



PLANNING COMMISSION AGENDA

Thursday, May 19, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

6:30 PM - Work Meeting: *(Front Conference Room)*

- ✚ Review of Agenda Items
- ✚ Ivy House Building Elevations
- ✚ Discussion of Upcoming Amendments

7:00 PM - Regular Planning Commission Meeting:

1. **General Business:**

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **May 5, 2016**

2. **Administrative Items:**

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

- 2.1 **45C15-01** – Soffe – 14199 S 4800 W – Final Master Plan Approval for Phase 3 of Belle Vea – Zone: MU-2 – Acres: 12.27 – Units: 300 *(Continued from April 7, 2016)*
- 2.2 **22C16** – Lujan – 6343 W 13100 S – Conditional Use for a secondary unit (basement) – Zone: A-.25 – Acres: .23

3. **New Items of Subsequent Consideration:**

4. **Future Meetings:**

- 4.1 Planning Commission Meeting – Thursday, **June 2, 2016 @ 7:00 PM**
- 4.2 City Council Meeting – Wednesday, **June 8, 2016 @ 7:00 PM**

5. **ADJOURNMENT:**

- ✚ In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.
- ✚ ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.
- ✚ PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmn/index.html> and on Herriman City's website www.herriman.org.

Dated and Posted this 12th day of May, 2016

**Cindy Quick, CMC
Deputy Recorder**



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, May 5, 2016

Waiting Formal Approval

6:08:32 PM **6:00 PM - Work Meeting:** *(Front Conference Room)*

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Carmen Freeman, Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Blake Thomas, City Engineer

Discussion of Mobile Stores

City Planner, Bryn McCarty provided the current ordinance for mobile stores and explained it was for a business like the Snow Cone Shack at Smith's, in their parking lot, that would be there for three months during the summer and then be gone. She added that staff wanted to write an ordinance for a business, such as, a food truck and a small scale but permanent shop like a Pop Shop type of business. The ordinance currently has a requirement of 120 days; if a food truck wants to be in the city then they have to get a new license every 120 days and move locations. Commissioner Jeremy Burkinshaw commented that there were two big issues regarding food trucks in Salt Lake City; where the truck is set up and where the bathroom is placed. The food truck owner would be required to get a signed bathroom permission slip from each and every owner within 500 feet of the truck. City Planner, Bryn McCarty stated that they would work with Salt Lake City to understand those issues and concerns before they write the ordinance. Another issue would be who enforces the ordinance. Commissioner Adam Jacobson liked the idea of maintain that this type of license expires because of any issues that may come forward during the time they are in business, but he didn't think that they needed to move locations at the expiration of the license. Mayor Freeman questioned how sales tax revenue would be tracked. These business owners will take business from other permanent entities. It has been discovered that some business owners have paid sales tax to the city where the owner lives (which is not the right way to pay sales tax). A discussion about options for license requirements took place. City Planner, Bryn McCarty also requested suggestions for a license for business owners like a Pop Shop or a coffee shop in a parking lot. The comments made were that the owner of that type of business is still a commercial business because of the permanent structure.

City Planner, Bryn McCarty provided a list of ordinance text changes that the commission may want to work on in the near future. She requested that the commission prioritize the list. A discussion about the items and time frames for which ones should be next on the list took place. Planner McCarty summarized that the items up next should be parking, multi-family design criteria, and windmills and solar panels. Planner McCarty reported that she would reorder the list and provide it to the commission. She also requested any items that the commission would like to add to the list.

↓ 6:39:30 PM Review of Agenda Items

2.1 Evans & Associates – LDS Church – applicant provided new building elevations and material boards.

3.1 Proposed text change to the A-.25 zone regarding density. The density was lowered in a PUD from 3 to 2.8 units per acre. If you are combining properties they must be from different property owners with a maximum density of .2 units per acre in that category.

3.2 Proposed text change to the land use ordinance regarding open space requirements in a PUD. The main reason for the change was to require that a contiguous parcel be more of a useable space. Also, a phrase was added requiring that the useable space have an amenity from the parks master plan and that it does not include unbuildable property. In regards to sports fields, a phrase was added requiring parking lots for those fields to count as an amenity. These items would still be reviewed by the commission for approval. A text change of 25% for unbuildable open space was proposed and a discussion about how that change would affect developments took place. A concern was voiced that property would be devalued to the land owner from the developer. However, the majority of the commission felt that issue was not something they could look at or be involved with. The text change was made to the ordinance with the hope that developments would have more useable contiguous land with useable amenities. Chair Smith noted that the change to the ordinance language could be put in place and could always be changed in the future if it doesn't work out.

3.3 Proposed text change to the land use ordinance regarding future use of the A-.25 will state that it is the intent of the city not to use this zone any more.

City Planner, Bryn McCarty briefly presented a question for Alpine Homes. They asked her to show the commission some elevations prepared for roof pitch. The applicant's CCR's match the zoning guidelines with the ordinance for roof pitch. The ordinance does allow for an exception if there are compensating architectural features. Elevations / renderings were shown. Commission did not like the design and felt the applicant did not add compensating architectural features. The applicant did report to staff that they used more stone and windows as compensating features, however, commission did not agree. Planner McCarty would report to the applicant.

It was noted that there will be a public hearing for the last text change on the agenda and all text changes are recommendations to the council.

Meeting adjourned at 7:02:59 PM



Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Carmen Freeman, Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Cindy Quick, Deputy Recorder
Blake Thomas, City Engineer

1. General Business:

Welcome

Chair Clint Smith welcomed those in attendance.

- 1.1 7:06:18 PM Invocation and Pledge
Mayor Freeman offered the invocation and Coralee Wessman-Moser led us in the pledge.
- 1.2 7:07:50 PM Roll call:
Full Quorum, Wade Thompson absent
- 1.3 7:07:57 PM Approval of Minutes for: **April 21, 2016**
Commissioner Jessica Morton **MOVED** to approve the minutes for April 21, 2016.
Commissioner Robyn Shakespear **SECONDED** the motion.
The voting was unanimous.

Vote passed.
Motion carried.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

Chair Clint Smith reviewed the public comment policy and procedure.

- 2.1 7:09:07 PM **19C16** – Evans & Associates – 5520 W Mirasol Ln – Conditional Use Approval for an LDS Church – Zone: R-2-10 – Acres: 3.287

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. She reminded the commission that they had requested additional stone be added to the elevations as required by ordinance. Elevations were shown. The materials board was shown during the work meeting. The plat had been approved at the last meeting. Fencing was required along the north and east side of the property.

Commissioner Chris Berbert **MOVED** to approve the item with staff recommendations and requirements.
Commissioner Jessica Morton **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:
Commissioner Jessica Morton Yes
Commissioner Blayde Hamilton Yes
Commissioner Robyn Shakespear Yes
Commissioner Jeramy Burkinshaw Yes
Commissioner Chris Berbert Yes
Commissioner Adam Jacobson Yes

Vote passed.
Motion carried.

3. **Legislative Items:**

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

3.1 7:11:34 PM **06Z16** – Herriman City – Proposed Text Change to the A-.25 zone Regarding Density (Public Hearing was opened on March 17, 2016)

City Planner, Bryn McCarty oriented the commission with proposed text changes for the density criteria for A-.25. Two main changes were made; the maximum density was reduced from 3 to 2.8 units per acre and there is criteria that allows additional density for combining properties, language was added to require that those properties must be consolidated from different property owners and a maximum density of .2 units per acre. A new zone will be created for newer properties.

7:13:31 PM Chair Smith called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:13:47 PM Chair Smith closed the public hearing.

Chair Smith reported being happy with the changes made.

Commissioner Jeramy Burkinshaw **MOVED** to recommend to the city council to approve the text changes.
Commissioner Adam Jacobson **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:
Commissioner Jessica Morton Yes
Commissioner Blayde Hamilton Yes
Commissioner Robyn Shakespear Yes
Commissioner Jeramy Burkinshaw Yes
Commissioner Chris Berbert Yes
Commissioner Adam Jacobson Yes

Vote passed.
Motion carried.

3.2 [7:15:16 PM](#) **07Z16** – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding Open Space Requirements in a PUD (Public Hearing was opened on March 17, 2016)

City Planner, Bryn McCarty oriented the commission with proposed text changes for the land use ordinance. The changes proposed would clarify what would count as open space and how much it would count. The ordinance requires that half the open space be maintained in one contiguous parcel, however, the city was not getting flat, useable open space, as intended. An additional statement was proposed, stating that open space will need to be a useable size and shape, and provide amenities outlined in the parks master plan. An additional change would be to a detention; the detention would only count for useable space if it provides an amenity, for example, a soccer field with parking. An additional phrase was proposed for unbuildable open space, that it only counts at 25% of the open space requirement. The intent was to obtain more useable open space.

[7:17:48 PM](#) Chair Smith called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[7:17:58 PM](#) Chair Smith closed the public hearing.

Commissioner Adam Jacobson reviewed the text changes. The commission agreed with the detention basin text change. He then gave an example of a 20 acre development, the requirement would require four acres of open space. One half of the open space must be in one contiguous parcel, which means two of those four acres must be in one contiguous lot and one acre could be a detention pond with another acre as an additional park. He then reviewed open space that is unbuildable (i.e., one acre of wetland – documented that it has no inherent intrinsic value to the city because it cannot be improved). If there was no percentage specified then the developer and land owner get a benefit for the unbuildable land if it is not counted at 20% or 50%. He also suggested that the wording in the text should say "shall," not "may only." He noted that PUD's are a benefit to the community and felt that the unbuildable open space percentage needed to be reduced to encourage PUD's. He reported that two public meetings were held regarding this change and to his knowledge there haven't been any land owners who have spoken against the change. City Planner, Bryn McCarty reported speaking with a few people but there had not been emails or phone calls complaining about the change. Commissioner Chris Berbert mentioned that when the land is received as open space the city maintains that land. Fifty percent is unusable and if it changes to 25% he felt that the city would receive close to the same acreage because the developer gives that property to the city to maintain. Chair Clint Smith asked if the city typically ends up with more than the required 20% of open space because they don't want to hold on to it. The response was no. The drainage would still be counted as open space but it would be unuseable. Now the ordinance would require that the open space be a useable space that provides an ammentity. Commissioner Chris Berbert suggested that 30% is where the city starts to see a benefit of more useable land.

Commissioner Adam Jacobson **MOVED** to recommend to the council to approve the item with two changes; In the ordinance, it states, right after the word contamination, may only, it needs to be replaced with shall; on the next page, there is another may only, after contamination, that needs to be shall.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

3.3 7:30:45 PM **08Z16** – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding the Future Use of the A-.25 zone (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with proposed text changes for the land use ordinance for the A-.25 zone. She reported that staff was working towards a new zone called agricultural low density. Herriman City Attorney, John Brems and City Planner, Bryn McCarty came up with the wording, it is the intent of the city council to no longer use the A-.25 zone in any future rezoning. Everyone that currently has A-.25 will continue to have that zone criteria, however, it is not the intent of the city to use that zone criteria moving forward.

7:32:05 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:32:18 PM Chair Smith closed the public hearing.

Commissioner Adam Jacobson **MOVED** to recommend approval to city council for the item with staff recommendations.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

4. **New Items of Subsequent Consideration:**

Commissioner Adam Jacobson thanked staff for the text changes. Chair Smith echoed and appreciated the clarification to these ordinances. Commissioner Shakespear thanked staff as well.

5. **Future Meetings:**

5.1 City Council Meeting – Wednesday, **May 11, 2016 @ 7:00 PM**

5.2 Planning Commission Meeting – Thursday, **May 19, 2016 @ 7:00 PM**

6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting and Commissioner Jeremy Burkinshaw **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 7:35:05 PM.

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 5, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



*Cindy Quick, CMC
Deputy Recorder*



Date of Meeting: 05/19/16	
File #	45C15-01
Applicant	Soffe
Address	14199 S 4800 W
Request	Final Master Plan Approval for Phase 3 of Belle Vea

Request for 45C15-01 - Meeting Date 5/19/2016

The applicant is requesting final master plan approval for stacked flats and commercial.

Site

The parcel is located at approximately 14199 S 4800 W and contains 12.27 acres.

Zoning

The site is zoned MU-2.

Background

This property was part of the East Herriman annexation in 2008. It was zoned MU-2 at the time of annexation.

Ordinance

10-15B-6: MIX OF USES:

A. All mixed use development shall include residential and nonresidential uses. No one land use type should occupy more than seventy percent (70%) of a site. This determination will be made by calculating the square footage or acreage of each use, as determined in the master plan approval.

10-15B-11: BUILDING HEIGHT:

No building or structure shall exceed forty five feet (45') in height, unless approved by the planning commission, but in no case over seventy five feet (75'); and no dwelling structure shall contain less than one story.

10-15B-18: PHASING OF DEVELOPMENT:

*Any mixed used development proposed to be constructed in phases shall include the full details relating thereto, including a time schedule for the completion of each phase. The commercial component shall begin construction prior to twenty five percent (25%) of the residential units being completed, **unless the planning commission approves a different phasing requirement at the time of plan approval.** For all mixed use projects, required open space shall be completed according to a phasing plan approved with the mixed use development.*

Issues

The project is proposed at 13.4 units per acre. The MU-2 zone allows density up to 15 units per

acre. The development provides three different types of units. Phase 1 has 141 townhomes, phase 2 is 60 courtyard units, and phase 3 is 300 units of stacked flats. The stacked flats have commercial space on the ground floor. Phase 1 and phase 2 were given final master plan approval January 7, 2016. Phase 3 was given preliminary approval at that time, including density. It is now back for final approval, with greater detail on the building elevations and parking.

The ordinance for the MU-2 states “No building or structure shall exceed forty five feet (45') in height, unless approved by the planning commission, but in no case over seventy five feet (75')”. Due to the grade on the site, the buildings will have various heights depending upon their location on the property. The applicant has indicated that the buildings will be approximately 57 feet to 65 feet tall at the highest point, depending on the slope. The PC will need to approve this height. At the previous meeting, the PC asked for an exhibit showing the heights of the buildings at various points, in order to be able to approve specific heights and not give an approval for a general maximum height.

The ordinance requires 2 parking spaces per unit. Phase 3 has 2.28 spaces per dwelling unit, which includes 197 structured parking spaces and 100 for the retail area. The retail parking spaces will be general parking and will be available for residents and visitors. However, the residential entrances to the building will not be easily accessible from the retail side of the building and should not encourage residents to park in this area.

The development will have an HOA that will be responsible to maintain all of the common open space.

The applicant is responsible for providing detention on the site. They are proposing a large detention pond on the north side of the property. The City is planning to combine this with the adjacent detention pond on the development to the northwest. There will also be a storm drain channel and trail required adjacent to the canal.

The project contains 30,000 square feet of retail along 4000 W. The ordinance states “*The commercial component shall begin construction prior to twenty five percent (25%) of the residential units being completed, unless the planning commission approves a different phasing requirement at the time of plan approval.*” A large portion of the residential will likely be built out before the commercial units are constructed. The timing of this will depend on the construction of the adjacent Salt Lake Community College. The PC can approve different phasing, as stated in the ordinance.

At the previous meeting, the PC indicated that the construction of 4000 W could be considered a commercial component to help meet the phasing requirement. There has been some discussion as to the exact location of 4000 W over the last several weeks. Staff has been working with the developer of the subject property and also adjacent property owners to determine the best location of the road. A traffic study was conducted in order to help guide this decision.

Staff is concerned that although the retail space is being constructed along with the residential portion of the buildings, there may not be an incentive for the developer to obtain any commercial tenants once he has occupancy of the residential units. Staff recommends limiting occupancy of the residential units until there is a tenant in at least a portion of the commercial space. Another option would be to not allow a second building to begin construction until there was a commercial tenant in the first building. The PC should review these options and add a requirement if they deem it necessary.

Staff has spoken to the applicant about adding more brick to the front elevation of the buildings that face 4000 W. The applicant has modified their elevations and added brick to several of the “pop-outs” on the retail side of the building.

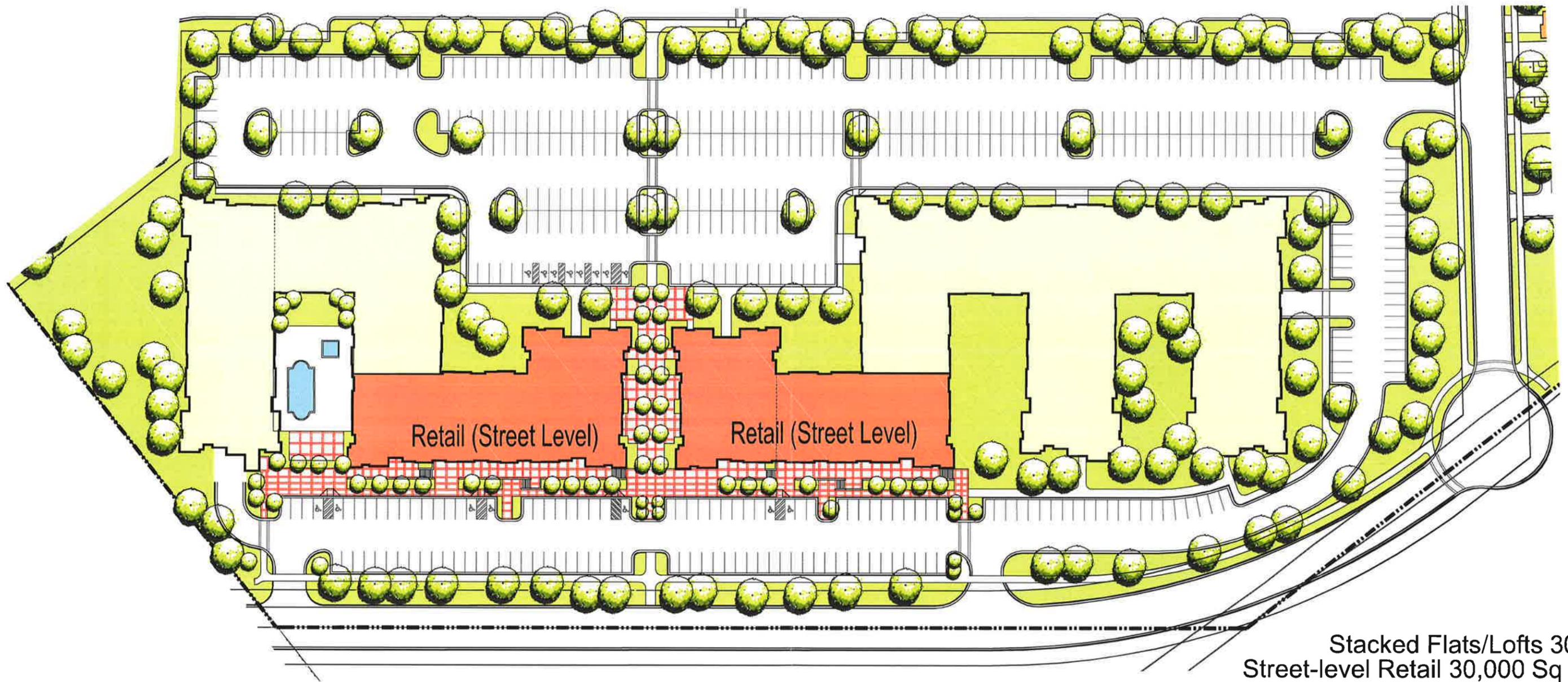
Recommendation

Staff recommends final master plan approval for phase 3 with the following requirements. All of the requirements from the subdivision and preliminary master plan approval also still apply.

Master Plan Requirements

1. Buildings shall be setback a minimum of 50 feet from any public right of way and have 10 feet between buildings, including any porches.
2. Park/Amenities to be installed by the developer or builder prior to 50 percent of the building permits being issued.
3. The total number of units approved is 501. This is 141 townhomes, 60 courtyards units, and 300 stacked flats.
4. The density of 13.42 units per acre is based on the retail component of the project. If the plan is changed to remove the retail, the density will be adjusted and must be below 10 units per acre overall.
5. Elevations, material boards and colors approved as submitted for phase 3.
6. Provide at least 45 guest parking stalls. Townhome/Courtyard parking to be 3.6 sp/du and the Flats (Mixed Use) parking at 2.28 sp/du.
7. At least fifteen percent (15%) of the total site shall be landscaped. A landscaping plan shall be submitted to the staff for review and approval. This shall include trees and other landscaping elements around the perimeter of the development.
8. Submit architectural design book to be reviewed and approved by the Planning Commission; this shall include, but not limited to, architectural design and theme, building materials, lighting, signage, landscaping, parking, vehicular, bike and pedestrian access and paths, accessory structures, etc.
9. Complete a traffic impact study.
10. Work with development to the north to combine retention ponds into one facility. All stormwater runoff to be retained on-site. The retention pond must be landscaped per City standard by the developer.
11. Dedicate 33 feet of property along east side of development to serve as a maintenance access road to the retention pond.

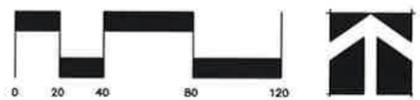
12. Install the full width of 4000 W, with just a curb/gutter on the east side of the road. This should be installed prior to any portion of phase 3 being constructed.
13. Maximum height to be 65 feet. The height of each portion of the building shall be as shown in the height exhibit dated May 12, 2016.



Stacked Flats/Lofts 300
Street-level Retail 30,000 Sq Ft

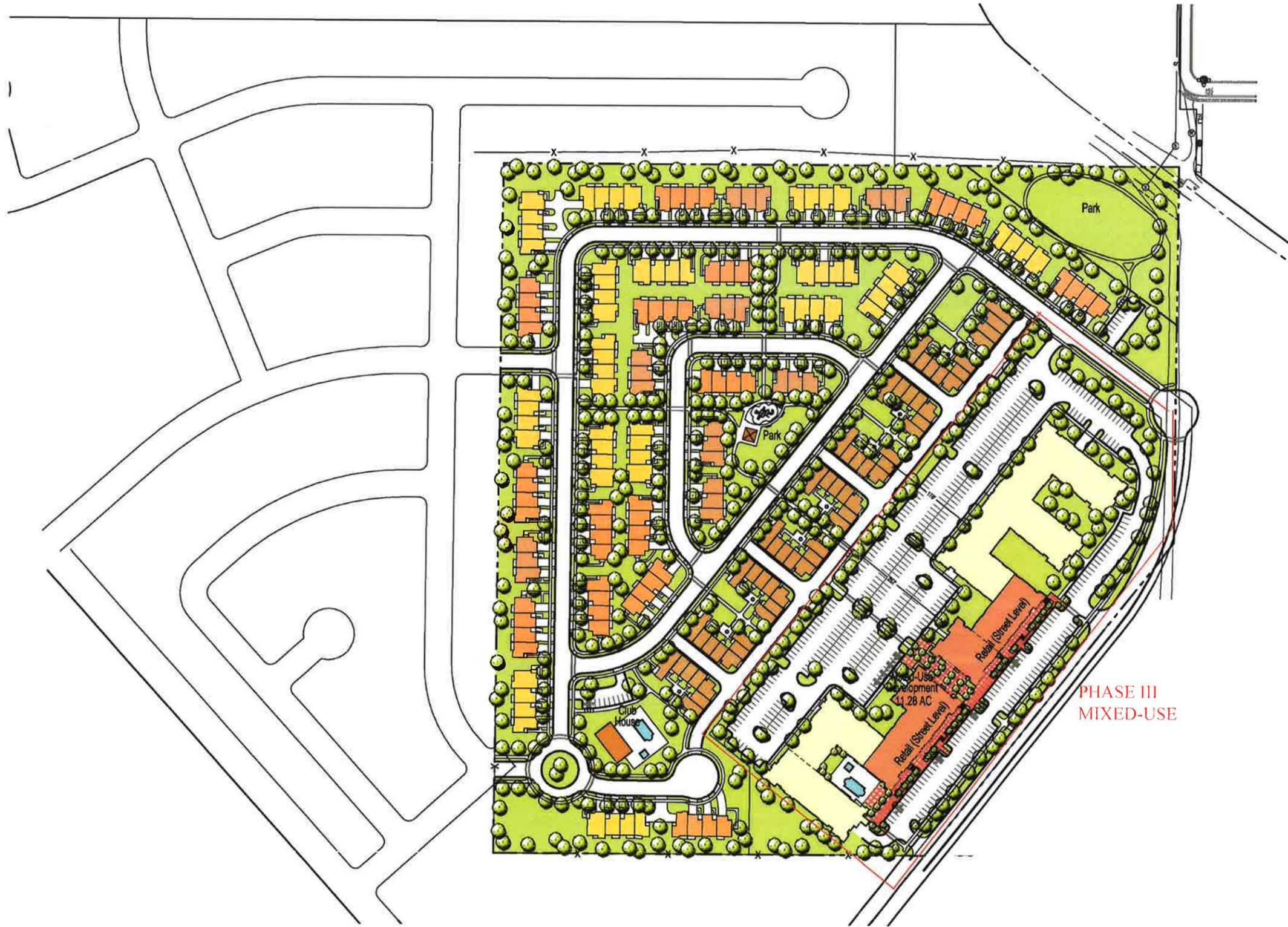


February 1, 2016



Phase Three

Belle Veve Development - Herriman, Utah



MU-2 Zone

Site Summary

Total Parcel Area	37.32 Ac	
Residential Area	26.04 Ac	
Mixed-Use	11.28 Ac	(30.22%)
Total Units	501	(13.42 du/ac)

Unit Summary

Type	Units/Bldg	No. Bldgs	Total
B1	3	11	33
B2	4	14	56
B3	4	13	52

Total Townhomes	141
Courtyard Units	60
Stacked flats/lofts	300
Total Units	501

Street-level Retail 30,000 SF

Parking Summary

Surface / Guest	17 sp	
Townhome (Garage)	282 sp	
Townhome (Driveway)	282 sp	
Courtyard (Garage)	120 sp	
Courtyard (Guest)	28 sp	
Total Spaces	729 sp	3.6 sp/du

Mixed-Use Parking

Surface Spaces	387 sp	
Flats/lofts (structured)	197 sp	
Retail	100 sp	
Total Spaces	684 sp	2.28 sp/du

Total Site Spaces	1,413 sp
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PROJECT PLANS & ELEVATIONS

BELLA VEA PHASE III - MIXED USE

Herriman, Utah



MARCH 4, 2016

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PROJECT PLANS & ELEVATIONS

BELLA VEA PHASE III - MIXED USE

Herriman, Utah



MARCH 4, 2016

1000 W. HERRIMAN BLVD. HERRIMAN, UT 84003



PROJECT PLANS & ELEVATIONS

BELLA VEA PHASE III - MIXED USE

Herriman, Utah



MARCH 4, 2016

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PROJECT PLANS & ELEVATIONS

BELLA VEA PHASE III - MIXED USE

Herriman, Utah



MARCH 4, 2016

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Date of Meeting: 05/19/16	
File #	22C16
Applicant	Lujan
Address	6343 W 13100 S
Request	Conditional Use for a secondary unit (basement)

Request for 22C16 – Meeting Date 05/19/16

Rico Lujan is requesting a secondary unit within the home.

Site

The parcel is located at 6343 W 13100 S.

Zoning

The site is zoned A-.25.

Ordinance

SECONDARY UNIT WITHIN A SINGLE-FAMILY HOUSE: A living unit that is smaller than the main dwelling unit and situated within the main dwelling. One of the occupants of the dwelling must own the dwelling as their primary residence and the dwelling must maintain an appearance of a single-family dwelling.

Secondary unit within a single-family house. One parking stall must be provided for the unit.

Recommendation

The Staff recommends approval with the following requirements:

Requirements

1. Owner must live in the home.
2. If the tenant has a vehicle, off street parking must be available.
3. Living unit must be smaller than the main dwelling unit.
4. Home must maintain the appearance of a single family dwelling.

May 19th



Land Use Application

Address or location of site 6343 W. 13100 S

Size of Parcel .23

What is Requested (explain in detail)?
I WOULD LIKE TO RENT OUT MY
BASEMENT AS A 2 BEDROOM APT.

Zone: A-.25

If applicable, square footage of proposed building(s) or addition (all stories combined). 3700

If the request is residential, how many and what type of units (apartment, condo, etc). 1 BASEMENT APT.

Property Owner's Name RICO & LIZ LUJAN

Mailing Address 6343 W 13100S

City HERRIMAN State UT Zip Code 84096

Telephone 801-712-2802 Cell Number _____ E-mail _____

Applicant/Agent RICO LUJAN

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone _____ Cell Number _____ E-mail _____

Subject to Purchase or Lease: _____ or Present Owner of Property: YES

Yes I am the authorized agent or owner of the subject property: _____

Current Use of Subject Property _____

Proposed Development Name _____

For Herriman Use Only		
Date of Submittal <u>4/26/16</u>	Filing Fee <u>\$250-</u>	File Number <u>22C16</u>
Receipt Number <u>347816</u>	Accepted by <u>[Signature]</u>	DRC _____



6400 W

R-1-15

Hawks Bluff Rd

Sparrow Hawk Ln

A-1

Proposed Basement Apartment
File Number 22C16

Main St

A-25

Dylan Cir

Rose Cym Rd

A-1

A-.50