

# **Attachment A**

## Application



## Special Exception for Accessory Structures Application

Property Owner or Applicant's Name: Loren M. Merchant  
Mailing Address: 11824 S Fools Gold Circle  
City: Herriman State: UT Zip Code: 84096  
Telephone: [REDACTED]

### Select the applicable condition for a Special Exception allowed as per 10-34-6(B):

- Lot has unique characteristics:**
- Irregular lot shape (pie, reverse pie, flag lot, etc.)
  - Topography which creates a unique situation
  - Flexibility in determining side, rear, or front yards
  - The lot is adjacent to other commercial, industrial, or open space land uses on at least two (2) sides
- Use of the proposed building is strictly agricultural**
- Applicant must provide evidence of absolute need for higher, or larger building to accommodate equipment used specific to the property for agricultural purposes.
- Additional height for accessory structure is desired strictly for architectural purposes only.**
- If the rear yard does not allow for a two (2) car garage that accommodates the requirement for single family parking.**
- A maximum size of 520 square feet is allowed.
- The property is a corner lot which has one of the following conditions:**
1. Rear yard setback is less than twenty-five (25) feet; OR
  2. For lots greater than 10,000 square feet, the subject property has a rear yard which is a minimum of twenty (20) feet shallower than the nearest adjacent lot with the same orientation.

### State the specific exception from the City ordinance 10-34:

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**For irregular shaped lots, please provide a response to the following:**

1. How does the irregularity of the lot shape restrict, or limit the placement of an accessory structure compared to a regular shaped lot of similar size?
2. Clearly state the hardship the City ordinance places on the property pertaining to the accessory structure.
3. The exception cannot be considered to exceed the size, or height of any accessory structure.
4. What impact does the exception place on adjacent property owners, which would not be typical if the lot was a regular shape?

**Please provide the following information for review (partial submittals will not be processed):**

- Site plan of property including the following:
  - Property line dimensions
  - Location and dimensions of all existing structures
  - Proposed location and footprint of proposed accessory structure with dimensioned setbacks
  - Slope of property, specifically where the proposed accessory structure is to be located, and surrounding topography if applicable
- Elevation of the proposed structure including the following:
  - Height of structure from existing grade to peak of roof
  - Proposed exterior materials of all sides of the building
  - Indication of where the property slope meets the elevation of the building

Signature: Loren M Merchant Date: 2/27/23

**For Herriman Use Only**

Filing Number: \_\_\_\_\_ Date of Submittal: \_\_\_\_\_ Filing Fee: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_ Check Number: \_\_\_\_\_ Accepted by: \_\_\_\_\_

## Special Exception for Accessory Structures Application

For irregular shaped lots, please provide a response to the following:

1. How does the irregularity of the lot shape restrict, or limit the placement of an accessory structure compared to a regular shaped lot of similar size?

The lot is pie shaped; narrow at the front and wider in the back. The house is placed closer to the front of the lot where it is narrow. The distance from the front of the house to the East property line is only fifteen feet. The distance from the back of the house to the East property line is only 31 feet. A twenty-foot-wide garage will not fit next to the house like it would on a regular shaped lot.

2. Clearly state the hardship the City ordinance places on the property pertaining to the accessory structure.

The east side of the lot, from the house to the fence, is gravel providing vehicle access to the back. Placing the building closer to the front of the lot will limit vehicle accessibility to the back of the lot if or when needed.

3. The exception cannot be considered to exceed the size, or height of any accessory structure.

The planned garage is less than 520 square feet and no higher than a standard garage or the house.

4. What impact does the exception place on adjacent property owners, which would not be typical if the lot was a regular shape?

The planned garage would be no larger or higher than the neighbor's garage on the opposite side of the fence. So, the garage would not block the view from the neighbor's lot. If the garage would be placed any further South, it would block the neighbor's view to the West. This is why we planned to place the garage as far North as possible. If the lot were a regular shape, we would still try to place the garage to the North so as to not block the neighbor's view.

# **Attachment B**

## Vicinity Map



← Subject property

11800

ST #: 4793

ST #:  
11822

ST #:  
Lot: 318  
Sub: COPPER CREEK  
Zone: R-1-10  
Acreage: 0.246

ST #: 11824  
Lot: 323  
Sub: COPPER CREEK  
Zone: R-1-10  
Acreage: 0.27

**Subject Property**

Lot: 324  
Sub: COPPER CREEK  
Zone: R-1-10  
Acreage: 0.23  
ST #: 11825

Lot: 325  
Sub: COPPER CREEK  
Zone: R-1-10  
Acreage: 0.31  
ST #: 11829

**R-1-10 Zone**

Lot: 319  
Sub: COPPER CREEK  
Zone: R-1-10  
Acreage: 0.23  
ST #: 11827

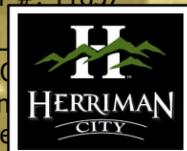
ST #: 11830  
Lot: 322  
Sub: COPPER CREEK  
Zone: R-1-10  
Acreage: 0.19

Lot: 326  
Sub: COPPER CREEK  
Zone: R-1-10  
Acreage: 0.22  
ST #: 11835

CROSSCUT

GOLD

ST #: 11837  
Sub: CO  
Zon  
Ac



**Special Exception (Accessory Structure) - File # P2023-026**  
**11824 S Fools Gold Circle**



ST #: 11843

ST #:  
11838  
ST #:  
4634

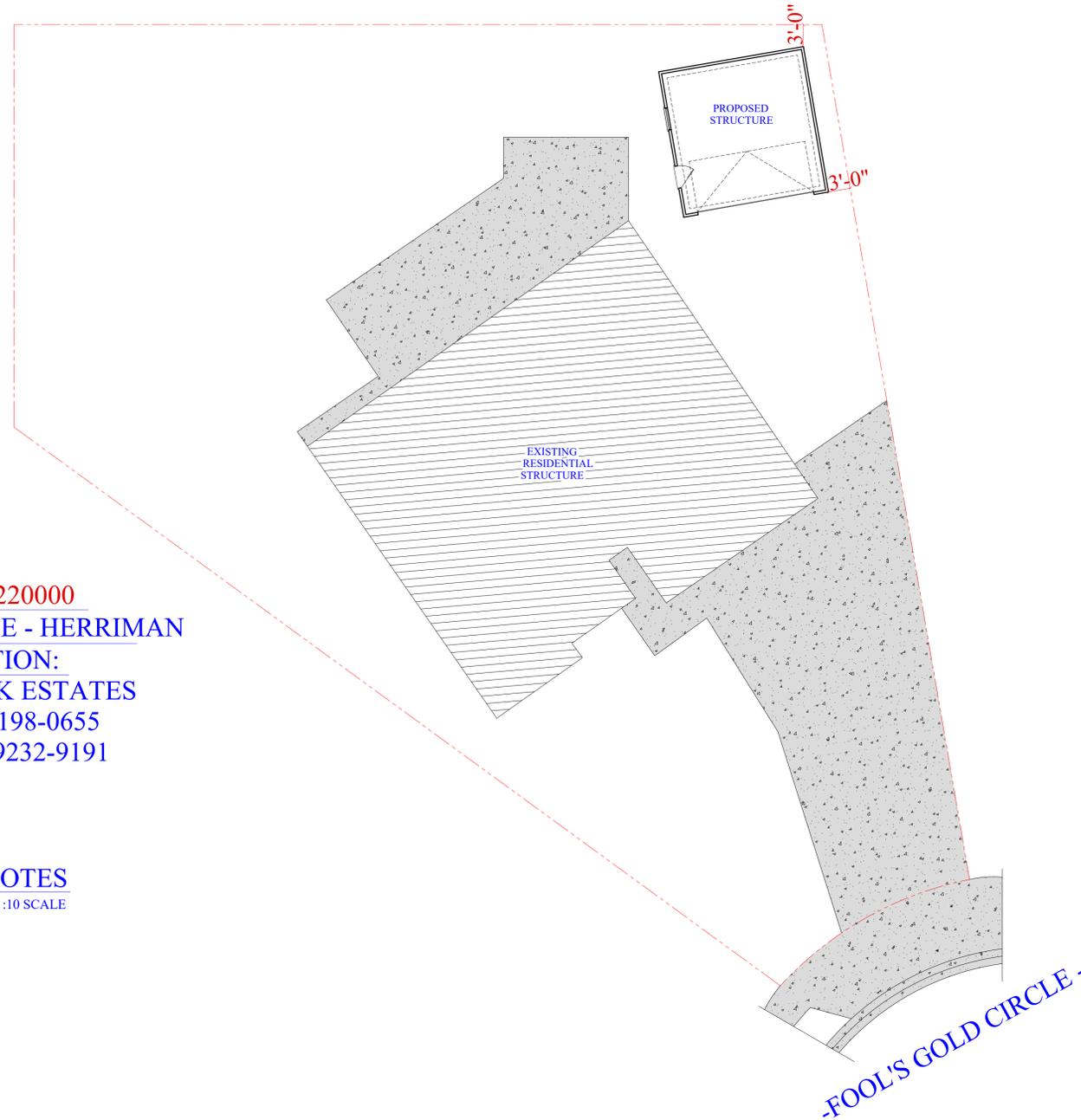
# **Attachment C**

## Site Plan



**PARCEL #27301010220000**  
**11824 S FOOLS GOLD CIRCLE - HERRIMAN**  
**LEGAL DESCRIPTION:**  
**LOT 323, COPPER CREEK ESTATES**  
**PHASE 3. 7902-0713 8198-0655**  
**8265-3703 8289-1806 09232-9191**

**PLOT PLAN AND NOTES**  
 11X17 :20 SCALE      24X36 :10 SCALE



**Contractor:**  
 Alpine Development  
 & Construction  
**Email:**  
 dhanderson74@gmail.com  
**Phone:**  
 (801)556-9921

**Architectural Design:**  
 Davin Stephens Design  
**Email:**  
 davin.stephens94@gmail.com  
**Phone:**  
 (801)368-8118

NEW GARAGE FOR:  
**Copper Creek**  
**Estates Phase 3**  
 Lot #323

**Merchant**  
 Address:  
 11824 S Fools Gold Circle  
 Herriman, Utah

DATE: February 6, 2023

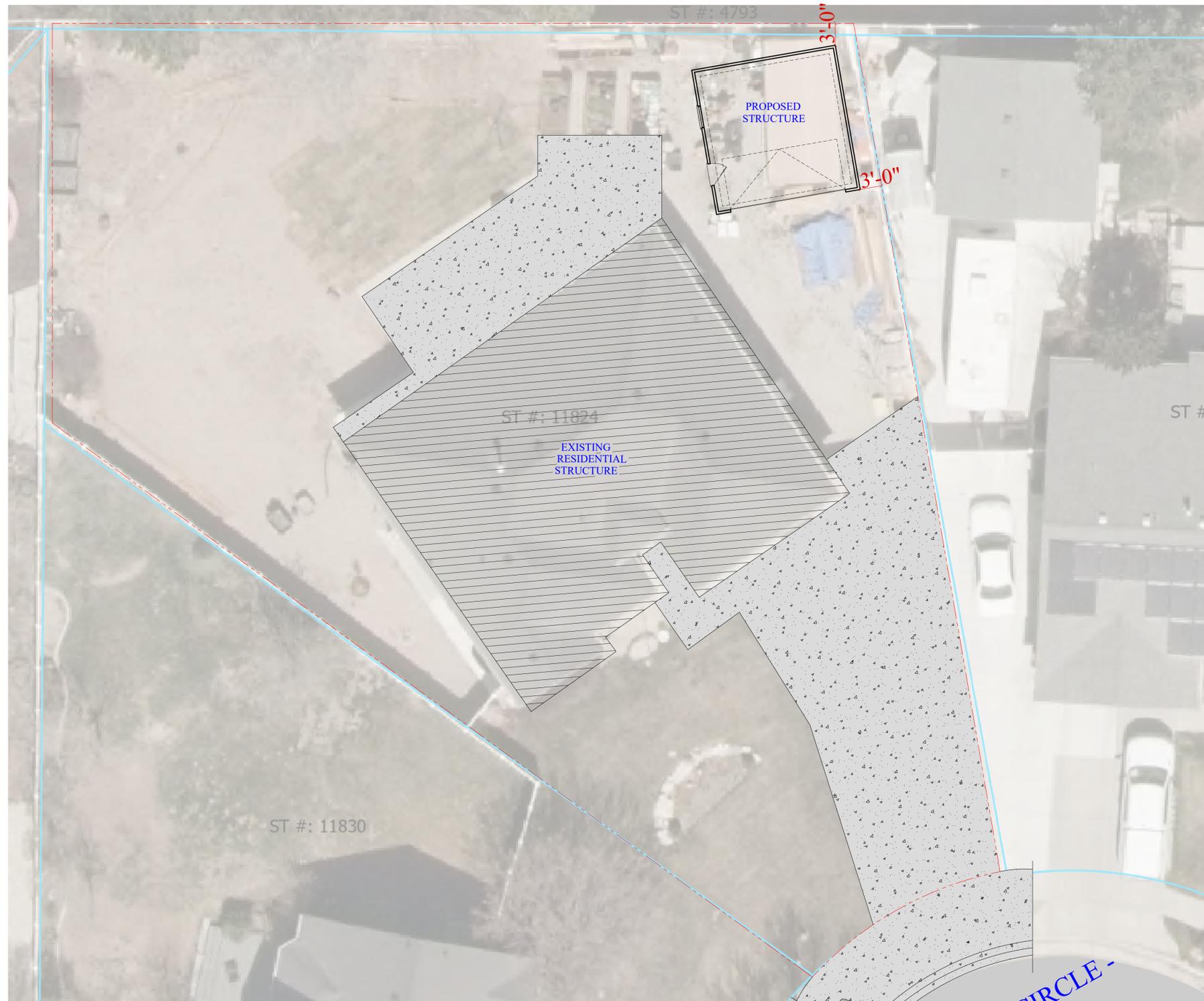
PROJECT#: 27301010220000

DRAWING TITLE: **PLOT PLAN & NOTES**  
 SCALE: AS NOTED

**ENGINEER  
 OF RECORD**

REVISIONS	
DATE	DESCRIPTION





FOOL'S GOLD CIRCLE -

**Contractor:**  
Alpine Development  
& Construction  
**Email:**  
dhanderson74@gmail.com  
**Phone:**  
(801)556-9921

**Architectural Design:**  
Davin Stephens Design  
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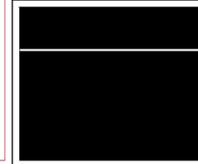
DATE: February 6, 2023

PROJECT#: 27301010220000

DRAWING TITLE: **PLOT PLAN & NOTES**  
SCALE: AS NOTED

**ENGINEER  
OF RECORD**

REVISIONS	
DATE	DESCRIPTION



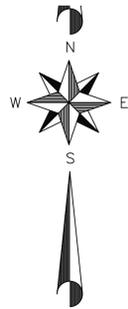
Lot - 0.27 Acre (11,761 SF)  
 Alloted coverage (whichever is less)  
 Rear yard - 4,814 SF @ 25% = **1,204 SF**  
 Primary Dwelling - 2,340 SF @ 80% = 1,872 SF  
**Proposed - 400 SF**

Structure Height - 25' max, For every foot above 16' an additional foot in interior and rear yard setback is required.

Minimum Setback - 3' (rear and interior side)  
 Minimum Setback - 5' (side yard)

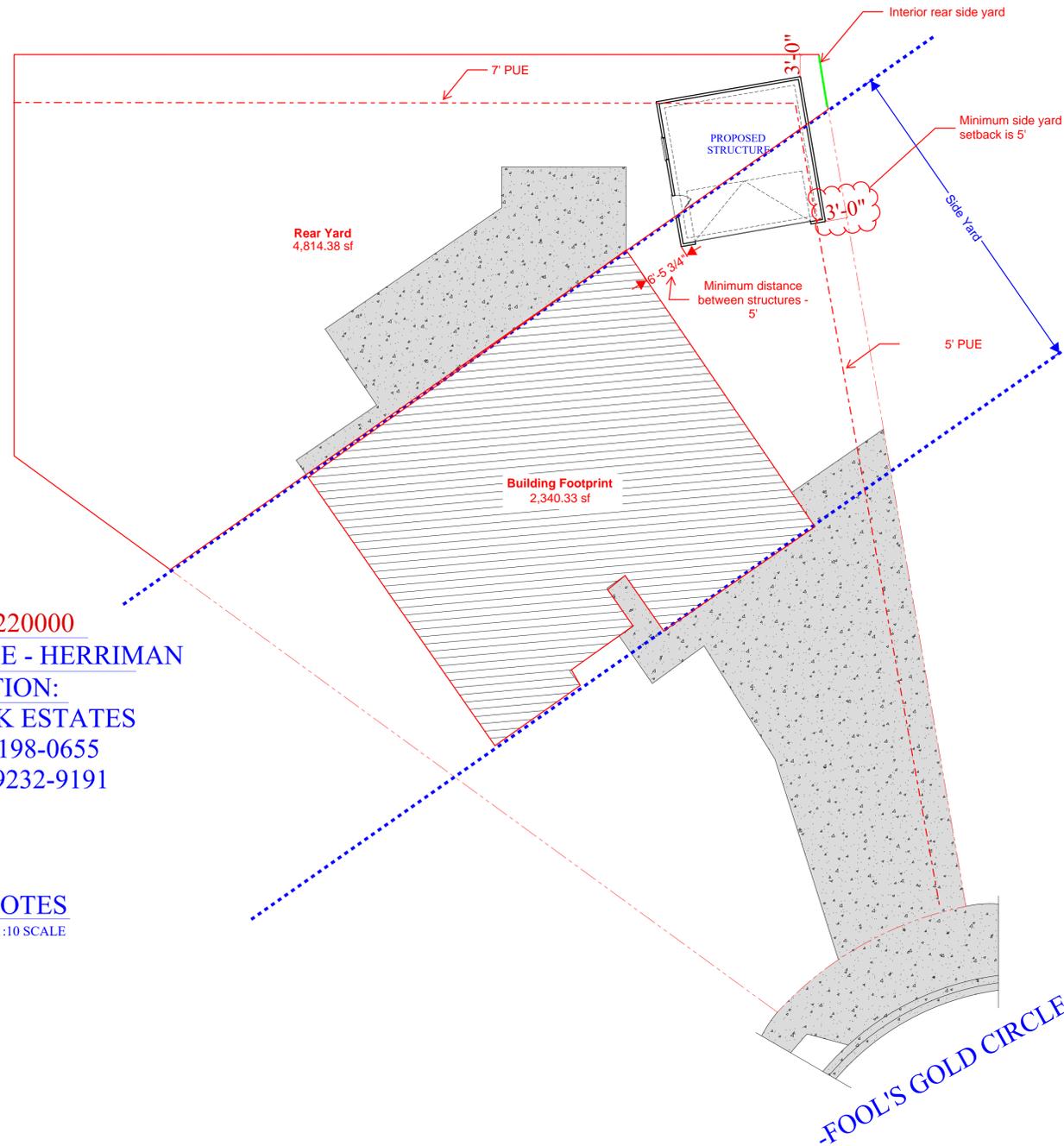
Maximum Structure Height Based on Setbacks  
 3' Rear - 16' (measured to peak)  
**Proposed 14' - 3"**

Height Based on setbacks:  
 3' - 16'  
 4' - 17'  
 5' - 18'  
 6' - 19'  
 7' - 20'  
 8' - 21'  
 9' - 22'  
 10' - 23'  
 11' - 24'  
 12' - 25'



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**PLOT PLAN AND NOTES**  
 11X17 :20 SCALE      24X36 :10 SCALE



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 dhanderson74@gmail.com  
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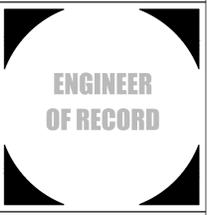
**Architectural Design:**  
 Davin Stephens Design  
**Email:**  
 davin.stephens94@gmail.com  
**Phone:**  
 (801)368-8118

NEW GARAGE FOR:  
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**Estates Phase 3**  
 Lot #323

**Merchant**  
 Address:  
 11824 S Fools Gold Circle  
 Herriman, Utah

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DRAWING TITLE: **PLOT PLAN & NOTES**  
 SCALE: AS NOTED



REVISIONS	
DATE	DESCRIPTION



# **Attachment D**

## Building Elevations & Floor Plans

**Contractor:**  
Alpine Development  
& Construction  
**Email:**  
dhanderson74@gmail.com  
**Phone:**  
(801)556-9921

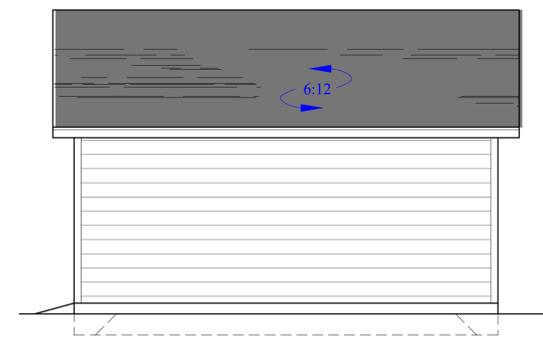
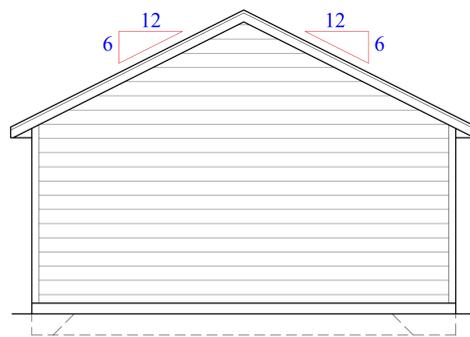
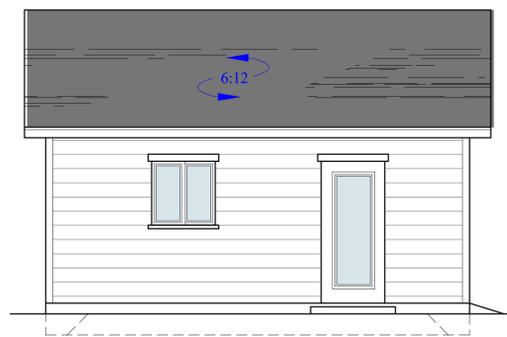
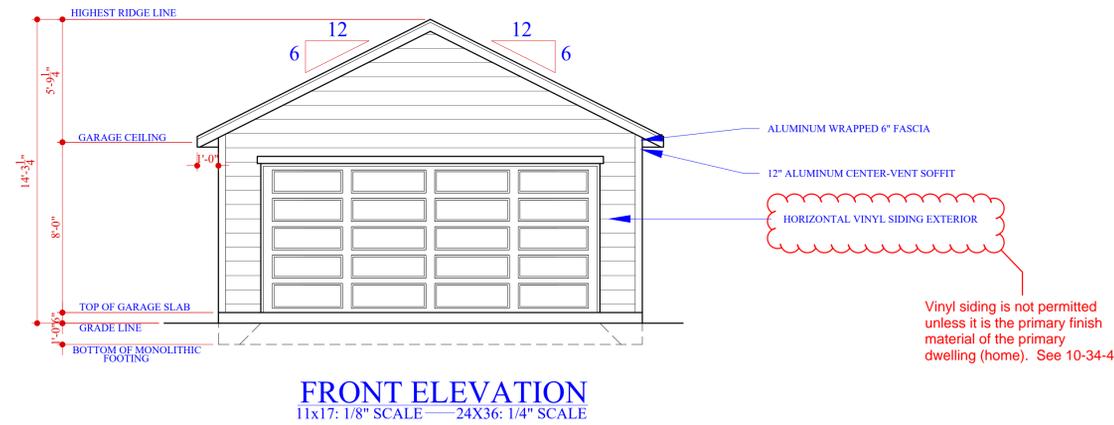
**Architectural Design:**  
Davin Stephens Design  
**Email:**  
davin@curtisdesigngroup.com  
**Phone:**  
(801)368-8118

NEW GARAGE FOR:  
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Estates Phase 3**  
Lot #323

**Merchant**  
Address:  
11824 S Fools Gold Circle  
Herriman, Utah

DATE: February 6, 2023

PROJECT#: 27301010220000



DRAWING TITLE: **ELEVATION PLANS**

11X17: 1/8" SCALE — 24X36: 1/4" SCALE

**ENGINEER  
OF RECORD**

REVISIONS	
DATE	DESCRIPTION





**Contractor:**  
Alpine Development  
& Construction  
**Email:**  
dhanderson74@gmail.com  
**Phone:**  
(801)556-9921

**Architectural Design:**  
Davin Stephens Design  
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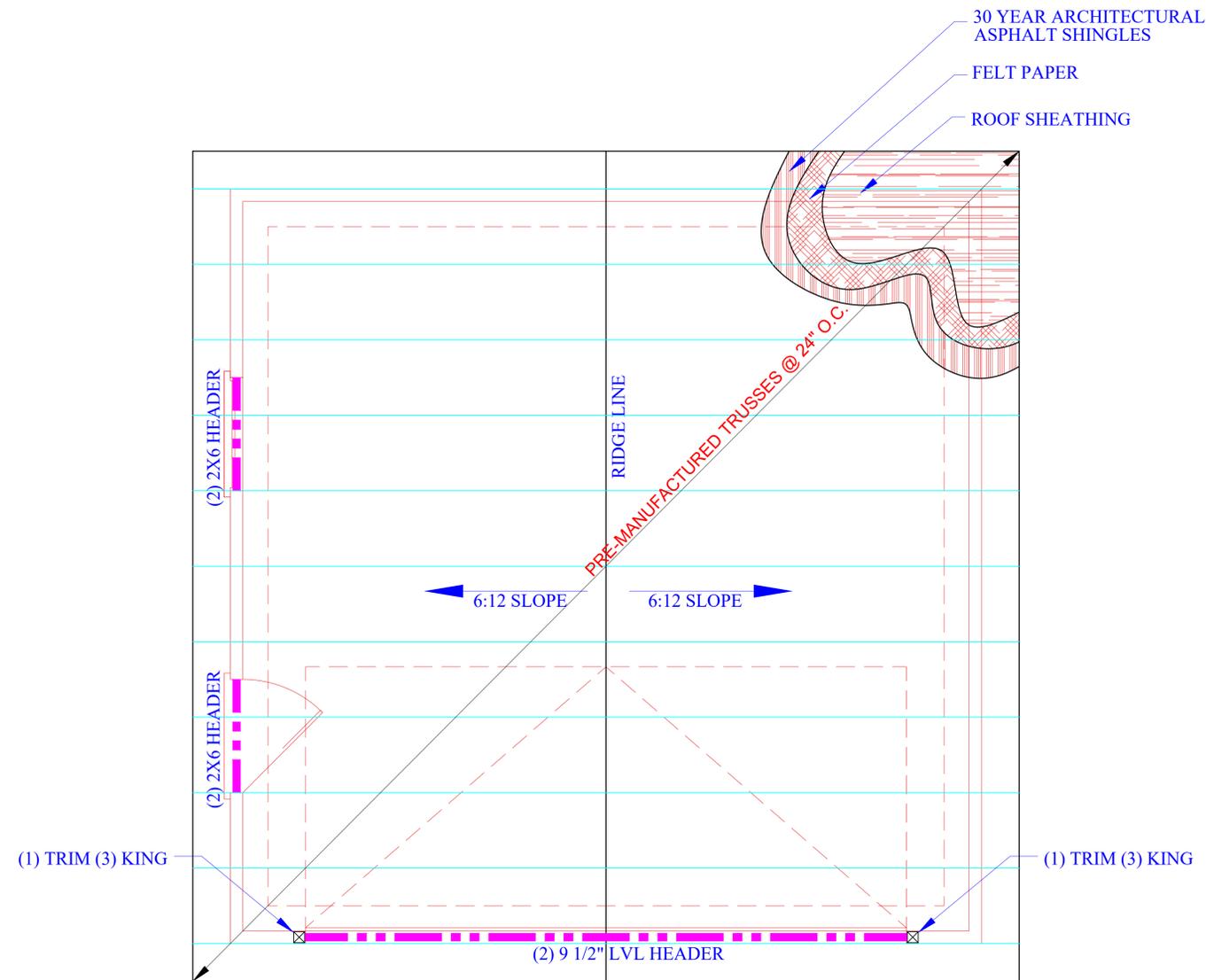
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Lot #323

**Merchant**

**Address:**  
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**DATE:** February 6, 2023

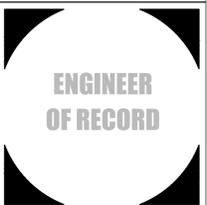
**PROJECT#:** 27301010220000



# ROOF FRAMING PLAN

1/4" SCALE 11X17 ——— 1/2" SCALE 24X36

DRAWING TITLE:  
**ROOF FRAMING PLAN**  
11X17: 1/8" SCALE ——— 24X36: 1/4" SCALE



REVISIONS	
DATE	DESCRIPTION



# **Attachment E**

Public Notice



## Planning Commission Meeting

April 5, 2023

Time: 7pm

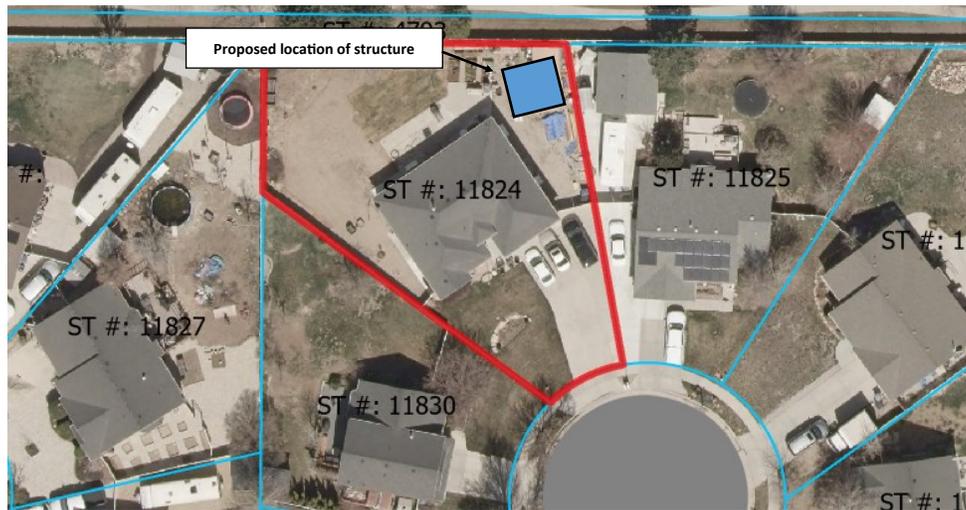
Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning  
With Questions/ Concerns At:  
[planning@herriman.org](mailto:planning@herriman.org)  
OR  
801-466-5323



# PUBLIC NOTICE

This notice is to inform you of a Special Exception request that has been made by Loren Merchant who resides at **11824 S Fools Gold Circle** in Herriman, Utah. The applicant is requesting an exception to allow for reduced setbacks for an accessory structure in their rear yard. Any questions regarding the request may be directed to the applicant. Any concerns shall be directed, in writing, to the Planning Department within ten days of the postmark on this notice. This request will go before the Planning Commission for a motion on April 5, 2023.



Scan the QR Code or go to [www.herriman.org/Public-Notices](http://www.herriman.org/Public-Notices) for more plat information  
Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on March 29, 2023



## Planning Commission Meeting

April 5, 2023

Time: 7pm

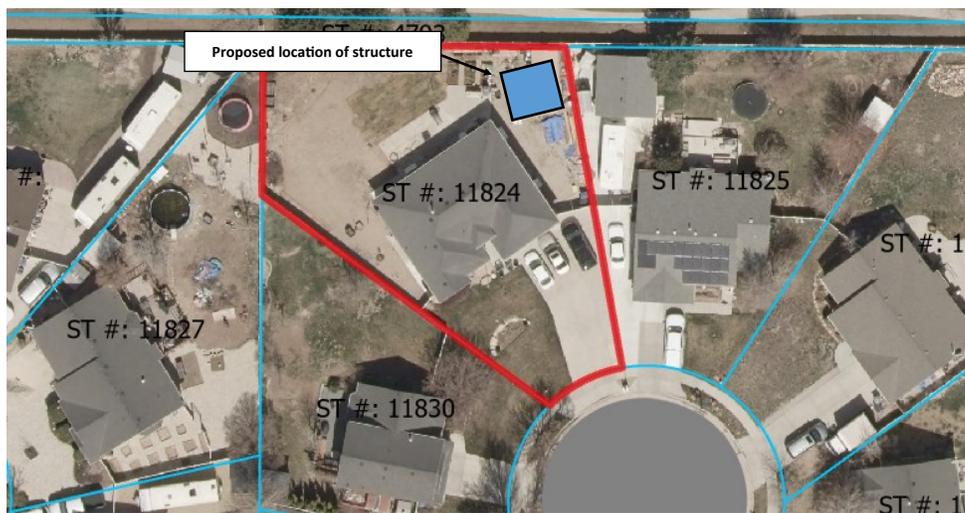
Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning  
With Questions/ Concerns At:  
[planning@herriman.org](mailto:planning@herriman.org)  
OR  
801-446-5323



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Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on March 29, 2023