



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum February 16, 2023

To: Planning Commission
From: Community Development Department
Subject: Scenic Oaks Lot 5 Amended Subdivision
2156 E. Scenic Oaks Cove
(Pepper Dell, Community #28)

SUB11152022-006446
R-1-20A, SAO Zone
.61 Acres, 1 Lot

Meeting Notice:

This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

The applicant, Robert Holfeltz (representing the property owners Brian and Audry Coffin), is requesting review of a subdivision for a property located at 2156 E. Scenic Oaks Cove. The request is to amend Lot 5 of the Scenic Oaks Subdivision. The request is to seek an amendment to the sensitive slope areas that were established with the original plat (see Exhibit "A" for application materials). No new lots are proposed with this application.

Background

This property is Lot 5 of the original Scenic Oaks plat, which was created in 1992. This property is within the R-1-20A zone district and is also within the Sensitive Area Overlay (SAO) Zone. The existing plat designated areas that contain slopes greater than 30% that affected the subject property. It is surrounded by other developed single-family homes zoned R-1-20A (to the west, north, and south) and PUD(1.62) (to the east).



SUB11152022-006446
Subdivision Review-Plat Only
2156 E Scenic Oaks CV
Community Development Department
Cartography Eleanor Mearns
Aero-graphics Inc, Sandy City

Property Case History	
Case Number	Case Summary
A#92-5	Anderson 2 Annexation was approved and recorded in November of 1992. It added approximately 7.4 acres into the city and was given the R-1-20A zone.
S#92-33	Scenic Oaks Subdivision

Public Notice and Outreach

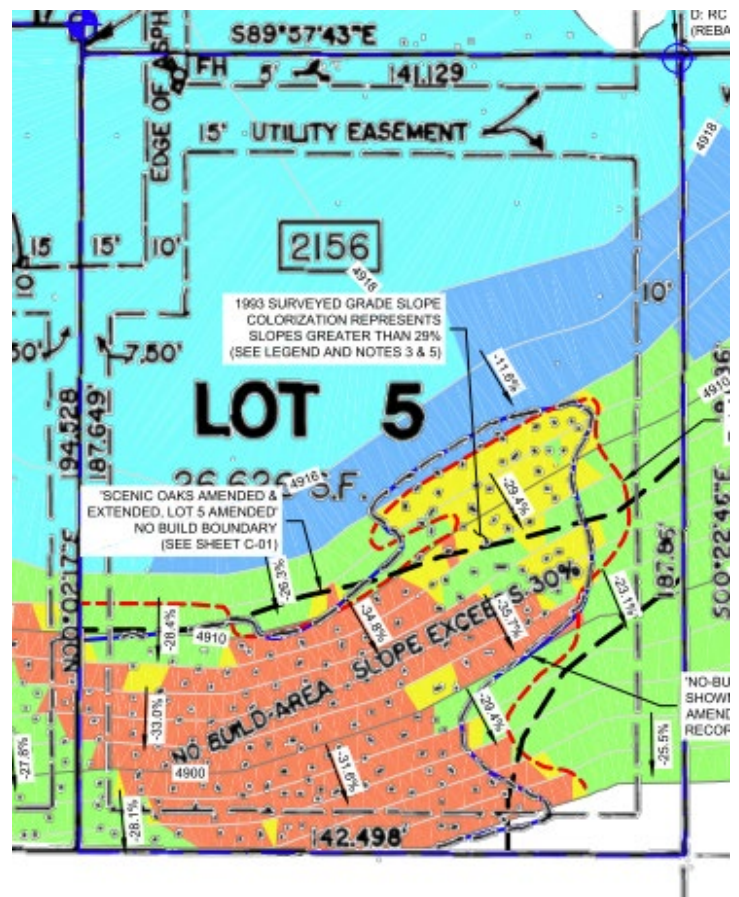
Staff determined that a neighborhood meeting would not be needed in this instance. A public notice was mailed out to all property owners within 500 feet of the subject property for the Planning Commission meeting and the property has a posted notice.

Analysis

The need to look into the protected slope arose from a request to rebuild and expand an existing deck from the property owners. The existing deck was not permitted with the original home but appears to have been built shortly after the home received a certificate of occupancy. Staff could not find evidence of any other permits issued for the deck. Based on overlay images of the platted area and the existing deck, it showed that it would be too close to or encroach into the protected slope. The other issue discovered was that the protected hillside area had been disturbed by the property owners in the process of preparations to expand the deck. This made establishing the natural hillside area more difficult.

Mr. Holfeltz has presented new information and evidence (a new survey and historic aerial imagery) to accurately reconstruct that natural hillside and proposed a redefined protected slope area. It illustrates that the original plat may not have accurately depicted the natural 30% slope area. Their studies show the 30% slope began a little further away than what was illustrated on the recorded plat. The survey reveals that the buildable area of the lot is larger than what is shown on the plat. Please see the attached Exhibit “A” for full details contained in the application materials.

The City Engineer has reviewed the request and the materials provided by the applicant thoroughly. After this review and a site visit, he has provided a positive recommendation to the Planning Commission to approve the request of the applicant (see the attached Public Works Letter, Exhibit “B”).



Staff Concerns

The applicant has indicated that they intend to restore the hillside area once this determination on the protected slope area is determined by the Planning Commission. Staff would insist that upon completion of this review, that they applicant submit a grading permit to restore the hillside area. This permit should also include a detailed landscape plan to ensure that proper native vegetation is used to restore the slope.

Recommendation

Staff recommends that the Planning Commission determine preliminary review and sensitive area overlay zone review is complete for the Scenic Oaks Lot 5 Amended Subdivision located at 2156 E. Scenic Oaks Cove based on the following findings and subject to the following conditions:

Findings:

1. The City Engineer finds that the originally platted hillside area did not accurately reflect the natural 30% or greater hillside area and therefore finds good cause for the proposed plat amendment.
2. The City Engineer finds the protected slope areas could be closely restored to their native condition and be sufficiently stabilized with native vegetation.
3. The applicant has shown willingness to comply with city regulations and has shown intent to properly restore the hillside area that was disturbed.

Conditions:

1. That all previous conditions of approval from previous subdivision applications remain in full force and effect on this property.
2. 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 plat can be recorded.
3. That a revegetation plan prepared by a licensed landscape architect shall be required as part of a grading permit to ensure proper hillside restoration is achieved prior to any other permits being issued on the lot. That native species shall be restored to the revised hillside area's pre-disturbance condition in consultation with staff.
4. That the revegetation of the disturbed hillside areas be completed before May 15, 2023.
5. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.
6. That this property conform to all requirements of the R-1-20A and Sensitive Area Overlay Zones.

Planner:

Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2022\SUB11152022-006446_SCENIC OAKS AMENDED LOT 5\PC STAFF REPORT.DOCX

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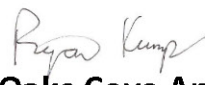
Exhibit "B"



SANDY CITY PUBLIC WORKS

MICHAEL GLADBACH
PUBLIC WORKS DIRECTORMONICA ZOLTANSKI
MAYORSHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: February 7, 2023
TO: Mike Wilcox, Planning Director
FROM: Ryan C. Kump, P.E., City Engineer 
SUBJECT: **Project Name: 2156 E Scenic Oaks Cove Amended Plat**
Case Number: SUB11152022-006446
Project Address: 2156 E Scenic Oaks Cove

This parcel was originally recorded as part of the Scenic Oaks Subdivision in July of 1993, with a delineated non-buildable 30% slope area located within the lot. However, the protected slope boundary does not align with neighboring plats or the actual native slope. It was not dimensioned. In order to determine the location of the area with reasonable accuracy the plat must be imported into a drawing and the protected slope area traced based on scaling the parcel lines. This is not an accurate way to determine precise location of the protected slope, but the best method based on available information.

The applicant has provided new survey information and historic aerial imagery to accurately redefine the native 30%+ slope area. After reviewing the submittal, I concur with the proposed changes and the proposed protected slope area. The new location of the protected slope area will be dimensioned on the amended plat for easy reference in future proposals for this lot.