

# Special Exception – Accessory Structure

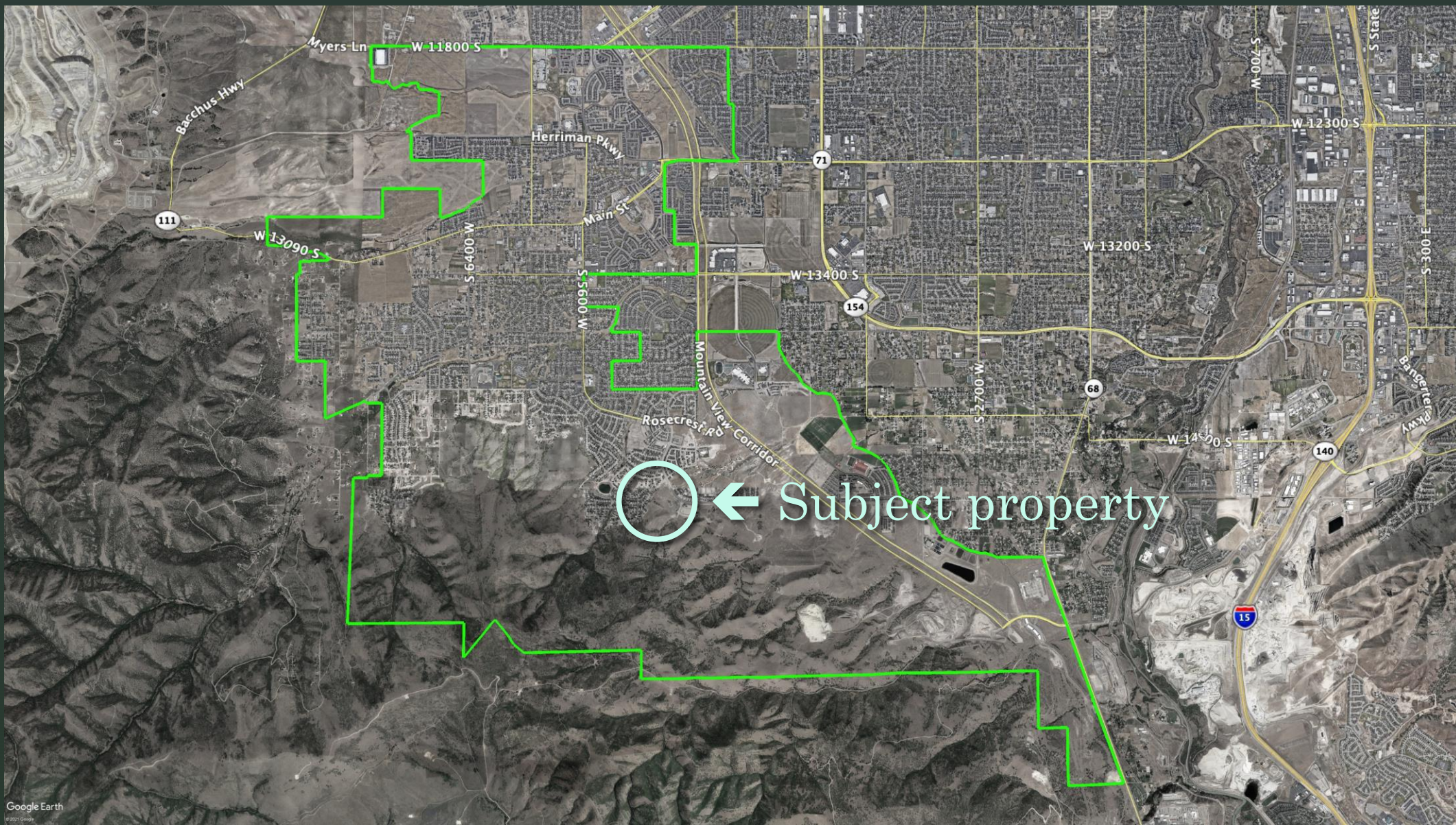
Planning Commission

April 21, 2022



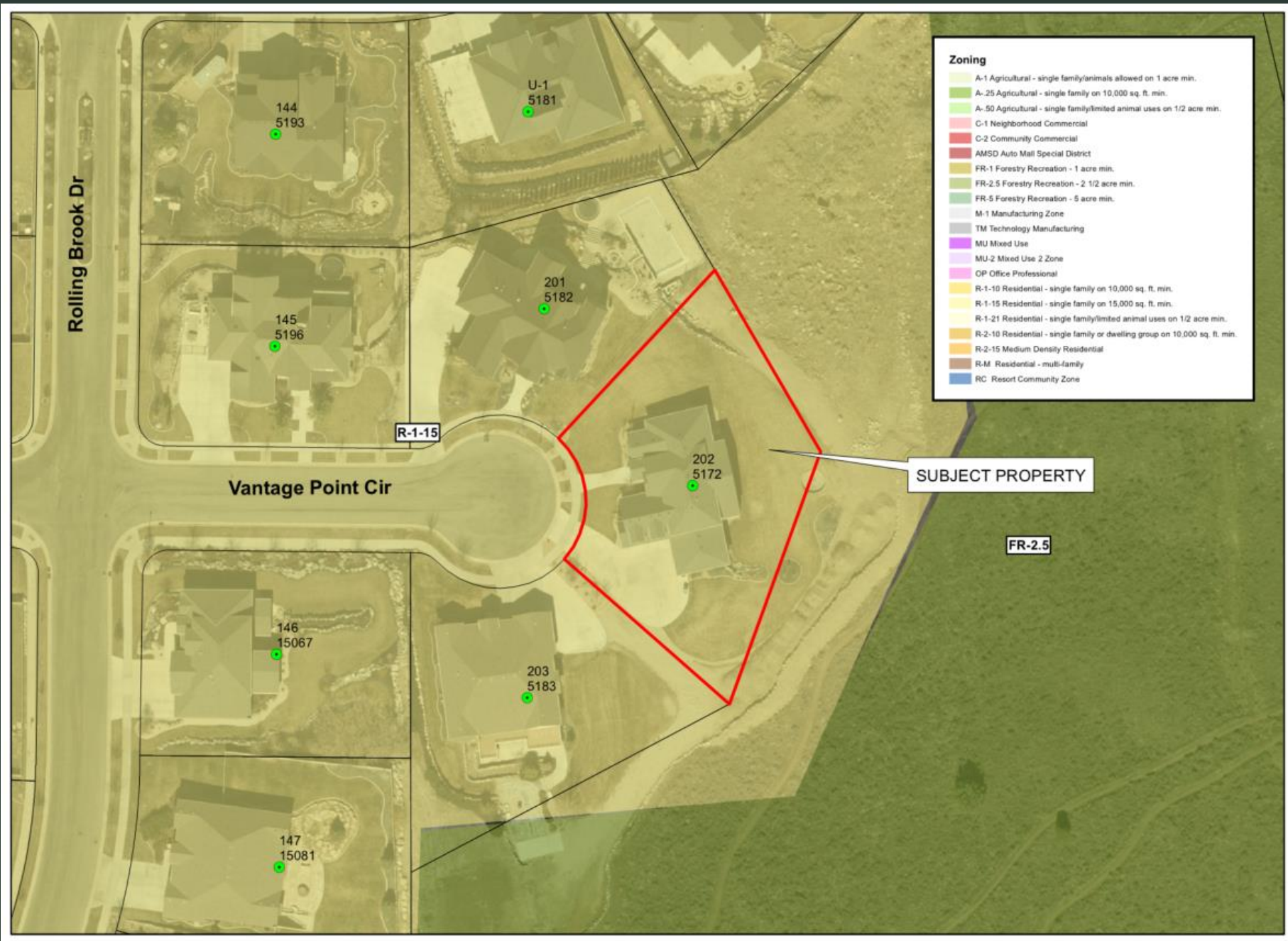


# Vicinity Map





# Zoning Map



## Background Information

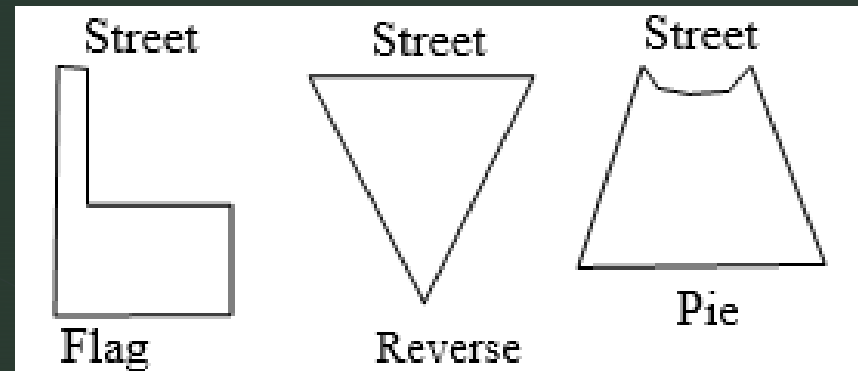
- Property
  - Lookout Ridge Phase II Subdivision
  - R-1-15
  - 0.49 Acre
- Building
  - 27' x 45'
  - 1,215 SF
  - 28'-10" – tallest point
- Notices mailed – 4/11/2022



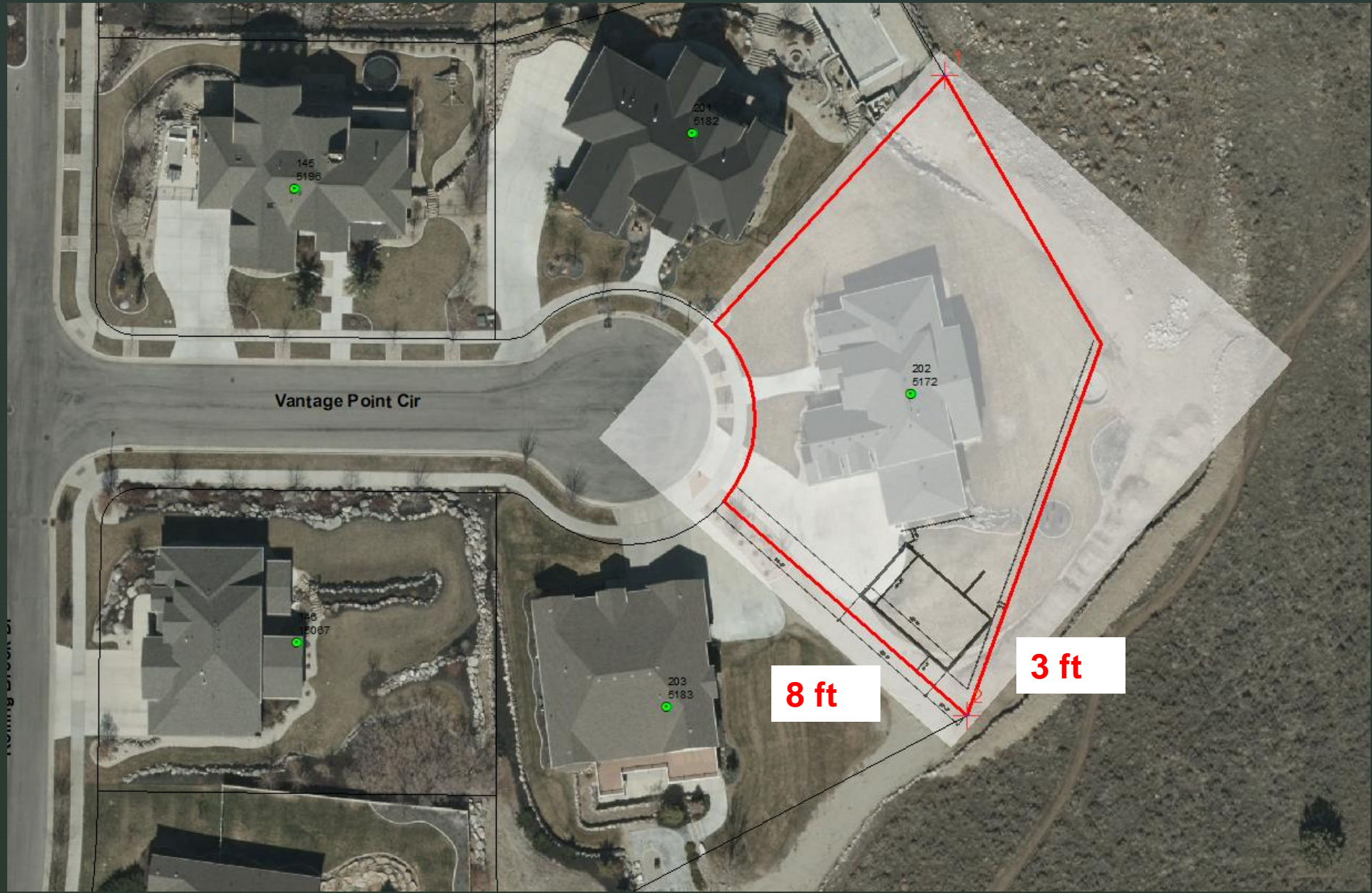
# Special Exceptions 10-24-6

## ■ Exceptions Allowed:

- Irregular lot shape (see definitions)
- 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 two sides of the property
- Additional height for architectural purposes

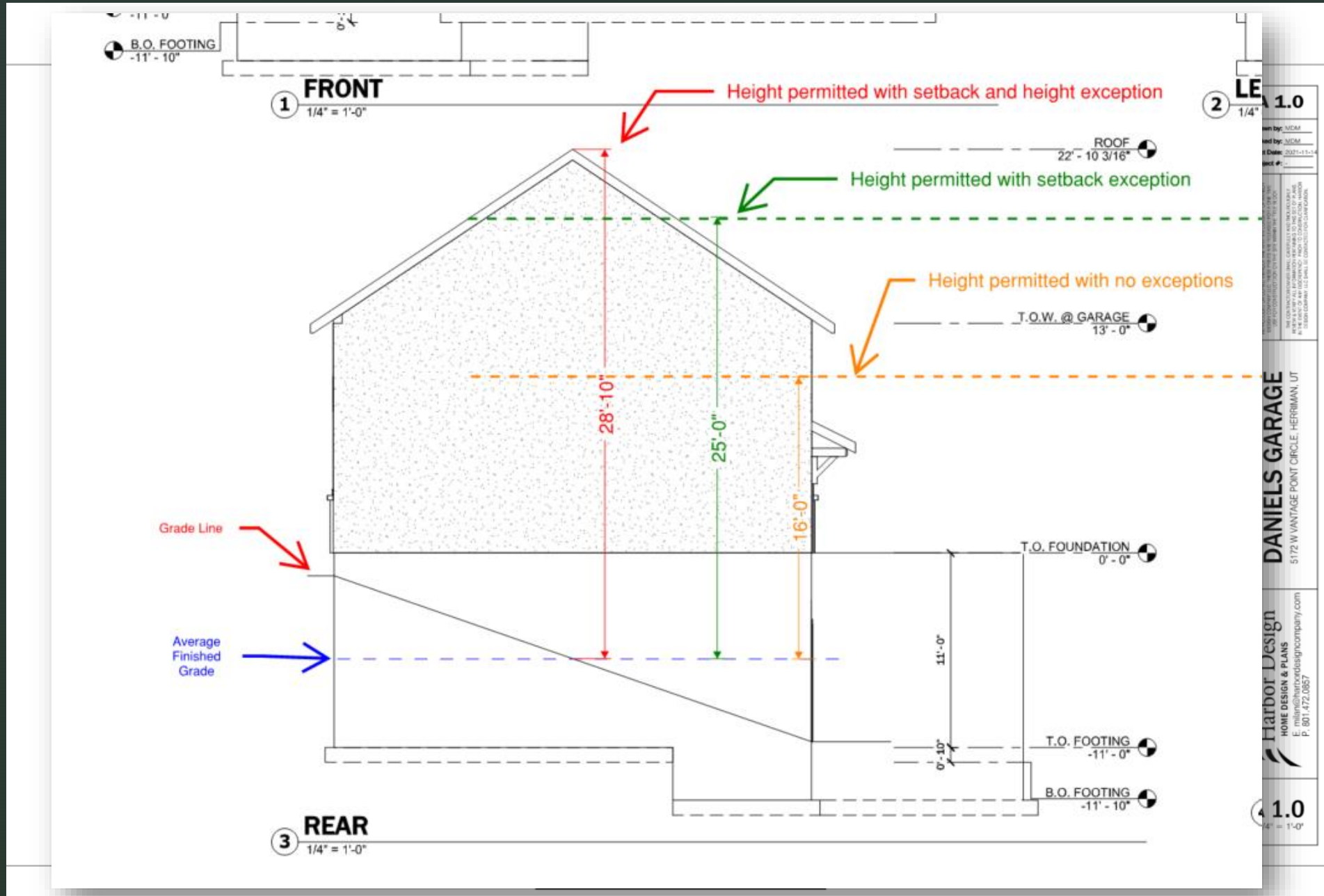


# Site Plan





# Building Elevations



## Considerations for PC

- Irregular lot shape
  - Applicant required to demonstrate hardship due to lot shape
  - Potential impact of the accessory structure on adjacent properties based on lot irregularity
    - Determine if the irregularity of the lot shape limits the placement of an accessory structure



# Considerations for PC

- Height or size
  - Require additional setback
  - Require accessory structure to match the home or comply with City code §10-34-4(A)(1)
  - Requiring additional landscaping buffers for screening
  - Mitigate impacts by adjusting architectural elements
    - Reduce or eliminate doors, windows, etc. that are visible from adjoining properties and streets

# Staff Recommendation

- Staff recommends *approval* of a special exception for an accessory building for:
  - Reduction in setbacks
  - Additional building height
- With the following requirements:
  - Receive and agree to all agency recommendations
  - No portion of the accessory structure, other than as outlined, shall exceed 25 feet above average grade
  - Setbacks shall be:
    - 8 feet on the south elevation
    - 3 feet on the west elevation
  - Secure Public Utility Easement waiver for encroachments
  - Require additional modifications to be reviewed by Planning Commission



# Academy Terrace Apartments

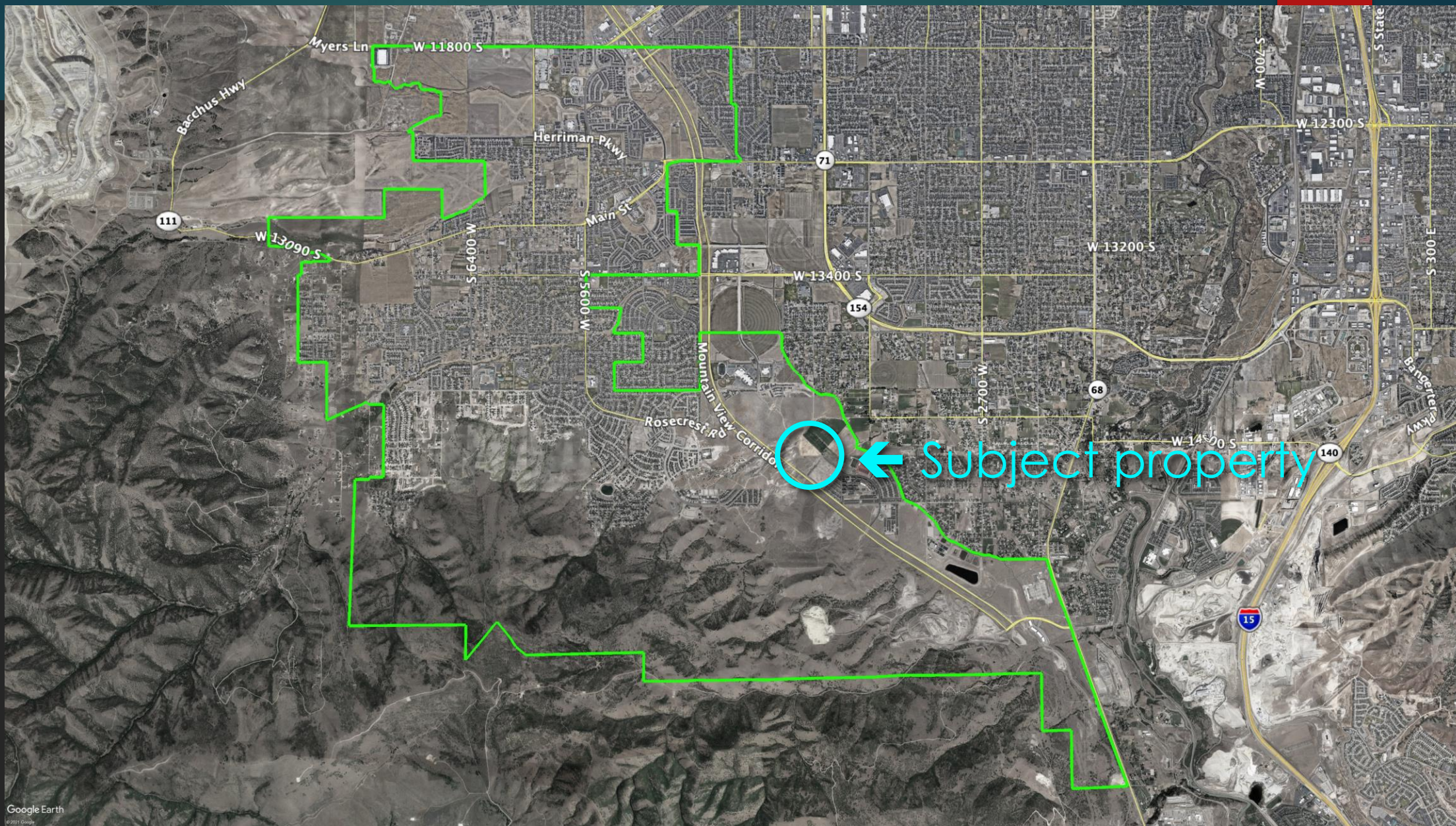
Planning Commission Meeting

April 21, 2022





# Vicinity Map







# Zoning Map

# Background



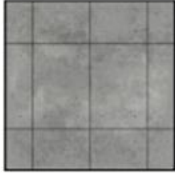





- ▶ 215 units
- ▶ Ranging from studios to 3-bedroom apartments
- ▶ 5 residential levels
- ▶ 2 parking levels
- ▶ Additional amenities for residents



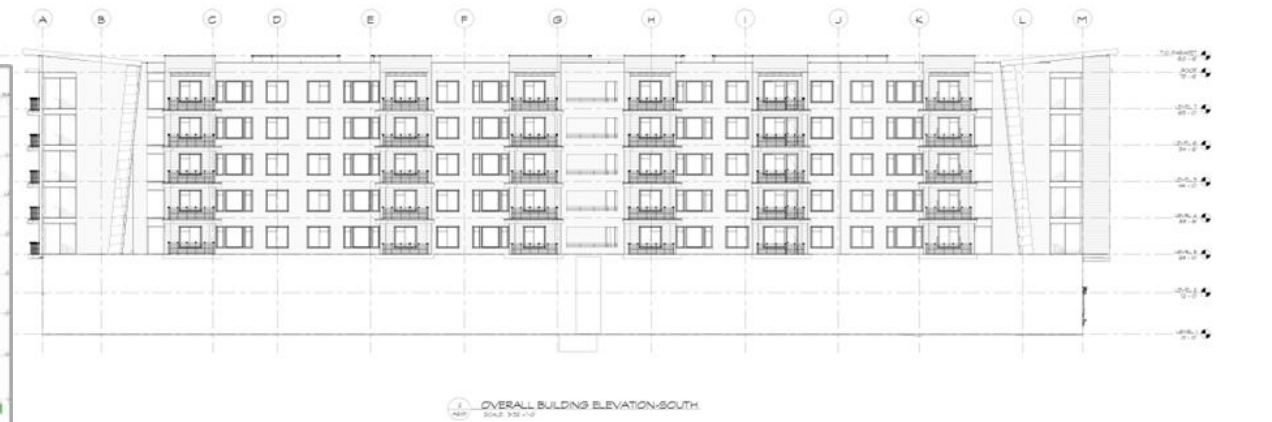


# Elevations

- ▶ Modern mountain theme
- ▶ Elevations include several design elements such as:
  - ▶ Minimum of 3 colors per elevation
  - ▶ Texture change
  - ▶ Material change
  - ▶ Architectural variety
  - ▶ Roof line change
  - ▶ Reveals and archways
  - ▶ Wall projections and recesses

Total Building Exterior Wall Finish Materials	
	Boardformed Concrete (aggregate of all facades) 6 %
	Timberteck Azek Cyprus Open Joint Cladding (aggregate of all facades) 5 %
	Cast-In-Place Concrete (aggregate of all facades) 9 %
	Sand Finish Stucco (aggregate of all facades) 34 %
	Ledger Stone (aggregate of all facades) 4%
	Flat Metal Panel (aggregate of all facades) 0.25%
	Hardie Lap Siding (aggregate of all facades) 37%
	Cor-Ten Look ACM Metal Panel (aggregate of all facades) 4%
Note: Glazing removed from exterior material calculations	

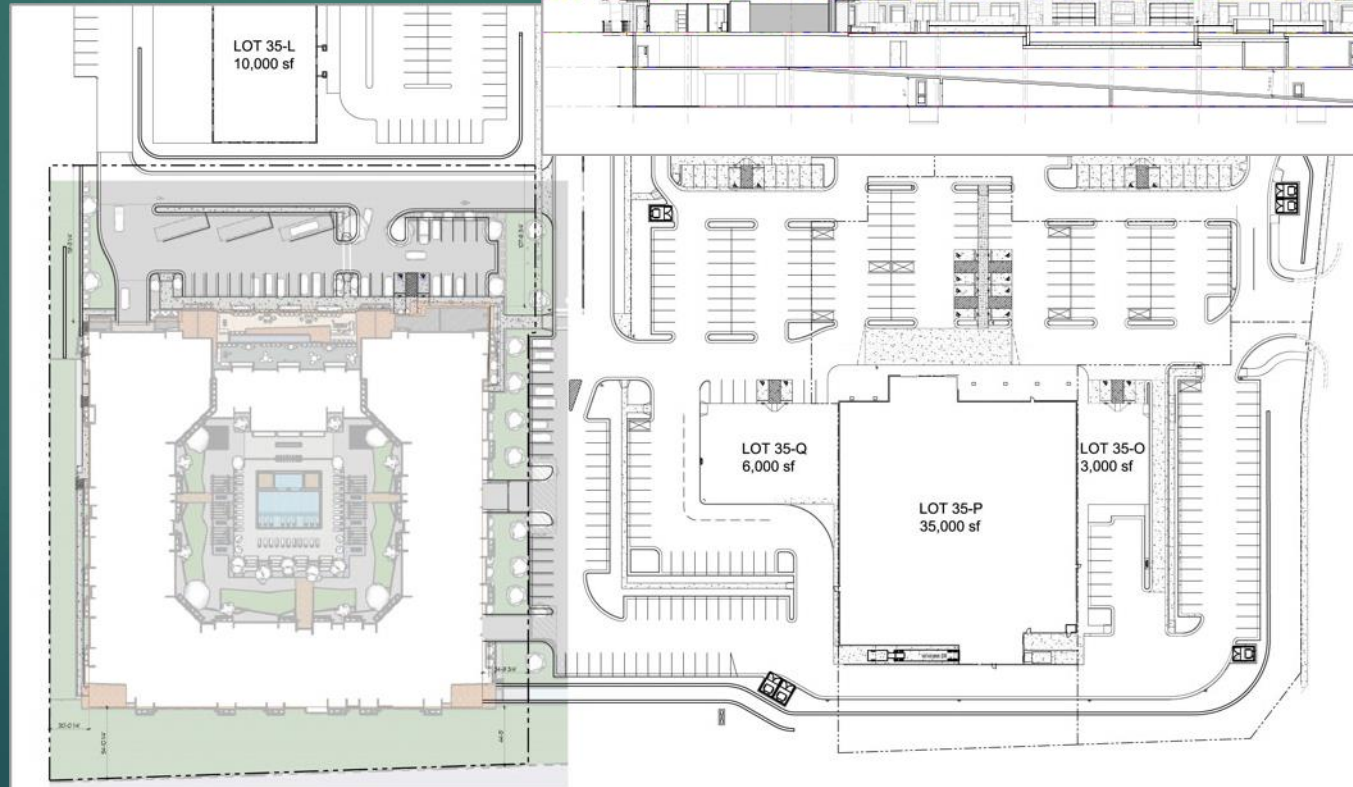
# Elevations





# Site Plan and Height

- ▶ 20' average setback is met
- ▶ Height
  - ▶ North side: 80'-6 1/2"
  - ▶ South Side: 59'-4"
  - ▶ Average: ~70'



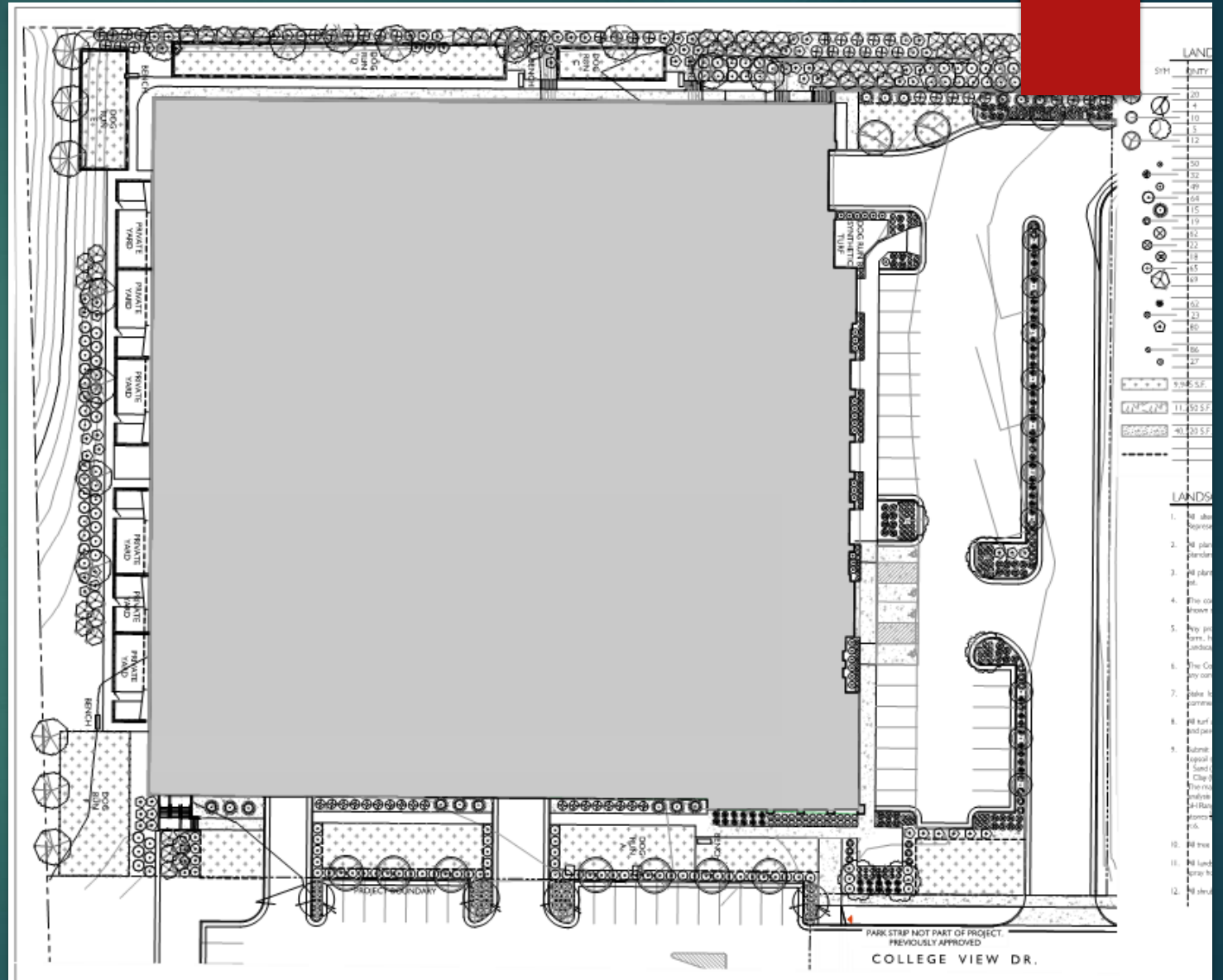
# Parking

- ▶ Required
  - ▶ Studio: 1.5 stalls per unit
  - ▶ 1 bed: 1.5 stalls per unit
  - ▶ 2 bed: 2 stalls per unit
  - ▶ 3 bed: 3 stalls per unit
- ▶ Total parking needed: 447
- ▶ Total parking provided: 448



# Landscaping

- ▶ Requirements
  - ▶ 15% landscaping
  - ▶ 75% live plant material
  - ▶ Tree for every 500 square feet of landscaped area
  - ▶ Low water usage
  - ▶ Reflects the design theme
  - ▶ Amenity space will include landscaping



# Amenities

- ▶ Pool
- ▶ Hot tub
- ▶ Spa
- ▶ Gym and sauna
- ▶ Working space
- ▶ Club room





# Conditions of Approval

1. **SIDEWALK**      Install improvements along the south side of Autumn Spring Drive
2. **ENGINEERING**      Comply with all Engineering standards and requirements
  - ▶ Including a connection for a proposed 8" culinary waterline through the property
3. **ACCESSIBILITY**      Provide plans that meet or exceed all accessibility requirements
4. **PARKING**      Provide a final plan that allows guests to access all required guest parking stalls
5. **PATHWAYS**      Provide plans that specify that all building exits connect to an accessible paved path that leads pedestrians safely away from the building to a public sidewalk
6. **LOT**      For every 10 required parking spaces, 2+ shrubs and 1 deciduous tree within each internal parking island area
7. **LANDSCAPING**      Comply with all landscaping and site amenity requirements as specified in the South Hills MDA and City Code

# Recommendation

Staff recommends approval with recommended conditions



# Reserves at Sky Ranch - Preliminary Plat

April 21, 2022

Planning Commission Meeting



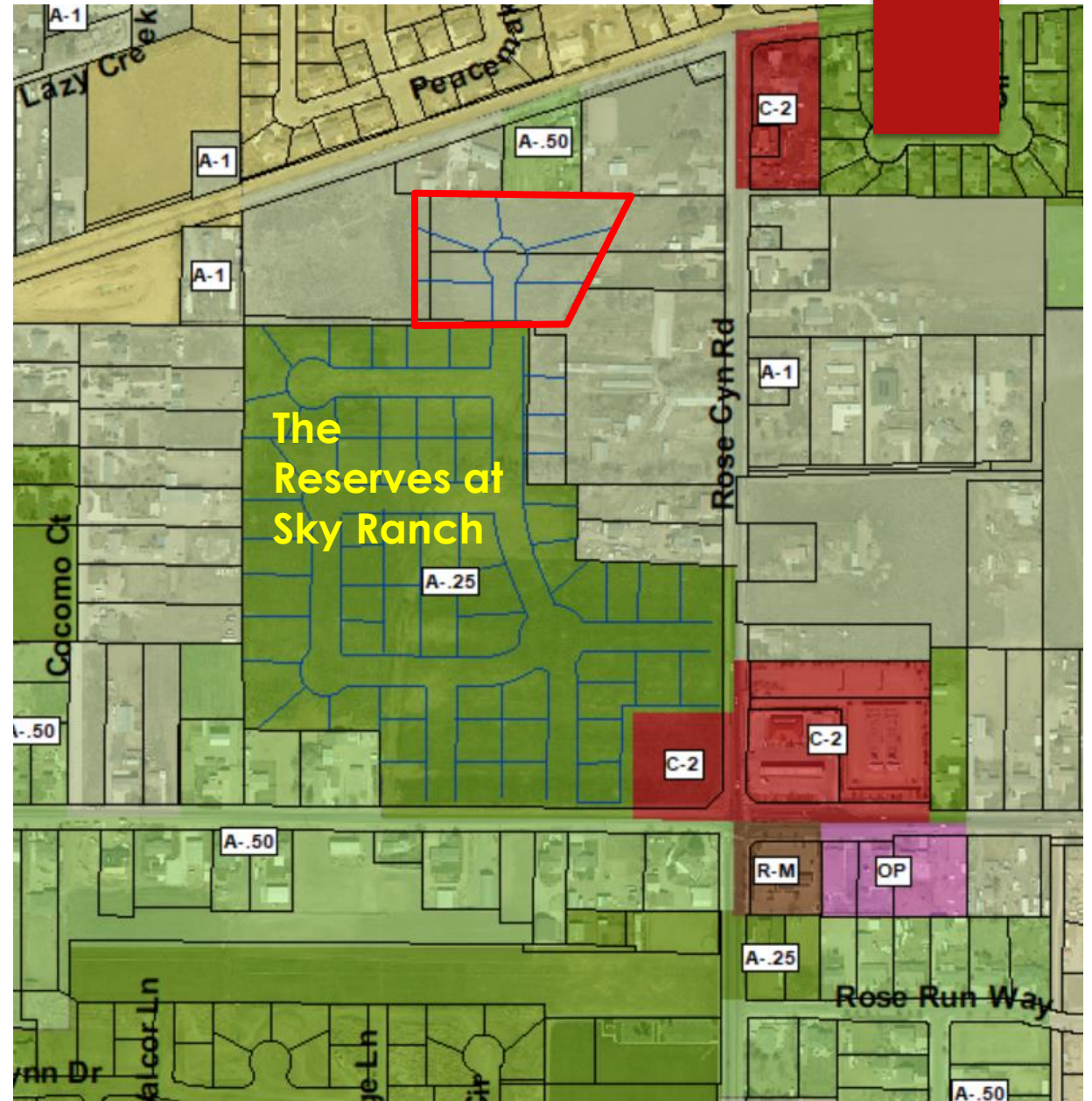




# Zoning Map

Acres: 3.47

Zone: A-.25 Agricultural

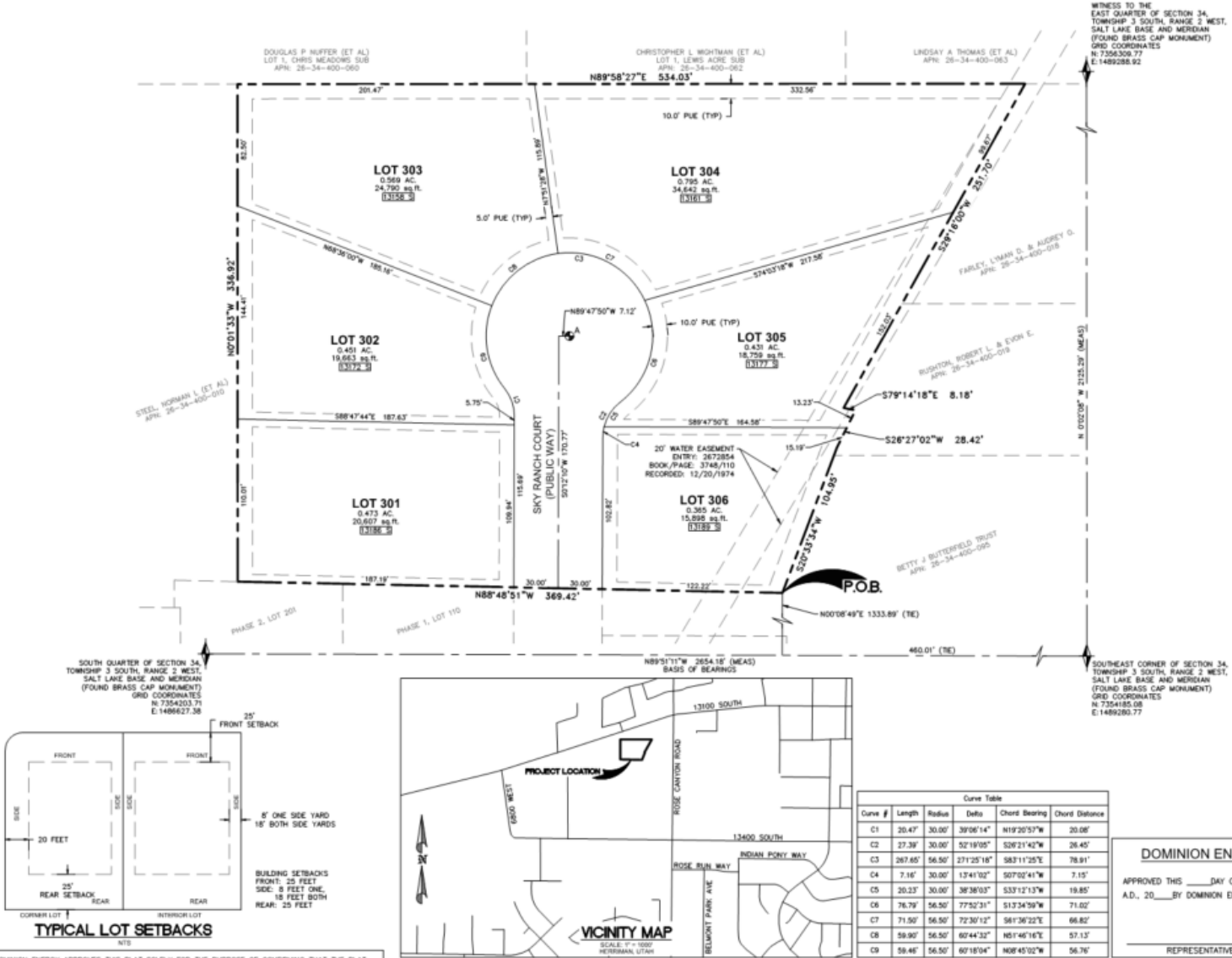


THE RESERVE AT SKY RANCH SUBDIVISION PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
MARCH 2022

MONUMENT TABLE			
MONUMENT	ADDRESS	GRID NORTHING	GRID EASTING
A	13175 S 6490 W	7355696.28	1488686.75

NOTE: ALL GRID COORDINATES ARE IN NAD83, U.S. SURVEY FEET, UTAH CENTRAL ZONE.



Proposed  
Subdivision  
Plat

6 residential lots





# Background Information

- ▶ Extension of The Reserves at Sky Ranch
- ▶ Zoning map amendment – A.-25 Agricultural (previously approved)
- ▶ Zoning condition of 2.0 units per acre



# Considerations of Approval

- ▶ Engineering
- ▶ Zoning
  - ▶ Lot width and size
  - ▶ Setbacks – meet City standards for A-.25 zones
  - ▶ comply with City standards for single-family detached
- ▶ Zoning condition of 2.0 units per acre
  - ▶ 2 units per acre maximum

# Recommendation

► Staff recommends **approval** with the following requirements:

1. Agree to the recommendations from other City departments
2. Design guidelines to comply with City standards for single-family detached
3. Building setbacks to comply with City standards of zone – A-.25





# Kum & Go Convenience/Gas Station

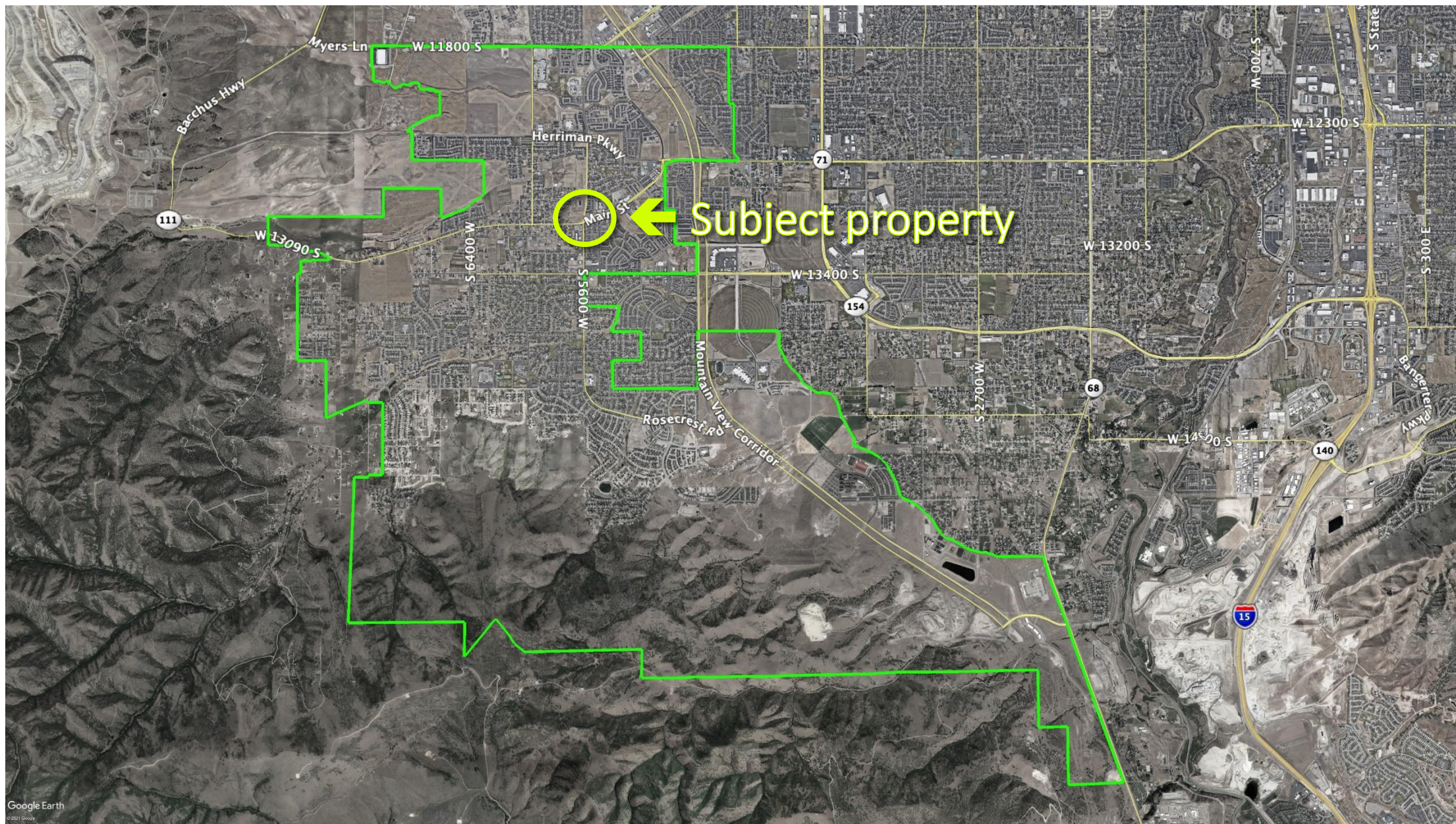
Planning Commission Meeting

April 21, 2022

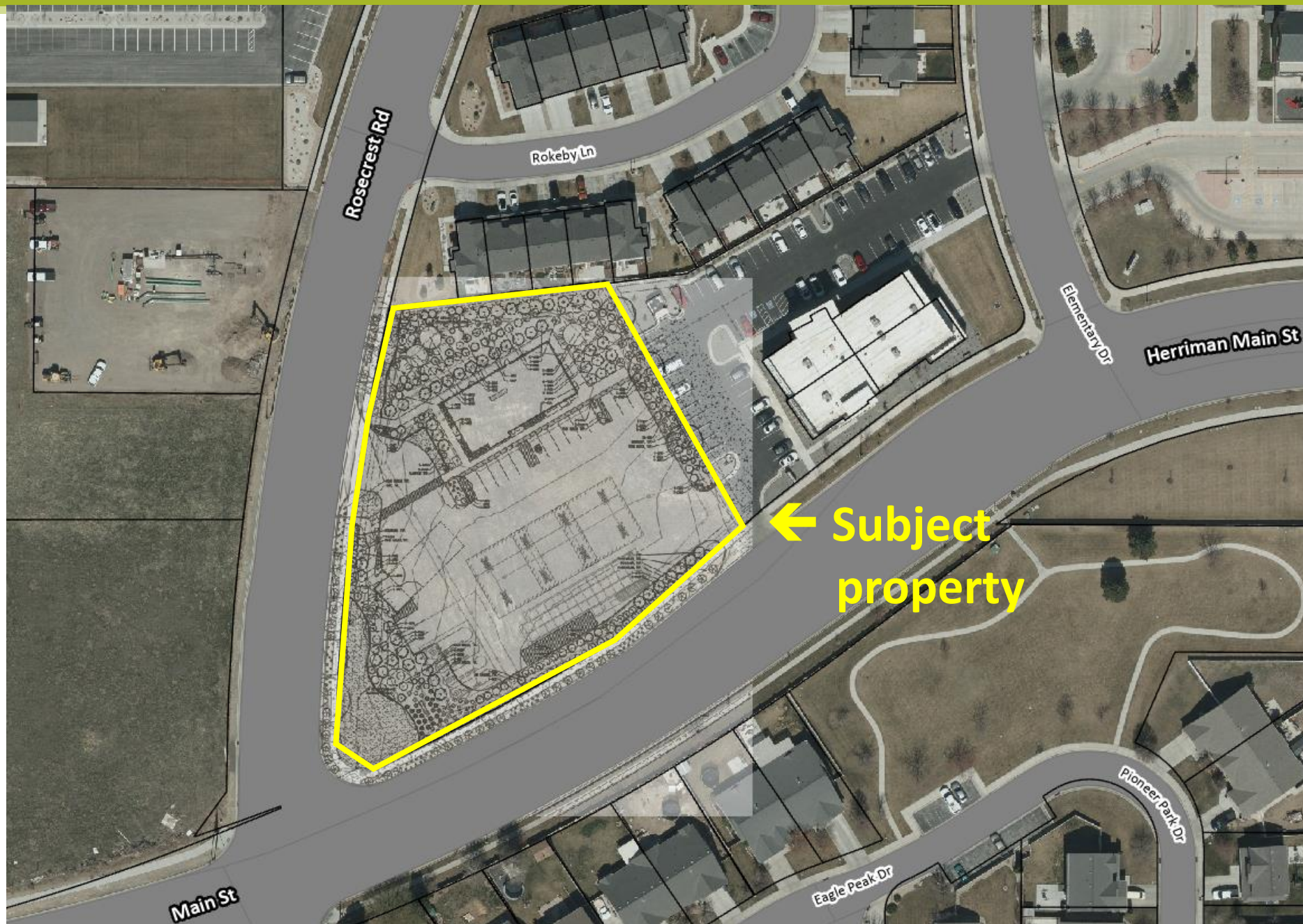




# Vicinity Map



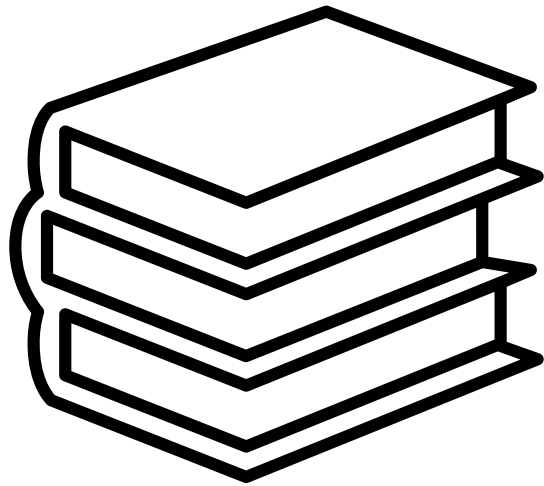








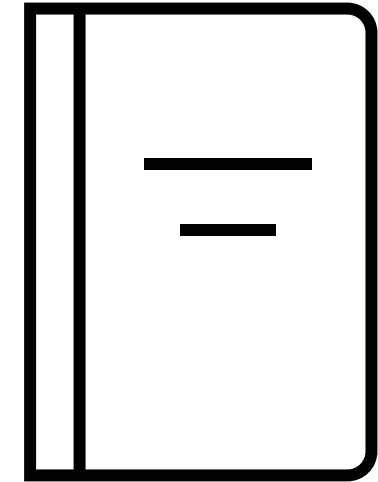
# Considerations for Approval:



**Engineering  
Standards**



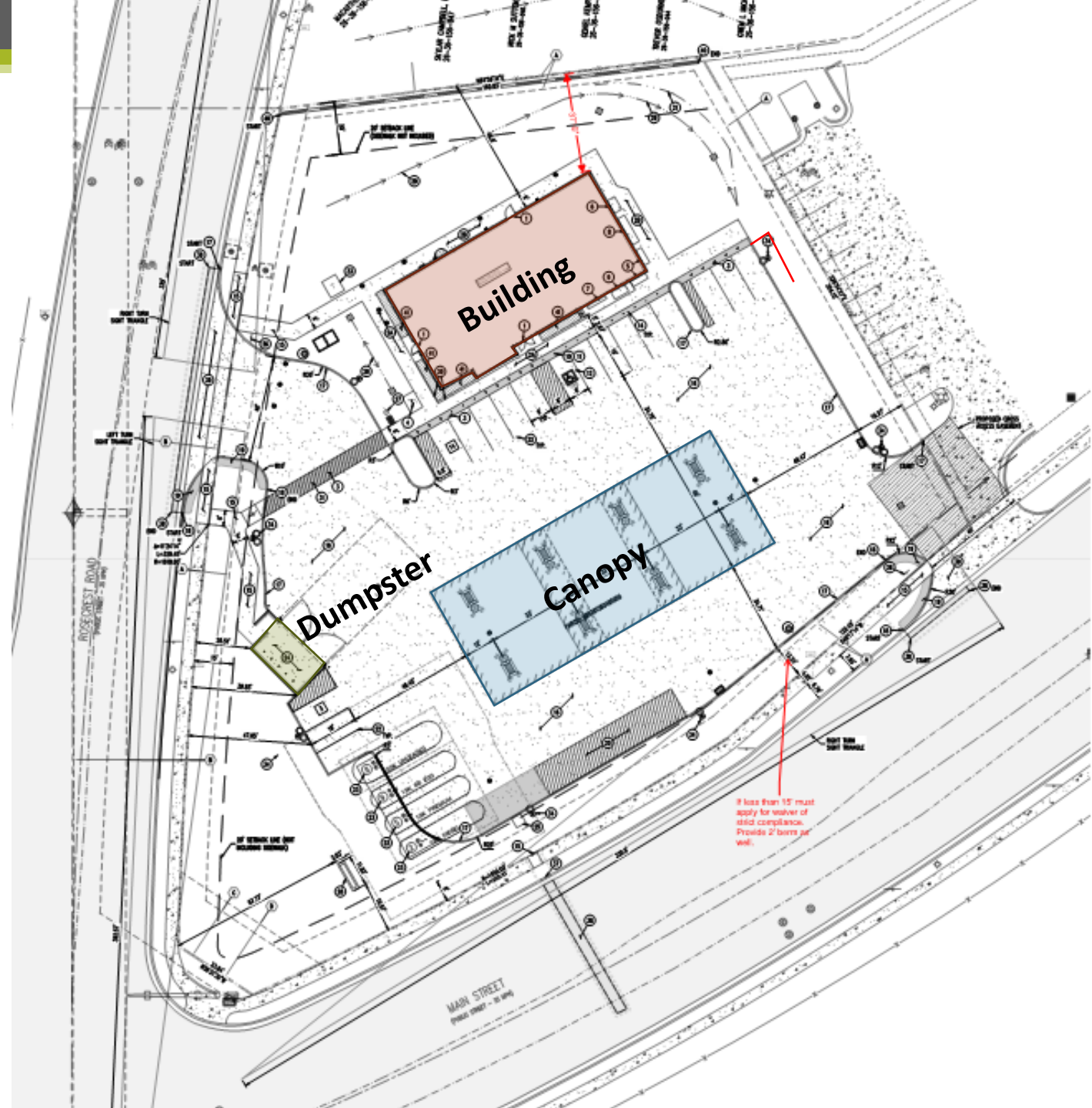
**Zoning  
Ordinance**



**HTC  
Design  
Standards**

# Proposal:

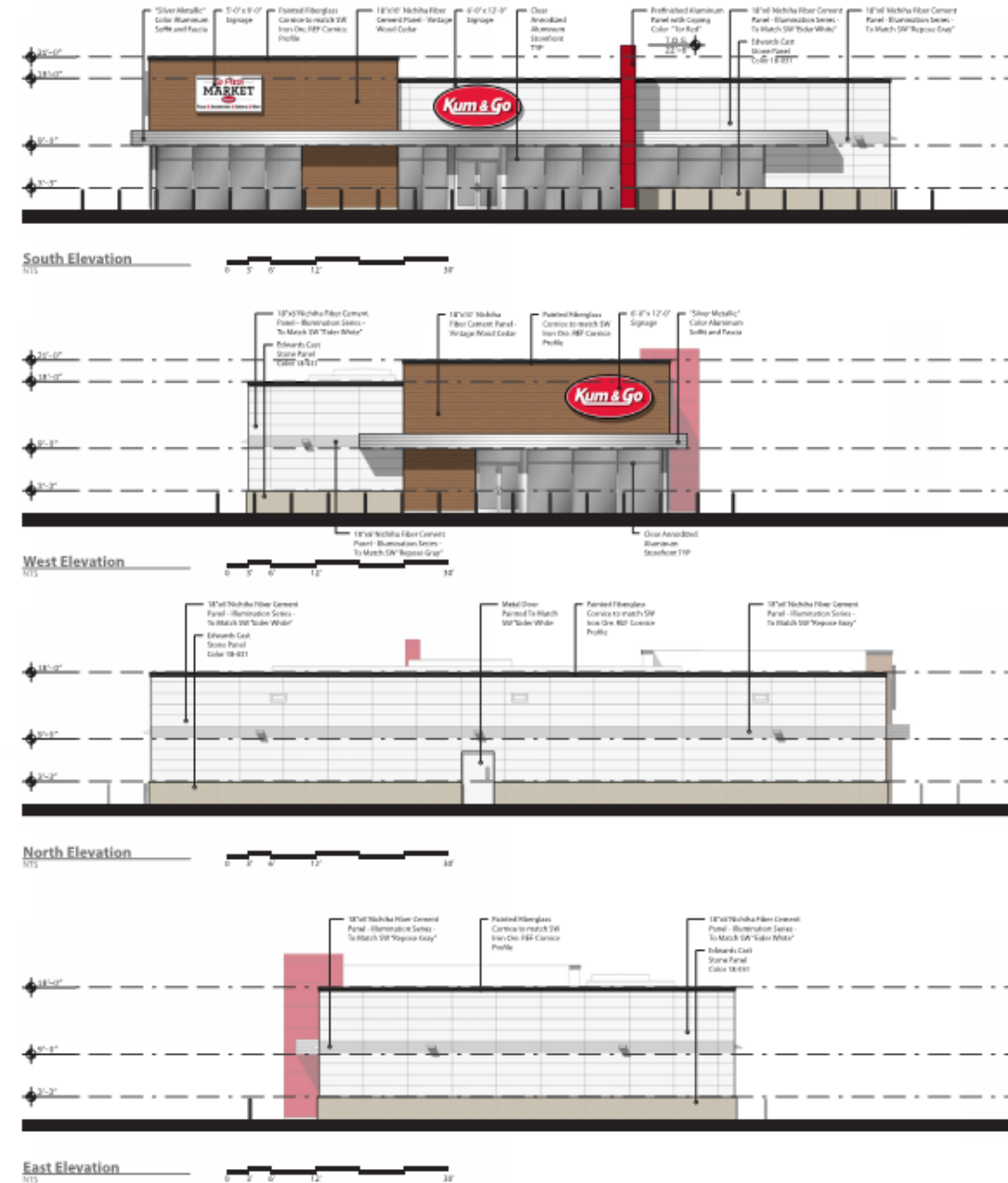
- 3,968 sq. foot convenience store w/ 8 gas pumps
- Complete masonry wall to the north
- 18 parking stalls





# Building Proposal:

- 22'-6" tall building
- 21' tall canopy
- Finish materials:
  - Stone
  - Glass
  - Architectural metal
  - Smooth fiber cement panels
  - Fiber cement wood appearing siding



# Conditional Use compliance

- Site suitability
- Compatibility with adjacent uses
- Impacts on adjacent uses
- Economic impact
- Aesthetic impact
- Ability to service property
- Noxious/offensive omissions
- Impact on health





# Compatibility with Adjacent Uses:

- Residential to the north:
  - Building is 55' from residential building and 37' from property line
    - Only 30' setback required
  - Gas pumps are 167' from nearest residential building
    - Holiday on Academy:
      - Pumps – 150' to residential building
    - Holiday on Juniper Crest/Rosecrest
      - Pumps – 78' to residential building
    - Holiday on Daybreak Pkwy/Freedom
      - Pumps – 117' to residential building





# Compatibility with Adjacent Uses:

- **Residential to the north:**
  - Additional landscape buffer provided
  - 6' masonry wall provided
  - Dumpster relocated away from residences
  - Light plan shows no light pollution to residential units





# Impacts on Adjacent Uses:

## Proposed mitigation measures by applicant:

- Masonry fence
- Dumpster location
- Parapet on building to shield rooftop noise
- Increased landscaping
- Larger building setback
- Skewed the building
- Lighting plan provided
- Increased the total amount of landscaping on the site
  - 15% required; 26% provided





# Impacts on Adjacent Uses:

## Proposed mitigation measures by staff:

- Hours of operation
  - 5am – midnight
  - Mitigate late night noise not typical to residential development





# Noxious/Offensive Omissions

## Staff Recommendations:

- Lighting fixtures:
  - Approved by staff
  - Non-replaceable after approval
- Work with residents on tree placement
- Venting (food/tank) away from residential
- No signage on rear of building
- Any location modification be approved by Planning Commission





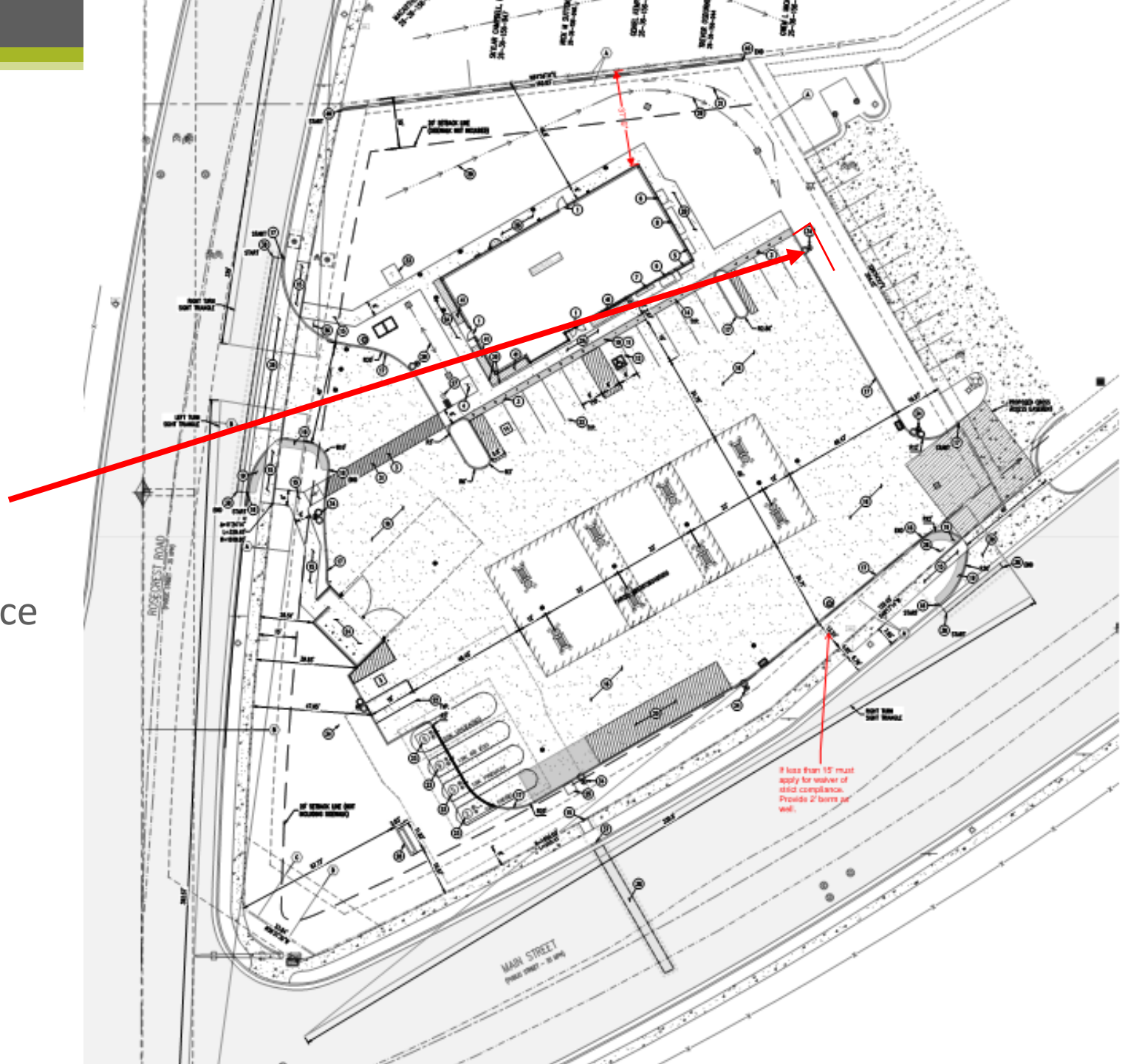
# Impact on Health

- No definitive study/findings showing consequential effect of adjacency on health
  - Pumps 167' from residential building



# Zoning Compliance:

- 18 parking stalls required; 17 provided
  - Applicant will install one additional stall to the east of existing stalls
- Landscaping:
  - 13.24' buffer on Main St.
  - Needs Waiver of Strict Compliance
    - Proposed buffer matches existing buffer along Main St.
    - Needs room to maneuver gas trucks





## Options for Action:

- **Approve** as proposed with staff recommendations (*Recommendation*)
- **Approve** with an alternative amended condition
- **Continue** to a future meeting
  - Specify reasons for continuing
  - Outline information needed from the applicant and/or staff
- **Deny** the application
  - State specific impacting factors that cannot reasonably be mitigated

# Recommendation:

**Approve** with staff-recommended requirements:

1. Agree to all staff corrections
2. Waiver of strict compliance for landscaping from 15' with a 2' berm, to 13.84' with the same 2' berm
3. No signs are approved with this request
4. The applicant work with neighbors directly adjacent to the site regarding the following:
  - A. Fence replacement
  - B. Coordinate tree planting locations
5. Lighting fixtures are non-replaceable after reviewed/approved by staff
6. All venting of any food prep within the building shall be directed away from residential units.
7. No signage is permitted on the rear side of the building
8. Any further modification to the site shall be reconsidered and approved by the Planning Commission
9. The applicant install 1 additional stall to meet required 18 stalls
10. The hours of operation for the convenience store be between 5am and midnight



# Public Park Amendments

Planning Commission Meeting

April 21, 2022



# Proposed Definition Amendment

## 10-3-6: Definitions, Land Use Categories

### C. Public and civic uses

**Park, public:** A park, playground, swimming pool, golf course, athletic field, trail, or other area or open space providing opportunities for active or passive recreational or leisure activities which is under the control, operation, or management of a local, State, or Federal government agency.



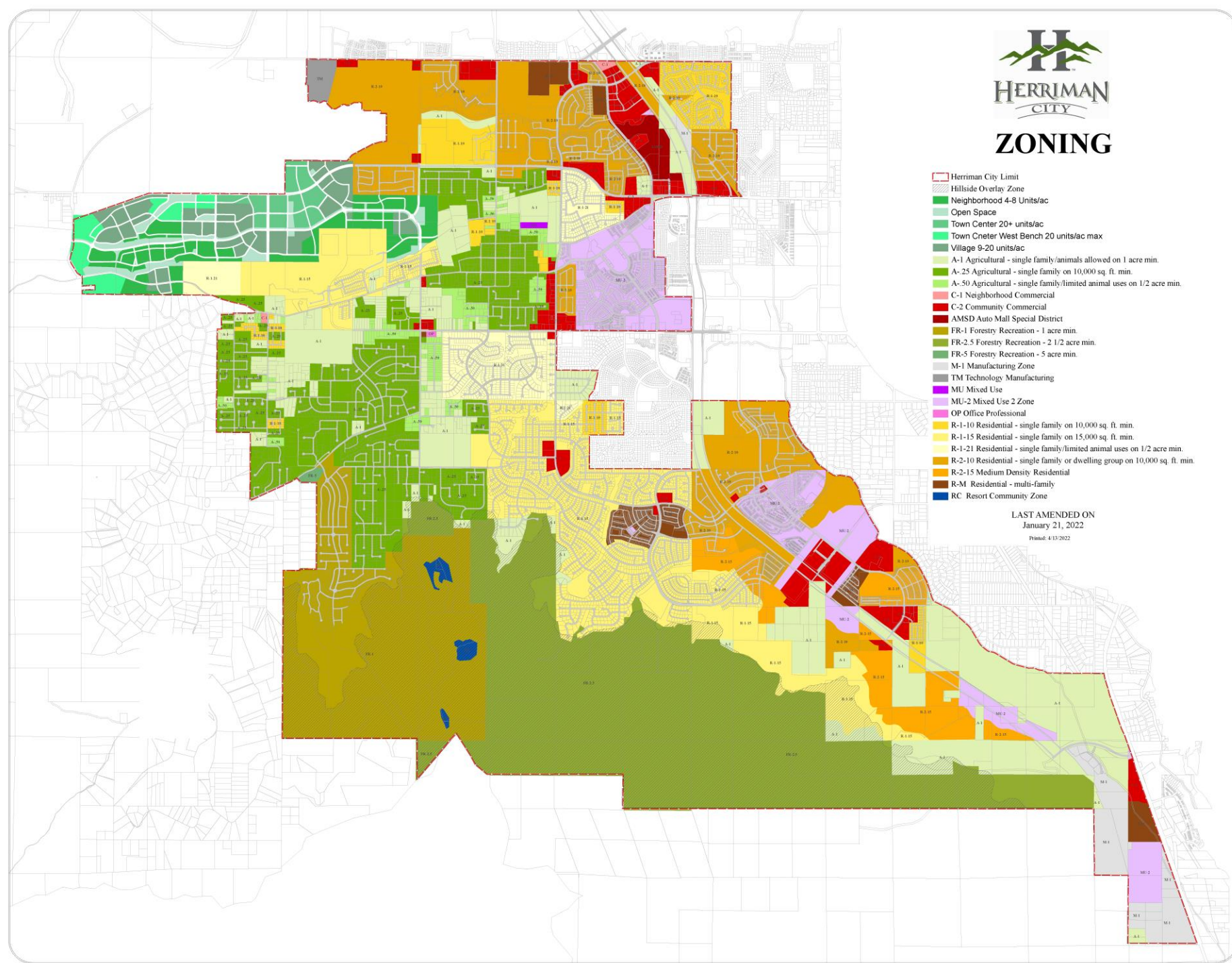


# Proposed Land Use Table Amendment

Public and civic:	A-25	A-5	A-1	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR <sup>2</sup>	RC	OP	C-1	C-2	M-1	T-M	MU	MU-2
Auditorium or stadium																			
Cemetery	C	C	C	C	C	C	C	C	C	C									
Church or place of worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C
Club or service organization														P					
College or university																			
Conference and reception center												C		C	C		C	C	C
Correctional facility																			
Cultural service												C							
Golf course	C	C	C	C	C	C	C	C	C	C	C	C			C				C
Government service	C	C	C								C			C	C	C	C		C
Hospital										C				P	P				C <sup>13</sup>
Operations center														C	C	C	C		
Park, public <sup>51</sup>	GP	GP	GP	GP	GP	GP	GP	GP	GP	GP	GP	GP							GP
Post Office													P	P	P				C
Protective service															C				C
Resource recycling collection point <sup>14</sup>														P	P	P			P
School, boarding																			
School, charter <sup>15</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, elementary, middle, or high <sup>16</sup>	P	P	P	P	P	P	P	P	P	P			P	P	P				P
School, therapeutic																			
School, vocational														P	C		C		C
Utility, major	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C		C
Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

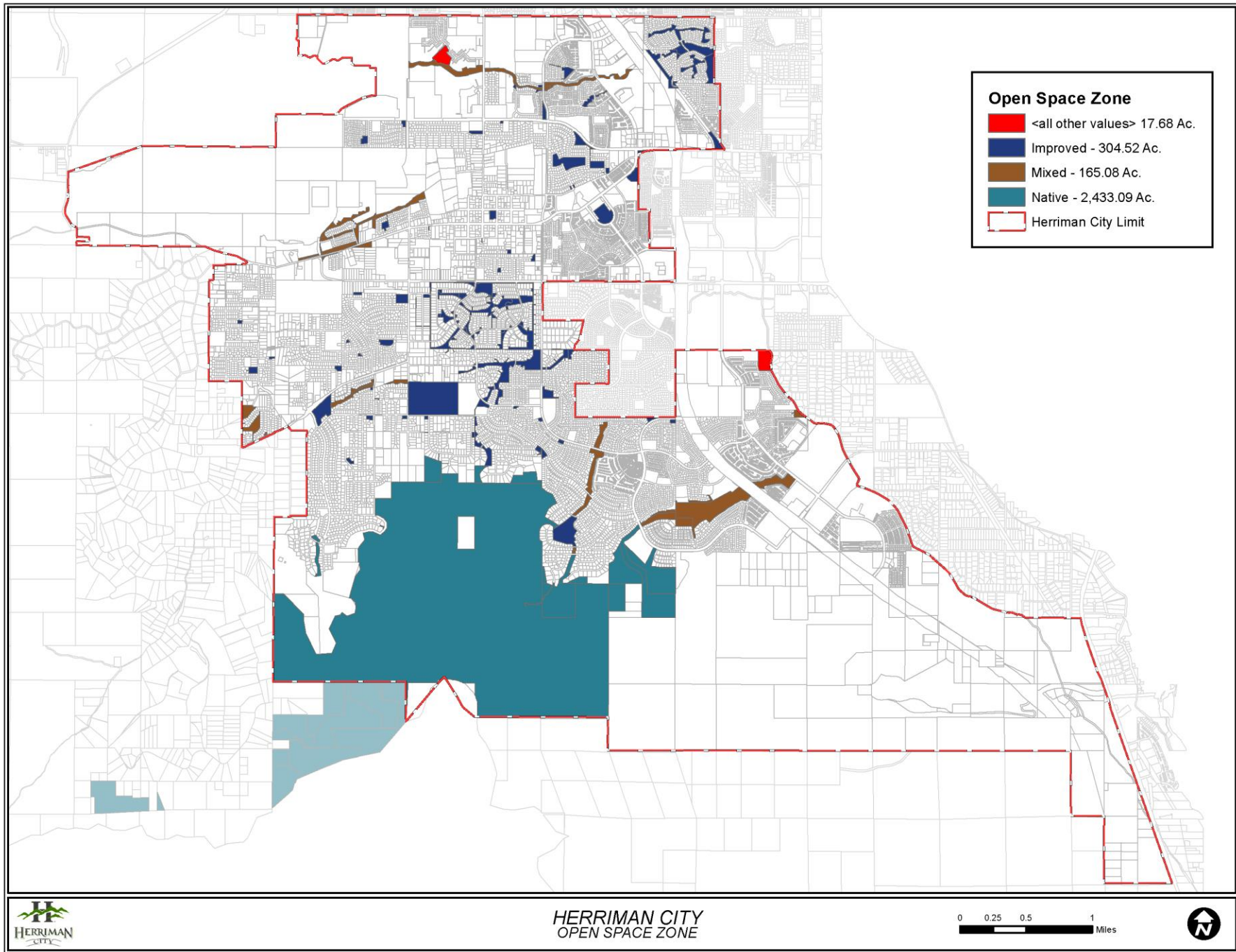
<sup>51</sup> Public parks shall be subject to approved administrative city policy

# Zoning Map



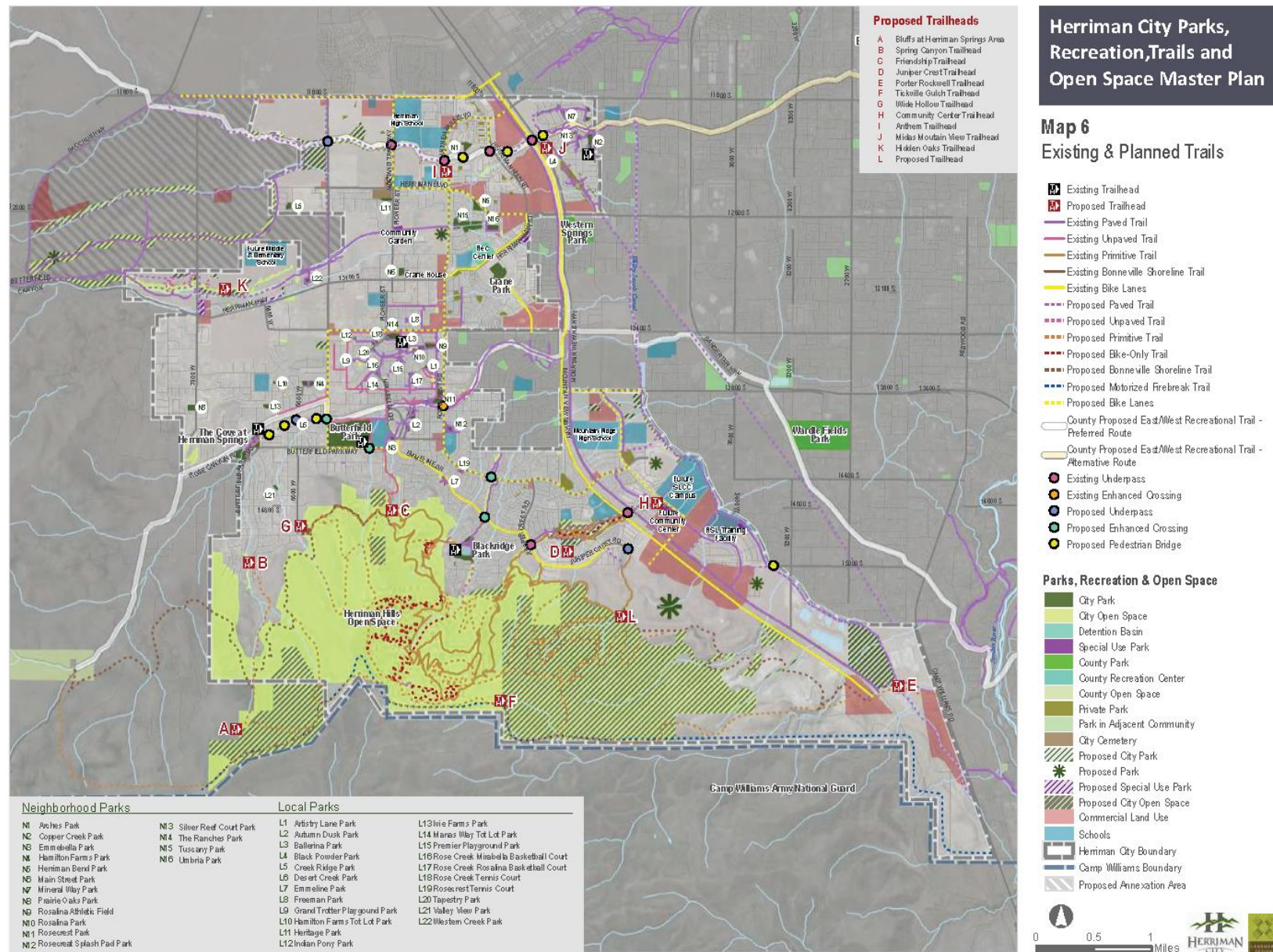


# Open Space Map





# Parks Master Plan





# Recommendation



- ▶ Conduct public hearing
- ▶ Consider options:
  - Approve (recommended)
  - Modify
  - Continue
  - Deny
- ▶ Forward to City Council

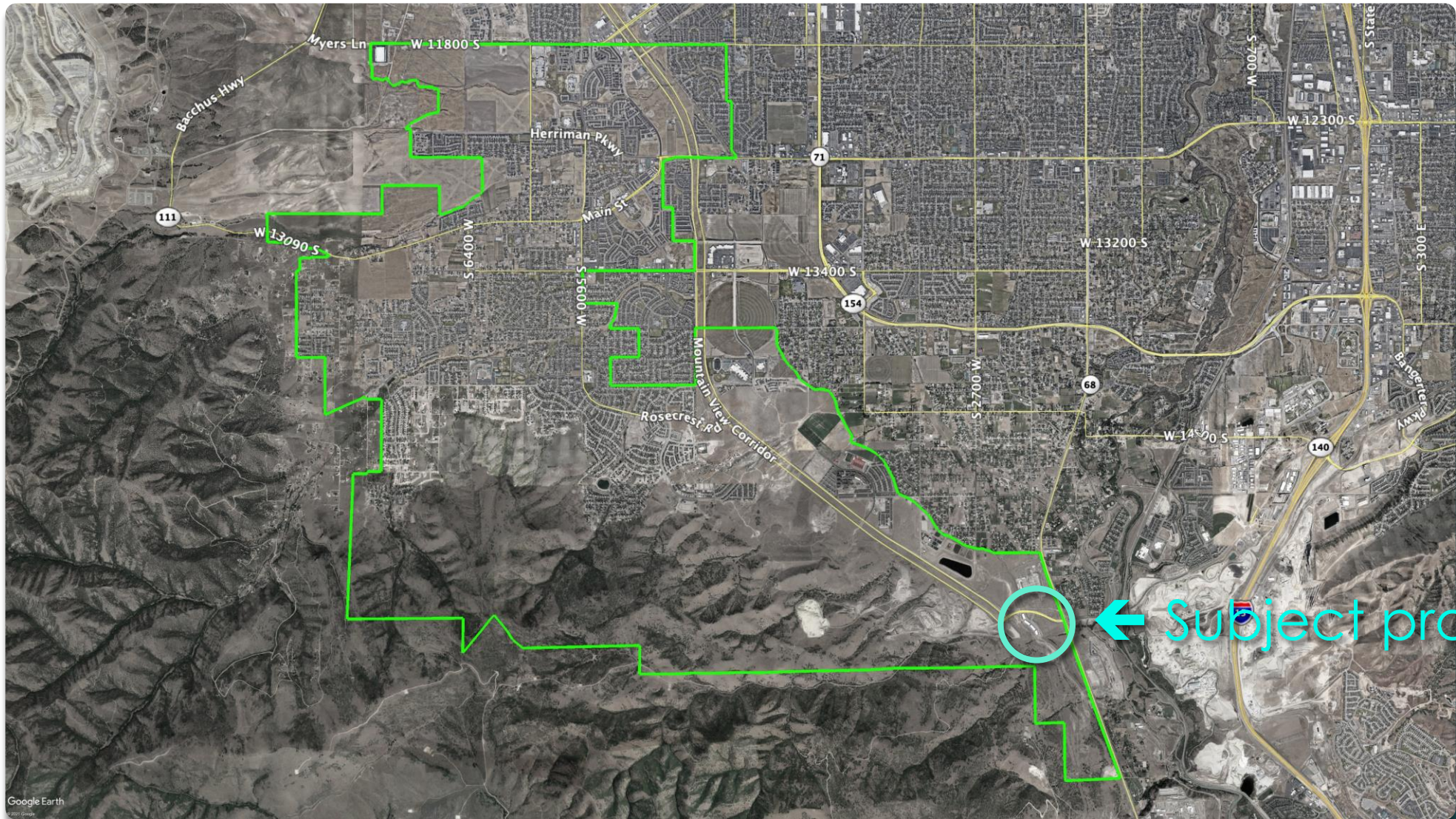
# Rockwell Landing (GP Amendment)

April 21, 2022

Planning Commission Meeting







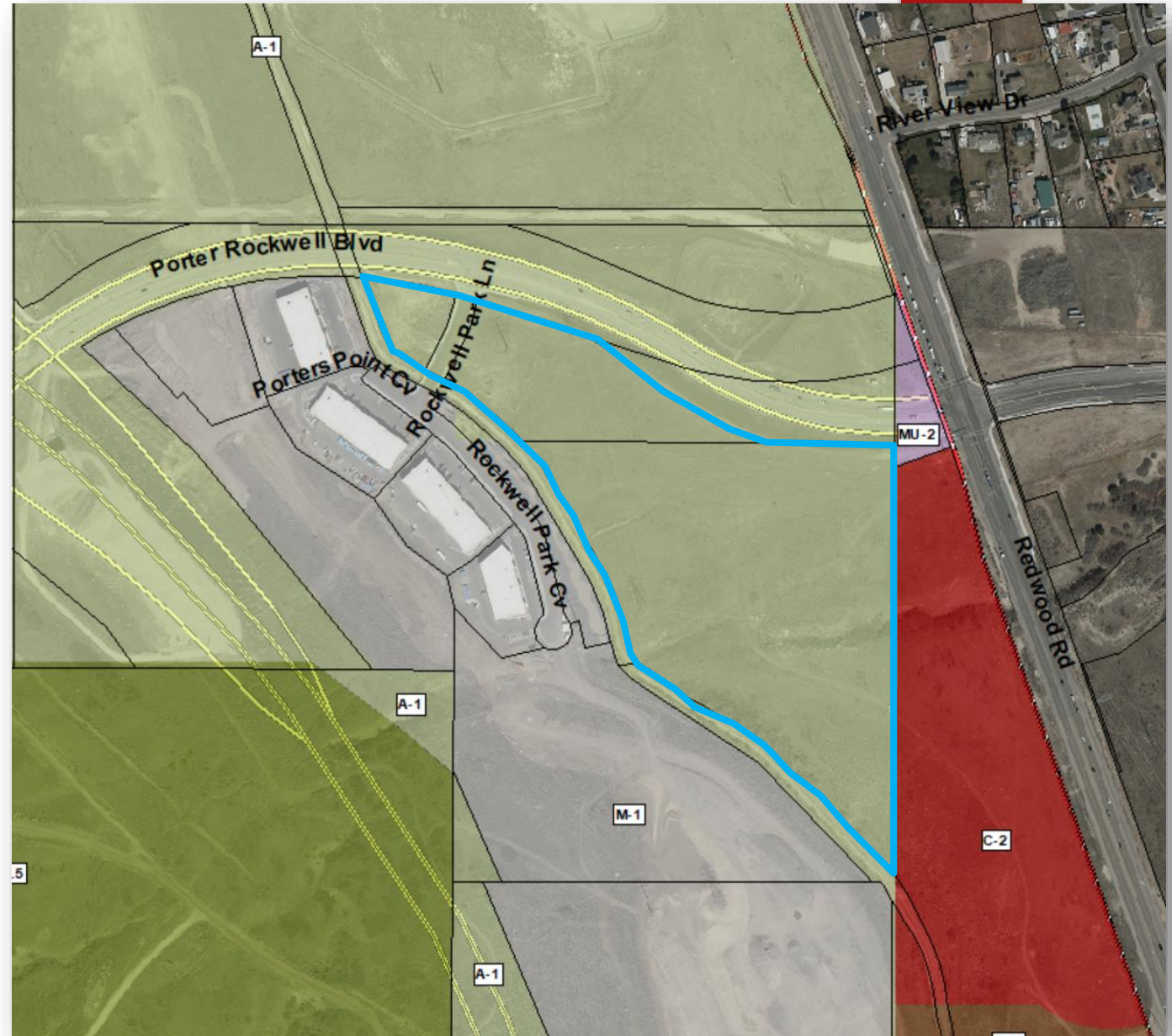
# Vicinity Map



# Zoning Map

Acres: 25.33 ±

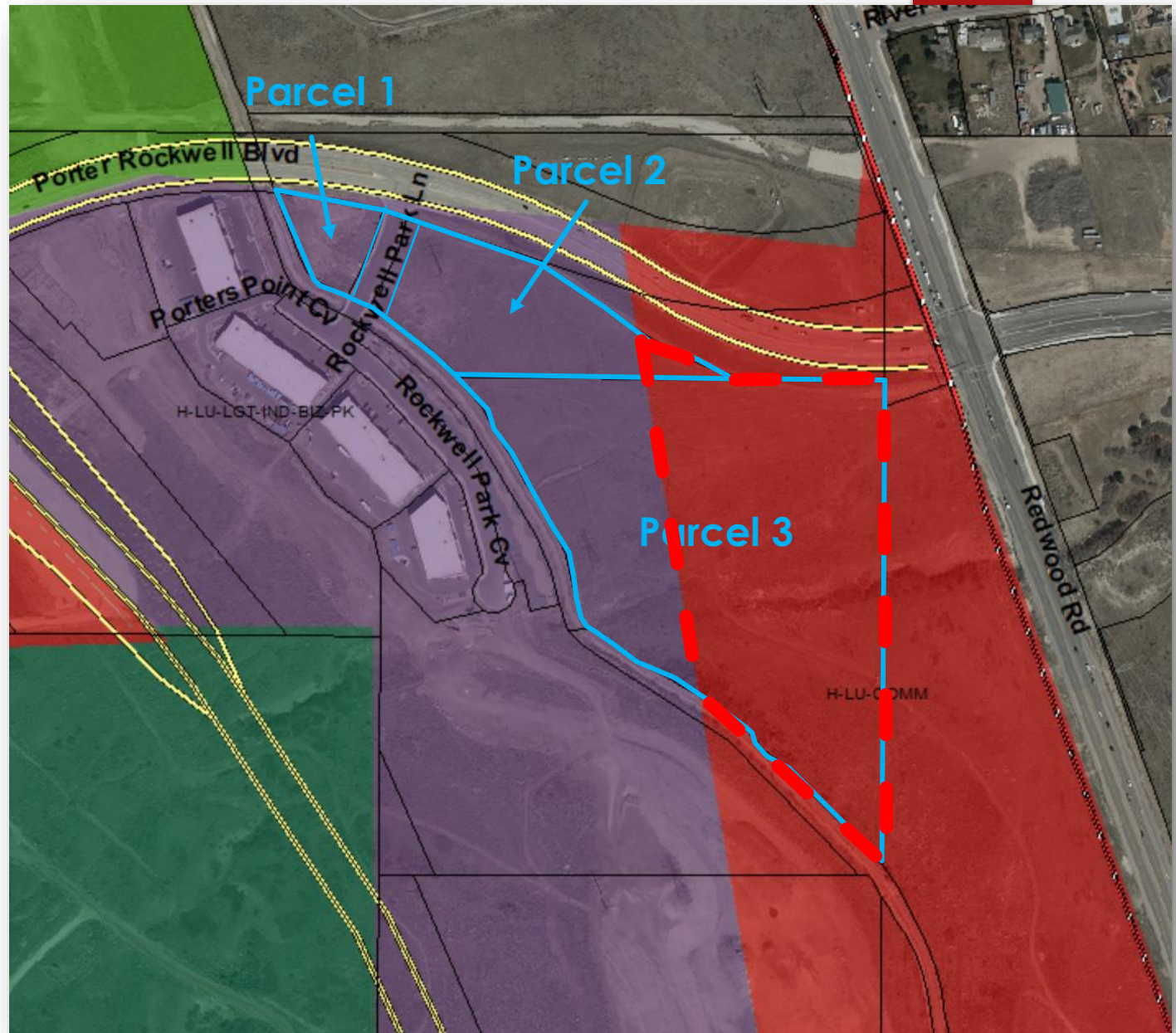
Zone: A-1 Agricultural





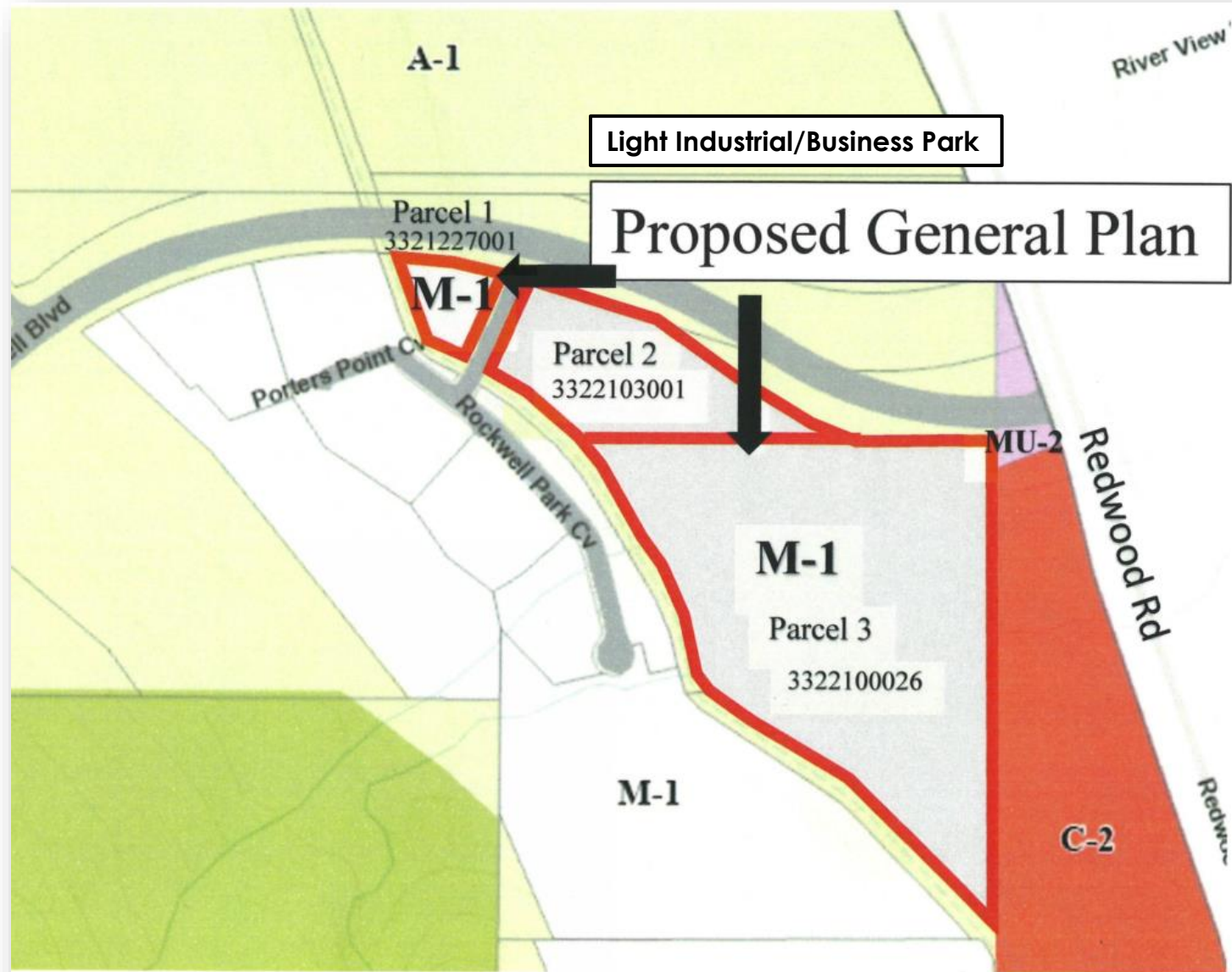
# General Plan Map

13.66 ± Acres  
Commercial



Light Industrial/Business Park

## Proposed General Plan



# Proposed Amendment

Light Industrial/Business  
park



# Background Information

- ▶ Extension of Rockwell Landing
- ▶ Currently zoned A-1 Agricultural
- ▶ Requesting zoning amendment to M-1 Manufacturing

# Considerations of Approval

- ▶ 10-5-4: General Requirements
- ▶ Criteria Outlined in 10-5-6(A)(3)(a):
  - Promotes public interest
  - Conserve property value
  - Avoid incompatible development
  - Encourages appropriate development
  - Promotes the general welfare



# Recommendation

Staff recommends approval

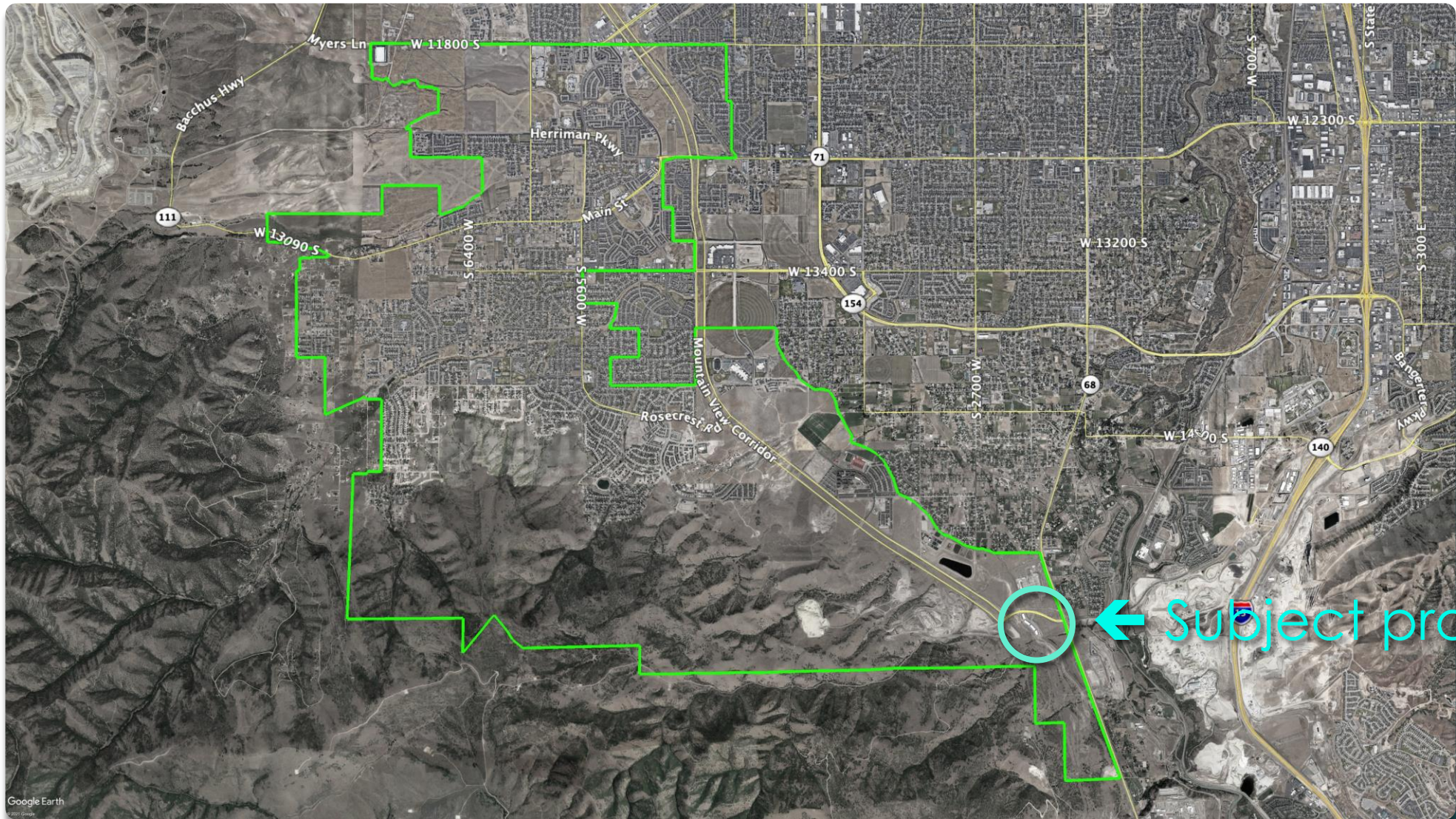
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April 21, 2022

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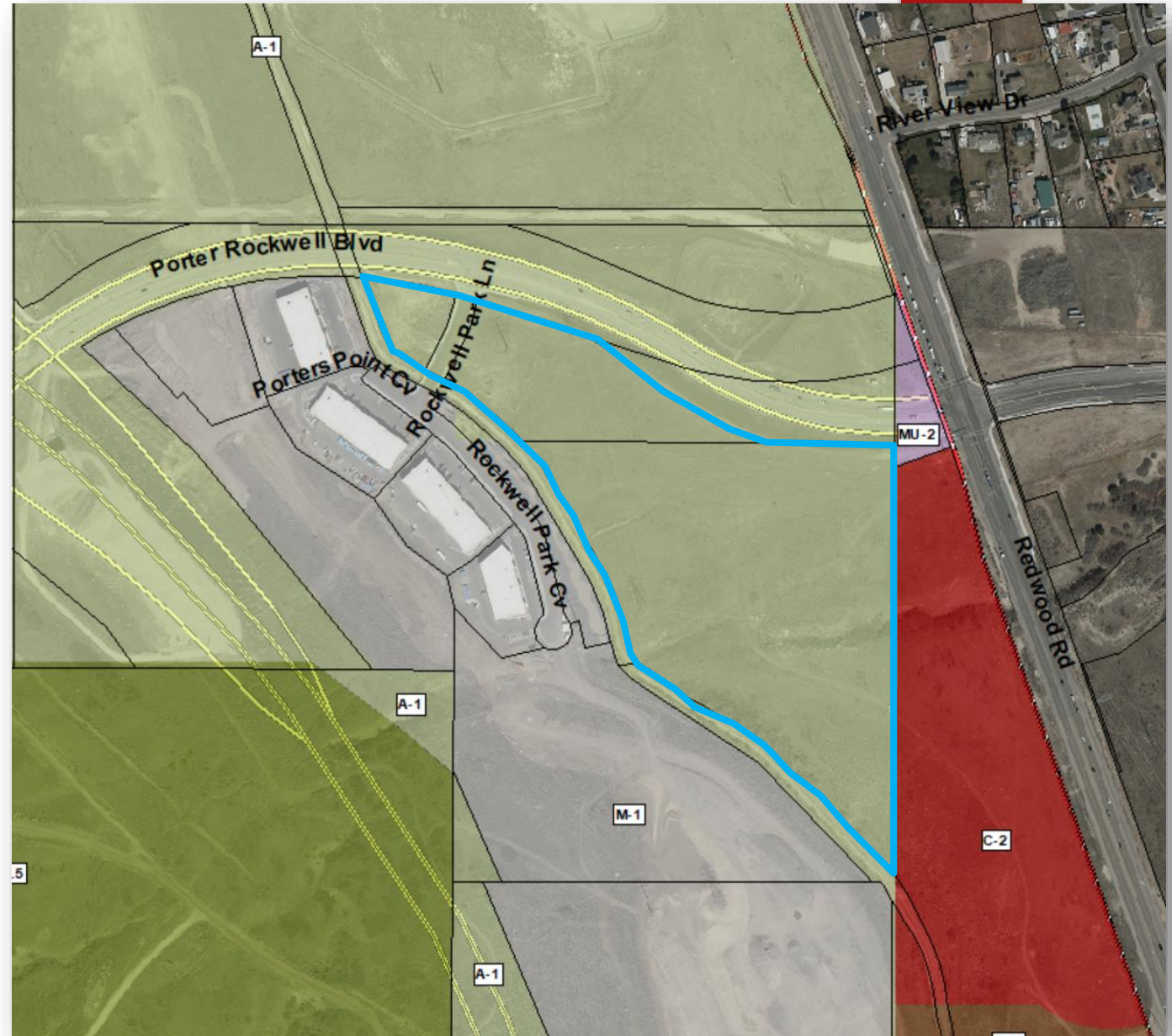
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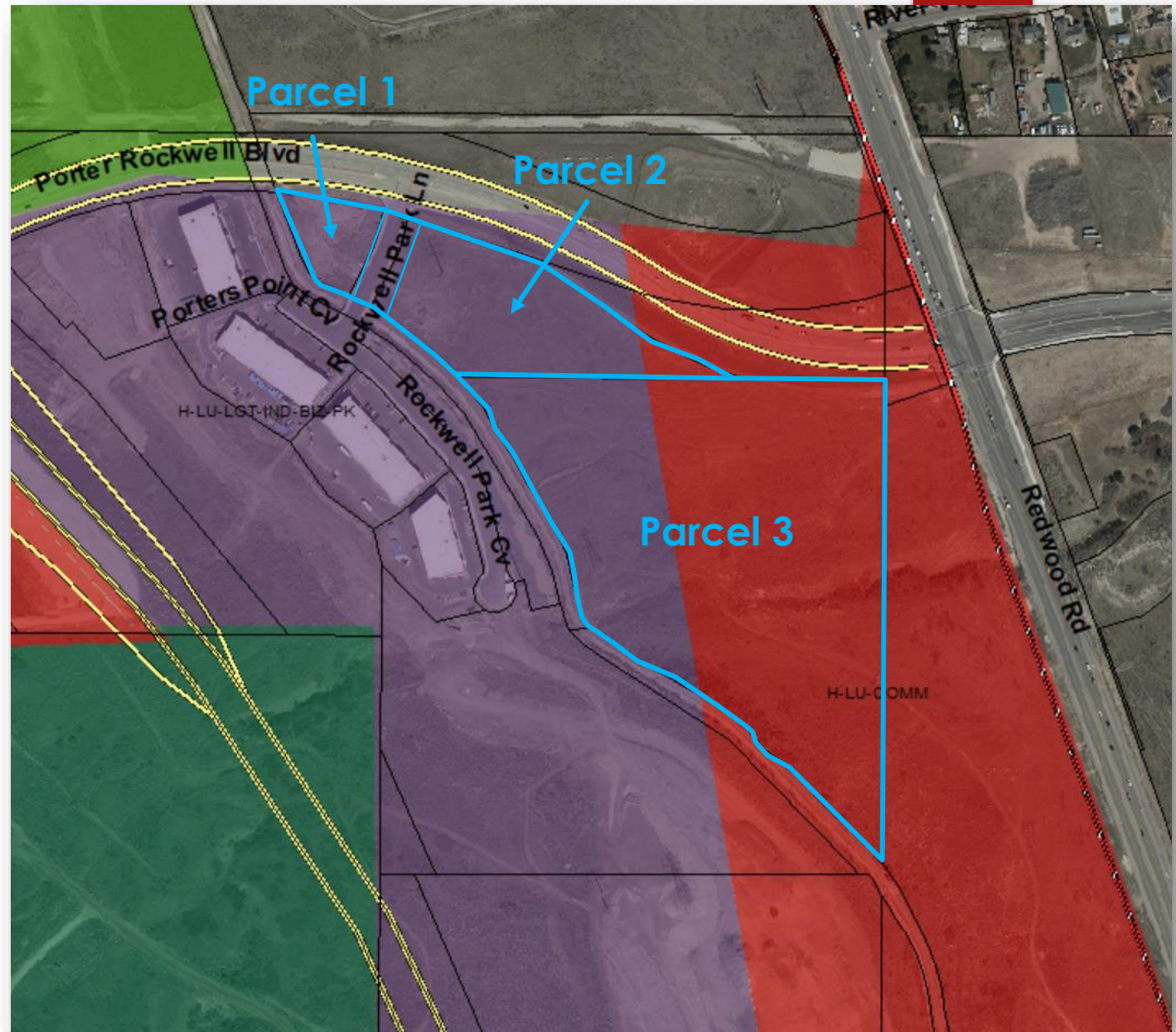
Zone: A-1 Agricultural

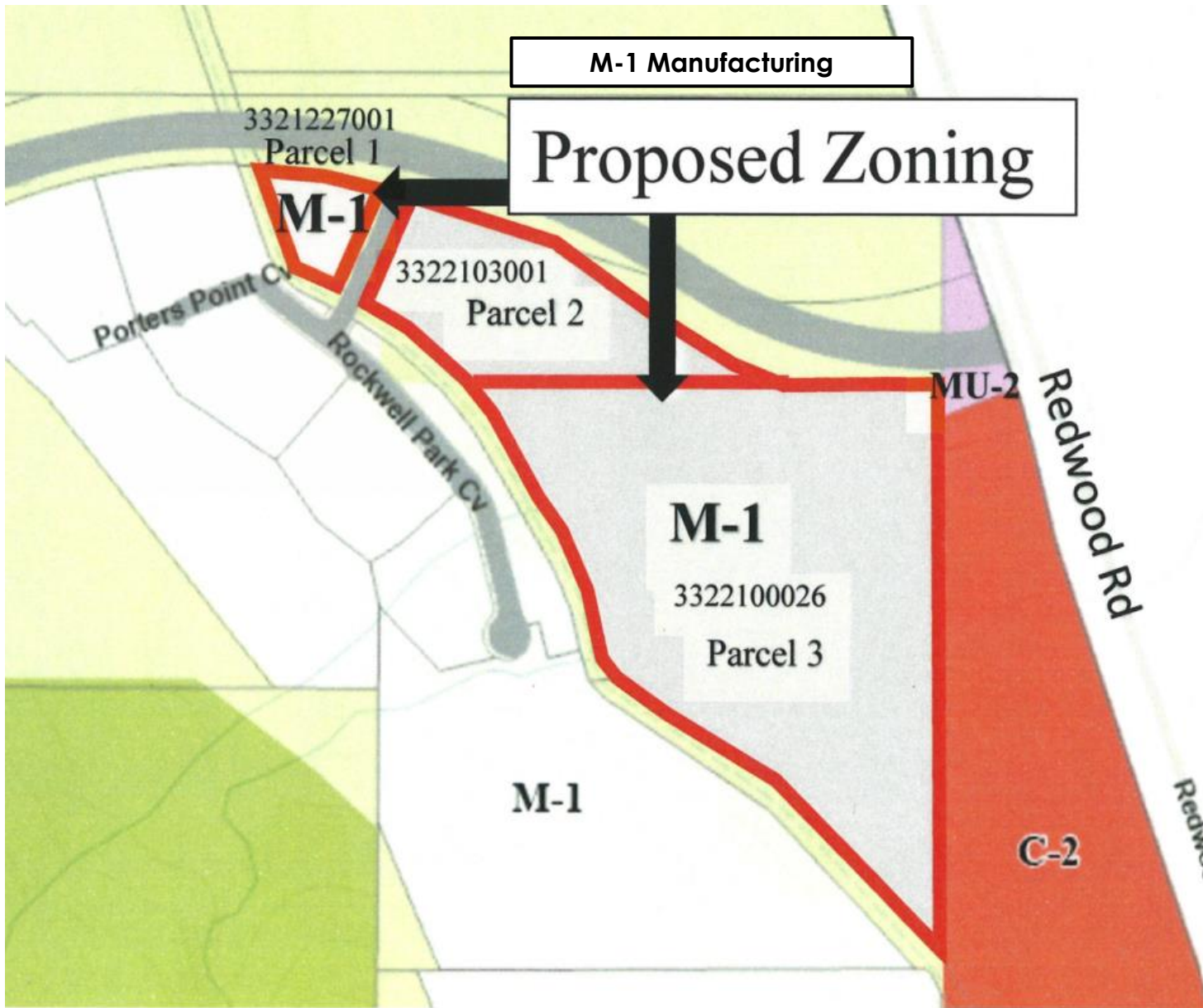




# General Plan Map

±13.66 Acres  
Commercial





# Proposed Amendment

M-1 Manufacturing



# Considerations of Approval

- ▶ 10-5-4: General Requirements
- ▶ Criteria outlined in City Code 10-5-8:
  - Consistent with general plan
  - Harmonious with existing developments in vicinity
  - Adversely affect adjacent properties
  - Adequate facilities and services

# Recommendation

- ▶ Staff recommends approval