

# DEPARTMENT OF PUBLIC WORKS

## READY-FOR-PLANNING-COMMISSION MEMORANDUM

Tom Dolan  
Mayor  
Byron Jorgenson  
Chief Administrative Officer  
Rick Smith  
Director

**DATE:** July 27, 2006

**TO:** Jim McNulty, Zoning Administrator

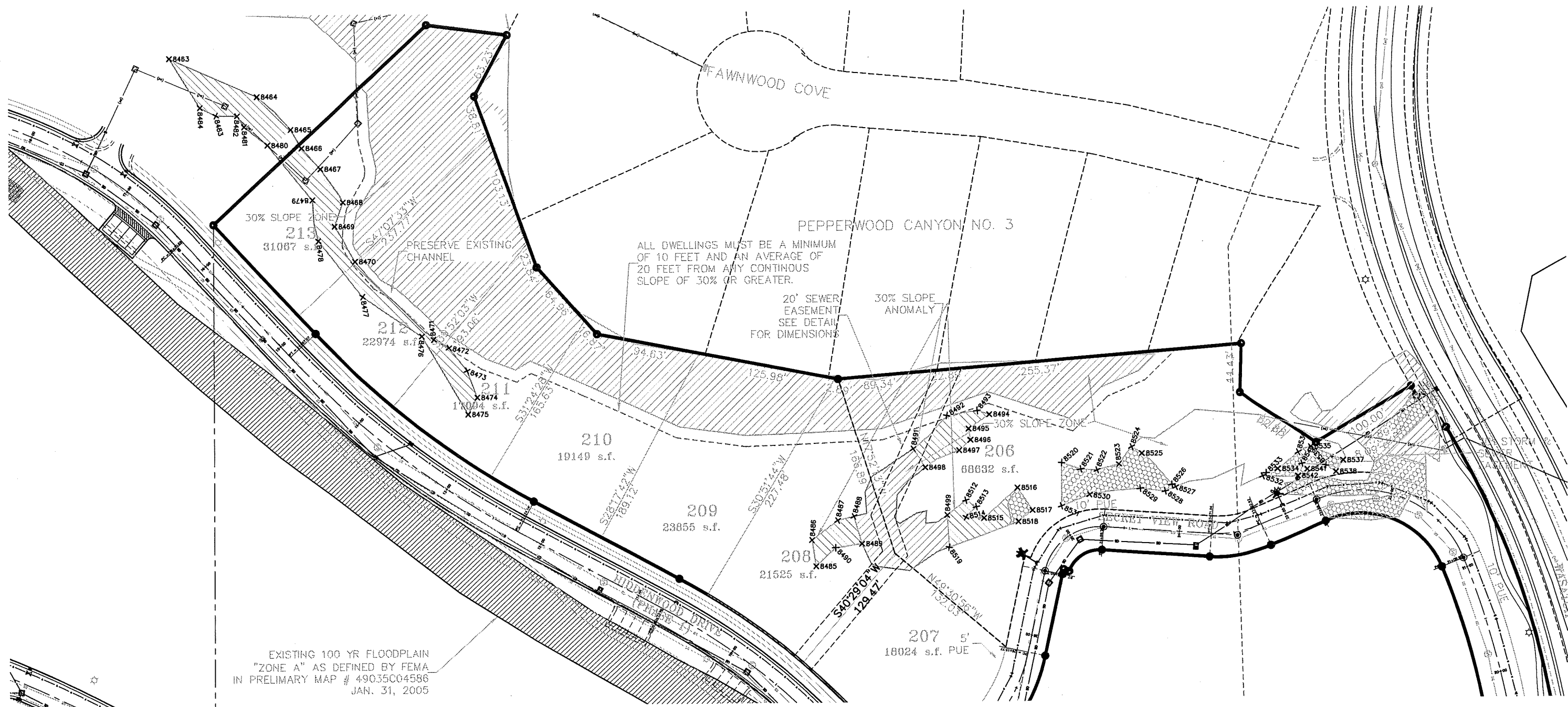
**FROM:** Michael C. Gladbach, P.E., City Engineer *mcgladbach*  
Ryan C. Kump, P.E., Transportation Engineer *Ryan Kump*  
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

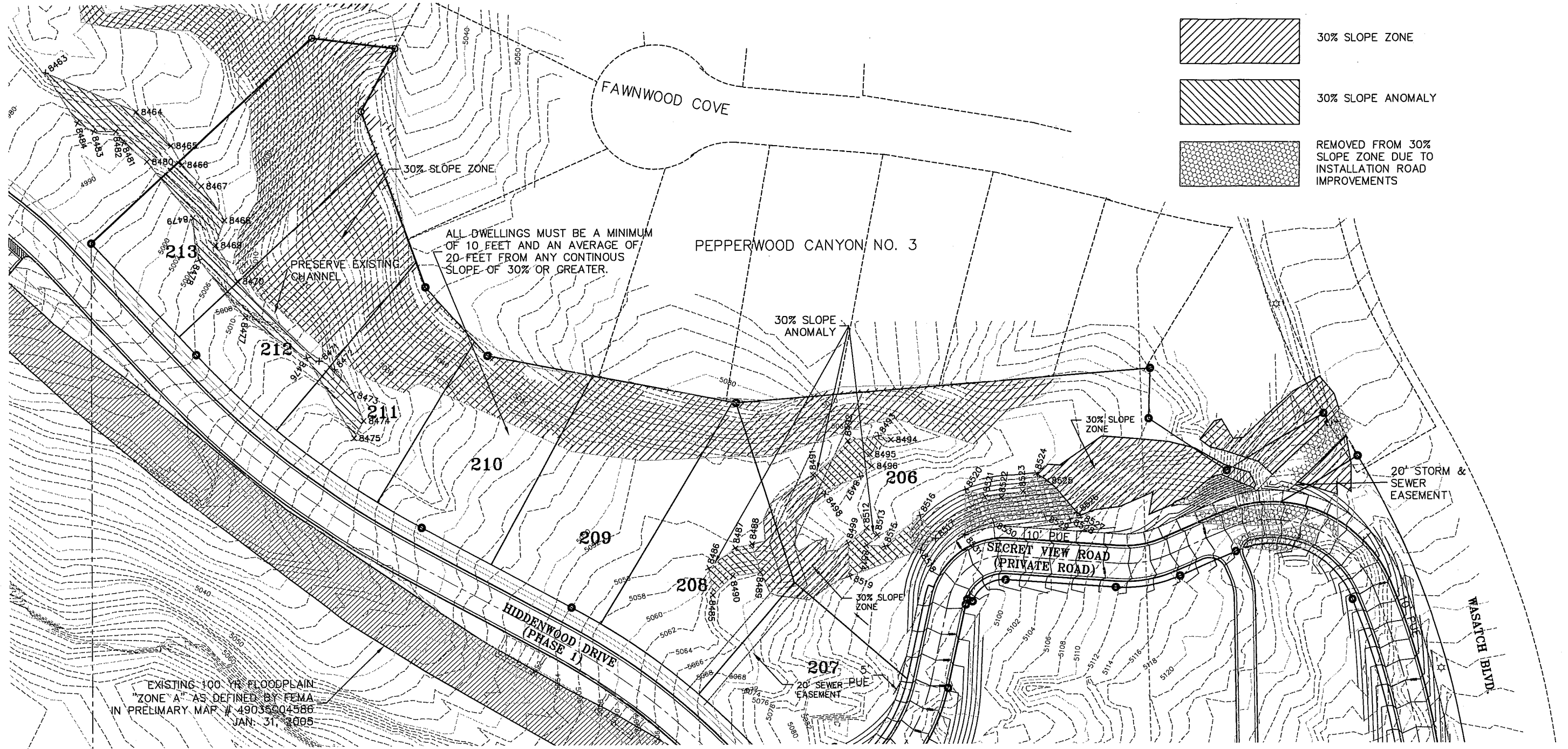
**SUBJECT:** **Pepperwood Creek Phase 2 (10800 South Wasatch Boulevard)**  
**SUB#: 00-06B**

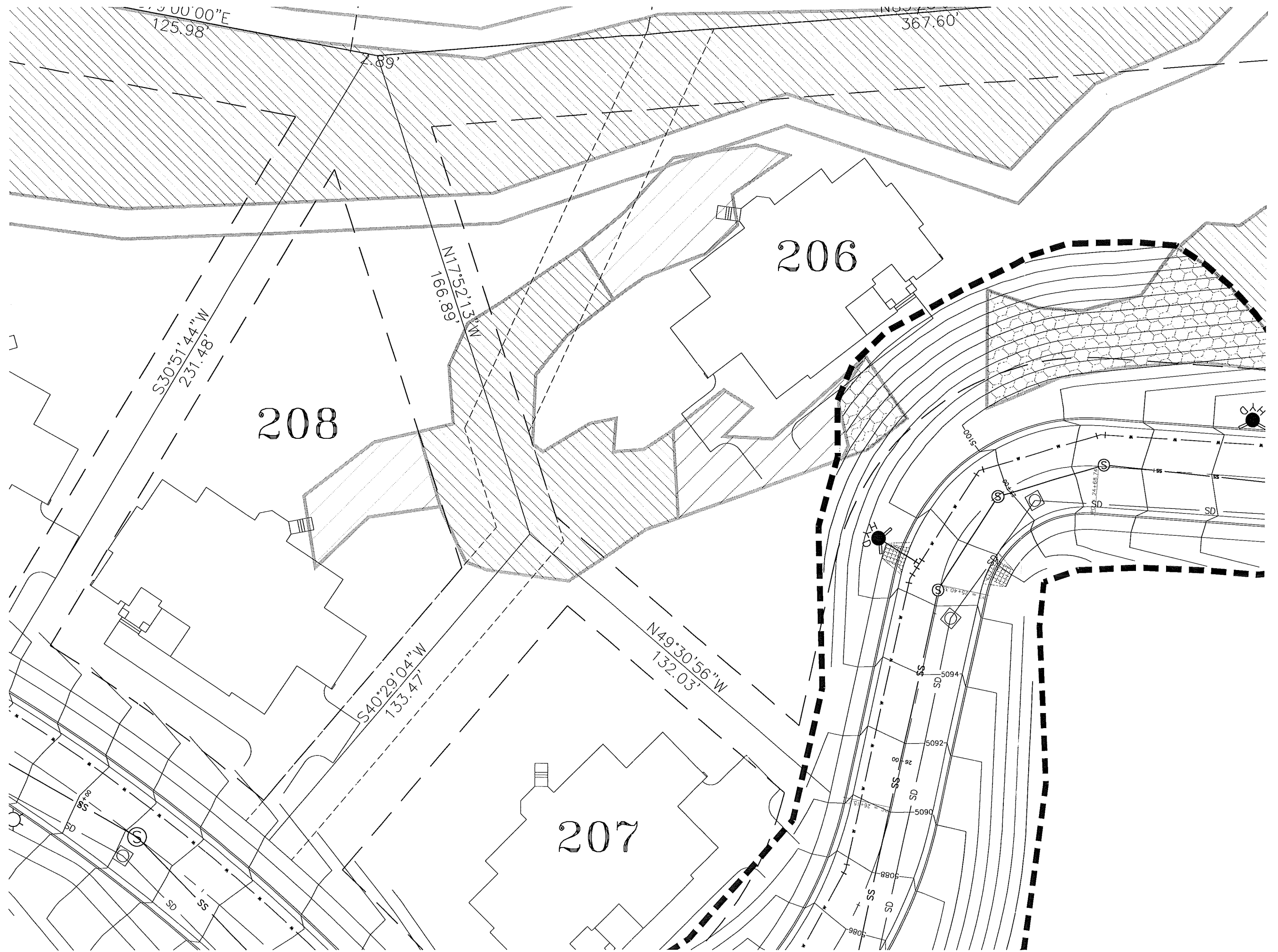
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A review of the site plan for the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PUBLIC WORKS DEPARTMENT RECOMMENDS that the Planning Commission declare that Planning Commission final site plan review is complete, and that the developer work with city staff to finalize project documents.
2. MAINTENANCE FUND: Public Works recommends that the developer establish a roadway maintenance fund account in accordance with paragraph 15-03-11.F of the Development Code. The initial deposit to establish the fund should be a minimum of \$5,000.00. The homeowners are to be assessed a monthly fee, the amount to be determined by the developer, until the fund reaches, **and is maintained**, at a minimum of \$15,000.00.
3. ANOMALIES: Recommend approval of the request to declare said terrain features as anomalies. It is my opinion that the criteria is met as outlined in the Public Works Department Policy on Determining Anomalies. As discussed during the site visit on June 29<sup>th</sup>, the terrain features are only the slopes on one side of drainage features. I prefer that the drainage features themselves be preserved to maintain natural drainage in the area. Additionally, the cluster of small features to the southeast will be destroyed during the construction of the sanitary sewer line. There is no merit in trying to restore them since they serve no purpose.
4. REQUIREMENTS FOR FINAL APPROVAL: The developer is required to complete all items mentioned in the redlines and the "City Engineer Requirements" letter prior to final approval by the Public Works Department and prior to obtaining a building permit.







125.98' 00°00"E

367.60'

89°

S30°51'44" W  
231.48'

208

N17°52'13" W  
166.89'

206

S40°29'04" W  
133.47'

207

N49°30'56" W  
132.03'

SD 5094

5092

5090

5088

5086



5.00'

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