



Home Occupation Business Changes

Planning Commission Meeting

August 4, 2022

Issue Before Planning Commission

- Should the City allow home occupation businesses to be run in accessory structures?
 - If so, what type of home occupations would be allowed?
 - Home occupations without customers
 - With customers
 - Daycares
 - Group instruction
 - Special home occupations (already allowed)
 - Should there be a square footage restriction?

Other Cities

- Accessory structure use allowed:
 - Lehi
 - Orem
 - Saratoga Springs
 - Riverton
- Not allowed:
 - West Valley
 - Murray

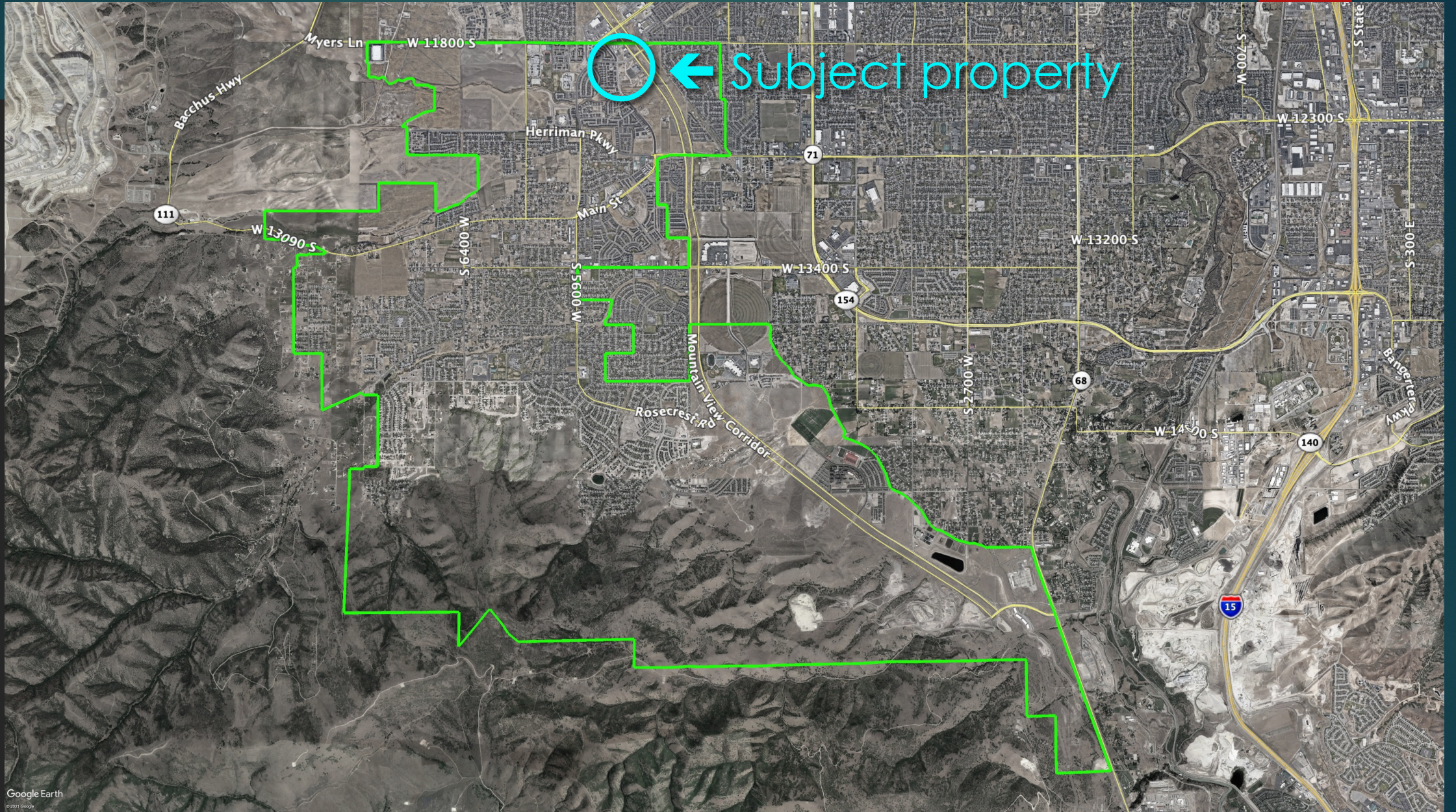
Anthem Agreement Amendment

Planning Commission Meeting

August 4, 2022



Vicinity Map



Background

- ▶ Zone: C-2
- ▶ 1.81-acre lot
- ▶ Creating 2 commercial lots (instead of 1)
- ▶ Meets all zoning requirements



ANTHEM COMMERCIAL 9TH AMENDED SUBDIVISION

AMENDING LOT 309 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

FINAL PLAT

NORTHWEST CORNER SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BY BRASS CAP
6 BY 12 1/2" x 6 UNITS, 2017 BY 2017

NORTH QUARTER-CORNER SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BY BRASS CAP
6 BY 12 1/2" x 6 UNITS, 2017 BY 2017

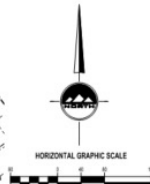
8 BY 12 1/2" x 6 BASIS OF BEARING, 2017 BY 2017
8 BY 12 1/2" x 6 UNITS, 2017 BY 2017

NORTHEAST CORNER SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BY BRASS CAP
6 BY 12 1/2" x 6 UNITS, 2017 BY 2017



LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



SEWER DISTRICT NOTES:
SHALL BE SEWER DISTRICT CONTRACTOR SHALL VERIFY SEWER LATERAL
DEPTH AND SET FOUNDATION IN ACCORDANCE WITH UTILITY DISTRICTS FULL SET
OF PLANS. THE SEWER DISTRICT CONTRACTOR SHALL NOT HAVE DESIGN
RESPONSIBILITY FOR SEWER LATERALS.

Proposed Plat

Recommendation

- ▶ Staff recommends approval

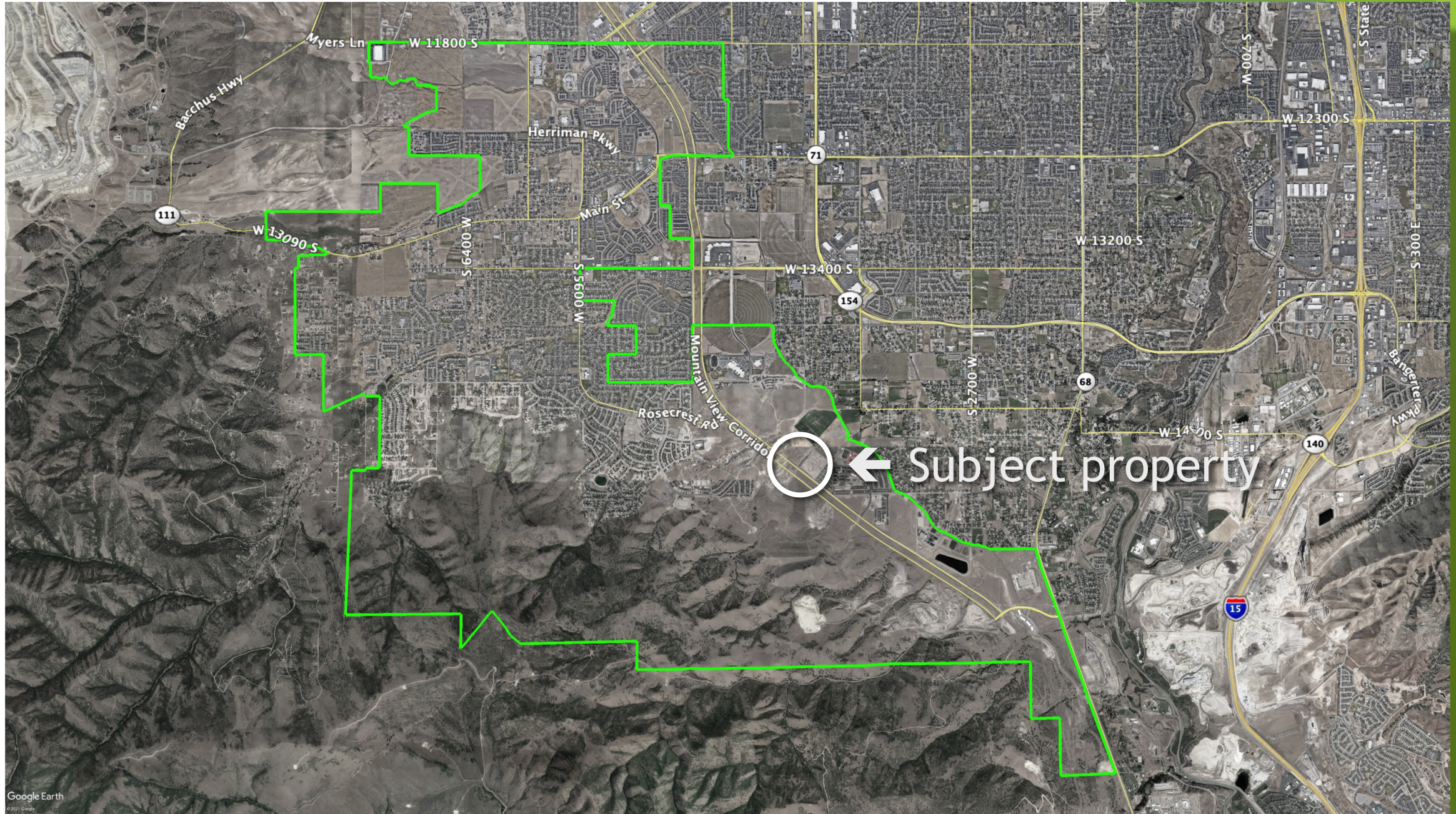
Academy Village Pod 35 Subdivision Amendment

Planning Commission Meeting

August 4, 2022



Vicinity Map





Private Road

Public Road

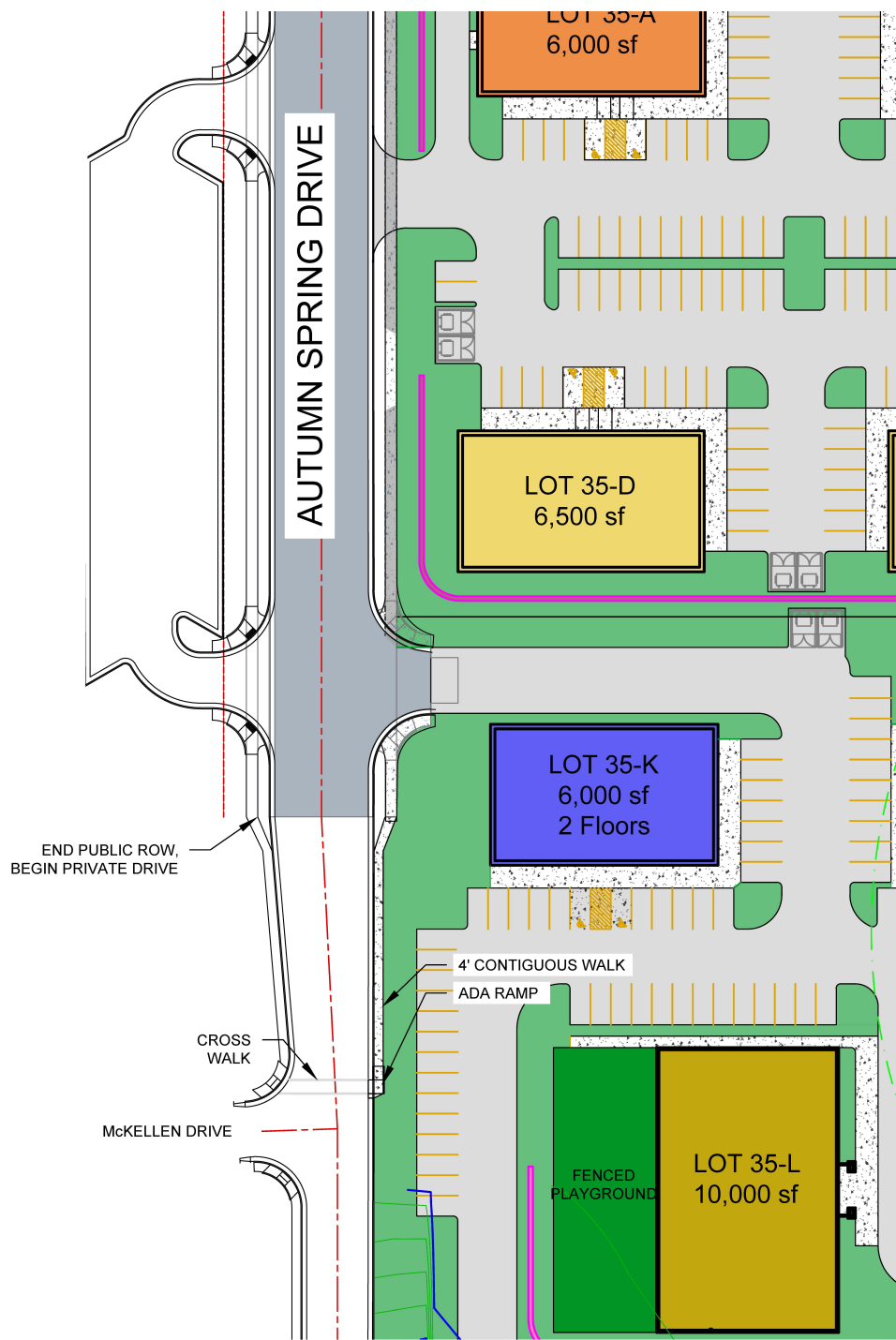
Proposed pedestrian paths

McKellen Drive



MOUNTAIN VIEW CORRIDOR

Proposed Amendment



Recommendation

Amend with the following condition:

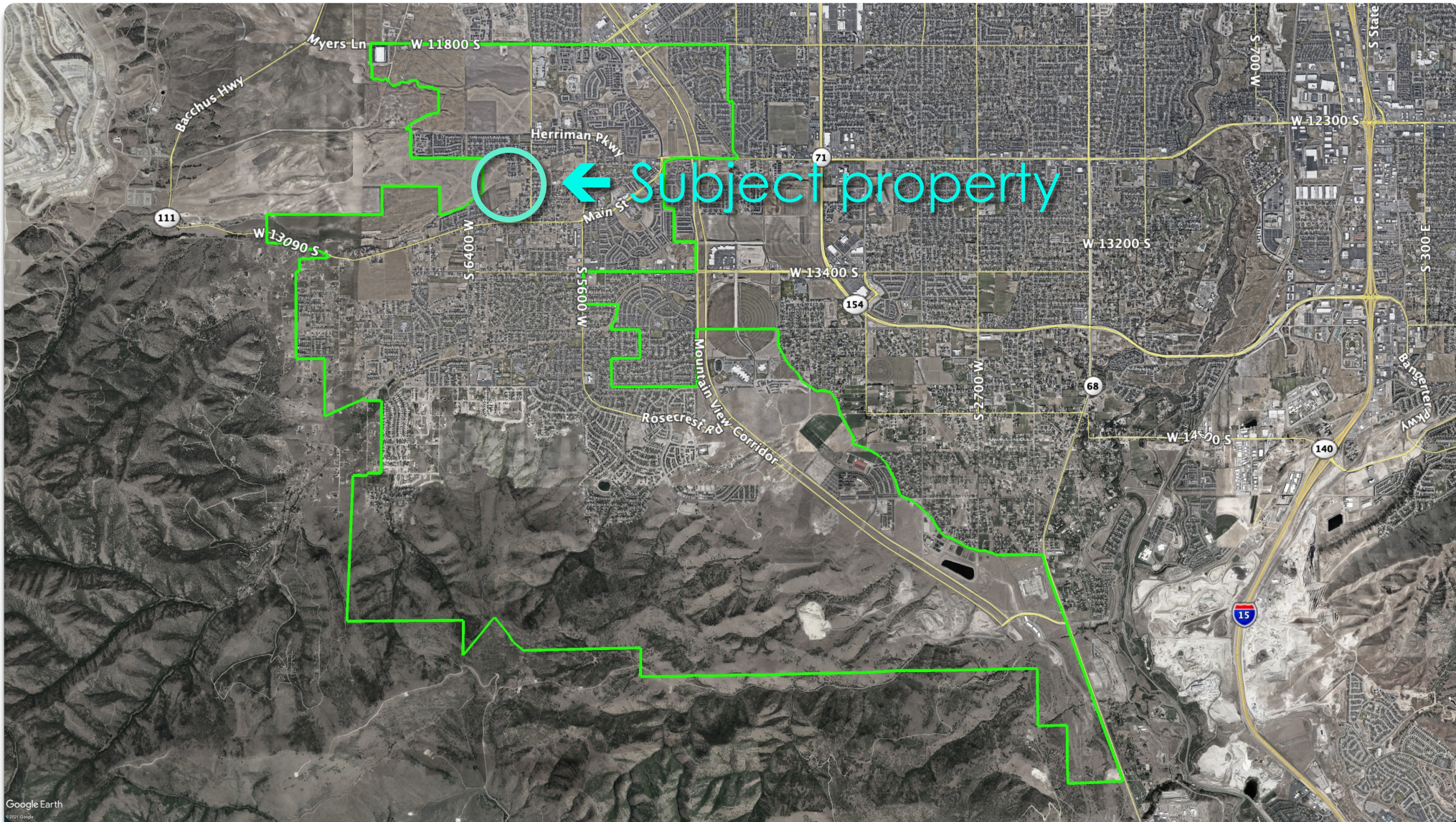
(3) The applicant shall install ~~improvements adjacent to Lots L and RES along the south side of Autumn Spring Drive. Sidewalk and streetlighting at minimum to mirror north side of the road with a 5-foot sidewalk, 5-foot landscaped park strip, and City standard streetlights~~ pedestrian improvements adjacent to lots Pod 35-A, Pod 35-D, Pod 35-K, and a portion of Pod 35-L along the south side of Autumn Spring Drive to provide an accessible path from the McKellen Drive intersection as shown in Attachment D. All improvements shall comply with applicable City standards.

Subdivision Extension Request

Planning Commission Meeting

August 4, 2022





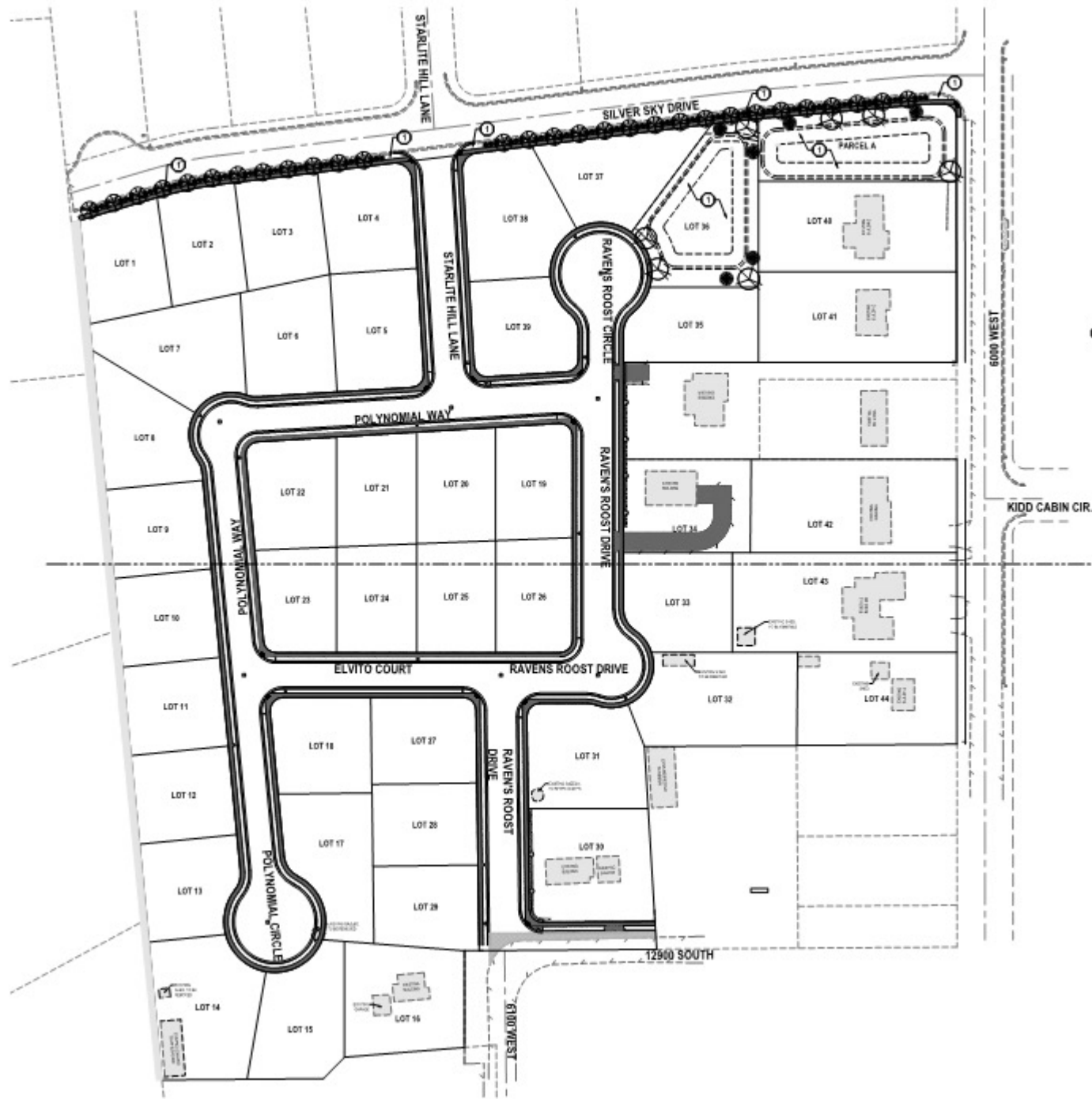
Google Earth
© 2021 Google

Vicinity Map

Site Map

Acres: 20.15
Zone: R-1-10
(Residential)





Approved Plat

Background Information

- **Preliminary plat approval – August 16, 2018**
 - 44 lots
- **Several conditions of approval**
 - Still working through Engineering review process

Considerations for Approval

(Ord. 10-5-4(M))

Extensions Of Time: Unless otherwise prohibited by this title, upon written request and for **good cause** shown, any decision-making body or official having power to grant approval of an application may, without any notice or hearing, grant an extension of any time limit imposed by this title on such application, its approval, or the applicant. The total period of time granted by any one or more extensions for a given application shall **not exceed twice the length of the original time period.**

Staff Recommendation

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

1. All existing conditions of approval required
2. No further extensions

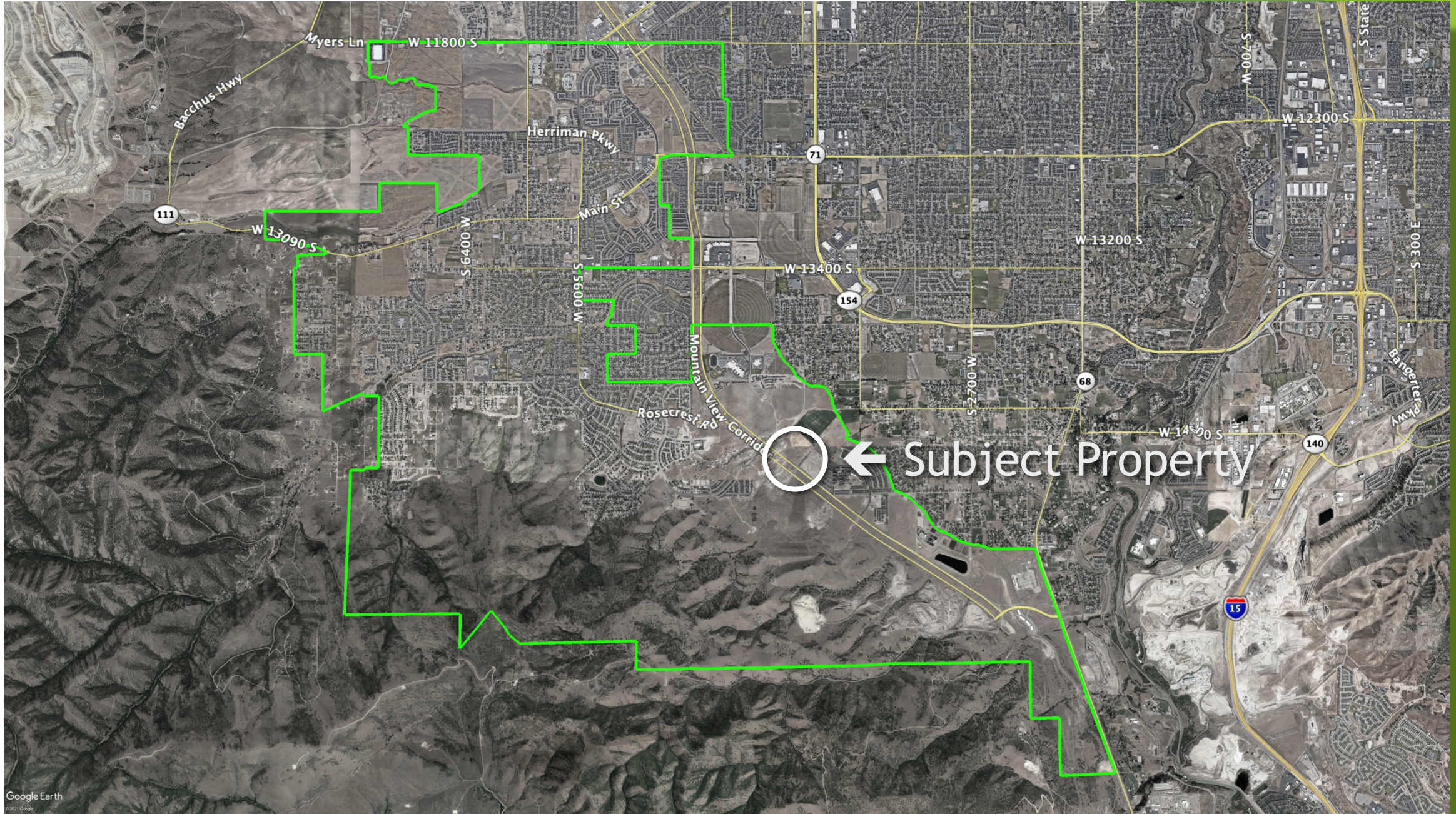
Academy Village Pod 35 Lot N

Planning Commission Meeting

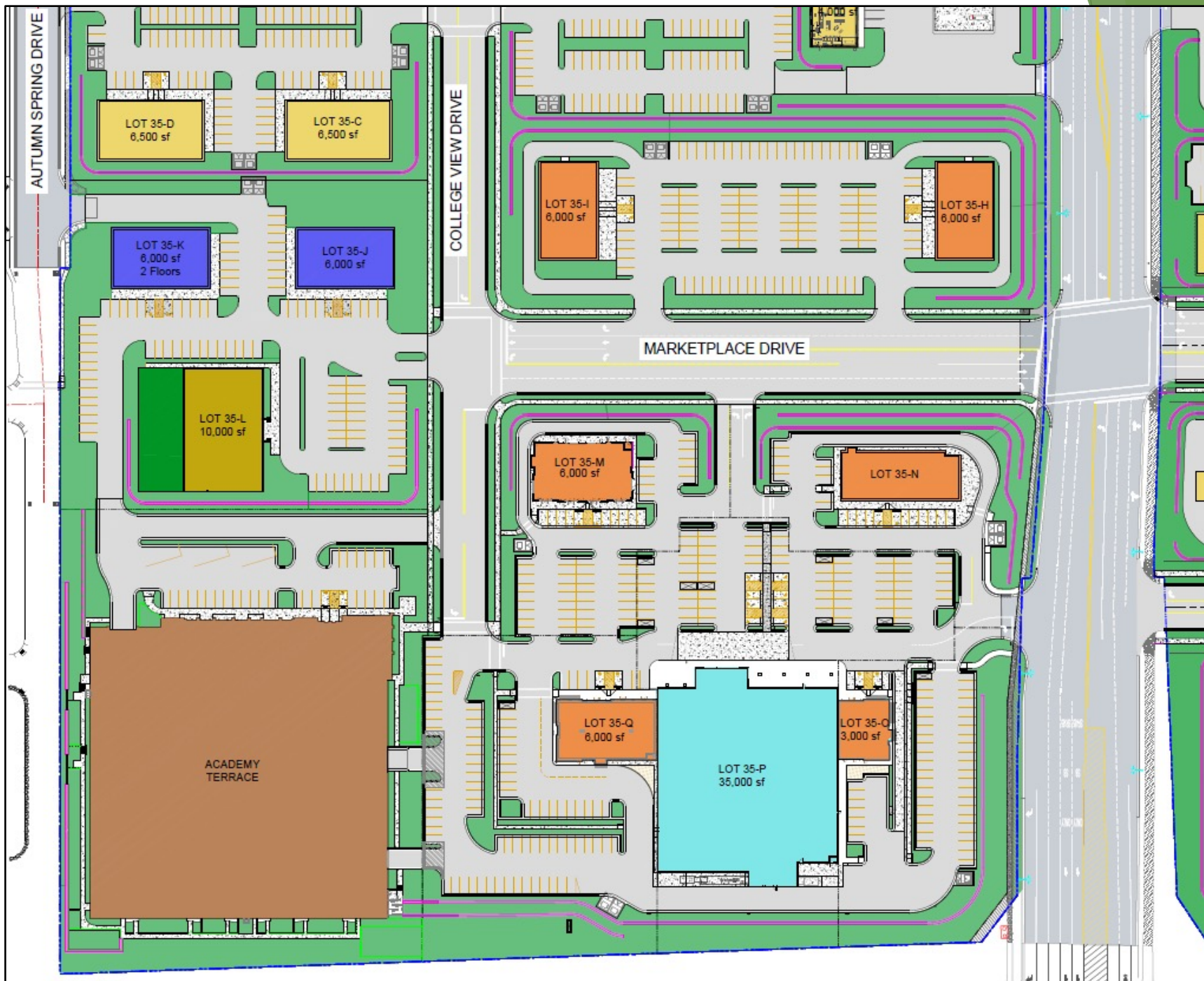
August 4, 2022



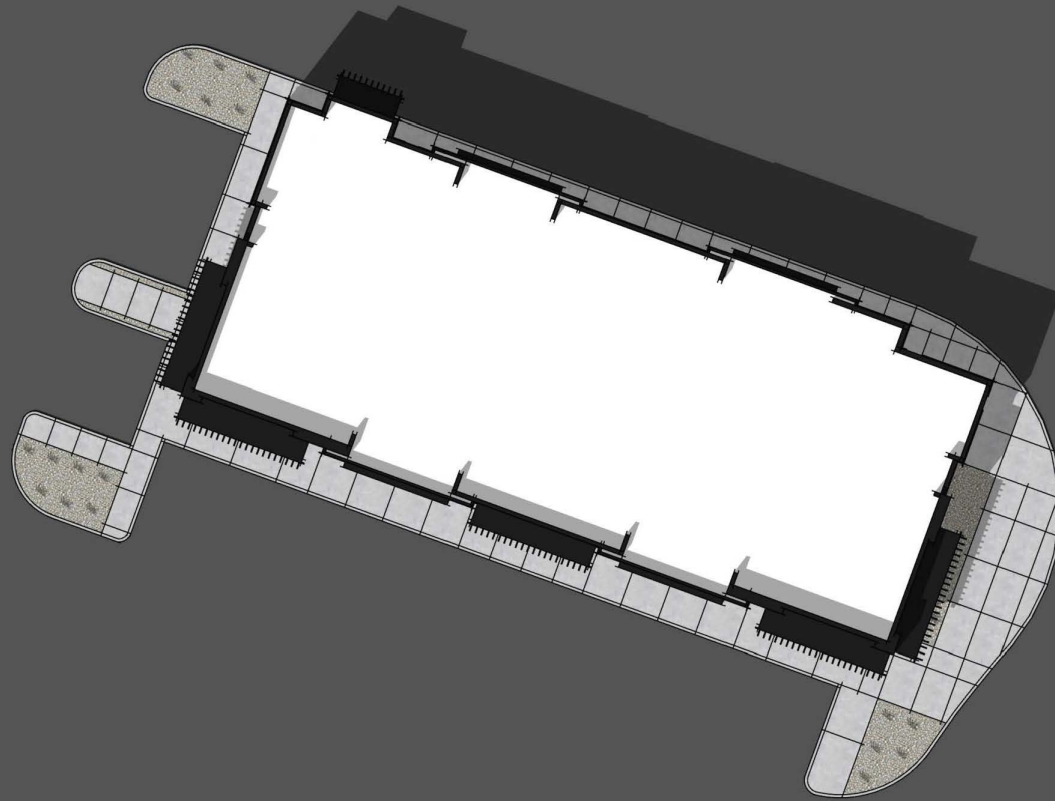
Vicinity Map



Pod 35 Site Plan



Top



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ACADEMY VILLAGE DENTAL RETAIL 35-N
WASATCH COMMERCIAL DEVELOPERS | HERRIMAN, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

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Front



FRONT ELEVATION (NORTHWEST)



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Right



RIGHT SIDE ELEVATION (SOUTHWEST)



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Back



BACK ELEVATION (SOUTHEAST)



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Left



LEFT SIDE ELEVATION (NORTHEAST)



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20 JULY 2022

Recommendation

- ▶ Staff recommends approval of proposed building elevations as shown

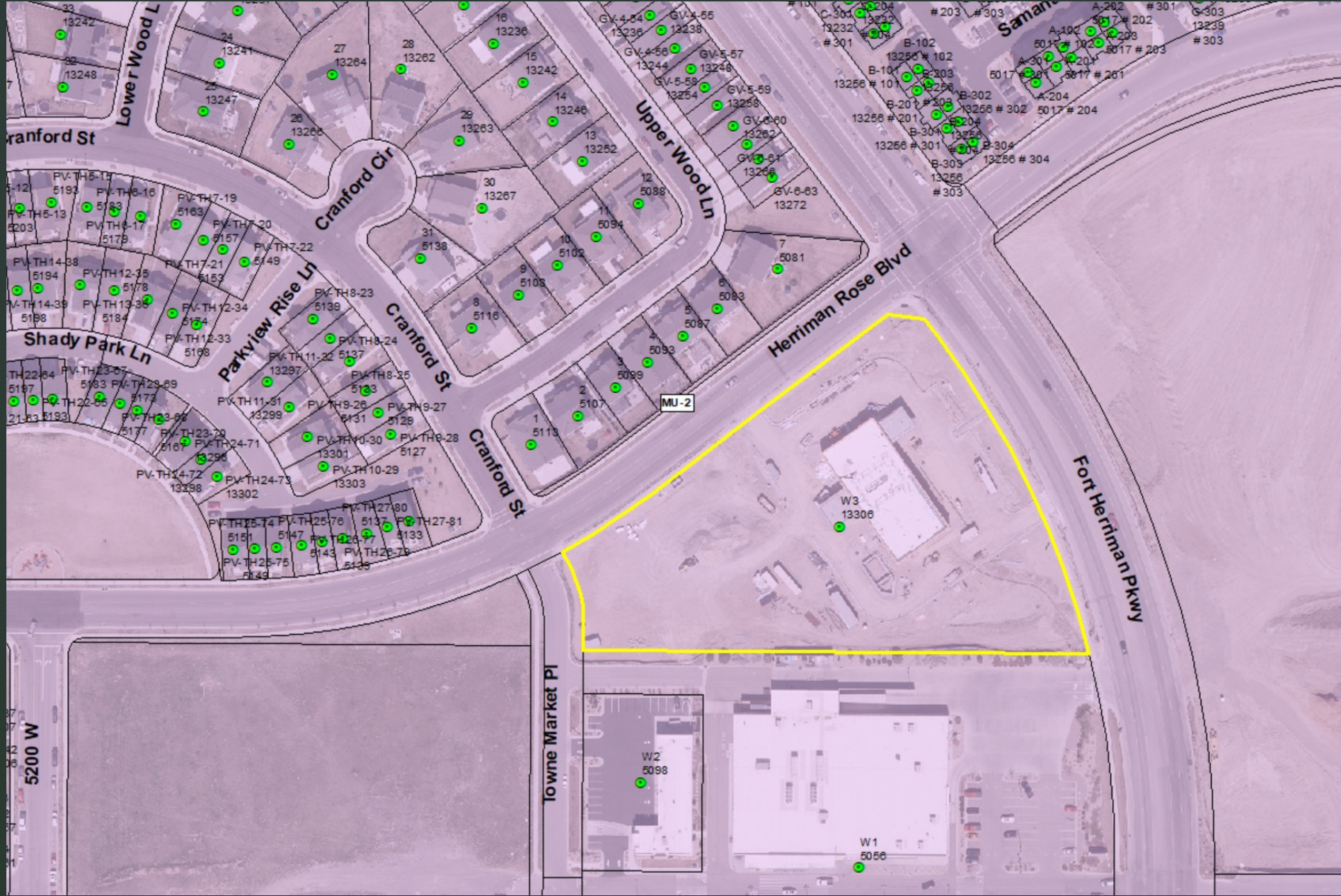
Conditional Use – Roof & Illuminated Wall Signs

Planning Commission

August 4, 2022



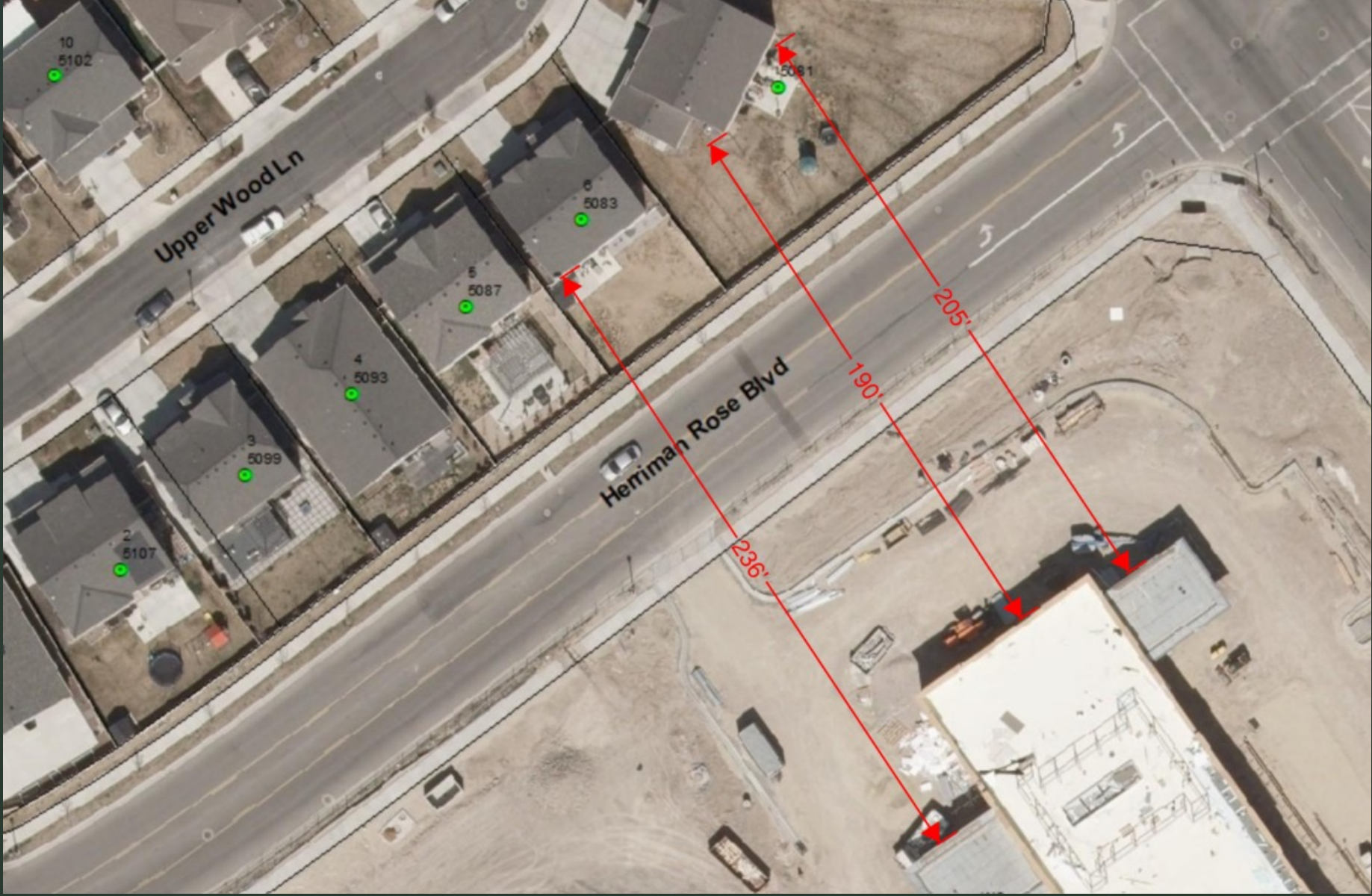
Zoning Map



Background Information

- 24-hour medical service
- 2 roof signs (49 sq. ft.)
- 1 illuminated wall sign (54 sq. ft.)

Site



Elevations

ELEVATIONS



Considerations of Approval

- Engineering
- Zoning
- Conditional use standards
- HTC design guidelines

Considerations of Approval

Zoning Ordinance

- No illumination standard
- 0.3 foot-candle above ambient @ 70 feet
- 1.7 foot-candle @ property line

Recommendation

- Staff recommends approval with the following requirements:
 1. Agree to other agency recommendations
 2. No additional signage on north façade
 3. Any modifications shall be approved by Planning Commission
 4. Signs shall dim automatically based on ambient lighting
 5. Lighting shall be internal to the signage and diffused through an opaque surface
 6. Illumination shall not exceed 0.3 foot-candle above ambient lighting at 70' or 1.7 foot-candle at the property line, whichever is less