



## STAFF REPORT

**DATE:** March 22, 2023

**TO:** The Planning Commission

**FROM:** Sheldon Howa, Planner II

**SUBJECT:** Consideration for Preliminary Plat Amendment approval of a five (5) lot residential subdivision known as Kaysan Cove, located generally at 6573 W Rose Canyon Road in the A-1-10 (Agricultural) Zone. **(Public Hearing)**

**Applicant:** Natalie Afridi (property owner)

**Acres:** ±3.03

**File Number:** S2023-008

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### **RECOMMENDATION:**

Staff recommends the Commission approve the following findings:

- The proposed plat amendment complies with all zoning requirements outlined in Title 10 of City Code.

Staff recommends *approving* the Kaysan Cove Subdivision with the following conditions:

1. Receive and agree to the recommendations from other City departments.
2. Compliance with all current Herriman City Standards and ordinances.
3. Remove buildable envelopes from the plat and add a typical setback diagram.
4. Work with the Engineering Department to remove any unnecessary PUEs.
5. All conditions of approval for the original preliminary plat approval are addressed (File No. S2022-103):
  - a. Installation of a six-foot (6') precast fence along Rose Canyon Road (to match the adjacent precast fence).
  - b. Complete all right-of-way improvements along Rose Canyon Road unless the City Council grants a deviation of the road standard.
  - c. Pay a fee in lieu of the required ROW improvements along Blayde Drive (6600 W) from the existing completed ROW to the south boundary line of the development (adjacent to the detention pond).
  - d. Pond to be redesigned to retain the 80<sup>th</sup> percentile storm event and to detain the 100-year storm event.
  - e. Long-term stormwater maintenance agreement to be executed and recorded before a preconstruction meeting can be held.
  - f. Compliance with current Herriman City standards and ordinances.

**ISSUE BEFORE COMMISSION:**

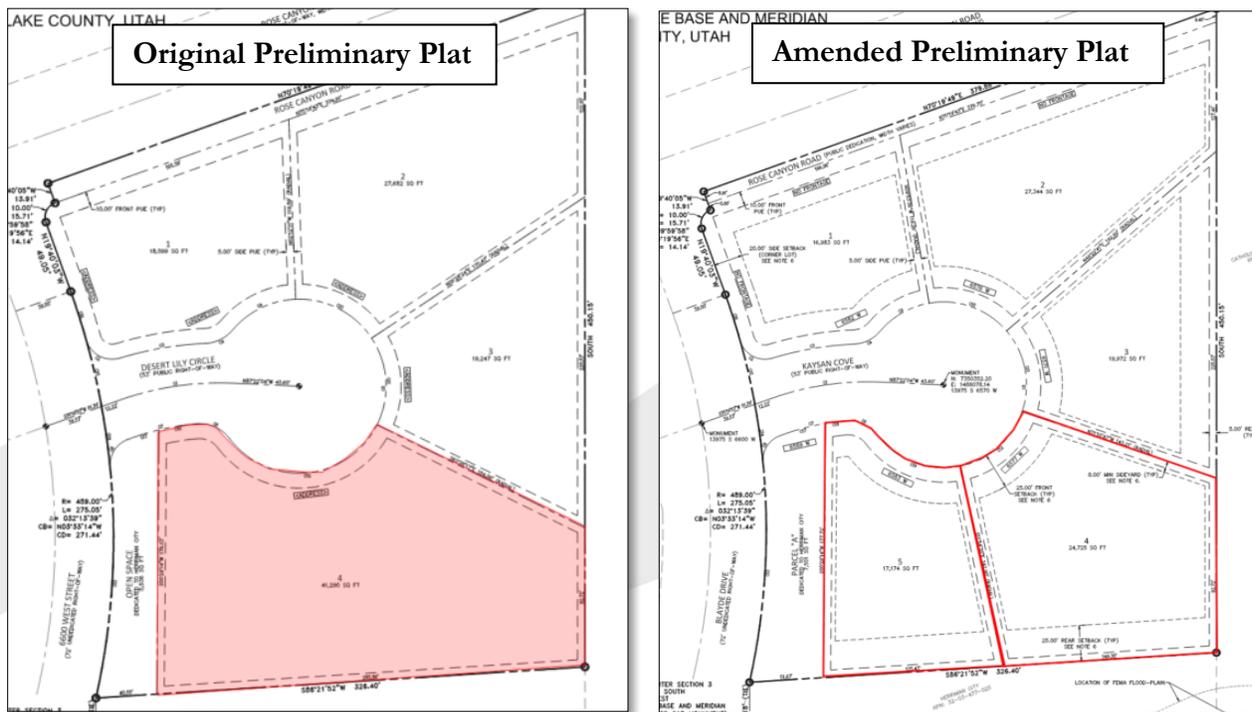
Based on the staff's findings, should the Planning Commission approve the Preliminary Plat Amendment for Kaysan Cove Subdivision, creating five (5) residential lots?

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

**BACKGROUND/SUMMARY:**

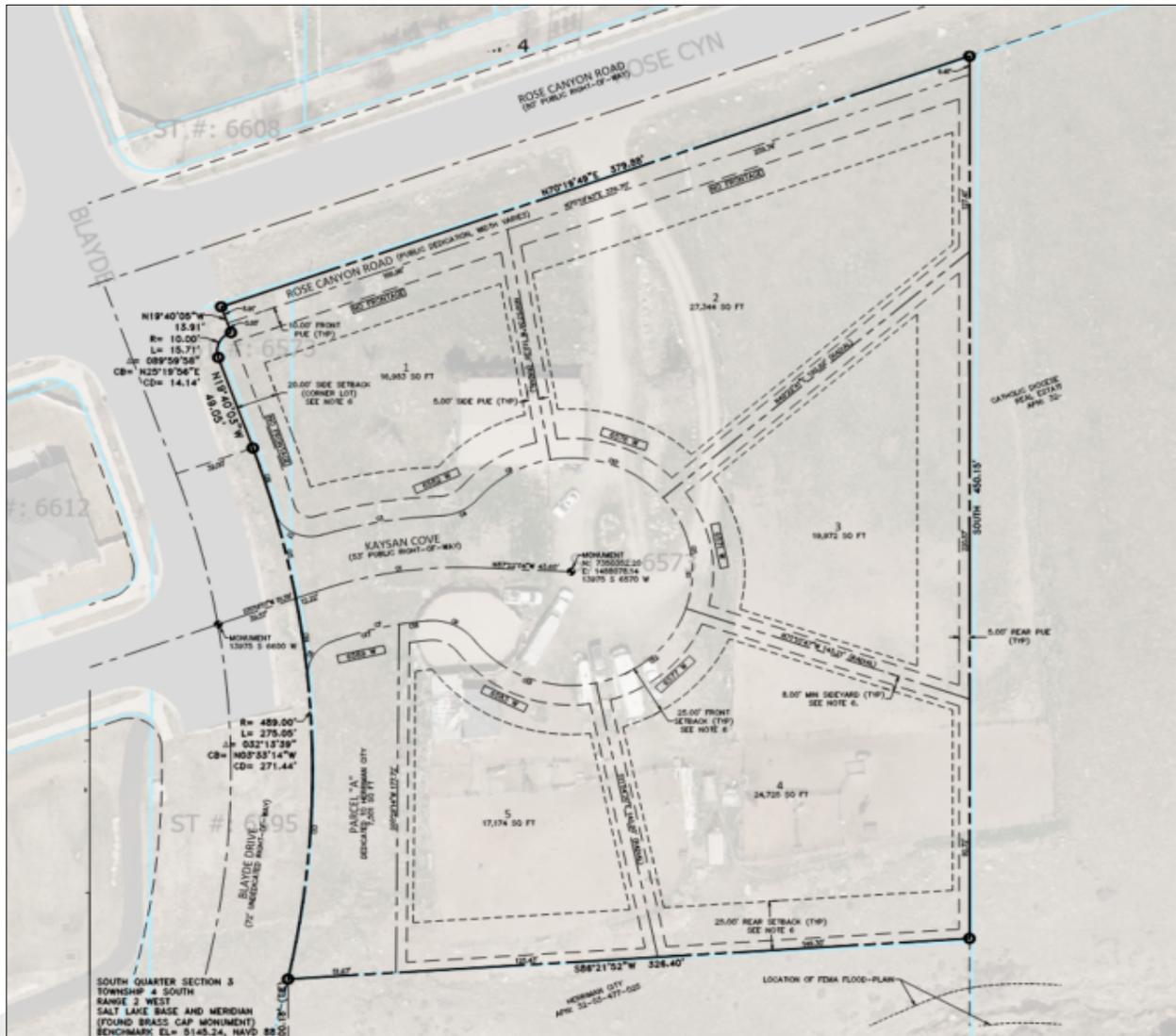
The applicant requests an amendment to a preliminary subdivision plat that contains four (4) residential lots. The preliminary subdivision plat was considered and approved by the Planning Commission on October 6, 2022 (see Attachment – F).

The subdivision plat from the original approval was in the final plat review process and was not recorded with the County Recorder. The applicant would like to subdivide Lot 4 into two smaller lots.



The subject properties for development include a ±2.96 acre parcel and ±0.06 acre remnant—totaling ±3.03 acres. A detention pond will be installed on the southwest corner of the development, which will be dedicated to the City (see Attachment – C). The properties are zoned

A-1-10 (agricultural), and the applicant's proposal meets the requirement outlined in 10-9-6 and 10-9-7 of City Code. The existing home and structures on the properties will be removed.



All subdivisions are required to hold a neighborhood meeting before scheduling a Planning Commission public hearing. Therefore, per policy, the City hosted a neighborhood meeting for this application on April 28, 2023. Only the applicant was in attendance at the meeting. Aside from City staff, no other persons attended the meeting.

As this item requires a public hearing, staff mailed twenty-eight (28) notices to property owners within 300 feet of the proposed subdivision amendment and to all affected entities on March 24, 2023, and noticed the item on the Utah State notification website.

## **DISCUSSION:**

### **Engineering:**

**Staff Finding:** *The Engineering department has reviewed the proposed site plan and had some minor concerns, which will be resolved during the final plat process. These minor concerns will have no impact on the proposed amended preliminary plat.*

### **Zoning Compliance:**

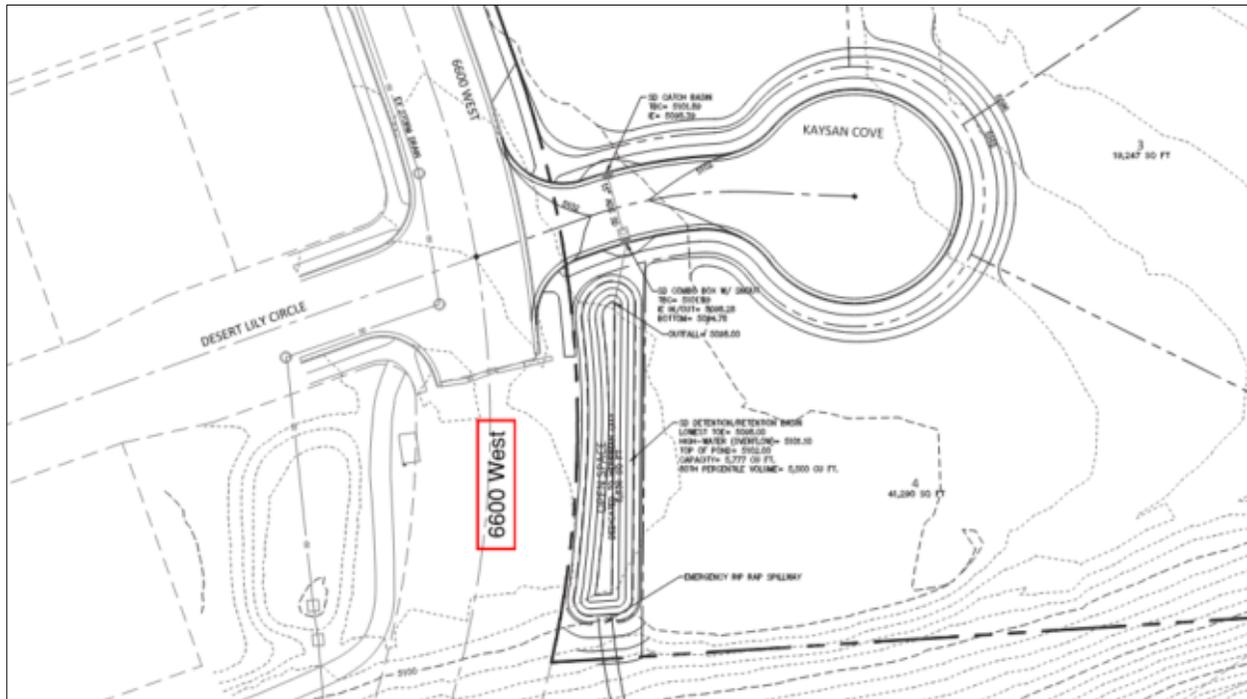
### **Subdivision and Site Improvement**

As provisioned in [10-28](#) of City code, the applicant shall install all right-of-way improvements, including sidewalks, curbs, gutters, sidewalks, and road surfaces adjacent to—or which provide support for—the development.



**Staff Finding:** *The applicant is improving and dedicating approximately 0.11 acres of property to the City to align the sidewalk and park strip with the adjacent development (shown in blue). An additional forty-four (44') feet, or as required, (extending into Rose Canyon Road) of right-of-way (ROW) improvements along Rose Canyon Road, including curbs, gutters, and asphalt, will also be installed (shown in red). However, the applicant has requested a deviation of the road standard to reduce the required asphalt improvements along Rose Canyon Road. The applicant shall install all ROW improvements as submitted unless the City Council grants a deviation to the road section.*

*Due to the unknown alignment of the future bridge over Midas Creek connecting Blayde Drive (6600 West), the applicant will have to pay a fee in lieu of the improvements along 6600 West.*



### Density

The A-1-10 Agricultural Zone carries a baseline density of 1.8 dwelling units per acre. Provisions in City Code [10-9-6](#) may allow for a density greater than the baseline. A density of up to 2.5 units per acre may be achieved if specific criteria are met.

**Staff Findings:** *As stated, the base zone has a maximum density of 1.8 units per acre. The applicant's proposal is a five (5) lot subdivision on a gross acreage of ±3.03 acres, which yields a density of 1.65 units per acre (3.03 acres ÷ 5 lots = 1.65 units/acre).*

### Lots

Lot widths and setbacks are determined by the zone in which the lot resides. These properties are zoned A-1-10 and shall comply with the standards outlined in 10-9 of the City Code, which are shown in the tables below:

Minimum lot area and width:

| Zone   | Lot Area  | Lot Width |
|--------|---|-----------|
| A-1-10 | 10,000 sq. ft. (may be reduced to 8,500 sq. ft. in a planned development) 1/2 acre for raising or grazing of up to 2 horses or 2 cows | 85'       |

### Minimum Yard for residential

| Zone   | Front Yard | Side Yard  | Rear Yard   |
|--------|------------|--|---|
| A-1-10 | 25'        | 1 side yard: 8'<br>Both side yards: 18'<br>Corner lot: 20' from street | 25'<br>Any portion of uncovered or covered patio or deck: 20' |

**Staff Findings:** *The five (5) proposed lots range in area from 16,983 to 27,344 square feet meeting the required lot area minimum of 10,000 square feet. All lots meet the minimum eighty-five (85) foot lot width at the front yard setback (25'). Lot dimensions provide adequate space to accommodate the required building setbacks. All building setbacks will be reviewed for each lot when building permits are submitted.*

### Fencing

Per [10-21-8](#), whenever a lot or parcel is proposed to be developed which abuts a collector street, as identified in the Herriman Master Street Plan, a minimum six-foot (6') high masonry or precast wall shall be installed along the street right-of-way.

**Staff Findings:** *The northern boundary of the proposed development abuts Rose Canyon Road. The Herriman Master Street Plan has designated this road a collector. As per the ordinance stated above, a six-foot (6') masonry or precast shall be installed on collector streets. This provision also requires the construction of the proposed masonry or precast wall to be consistent in style and color with existing walls already installed along the right-of-way. The existing development to the west has a precast masonry wall installed along its Rose Canyon Road frontage.*

### Landscaping

Landscaping standards, as outlined in [10-23-7](#), require live plant material coverage of fifty percent (50%) in all areas required to be landscaped. These areas include front and side yards and parking strips adjacent to or abutting developed properties. Detention ponds shall also be designed as an integral part of the landscape theme and not appear as a ditch or unmaintained pit.

**Staff Findings:** *The applicant submitted a subdivision landscaping plan, which must meet Herriman City's water efficiency standards. (see Attachment – D). Although the applicant is required to install the irrigation system and landscaping along Rose Canyon Road and the detention pond, the improvements must comply with City standards, as the City will maintain these areas. However, landscaping within the park strip along Blayde Drive (adjacent to the existing ROW) may be installed when each lot is developed and will be maintained by the adjacent property owner.*

In conclusion, staff has found that with the required conditions of approval, the applicant has met all applicable standards for preliminary plat and site plan approval.

**ALTERNATIVES:**

Action from the Planning Commission may include the following:

| Alternatives                                    | Staff Recommendation | Considerations for Alternative  | Considerations against Alternative                                     |
|---|----------------------|---|--|
| <b>Approve</b> proposal as submitted            |                      | Approval facilitates new commercial development   | Staff identified minor corrections that warrant conditions of approval |
| <b>Approve</b> proposal with conditions         | <b>Yes</b>           | Approval facilitates new residential development in compliance with City Code and adopted Engineering Standards   | None identified by staff   |
| <b>Postpone</b> proposal (with or without date) |                      | The Commission may identify additional issues that warrant further research and review based on the provided information. A motion to postpone should identify what additional information is required. | Staff has not identified any issues that would warrant postponement    |
| <b>Deny</b> proposal                            |                      | Based on the information provided, and the applicable standards, the Commission may find that a motion to deny is warranted (identify findings and standards in motion)                                 | Staff has not identified any findings that would warrant denial        |

**ATTACHMENTS:**

- A. Application
- B. Vicinity Map
- C. Preliminary Plats
- D. Civil Plans
- E. Landscape Plans
- F. PC Approval (File No. S2022-103)
- G. Public Notice