



Legislation Text

File #: SUB-01-21-5984, **Version:** 1

Agenda Item Title:

Pepperwood 11F Subdivision (Final Review)
11170 South Lone Hollow Road
[Community #28 - Pepper Dell]

Presenter:

Mike Wilcox

Description/Background:

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 2.71 acres, which would be accessed from a new private street, Bent Hollow Lane. This property is located at approximately 11140 South Bentwood Lane (approx. 3000 East) (see map for boundaries).

See the attached detailed staff report for further information.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that final subdivision review and Sensitive Area Overlay Zone review is complete for the Pepperwood 11F Subdivision, located at approximately 11140 South Bentwood Lane (3000 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 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, irregular shapes, 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 prospective 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.