

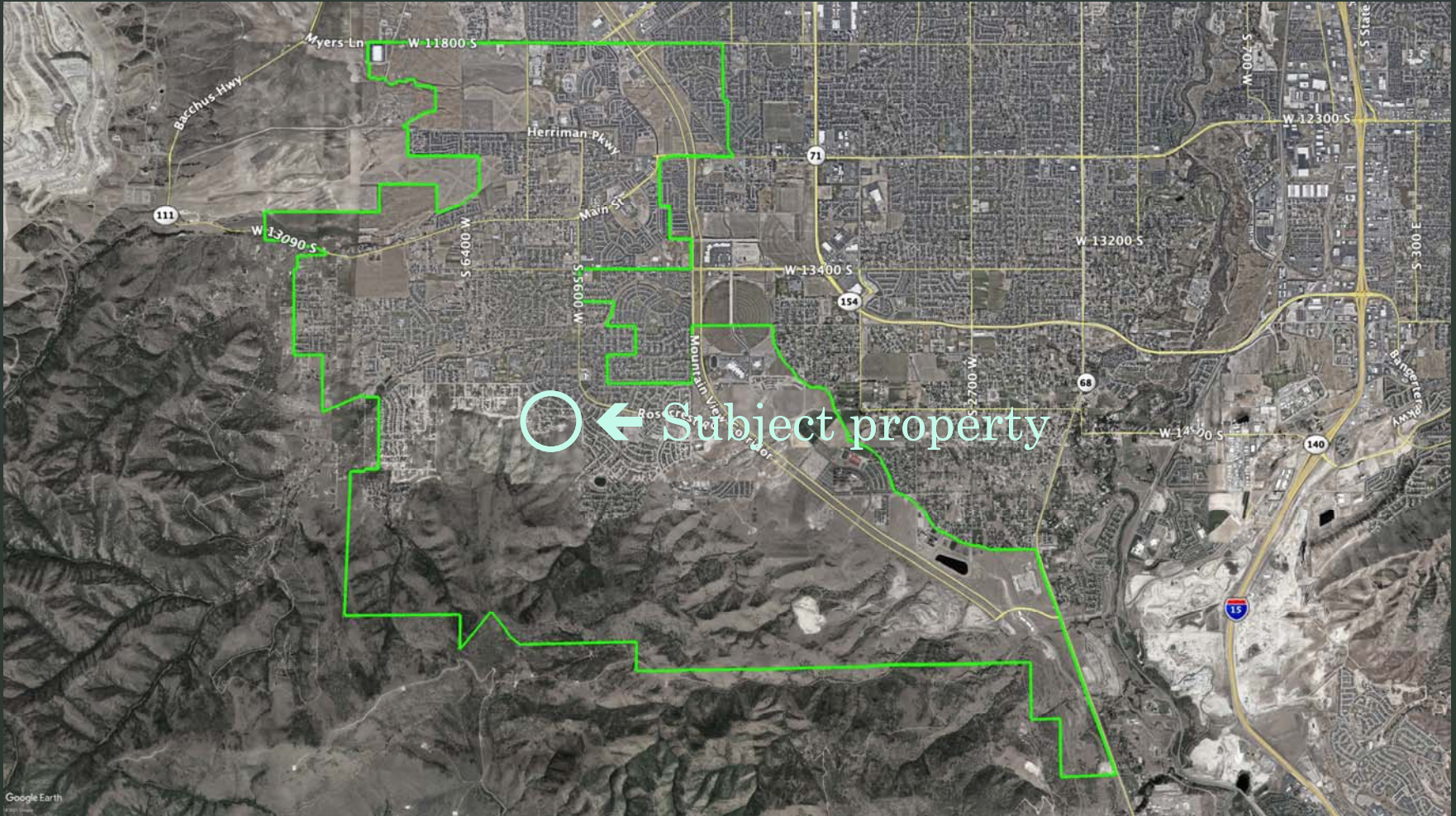
Special Exception – Accessory Structure

Planning Commission

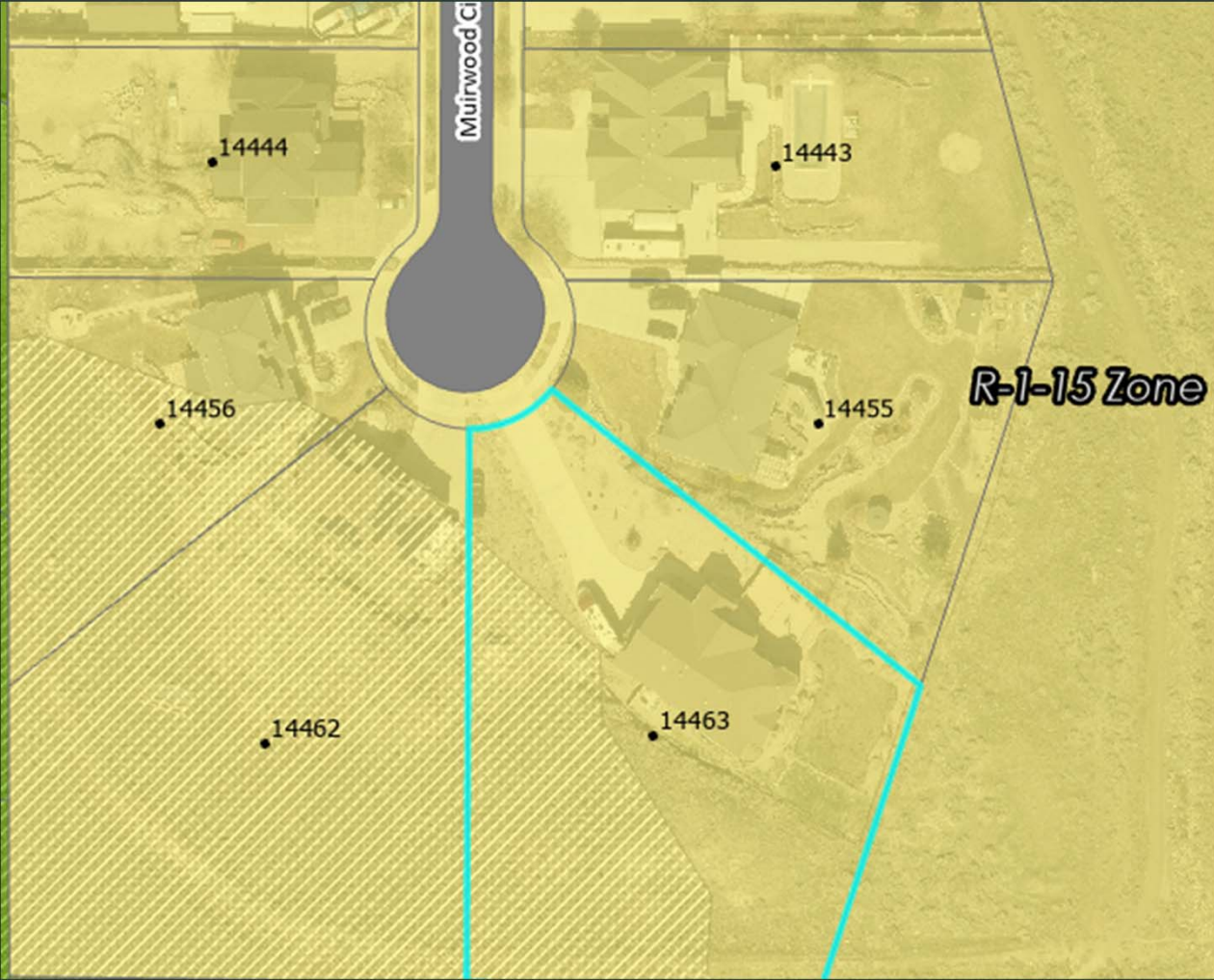
June 7, 2023



Vicinity Map



Zoning Map



Background Information

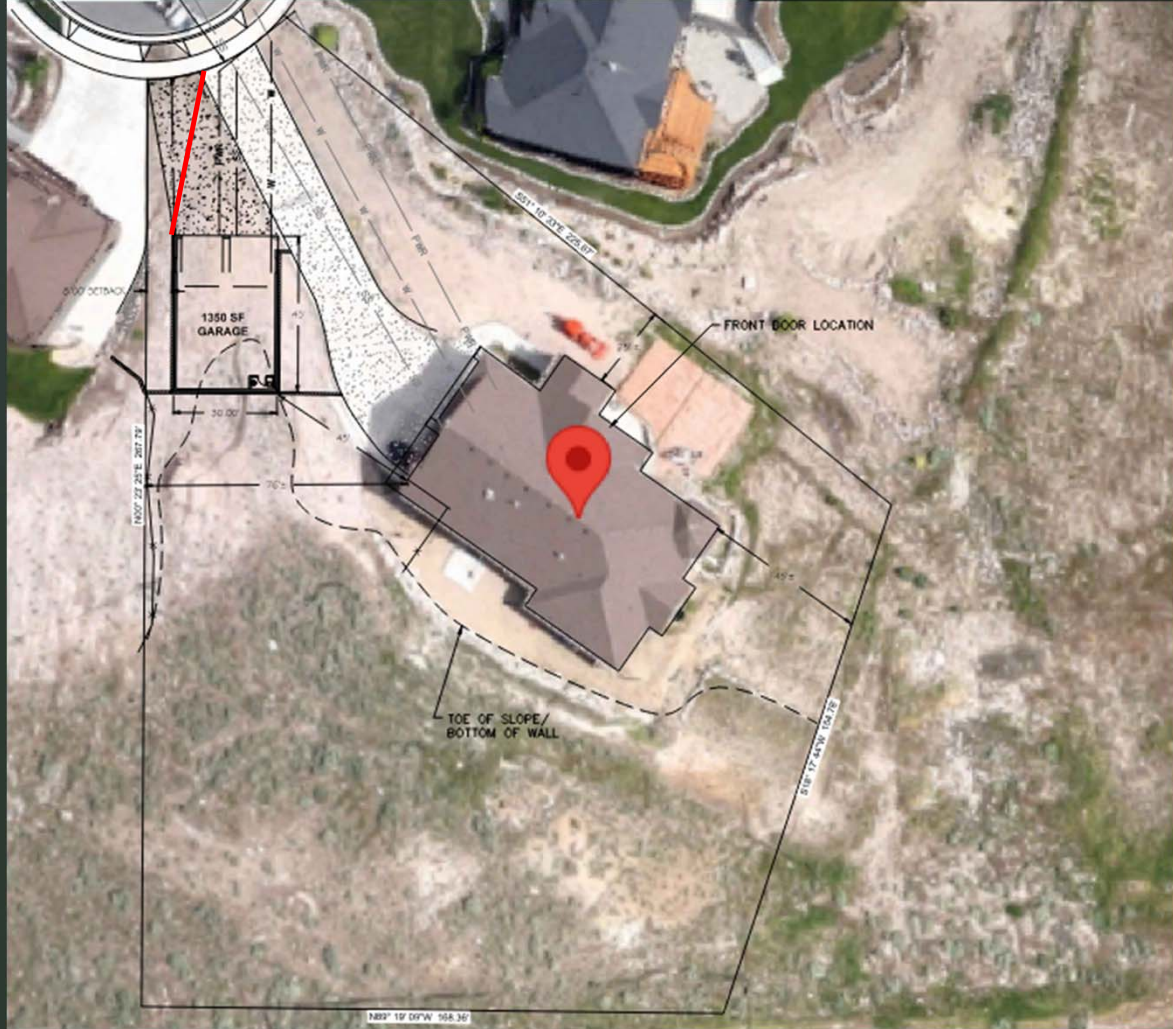
- Property
 - Rosecrest Plat J Subdivision
 - R-1-15 zone
 - 1.05 acres
- Building proposal
 - 1,350 square feet
 - 25'-6" tallest point
- Meeting notices mailed May 26, 2023

Special Exceptions 10-24-6

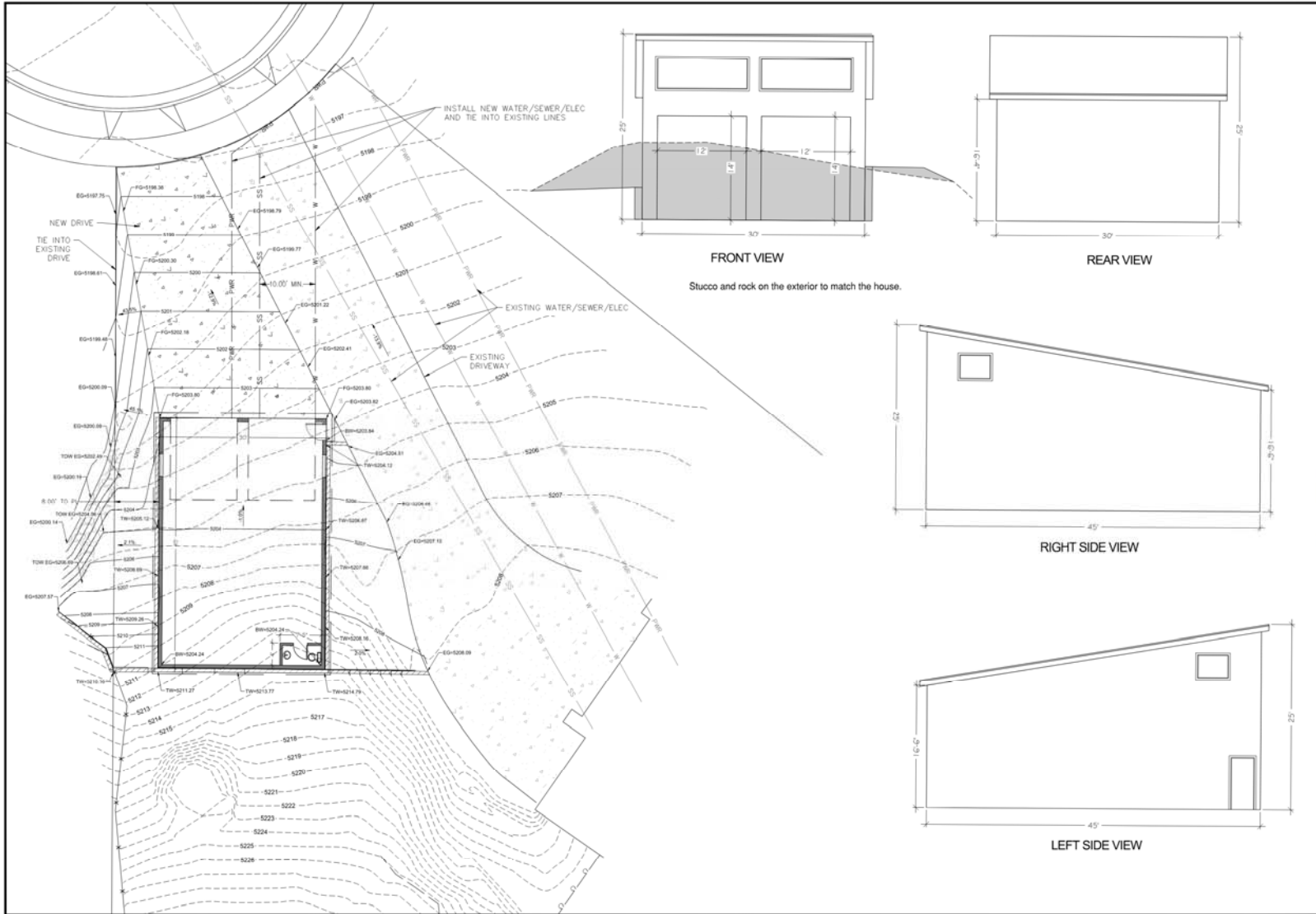
- Exceptions allowed for:
 - **Irregular lot shape**
 - **Topography**
 - Flexibility in determining yards
 - Lot adjacency to other commercial/industrial/open space land uses on at least 2 sides of the property
 - Additional height for architectural purposes

Property Photograph





Proposed Elevations



| NO. | REVISION DESCRIPTION | DATE |
|-----|----------------------|------|
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NOT FOR CONSTRUCTION
 This drawing is not to be used for construction without the approval of the engineer of record.



SCOTT SWETT
 14463 S. MUIRWOOD CIR
 HERRIMAN, UT
 SITE, GRADING AND GARAGE PLANS

C1.0
 SHEET NO. 1 OF 1

Considerations for Commission

- Size/setback/architecture
 - 5,034 square feet maximum (40% of yard area)
 - 1,350 square feet proposed
 - Height of 25'-6"
 - Finish materials
 - Stucco and stone (to match the home)

Recommendation

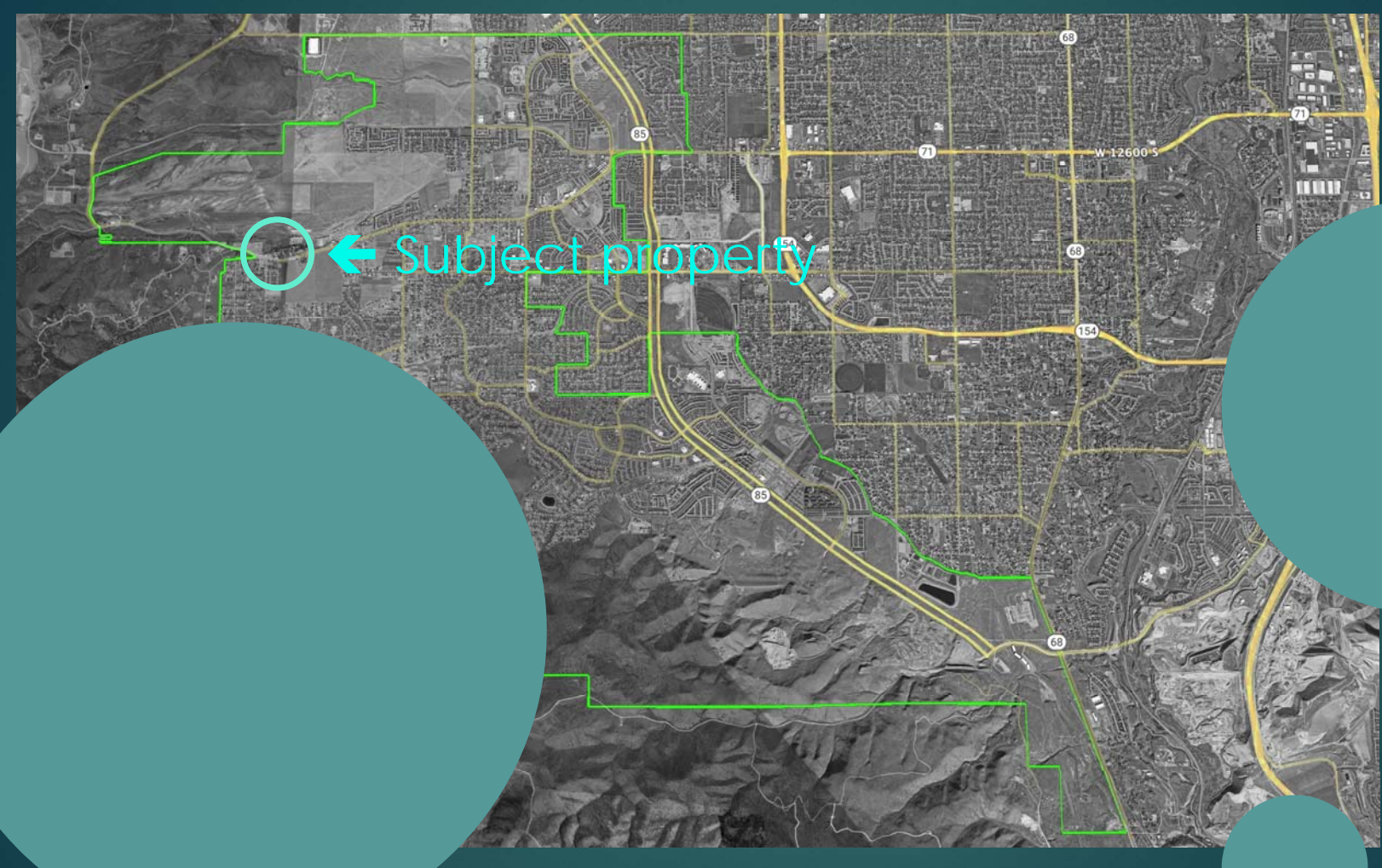
- *Approval* with the following conditions:
 1. Additional concrete must flare from the existing drive approach to the garage
 2. All vehicles must be parked in a garage or on the driveway
 3. Secure a public utility easement (PUE) waiver for building encroachments (if required)
 4. Additional modification to building height or footprint shall require Planning Commission approval
 5. To ensure architectural compatibility, applicant shall refine building elevations and specify exterior materials and architectural details that match primary structure
 6. Applicant shall provide approval letter from Rosecrest Design Review Committee (RDRC) with building permit application

Wireless Facility/Monopole

Planning Commission Meeting

June 7, 2023





← Subject property

Vicinity Map





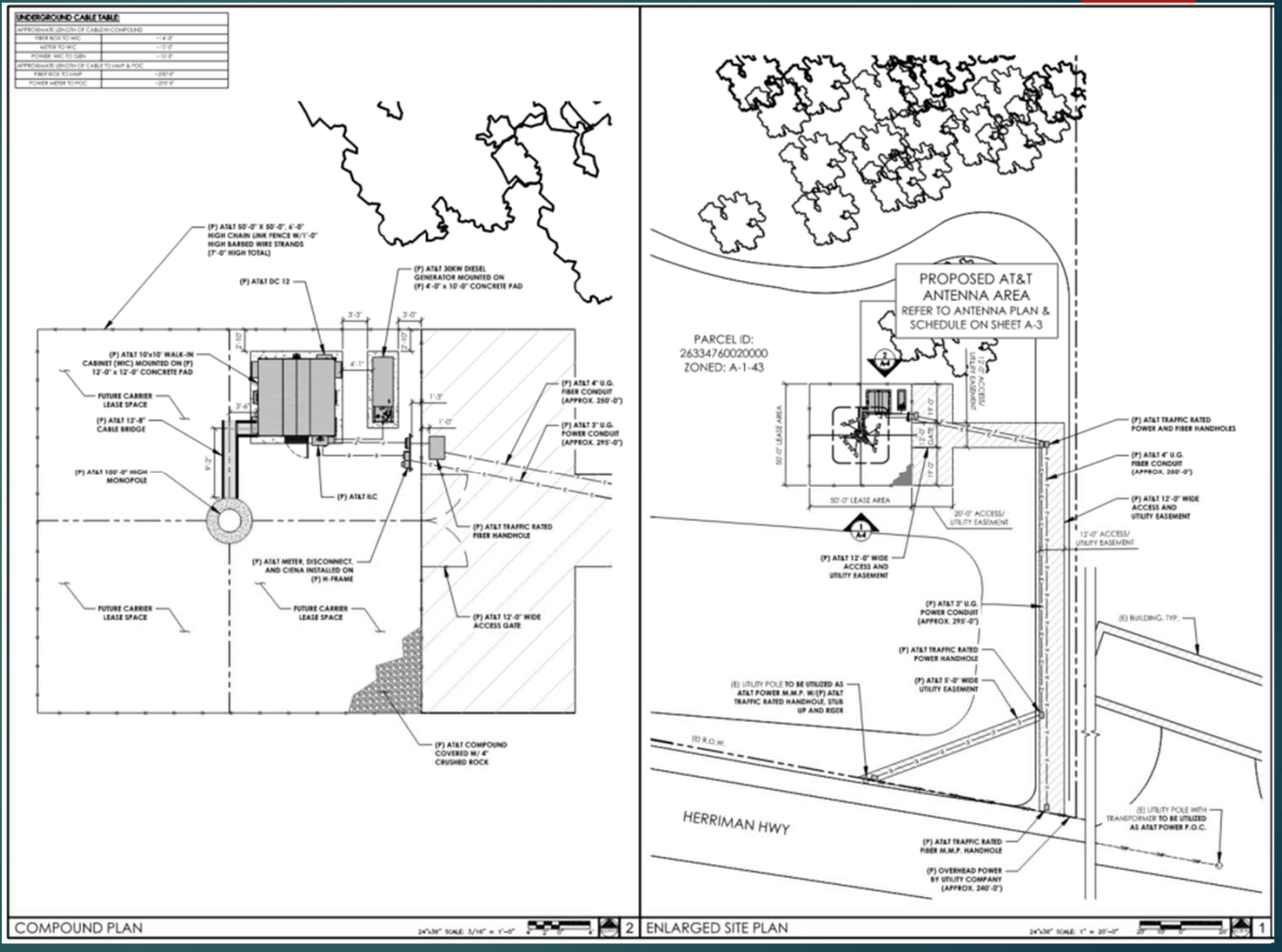
Site Map

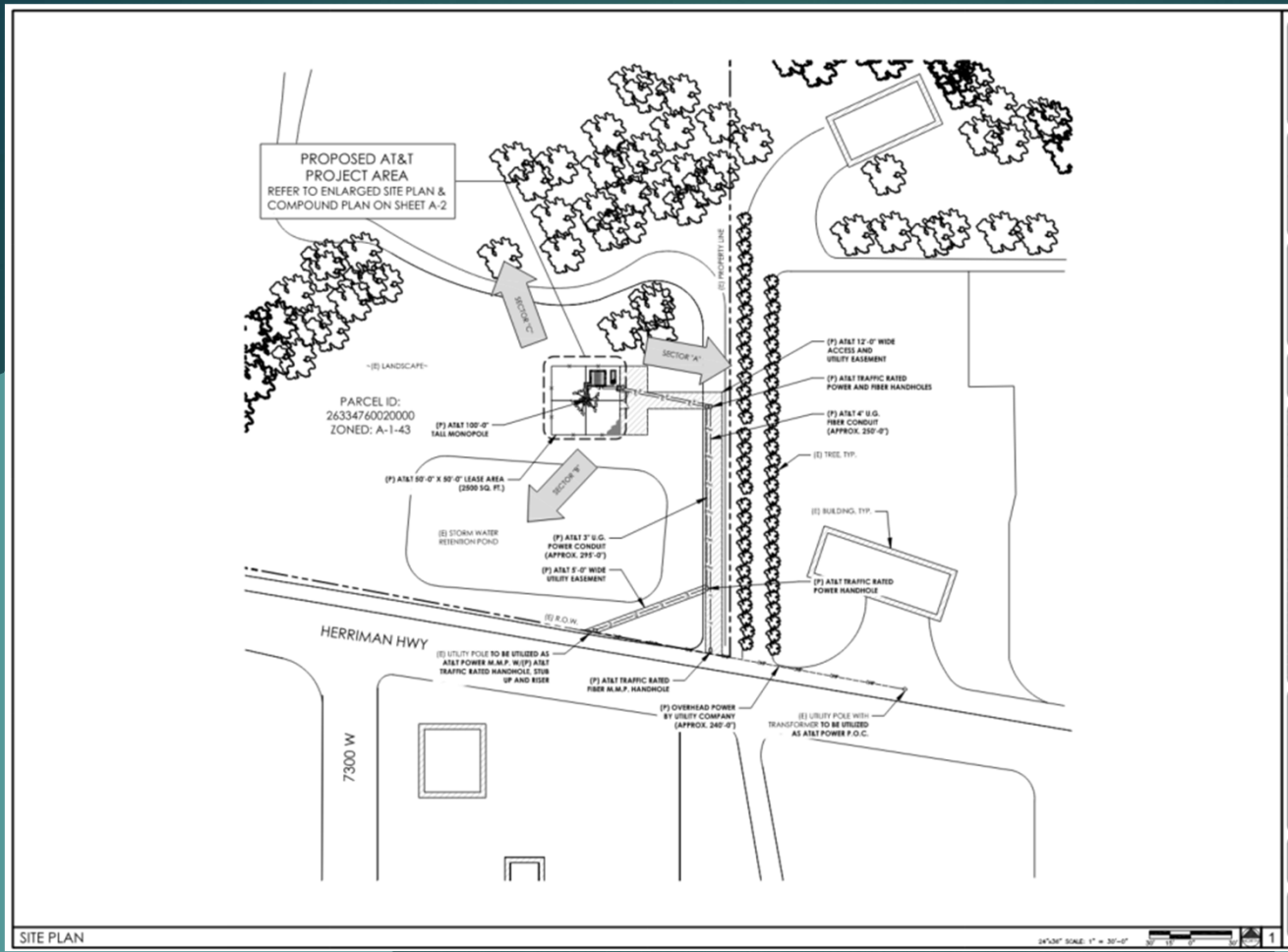


Site – 7280 W Herriman Highway

Proposal:

- ▶ Wireless base station
 - ▶ 50' x 50'
 - ▶ 2,500 sq ft
 - ▶ Fully fenced
- ▶ Monopole
 - ▶ 100' tall
 - ▶ 2nd collocation





Site Plan



LOCATION 40°30'36.00"N 112° 3'50.40"W © 2020 GOOGLE MAPS



EXISTING



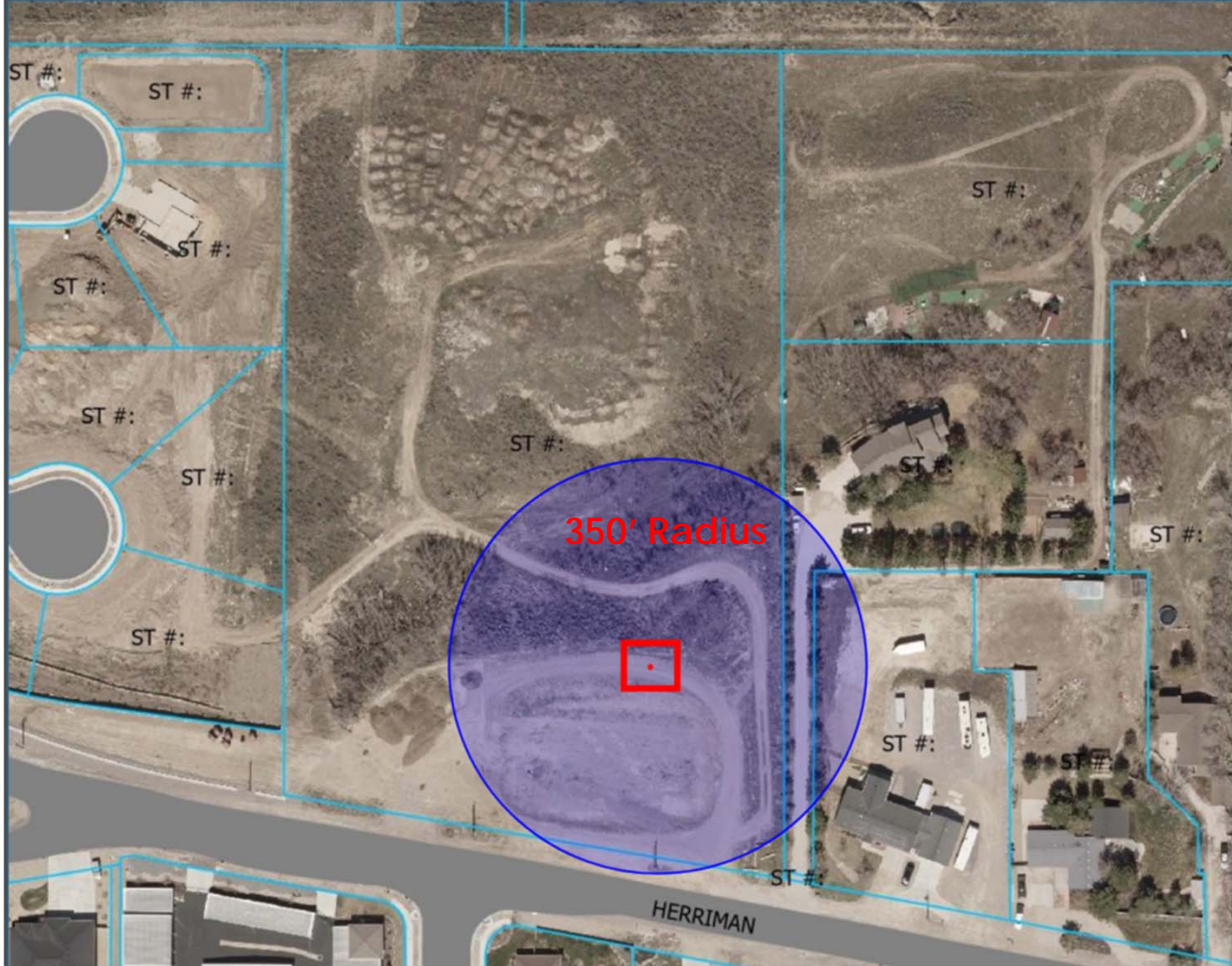
PROPOSED (12) AT&T PANEL ANTENNAS ON PROPOSED 100'-0" TALL MONOPOLE

PROPOSED SOUTH ELEVATION (LOOKING NORTH)

Vantage Points



Vantage Points

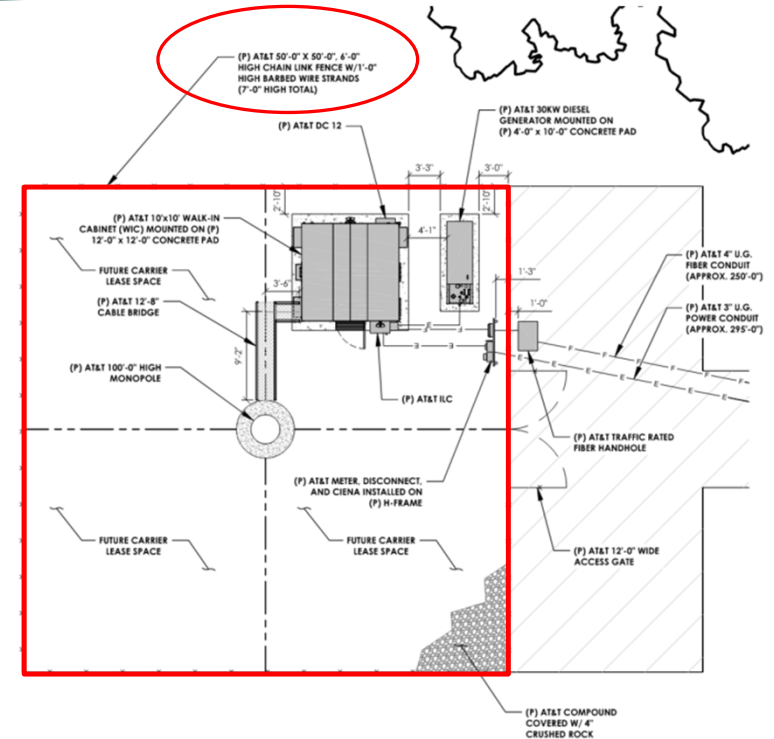


Proximity Map

Conditional Use Considerations

Detrimental Impacts

- ▶ Increased risk of injury to people
 - ▶ Base station fencing
 - ▶ Chain link with barbed wire (8')
 - ▶ Precast/masonry wall (8')





Recommendation

Approval with the following conditions:

1. Receive and agree to all remaining corrections from City departments
2. Work with the Engineering Department to ensure the proposed site does not conflict with existing and future utilities on the site
3. The wireless facility's base station shall be enclosed within an 8-foot masonry or precast wall
4. The monopole installation shall be stealthy, as shown in the submitted renderings (faux pine tree)