



CONSULTING ENGINEERS AND SURVEYORS

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July 10, 2019

Brian McCuiston, Planning Director  
Sandy City  
10000 Centennial Parkway  
Sandy City, UT 84070

**RE: BRYCE ZUNDEL PROPERTY – 10471 SOUTH WASATCH BOULEVARD**

Brian:

Thank you for meeting with us regarding this development. This letter is to request a variance from the Sandy City board of adjustments.

Bryce Zundel, is the owner of the property at 10471 Wasatch Blvd, Sandy, Utah. This property is lot 27, of Seven Springs Subdivision and was platted and approved back in 1978 (attached). We have performed a topographic survey on this property and the majority of it is over 30% slope. The reason for this Board of Adjustment application is to request a variance to build on slopes that exceed 30% based upon the Sandy City Code 15A-15-05 Special Exceptions. Paragraph "A. Previously Platted Lots".

This says " If a lot which contains or is adjacent to 30% or greater slopes was platted, approved and recorded prior to the adoption of sensitive area (or similar) regulations either in Salt Lake County or Sandy and such lot does not comply with Sandy City's current Sensitive Area Overlay Zone, a property owner may request a special exception from the Director to allow construction on the property at reduced or no setback from the 30% or greater slope. If it is determined that this exception applies, the lot will not be required to proceed through Sensitive Area Overlay Zone review through special requirements to protect the health, safety and welfare of the lot owner and residents of the City will be imposed before the issuance of a building permit. A property owner may request this exception..."

We have met a couple of times with the Director, Mike Gladbach, prior to preparing the drawings. We have also spoke with Lennie Chanthaphuang with Public Utilities regarding the required storm runoff storage requirements.

The hardship for this property is substantial, as the current requirements in the Sensitive Overlay Zone would make this lot unbuildable. The property is currently not maintained. We believe this variance will provide an opportunity for the owner to create a beautiful home and landscaping on what is currently an undeveloped lot with weeds and other vegetation. We have incorporated many design features in order to reduce the impact to the hillside. This includes narrowing the footprint of the home, and balancing the impact by including additional retaining walls in the front of the property and increasing the driveway to the max slope of 15%.

Thank you again for your consideration to allow my client to build on his property. If you have any questions or need any additional explanations, please don't hesitate to let me know.

**GILSON ENGINEERING, INC**  
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A handwritten signature in blue ink, appearing to read 'Brad Gilson', with a long horizontal flourish extending to the right.

Brad Gilson, P.E.