

**SUB04262021-006034**  
**Subdivision**  
**9701 S. 3775 E.**

*PRODUCED BY CRAIG EVANS*  
*COMMUNITY DEVELOPMENT DEPARTMENT*





## PUBLIC NOTICE

Proposal for this Property:

**Preliminary Review for a 13-lot Single-Family Subdivision**

Applicant: **Chris McCandless**

Project Name: **Monte Cristo Village**

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

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

☒ via Zoom (see [sandyutah.legistar.com](http://sandyutah.legistar.com) for details).

Any person interested in this matter may obtain complete application information by going to [sandyutah.legistar.com](http://sandyutah.legistar.com) or calling 801-568-7256



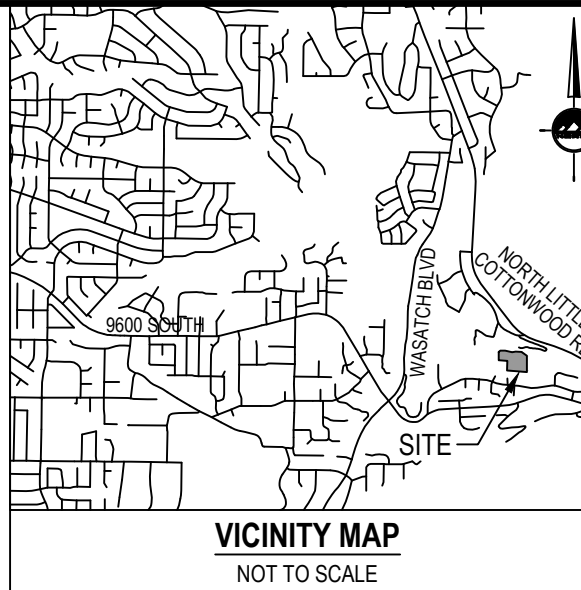
# MONTE CRISTO AT LACAILLE PLAT

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

## SANDY CITY GENERAL PLAT NOTES

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
5. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET) DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
6. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
7. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
8. FEMA ZONES SHOWN PER FIRM MAP NUMBER 49035C04860 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

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



## LEGEND

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

## CURVE TABLE

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

## SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **26882**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the State of Utah, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property; and that this plat has been drawn correctly, to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31 in the Office of the Salt Lake County Recorder, said point also being North 70°38'44" West 493.34 feet along the section line and East 1776.31 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

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

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

PROFESSIONAL LAND SURVEYOR

PATRICK M. HARRIS

P.L.S. 26882

## OWNER'S DEDICATION

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

8/3/21

DATE

PATRICK M. HARRIS

P.L.S. 26882

8/3/21

DATE

PATRICK M. HARRIS

P.L.S. 26882

## OWNER'S DEDICATION

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# MONTE CRISTO AT LACAILLE PLAT

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

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

By: \_\_\_\_\_

By: \_\_\_\_\_

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ J.S.S.

County of Salt Lake \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

RESIDING IN \_\_\_\_\_ COUNTY.

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ J.S.S.

County of Salt Lake \_\_\_\_\_

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MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

RESIDING IN \_\_\_\_\_ COUNTY.

# MONTE CRISTO AT LACAILLE PLAT

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

RECORDED #

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

REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE: \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

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

ROCKY MOUNTAIN POWER NOTES:  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND OBLIGATIONS DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT OF WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:  
Quistar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owner's Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

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

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

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

## DEVELOPER

ORD, LLC

9071 S 1300 W, STE 100

WEST JORDAN, UTAH 84008

PHONE: 801.984.5770

## RECORD SURVEY DATA

ROS NO: \_\_\_\_\_

S: \_\_\_\_\_

## ENSIGN

SALT LAKE CITY

45 W. 10000 S., Suite 500

Sandy, UT 84070

Phone: 801.255.0529

Fax: 801.255.4449

WWW.ENSIGNENG.COM

## LAYTON

PHONE: 801.947.1100

TOOLE

PHONE: 435.843.3030

CEDAR CITY

PHONE: 435.863.1633

RICHFIELD

PHONE: 435.996.2863

## SHEET 1 OF 1

PROJECT NUMBER : 4978E

MANAGER : DAJ

DRAWN BY : KFW

CHECKED BY : PMH

DATE : 9/3/21

## SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

DATE: \_\_\_\_\_

SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

## EASEMENT APPROVAL

CENTURYLINK

DATE: \_\_\_\_\_

ROCKY MOUNTAIN POWER

DATE: \_\_\_\_\_

DOMINION ENERGY UTAH

DATE: \_\_\_\_\_

COMCAST

DATE: \_\_\_\_\_

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE SANDY CITY PLANNING COMMISSION

CHAIR, SANDY CITY PLANNING COMMISSION

## CITY PARKS & RECREATION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.

SANDY CITY PARKS & RECREATION DEPARTMENT DIRECTOR

## COTTONWOOD IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE COTTONWOOD IMPROVEMENT DISTRICT.

COTTONWOOD IMPROVEMENT DISTRICT, MANAGER

## CITY ENGINEER APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE SANDY CITY ENGINEER.

SANDY CITY ENGINEER

## PUBLIC UTILITIES DEPARTMENT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT

SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

## SANDY CITY MAYOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE SANDY CITY MAYOR.

MAYOR

ATTEST: CLERK

## CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY THE SANDY CITY ATTORNEY.

SANDY CITY ATTORNEY



811

Know what's below.  
Call before you dig.

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

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

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 ROADWAY PAVEMENT PER DETAIL 2/C-500
  - 2 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 4/C-500.
  - 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
  - 4 PRIVATE ROADWAY STREET LIGHTING. SEE DETAIL 9/C-500.
  - 5 30" COLLECTION CURB AND GUTTER PER APWA PLAN 205.
  - 6 PRIVATE ROADWAY CROSS-SECTION PER DETAIL 7/C-500.
  - 7 PUBLIC ROADWAY STREET LIGHTING PER SANDY CITY STDS. SEE DETAIL 8/C-500.
  - 8 CONNECT TO EXISTING SIDEWALK. SEE GRADING PLAN FOR DETAILS.
  - 9 PUBLIC ROADWAY CROSS-SECTION PER DETAIL 6/C-500.
  - 10 4.0' CONCRETE WATERWAY PER SANDY CITY DETAIL CG-03. SEE SHEET C-500.
  - 11 TAPER CURB TO PROVIDE DRIVE APPROACH FOR EXISTING ACCESS.

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

**SANDY CITY NOTES**

- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS").
- PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN. HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY, TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
- DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS. AT ALL TIMES, HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS, AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DP@USG.SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.

**STREET LIGHT NOTES**

- COORDINATION**
- DEVELOPER SHALL NOTIFY A PUBLIC UTILITIES INSPECTOR TWO (2) WORKING DAYS PRIOR TO BEGINNING STREET LIGHT CONSTRUCTION.
  - ROCKY MOUNTAIN POWER WILL CONNECT THE STREET LIGHT TO A JUNCTION BOX OR TRANSFORMER. CONTRACTOR SHALL SUPPLY BURIED WIRE TO POWER SOURCE PLUS THREE (3) FEET, AS REQUIRED (SEE STANDARD DETAIL SL-09, RMP STREET LIGHT POINT-OF-DISCONNECT DIAGRAM).
  - SANDY CITY WILL NOTIFY ROCKY MOUNTAIN POWER AND REQUEST THE LIGHT BE ENERGIZED UPON APPROVAL FROM THE SANDY CITY PUBLIC UTILITIES INSPECTOR. NO BOND WILL BE RELEASED UNTIL THE LIGHT IS FULLY FUNCTIONAL AND THE I.D. NUMBER IS ON THE POLE.
- INSTALLATION**
- STREET LIGHT POLES SHALL NOT BE WITHIN FOUR (4) FEET OF WATER VALVE AND TEN (10) FEET OF FIRE HYDRANTS.
  - INSTALLATION OF STREET LIGHT POLES WITHIN CLOSE PROXIMITY OF TREES, MAILBOXES, AND UTILITIES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY UTILITIES.
  - STREET LIGHT POLE SHALL BE SET PLUMB AND VERTICAL.
  - PHOTOCELLS SHALL BE ORIENTED TO THE NORTH FOR ARTERIAL STREETLIGHT. CONFIRM THAT STREET LIGHT FIXTURE IS ORIENTED APPROPRIATELY WITH STREET SIDE TOWARD STREET.
  - ON ALL RESIDENTIAL STREET LIGHTS, A MINIMUM OF TWO (2) BAGS OF 80 POUND CONCRETE MIX SHALL BE USED. A MINIMUM OF TWELVE (12) INCH DIAMETER HOLE SHALL BE PROVIDED FOR THE INSTALLATION OF THE STREET LIGHT POLE. POLE SHALL BE CENTERED IN HOLE AND PLUMB. FILL THE HOLE WITH CONCRETE TO WITHIN TWO (2) INCHES OF WIRE HOLE, BUT NOT ABOVE. POST MIX IS NOT ACCEPTABLE. CONCRETE FORMS SUCH AS SAUNATUBE ARE NOT PERMITTED.
  - FOR RESIDENTIAL STREET LIGHT INSTALLATION, REFERS TO SANDY CITY STANDARD DETAIL SL-01, 02, 03, AND 09.
  - FOR ARTERIAL STREET LIGHT INSTALLATION, REFERS TO STREET CITY STANDARD DETAILS SL-04, 05, 06, 07, 08, AND 09.



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THE STANDARD IN ENGINEERING

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**LAYTON**  
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**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
QRD LLC  
9071 SOUTH 1300 WEST, SUITE 100  
WEST JORDAN, UTAH 84088  
CONTACT:  
CHRIS MCANDLESS  
PHONE: 801-597-4575

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



**SITE PLAN**

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

**C-100**



811

Know what's below.  
Call before you dig.

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

STORM WATER NOTES

1. Notify Sandy City Public Utilities Inspector (801-568-7280), at least one business day (24 hours) prior to beginning construction.

2. A pre-construction meeting is required once final approval has been granted. The pre-construction meeting shall be scheduled through Sandy City Public Works Department.

3. All construction shall conform to the latest revision of the Sandy City Standard Specifications and Details for Municipal Construction and/or other requirements as set forth in the Public Utilities Final Review and Approval Letter established for the development. Specifications and details can be obtained on the Sandy City website.

4. Submittals are required to be approved by the Engineer for all bedding, backfill, pipe, and structures (inlet boxes, combo boxes, and junction boxes). Submittals must have sufficient information to show that the proposed items conform to Sandy City standards and specifications.

5. Construction work shall be conducted in accordance with the Utah Pollution Discharge Elimination System (UPDES) regulations.

6. All materials and work done in UDOT right-of-way shall conform to UDOT standards and specifications (delete if not applicable).

7. Non-shrink grout shall be used wherever grout is required for the storm drain facilities.

8. Cut pipes off flush with the inside wall of the box or manhole and grout at connection of pipe to box to a smooth finish. Additionally, all jagged or sharp edges at pipe connections are to be removed and grouted smooth.
9. Grout between grade rings. For each inlet box that is located next to a curb, the curb and gutter Contractor is responsible to remove all protruding, jagged or sharp concrete edges and to grout between bottom of inlet lid frame and top of concrete box. Grout to create a smooth, beveled transition at all edges in clean out and inlet boxes. Grout around all edges of the restrictive orifice plate.

10. Remove snap ties, nails, rebar and other protrusions from the box or pipe inside surface, as well as all form work, plastic and cardboard.

11. Silt and debris are to be cleaned out of all inlet boxes, combo boxes, junction boxes, and pipe. The boxes and pipes are to be maintained in a clean condition until after the final bond release inspection.

12. Clean off all manhole lids and inlet grades of asphalt, concrete, tar or other adhesives to allow access.

13. Where a sump is required, the Sandy City Public Utilities Inspector shall be contacted prior to construction to provide an opportunity to check the volume of gravel and gravel gradation.

14. Signs must be posted near each inlet box located in a drinking water recharge zone, with the following words "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED".

15. All inlet, combo and junction boxes shall be placed on 12-inch (min.) compacted stabilization material.

16. A video of all pipes must be completed before the 80% or 90% bond release and again before final bond release.

LEGEND:

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

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.

9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.

11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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

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



**GRADING AND  
DRAINAGE PLAN**

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

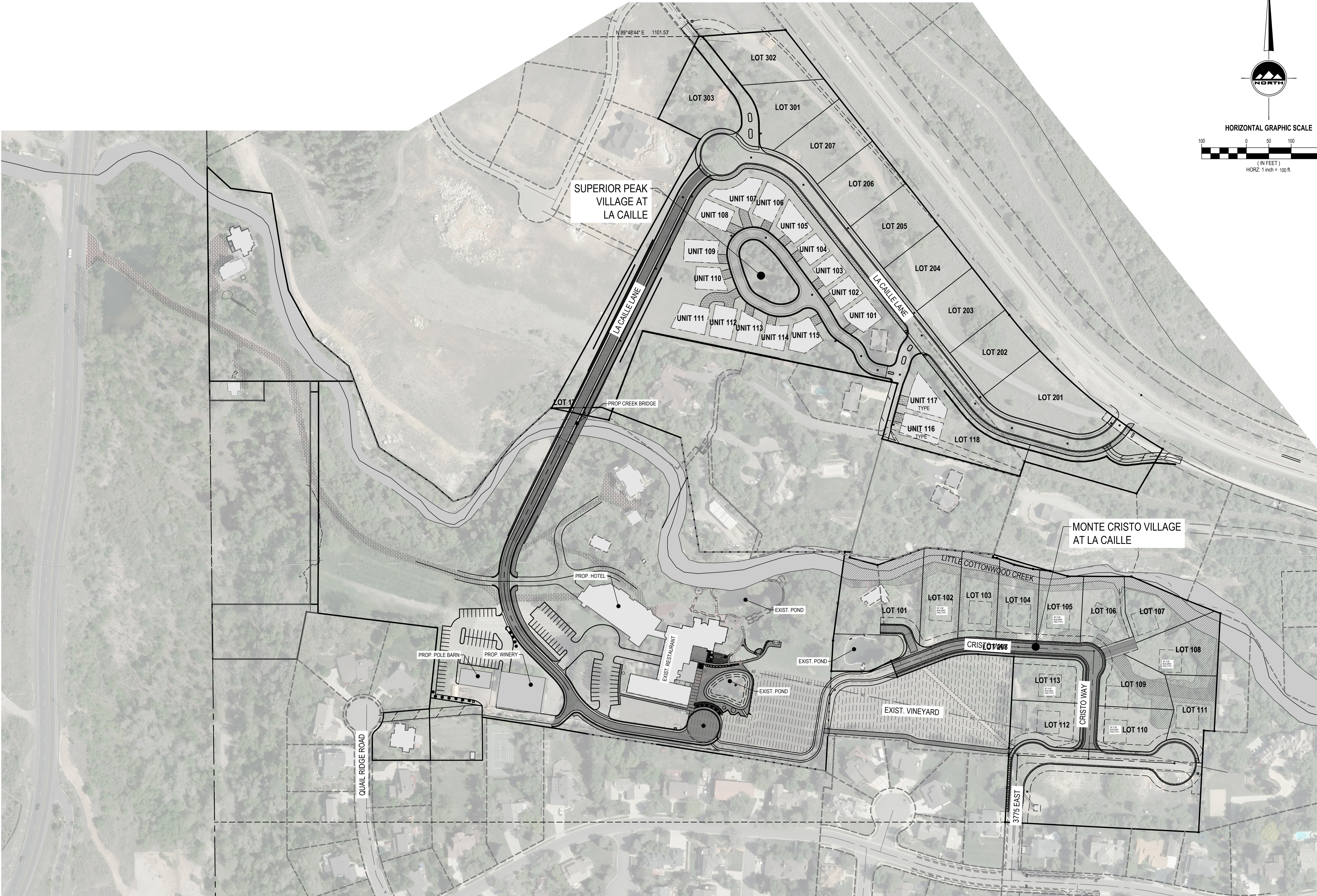
**C-200**



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CHRIS MCCANDLESS  
PHONE: 801-597-4575

MONTE CRISTO

AT La CAILLE PROPERTY

3775 E LITTLE COTTONWOOD LANE (9700 S)

SANDY, UTAH

LA CAILLE AREA  
MASTER PLAN

PROJECT NUMBER  
4978F

DRAWN BY  
M. WINTERS

PROJECT MANAGER  
D. JENKINS

PRINT DATE  
9/3/21

CHECKED BY  
D. JENKINS

C-002





September 8, 2021

**Sandy City Planning Commissioners**

Hand Delivered – 10000 South Centennial Parkway

Sandy City, UT 84070

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

Dear Planning Commissioners and Staff:

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

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

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



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

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

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

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



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

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

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

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

Sincerely,

**Quail Run Development LLC by its Manager CW Management Corporation**



Chris McCandless, President





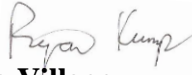
# DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn  
Mayor

Matthew Huish  
Chief Administrative Officer

Michael Gladbach, P.E.  
Director

## RECOMMENDATION FOR SPECIAL EXCEPTIONS

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

---

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

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

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

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



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

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





## Neighborhood Meeting Summary – Granite Community #30

---

**Date:** 4/28/21

**Location:** Virtual Zoom Meeting

**Community #/Name:** #30 Granite Community

**Community Coordinator:**

**Project Name:** Monte Cristo Village

**Number of Attendees:** 22

**Applicants:** QRD LLC

**Number of Invitees:** 75

**Length of Meeting:** 105 min

**Notice Radius:** 500 ft.

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

### **Community Comments:**

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





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

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

May 2021

# I SUPPORT THE VINEYARD

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

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

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

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

Denise Ceterloh 4022 Canyon View Pl Sandy UT 84092

Debbie Bessel 4432 Wasatch Resort Rd 801-870-9538

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

Barry Heflin 3074 E Quiet Ridge 801-556-3388

Mike 3023 E Little Cottonwood Ln Sandy 84092

Leann Pittman 3641 Quiet Ridge Circle 801-448-4521

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

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

Ann G. Wiley 9708 AL Pine Valley Cir

Wally 9711 S Lake Place

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

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

(Todd Smith)

Michael & Nancy Nebeker 3803 Little Cottonwood Lane

Sandy, UT 84092

801-556-0028

Raren Simonson 3819 E Little Cottonwood Ln

Sandy UT 84092

801-586-3206



May 2021

# I SUPPORT THE VINEYARD

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

Jason Vincent Transport-AV@hotmail.com


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

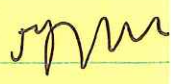
Matt Williams  
9759 Deer Brook Cir



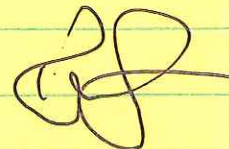
May 2021

# I SUPPORT THE VINEYARD

Jaclyn Vincent 8696 Quiet Ridge Cir 801-910-5552 

Joni Jensen 3744 Mountain Valley Way 801-808-0576 

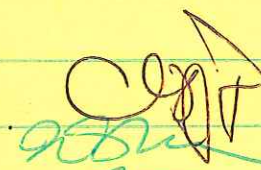
Karl Sun 9751 Little Cottonwood Pl.



Trina Sheranian 4126 Windcreek Rd 801-657-3434 

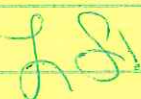
Branden Sheranian 4126 Windcreek Rd.


Christian Davidson 3652 Little Cottonwood Ln.  
+ Jessica Davidson



Rick Winwood 3934 Little Cottonwood Ln 

Valerie Winwood 3934 Little Cottonwood Val Ln


Laura Siler 3449 E. Creek Rd. 

Patrick Romero 4894 E Gata Way 

Karalee Kocheva 3649 Alta Ridge Cir

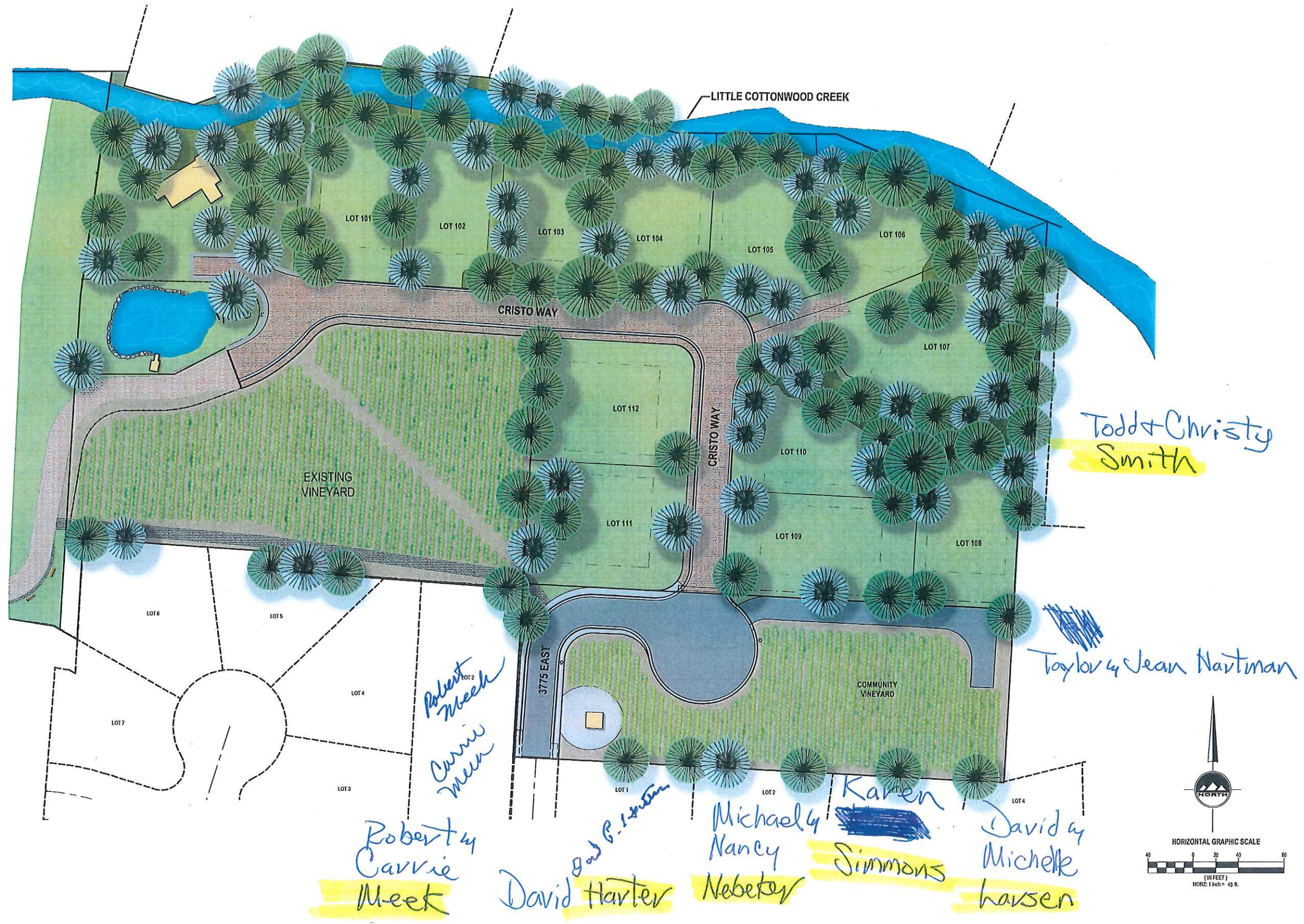
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