

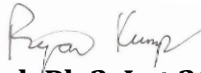


MICHAEL GLADBACH  
PUBLIC WORKS DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## RECOMMENDATION FOR SPECIAL EXCEPTION

**DATE:** November 11, 2021  
**TO:** Mike Wilcox, Planner  
**FROM:** Ryan C. Kump, P.E., City Engineer   
**SUBJECT:** **Project Name: Pepperwood Creek Ph 2, Lot 206 Special Exception**  
**Plan Case Number: SPX11112021-006203**  
**Project Address: 10909 South Secret View Road**

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In accordance with the Sandy City Land Development Code, Chapter 21-15-4 (b) *Development Standards for All Sensitive Areas.*

(6) *Grading, Cuts and Fill.*

f. No grading, cuts, fills, or terracing will be allowed on a continuous hillside of 30 percent or greater slope, crest (upslope or downslope) unless otherwise determined by the Planning Commission upon recommendation of the Director and City Engineer.

Originally a natural drainage channel, lot 206 of Pepperwood Creek Ph 2 currently has existing natural 30% slopes ringing the property on the north, east, and south. These existing slopes have reduced elevation due to fill material placed inside the natural channel. The remaining natural slopes retain native vegetation and are undisturbed. A manmade 30%+ slope now exists on the west side of the lot, this slope has a minor amount of revegetation in place.

These natural slopes were first disturbed by original subdivision construction in 2007. This included a sewer line through the channel, roadway embankment, and fill material in the lot. In 2014 significantly more fill material was brought to the property with a grading permit. This fill material was over 10' in locations. These two fill projects reduced the overall height and footprint of the original native slopes. See attached approved grading plan and permit from 2014.

The Pepperwood Creek Ph2 plat from 2007 protected slopes on the north and west side of the lot. The grading project completed 2014 significantly encroached and modified the protected slopes.

It is recommended an amended plat be approved to formally accept the current conditions of the lot and previous fill projects. In exchange for removing previously protected slopes, additional areas within the lot will gain protected status. Existing native vegetation will be permanently preserved, and the additional impacts to the lot will be

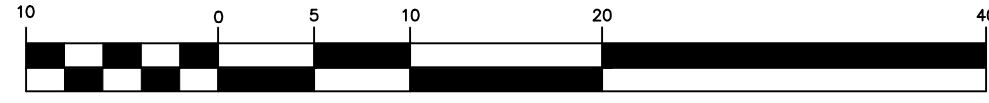
minimized by accepting the current conditions. Attempting to restore the original protected slopes by removal of the fill material will reset 7 years of revegetation and could cause additional erosion and slope damage. Reviewing any proposed building permit applications will be better served using existing conditions for setbacks and grading, as opposed to the 2007 plat which is not consistent with existing conditions.

Attachments:

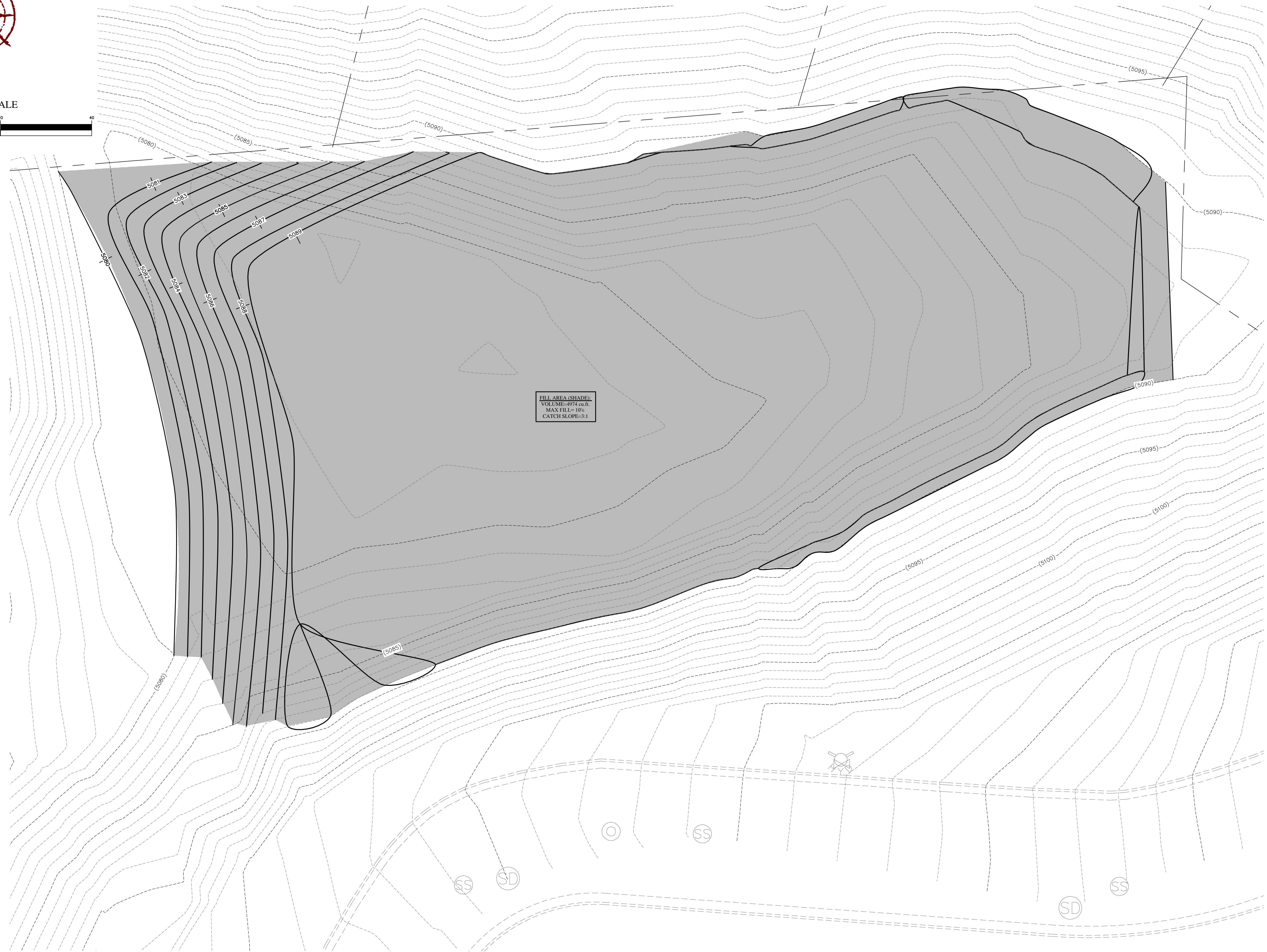
- A. Grading plan for 2014 fill material
- B. Approved grading permit associated with 2014 grading plan



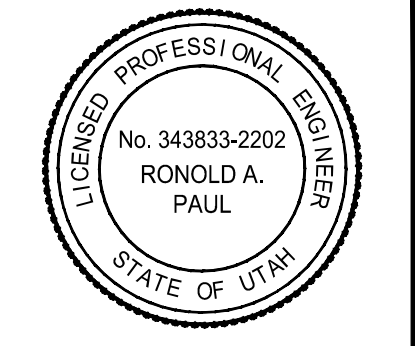
GRAPHIC SCALE



(IN FEET)  
1 inch = 10 ft.



FILL AREA (SHADE):  
VOLUME=4974 cu.ft.  
MAX FILL=10%  
CATCH SLOPE=3:1



**PEPPERWOOD CREEK - LOT 206/207**  
SANDY, UTAH  
**MASS GRADE (FILL)**

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**MASS GRADE (FILL)**

Scale: 1"=10' Drawn: JSB  
 Date: 5/28/2014 Job #: 12-149  
 Sheet: MG1







# SANDY CITY BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN STAMPED

Permit NO. RESB-6-14-9212

Permit Type: Building (R)

Work Classification: Grading

Phone: 801 - 568 - 7251

Issue Date: 6/2/2014

Expires: 11/29/2014

**Project Information:**

**Owner Information:**

Valuation: 0

Sq Ft: 0

10909 S SECRET VIEW RD Sandy, UT 84092 28144520350000	Subdivision: Pepperwood Creek 2 Lot No.: 206 Zoning: PUD(1.62)	PEPPERWOOD CREEK INVE 5320 S 900 E 250 MURRAY UT 84117
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REVIEWED FOR CODE COMPLIANCE  
**APPROVED**  
**SANDY CITY**  
06/02/2014  
*Stephany McCarty*  
BY \_\_\_\_\_

**Building Information:**

**Setback Information:**

Sq ft Building	Sq ft Garage	No of Stories:	Front:
Rough Basement:	Type of Building	Occ. Group:	Left:
Finish Basement:	No of Dwellings:	Max Occ. Load:	Right:
Sq ft Carport:	No of Buildings:	Fire Sprinklers:	Rear:

**Proposed Construction / Details:** GRADING  
**Special Conditions:**

Contractor(s)	Contractor Type	Business Address	Phone
HORMAN CONSTRUCTION	General	5320 S 900 E SALT LAKE CITY, UT 84117	(801)580-1755

Fee	Amount
1% State Surcharge	\$0.57
Grading Permit Fee	\$57.00
<b>Total:</b>	<b>\$57.57</b>

**Required Inspections:**      **IVR #:**  
For Inspections call :  
**(801) 568 - 7251**  
24 hour notice required for inspection

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period or 180 days at any time after work is commenced.  
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

*[Signature]*  
\_\_\_\_\_  
Signature of Contractor or Authorized Agent

*6-3-14*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner (if owner)

\_\_\_\_\_  
Date

All work in the public way requires an  
Excavation Permit from Public Works.  
801-568-2964

Decisions relative to this application are subject to review by the chief executive officer of the municipal or county entity issuing the single-family residential building permit and appeal under the International Residential Code.