



## STAFF REPORT

**DATE:** June 5, 2024  
**TO:** The Planning Commission  
**FROM:** Clinton Spencer, AICP, Planning Manager  
**SUBJECT:** Consideration of a Preliminary Plat for Rockwell Landing Phase 3 Subdivision at 15880 S Rockwell Park Lane in the M-1 Manufacturing Zone. (Public Hearing)  
**Applicant:** Braiden Rindlisbacher (property owner)  
**Acres:** ±1.095  
**File Number:** S2024-032

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### **RECOMMENDATION:**

Staff recommends the Commission approve the following findings:

- Subject to compliance with the recommended conditions of approval, the proposed preliminary subdivision plat meets all applicable standards in Title 10 of Herriman City Code.

Staff recommends that the Planning Commission approve the Preliminary Plat for Rockwell Landing Phase 3 Subdivision at 15880 S Rockwell Park Lane in the M-1 Manufacturing Zone with the following conditions:

1. Receive and agree to the remaining corrections from all City Departments.

### **ISSUE BEFORE COMMISSION:**

Should the Planning Commission approve the proposed preliminary plat to create one (1) new lot for light manufacturing uses allowed in the M-1 Zone?

If approved by the Planning Commission (with the required conditions), the applicant will continue working with staff to make all necessary corrections before any permits are issued.

### **BACKGROUND & SUMMARY:**

The applicant is requesting preliminary plat approval for a one-lot subdivision located at approximately 15880 South Rockwell Park Lane. The proposed subdivision includes one lot containing ±1.095 acres and has public street frontage on Porter Rockwell Boulevard and Rockwell Park Lane—the other side of the lot fronts the Welby Canal. The applicant is providing public utility easements (PUEs) along street frontages and a separate easement for the placement, construction, and maintenance of a proposed multi-tenant digital sign. All other existing

easements, including a slope easement along Rockwell Park Lane, will be maintained on the property. The proposed parcel is currently vacant and is in the process of being graded for development.

As required, eleven (11) public notices were mailed on May 24, 2024, to properties within 300' of the subject property to advertise a Planning Commission public hearing on June 5, 2024. Before the publication of this staff report, no public comments for or against the proposal had been received by staff.

## **DISCUSSION:**

### **ENGINEERING REVIEW**

***Staff Finding:** The Engineering Department has reviewed the proposed site plan and had no significant concerns. Any remaining minor issues can be addressed during the final Engineering and Building Permit review process.*

### **ZONING ORDINANCE COMPLIANCE**

- **Lot Size and Width**

***Staff Finding** – The proposed lot is located in the M-1 Manufacturing Zone, which does not have a minimum lot area or width. As such, the proposal meets this zoning requirement.*

- **Lot Setbacks**

The setbacks for the M-1 Zone are listed below:

- Front Yard: None
- Rear Yard: None, except as follows: 20' when adjacent to a residential zone, or match the height of the building
- Side Yard: None, except as follows: Any commercial building or structure from a street: 20' when adjacent to a residential zone, or match the height of the building

***Staff Finding** – The attached site plan does not include any buildings within Phase 1 of the development, only the proposed pylon sign. However, it should be noted that as per Major Corridor Sign Overlay Zone, a sign may not extend closer than five (5) feet to the property line, nor shall it impede a recorded easement. As such, staff verified that the existing and proposed easements within the subdivision will accommodate the construction and maintenance of the proposed sign. It should also be noted that any future construction will require additional review for compliance with City Code and adopted standards.*

- **Lot Dimension and Street Frontage**

***Staff Finding** – The buildable lot will have frontage on a public or private street as per City Code 10-28-8.*

**In conclusion, staff determined that the applicant's request is consistent with applicable standards and recommends Planning Commission approval with conditions.**

**ALTERNATIVES:**

In making a decision, the Planning Commission may consider the following alternatives:

Alternative	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve as proposed	<b>Yes</b>	Approval facilitates the development of additional manufacturing services in the City for residents and other businesses in a safe and desirable manner as per City Code	Based on the provided information, the Commission may determine whether additional conditions are warranted
Postpone proposal (with or without date)		The Commission may identify additional issues that warrant further research and review based on the information provided. A motion to postpone should identify what additional information is required for further review	Staff has not identified any issues that would warrant further postponement
Deny proposal		Based on the provided information, the Commission may find that a motion to deny is warranted (identify findings and applicable standards in motion)	Staff has not identified any findings that warrant denial

**ATTACHMENTS:**

- A. Application
- B. Vicinity Map
- C. Proposed Plat
- D. Site & Landscaping Plans
- E. Public Notice