

13011 S Pioneer Street - Herriman, Utah 84096
801-446-5323 main office
801-446-5324 fax



Herriman

Deep-Lot

Property Owner or Applicant's Name

Mailing Address

Telephone _____ Fax _____

Agent's Name

Mailing Address

Telephone _____ Fax _____

Property Address

Signature

Date

For Herriman Use Only

Filing Number _____	Filing Fee _____	Date of Submittal _____
Receipt Number _____	Accepted by _____	

The Deep-Lot policy provides for development on a private right-of-way without the 1/2 acre minimum lot

size required by the Zoning Ordinance. The Deep-Lot policy is intended to apply to exceptionally deep or odd shaped parcels which are isolated or under utilized from public streets which cannot meet the requirements of the Subdivision Ordinance.

The requirement for Deep-Lot review is in addition to other review processes which may be required for development of the parcel. The request is reviewed and rendered by the Planning Commission.

DEEP-LOT SITE PLAN REQUIREMENTS

You must be able to provide access to the lot. The private street or right-of-way serving the property must be at least:

20 feet wide, for two dwelling units;

25 feet wide, for three or four dwelling units.

Three Deep-Lot parcels is the maximum which may be served by a private street or right-of-way.

A yard adjacent to the side yard of an adjoining lot shall maintain the minimum side yard required in the zone.

A yard adjacent to the rear yard of an adjoining lot shall maintain the minimum rear yard required in the zone.

Duplexes will not be approved among single-family dwellings even though the property may be in a duplex zone.

2 story structures will not be approved adjoining single story residences.

Due to the unusual setting of most Deep-Lots the Planning Commission reserves the right to approve, deny or modify specific design details which include, (but are not limited to) the following:

- Building Height
- Building Orientation
- Placement of Windows and Doors
- Screening/Fencing
- Landscaping
- Setbacks

You may be required to post a bond for improvements!!

A Deep-Lot may be created on a private street or right-of-way provided all of the following conditions exist:

A non-regular subdivision process has been completed for the Deep-Lot split.

The property exists in a residential zone.

Access to this property is via a private street or right-of-way.

This lot contains the minimum required square footage for lots in this zone; however, the Planning Commission may require a minimum of 8000 square feet in certain zones.

DEVELOPMENT REVIEW COMMITTEE MEETING

A development review committee meeting is held once a month as needed at 13011 S Pioneer Street. This meeting will allow different departments such as the Engineering department, Building department, Planning, etc., to comment on the applicant's preliminary site and building elevation plans. This will also allow the applicant to understand what development standards are required on all plans at the final approval stage.

OTHER REQUIREMENTS FOR DEEP-LOTS

Completed application form: signed!!

A document verifying proof of ownership: the current property owner must be the applicant, but may designate an authorized agent to act in his behalf. Please submit a proof of ownership which should include either a Warranty Deed, Trust Deed, Quit Claim Deed or a property tax notice.

5 site plans:

Site plans are to be on a minimum sheet size of 18" x 24", at a scale which suitably fits the paper (using an engineers scale; 1" = 10', 1" = 20', etc.). Please submit one reduced 11" x 17" site plan. The following must be included on the site plan:

Existing and proposed contours, at 2' intervals

North point, scale and date of drawing.

Property lines with dimensions, and adjoining streets, right-of-ways, easements, waterways, etc.

Access roads, driveways, parking, turn-arounds, etc.

Areas of existing vegetation, areas to be revegetated after construction.

Location and dimensions of all existing and proposed structures.

Decks, porches, or other parts which extend past the normal outline of the building.

Fencing or block walls proposed with height and type shown.

3 building elevations: (front, rear, and side views) showing existing and proposed ground lines which match the topography shown on the site plans. Please submit one reduced 11" x 17" elevation plan.

Deep-Lot Fee _____

APPLICATION PROCESSING

Copies of the site plans are submitted to various agencies for their review and comment. A copy of the staff analysis including the comments from these agencies is available three working days before the Planning Commission public hearing. The planning staff will be in contact with the applicant in the week preceding the preliminary review and the public hearing to review all comments and issues. If you have any additional information, please feel free to contact the staff prior to these meetings.

PLANNING COMMISSION MEETINGS

The Planning Commission meets the second and fourth Thursday of the month and you must submit your application at least 21 days in advance of the Planning Commission meeting. The Planning Commission meeting begins at 7:00 p.m. at 13011 S. Pioneer Street, Herriman, Utah 84096. The property owner or your appointed representative must be present at the meeting to explain your case and answer questions. A deep-lot approval expires 12 months from the date the Planning Commission approval is given if the plat

is not sold by metes and bounds, unless application for an extension of time is made in writing to the Planning Commission and granted during the one-year period.

APPEAL

The final decision of the Planning Commission may be appealed by letter to the Herriman City Council within 10 days after the date of the notice from the Planning Commission. The decision of the City Council shall be final.

NEXT PLANNING COMMISSION MEETING _____

FILING DEADLINE _____

DEEP-LOT POLICIES

The deep-lot policy provides for residential development on a private right-of-way without the ½ acre minimum lot size required by the Herriman Zoning Ordinance (section 13.40.090). The deep-lot policy is intended to apply to exceptionally deep or odd shaped parcels which are isolated or under utilized from public streets which cannot meet the requirements of the Herriman Subdivision Ordinance. A deep-lot may not be approved if it hampers surrounding development.

Private Right-of-ways

The private street or right-of-way serving the property must be at least 20 feet wide for one or two dwelling units served by the private right-of-way; or 25 feet wide, for three dwelling units served by the private right-of-way. Three deep-lot parcels is the maximum which may be served by a private street or right-of-way.

Yard Requirements

A yard adjacent to the side yard of an adjoining lot shall maintain the minimum side yard required in the zone. A yard adjacent to the rear yard of an adjoining lot shall maintain the minimum rear yard required in the zone.

Duplexes will not be approved among single-family dwellings even though a duplex may be a permitted or conditional use in the specified zone. Two story structures will not be approved adjoining single story residences.

Lot Area Requirements

The deep-lot should contain the minimum required square footage in the zone that is proposed; however, the Planning Commission may require a minimum of 8000 square feet in certain zones.

Other Requirements

Due to the unusual setting of most deep-lots, the Planning Commission reserves the right to approve, deny or modify specific design details which include, (but are not limited to) the following: building height, building orientation, placement of windows and doors, screening/fencing, landscaping, setbacks, etc.

A non-regular subdivision and a deep lot can be approved by the Planning Commission at the same time.

Note: A bond posted for improvements may be required.

