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COMMUNITY DEVELOPMENT  
DIRECTOR

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CHIEF ADMINISTRATIVE OFFICER

# MEMORANDUM

February 11, 2021

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Pepperwood 11E Subdivision (Final Review) SUB-01-21-5893  
11140 South Bentwood Lane 4.26 Acres  
[Community #28 - Pepper Dell] PUD(1.62), SAO Zone

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

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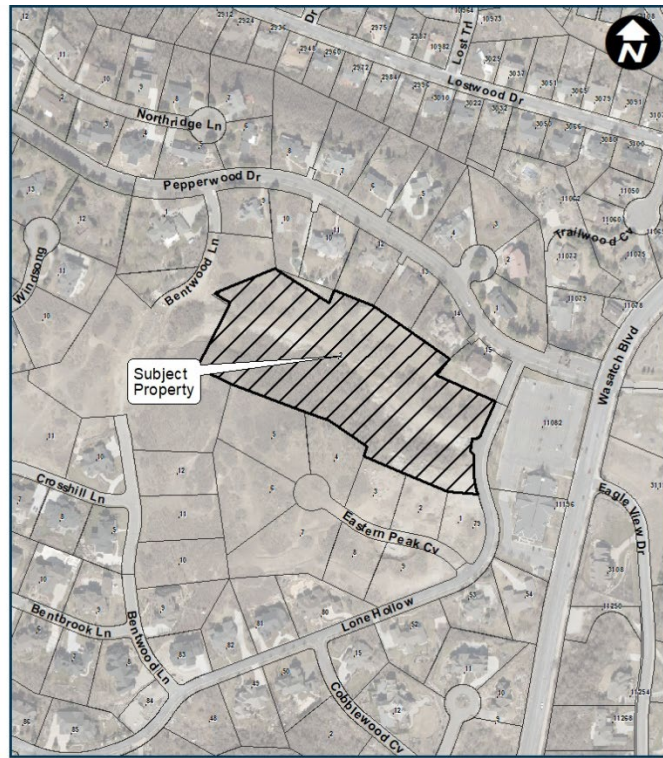
PROPERTY CASE HISTORY	
Case Number	Case Summary
S#93-41	On June 5, 1997, the Planning Commission granted Sensitive Area Preliminary and Conditional Use approval for the entire Pepperwood Phase 10 PUD Subdivision that included 132 lots on 105 acres. Since then, several phases of this proposed Phase 10 subdivision have been developed in smaller phases. The subject property is part of that overall area.

### REQUEST

Mr. David Bromley, on behalf of Ensign Properties, is requesting final planned unit development (PUD) and Sensitive Area Subdivision review of an additional phase of the Pepperwood area in compliance with the existing zoning of PUD(1.62). This phase will consist of five (5) single-family lots on 4.26 acres, which would be accessed from a new private street, Bent Hollow Lane. This property is located at approximately **11140 South Bentwood Lane** (approx. 2900 East) (see map for boundaries).

### BACKGROUND

The subject property is bordered on all sides by properties zoned PUD(1.62) which are previous or future phases of the Pepperwood development. There are existing single-family homes to the north of the property.



**SUB-01-21-5893**  
**Pepperwood 11E & 11F**  
**Bent Hollow Lane**

0 125 250 375 500 625 Feet  
 PRODUCED BY DAVID RODGERS  
 THE COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE**

Mailed notices were sent to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. No neighborhood meeting has been held on this item. Staff felt it was not necessary in this case as nothing has changed in the design or intent of this application since it was previously approved several years ago.

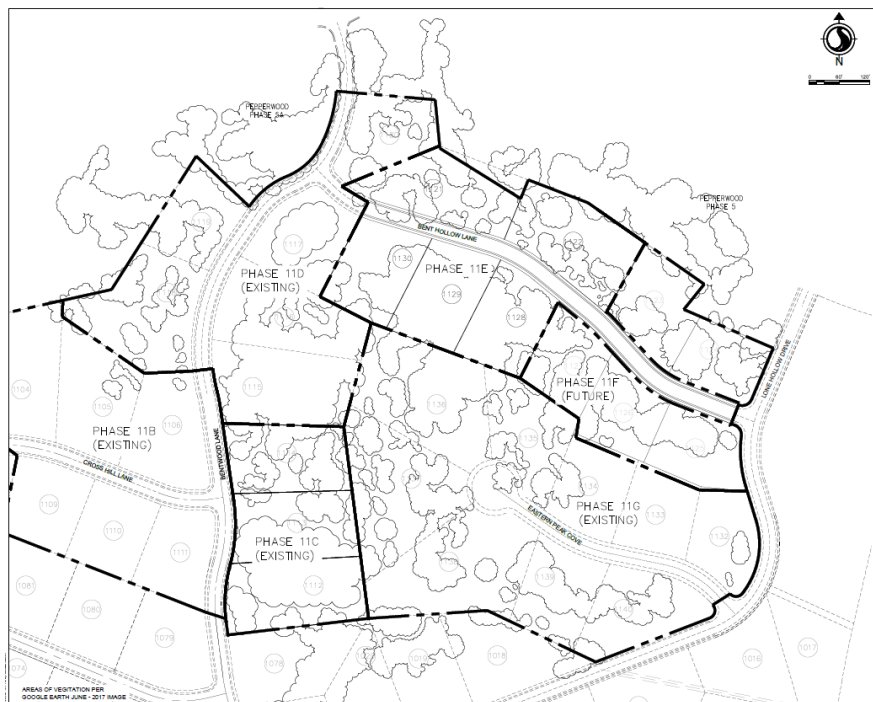
**ANALYSIS**

The lot and street layout of this phase of the development are consistent to the original subdivision plan of the larger phase 10 plan. This phase includes five (5) lots on 4.26 acres. This equates to a density less than 1.62 units per acre and is in line with the overall density approval of lots for the remaining undeveloped area and is consistent with the approved phasing plan.

This property is within the Sensitive Area Overlay zone. There are areas of 30% or greater slope that affects all the proposed lots. These areas have been located on the plat and the buildable areas of each lot are indicated on the plat. The City Engineer has also reviewed the slope study and other geotechnical documents provided by the applicant.

These lots also have large areas of natural vegetation and fall under the Wildland Urban Interface Overlay. Thus balancing removal of natural vegetation with mitigating fire hazards are an important consideration. A mitigation of removal of natural vegetation is to require fire resistant building materials.

This phase includes a new private road, Bent Hollow Lane. This road



would be connected to Lone Hollow Road on the east and Bentwood Lane on the west. It is proposed to be built to a similar street cross section of 32' from curb-to-curb width and conform to Sandy City standards (40' overall R.O.W. to be owned and maintained by the Pepperwood HOA). The entire length of road will be built in this phase and provide access for the future phase 11F.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission determine that final subdivision review and Sensitive Area Overlay Zone review is complete for the **Pepperwood 11E Subdivision**, located at approximately **11140 South Bentwood Lane** (2900 East), and be subject to the following conditions:

1. That street improvements be carried out in accordance with plans and profiles stamped and approved by the Sandy City Engineering Department, and specifically:
  - a. That the private street system be improved to a 40-foot width, as established with other Pepperwood PUD development. This is to include a 32' wide roadway with from curb to curb.
  - b. That road grades do not exceed a maximum 12% slope per City Engineering specifications.
  - c. That appropriate measures be taken by the developer/builder to ensure minimal problems with mud tracking, blowing soil or sand during construction.
  - d. That any relocation of utilities required by City Ordinance be the responsibility of the developer.
  - e. That a permit be obtained from the Salt Lake County Surveyor's Office prior to installation of survey monuments. All survey monuments installed shall be in accordance with the approved permit.
2. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
3. That all lots comply with all requirements of the PUD(1.62) zone and the Sensitive Area Overlay Zone.
4. That the typical minimum setbacks for the phases of this project be as follows: Front, 40 feet; Rear, 25 feet; Side (corner lot), 25 feet; Side, 12 foot minimum for a total of 25 feet. In this phase, all lots are deemed to be irregular lots due to 30% slopes and smaller buildable areas. Irregular lots shall be allowed a minimum front setback of 25 feet and rear setback of 20 feet.
5. That structures be prohibited from any area that is equal to or in excess of a 30% slope. The location of a structure shall be within an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope of 30% or greater.
6. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that perspective builders and homeowners be apprised of the restrictive nature of the hillside lots.
7. That all restrictive hillside requirements be included in the restrictive covenants and that a copy be made available to the City prior to final plat recordation.
8. That the existing slope ratio be unaltered and that grading and landscaping of any of the

hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Area Overlay Zone prior to building permits being issued.

9. That grading, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
10. That homes be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for each home.
11. That lots within this development with slopes of 30% or greater only be allowed to have a rear or side yard fence if regulated by the Pepperwood Homeowners Association under Sandy City's most current standards.
12. That due to the special hillside concerns of this Sensitive Area Overlay Zone, a garage floor inspection be required for concrete prior to pouring the garage floors or driveways.

Planner:

Reviewed by:



Mike Wilcox  
Zoning Administrator