



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY  
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum August 3, 2023

To: Planning Commission  
From: Community Development Department  
Subject: Rainbow Oaks P.U.D. Amended (Preliminary  
Subdivision Review) & Public Utility Easement Vacation  
11489 S. Oberland Rd.  
(Bell Canyon, Community #27)

SUB06052023-006543  
MSC07262023-006573  
PUD(2) Zone  
Approx. 2 Acres

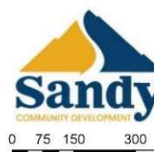
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject property, posted on public websites and at three public locations, sent to affected entities and a sign was posted on the site.

### Request

The applicant, Laura Bunker of Magleby Construction, (representing the property owners Paul and Nichole Lambert), is requesting a plat amendment for the property located at 11489 S. Oberland Rd. The request is to amend a portion of the *Rainbow Oaks P.U.D.* Subdivision Plat by: 1) formalizing multiple lot line adjustments into a single platted lot, 2) creating a public utility water easement (including a vacation of an existing public utility easement (PUE)), and 3) modifying the boundaries of the protected  $\geq 30\%$  slope areas. No new lots are proposed with this application. See Exhibit "A" for the existing plat and Exhibit "B" for the preliminary amended plat.

### Background

The subject property includes the original Lot 5 of the Rainbow Oaks P.U.D. subdivision plat, which was created in 1992, and several nearby parcel that were assembled together over the years. This property is within the PUD(2) zoning district and is also within the Sensitive Area Overlay (SAO) Zone. The existing plat designated areas that contain slopes greater than 30% and a public utility easement that affect the subject property. It is surrounded by other developed single-family homes zoned PUD(2) to the west, and R-1-20 and R-1-40(A) to the east.



SUB06052023-006543  
Plat Amendment  
11489 S Oberland Rd

Sandy City, Community  
Development Department

0 75 150 300 450 600 Feet

Property Case History	
Case Number	Case Summary
S 91-51	Rainbow Oaks P.U.D. Subdivision (1992)
S 01-11	Lot Line Adjustment
SUB-6-13-3019	Peterson/Stilson Lot Line Adjustment
SUB-12-15-4810	Peterson Lot Line Adjustment

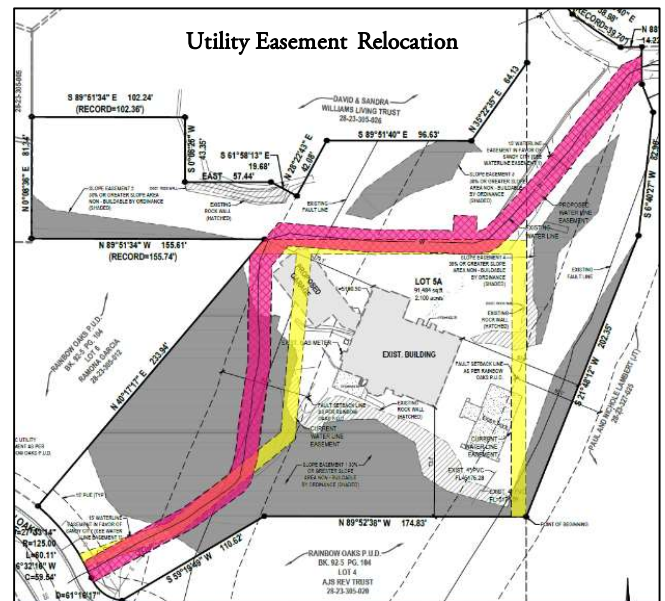
## Public Notice and Outreach

A public notice was mailed out to all property owners within 500 feet of the subject property, posted on public websites and at three public locations, sent to affected entities, and the property was posted with a public notice prior to the Planning Commission meeting. No neighborhood meeting was required by the Community Development Director.

## Analysis

The proposal is an amendment to the *Rainbow Oaks P.U.D.* Subdivision Plat. The proposed amendments are described in more detail as follows.

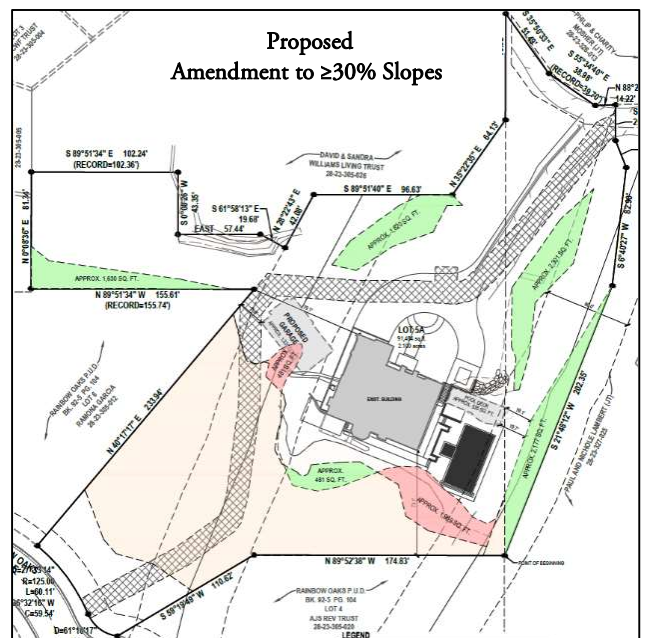
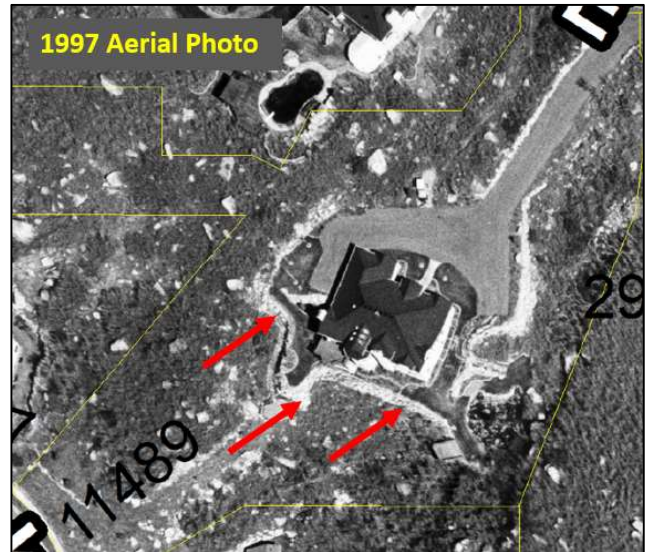
1. **Lot Consolidation:** Since the Rainbow Oaks P.U.D. Subdivision Plat was created in 1992, there have been several lot line adjustments to join abutting land areas with the subject parcel (Lot 5). See permit history above. To formerly memorialize these actions, the applicant proposes to consolidate these parcels into one platted lot in the Rainbow Oaks P.U.D. Amended Subdivision Plat.
2. **Relocate Utility Easement:** The applicant proposes to relocate a public utility easement to align with the location of a new water line. The applicant has worked with the Sandy Public Utilities Department to loop the water line from Rainbow Oaks Circle to Oberland Road, thereby creating the necessary fire flow to sustain future home improvements desired by the applicant. With this realignment of the water line, the applicant proposes to vacate the existing public utility easement. To do so, [Sec. 21-30-7](#) requires a public hearing before the Planning Commission and final decision by the City Council. This aspect of the plat amendment is scheduled for City Council review and decision following the Planning Commission's recommendation. Exhibit "D" and the illustration to the right shows the location of the existing public utility easement in yellow, and the location of the new public utility easement in pink.
3. **Amend Protected  $\geq 30\%$  Slopes:** The applicant proposes to amend the protected  $\geq 30\%$  slope areas to reflect existing terrain more accurately on the site. Aerial photos of the site show site modifications since the original home was constructed approximately three decades ago. Site modifications at that time included grading and construction of retaining walls around the southern portion of the house that impacted protected steep slope areas (see illustration on following page and Exhibit "H").





City Engineer Ryan Kump, P.E, has analyzed the proposed amendment to protected slope areas (Exhibit “I”). He states *“the proposed protected slope line coincides with the base of an existing rock retaining wall. ... Given the well-established nature of the wall, disrupting it to restore the original protected platted area would be counterproductive, resulting in unnecessary demolition and grading that would scar the hillside further. By placing the protected slope line at the base of the wall, all the area below the wall is preserved, and the wall itself becomes a legally conforming structure, providing a clear delineation of the protected slope in the field.”*

Exhibit “E” and the illustration to the lower-right shows areas proposed to be removed in red, areas to be added in green, and areas with no change to the protected 30% slope shown in beige. As proposed, approximately 2,450 square feet is proposed to be removed and 8,409 square feet is proposed to be added to the protected  $\geq 30\%$  slope. The net effect is an increase of approximately 5,959 square feet of protected hillside area that will be designated on the amended plat. Based on this analysis, Ryan Kump determines that *“Sandy City Engineering agrees with the proposed changes and the delineation of the proposed protected slope area.”*



### Staff Concerns

Under the direction of the Sandy Public Utilities Department, it has been necessary for the applicant to disturb areas within the protected  $\geq 30\%$  slope to install the new water line. The applicant states they intend to restore these disturbed areas; however, since the impacted areas are located with protected hillside areas, staff recommends the applicant submit a revegetation plan to the Planning Division for review and approval prior to restoration of the hillside. A condition of approval for a revegetation plan is included in this report.

### Recommendations

- #1** Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the public utility easement vacation as shown in Exhibit “D,” based on the following findings and subject to the following conditions:

#### Findings:

1. The affected property owners are requesting the public utility easement vacation.
2. There is good cause for the easement vacation as the public will be served by the new proposed waterline easement.
3. That no material injury will be done to any person or to the public interest by the vacation of the easement.

#### Conditions:

1. Recording of the easement vacation ordinance shall be done with the Salt Lake County Recorder’s Office.
2. A new public utility easement shall be established for the city waterline as shown on the proposed Rainbow Oaks P.U.D. Amended Plat and illustrated in Exhibit “B”.

#2 Staff recommends that the Planning Commission determine preliminary review is complete for the proposed amendment to the Rainbow Oaks P.U.D. Amended Plat located at 11489 S. Oberland Rd. based on the following findings and subject to the following conditions.

**Findings:**

1. The proposed plat amendment is necessary to consolidate lots, and to accurately reflect the location of public utility easements and protected steep slope areas. No new lots are proposed with this application.
2. No objections to the proposed plat amendment have been received by the Community Development Department to date.
3. The City Engineer finds that the originally platted protected steep slopes does not accurately reflect the current conditions of the natural 30% or greater hillside area and therefore finds good cause for the proposed plat amendment.
4. Installation of a new water line required disturbance of areas within the protected hillside, and these areas will need to be revegetated.
5. City departments and divisions have preliminarily approved the proposed subdivision plat amendment.
6. The proposed subdivision plat amendment will be finalized with city staff and recorded with the Salt Lake County Recorder's Office.

**Conditions:**

1. The applicant shall comply with each department's comments and redlines throughout the final review process and all issues shall be resolved before the subdivision plat can be recorded with the Salt Lake County Recorder's Office.
2. All previous conditions of approval from previous subdivision applications remain in full force and effect on this property.
3. Approval to vacate the public utility easement is conditioned upon the City proceeding through the vacation process through action by the City Council.
4. A revegetation plan prepared by a licensed landscape architect shall be submitted to the Community Development Department for review and approval prior to restoration of the hillside. The objective of the plan is to mimic the native surroundings and blend into the area by applying the following standards:
  - a. Use native plant materials.
  - b. Replace existing plant and tree species with the same species.
  - c. Clump trees and shrubs to mimic the existing natural vegetation pattern.
  - d. Use the *Native Cabin Blend* Grass Seed Mix, which is appropriate for the site's environment.
5. Revegetation of the disturbed hillside areas shall be completed in conjunction with the current and proposed building permits proposed for this property. The applicant shall include a detailed revegetation plan to the satisfaction of staff and obtain a grading permit to restore the affected hillside areas. The restoration shall be completed no later than October 31, 2024.

Planner:



Melissa Anderson  
Zoning Administrator

**Exhibits:**

- A. Existing - Rainbow Oaks PUD Subdivision Plat
- B. Proposed - Preliminary Amended Plat
- C. Overlay Plat Map



- D. Utility Easement Relocation Map
- E. Slope Conversion Map
- F. 30% Slope Map
- G. Contour Map
- H. Applicant's Narrative
- I. Memo from City Engineer Ryan Kump, P.E.

File Name: S:\USERS\PLN\STAFFRPT\2023\SUB06052023-006543 - 11489 OBERLAND RD PLAT AMEND\STAFF REPORT\PC STAFF REPORT - 11489 OBERLAND RD PLAT AMEND.FINAL.DOCX

## SURVEYOR'S CERTIFICATE

I, JAMES W. DENNEY, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold License No. 3819, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **RAINBOW OAKS P.U.D.** and that the same has been correctly surveyed and staked on the ground as shown on this plat.

## BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°53'39" West 371.57 feet the the Southeast Corner of the Parcel previously conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints; thence North 0°17'45" East 349.79 (deed 350.0) feet more or less to the Northeast Corner of said Parcel; thence South 89°47'57" West 275.11 feet more or less to a point on a curve to the left & on the East line of Wasatch Boulevard, the radius point of said curve being North 73°56'03" West 540.00 feet; thence Northerly along the arc of said curve & East line 149.84 feet, (chord bears North 8°06'59" East 148.36 feet); thence North 0°10'01" East 149.58 feet along said East line to a point of a 460.00 foot radius curve to the right; thence Northeasterly along the arc of said curve & East line 13.97 feet, (chord bears North 1°41'30" East 13.96 feet) to the Southwest corner of Hill Haven Estates Subdivision; thence South 89°49'49" East 293.78 feet more or less along said Hill Haven Estates Subdivision; thence North 0°08'36" East 2.33 feet; thence South 89°51'34" East 330.72 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section; thence South 0°07'22" West 661.56 feet along the 1/16 Section line to the point of beginning. Contains 325,604 square feet or 7.47 acres.

## OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the \_\_\_\_\_ undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

## RAINBOW OAKS P.U.D.

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.  
In witness whereof we have hereunto set our hands this 22nd day of April, A.D., 1992

TERRY RODERICK VAN OTTEN AND JOAN MARIE MC CONKEY VAN OTTEN AS CO-TRUSTEES FOR THE TERRY RODERICK VAN OTTEN AND JOAN MARIE MC CONKEY VAN OTTEN INTER-VIVOS TRUST.

TERRY RODERICK VAN OTTEN  
CO-TRUSTEE FOR THE  
TERRY RODERICK VAN OTTEN  
AND JOAN MARIE MC CONKEY  
VAN OTTEN INTER-VIVOS TRUST

JOAN MARIE MC CONKEY VAN OTTEN  
CO-TRUSTEE FOR THE  
TERRY RODERICK VAN OTTEN  
AND JOAN MARIE MC CONKEY  
VAN OTTEN INTER-VIVOS TRUST

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON the 22nd DAY OF April, 1992, PERSONALLY  
APPEARED BEFORE ME TERRY RODERICK VAN OTTEN & JOAN MARIE MC CONKEY  
VAN OTTEN, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT  
THEY ARE THE CO-TRUSTEES OF THE TERRY RODERICK VAN OTTEN AND JOAN  
MARIE MC CONKEY VAN OTTEN INTER-VIVOS TRUST, AND THAT THE WITHIN  
DEDICATION WAS SIGNED IN BEHALF OF SAID TRUST. AND THE SAID TERRY  
RODERICK VAN OTTEN & JOAN MARIE MC CONKEY VAN OTTEN ACKNOWLEDGED  
TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-8-94  
NOTARY PUBLIC

RESIDING IN Sandy, Utah

## RAINBOW OAKS P.U.D.

A PLANNED UNIT DEVELOPMENT IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

RECORDED # 5256410

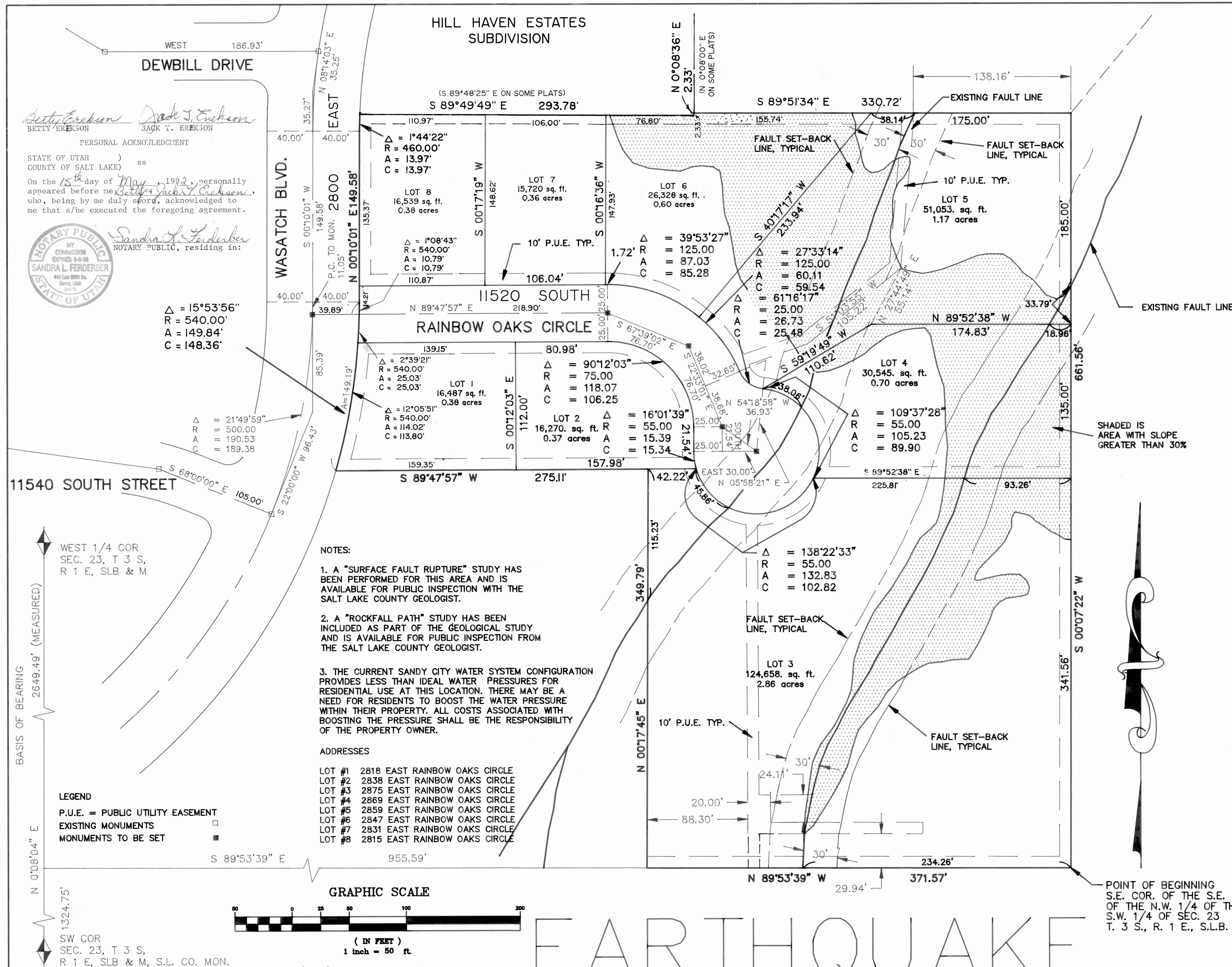
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

TERRY R. VAN OTTEN

DATE 5-18-92 TIME 10:18 AM BOOK 92-5 PAGE 104

FEES

DEPUTY SALT LAKE COUNTY RECORDER



# EARTHQUAKE HAZARD AREA

POINT OF BEGINNING  
S.E. COR. OF THE S.E. 1/4  
OF THE N.W. 1/4 OF THE  
S.W. 1/4 OF SEC. 23  
T. 3 S., R. 1 E., S.L.B. & M.

PREPARED BY  
**BUSH AND GUDGELL, INC.**  
ENGINEERS: PLANNERS: SURVEYORS

555 SOUTH 300 EAST  
S.L.C. UTAH 84111  
PHONE (801) 364-1212  
DATE: 3-9-92 BY: KGB B&G No 41755

**PLANNING COMMISSION**  
APPROVED THIS April DAY OF April, 1992 BY THE  
SANDY CITY PLANNING COMMISSION.  
CHAIRMAN, SANDY CITY PLANNING COMMISSION

SALT LAKE COUNTY SEWAGE IMPROVEMENT  
DISTRICT NO. 1

APPROVED THIS 30th DAY OF April, A.D. 1992  
WILLIAM KENNEDY  
DISTRICT MANAGER

**BOARD OF HEALTH**  
APPROVED THIS 27th DAY OF MARCH, A.D., 1992  
SANDY CITY BOARD OF HEALTH

**FLOOD CONTROL COORDINATOR**  
APPROVED THIS 6th DAY OF April, A.D., 1992  
FLOOD CONTROL COORDINATOR

**ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS  
PLAT AND IT IS CORRECT IN ACCORDANCE WITH  
INFORMATION ON FILE IN THIS OFFICE.  
DATE: 4-6-92  
SANDY CITY ENGINEER

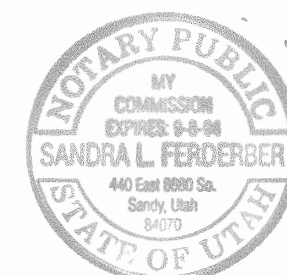
**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 15th DAY OF May, A.D., 1992  
SANDY CITY ATTORNEY

**SANDY CITY MAYORS CABINET**  
PRESENTED TO THE SANDY CITY MAYORS CABINET  
THIS 5th DAY OF May, A.D., 1992 AT WHICH TIME THIS SUBDIVISION WAS  
APPROVED AND ACCEPTED  
ATTEST: SANDY CITY CLERK MAYOR

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
TERRY R. VAN OTTEN  
DATE 5-18-92 TIME 10:18 AM BOOK 92-5 PAGE 104  
FEES  
DEPUTY SALT LAKE COUNTY RECORDER

STATE OF UTAH  
COUNTY OF SALT LAKE) ss

On the 15th day of May, 1992, personally  
appeared before me Betty Erickson,  
who, being by me duly sworn, acknowledged to  
me that s/he executed the foregoing agreement.



Sandra L. Ferderber  
NOTARY PUBLIC, residing in:

Δ = 15°53'56"  
R = 540.00'  
A = 149.84'  
C = 148.36'

Δ = 21°49'59"  
R = 500.00  
A = 190.53  
C = 189.38

WEST 1/4 COR  
SEC. 23, T 3 S,  
R 1 E, SLB & M

2649.49' (MEASURED)

1324.75'

SW COR  
SEC. 23, T 3 S,  
R 1 E, SLB & M, S.L. CO. MON.

Revised Boundary to Lot 1, 2, 7, 8 - MAY 11, 1992

78-23-300-003

28-23-31  
\$24.00

92-5-104



**SANDY CITY PARKS & RECREATION**

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

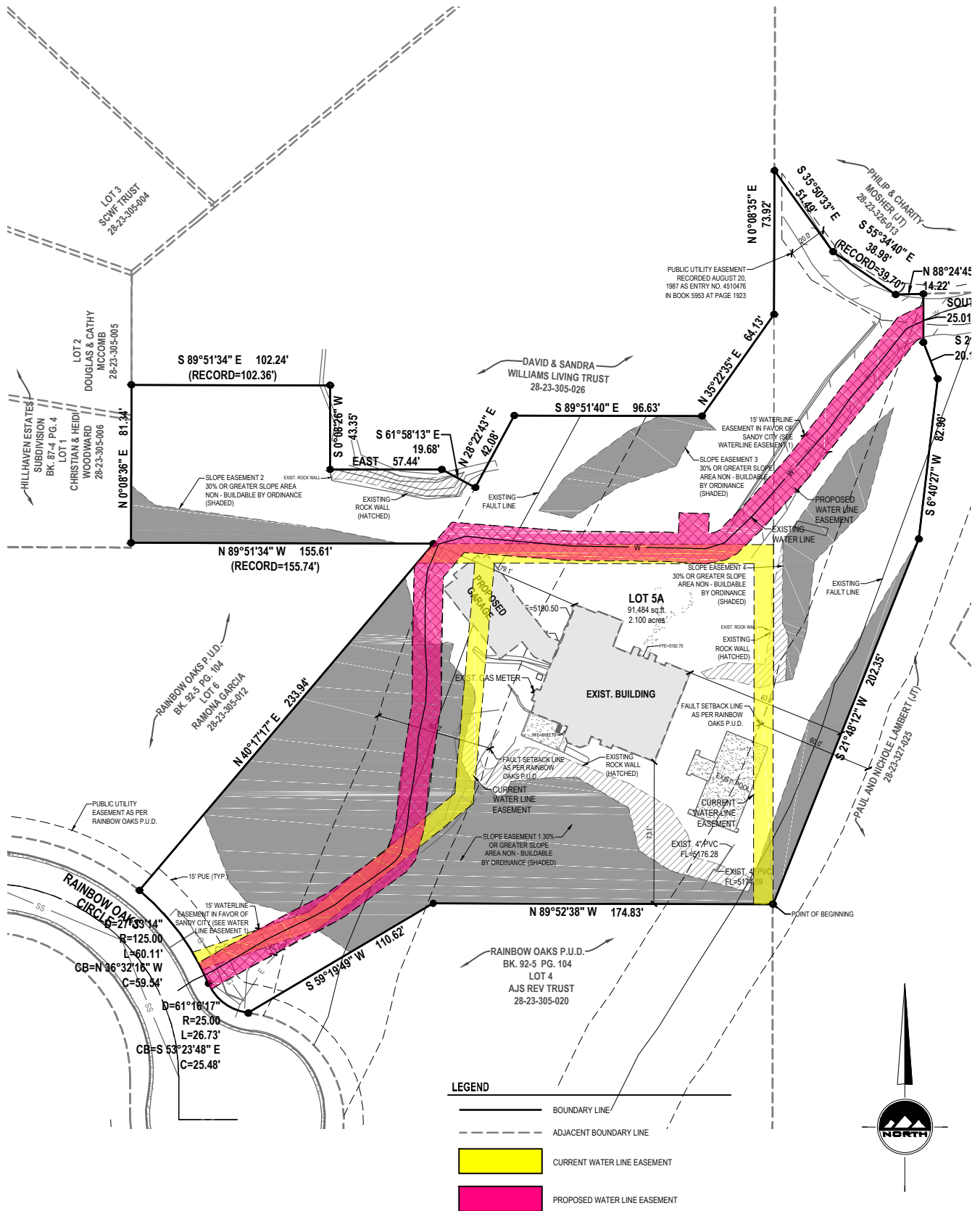
**SANDY CITY, SALT LAKE COUNTY, UTAH**

AMENDING AND EXTENDING LOT 5 OF RAINBOW OAKS P.U.D.  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH





# EXHIBIT "D"



PROJECT NUMBER  
43881

PRINT DATE  
2023-06-12

PROJECT MANAGER  
PMH

DESIGNED BY  
SJL

C-1

**LAMBERT PROPERTY**  
**RAINBOW OAKS P.U.D. LOT 5 AMENDED**  
 11489 SOUTH OBERLAND ROAD  
 SANDY, UTAH  
 WATERLINE EXHIBIT

**ENSIGN**  
 THE STANDARD IN ENGINEERING

SANDY  
 45 W 10000 S, Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 WWW.ENSIGNENG.COM

LAYTON  
 Phone: 801.547.1100

TOOLE  
 Phone: 435.843.3590

CEDAR CITY  
 Phone: 435.865.1453

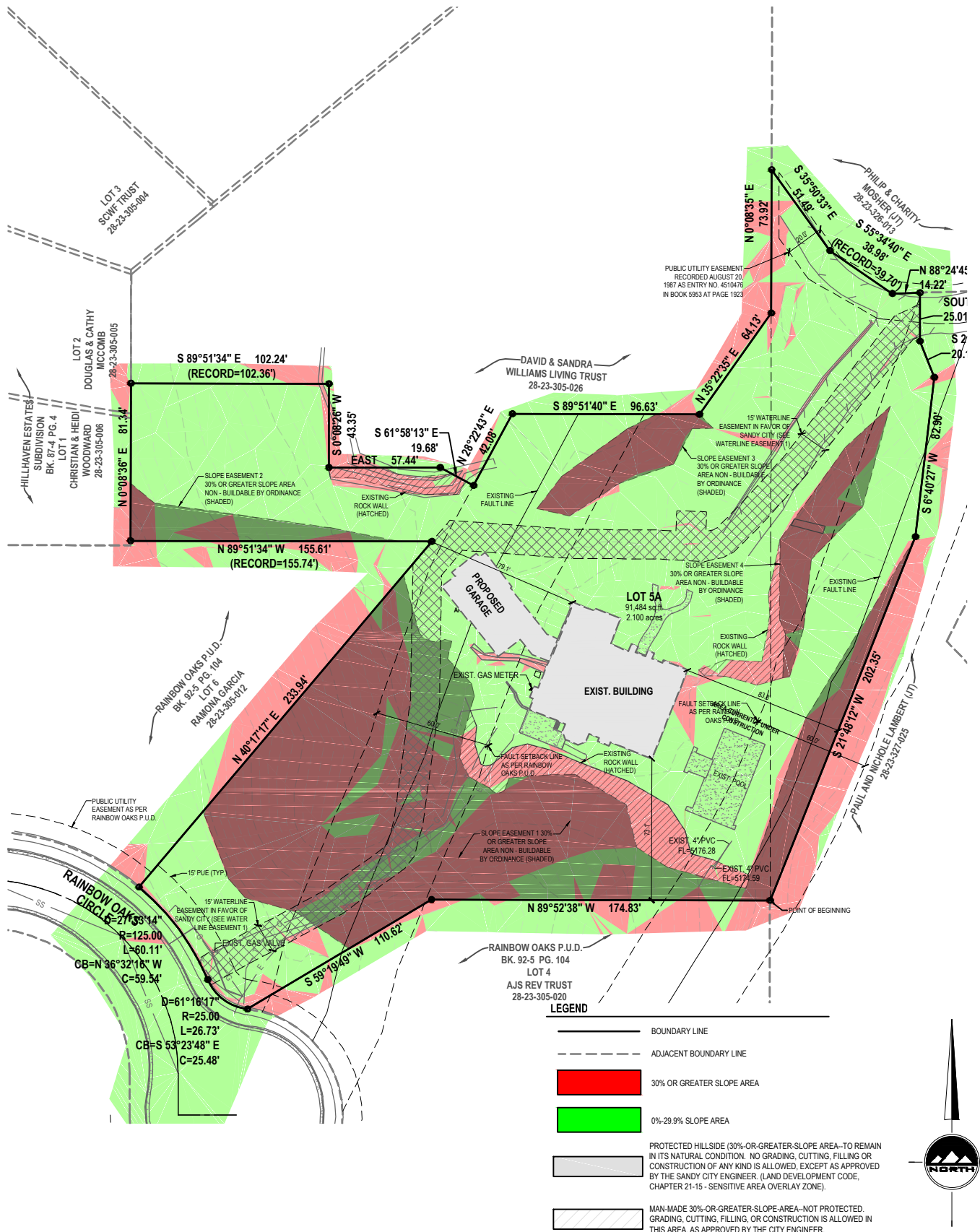
RICHFIELD  
 Phone: 435.896.2983

[illegible]

**RICHFIELD**  
Phone: 435.896.2983



# EXHIBIT "F"



PROJECT NUMBER  
43881

PRINT DATE  
2023-06-12

PROJECT MANAGER  
PMH

DESIGNED BY  
SIL

C-1

**LAMBERT PROPERTY**  
**RAINBOW OAKS P.U.D. LOT 5 AMENDED**  
 11489 SOUTH OBERLAND ROAD  
 SANDY, UTAH  
 30% SLOPE EXHIBIT

**ENSIGN**  
 THE STANDARD IN ENGINEERING

LAYTON  
Phone: 801.547.1100

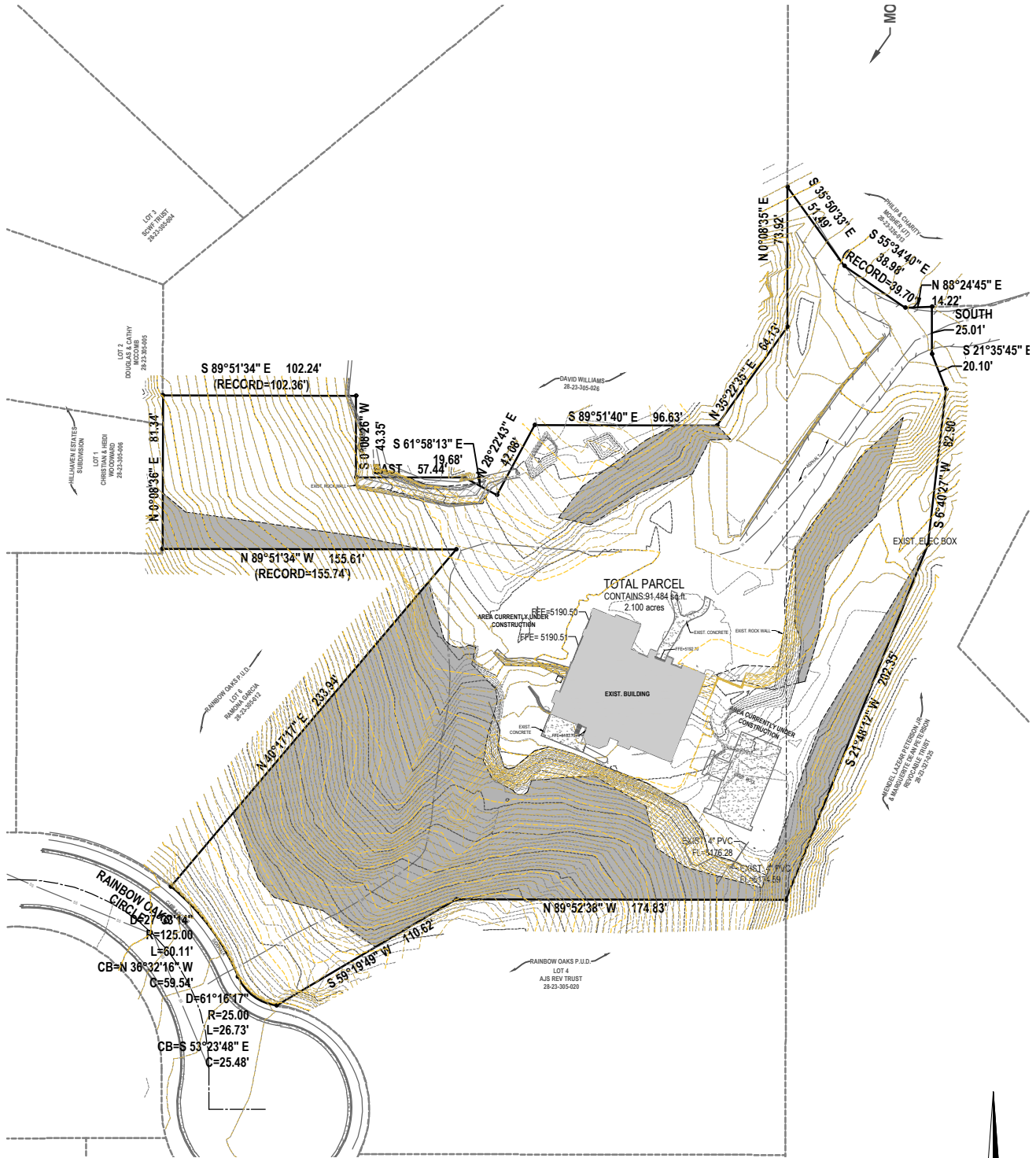
TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

## EXHIBIT "G"



### LEGEND

- 
- OLD MINOR CONTOURS 1° INCREMENT
- OLD MAJOR CONTOURS 5° INCREMENT
- PROPOSED MINOR CONTOURS 1° INCREMENT (NOT FINAL)
- PROPOSED MAJOR CONTOURS 5° INCREMENT (NOT FINAL)



PROJECT NUMBER	PRINT DATE
43881	2023-06-20
PROJECT MANAGER	DESIGNED BY
PMH	SJL

**LAMBERT PROPERTY**  
**RAINBOW OAKS P.U.D. LOT 5 AMENDED**  
 11489 SOUTH OBERLAND ROAD  
 SANDY, UTAH  
 CONTOUR EXHIBIT 2



**SANDY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**C-1**

## EXHIBIT "H"

### History/narrative – reason's for plat amendment

We are requesting a plat amendment on the Lambert property located at 11489 S Oberland Road that would include a utility easement modification, a slope adjustment, and the incorporation of additional property.

**Utility Easement.** The Lamberts wanted to build a garage next to their home. There was a utility easement that contained a city water line that ran through the middle of the area where the proposed garage would be located. After going through a discovery phase with the utility department at Sandy City it was found that the city water line, that serviced the surrounding areas, and ran through the Lambert property was in poor shape. Representatives from Sandy City requested that the city water line be replaced which meant it needed to be engineered, dug up, replaced, and specified fill dirt that met the cities requirements to cover the pipe. The contractor that the Lamberts hired met and complied to Sandy Cities representatives regarding the new location of the water line to the specifications that were provided. The Lamberts agreed to replace this city water line so that one day they could build their garage. The new waterline would follow the old water lines location until it reached the proposed garage area. At that point it would change directions towards the edge of the property line so it could accommodate the space the Lamberts needed for the garage. The Lamberts paid around \$300,000 to accomplish this. We need to record on the new plat the accurate location of the water line and create a new easement while abandoning the old utility easement.

**Slope.** Previous owners modified the slope as far back as 1993 when retaining walls were installed that changed the existing grade. They installed rock retaining walls to hold dirt around the structure. The topography plans that were made previously did not reflect the slope as it was the day the Lamberts took ownership of the property. Thus, the new and accurate topography plan was made to reflect what is actually there today.

When the existing water line was dug up and replaced it affected some areas of the 30% protected slope areas. Because the Lamberts were following directions from representatives at Sandy city, they believed they were in compliances.

**Additional Property.** During the past couple of years, the Lamberts purchased property adjacent to their lot and want to combine the newly acquired property into their existing lot. The belief is that it will simplify property taxes.



## EXHIBIT "H"

### Aerial Images Over Time

2022 Aerial



2020 Aerial





## EXHIBIT "H"

### Aerial Images Over Time

2010 Aerial



2002 Aerial

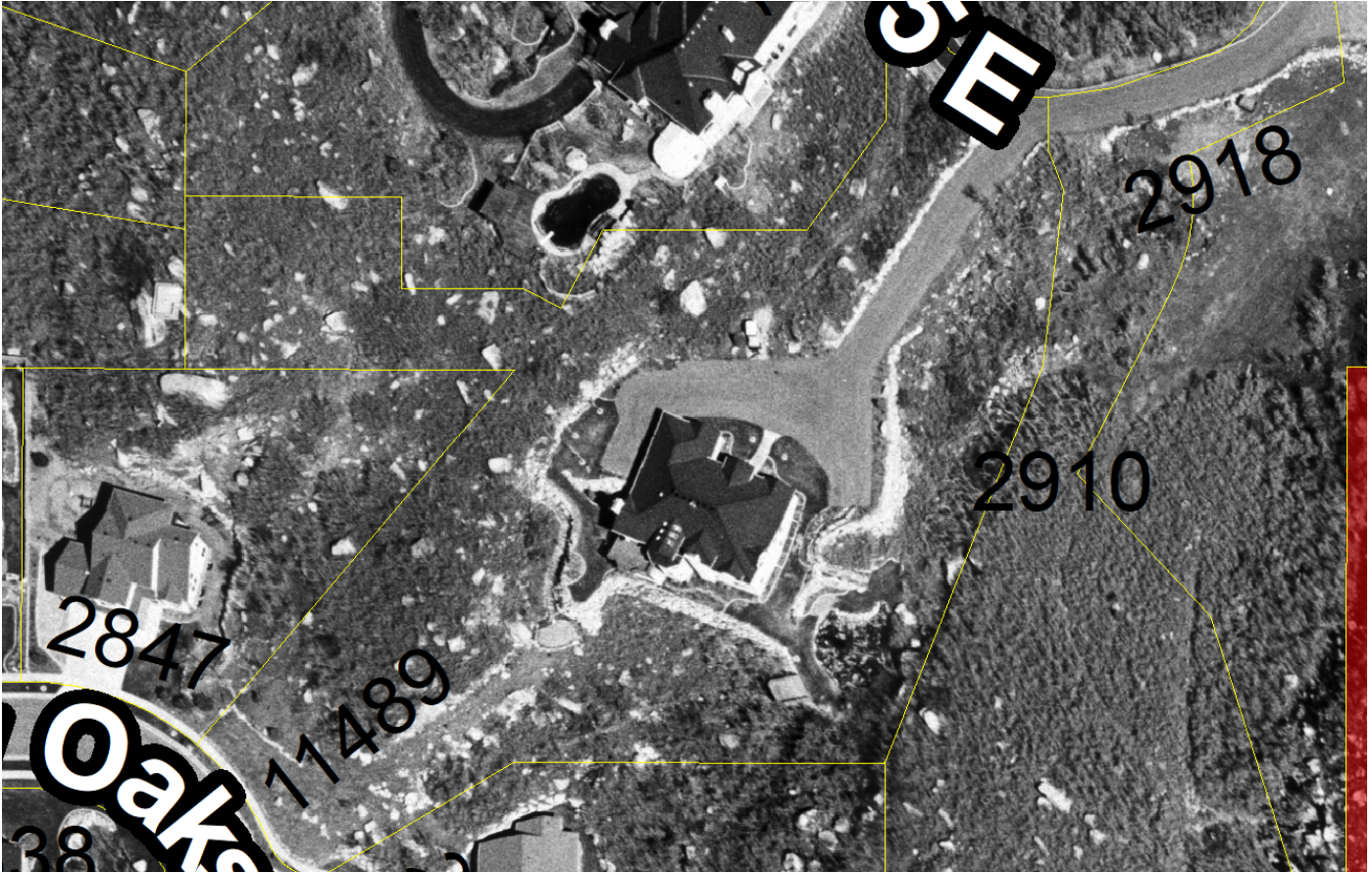




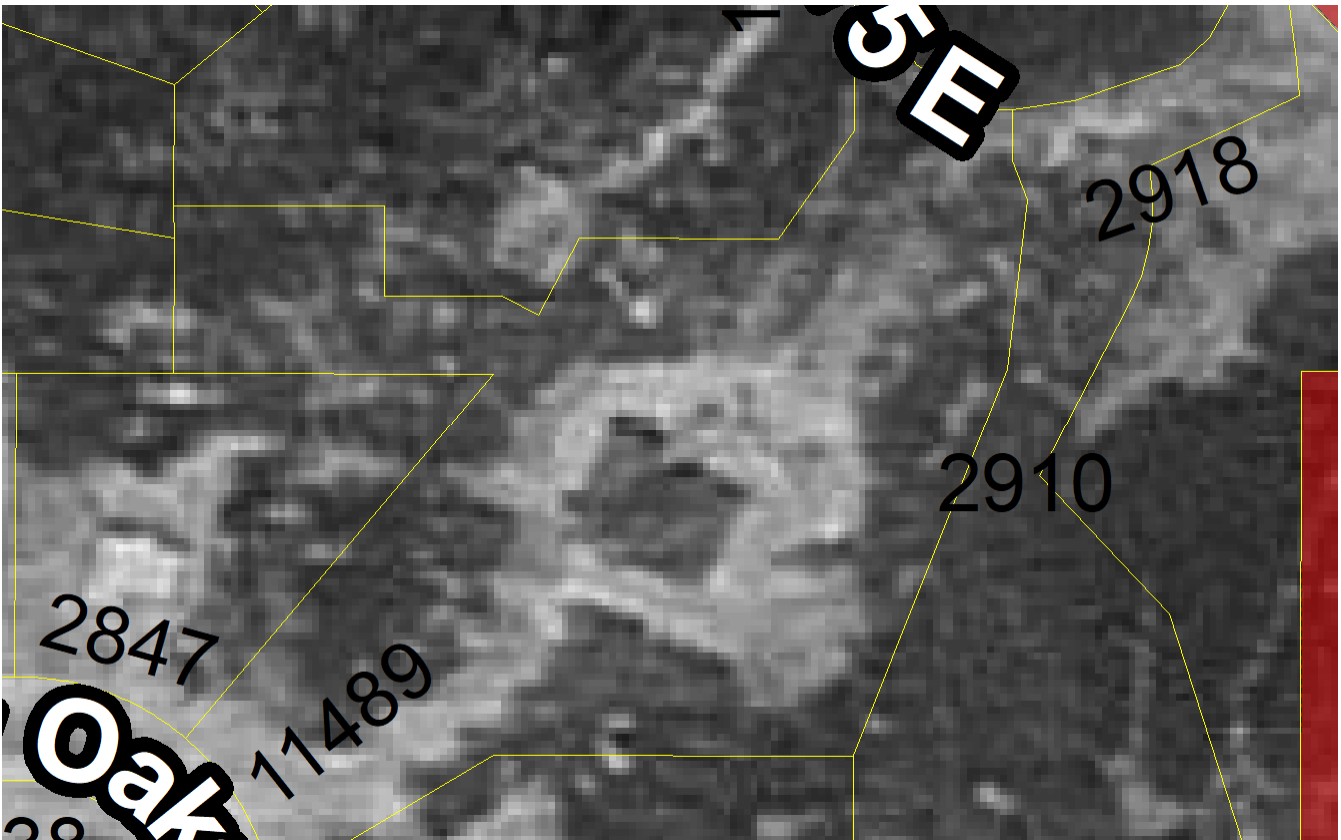
## EXHIBIT "H"

### Aerial Images Over Time

1997 Aerial



1993 Aerial







## EXHIBIT "I"

# SANDY CITY PUBLIC WORKS

MICHAEL GLADBACH  
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## City Engineer Recommendation Letter

**DATE:** July 26, 2023  
**TO:** Melissa Anderson, Zoning Administrator  
**FROM:** Ryan C. Kump, P.E., City Engineer  
**SUBJECT:** **Project Name:** Rainbow Oaks Plat Amendment  
**Case Number:** SUB06052320-006543  
**Project Address:** 11489 S Oberland Road

11489 S Oberland Road was originally recorded as Lot 5 of the Rainbow Oaks PUD in May of 1992, with a delineated non-buildable 30% slope area located within the lot. However, the protected slope boundary line on the plat was not dimensioned and does not align with the existing conditions in the field. To accurately determine the location of the platted protected slope area, the plat must be imported into a drawing and the protected slope area traced based on scaling the parcel lines. While this method is not entirely precise, it is the best approach given the available information.

The applicant has provided new survey information and historic aerial imagery to redefine the native 30%+ slope area accurately. The amended plat will include dimensioned markings of the new location, making it easily referenced in future proposals concerning this lot.

Notably, the proposed protected slope line coincides with the base of an existing rock retaining wall. This location was selected based on careful consideration. The rock retaining wall has been in place since the construction of the original home in 1993, as evidenced by historical aerial photography. Given the well-established nature of the wall, disrupting it to restore the original protected platted area would be counterproductive, resulting in unnecessary demolition and grading that would scar the hillside further. By placing the protected slope line at the base of the wall, all the area below the wall is preserved, and the wall itself becomes a legally conforming structure, providing a clear delineation of the protected slope in the field.

Additional protected areas are also defined on the subdivision, as many parcels are being combined into a single lot. The net effect is an increase in platted protected slope area. Upon reviewing the submittal, Sandy City Engineering agrees with the proposed changes and the delineation of the proposed protected slope area.