

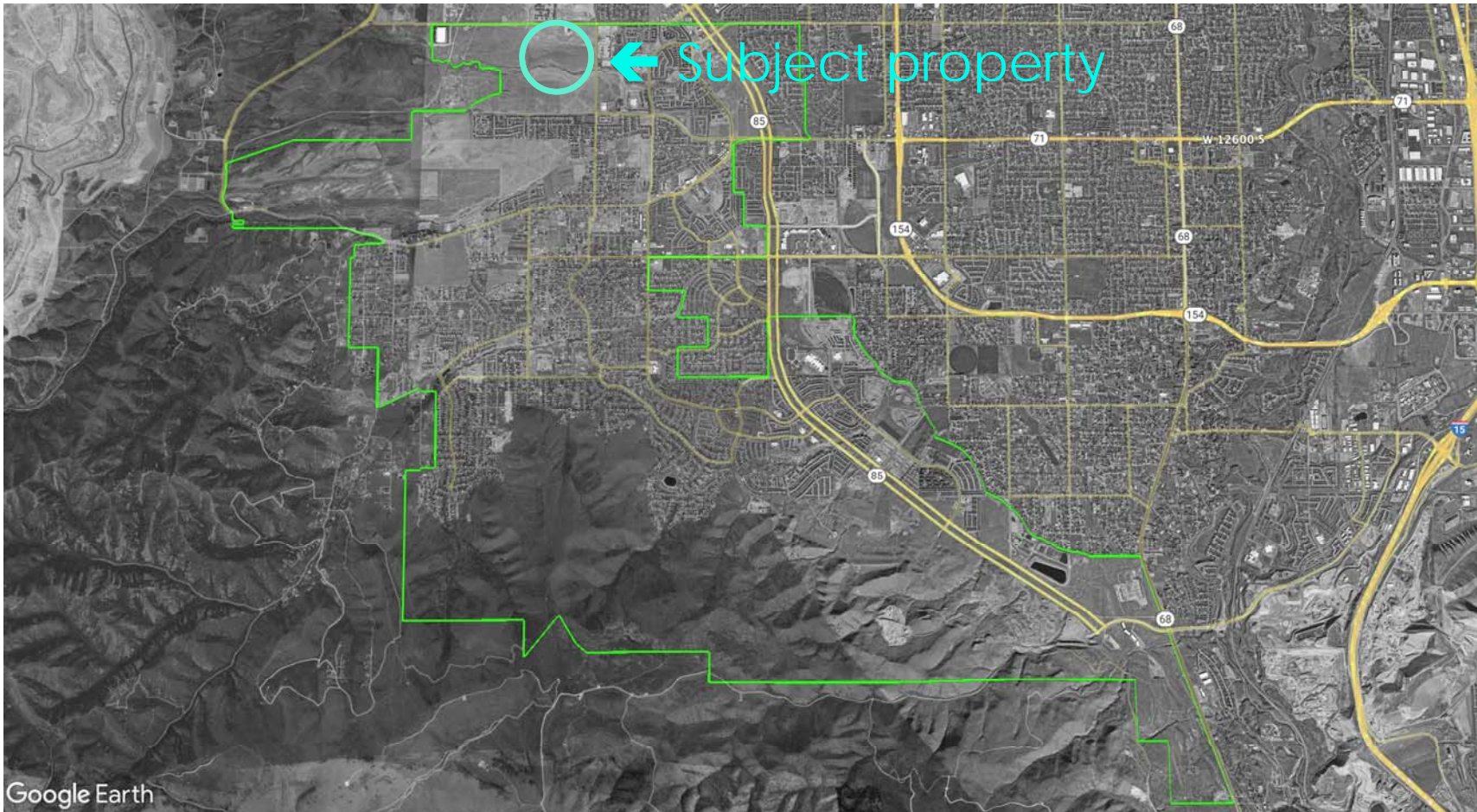


Jackson 4A & Teton Village 2 & 4 Plat Amendments

August 16, 2023

File Numbers: S2023-091, S2023-092, and S2023-093





Vicinity Map

Jackson Phase 4A

38 Lots

Acres: 6.76

Zone: R-2-10 (Residential)

S2023-091



Teton Village Phase 2

Acres: 5.30

34 Lots

Zone: R-2-10 (Residential)

S2023-092



Teton Village Phase 4

Acres: 5.41

30 Lots

Zone: R-2-10 (Residential)

S2023-094



Background & Proposal

Plats approved
by Commission –
January 2019

- Jackson Phase 4A
- Teton Village Phase 2
- Teton Village Phase 4

PUEs recorded
on all sides of
lots

Building Permits
Submitted

- PUE waivers are included when window wells are located in the side yards PUEs

Applicant is
requesting to
reduce side and
rear yard PUEs

- Does not include front or side yards of corner lots (adjacent to ROW)

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S2023-091

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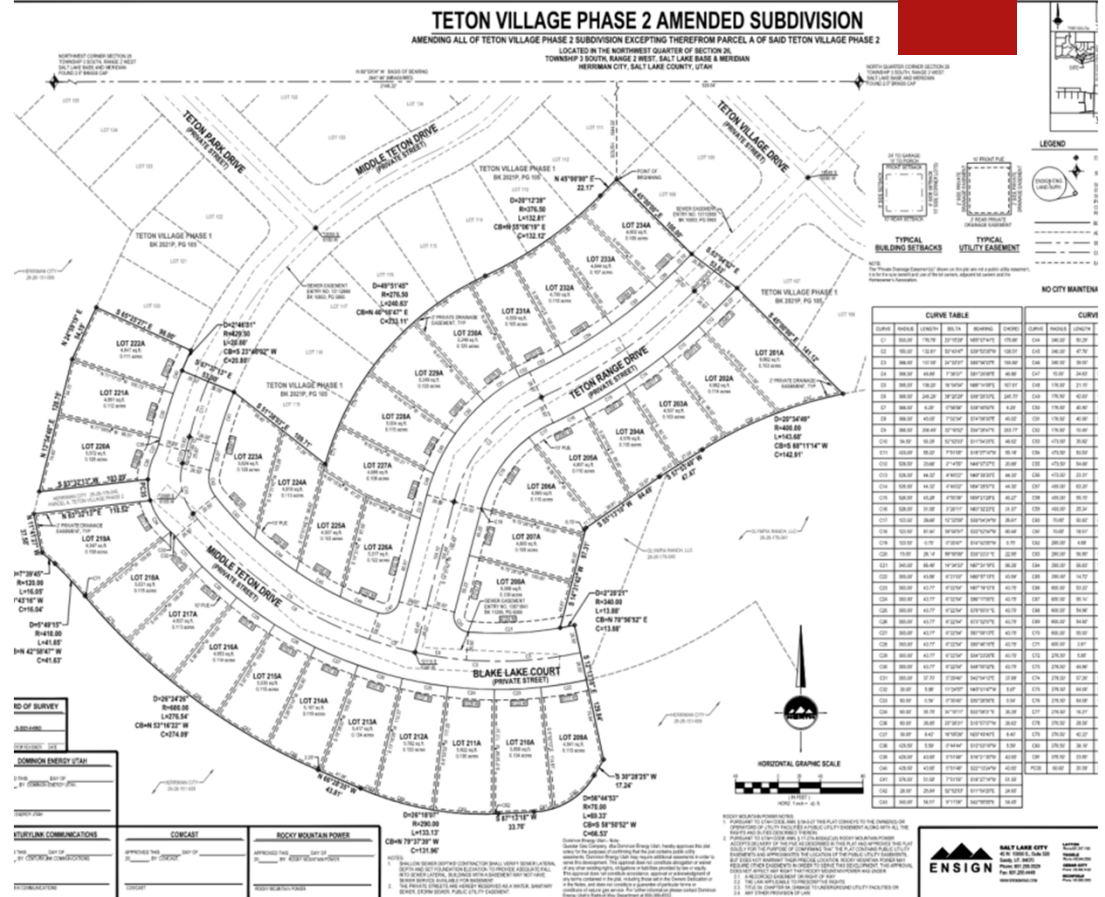
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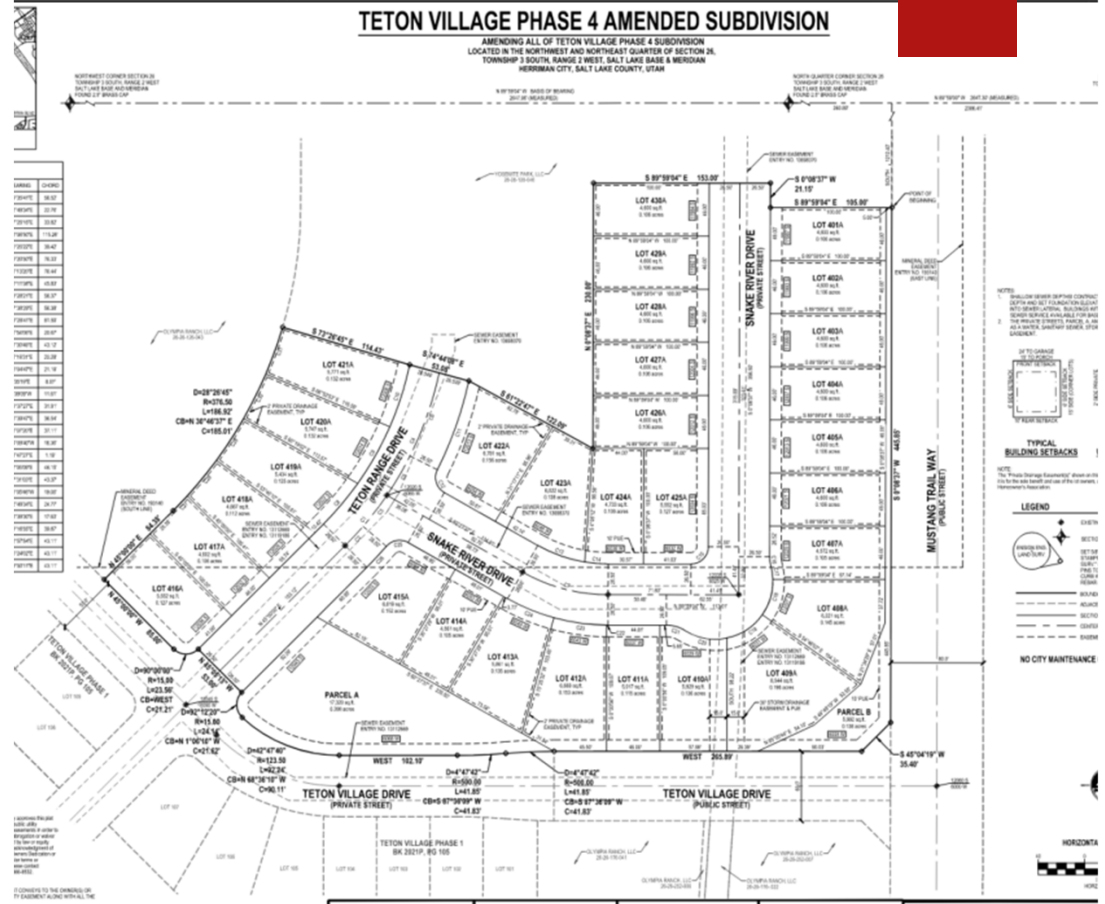
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Acres: 5.41
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S2023-094



Considerations
of Approval

Zoning Engineering

Recommendation

Agenda Item - XXX

File No.: S2023-091

Staff recommends *approval* of the proposed amendment to reduce the side and rear yard PUEs of Jackson Phase 4A Subdivision in the R-2-10 Zone with the following conditions:

1. Receive and agree to the recommendations from other City departments.

Recommendation

Agenda Item - XXX

File No.: S2023-092

Staff recommends *approval* of the proposed amendment to reduce the side and rear yard PUEs of Teton Village Phase 2 Subdivision in the R-2-10 Zone with the following conditions:

1. Receive and agree to the recommendations from other City departments.

Recommendation

Agenda Item - XXX

File No.: S2023-093

Staff recommends *approval* of the proposed amendment to reduce the side and rear yard PUEs of Teton Village Phase 4 Subdivision in the R-2-10 Zone with the following conditions:

1. Receive and agree to the recommendations from other City departments.



Alternative Actions

1. Continuing the item to a future meeting (with or without a certain date)
 - a. Specify reasons for continuing and required information necessary from the applicant and/or staff.
2. Deny the item
 - a. Specify reasons for denial, which would include why any expected or anticipated impact cannot be reasonably mitigated.
3. Approve the item with other, or amended, conditions the Commission feels necessary to mitigate impacts from this development.

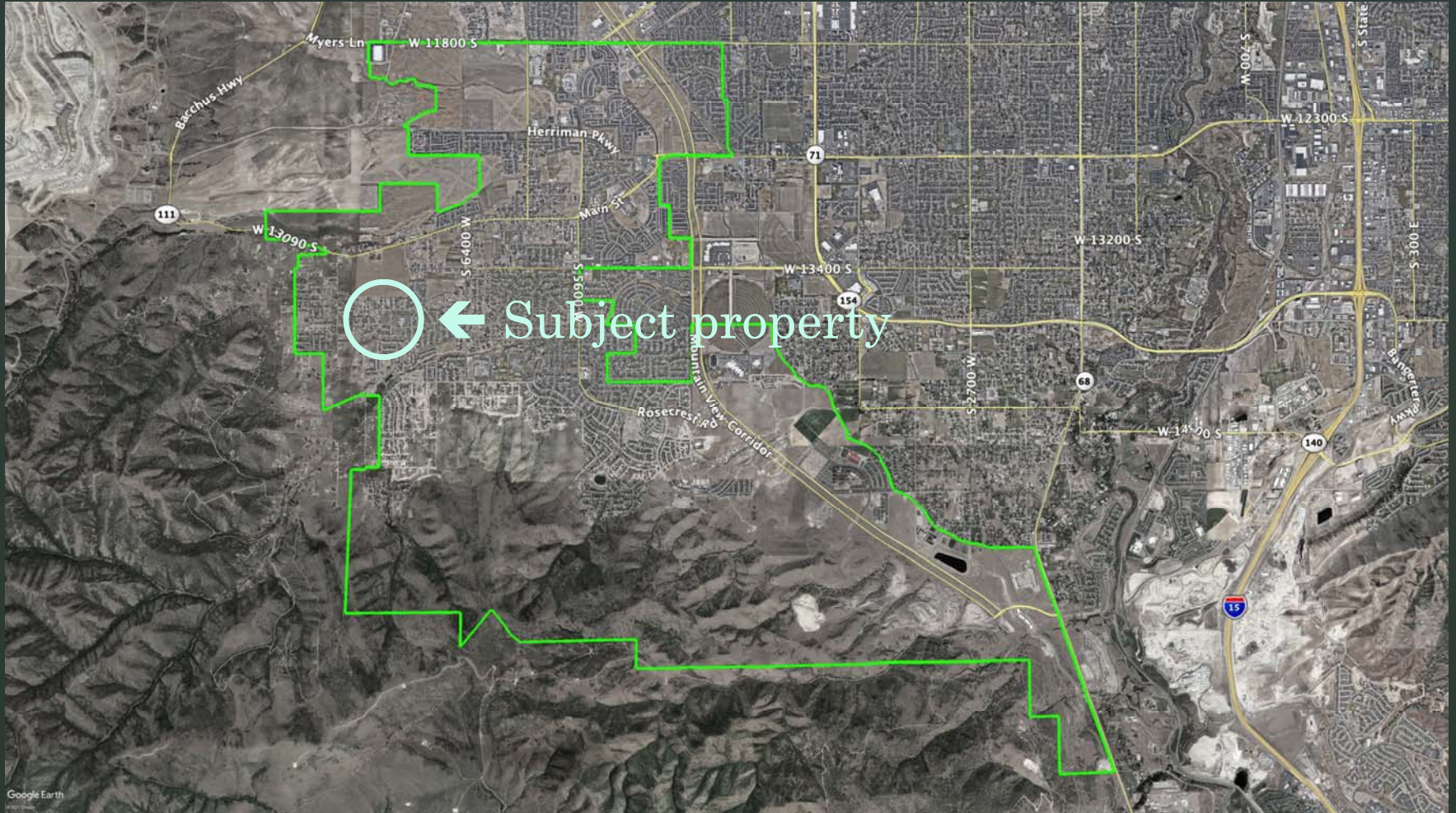
Special Exception – Accessory Structure

Planning Commission

August 16, 2023



Vicinity Map



Zoning Map



Background Information

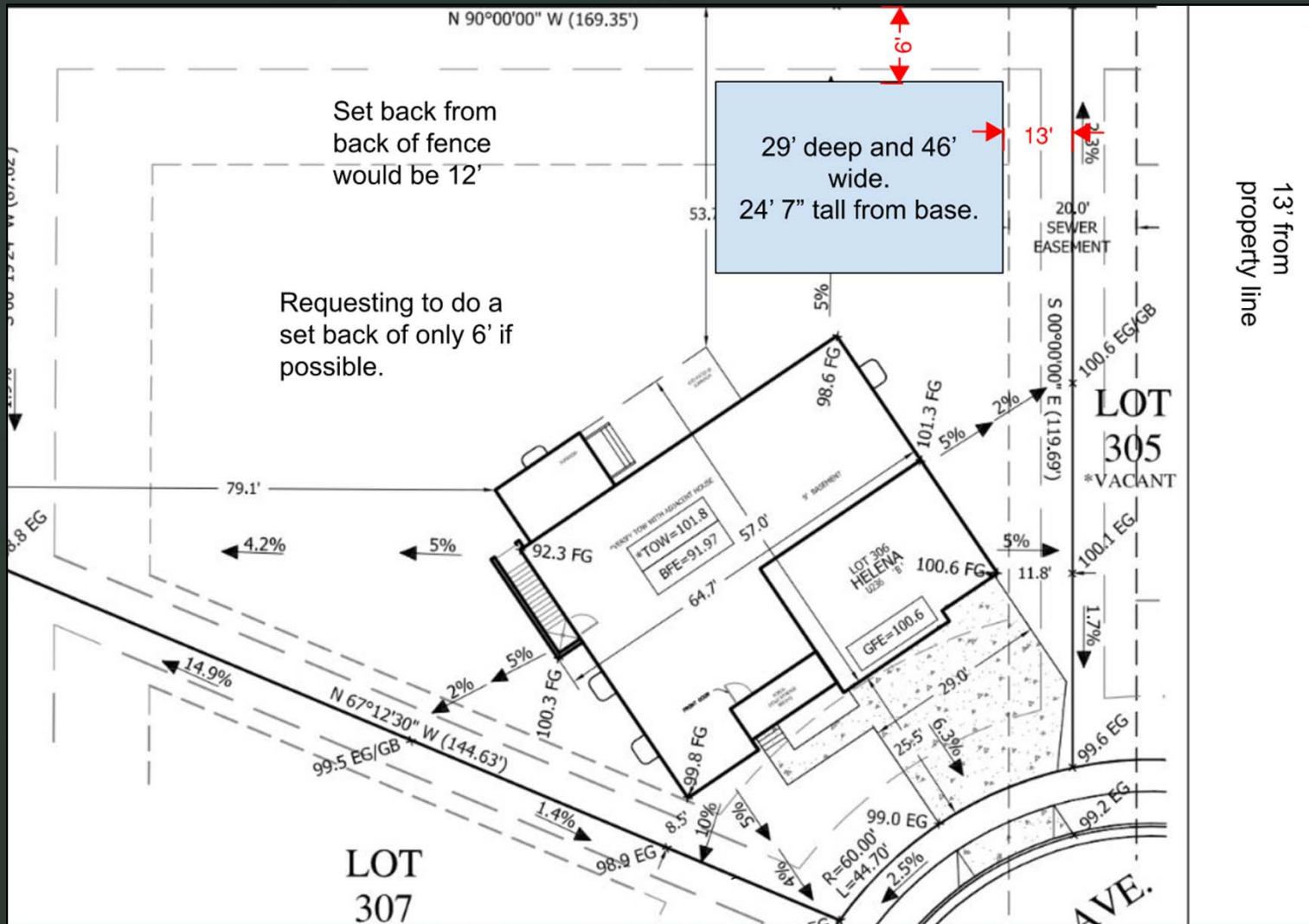
- Continued – 07/05/2023
 - Additional Architectural Features
 - Landscaping Plan (screening)
- Property
 - Sunset Point Phase 3
 - R-1-10 Residential Zone
 - 0.46 acres (20,083 sq ft)
- Building
 - 1,336 sq ft
 - 24'-11" tallest point
- Notices mailed 8/07/2023

Special Exceptions 10-24-6

■ Exceptions Allowed For:

- Irregular lot shape
- Topography which creates a unique situation
- Flexibility in determining side/rear/front yards
- Lot adjacency to other commercial/industrial/open space land uses on at least 2 sides of the property
- Additional height for architectural purposes

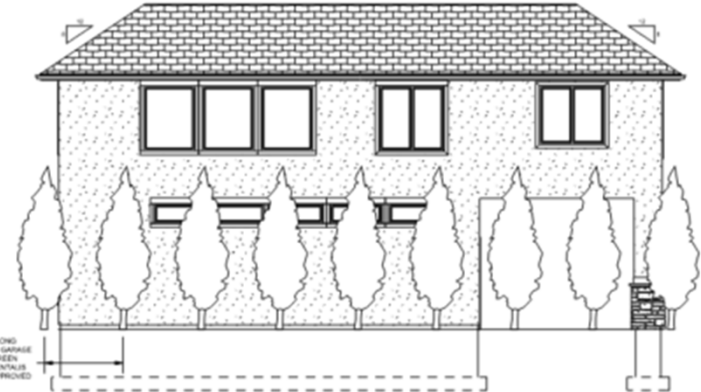
Site Plan



Building Elevations



PLANT TREES IF APART ALONG
THE BACK OF THE DETACHED GARAGE
TREES TO BE EMERALD GREEN
ARBOREVITAE (PRUNUS OCCIDENTALIS
EMERALD GREEN) OR PRE-APPROVED
EQUIVALENT

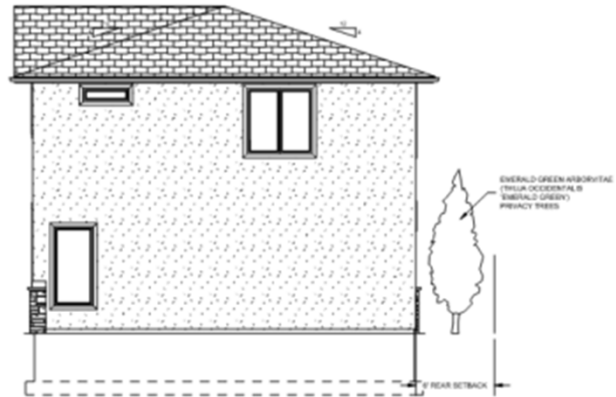


02 REAR ELEVATION
SCALE 1/4" = 1'

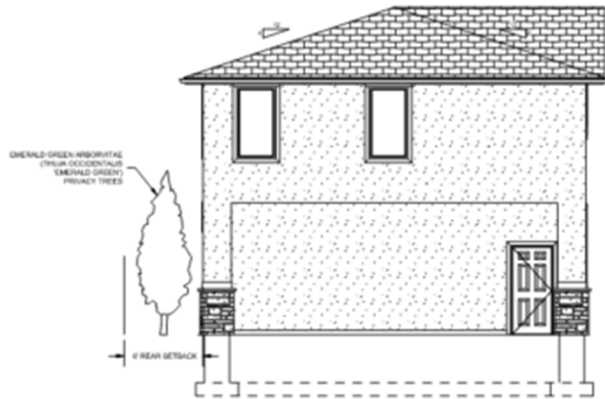


04 FRONT ELEVATION
SCALE 1/4" = 1'

Building Elevations



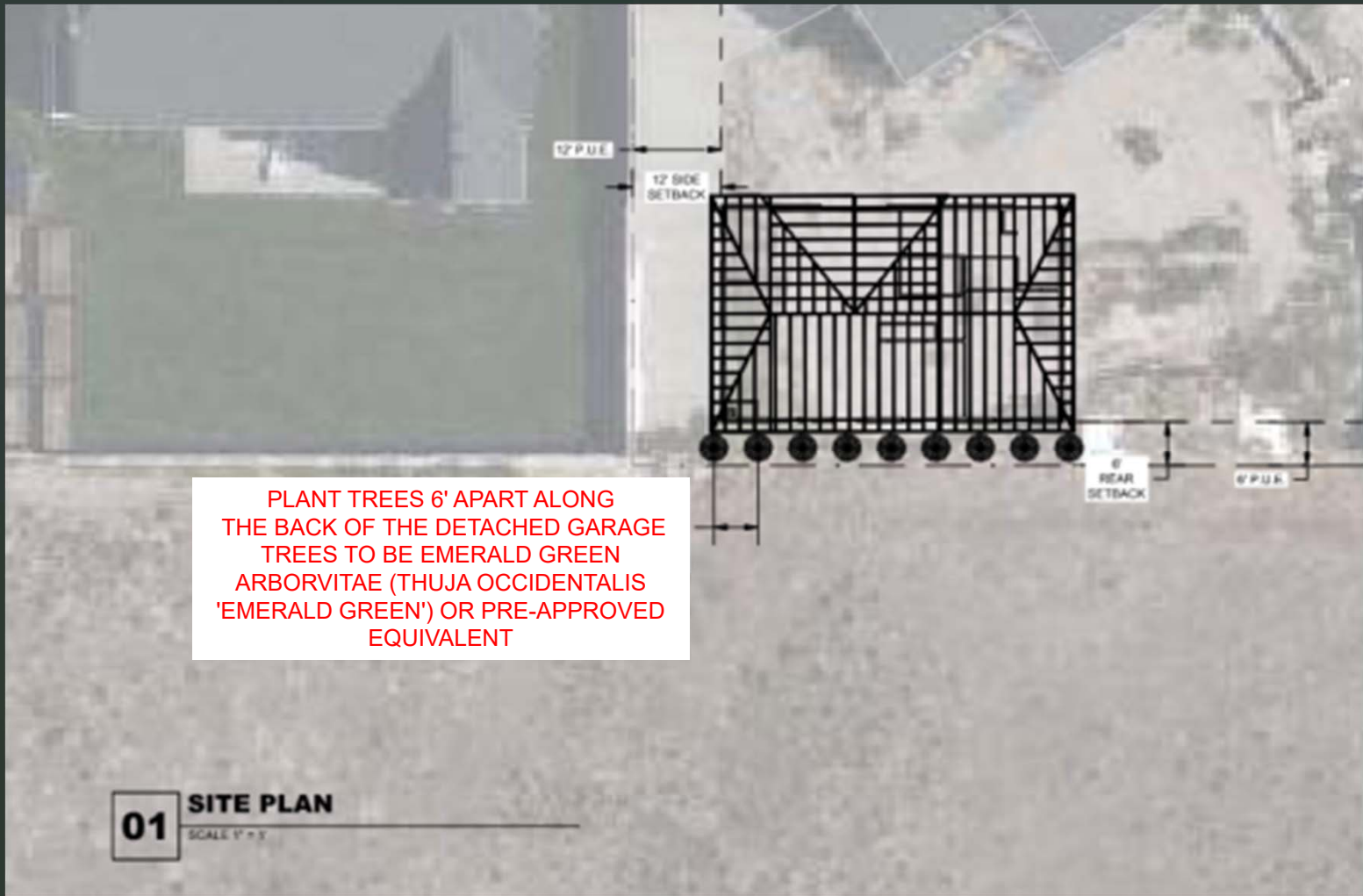
01 RIGHT ELEVATION
SCALE 1/4" = 1'



03 LEFT ELEVATION
SCALE 1/4" = 1'



Landscape Plan



Considerations for PC

- Size/setback/architecture
 - 2,124.4 sq ft max size based on rear yard area
 - 1334 sq ft proposed
 - 13' setback from interior side property lines
 - 12' rear yard setback required (6' proposed)
 - Finish materials
 - Similar to primary structure – all elevations

Considerations for PC

- Maintains block face of the neighborhood
 - Garage placement typical of subdivision
- Effect on health, safety, welfare
 - Rear landscape screening of structure
- 10' rear and side yard public utility easements (PUE)
 - Obtain waivers for PUE encroachments

Recommendation

- Staff recommends *approval* with the following requirements:
 1. Comply with all City department recommendations
 2. Submit an affidavit that states the structure will not be utilized or converted into an ADU
 3. Screen the south building elevation with a fast-growing tree species
 4. Secure all required PUE waivers before submitting a building permit application

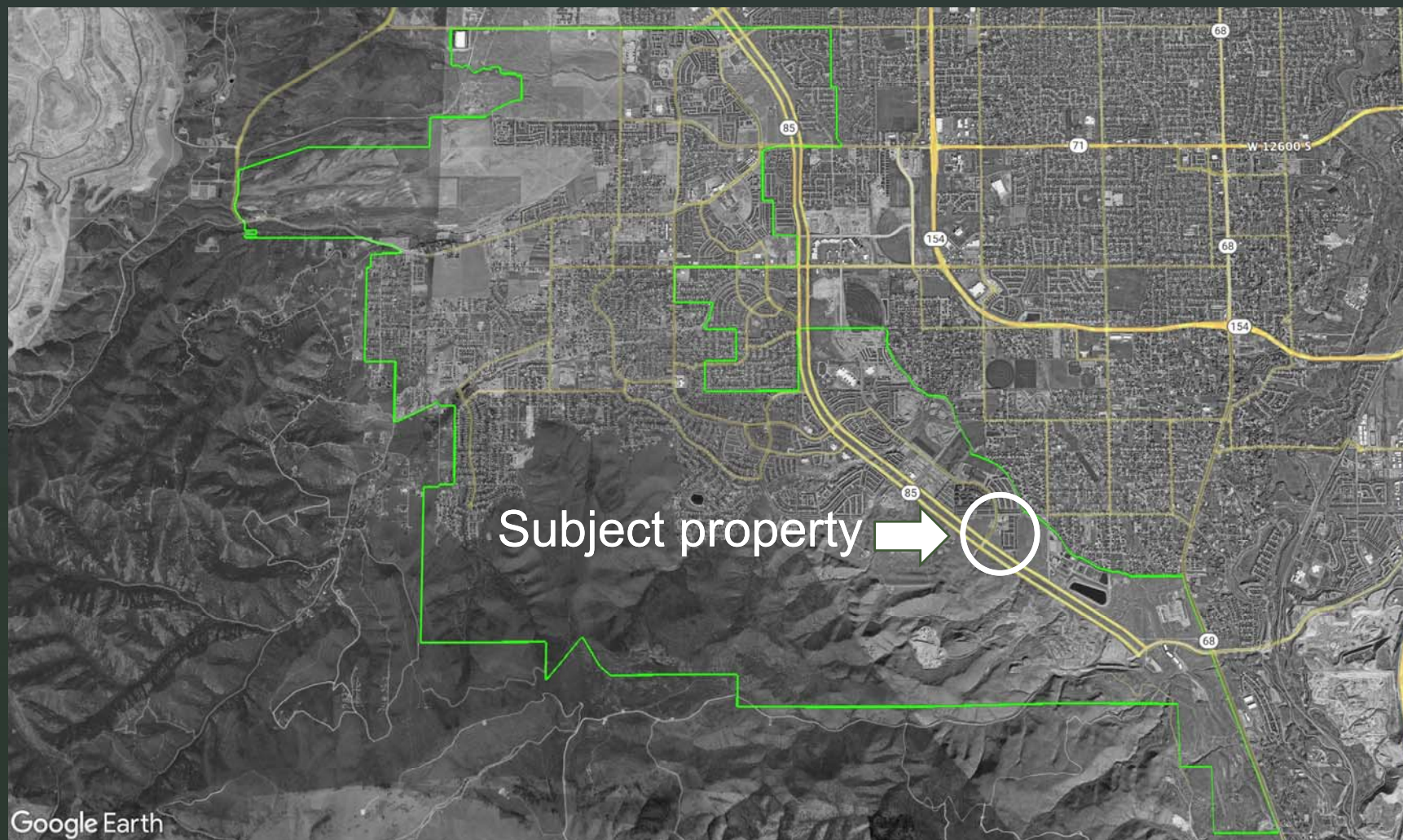
Mountain Point Lot 104 Amendment

Planning Commission Meeting

August 16, 2023



Vicinity Map

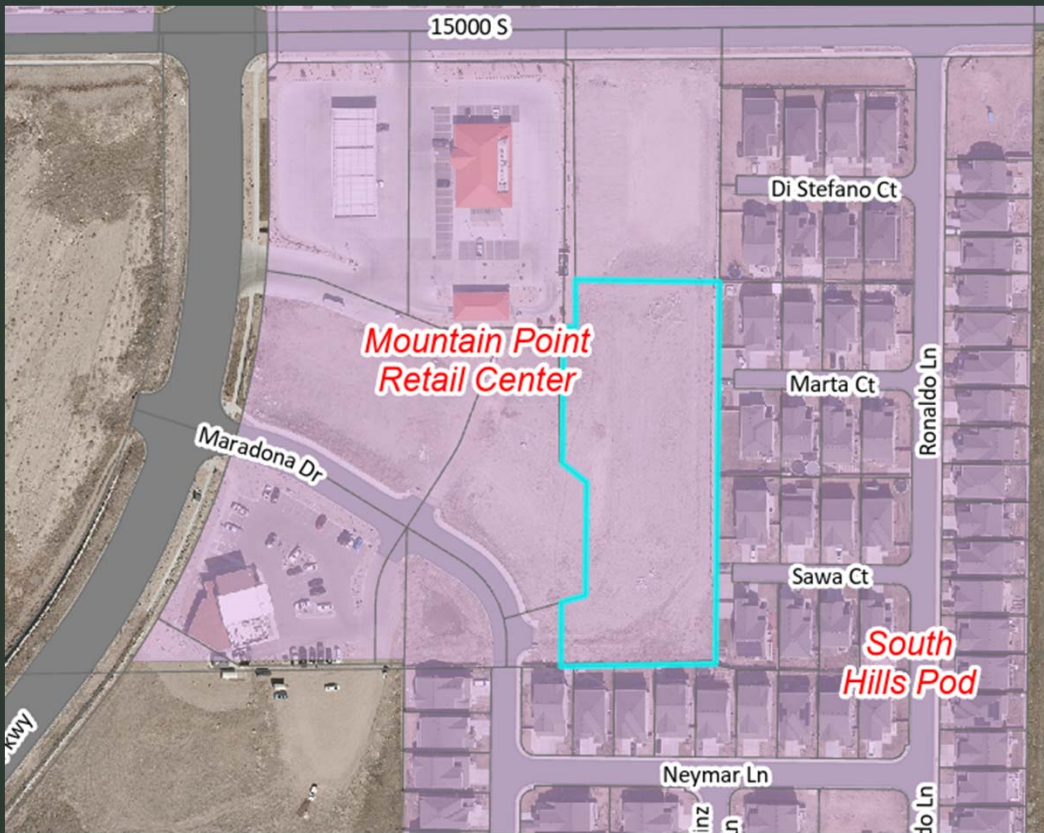


Subject property



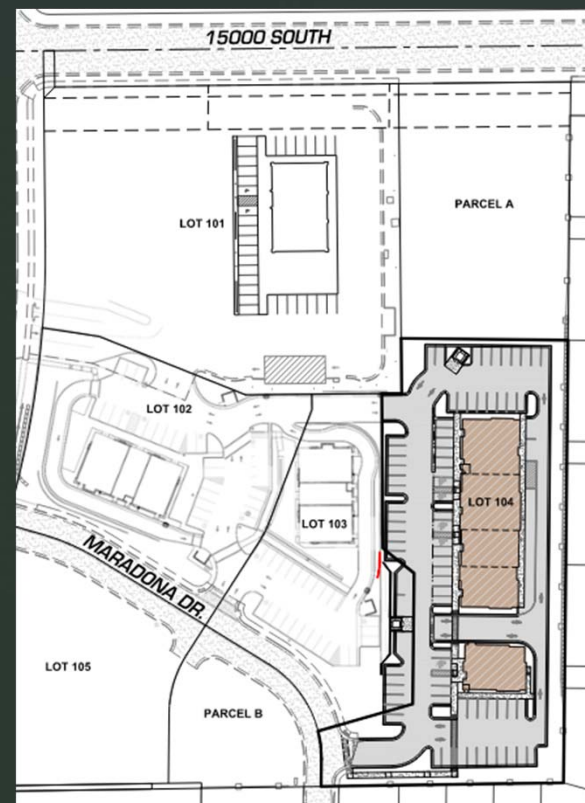
Google Earth

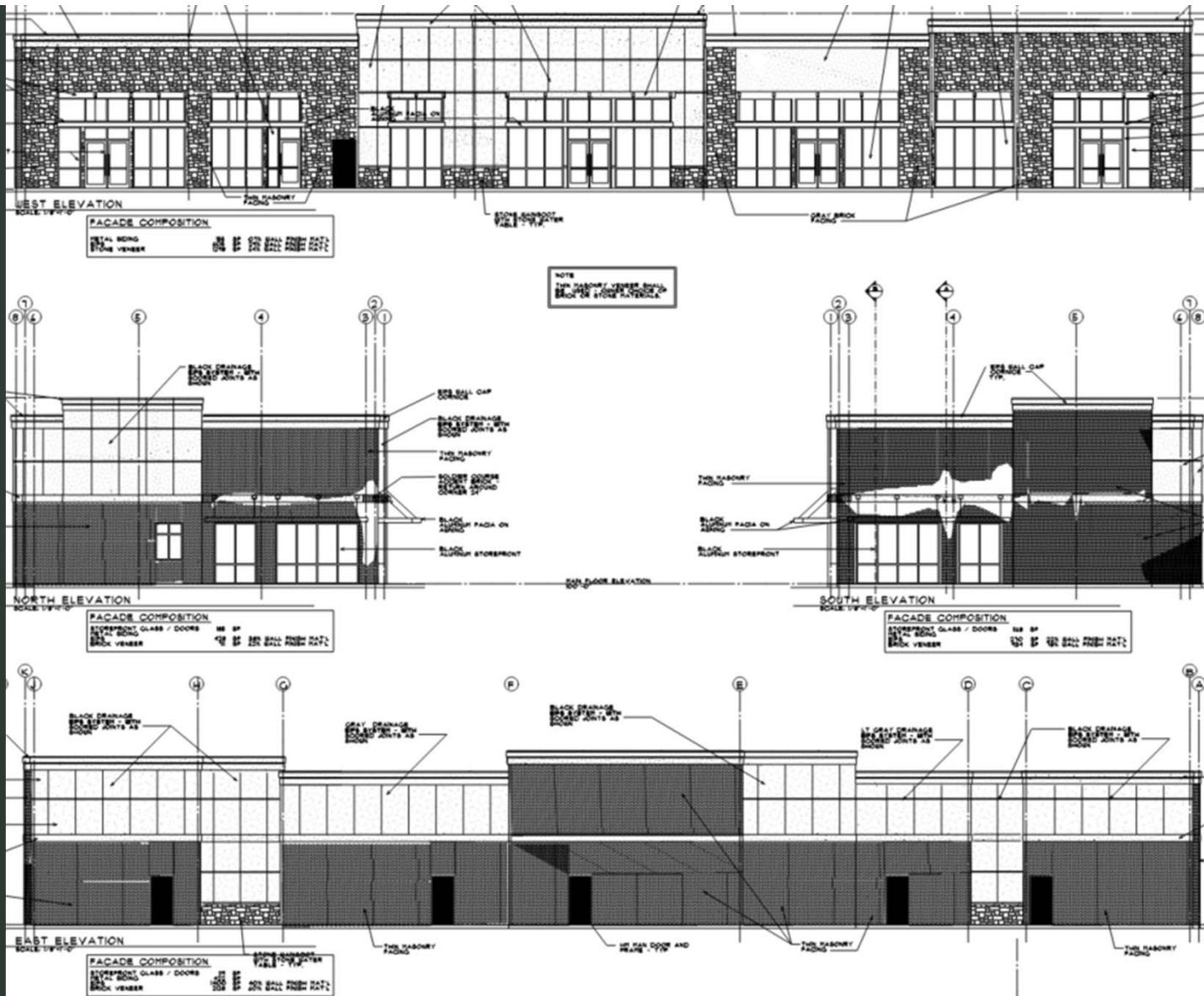
Vicinity Map

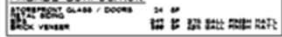
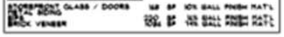
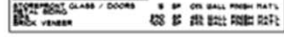
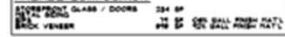


Background Information

- Lot 104
 - Height: 24ft
 - Acres: 1.15
- Commercial Shell
 - 4 units
 - 1 drive-thru







Recommendation

- Staff recommends approval for the proposed amendments with the following conditions:
 1. Receive and agree to all recommendations from other agencies
 2. Provide a cross-access agreement with lots 102 and 103 to the City before submitting a building permit
 3. Work with engineer staff to resolve minor corrections for final plans
 4. No signs are approved with this request

Accessory Vehicle Storage Ordinance

Planning Commission Meeting

August 16, 2023



Proposal Purpose

- *Continue allowing* RV ownership and *protect neighborhoods* and the community from unsafe and unsightly RV storage
- *Promote a desirable approach* to RV storage on residential lots



General Plan Compliance

- 4.2.2 – Herriman aims to *enhance the public realm* throughout the City....and *create neighborhoods of lasting value and beauty*



▀ Zoning Compliance Consideration

- Harmony with character of development
- Adverse effects on adjacent properties

■ Proposal Objectives

- Defines an RV
- Consistent standards for all single-family properties in the R, A, FR zones
- Only allow as an accessory use
- Limits the number of utility and recreational vehicles can be placed on a lot based on size
- Addresses utility trailer storage and RV storage

(Amended from previous proposal)

■ Proposal Objectives (cont'd)

- Requires screening
- Regulations for driveway widening
- RV allowed behind the front of homes
- Allows occupancy of RVs with single-family home construction
- Grants residents one year from ordinance adoption to comply

Proposed Ordinance Provisions

■ Definition:

- ✓ Limited to 400 SF (8' x 50')
- ✓ Trailer, camper, used for recreation, including hauling livestock



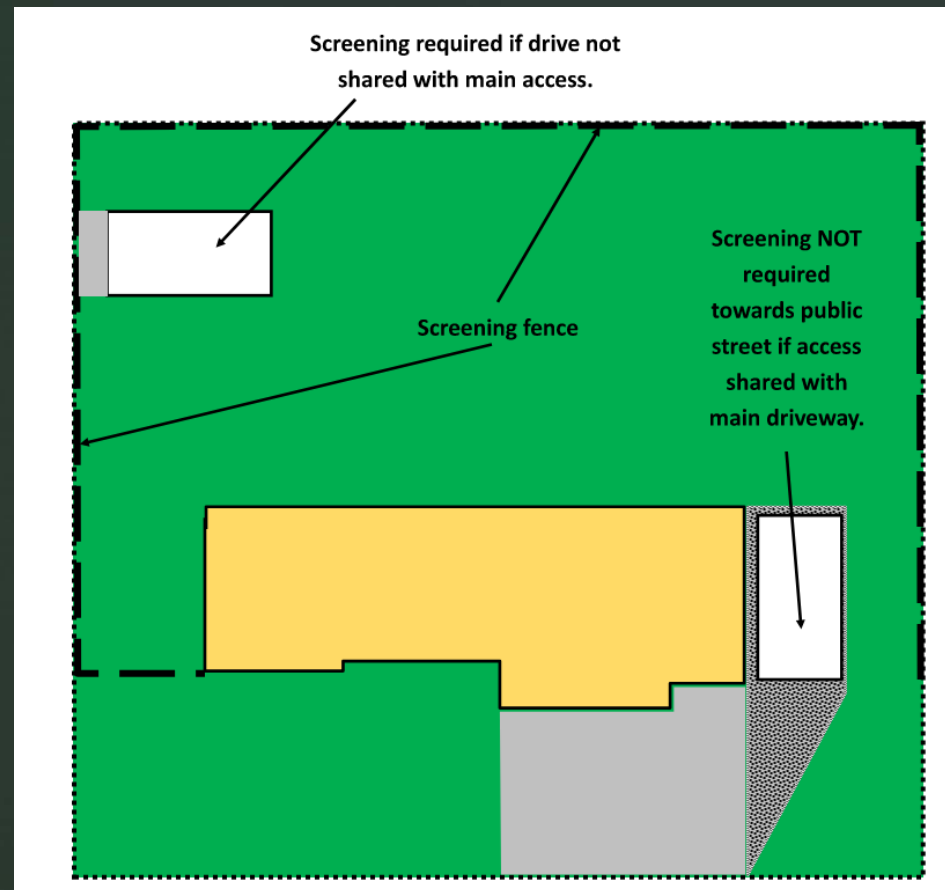
✓ NOT:

- ✓ Commercial vehicle
- ✓ Large passenger van
- ✓ Utility trailer



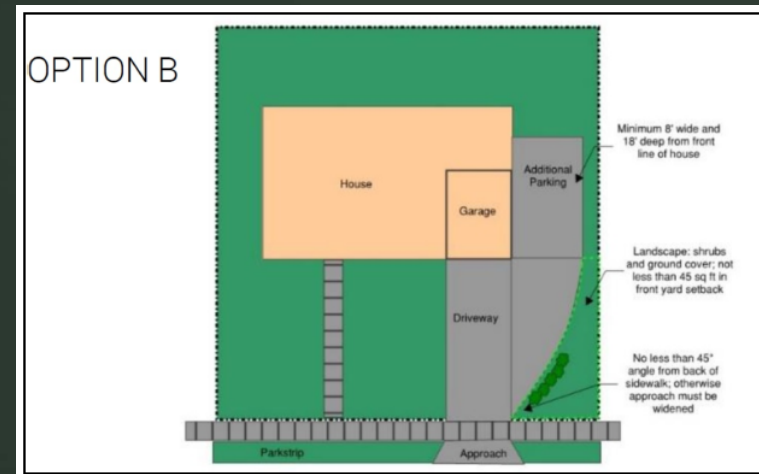
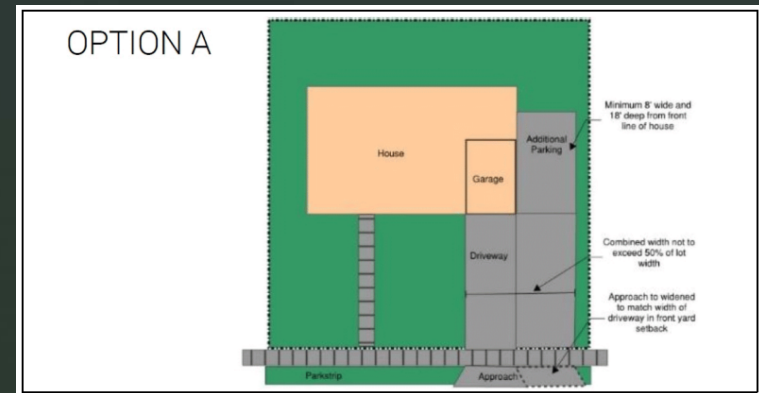
Proposed Ordinance Provisions

- Location:
 - Behind front of home
 - OK in setback if uncovered
 - On parking pad:
 - 8' x 18' pad min.
 - Asphalt
 - Concrete
 - Gravel (4")



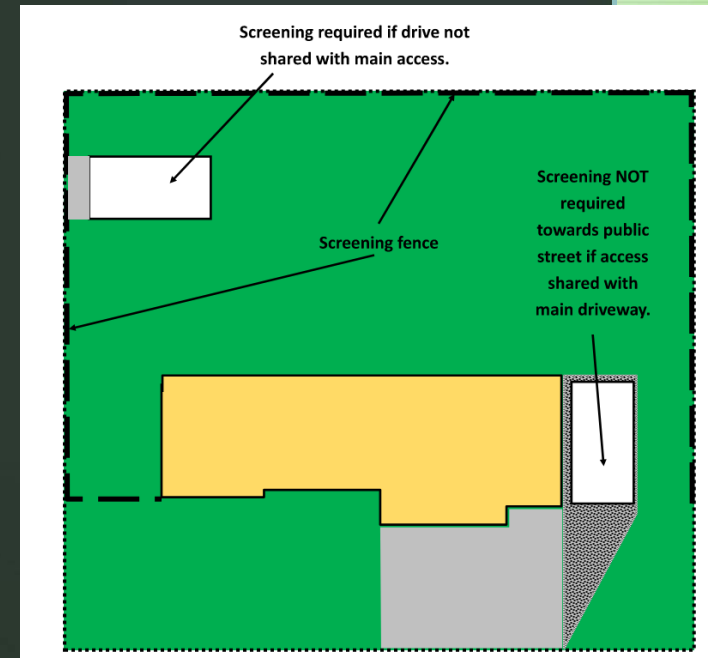
Proposed Ordinance Provisions

- Access:
 - Widening required if allowed
 - Cannot access over curb
 - Taper allowed from existing approach
 - Accessory parking OK to be:
 - Gravel (4")
 - Asphalt
 - Concrete
 - NOT:
 - Road base



Proposed Ordinance Provisions

- Screening:
 - From public street, trails, open space, adjacent property
 - 6' min solid fence
- Exception:
 - When accessed from same driveway as primary parking
 - When topography of lot naturally screens from adjacent neighbors/street
 - Onus is on applicant to provide evidence for exception



Proposed Ordinance Provisions

- Occupancy:
 - No occupancy of RV allowed EXCEPT:
 - When being utilized to construct single-family home on vacant lot
 - Requires City approval and active building permit
 - Applicant must show consistent construction activity
 - Site to be neatly maintained
 - Not allowed to connect to any utilities
 - Limited to one year

Proposed Ordinance Provisions

- Number of Accessory Vehicles (RVs and utility trailers)
- ✓ Limited based on property size:
 - ✓ 0.25 acre lot = 3 total
 - ✓ 0.25-0.5 acre lot = 4 total
 - ✓ 0.50+ acre lot = 5 total



Recommendation

Staff recommends *approval*