

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:

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.

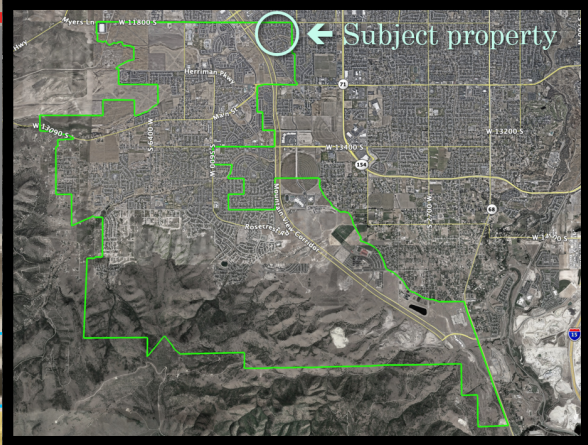
The planned garage is less than 520 square feet and no higher than a standard garage or the house.

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

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

ST #: 11837
Sub: CO
Zon
Acra

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

Subject Property

R-1-10 Zone

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

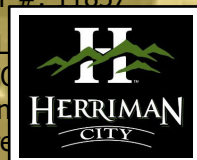
Lot: 324
Sub: COPPER CREEK
Zone: R-1-10
Acreage: 0.23
ST #: 11825

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

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

ST #:
11838
ST #:
4634

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



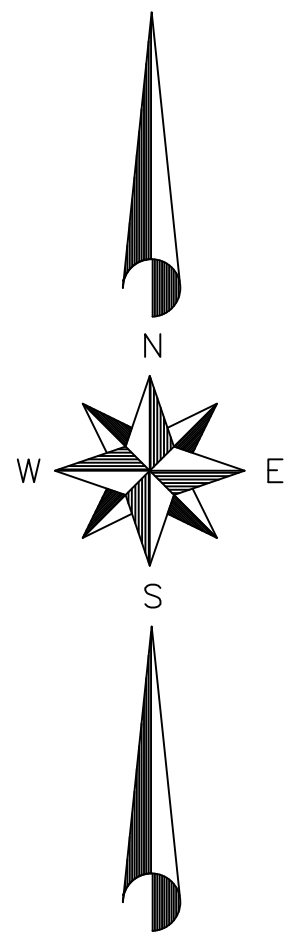
CROSSCUT

GOLD

ST #: 11843

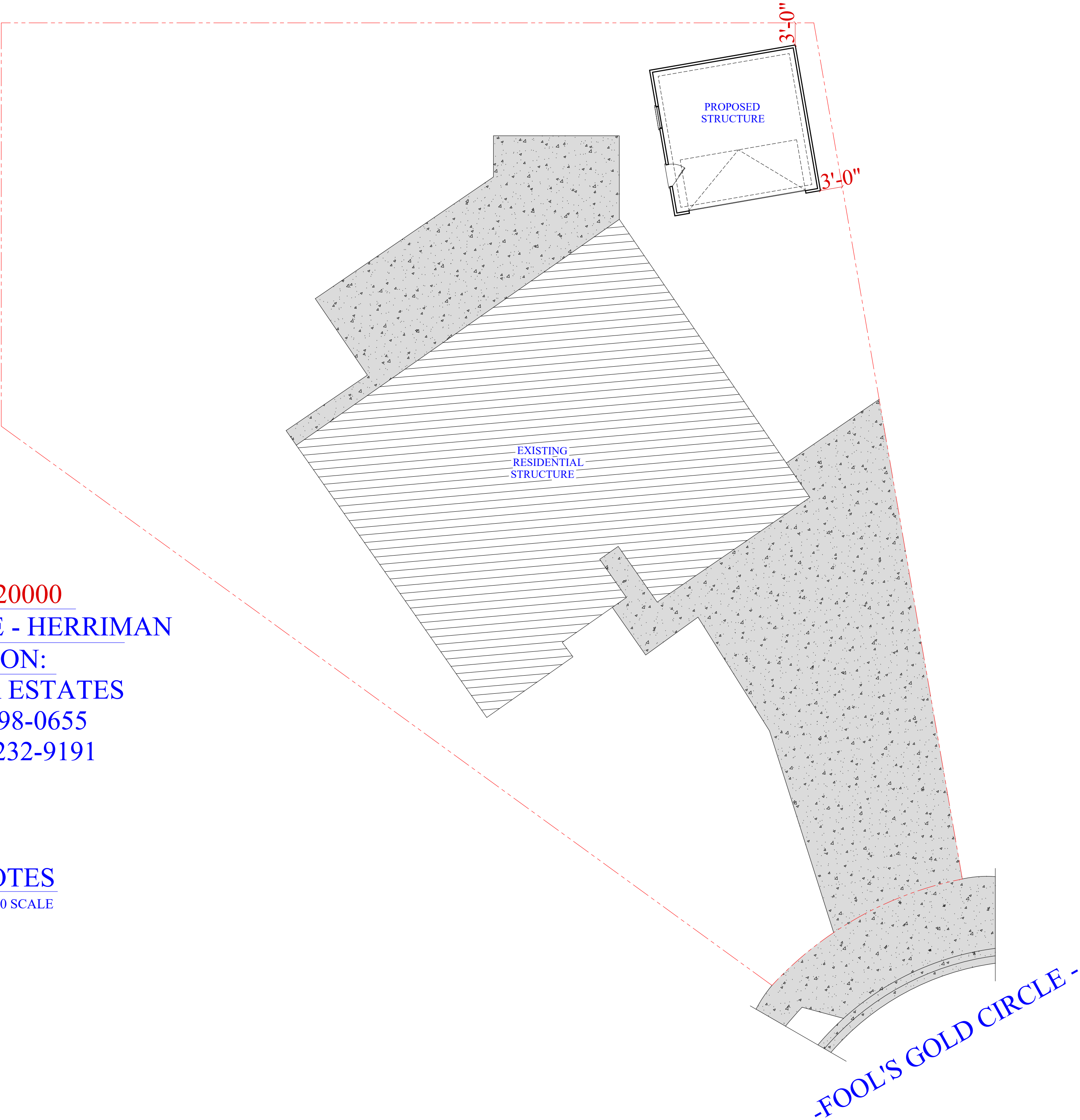
Attachment C

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

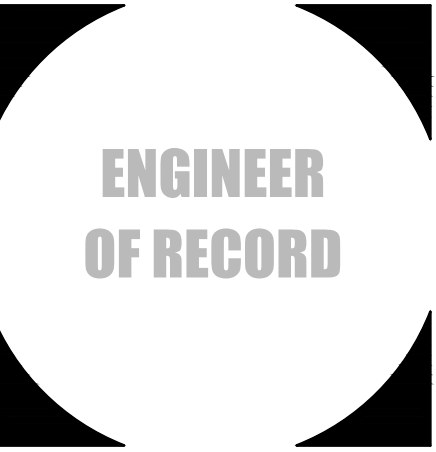
NEW GARAGE FOR:
Copper Creek
Estates Phase 3
Lot #323
Merchant
Address:
11824 S Fools Gold Circle
Herriman, Utah
DATE: February 6, 2023
PROJECT#: 27301010220000

DRAWING TITLE:

PLOT PLAN & NOTES

SCALE

AS NOTED



REVISIONS	
DATE	DESCRIPTION





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

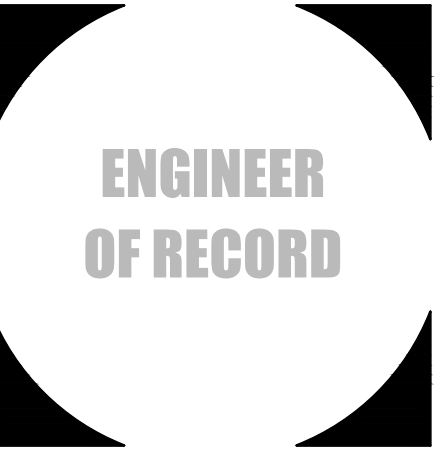
NEW GARAGE FOR:
**Copper Creek
Estates Phase 3**
Lot #323
Merchant
Address:
11824 S Fools Gold Circle
Herriman, Utah
DATE: February 6, 2023
PROJECT#: 27301010220000

DRAWING TITLE:

PLOT PLAN & NOTES

SCALE

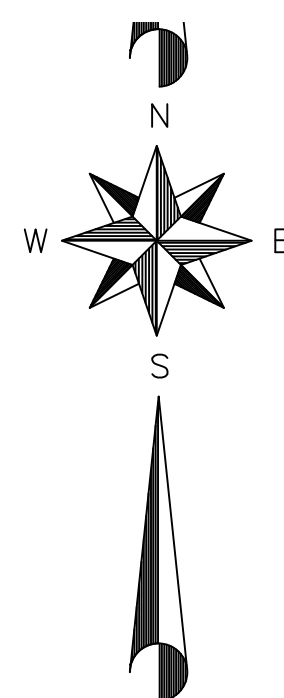
AS NOTED



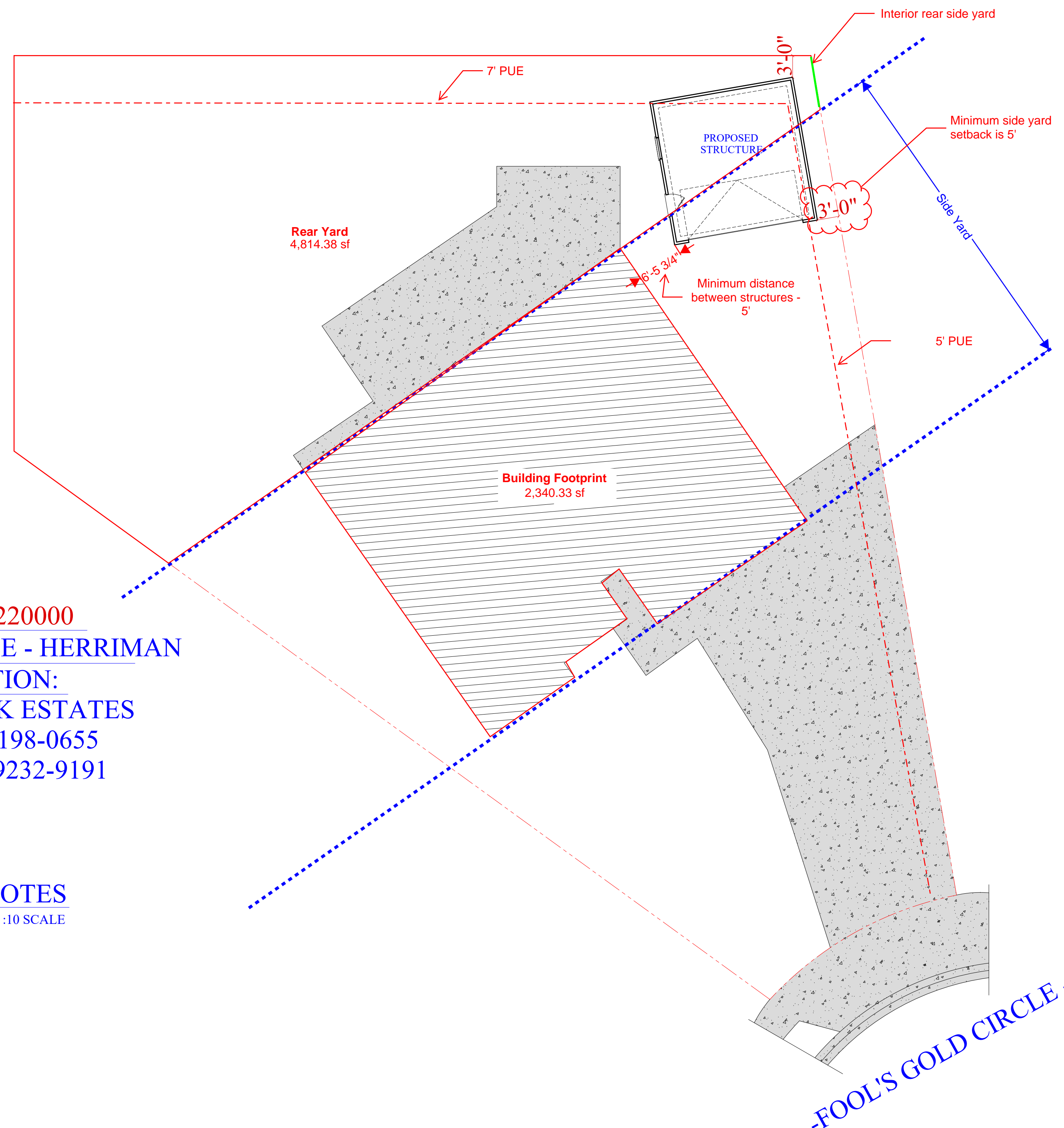
REVISIONS	
DATE	DESCRIPTION



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



11X17:20 SCALE ————— 24X36 :10 SCALE



PROJECT#: 27301010220000

DRAWING TITLE:

PLOT PLAN & NOTES

AS NOTED

SCALE

**ENGINEER
OF RECORD**

REVISIONS	
DATE	DESCRIPTION



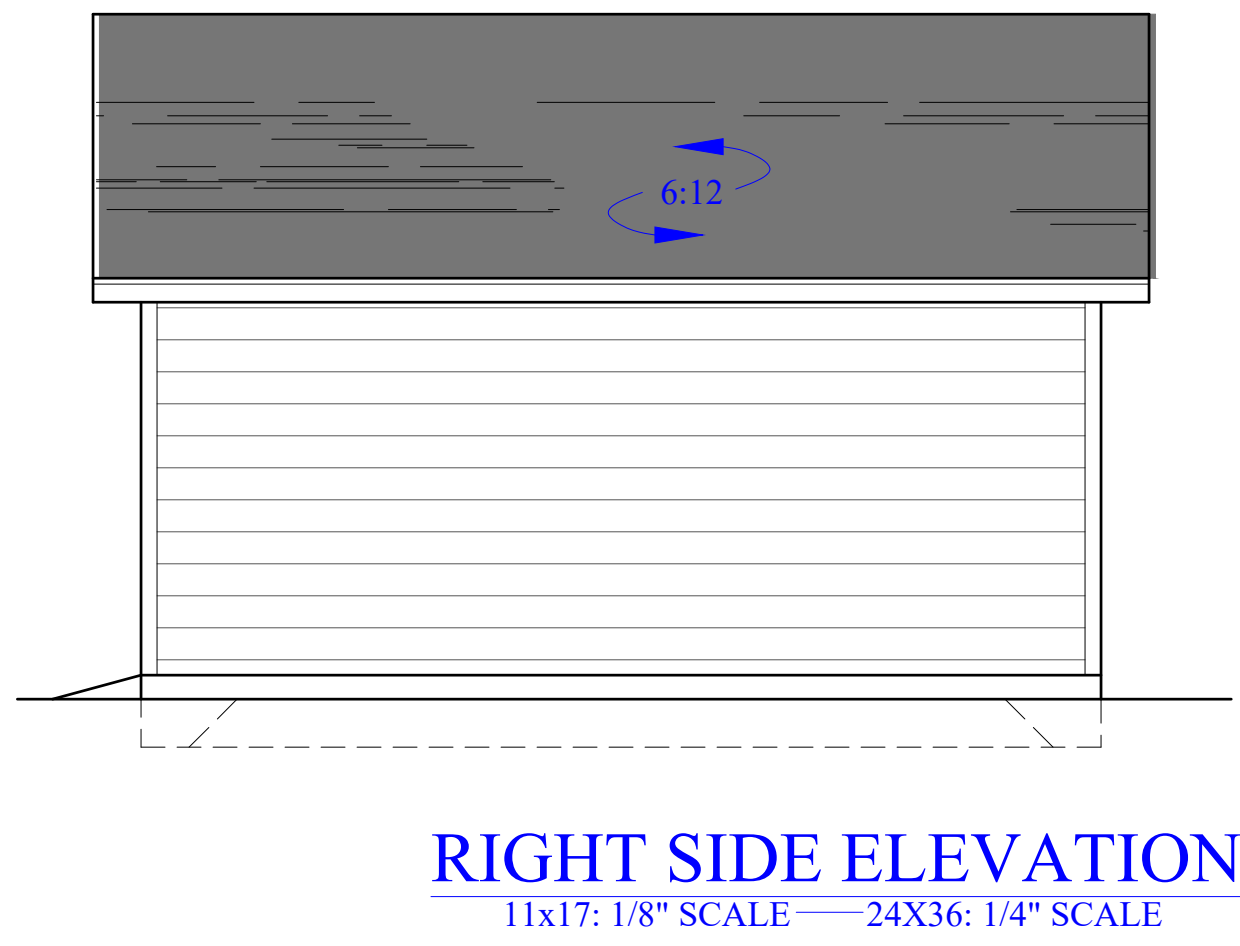
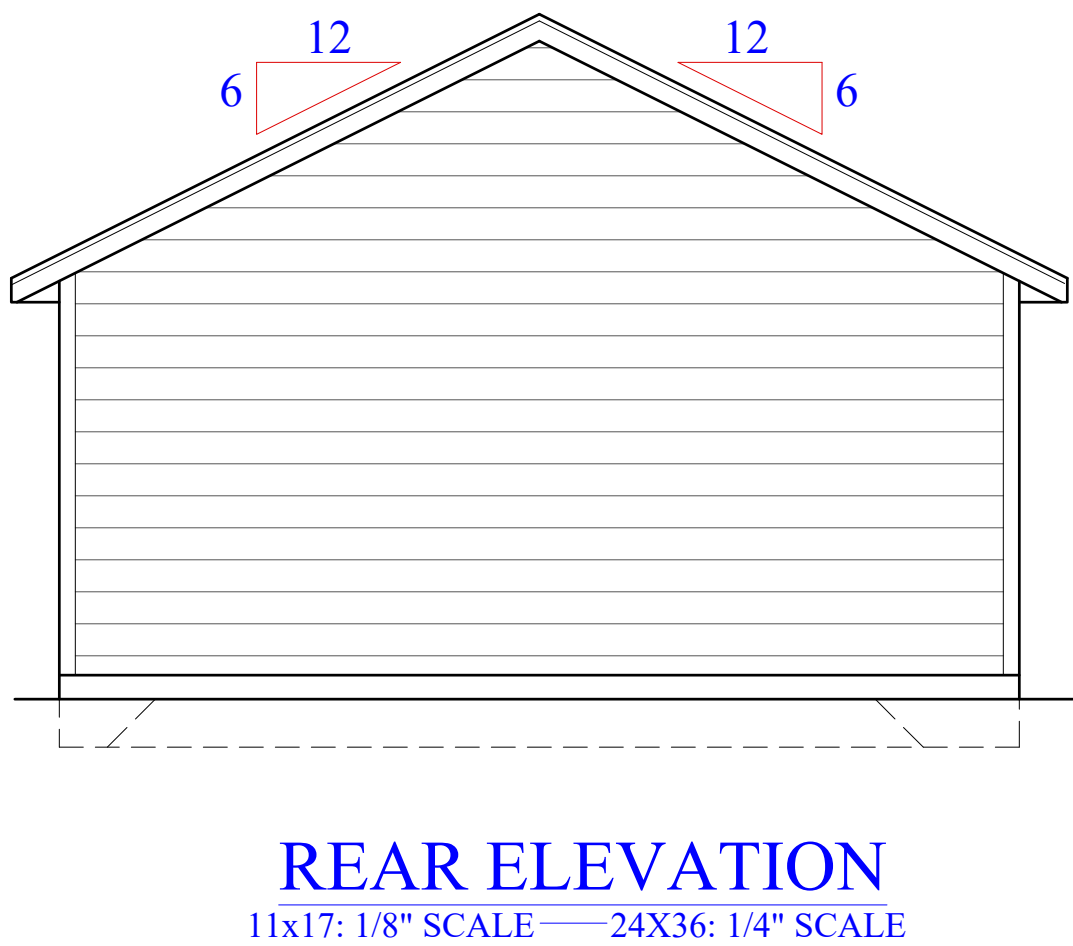
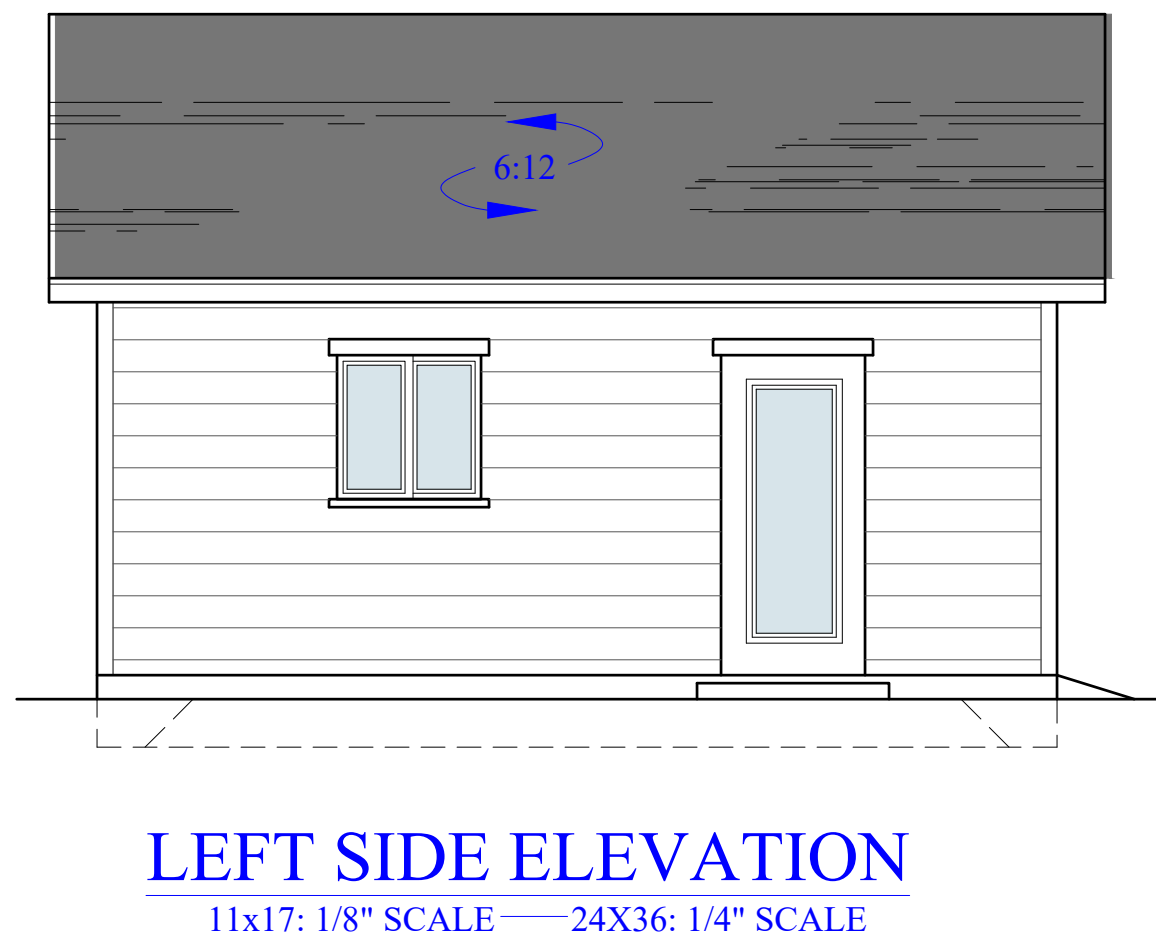
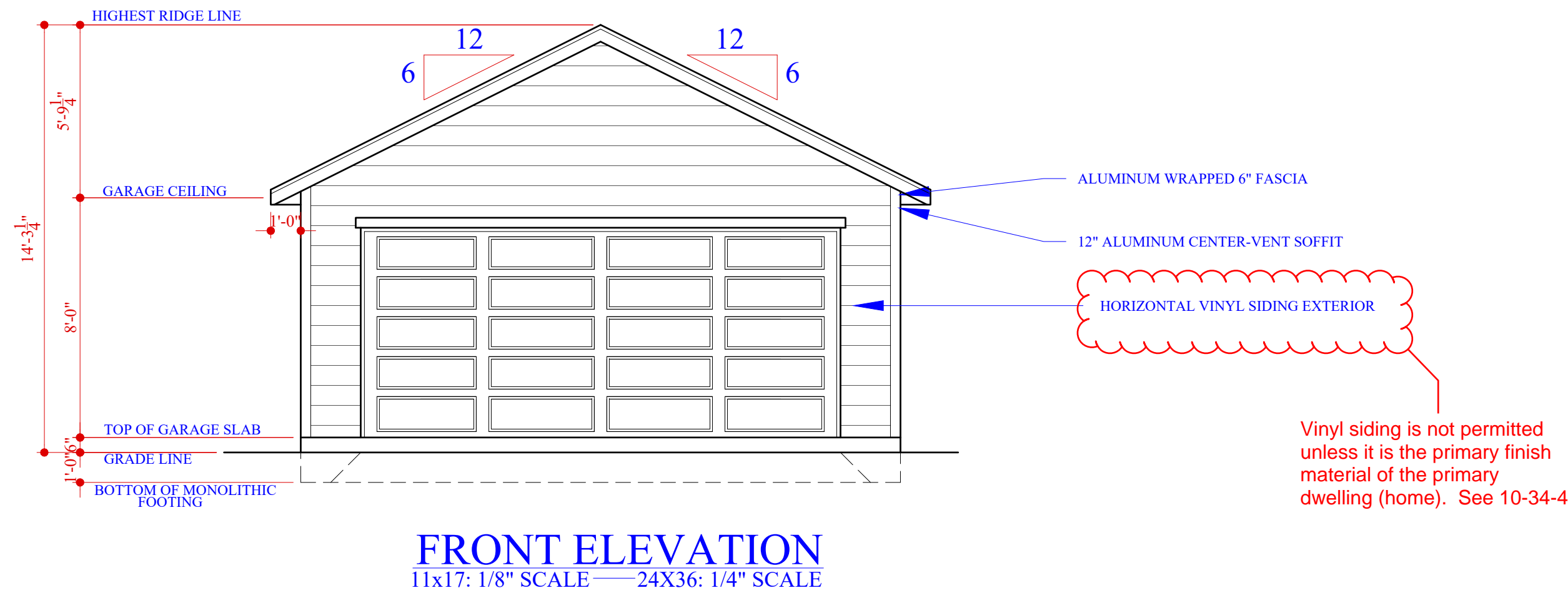
Attachment D

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:
Copper Creek
Estates Phase 3
Lot #323
Merchant
Address:
11824 S Fools Gold Circle
Herriman, Utah
DATE: February 6, 2023
PROJECT#: 27301010220000



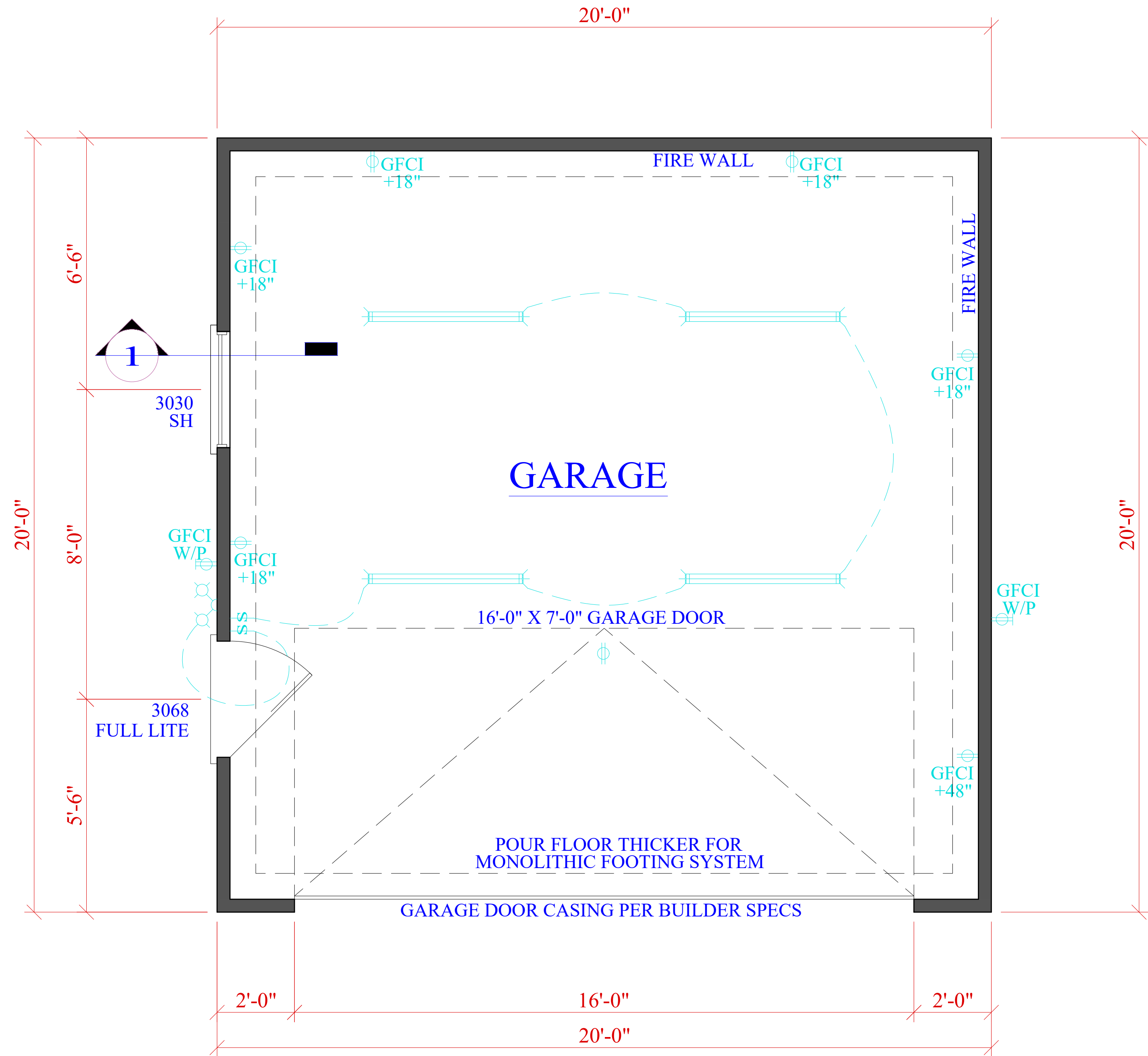
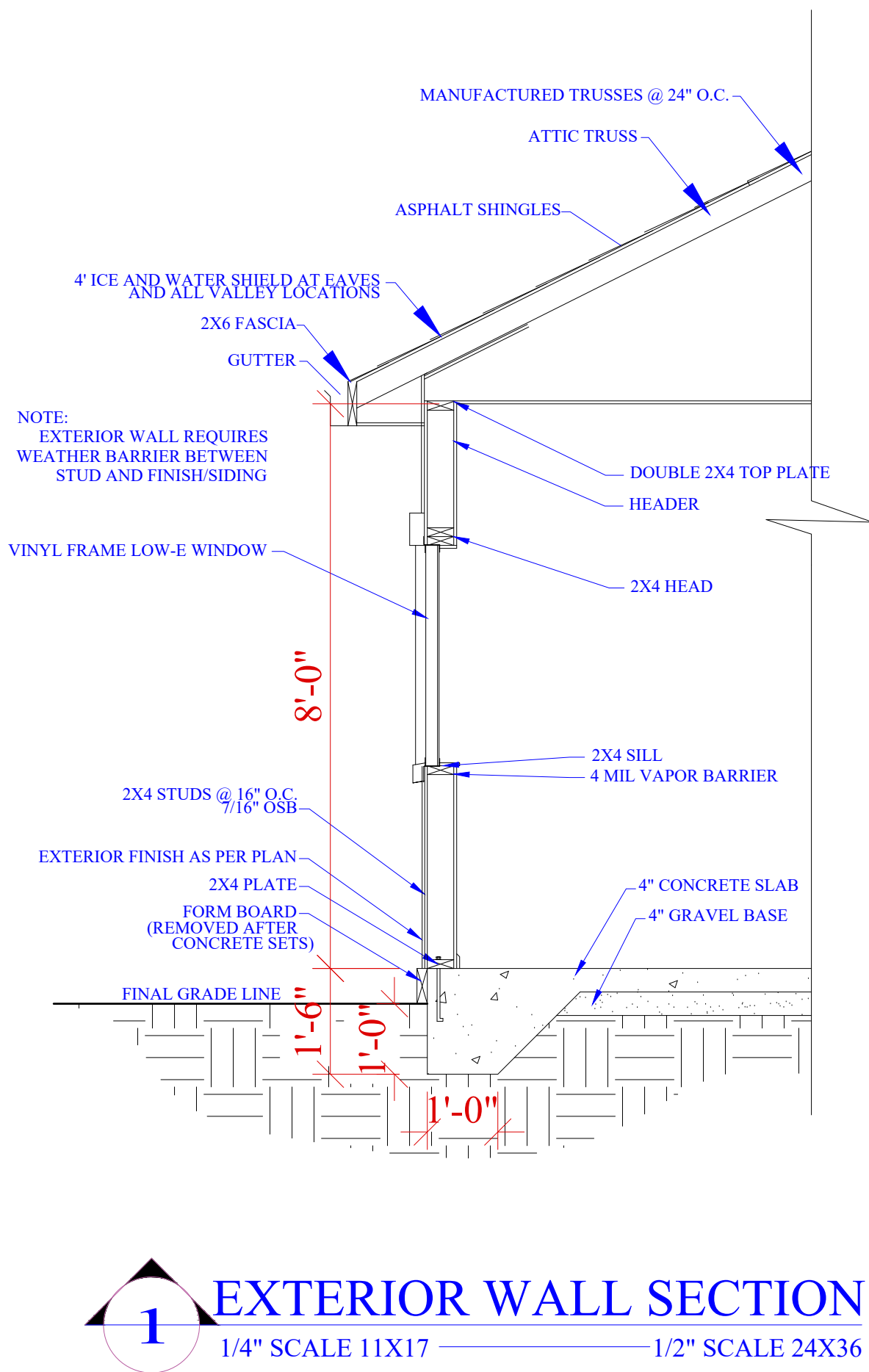
DRAWING TITLE: **ELEVATION PLANS**

11X17: 1/8" SCALE — 24X36: 1/4" SCALE

**ENGINEER
OF RECORD**

REVISIONS	
DATE	DESCRIPTION





GARAGE PLAN
1/4" SCALE 11X17 — 1/2" SCALE 24X36
SQ. FT. _____ 400

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:

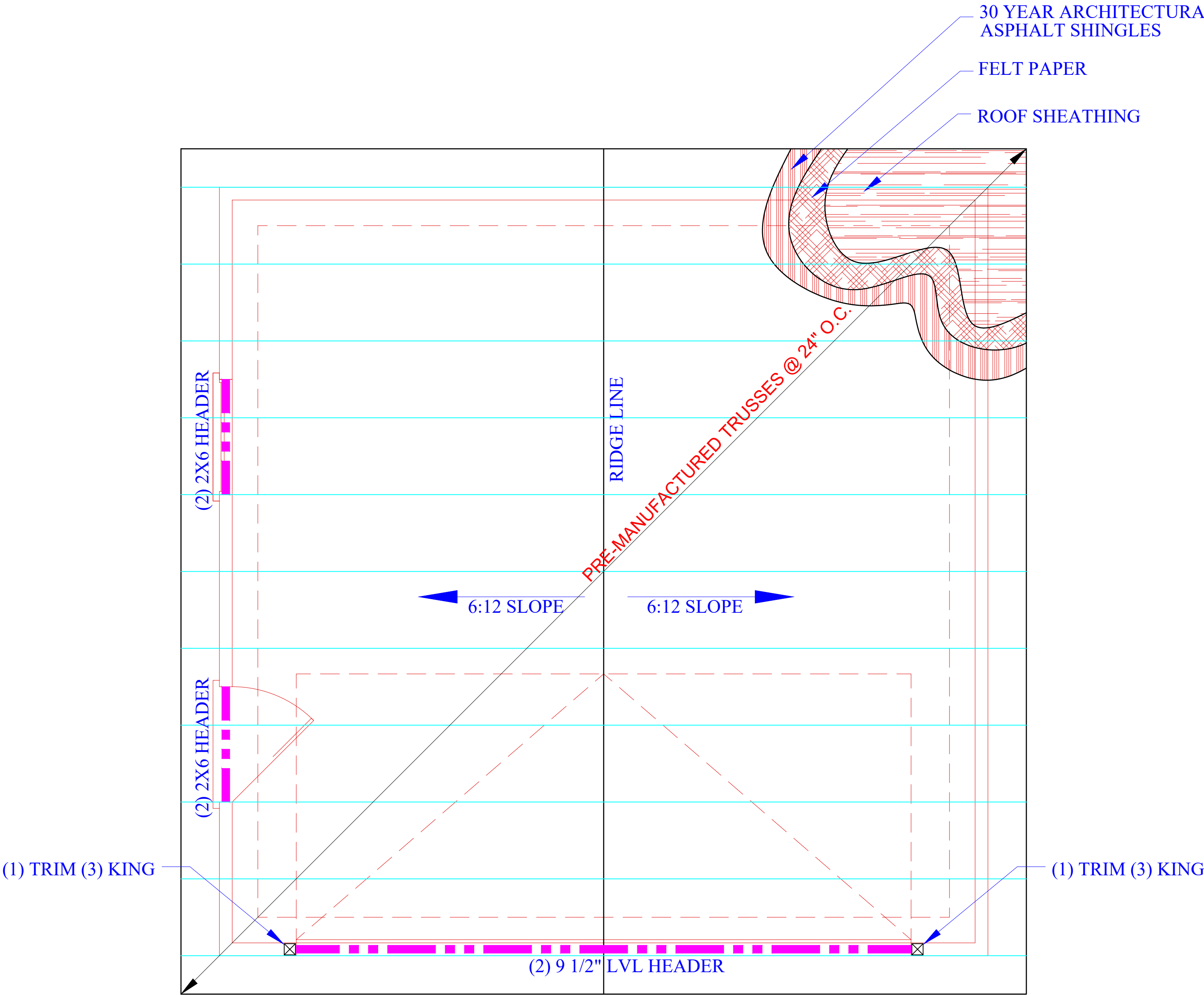
FLOOR PLAN/
CROSS SECTIONS

11X17: 1/8" SCALE

24X36: 1/4" SCALE

ENGINEER
OF RECORD

REVISIONS	
DATE	DESCRIPTION



ROOF FRAMING PLAN
1/4" SCALE 11X17 ————— 1/2" SCALE 24X36

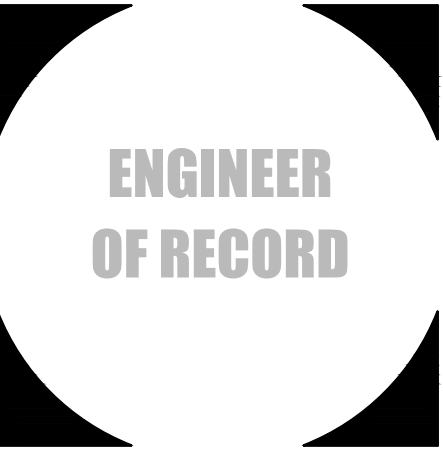
Contractor:
Alpine Development
& Construction
Email:
dhanderson74@gmail.com
Phone:
(801)556-9921

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:
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

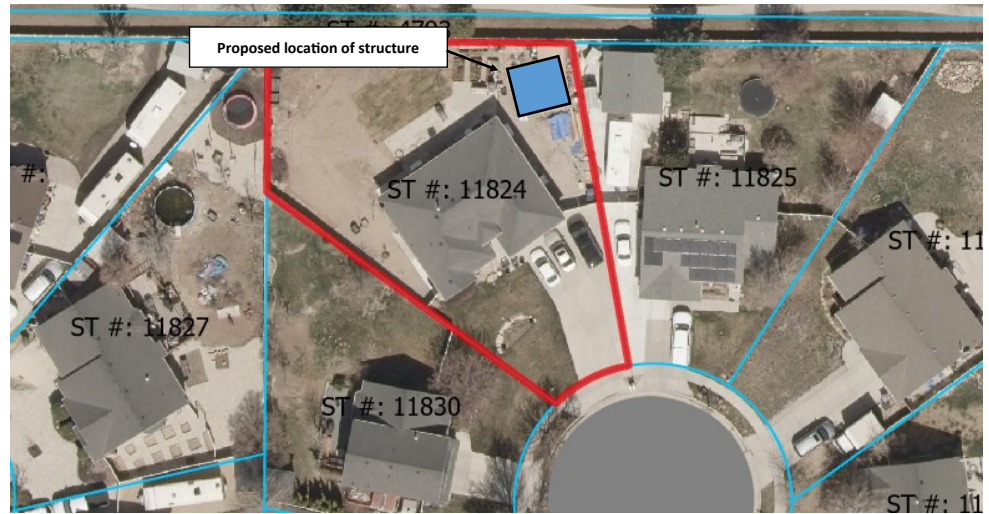
Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning
With Questions/ Concerns At:
planning@herriman.org
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 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

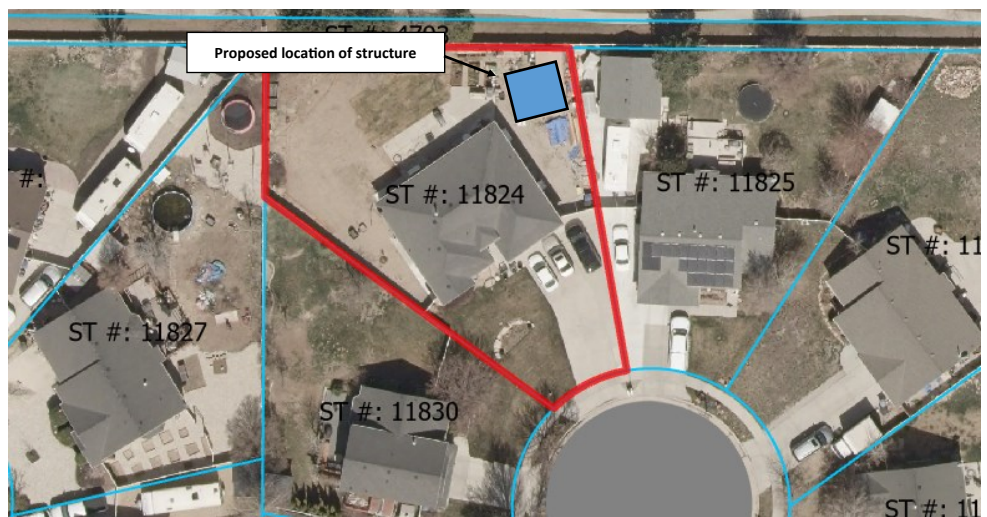
Place: 5355 W Herriman Main St.

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



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 for more plat information

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