



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Mike Gladbach
Director

September 5, 2019

TO: Mike Wilcox, Zoning Administrator

FROM: Ryan Kump, P.E., City Engineer

SUBJECT: Project Name: Bryce Zundel Residence
Project Address: 10471 South Wasatch Blvd, Sandy

In accordance with the Sandy City Land Development Code, Chapter 15A-15 (Sensitive Area Overlay Zone), paragraph 5A (Previously Platted Lots), the property at the above address qualifies for special exception to allow construction. Recommend that the exception be approved and construction be allowed on the property in question.

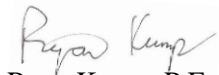
The following findings are made:

1. Our GIS data base, which is provided by Salt Lake County, shows that the lot was platted prior to its annexation in 1978 as part of the Seven Springs annexation.
2. The home is being sited next to Wasatch Blvd.
 - a. This is the lowest portion of the property, and closest to access from Wasatch Blvd.
 - b. The driveway, although over 12% grade, remains under 15% grade and will be required to be heated. By allowing a 15% grade, further reductions to hillside cuts are gained.
3. A Geotechnical report was provided by CMT Engineering Laboratories. Its findings include:
 - a. The material on site is stable and suitable for construction.
 - b. The maximum slopes above the proposed structure run from 40% to 50%. The angle of repose noted for material on site is 35 degrees, which is a 70% slope. Therefore, the slope is stable for construction.
 - c. Rockery wall are recommended to be no more than 6' in height, with a 6' separation between tiers. The site will need to be modified for this layout. An alternative would be a cast in place concrete wall, but subjectively, this would have a greater visual impact on the slope. The pure vertical nature of a cast-in-place concrete wall would put a greater emphasis the depth of the cut, but would reduce the amount of disturbed area.

- d. The site is outside the known fault zone, but is adjacent to a rock fall zone. This is noted in section 4.4 as a potential risk. It is recommended that:
 - i. The property owner acknowledges the risk of rock fall.
 - ii. The threat of rock fall be mitigated with a fence or swale.

If you have any questions or wish to discuss this further I can be reached at 801-568-2962 or by email at rkump@sandy.utah.gov.

Thank you,



Ryan Kump, P.E.
City Engineer

Attachments:

- A. Geotechnical Study dtd August 16th, 2019