

EXHIBIT R

MEMORANDUM

TO: KELLY O'NEILL, DEVELOPMENT SERVICES DIRECTOR
FROM: MIKE WALKER, DIRECTOR OF PUBLIC WORKS
RE: PUBLIC WORKS COMMENTS - FILE NO. 21 -014 SUB/TREE
DATE: AUGUST 31, 2021

The following are Public Works' comments on the above-referenced application.

Transportation

Dubarko Rd. and the public access lane identified as Street "C" create "T" intersections at their connection to Street "A" and Street "B" respectively. The distance between the two nearest edges of the right-of-way between Dubarko Rd. (an arterial) and the public access lane is less than the minimum 150 ft. dimension in sections 17.84.50(E)2 Sandy Municipal Code (SMC).

Street "B" is designated as a collector on the site plan and roughly corresponds to the location of a collector street depicted in the TSP. Section 17.98.80 states that "Accesses to arterials or collectors shall be located a minimum of 150 feet from any other access or street intersection." The distance between public access lane identified as Street "C" at its connection to Street "B" and Dubarko Road is less than the 150 ft. dimensional standard in this section of the Code.

Sheet C5 of the applicant's submission contains a statement indicating that "Both of the proposed cul-de-sacs have less than 50% of their circumference covered by driveway drops". No dimensional information is shown on the site plan to support this statement. The location, number and width of all driveway approaches in cul-de-sacs shall not exceed the dimensional standards in section 17.98.100 SMC.

The site plan does not depict frontage improvements (curbs, sidewalks, street lighting, storm drainage, etc.) on the Highway 26 frontage of the site required under section 17.84.50(F)1 and 17.84.30(A) SMC.

The proposed alignment of Dubarko does not connect to Hwy 26 as shown in the TSP and as required in section 17.84.50(D).

Utilities

The proposed 10' wide public storm drainage easements depicted between lots 27 and 28 and at the rear of lots 9-13 do not meet the minimum dimensional requirement for public facility easements in section 17.84.90(A)2 SMC.

The applicant shall install all water lines and fire hydrants in compliance with the applicable standards in Section 17.100.230, which lists requirements for water facilities. The existing 8-inch diameter water line resides in an easement granted to the City of Sandy recorded at 2004-110340. The applicant shall replace the existing waterline with an 8-inch diameter water line at a depth approved by the City Engineer. There will be no

compensation or credits for replacement of the existing water line. This pipe is a standard pressure line and will be used to provide domestic water service to the development. The City's water master plan shows an 18-inch diameter water line in Dubarko Road south of Highway 26. The applicant shall install an 18-inch water line in Dubarko Rd. connected to the existing 18-inch water line at the west end of the site and the existing 12-inch line on Highway 26. Due to the elevation of the site relative to the existing water reservoirs on Vista Loop Drive this line will be a low-pressure, high-volume line and will be used for fire protection. The cost difference between a standard diameter water line and the required 18-inch water line is eligible for Water System Development Charge (SDC) credits. The amount of the credit provided will be based on the Water System Construction Cost Credit table in the Water System Development Charge Methodology adopted by City Council motion on September 5, 2017.

Section 17.84.60D SMC states: "As necessary to provide for orderly development of adjacent properties, public facilities installed concurrent with development of a site shall be extended through the site to the edge of adjacent property(ies)". The applicant shall extend the existing 12-inch water main in Highway 26 east from the proposed intersection of Dubarko Road and Highway 26 to the east boundary of the site. The cost difference between a standard diameter (8 inch) water line and the required 12-inch water line is eligible for Water System Development Charge (SDC) credits. The amount of the credit provided will be based on the Water System Construction Cost Credit table in the Water System Development Charge Methodology adopted by City Council motion on September 5, 2017.

General

Public utility and street plans for land use applications are submitted to comply with the requirements in 17.100.60 SMC. Land use approval does not connote approval of utility or street construction plans which are subject to a separate submittal and review process.