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DIRECTOR

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# MEMORANDUM

September 11, 2018

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Amending Lot 1086, Pepperwood Phase 10E SUB-07-18-5457  
5 Carriagewood Cove (approx. 2650 East 11200 South)  
[Pepper Dell, Community #28]

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**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area and all lots within this phase of development.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#05-11	The Plat for Phase 10E of Pepperwood was recorded on 11/20/2009 and includes 6 lots within the PUD(1.62) Zone.

### REQUEST

Mr. Kelley Hansen is requesting to modify Lot 1086 of the Pepperwood Phase 10E plat to formerly amend a 30% slope designation on his property located at **5 Carriagewood Cove (approx. 2650 East 11200 South)** (see map for location). This proposal is to have the Planning Commission determine that a small area on the west side of this lot is NOT actually an area of 30% or greater slope and restricted from improvements. An approval will allow the area to be further improved with a proposed single family home.

### BACKGROUND

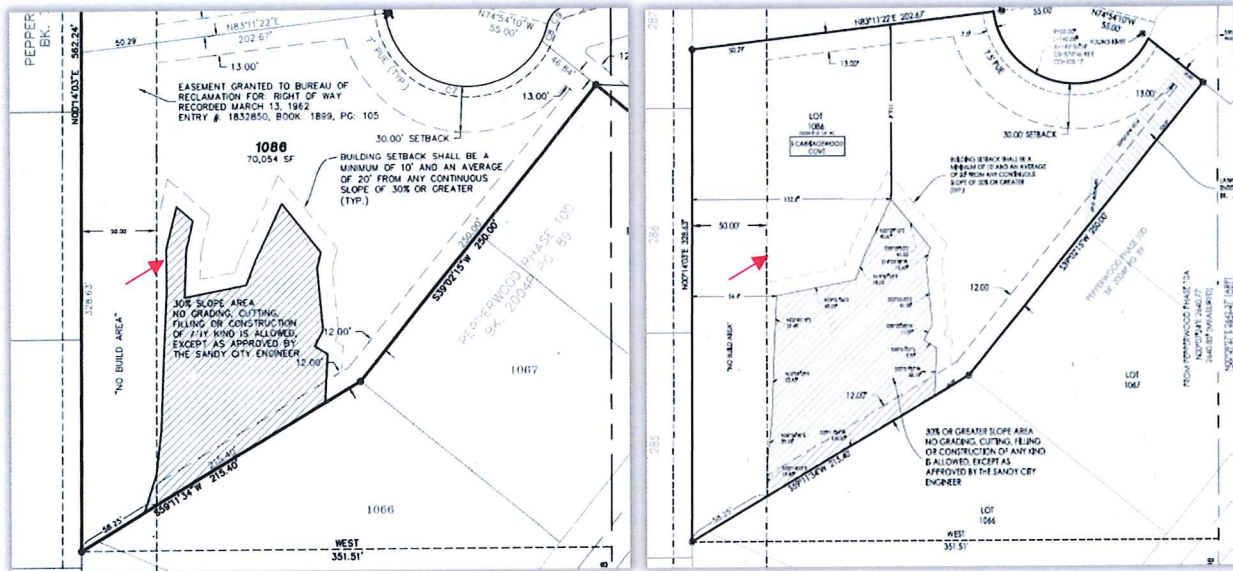
The subject property is Lot 1086 of the Pepperwood Phase 10E Subdivision (see the recorded plat). This property is within the Sensitive Area Overlay Zone and the plat designated areas that contained slopes greater than 30%. This property is within the Pepperwood planned unit development (PUD) and is within the existing zoning of PUD(1.62) and has been developed with single family homes on all sides. The lot has not yet had a home built on the property.

**NOTICE**

Mailed notices were sent to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. No neighborhood meeting has been held on this item.

**ANALYSIS**

Mr. Hansen has presented information and evidence that a portion of the area designated on this lot should have been determined to be an anomaly and not designated as protected 30% slope.



The City Engineer has reviewed the request and the materials provided by the applicant thoroughly. After this review and a site visit, he has provide a positive recommendation to the Planning Commission to approve the request of Mr. Hansen (see the attached Public Works Letter). He has found that a portion of the area designated on the plat as 30% slope was a result of a man made slope alteration from the construction of the Metropolitan Water District of Salt Lake and Sandy.

**STAFF RECOMMENDATION**

**Recommendation**

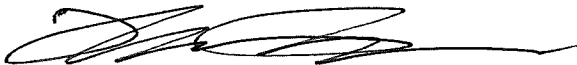
Staff recommends that the Planning Commission determine that final subdivision review and Sensitive Area Overlay Zone review is complete for the proposed plat “Amending Lot 1086, Pepperwood Phase 10E”, located at 5 Carriagewood Cove (approx. 2650 East 11200 South), and be subject to the following conditions:

1. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
2. That the property comply with all requirements of the PUD(1.62) zone and the Sensitive Area Overlay Zone.
3. That the typical minimum setbacks remain unchanged from previous approvals.

4. That dwelling structures be prohibited from any area that is equal to or in excess of a 30% slope. The location of a dwelling or detached structures shall be no closer than an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope of 30% or greater.
5. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that prospective builders and homeowners be apprised of the restrictive nature of the hillside lots.
6. That grading, home placement, and vegetation plans be submitted and approved prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope.
7. That the home 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.
8. That the previous conditions of approval of the Pepperwood Phase 10 subdivision approvals remain in force and are not nullified by this action.

Planner:

Reviewed by:



Mike Wilcox  
Zoning Administrator

