amend the lot boundaries of an existing home (Lot 2). Lot 2 is included in the plat because the southern half of this lot was never legally split through a subdivision and is being incorporated into Lot 1.

See the attached staff report for the full detail.

Recommended Action and/or Suggested Motion:

That the Planning Commission determines that the final subdivision and Sensitive Area Overlay zone reviews are complete for the Firefly Forest Subdivision, located at approximately 3392 E. Deer Hollow Circle, subject to the following conditions (changes to conditions from Preliminary Review are shown in *italics*):

Conditions:

1. That the applicant comply with each departments' comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project, except as otherwise approved by waivers or special exceptions granted by the Planning Commission.
3. That all residential lots comply with all requirements of the R-1-40A zone, Wildland Urban Interface Area, and Sensitive Area Overlay zone.
4. That a vegetation plan be *reviewed and approved by staff prior to final approval*.

5. That any area equal to or in excess of a 30% slope be indicated (crosshatched) on the final plat, and that prospective builders and homeowners be apprised of the restrictive nature of the hillside lots.
6. That the existing slope ratio be unaltered and that grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Area Overlay zone prior to building permits being issued.
7. That grading, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
8. That structures comply with the Urban Wildland Interface requirements. This means that all homes and accessory structure be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for each home.
9. That homes be placed in a manner that minimizes the removal of vegetation on each property. Where it must be removed to accommodate a house, areas with the least mature vegetation should be prioritized for home locations over areas with more mature vegetation.
10. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
11. That a shared maintenance and access agreement for Lots 1 and 2 be recorded with the plat for the shared private road, Firefly *Forest Circle*.
12. That the private road, Firefly *Forest Circle*, be installed as part of the subdivision improvements and be bonded as part of the subdivision improvements, and that the engineering and configuration of the driveway be reviewed and approved by the City Engineer.
13. *That all portions of Deer Hollow Circle be further improved (as necessary) to an asphalt width (minimum of twenty feet (20')) or the amount of width required by the Fire Code and that the access be unobstructed.*
14. All requirements of the International Fire Code be met for Deer Hollow Circle and Firefly *Forest Circle*.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 13, 2019

To: Planning Commission
From: Community Development Department
Subject: Firefly Forest Subdivision (Final Review) - 1 New Lot SUB-12-18-5580
3392 E. Deer Hollow Circle 3.039 Acres
[Community #29 - The Dell] R-1-40A, SAO Zone

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

| PROPERTY CASE HISTORY | |
|-----------------------------------|---|
| Case Number | Case Summary |
| ANEX-09-12-2542 | The Lone Springs Annexation added approximately 32.17 acres with 21 parcels of mostly developed land into Sandy City and given the R-1-40A zone District on 12/14/2012. |
| ANEX-07-12-2459 | The Payzant Annexation added approximately 5 acres with three parcels of vacant land into Sandy City and given the R-1-40A zone District on 10/26/2012. |
| SUB-02-18-5360 SPEX-05-18-5406 | On May 17 2018, the Planning Commission determined that subdivision review was not complete for the Lance Platt Subdivision (aka Firefly Forest) and special exception requests were denied as well. This proposal was for a flag lot design proposal that involved a total of 4 lots, but the intent was to create 1 new buildable lot as the other lots involved already had homes on them. |
| SPEX-01-19-5593 | On May 2, 2019, the Planning Commission approved several special exceptions in relation to the proposed improvements of this subdivision. |

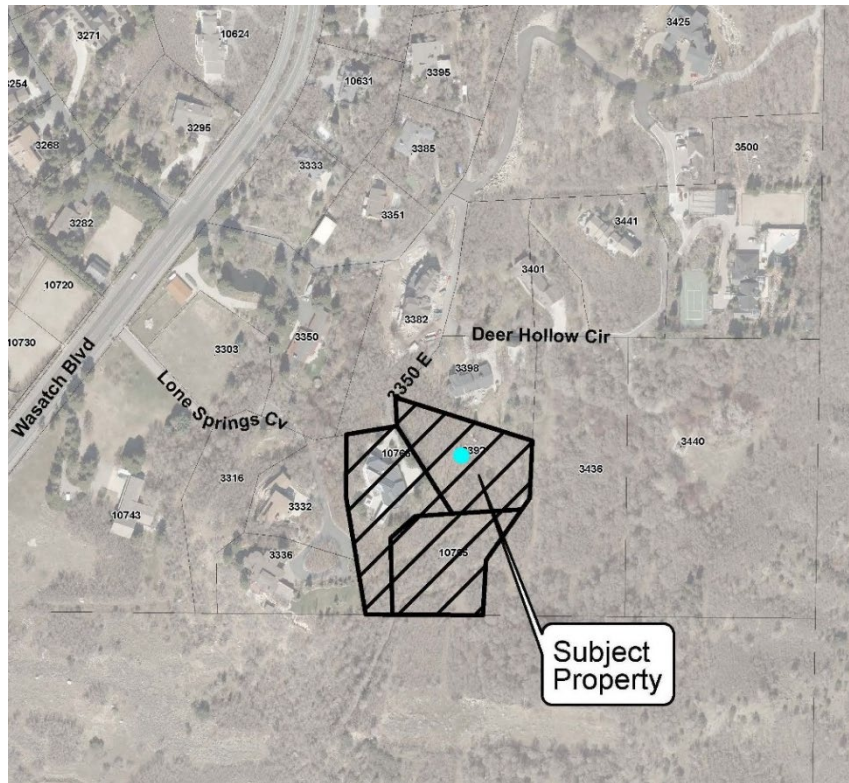
REQUEST

The applicants, Lance & Robyn Platt, are requesting final subdivision and Sensitive Area Overlay review for a proposed two (2) lot subdivision. The subject property is 3.039 acres in size and consists of one (1) existing lot and two (2) parcels. The proposed subdivision would create one

new 1.89 acre lot (Lot 1), where the Platt's would build a new home, out of two parcels that have not been created with a subdivision plat and are not yet considered buildable. It would amend the lot boundaries of an existing home (Lot 2). Lot 2 is included in the plat because the southern half of this lot was never legally split through a subdivision and is being incorporated into Lot 1.

BACKGROUND

The subject property is located within an area referred to as the Sensitive Area Overlay (SAO) zone. The purpose of the SAO is to provide standards, guidelines, and criteria that will minimize environmental hazards and protect the natural scenic character of sensitive areas within Sandy City. This applies to areas located adjacent to faults, flood plain, watershed, or areas with 30% or greater slope. The project is located in an area with 30% or greater slope constraints, water shed, and faults. Geologic studies provided by the applicant have found that no other geologic concerns are applicable to this proposal.



The subject property is zoned R-1-40A and is surrounded by the same zoning district to the north, west and east. There is undeveloped land zoned PUD(1.62) to the south. There are existing single-family homes to the north, west, and east of the property.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. The applicant held a neighborhood meeting on March 6, 2018. This was well attended and several questions and concerns were raised during the meeting. A full report from the meeting is attached to this report. A new neighborhood meeting has not been held regarding this final subdivision plan.

ANALYSIS

The R-1-40A zone is a single-family zone that requires lots to be at least 40,000 square feet in size. The "A" designation provides property owners with rights to have farm animals on their property, to the degree that they maintain compliance with regulations for housing and storing of animals as found in Section 15A-11-03 of the Development Code. The zone is a standard zone in the city, which means that all provisions for setbacks, building height, lot frontage, lot size, etc. are all pre-determined by ordinance and must be adhered to. The proposed plat conforms to these dimension standards of the zone.

Because the property lies within Sandy City's Sensitive Area Overlay (SAO), the subdivision and any structure built on the proposed lots would need to conform to the provisions of the Overlay in addition to the underlying zone. Both lots appear to meet the minimum usable area of 5,000 square feet as required by the SAO. The buildable areas for each lot are shown on the final plat, which include setback from property lines and required setback distances from areas of greater than 30% slope and fault lines. The properties are also subject to the requirements of the Wildland Urban Interface Area, which has additional requirements for building permits in the area.

There are several waivers and special exception requests associated with this proposed application that have been approved by the Planning Commission during the May 2, 2019 meeting. The following waivers and special exceptions were granted:

1. Waiver of curb, gutter, parkstrip, and sidewalk
2. Special Exceptions for:
 - a. lots without public frontage
 - b. fewer than two (2) points of access
 - c. less than twenty-seven feet (27') of asphalt width
 - d. length of cul-de-sac over 600 feet in SAO

The approval of these did not cause major changes to the plans presented during Preliminary Review. There are minor refinements that have been made to the final proposed plat and associated improvements. The Planning Commission did require that this application be brought back to Planning Commission for Final Review before proceeding to final approval with staff.

CONCERNS

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

1. The Planning Commission required that all access roads to this subdivision, including Deer Hollow Circle, be further improved to a minimum twenty feet (20') or the amount of width required by the Fire Code and that the access be unobstructed. The plans submitted for Final Review do not reflect any improvement beyond Firefly Forest Circle. This needs to be revised and included in their final construction plans.

STAFF RECOMMENDATION

That the Planning Commission determines that the final subdivision and Sensitive Area Overlay zone reviews **are complete** for the **Firefly Forest Subdivision**, located at approximately 3392 E. Deer Hollow Circle, subject to the following conditions (changes to conditions from Preliminary Review are shown in *italics*):

Conditions:

1. That the applicant comply with each departments' comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project, except as otherwise approved by waivers or special exceptions granted by the Planning Commission.
3. That all residential lots comply with all requirements of the R-1-40A zone, Wildland Urban Interface Area, and Sensitive Area Overlay zone.
4. That a vegetation plan be *reviewed and approved by staff prior to final approval*.
5. That any area equal to or in excess of a 30% slope be indicated (crosshatched) on the final plat, and that prospective builders and homeowners be apprised of the restrictive nature of the hillside lots.
6. That the existing slope ratio be unaltered and that grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Area Overlay zone prior to building permits being issued.
7. That grading, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
8. That structures comply with the Urban Wildland Interface requirements. This means that all homes and accessory structure be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for each home.
9. That homes be placed in a manner that minimizes the removal of vegetation on each property. Where it must be removed to accommodate a house, areas with the least mature vegetation should be prioritized for home locations over areas with more mature vegetation.
10. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
11. That a shared maintenance and access agreement for Lots 1 and 2 be recorded with the plat for the shared private road, Firefly Circle.
12. That the private road, Firefly *Forest* Circle, be installed as part of the subdivision improvements and be bonded as part of the subdivision improvements, and that the engineering and configuration of the driveway be reviewed and approved by the City Engineer.
13. *That all portions of Deer Hollow Circle be further improved (as necessary) to an asphalt width (minimum of twenty feet (20')) or the amount of width required by the Fire Code and that the access be unobstructed.*

14. All requirements of the International Fire Code be met for Deer Hollow Circle and Firefly Forest Circle.

Planner:

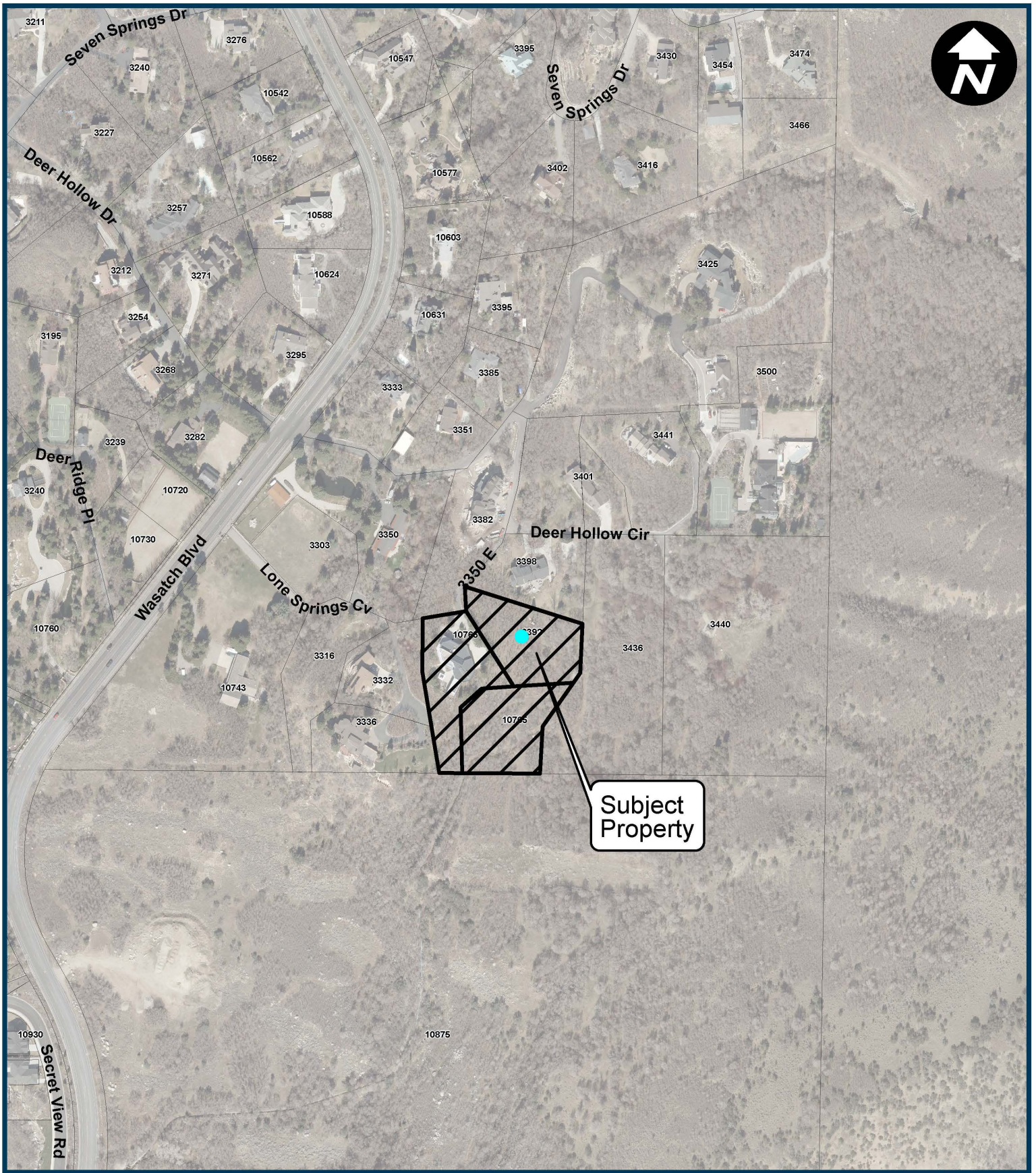
Reviewed by:

EW



Mike Wilcox
Zoning Administrator

File Name: S:\USERS\PLN\STAFFRPT\2018\SUB-12-18-5580_FIREFLY FOREST SUBDIVISION (REVISED)\STAFF REPORT - FINAL PC.DOCX



SUB-12-18-5580
Firefly Forest Subdivision
3392 E Deer Hollow Circle

PRODUCED BY MIKE WILCOX
THE COMMUNITY DEVELOPMENT DEPARTMENT

FIREFLY FOREST SUBDIVISION

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
10763 SOUTH 3350 EAST, SANDY, UTAH

NOTICE TO PURCHASERS AND SANDY CITY GENERAL PLAT NOTES

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND THE DEVELOPMENT ON EACH LOT.
2. BUILDING PERMITS/ CERTIFICATE 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. THE MAINTENANCE OF THE PRIVATE ROAD ACROSS LOTS 1 AND 2 IS THE SOLE RESPONSIBILITY OF LOT 1.
5. EVIDENCE THAT CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT (801-668-2960) FOR MORE INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
6. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30%-OR- GREATER SLOPE AREAS, EXCEPT AS APPROVED BY CITY ENGINEER.
7. SUBJECT PROPERTY IS SUBJECT TO THE URBAN WILD LAND INTERFACE OVERLAY ZONE.
8. NO DRIVEWAY SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM THE SANDY CITY ENGINEER.
9. A POST CONSTRUCTION STORM WATER AGREEMENT HAS BEEN RECORDED ON THESE PROPERTIES.
10. THERE EXISTS FAULT LINES IN THE AREA OF THE SUBJECT PARCEL. SANDY CITY MAY REQUIRE GEO-TECHNICAL STUDIES BE COMPLETED PRIOR TO APPROVAL OF BUILDING PERMITS.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°02'22" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, BETWEEN THE FOUND SALT LAKE COUNTY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONES "X" PER FEMA MAP NO. 4905020466G, WITH AN EFFECTIVE DATE OF 9/25/2009.
4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS: 132,419 SQUARE FEET, 3.039 ACRES.
5. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFER TO BE KNOWN AS:

FIREFLY FOREST SUBDIVISION

A RESIDENTIAL SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL THAT PORTION OF LAND, IN THE CITY OF SANDY, SALT LAKE COUNTY, UTAH, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N 90°00'00" E 2035.60 FEET AND S 0°00'00" E 3387.45 FEET AND S 2°19'34" W 217.80 FEET, FROM THE NORTH 1/4 CORNER OF SAID SECTION 14; AND RUNNING THENCE S 2°19'34" W 120.13 FEET; THENCE S 35°03'00" W 158.39 FEET; THENCE S 2°38'30" W 114.39 FEET; THENCE N 89°47'00" W 245.07 FEET, TO THE EAST LINE OF THE FELLERHOFF SUBDIVISION, RECORDED DECEMBER 9, 1999, OFFICIAL RECORDS; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: (1) N 9°35'38" W 247.83 FEET, AND (2) N 0°00'00" E 130.26 FEET, TO THE SOUTH LINE OF LOT 3, DEER HOLLOW RANCHES SUBDIVISION, RECORDED APRIL 25, 2007, OFFICIAL RECORDS; THENCE ALONG THE SOUTH AND EAST LINE OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: (1) N 80°31'30" E 107.03 FEET, AND (2) N 3°20'00" W 60.00 FEET; THENCE S 72°39'43" E 298.99 FEET, TO THE POINT OF BEGINNING.

CONTAINS 132,419 SQUARE FEET OR 3.039 ACRES, IN TWO (2) RESIDENTIAL LOTS.

TOGETHER WITH A RIGHT OF WAY 50 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF WASATCH-BONNEVILLE BOULEVARD AT A POINT DUE SOUTH 3151.12 FEET AND DUE EAST 1339.51 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 78°01'10" E 185.00 FEET; THENCE S 48°01'10" E 94.00 FEET; THENCE N 83°44' E 173.00 FEET; THENCE N 38°44' E 180.00 FEET; THENCE S 63°16' E 40.00 FEET; THENCE S 08°04' W 170.00 FEET; THENCE S 15°04' W 140.00 FEET; THENCE S 40°19'00" W 140.00 FEET; THENCE

TOGETHER WITH A RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT EAST, 205.599 FEET AND SOUTH, 3387.457 FEET AND S 2°19'34" W, 20.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ON THE SOUTH SIDE OF A PRIVATE ROADWAY, RUNNING THENCE S 2°19'34" W, 337.931 FEET; THENCE S 35°03'00" W, 60.788 FEET; THENCE S 67°57'19" E, 60.971 FEET; THENCE N 22°02'41" E, 20.00 FEET; THENCE N 67°57'19" W, 12.00 FEET; THENCE N 2°19'34", 387.50 FEET; THENCE N 89°47'00" W, 20.00 FEET TO THE POINT OF BEGINNING.



DENNIS K. WITHERS
L.S. LICENSE NO. 6135190

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFER KNOWN AS:

FIREFLY FOREST SUBDIVISION

A RESIDENTIAL SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

BY: LANCE PLATT

BY: ROBYN PLATT

SIGNATURE: _____

SIGNATURE: _____

BY: ZHIBUN GUO

BY: JIEWEN HU

SIGNATURE: _____

SIGNATURE: _____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, 20____, ZHIBUN GUO AND JIEWEN HU, PERSONALLY APPEARED BEFORE ME, WHO, BEING BY ME DULY SWORN, DID AFFIRMED THAT THEY ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND THAT THEY SIGNED THE FORGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY, FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

(DATE) _____

RESIDING IN SALT LAKE CO., UTAH

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, 20____, ZHIBUN GUO AND JIEWEN HU, PERSONALLY APPEARED BEFORE ME, WHO, BEING BY ME DULY SWORN, DID AFFIRMED THAT THEY ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND THAT THEY SIGNED THE FORGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY, FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

(DATE) _____

RESIDING IN SALT LAKE CO., UTAH

CONSENT TO DEDICATE AND RECORD

STATE OF UTAH

COUNTY OF SALT LAKE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE TRUSTEE UNDER A TRUST DEED OF THE REAL PROPERTY DESCRIBED HEREON AND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND OR PUBLIC STREETS, TO BE HEREAFER KNOWN AS FIREFLY FOREST SUBDIVISION, DOES HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND ALL EASEMENTS FOR THE PURPOSES SHOWN HEREON, AND DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT.

BY: _____

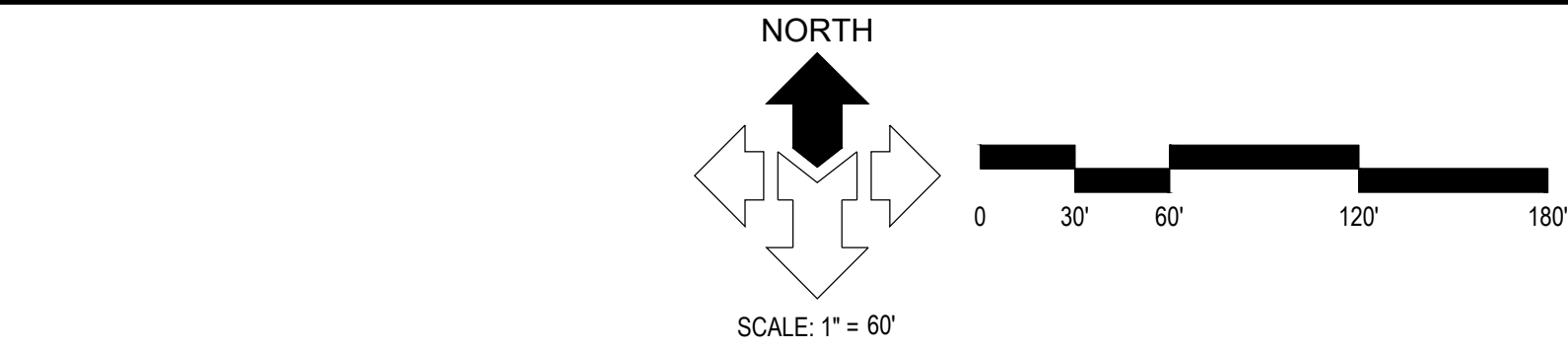
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ITS: _____

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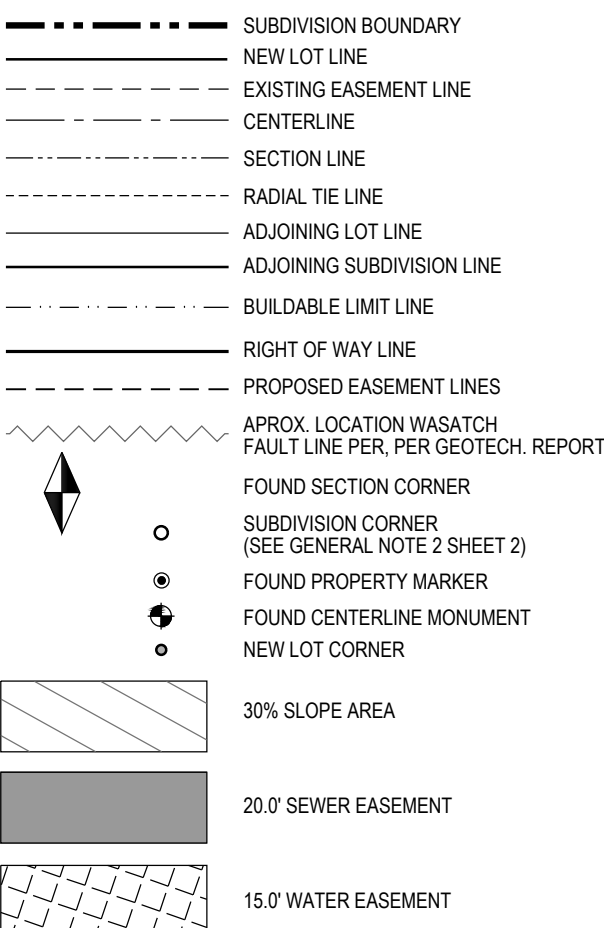
SIGNATURE: _____



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|-------|
| CURVE # | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 28.00' | 28.61' | 58°32'09" | S61°46'04"E | 27.38 |
| C2 | 28.00' | 16.01' | 32°48'02" | S72°34'50"W | 15.80 |
| C3 | 28.00' | 43.35' | 88°41'49" | N11°50'55"E | 39.15 |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S 02°38'30" W | 114.39' |
| L2 | N 80°31'30" E | 107.03' |
| L3 | N 03°20'00" W | 60.00' |
| L4 | S 26°19'50" E | 40.15' |
| L5 | S 14°00'45" W | 52.13' |
| L6 | S 04°48'26" E | 48.23' |
| L7 | N 62°37'16" E | 8.82' |
| L8 | S 37°51'31" E | 27.93' |
| L9 | S 08°06'04" E | 25.70' |
| L10 | S 02°49'16" W | 32.39' |
| L11 | S 72°35'55" E | 38.37' |
| L12 | N 39°05'30" E | 14.56' |
| L13 | S 56°42'14" E | 11.84' |
| L14 | N 83°07'02" E | 54.52' |
| L15 | S 36°14'50" E | 9.68' |
| L16 | N 49°50'34" E | 65.54' |
| L17 | N 39°47'32" E | 23.04' |
| L18 | S 32°30'00" E | 216.26' |
| L19 | N 68°57'51" E | 38.70' |
| L20 | S 01°02'09" E | 20.00' |
| L21 | S 88°57'51" W | 39.42' |
| L22 | S 56°11'49" W | 56.86' |
| L23 | N 33°48'11" W | 20.00' |
| L24 | N 56°11'49" E | 22.85' |
| L25 | N 32°30'00" W | 198.80' |
| L26 | S 58°49'24" W | 100.21' |
| L27 | S 80°46'38" W | 50.71' |
| L28 | S 65°44'12" W | 25.70' |
| L29 | S 30°58'53" W | 50.18' |

LEGEND



DRAPER IRRIGATION
BELL CANYON IRRIGATION

APPROVED THIS _____ DAY OF _____, 20____.

APPROVED THIS _____ DAY OF _____, 20____.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____.

DIRECTOR, S.L.CO. HEALTH DEPARTMENT

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20____.

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20____.

COMCAST

APPROVED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____.

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20____.

SANDY CITY MAYOR

PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

MAYOR _____ ATTEST: CITY RECORDER _____

PREPARED BY:

MCNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____.

CHAIRMAN, SANDY CITY PLANNING COMMISSION

SANDY CITY PARKS & RECREATION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

SANDY CITY PUBLIC UTILITIES

APPROVED THIS _____ DAY OF _____, A.D. 20____.

ENGINEERING MANAGER

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, A.D. 20____.

SANDY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 20____.

SANDY CITY ATTORNEY

OWNER INFO:

GUO, ZHIBUN & HU, JIEWEN
10765 S. 3350 E.
SALT LAKE CITY, UTAH

DEVELOPER INFO:

LANCE PLATT
10880 SECRET VIEW RD.
SALT LAKE CITY, UTAH 84092
PARCEL NO. 28-14-428-034
EMAIL: LANCE@GETGROOVEN.COM
PHONE: 801-455-3337

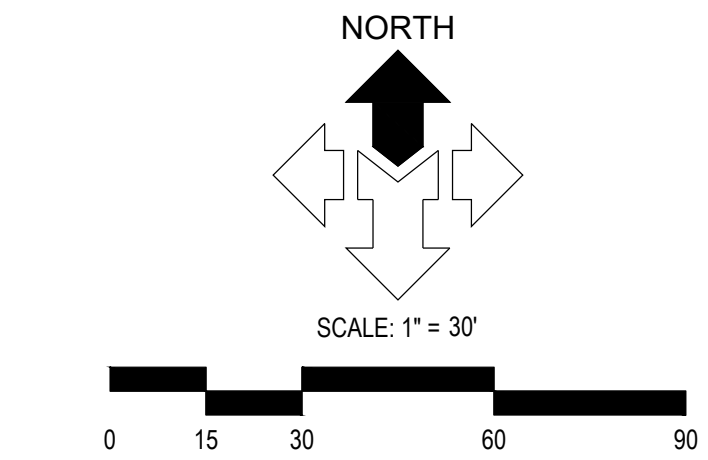
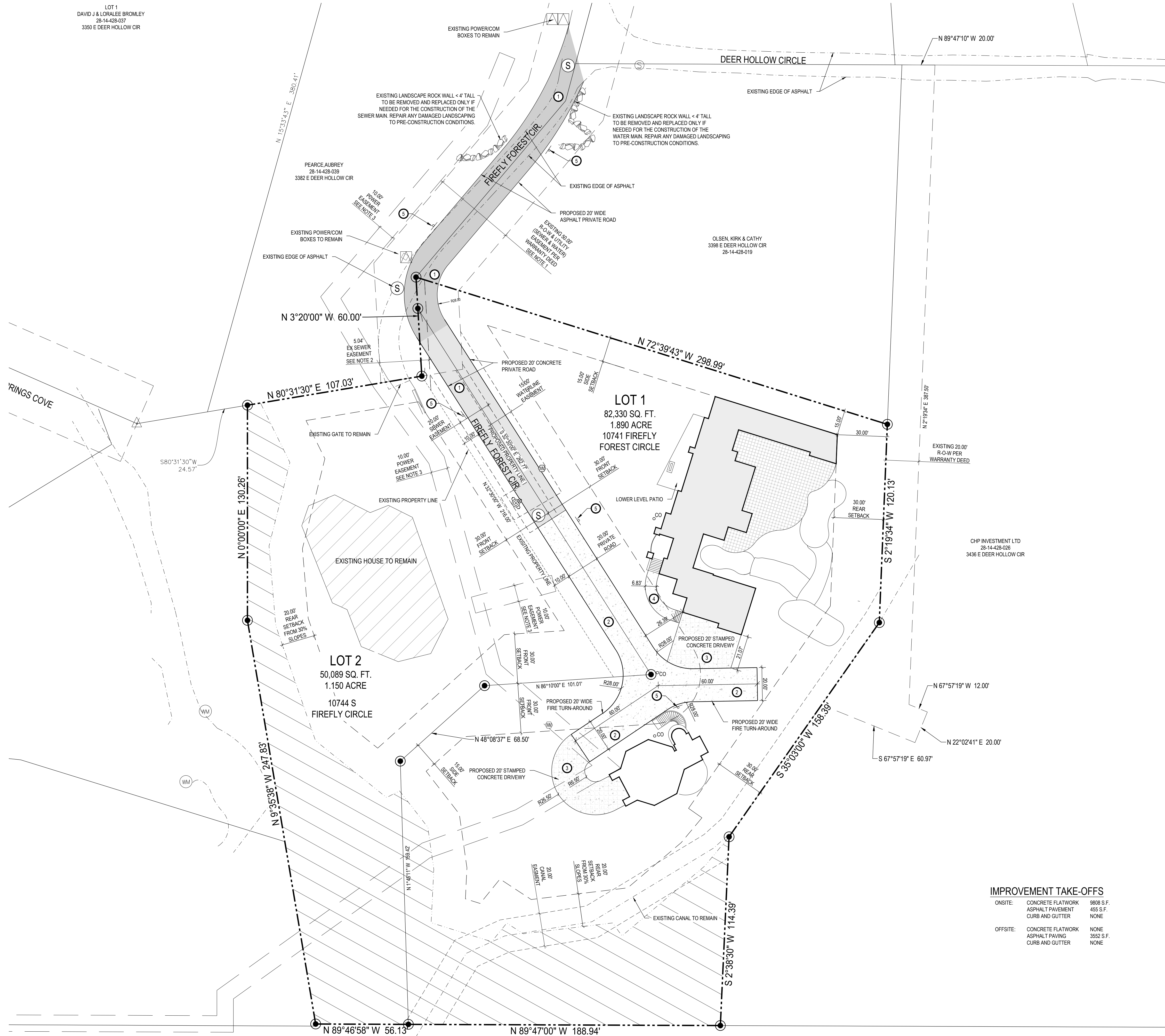
SALT LAKE COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER



| LOT 1 | | |
|---|-------------|------|
| DESCRIPTION | AREA | % |
| HARDSCAPE | 10,100 SQFT | 12% |
| LANDSCAPE | 65,325 SQFT | 79% |
| BUILDINGS | 6,905 SQFT | 8% |
| TOTAL | 82,330 SQFT | 100% |
| TOTAL IMPERVIOUS AREA= 20% OF THE NEW LOT | | |

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 NEW 20' WIDE STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01. PAVEMENT TO BE OVERLAD ON EXISTING ASPHALT. 8" ROAD BASE TO BE PLACED BENEATH PAVEMENT ALONG EDGES WHERE NO ASPHALT CURRENTLY EXISTS.
 - 2 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - 3 STAMPED CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - 4 4" THICK CONCRETE SIDEWALK OVER 4" ROAD BASE
 - 5 "NO PARKING FIRE LANE" SIGN PER SANDY CITY STANDARDS

- GENERAL SITE PLAN 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, 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').
 - FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
 - 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.
 - 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.
 - THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
 - 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 CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
 - A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN 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.
 - 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 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.

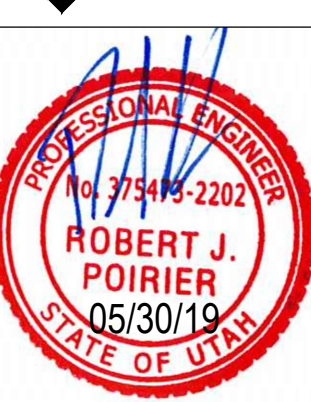
- EASEMENT NOTES**
- A 50 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT FOR SEWER, WATER AND PUBLIC UTILITIES AS SHOWN ON DEER HOLLOW RANCHES RECORDED APRIL 25, 2007 AS ENTRY NO. 1007135, IN BOOK 2007, AT PAGE 176, OFFICIAL RECORDS AND SUBJECT PROPERTY WARRANTY DEEDS.
 - A PERPETUAL RIGHT-OF-WAY AND EASEMENT, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWERS, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, RECORDED 26 JULY, 1989 AS ENTRY NO. 4802868, IN BOOK 6145, AT PAGE 2314, OFFICIAL RECORDS.
 - A 10 FOOT WIDE UTILITY EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY AS SHOWN IN EASEMENT DOCUMENT RECORDED AUGUST 14, 1986 AS ENTRY NO. 4295740, IN BOOK 5803, AT PAGE 1004, AND ALSO RECORDED AUGUST 14, 1986 AS ENTRY NO. 4295743, IN BOOK 5803, AT PAGE 1007, OFFICIAL RECORDS.

| IMPROVEMENT TAKE-OFFS | |
|-----------------------|--|
| ONSITE: | CONCRETE FLATWORK 3808 S.F. ASPHALT PAVEMENT 455 S.F. CURB AND GUTTER NONE |
| OFFSITE: | CONCRETE FLATWORK NONE ASPHALT PAVING 3552 S.F. CURB AND GUTTER NONE |



HILLCREST INVESTMENT COMPANY LLC
28-14-476-002
10875 S WASATCH BLVD

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



FIREFLY FOREST SUBDIVISION
3392 FIREFLY CIRCLE
SANDY, UTAH

| REVISIONS | |
|-----------|-------------|
| REV | DESCRIPTION |
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| | |
|-------------|---------|
| PROJECT NO: | 19128 |
| DRAWN BY: | RJP |
| CHECKED BY: | RJP |
| DATE: | 5-30-19 |

SITE PLAN

C1.01

DRAINAGE AREA A CALCULATIONS

Design

Percolation rate (min/inch)10.00 min/inch

Discharge Rate Beneath Sumps0.347 cfs

Design Storm100 year

Rainfall Data from NOAA

Storm water within the tributary area will sheet flow to new swale with gravel storage below. An infiltration rate for design of 10 min per inch was used based on the Soils report

Solution using Rational Formula:

DRAINAGE AREA A

Q = CIA where

C_roof =0.85

C_paved =0.90

C_landscaped =0.15

I = Rainfall Intensity

A = Tributary Area

Roof Area =1,500

Paved Area =8,197

Landscape Area =13,612

Total Tributary Area =23,309

Weighted Coefficient (C) =0.46

C * A =10,694


100 yr Design Storm

| Time (min) | Rate (in/hr) | Rainfall (Inches) | Accum. Flow (cu.ft.) | Discharge (cu.ft) | Req'd Storage (cu.ft.) |
|------------|--------------|-------------------|----------------------|-------------------|------------------------|
| 5 | 8.75 | 0.73 | 650 | 104 | 546 |
| 15 | 5.43 | 1.36 | 1,210 | 313 | 897 |
| 30 | 3.42 | 1.71 | 1,524 | 625 | 899 |
| 60 | 2.24 | 2.24 | 1,996 | 1,250 | 746 |
| 120 | 1.29 | 2.58 | 2,299 | 2,500 | 0 |
| 180 | 0.97 | 2.91 | 2,593 | 3,750 | 0 |
| 360 | 0.52 | 3.12 | 2,780 | 7,500 | 0 |
| 720 | 0.31 | 3.72 | 3,315 | 15,000 | 0 |
| 1,440 | 0.18 | 4.32 | 3,850 | 30,000 | 0 |

Swale Storage Capacity per Design

| | | |
|---|-----|----------------------------------|
| Diameter of Sump (ft) | ft | |
| Depth of sump (ft) | 0 | |
| Depth of Gravel (ft) | 2.5 | Fraction of side wall considered |
| Storage in concrete sump= | 0 | cfs |
| depth of side considered for infiltration | 2 | 0.80 |

| | length (ft) | Width (ft) | Area (sq.ft) | Vol (cu.ft) | infil area s.f. |
|--|-------------|------------|--------------|-------------|-----------------|
| Storage dimensions/vol | 250 | 5.0 | 1250 | 3125 cuft | 2,500 |
| Water storage in gravel assuming (40% voids) | | | | 1250 cuft | |
| Total Storage in gravel= | | | | 1250 cuft | |
| Total Storage | | | | 1250 cuft | |
| Infiltration rate (cfs) | | | | 0.347 | cfs |
| Infiltration rate is based on infiltration through the bottom and the lower 3' of the sides. To be conservative head was neglected | | | | | |
| Storage Required: | 899 | | | Vol Cu.yds | 115.7 |
| Storage Available: | 1,250 | okay | | | |



McNeil Engineering

8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF

CALCULATION SHEET

Project No. 19128

Title : Lance Platt

Scope : Site Drainage Design

Retention Facility

Engineer: RJP

Check: RJP

Authority: Sandy

Rev. No.: 1

DRAINAGE AREA B CALCULATIONS

Design Philosophy:

The storm water runoff from Drainage area "B" will sheet flow to an on-site surface retention pond. Per the Geotech report an infiltration rate of 10 min/inch was provided.

| Area Identification (A) | Runoff Coefficient (C) | | (C*A) |
|-------------------------|------------------------|---|-----------|
| Paved 4,500 sf | (0.10 ac) 0.90 | = | 4,050 sf |
| Roof Area 5,400 sf | (0.12 ac) 0.85 | = | 4,590 sf |
| Landscaped 21,242 sf | (0.49 ac) 0.15 | = | 3,186 sf |
| Total 31,142 sf | (0.71 ac) 0.38 (ave) | | 11,826 sf |

INFILTRATION RATE

Perc rate min/in 10

Infiltration Area 1300

Infiltration area * 1/perc rate * 1ft/12" * 1min/60 sec = (0.18 cfs)

DRAINAGE AREA B

100-Year, 24-Hour Storm:

| Time (min) | Rate (in/hr) | Rainfall (Inches) | Q in (cfs) | Add'l Q in (cfs) | Total Q in (cfs) | Q out (cfs) | Storage (cf) |
|------------|--------------|-------------------|------------|------------------|------------------|-------------|--------------|
| 5 | 8.75 | 0.73 | 2.40 | 0.00 | 2.40 | 0.18 | 864 |
| 15 | 5.43 | 1.36 | 1.49 | 0.00 | 1.49 | 0.18 | 1,175 |
| 30 | 3.42 | 1.71 | 0.94 | 0.00 | 0.94 | 0.18 | 1,360 |
| 60 | 2.24 | 2.24 | 0.61 | 0.00 | 0.61 | 0.18 | 1,558 |
| 120 | 1.29 | 2.58 | 0.35 | 0.00 | 0.35 | 0.18 | 1,243 |
| 180 | 0.97 | 2.91 | 0.27 | 0.00 | 0.27 | 0.18 | 918 |
| 360 | 0.52 | 3.12 | 0.14 | 0.00 | 0.14 | 0.14 | 0 |
| 720 | 0.31 | 3.72 | 0.08 | 0.00 | 0.08 | 0.08 | 0 |
| 1440 | 0.18 | 4.32 | 0.05 | 0.00 | 0.05 | 0.05 | 0 |

Allowable Peak Discharge = 0.18 cfs

Storm Pipe Detention Provided:

| Pipe Size | Length (LF) | Unit Storage (CF/LF) | Storage |
|--------------------|-------------|----------------------|---------|
| 6 in. Pipe | 0 | 0.196 | 0 cf |
| 12 in. Pipe | 0 | 0.785 | 0 cf |
| 18 in. Pipe | 0 | 1.767 | 0 cf |
| 30 in. Pipe | 0 | 4.909 | 0 cf |
| Total Pipe Storage | | | 0 cf |

Storm Structure Detention Provided:

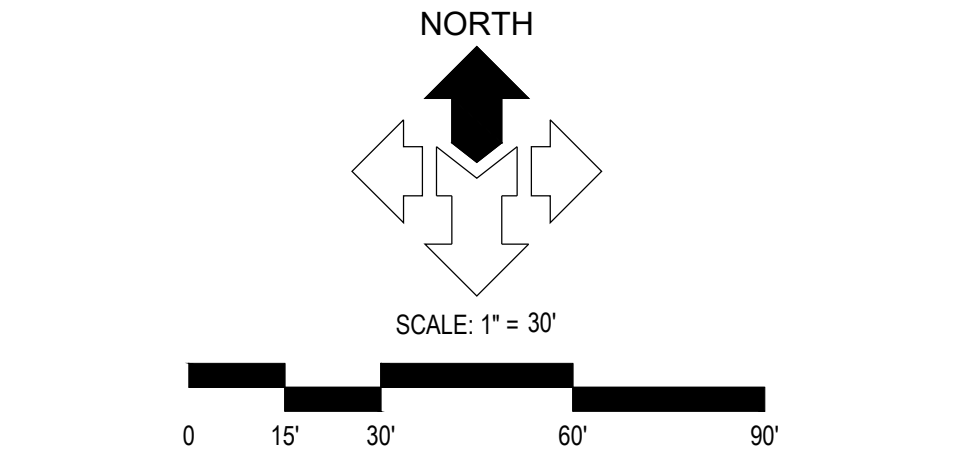
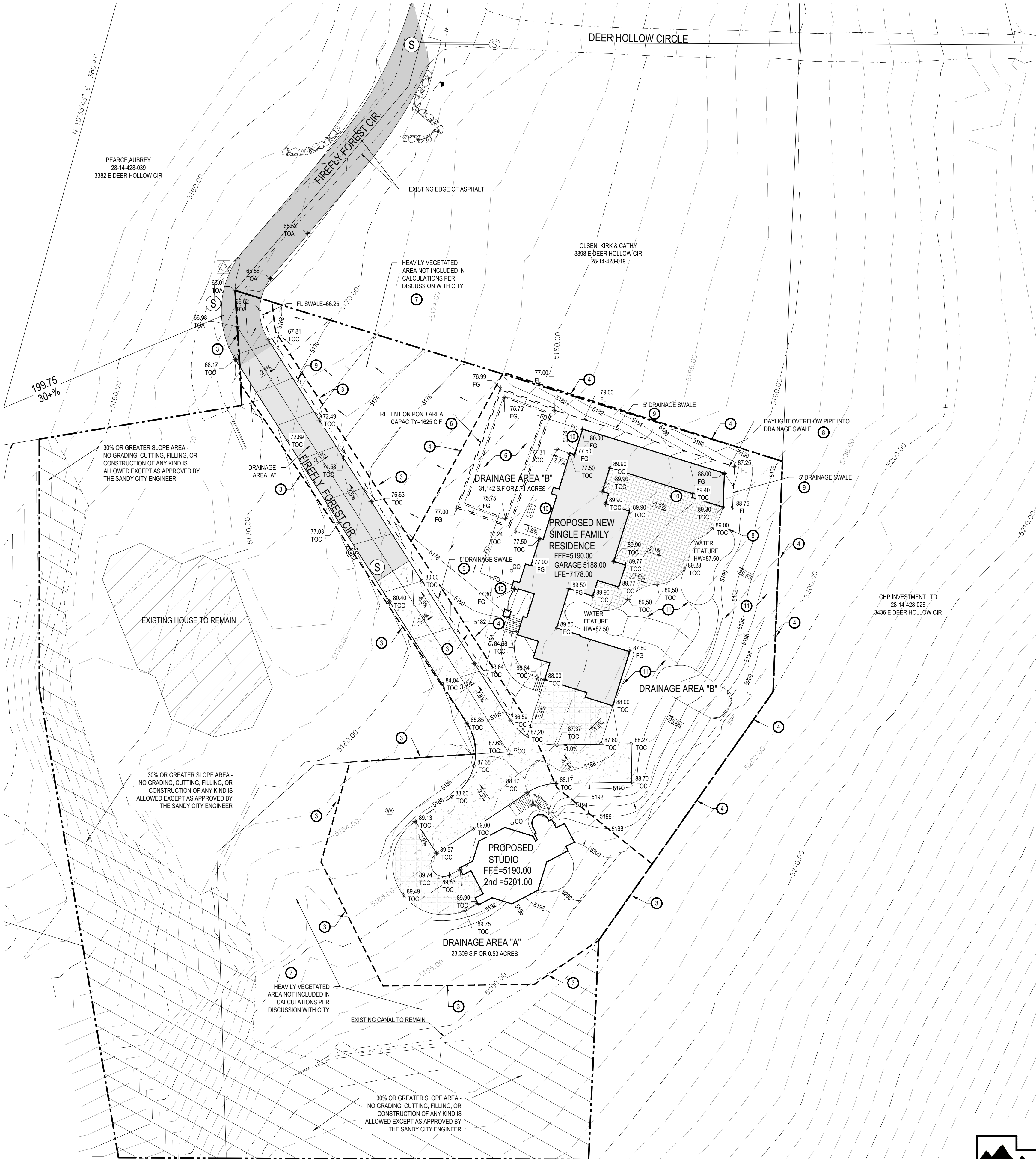
| Amount | Box Length | Box Width | Av. Depth | Storage |
|-------------------------|------------|-----------|-----------|---------|
| 0 | 0 | 0 | 0.00 ft | 0 cf |
| Total Structure Storage | | | | 0 cf |

Surface Storage Provided:

| Retention Pond | Area(sqft) | Depth (ft) | Volume (cu. ft.) |
|-----------------------|------------|------------|------------------|
| | 1300 | 1.25 | 1625 cf |
| Total Surface Storage | | | 1625 cf |

Total Retention Provided : 1,625 cf

Total Retention Required : 1,558 cf



- GENERAL NOTES:
- SEE SANDY CITY NOTES SHEET C0.01 FOR WATER, STORM DRAIN, STREET LIGHT AND IRRIGATION NOTES.
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 - THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

- KEYED NOTES:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
 - NOT USED
 - BOUNDARY LINE FOR DRAINAGE AREA A
 - BOUNDARY LINE FOR DRAINAGE AREA B
 - 30% OR GREATER SLOPE AREA- NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER
 - NEW RETENTION POND AREA FOR DRAINAGE AREA B. SEE CALCULATIONS ON THIS SHEET. REQUIRED STORAGE CAPACITY = 1,558 C.F., AS DESIGNED CAPACITY 1,625 C.F. POND HIGHWATER=76.00, BOTTOM OF POND = 72.25
 - HEAVILY VEGETATED AREA NOT INCLUDED IN STORM DRAIN CALCULATIONS PER DISCUSSION WITH SANDY CITY.
 - 6" DIAMETER HDPE PIPE @ 1% MIN. DAYLIGHT PIPE INTO NEW DRAINAGE SWALE. FLOWLINE TO MATCH HIGHWATER OF WATER FEATURE 5187.50. TRENCHING PER SANDY DETAIL PB-01. SEE DETAIL SHEET C5.01.
 - 5' WIDE DRAINAGE SWALE 6' DEEP WITH GRAVEL STORM WATER STORAGE BENEATH. SEE DETAIL B1' SHEET C5.01.
 - INSTALL 4" PERFORATED FOUNDATION DRAIN AROUND PERIMETER OF STRUCTURE BELOW THE BASEMENT SLAB AT AN ELEVATION OF 77.50. DAYLIGHT PIPE INTO RETENTION POND 0.5' MINIMUM LOWER THAN THE PERFORATED DRAIN PIPE.
 - ALL GRADING IN THE V-BACK SHALL BE DONE TO PROMOTE DRAINAGE TOWARDS THE WATER FEATURE PONDS. WATER SHALL BE CONVEYED FROM THE POND TO THE STORAGE CHAMBERS BY PIPE. SEE SCOPE NOTE 8

- SANDY CITY STORM WATER NOTES
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING ANY CONSTRUCTION.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC UTILITIES DEPARTMENT.
 - 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.
 - SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING 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.
 - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
 - ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
 - NON-SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
 - OUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
 - GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS PROPOSED TO BE LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE GRIP/CE PLATE.
 - REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
 - SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
 - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
 - WHERE A 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.
 - 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."
 - ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12" (MIN) COMPACTED STABILIZATION MATERIAL.
 - A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
 - A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATORS AND UNDERGROUND DETENTION / RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
 - A LETTER FROM THE CONSULTING ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 80% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION / DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

McNEIL ENGINEERING
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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mcnengineering.com
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PROFESSIONAL ENGINEER
147349-2202
ROBERT J. POIRIER
05/30/19
STATE OF UTAH

FIREFLY FOREST SUBDIVISION
3392 FIREFLY CIRCLE
SANDY, UTAH

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PROJECT NO: 19128
DRAWN BY: RJP
CHECKED BY: RJP
DATE: 5-30-19

GRADING AND DRAINAGE PLAN
C2.01





Sandy City, Utah

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

Staff Report

File #: 19-202, **Version:** 1

Date: 6/20/2019

Planning Commission minutes from June 6, 2019



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
Cyndi Sharkey
Cory Shupe
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell (Alternate)

Thursday, June 6, 2019

6:15 PM

Council Chambers

4:30 PM FIELD TRIP

1. [19-183](#) Field Trip Map for June 6, 2019

5:00 PM EXECUTIVE SESSION

Executive Session and Dinner was at Asian Star Restaurant located at 7588 S. Union Park Avenue. The Fire Marshal discussed the Appendix D of the International Fire Code.

6:15 PM REGULAR SESSION

Welcome

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Wade Sanner, Planner; Jake Warner, Long Range Planning Manager; Darian Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Dan Medina, Parks and Recreation Assistant Director; Raima Fleming, Planning Secretary

- Present** 8 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Cameron Duncan
- Absent** 1 - Commissioner Ron Mortimer

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-04-19-5](#) Dimple Dell Park Bridge
[639\(a\)](#) Approx. 800 E. Carnation Dr.
[Community #8 - Edgemont]

Wade Sanner introduced this item to the Planning Commission.

Walt Gilmore, Salt Lake County Parks and Recreation, updated the Planning Commission on what has transpired since their last Planning Commission meeting.

Commissioner Cyndi Sharkey asked what uses would be allowed on the trails and the bridge.

Walt Gilmore replied all would be consistent with the use. He also stated he was very careful to follow the standard that Sandy City has in place.

Commissioner Cyndi Sharkey and the applicant had a brief discussion on the use of the trails.

The Chair opened this item to public comment.

Allan Perry, Representing the White City Community Council, believes the bridge is the best way to connect the trail system. He supports this proposal.

The Chair closed this item to public comment.

A motion was made by Cory Shupe, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit for Salt Lake County Parks and Recreation Department for the property located at approximately 800 East Carnation Drive to allow for the construction of a pedestrian bridge to be constructed across the Dimple Dell Park as described in the staff report based on the two findings and three conditions listed in the staff report. The motion carried by the following vote:

Yes: 7 - Dave Bromley
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 1 - Ron Mortimer

3. [CUP-05-19-5](#) Morgan Accessory Apartment
[651](#) 8540 S. Sunvalley Dr.
[Community #18]

Wade Sanner introduced this item to the Planning Commission.

Reggie Morgan, Applicant, gave an overview of the proposed project.

The Chair opened this item to public comment and there was none.

A motion was made by Jamie Tsandes, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for Reggie Morgan to allow for a 500 square foot accessory apartment on the property located at 8540 S. Sunvalley Drive. This is based on the three findings and four conditions listed in the staff report. The motion carried by the following vote:

Yes: 7 - Dave Bromley
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 1 - Ron Mortimer

4. [GPA-03-19-5](#) Stadium Village Master Plan General Plan Amendment
[658\(PC\)](#)

Jake Warner introduced this item to the Planning Commission. He stated the Stadium Village Master Plan is the area master plan for the Stadium Study Area. Together with the Carins Master Plan, the Stadium Village Master Plan is intended to guide decisions affecting future development in this area.

Mike Hawthorne, Community One, Applicant, gave an overview of the proposed Master Plan. He stated over the last 18 months, this has been a lengthy process but he feels like he was able to deliver something that will be very useful in the decision making process that will occur over the next 20 years.

Greg Haws, Psomas Engineering, gave an overview of the process for the proposed Master Plan. He stated they looked at each block in a block by block fashion to not only understand scale and massing but also land use and carrying capacity. He also stated there's nine identifying blocks in the proposed Master Plan. Each block has had an analysis on how much development it can hold.

Mike Hawthorne elaborated more on the development phases.

Commissioner Michael Christopherson asked for clarification on the steps that need to take place from adopting a master plan to starting to see reality change on the ground.

Mike Hawthorne replied we felt the responsibility to not only present the Master Plan, but the guidance needed to make it happen. He also stated there is a disconnect with the Regional Commercial Zoning that needs to be addressed.

The Planning Commission and the applicant had discussion on the adoption of the Master Plan, parking and traffic.

The Chair opened this item to public comment.

Debbie Stemimn stated she does not agree with this project.

Anne Andre asked about the roads and a time line on when the roads would be completed.

Brad Taylor stated he assumed the roads would be the first part of the project.

Carry Taylor stated she supports the Master Plan.

Steve Stucco stated he is concerned about his business possibly having to relocate.

Brett Young asked how would the city acquire the properties for the Master Plan.

Steve Van Maren stated the presentation was great but there are changes that need to happen.

The Chair closed this item to public comment.

Jake Warner stated there are several implementations measures that need to be considered as to how they will be triggered and enacted. Using the roads for example, the city is doing a master transportation plan update anticipated to start at the end of this year. That would be one step of an implementation plan that staff would ensure that the roads we want to have in the Stadium Village are reflected in the transportation plan. When developers come in, those roads are required to be built. As far as property owners that want to know when their property would be redeveloped, that decision would come from the property owners. When they are ready to redevelop, or sell to a developer, the city would want to see that the new development plans are consistent with what's in the documents.

The Planning Commission and staff had a discussion on rezoning, future infrastructure, and the order of development.

A motion was made by Michael Christopherson, seconded by Cory Shupe, that the Planning Commission forward a positive recommendation to the City Council to approve the Stadium Village Master Plan, adopting it as an addition to the Sandy City General Plan. The motion carried by the following vote:

Yes: 7 - Dave Bromley
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 1 - Ron Mortimer

Administrative Business

Minutes

5. [19-184](#) Planning Commission minutes from May 16, 2019

A motion was made by Cyndi Sharkey, seconded by Cory Shupe, to approve the meeting minutes for the May 16, 2019 Planning Commission meeting. The motion carried by the following vote:

Yes: 4 - Dave Bromley
Cyndi Sharkey
Michael Christopherson
Cory Shupe

Absent: 1 - Ron Mortimer

Abstain: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

Sandy City Development Report

Director's Report

James Sorensen gave the 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