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MEMORANDUM

November 18, 2021

To: Planning Commission
From: Community Development Department
Subject: Pepperwood Phase 10C Amended SUB11012021-006197
 2 & 3 Cobblewood Cove PUD(1.62) – SAO Zone
 [Community #28 - Pepper Dell]

NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#05-10	Pepperwood 10C Subdivision was recorded March 20, 2006
MISC-01-21-5982	Modification and piping of Rocky Mouth Creek – 2 and 3 Cobblewood Cove approved February 18, 2021.

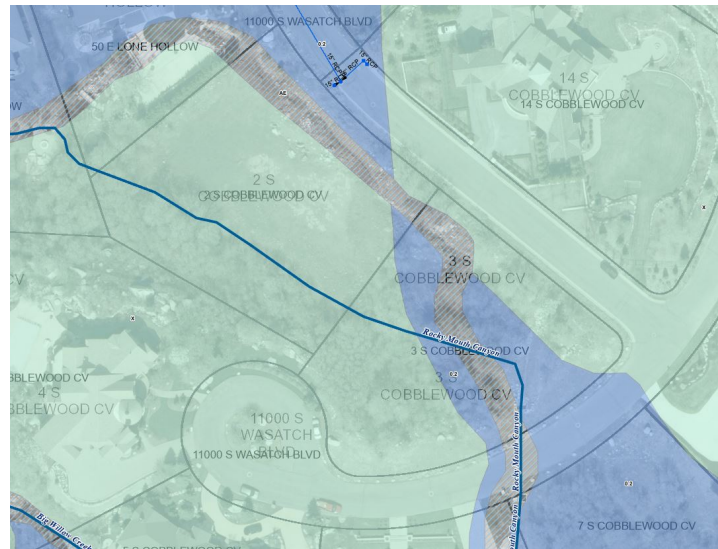
REQUEST

Dave Jenkins with Ensign Engineering is representing the subject property owners to file a request with the Sandy City Planning Commission for review of a modified plat. The purpose of the amendment is to alter buildable area within lots 1063 and 1064 of the Pepperwood 10C Subdivision Plat. The subject properties are known as 2 & 3 Cobblewood Cove.

BACKGROUND

In October 2005, the applicant was given final subdivision approval for the Pepperwood 10C Subdivision. Lots 1059 through 1064 were all identified as being affected by the 100-year floodplain. Lot 1064 was required to get a “stream alteration permit” to modify the floodway in order to gain access to this lot. There was a 2000 Letter of Map Revision (LOMR) study that was conducted by the applicant to further revise the FEMA flood maps. The area of the floodway was remapped through that LOMR process and the City based our approvals and lot restrictions based on those maps and studies. The final plat for this subdivision shows a plat restriction of the mapped 100-year flood plain, which restricts building within that area.

Earlier this year, the Planning Commission approved a modification of a natural drainage area (Rocky Mouth Creek) within the Sensitive Area Overlay Zone, which alters the flood plain on these lots. This drainage channel was moved and placed into a pipe.



ANALYSIS

The applicant is seeking to increase the buildable area of these lots, now that the effective flood plain area has been altered. While the official flood plain maps have not yet been altered, the lots won't be affected by potential flooding issues since the changes have been implemented.

With the changes made to the Sensitive Area Overlay Zone requirements earlier this year, lands with drainage channels and flood plains require review and recommendation by the City Engineer for the appropriate setbacks and location of building areas. Those building restrictions are to be reflected on the plat to apprise the public of the lot restrictions.

This proposal has been reviewed by both the Public Utilities and Public Works Departments. They have made a recommendation on granting approval to eliminate the mapped flood plain as a building area restriction, and replace it with a drainage easement over the top of the newly piped drainage.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that the Preliminary Subdivision review is complete for the Pepperwood Phase 10C Amended Plat located at 2 & 3 Cobblewood Cove, based upon the following findings and subject to the following conditions:

Findings:

1. The flood plain has been legally altered, relocated, and piped.
2. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

2. That the existing mapped flood plain no longer be a building restriction where the drainage channel is piped on these lots and that a new 20' drainage easement be shown on the plat over the center of the newly constructed pipe.

Planner:



Mike Wilcox
Zoning Administrator

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