



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

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Chief Administrative Officer

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Director

RECOMMENDATION FOR CONSTRUCTION IN CREEK DRAINAGE AREA

DATE: February 10, 2021
TO: Mike Wilcox, Zoning Administrator
FROM: Ryan C. Kump, P.E., City Engineer *Ryan Kump*
Tyler Shelley, P.E., Flood Plain Administrator *Tyler Shelley*
SUBJECT: Project Name: Pepperwood 10C - Piping Creek
Plan Case Number: MISC-01-21-5982
Project Address: 12 Cobblewood Cove

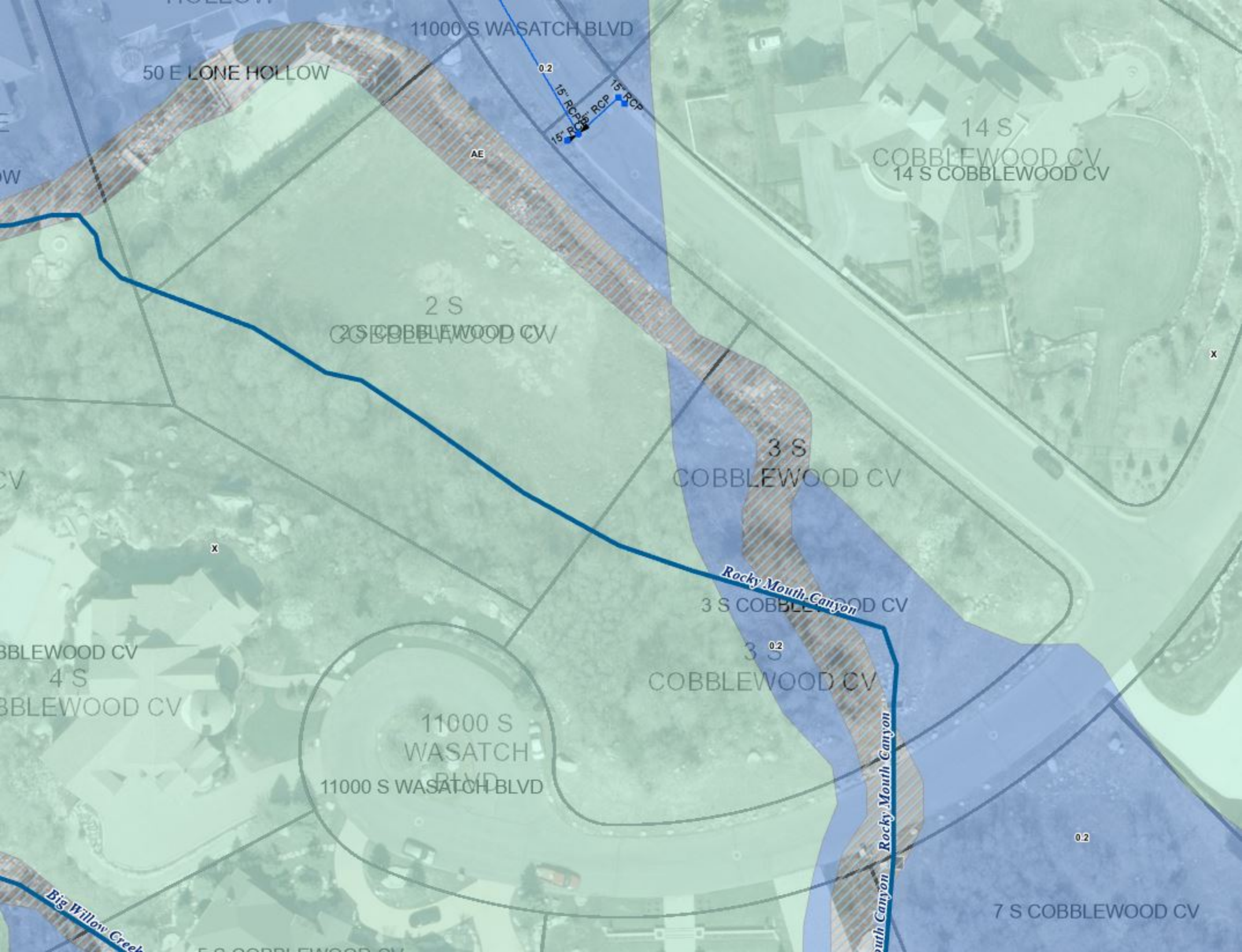
Residential home construction been proposed within Pepperwood 10C on lots 1063 and 1064. The Rocky Mouth Canyon Creek runs through these two lots. Although the creek has been relocated in the past, the Federal Emergency Management Agency (FEMA) 100-year floodplain mapping has not been updated to reflect the existing conditions.

The developers of these lots are proposing to pipe the creek along the edges of the lots and construct homes on each, as has been done previously on other lots upstream. The proposed location of the homes are within the mapped 100-year flood plain and also within the Sensitive Area Overlay Zone, which matches the mapped 100-year floodplain at this location. This is no longer representative of the actual, existing floodplain and creek drainage area.

FEMA allows structures to be constructed within the 100-year *floodplain*, but not 100-year *floodway*, as long as the structure meets certain requirements. Attached is an image showing both the floodway and floodplain. The proposed homes on these two lots are located within the *mapped* floodway, but not located within the *actual* floodway, as the FEMA maps do not represent actual creek conditions.

Staff has been working with the developers of these lots with options to update the FEMA mapping, which requires a Letter of Map Revision (LOMR) application and approval by FEMA. Due to existing conditions, with previous piping that has occurred upstream of these two lots, the mapping for this creek needs to be redone for its entirety. Staff has determined that it would be too burdensome to require the developer to do the full LOMR, as is needed. Sandy City Public Utilities has committed to completing the remapping effort. The proposed piping within these two lots will be sized to meet the full 100-year flow as determined by FEMA.

It is recommended that Planning Commission grant a waiver for construction within Creek Drainage Area, due to the conditions as listed above.



11000 S WASATCH BLVD

50 E LONE HOLLOW

0.2

15" RCP
15" RCP
15" RCP

15" RCP

AE

14 S
COBBLEWOOD CV
14 S COBBLEWOOD CV

2 S
COBBLEWOOD CV

3 S
COBBLEWOOD CV

Rocky Mouth Canyon
3 S COBBLEWOOD CV

3 S
COBBLEWOOD CV

11000 S
WASATCH
BLVD
11000 S WASATCH BLVD

0.2

7 S COBBLEWOOD CV

Big Willow Creek

Rocky Mouth Canyon