



PLANNING COMMISSION AGENDA

Wednesday, April 01, 2026

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at
5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

6:00 PM WORK MEETING (Fort Herriman Conference Room)

1. Commission Business

- 1.1. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Review and Discuss Land Development Codes, Standards, Policies, Best Practices, and Potential Amendments to Ensure Compliance with Utah State and Herriman City Regulations– Michael Maloy, Planning Director

2. Adjournment

7:00 PM REGULAR PLANNING COMMISSION MEETING (Council Chambers)

3. Call to Order

- 3.1. Invocation, Thought, Reading and/or Pledge of Allegiance
- 3.2. Roll Call
- 3.3. Conflicts of Interest

3.4. Approval of Minutes for the March 04, 2026 Planning Commission Meeting

4. Administrative Items

Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application compliance with the ordinance.

4.1. Review and consider approval of a Conditional Use Permit for Nickelmania located at approximately 3585 W Maradona Drive in the C-2 Commercial Zone.

Applicant: Guilford Rand, Architectural Coalition, (authorized agent)

Acres: ± 2.37

File No: C2025-138

5. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

5.1. Consideration of a request to amend the General Plan Future Land Use Map from C2 Commercial to Mixed-Use Zone “Neighborhood Two” for ±15.47 acres of property at 15101 Mountain View Corridor Highway.

Applicant: Edge Homes

Acres: ±15.47

File No: G2026-031

5.2. Review and consider a recommendation to the City Council to amend the Herriman City Official Zoning Map from C2 Commercial Zone to MU2 Mixed-Use two Zone for ±15.47 acres of property located generally at 15101 Mountain View Corridor Highway. (Public Hearing)

Applicant: Edge Homes

Acres: ±15.47

File No: Z2026-032

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: April 8, 2026

7.2. Next Planning Commission Meeting: April 15, 2026

8. Adjournment

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council will be asked to complete a written comment form and present it to the Recorder. In general, the chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action.

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.gov, Posted and dated this 26th day of March 2026 /s/ Angela Hansen, Deputy City Recorder



PLANNING COMMISSION MINUTES

Wednesday, March 04, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, March 04, 2026, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Chair Andrea Bradford

Commissioners Present at Work Meeting: Brody Rypien, Darryl Fenn, Andy Powell, Heather Garcia, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Adam Jacobson, Jackson Ferguson

Staff Present: Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Mitch Davis, City Engineer Bryce Terry, Assistant City Manager Wendy Thomas (online), Community Development Director Blake Thomas, and Planning Director Michael Maloy

6:00 PM WORK MEETING (Fort Herriman Conference Room)

Chair Andrea Bradford called the meeting to order at 6:09 p.m.

1. Commission Business

1.1. Review of City Council Decisions – Michael Maloy, Planning Director

Planning Director Maloy provided updates on recent City Council decisions. He reported that the council had been reviewing individual department proposed budgets during work meetings, noting that the current administration plans a 2-year budget for the city beginning July first.

Planning Director Maloy discussed a council work meeting item regarding a revocable encroachment permit request for a multi-tenant sign for the Mountain Point retail project. He explained that the applicant had clearly shown that their sign placement crossed the property line and encroached on city property due to the property line being offset from the back of sidewalk by several feet, combined with grade changes in the area near Redemption and Holiday Oil. The council authorized administration to prepare an encroachment agreement for legal review and potential execution rather than requiring the applicant to redesign the sign to comply with city code.

Commissioner Heather Garcia arrived at 6:24 p.m.

Commissioner Brody Rypien arrived at 6:27 p.m.

Planning Director Maloy also reported on a presentation by the Wasatch Front Regional Council regarding the Transit Fresh Look study that had been ongoing for about a year and a half. He noted that options were becoming clearer, with discussions about costs and benefits of a Bus Rapid Transit (BRT) line versus the likelihood of federal funding for transit fixed guideway projects. He mentioned that with the Winter Olympics now being 8 years out, that timeframe was considered too short to really get federal financial support for transit projects.

Regarding the detached Accessory Dwelling Unit (ADU) ordinance, Planning Director Maloy explained that the council had tabled the ordinance after identifying several issues requiring direction. The council preferred a draft with a 10,000 square foot minimum lot size rather than the commission's recommended 7,000 square feet, aligning more with anticipated state legislation. The council was not ready to support allowing both internal and detached ADUs on the same property, but they asked staff to track inquiries and improve tracking of ADU development. The council decided to wait to see what the state would do during the closing of the legislative session rather than moving forward independently.

1.2. Review of Agenda Items – Planning Staff

Commissioner Bradford noted that two legislative items were under review during the regular meeting. Firstly, there was the 2026 Transportation Master Plan update, which sought to address substantial changes within Herriman City resulting from ongoing growth and the effects of public infrastructure districts. City Engineer Terry highlighted the key aspects of the update, noting the plan's importance in accommodating socio-economic changes, population and employment projections, and addressing traffic concerns through 2050. This involves data analysis to improve transportation infrastructure to manage increased traffic, especially addressing prevalent congestion issues on 12600 South and 13400 South. He also clarified the need for improvements, including new intersection projects and addressing capacity on these roads to meet future traffic demands, with phased priorities set for addressing the most imminent projects first.

Secondly, the meeting would address a proposed zoning map amendment to change the land use designation of approximately 0.97 acres, located at 6319 W 13400 South, from OP (Office Professional) to C-1 (Commercial). This amendment was to facilitate the development of a bicycle shop by Downrange Bike Works. Planning Director Maloy noted that the property with an existing structure had been underutilized for years and that the OP zone features very limited uses. In contrast, the C-1 zoning would allow for greater flexibility, including general retail as a permitted use.

1.3. Review and Discuss Land Development Codes, Standards, Policies, Best Practices, and Potential Amendments to Ensure Compliance with Utah State and Herriman City Regulations– Michael Maloy, Planning Director

Planning Director Maloy mentioned their upcoming meeting on April 1st during Spring Break and confirmed they would likely have a quorum. He reminded the commission that with the final week of the state legislature approaching, they would report any changes affecting their land use ordinances that would require a response.

The commission then watched a training video.

Following the video, there was discussion about Herriman's own historic preservation efforts. City Engineer Terry mentioned they were working on a historic park project on Main Street involving restoration of old cabins and farming equipment displays. Planning Director Maloy explained the difference between federal historic designation and local historic districts, noting that federal designation provides access to grants and tax credits but doesn't require preservation, while local historic districts create regulatory overlay zones with specific preservation requirements and separate historic preservation commissions.

2. Adjournment

Commissioner Garcia moved to adjourn the meeting at 6:58 p.m. Seconded by Commissioner Sickles and all voted aye.

7:00 PM REGULAR PLANNING COMMISSION MEETING (Council Chambers)

3. Call to Order

Chair Andrea Bradford called the meeting to order at 7:04 p.m.

3.1. Invocation, Thought, Reading and/or Pledge of Allegiance

Planner Amanda Hamilton led the audience in the Pledge of Allegiance.

Commissioner Garcia motioned to discuss item 4.2 before item 4.1. Commissioner Sickles seconded the motion and all voted aye.

3.2. Roll Call

Full Quorum Present

3.3. Conflicts of Interest

No conflicts were reported.

3.4. Approval of Minutes for the February 04, 2026 Planning Commission Meeting

Commissioner Powell motioned to approve the Minutes for the February 04, 2026 Planning Commission meeting with the following change on page 6 Commissioner Jacobson moved to forward a positive recommendation of approval to City Council of item 5.1 Review and consider a recommendation to amend Title 10 Land Development Code to permit detached Accessory Dwelling Units on properties that contain a single-family home, subject to compliance with specific additional zoning regulations, applicable building codes, and adopted engineering standards, if approved by the Herriman City Council with staff recommendations 1. Combine detached and internal accessory dwelling unit regulations into one chapter of the Land Development Code to improve administration and implementation of the ordinance and adding adjust minimum lot size to 7,000 square feet, maximum floor area ~~1,00~~ 1,000 square feet; Commissioner Garcia seconded and all voted aye.

4. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

4.1. Review and Consider a Recommendation to the City Council to Adopt the 2026 Transportation Master Plan Update as an Element of the Herriman City General Plan. (Public Hearing)

Applicant: Herriman City

File No: G2025-157

Item 4.2 was discussed prior to this item.

The commission returned to item 4.1 at 7:24 p.m.

City Engineer Terry presented the Transportation Master Plan update, noting this was the formal recommendation for adoption following previous work meeting discussions. He emphasized that while they were adopting the PDF document in the packet, the online interactive map provided the best way to access detailed information about projects.

He explained the background for updating the plan, noting that although the existing plan was adopted in 2023, significant changes had occurred in Herriman requiring updates, particularly regarding public infrastructure districts (PIDs) and continued growth. He described the extensive data collection process for socioeconomics, population, and employment projections, noting that Utah household sizes were slowly declining.

The plan examined three scenarios: current conditions (2025 with approximately 68,000 population), 2035 projections, and 2050 projections as the design horizon. City Engineer Terry explained how traffic modeling identified areas where roads would become overwhelmed and created project lists to address capacity issues.

He presented maps showing intersection projects and roadway projects, color-coded by phase. Phase 1 (red) represented projects needed in the next 10 years, Phase 2 (blue) covered 2035-2044, and Phase 3 addressed longer-term needs. He explained various intersection improvements including traffic signals, roundabouts, and rebuilds, noting that roundabouts were preferred where space allowed but required more land and funding than traffic signals.

The presentation showed projected traffic volumes by 2050, with some roads showing significant congestion. City Engineer Terry highlighted that 12600 South would carry traffic volumes comparable to University Parkway in Orem. He noted ongoing work with UDOT on solutions for the most congested areas, including potential freeway-to-freeway connections and elevated commuter lanes.

Commissioner Sickles questioned the designation of Mountain View Corridor as a "widening" project when new expressway lanes would be built. City Engineer Terry clarified that existing roads would become frontage roads while new expressway sections would be built in the center, representing both widening and new construction.

Commissioner Powell noted that the Mountain View Corridor project had doubled in cost to \$1 billion, though it remained a UDOT project rather than city responsibility.

Commissioner Fenn asked about new road development, and City Engineer Terry explained that many new roads were in growth areas covered by Master Development Agreements (MDA) requiring developers to dedicate right-of-way, with some areas also covered by PIDs that would fund construction.

Commissioner Oberg inquired about the timeline for the Juniper Crest connection to Mountain View Corridor. City Engineer Terry responded that construction was underway with completion expected by end of summer or early fall, including a new traffic signal at Mountain View.

Commissioner Rypien asked about transit developments following the introduction of bus service. City Engineer Terry explained ongoing regional transit studies and the preference for bus rapid transit (BRT) over light rail due to federal funding challenges. He noted the potential for extending service from the Daybreak red line station through various phases from bus service to potentially light rail.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Powell moved to close the public hearing, Seconded by Commissioner Garcia and all voted Aye.

*Commissioner Oberg moved to forward a positive recommendation of approval to City Council of item 4.1 **Review and Consider a Recommendation to the City Council to Adopt the 2026 Transportation Master Plan Update as an Element of the Herriman City General Plan.***

Commissioner Garcia seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Absent</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

4.2. Review and Consider a Recommendation to the City Council to Amend the Herriman City Official Zoning Map from OP Office Professional Zone to C-1 Commercial Zone for Property Located Generally at 6319 W 13400 South. (Public Hearing)

Applicant: John Nord (property owner)

Acres: ±0.97

File No: Z2026-004

Planning Director Maloy presented the zoning change request for approximately 0.97 acres with an existing structure that had been underutilized for several years. He explained the property had originally been developed as a home, with various attempts at commercial conversion and reversion back to residential use over the years.

Planning Director noted that the OP (Office Professional) zone had very limited land uses, while C-1 zoning would allow general retail as a permitted use and service repair as a conditional use. Both zones were consistent with the general plan's neighborhood commercial designation.

He explained that while the change might appear to be spot zoning, it was legally justified because both zones were consistent with the general plan. The proposal would facilitate commercial development, provide jobs, and increase the tax base.

Hans Hoffman, representing applicant John Nord, explained that Mr. Nord was a physician working in remote areas and co-owner of Downrange Bike Works. The main purpose was to



create a bicycle shop, potentially using the existing home structure with architectural modifications and future retail or restaurant possibilities.

Milo Quiroz (co-owner), a veteran and Purple Heart recipient, described Downrange Bike Works as a veteran-owned bicycle sales and service business focused on community involvement. He mentioned their sponsorship of high school cycling teams and noted the proximity to the NICA-sanctioned trail in Butterfield.

Chair Bradford opened the public hearing.

During the public hearing, Kelly Jones, a neighboring property owner, expressed support for the rezoning but requested continuation of a brick dividing wall to separate businesses from residential areas.

Katie Jones, resident, described ongoing issues with the property including fires, garbage, stored vehicles and trailers, and deteriorating structures. She noted fencing issues where the existing fence encroached about a foot and a half onto their property.

Dr. Trevor Lindgren, who owns adjacent dental property, expressed full support for the bike shop concept, noting that Herriman needed such a business. He raised concerns about adequate parking and visibility issues with a white fence that sometimes-obstructed left turns from his parking lot.

Commissioner Garcia moved to close the public hearing, Seconded by Commissioner Sickles and all voted Aye.

During commission discussion, Commissioner Rypien noted that zoning changes typically require precast walls between residential and commercial uses. Planning Director Maloy confirmed this would be addressed during site plan review when the use actually changes. Commissioner Powell asked about sidewalk continuation and right-of-way dedication requirements, which Planning Director Maloy confirmed would be part of the development process.

Commissioner Oberg noted the property would need to provide right-of-way for planned road widening to align with adjacent developments. Commissioner Bradford asked about outdoor storage permissions, which Commissioner Sickles confirmed was only allowed in C-2 and manufacturing zones.

*Commissioner Sickles moved to forward a positive recommendation of approval to City Council of item 4.2 **Review and Consider a Recommendation to the City Council to Amend the Herriman City Official Zoning Map from OP Office Professional Zone to C-1 Commercial Zone for Property Located Generally at 6319 W 13400 South.***

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Absent</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

Discussion returned to Item 4.1.

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: March 11, 2026

6.2. Next Planning Commission Meeting: March 18, 2026

7. Adjournment

Commissioner Sickles moved to adjourn the meeting at 7:49 p.m. Seconded by Commissioner Garcia and all voted aye.

I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 04, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Angela Hansen

Angela Hansen
Deputy City Recorder



STAFF REPORT

DATE: April 1, 2026

TO: Planning Commission

FROM: Amanda Hamilton, Planner II

SUBJECT: Review and consider approval of a Conditional Use Permit for Nickelmania located at approximately 3585 W Maradona Drive in the C-2 Commercial Zone.
Applicant: Guilford Rand, Architectural Coalition, (authorized agent)
Acres: ± 2.37
File No: C2025-138

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Conditional Use Permit based on the following findings:

- The proposed use complies with the Conditional Use standards.
- The proposed use complies with Zoning requirements for the C-2 Commercial Zone.
- As the applicant has provided an overall building façade with brick and stone coverage exceeding the required amount, the intent of the architectural standards will be met.

Approval of the Conditional Use permit for Nickelmania, located at approximately 3585 W Maradona Drive, in the C-2 Commercial Zone with the following requirements:

1. Acknowledge and address all requirements/recommendations on the plans from other agencies.
2. Provide the required landscaped parking island on the southeast side of the parking lot to ensure that no more than ten (10) parking stalls are proposed without an island break.
3. Building and site design shall be amended where necessary to comply with the applicable requirements of the C-2 Commercial Zone.

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve a conditional use permit to construct Nickelmania as proposed by the applicant?

BACKGROUND & SUMMARY:

On behalf of Nickelmania, Guilford Rand has requested approval of a Conditional Use Permit for site development on Lot 3 (i.e., the “Subject Property) of the ±5.4-acre Herriman Business Park Subdivision, which plat has not yet been recorded following the Planning Commission’s August 6, 2024, subdivision approval. The property owner is currently working with the City Engineer to finalize the civil engineering plans and final subdivision plat for construction and recording (see Attachment B – Vicinity Map, and Attachment C – Site Plan).

Due to the size of Lot 3, which contains approximately 2.37 acres or 103,237 square feet, Herriman City Code (HCC) 10-12-5 requires approval of a Conditional Use Permit for the proposed commercial development.

The proposed structure will be twenty-six (26) feet and eleven (11) inches tall at its highest point, which height is reached by four architectural features, while the remainder of the building is roughly twenty-one (21) feet and four (4) inches tall

The structure’s exterior is finished with brick veneer and stucco architectural elements. Brick Veneer is proposed as the primary material, and stucco as the secondary material. The north façade has been proposed with 64% brick veneer and 36% stucco as the secondary material. The east elevation has been proposed with 65% brick veneer and 35% stucco as the secondary material. The South and West elevations show 100% brick veneer. The dumpster enclosure to the southwest of the proposed structure will be finished with matching materials (see Attachment D – Building Elevations).

Regarding the proposed exterior building materials and percentage of coverage, Herriman City Code states the following:

10-12-6 Development Standards

15. All building materials shall be high-quality, durable, and provide a low-maintenance finish. All façades, including back and side elevations, shall be constructed as follows:
 - a. Primary materials: a minimum of 60 percent brick or stone that is not part of the support structure or panelized. The brick or stone shall be a natural color and shall not be painted.
 - b. Secondary materials: The balance of exterior wall area shall consist, at a minimum, of two other materials, including brick, stone, glass, architectural metal panels, decorative block or concrete, stucco or simulated stone panels.
 - (1) *Stucco products, if used, shall clearly be used in minimal amounts and as a contrast or accent to other building material and shall not exceed 20 percent of any building façade* (italics added for emphasis).
 - (2) Simulated stone panels shall be of cementitious construction.

- (3) Glazing systems shall be constructed of aluminum (anodized or painted) or steel (painted or powder-coated). Wood, aluminum-clad, or vinyl glazing systems may be considered and are subject to the standards outlined in subsection (C)(15)(c) of this section.
- (4) Architectural metal panels shall be painted, anodized, or sealed. Profiles may include flat, boxed, or ribbed. Galvanized or raw metal finishes and corrugated "wavy" profiles may be considered if the standards outlined in subsection (C)(15)(c) of this section are met.
 - (A) Architectural panels shall be installed using a hidden fastening system.
 - (B) Architectural panels shall meet all building code requirements and carry a manufacturer's warranty.

While the secondary stucco material proposed on the north elevation exceeds the allowable façade coverage by more than 20%, the façade also features a projecting entry and a tiered roof parapet, which are intended to meet the “spirit of the code.” The east elevation, which also exceeds the allowable 20% secondary material coverage, has been designed to accommodate potential future expansion of the building. As such, *the applicant is seeking an exception to exceed the maximum wall coverage of secondary materials as a condition of approval.*

Pedestrian egress is on the north side of the building, onto a seven (7) foot-wide sidewalk adjacent to the parking lot, connecting to the public street for Herriman Business Park. The primary pedestrian path connecting the site to the Herriman Business Park Subdivision and Academy Parkway runs along the west side of the parking area, creating several auto-pedestrian conflict points, which may warrant modification as a condition of approval.

DISCUSSION:

ENGINEERING REVIEW

Staff Finding: The Engineering Department is working with the owner of the subdivision and the applicant to resolve minor corrections to facilitate subdivision construction, recording, and site construction for the Subject Property. There are no concerns from Engineering regarding the Conditional Use.

CONDITIONAL USE REVIEW (STANDARDS FROM 10-5-10.E.1):

“Recreation and entertainment, “indoor” is a “permitted” use in the C-2 Commercial Zone. However, the site is 2.37 acres and is subject to conditional use approval with the “Approval Standards” listed in 10-5, which have been summarized and reviewed below:

Consistent with the applicable objectives, goals, and policies of the General Plan

Staff Finding: The proposed use is permitted per Herriman City Code (HCC) Chapter 10-16 Table of Uses.

The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:

- a) Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.**

Staff Finding: Impacts related to street-level services and traffic patterns were addressed through the initial site plan approval of the Herriman Business Park. Vehicular access to the site will generally be provided from Academy Parkway through a public street. As such, staff find the proposed parking and circulation plan provides sufficient access through and to the site. Therefore, no additional impacts need to be mitigated.

- b) Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.**

Staff Finding: The Engineering Department has reviewed the plans and deemed the site and proposed plans adequate for utility systems, service delivery, and capacities.

- c) Detrimental effects on connectivity and safety for pedestrians and bicyclists.**

Staff Finding: Pedestrian and bicycle access will be provided via sidewalk connections from Academy Parkway. As per City ordinance, the pedestrian access will be paved with a different texture and material from the asphalt drive through the site. The proposal satisfies the requirements for connectivity and safety for pedestrians and bicyclists.

- d) Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.**

Staff Finding: Based on a review of all applicable regulatory standards, staff does not anticipate the proposal will have any negative environmental effects on adjacent properties.

- e) **Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high groundwater, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.**

Staff Finding: Based on a review of all applicable regulatory standards, staff does not anticipate the proposal will have any negative environmental effects on adjacent properties.

- f) **Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.**

Staff Finding: No signs or modifications to the exterior lighting of the building or site have been proposed.

- g) **Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.**

Staff Finding: The proposed building elevations are proposed to meet the spirit and intent of the code while maintaining the branding's architecture. Landscaping meets code requirements and is conscious of the existing conditions along Academy Parkway.

- h) **Detrimental effects on the tax base and property values.**

Staff Finding: Approval of the proposal will not negatively impact the City's tax base or property values. However, the approval of this proposal will provide new jobs within the City.

- i) **Detrimental effects on the current level of economy in governmental expenditures.**

Staff Finding: The City is not providing any economic incentives for the proposed use, and the use will not impose any negative impacts on governmental expenditures.

- j) **Detrimental effects on emergency fire service and emergency vehicle access.**

Staff Finding: The appropriate agencies have reviewed the proposed use and found no detrimental impacts on the site for emergency and fire services or on access.

k) Detrimental effects on usable open space.

Staff Finding: The proposal will not impact any usable open space on or near the site.

l) Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.

Staff Finding: Upon review of City records, staff did not identify any outstanding compliance issues related to the site or the existing structure.

ZONING ORDINANCE REVIEW

Building Design

Staff Finding: The C-2 Zone allows a maximum forty-five (45) foot tall structure, where the applicant proposes a structure under twenty-six (26) feet and eleven (11) inches. The use of stucco as an exterior finish material exceeds the 20% allowable within the Development standards of section 10-12-6. However, the applicant has proposed this increase to complement the architectural projections that best utilize the building's space and function, as well as its potential future expansion.

Parking

Staff Finding: The required number of parking stalls for the project is “1 space, per 300 square feet of floor area” per the recreation and entertainment, indoor category in the 10-24-12 Parking Schedule. The proposed building will be 16,706 sq. Ft., requiring a minimum of 56 parking stalls. One hundred and thirteen (113) stalls have been provided for patrons and employees, which includes five (5) accessible stalls. One additional parking island is required to meet the parking requirement..

Setbacks

Staff Finding: A minimum front yard setback of twenty (20) feet is required in the C-2 Zone, which the applicant has provided on both street frontages. Both of these areas will be landscaped to City standards, as well as all other required landscape areas (see Attachment E – Landscape Plan).

Site Design

HCC 10-12 Commercial and Office Zones outlines design standards for commercial developments of 5 or more acres and 10 or more acres. While the applicant's portion of the

±5.4-acre Herriman Business Park Subdivision is approximately 2.37 acres, staff questions how the developer of the Business Park intends to meet these requirements and which enhancements, if any, should be required on Lot 3 of the commercial development (see Attachment F – Development Standards).

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

ALTERNATIVES:

The Planning Commission may consider the following alternative actions:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Improved site, potential additional commercial uses, and job creation in the area	Without staff recommendations, the proposal may have an increased impact on pedestrian access to the site
Approve proposal with conditions	Yes	Approval with conditions facilitates the expansion of commercial uses and job creation in the area	Commission may determine that additional conditions are warranted
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research and review. A motion to postpone should identify any additional information required	Staff has not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal based on findings relative to the applicable standards	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Vicinity Map

- C. Site plan
- D. Building Elevation
- E. Landscape Plan
- F. Development Standards



Conditional Use Application

PROPERTY INFORMATION			
Property Address:			
Parcel Numbers:			
Acres:	Proposed building square footage:		
Request:			
APPLICANT INFORMATION			
Name of Applicant:			
Address of Applicant:			
Email of Applicant:		Phone:	
Applicants Affiliation with the Subject Property:			
<input type="checkbox"/> Owner	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect	<input type="checkbox"/> Other
Engineer: (if not listed above)			
Email of Engineer:	Phone of Engineer:		
Architect: (if applicable)			
Email of Architect	Phone of Architect:		
Property Owner: (if not listed above)			
Email of Owner:	Phone:		
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #



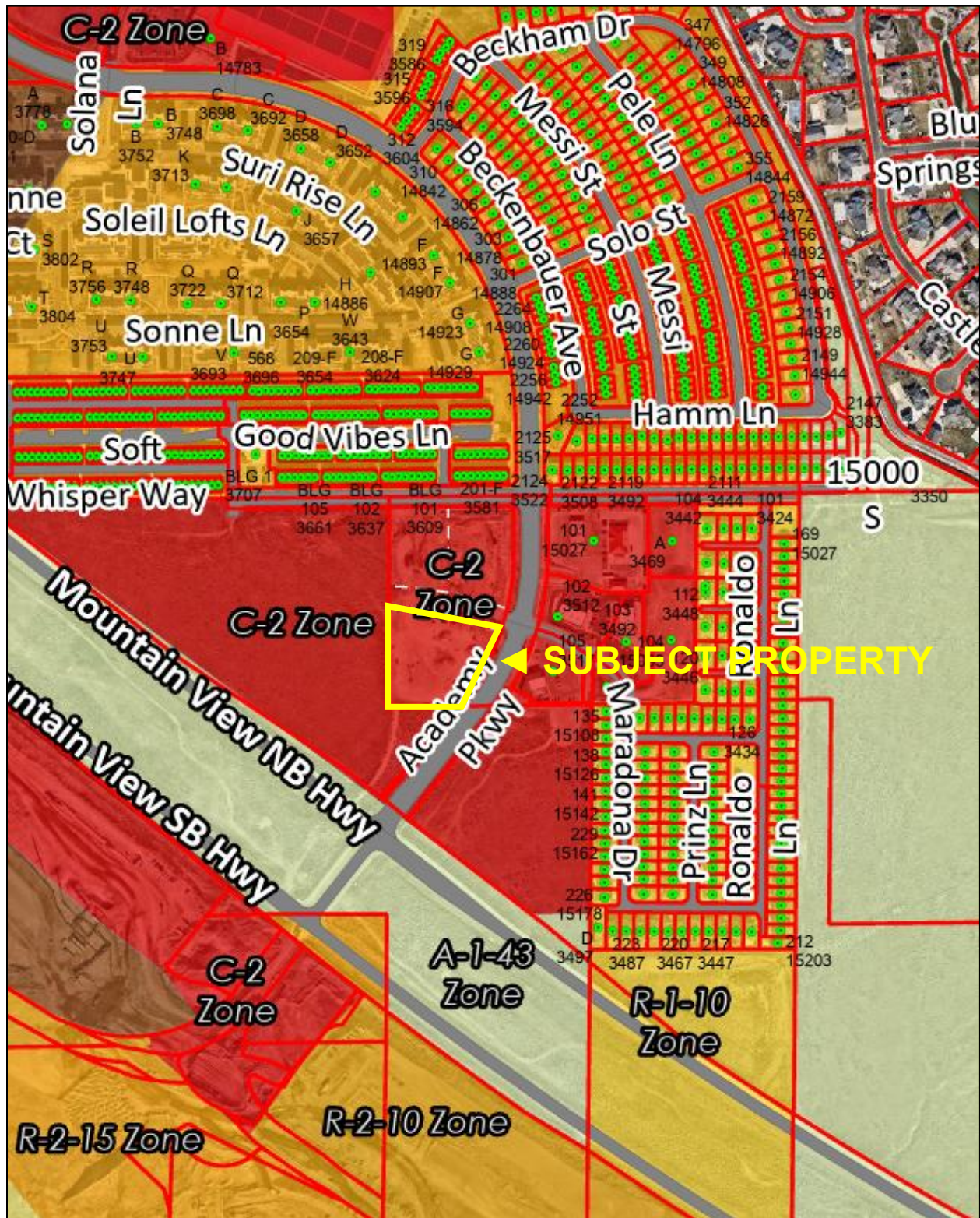
CONDITIONAL USE STANDARDS

Approval Standards: A conditional use permit shall run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:

1. The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.
2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the General Plan.
3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
 - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
 - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
 - c. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
 - d. Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.
 - e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
 - f. Detrimental effects of modifications to or installation of signs and exterior lighting

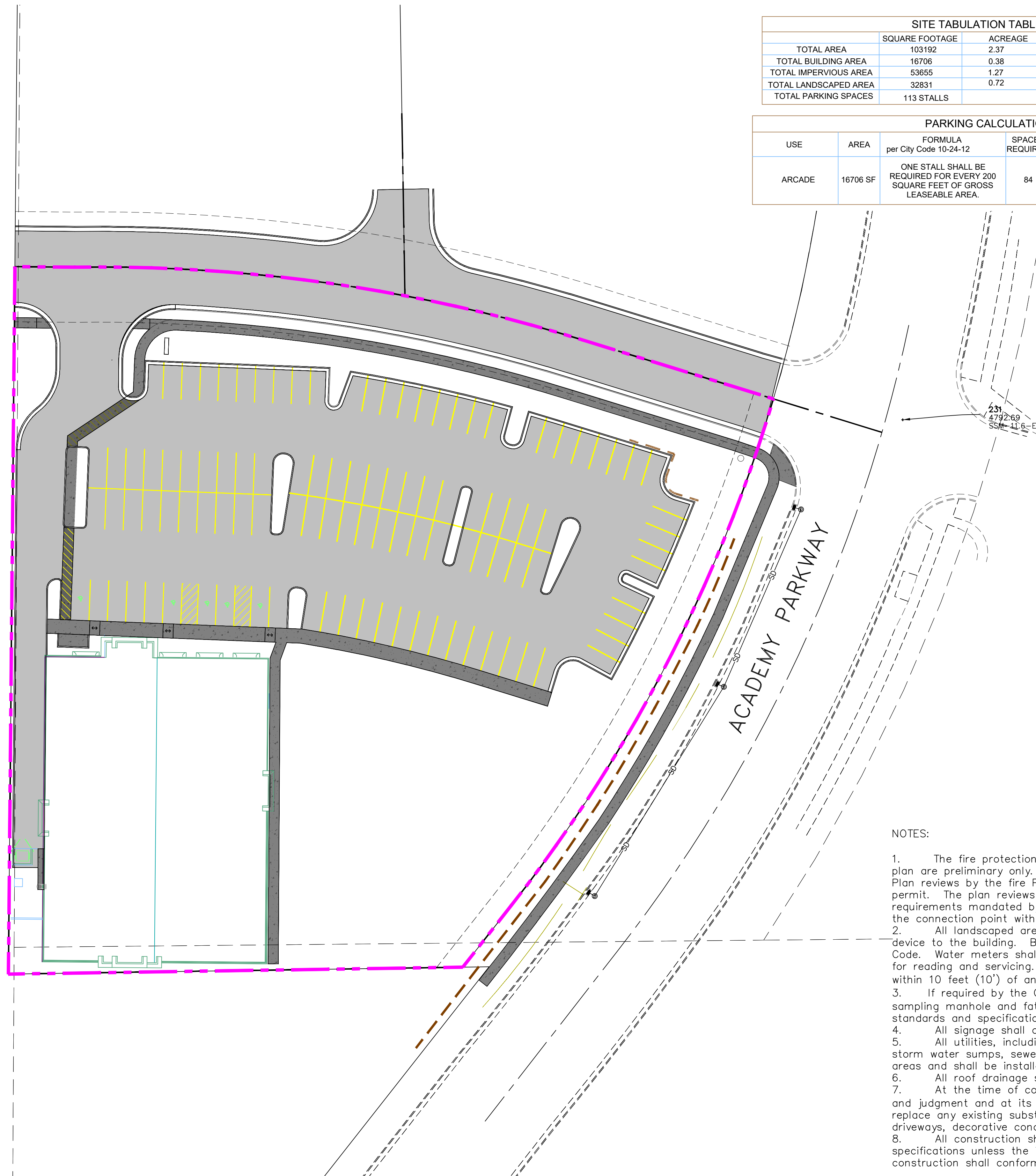
- g. that conflict with neighborhood compatibility.
 - g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
 - h. Detrimental effects on the tax base and property values.
 - i. Detrimental effects on the current level of economy in governmental expenditures.
 - j. Detrimental effects on emergency fire service and emergency vehicle access.
 - k. Detrimental effects on usable open space.
 - l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
4. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E of this section. Such conditions shall be expressly set forth in the approval authorizing the conditional use.

ATTACHMENT B – VICINITY MAP



NICKELMANIA ARCADE COMMERCIAL DEVELOPMENT

3587 West Maradona Drive
HERRIMAN, UTAH 84096

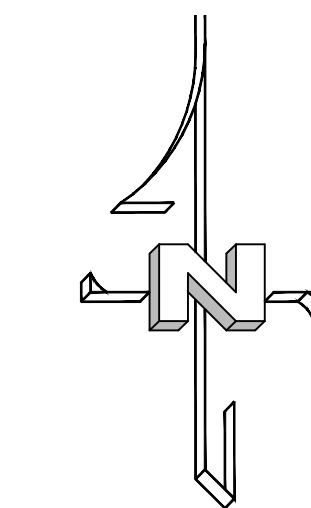


SITE TABULATION TABLE			
	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
TOTAL AREA	103192	2.37	100
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TOTAL PARKING SPACES	113 STALLS		

PARKING CALCULATIONS					
USE	AREA	FORMULA per City Code 10-24-12	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
ARCADE	16706 SF	ONE STALL SHALL BE REQUIRED FOR EVERY 200 SQUARE FEET OF GROSS LEASEABLE AREA.	84	108	5



ALL IMPROVEMENTS AND DETAILS PER CITY OF HERRIMAN CONSTRUCTION STANDARDS



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

PROJECT DEVELOPER
Dan Ford
Herriman Business Park
3587 West Maradona Drive,
Herriman, Utah 84096

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01 thru CS-02	COVER SHEET
UP-01	SITE/UTILITY PLAN
GR-01 thru GR-04	GRADING PLAN
DT-01 thru DT-02	TYPICAL DETAILS
EC-01 thru EC-03	EROSION CONTROL PLAN & DETAILS
LID DETAILS	LID DETAILS

NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed per Herriman City standards and specifications.
- All signage shall comply with the requirements of the Herriman City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of Herriman construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

region Engineering & Surveying
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ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

NICKELMANIA - HERRIMAN, UT

HERRIMAN, UTAH

ADDRESS

SHEET NO.
CS-01
COVER SHEET & NOTES
DATE
February 25, 2026

UTILITY GENERAL NOTES

- All installation and materials shall, at a minimum, conform to standards, specifications, and plans.
- The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
- Contractor shall coordinate with all utility companies for installation requirements and specifications.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Underground utilities shall be installed, inspected and approved before backfilling.
- Contractor shall notify Engineering inspectors 72 hours before connecting to any existing utility.
- All fill material is to be in place and compacted before installation of proposed utilities.
- Existing utilities shall be verified in field prior to installation of any new lines.
- All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
- Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
- All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
- Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
- All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
- Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
- In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
- Drawings do not purport to show all existing utilities.

- Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
- See notice requirement under general project notes.
- The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
- All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Region Engineering & Surveying construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Region Engineering & Surveying. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Region Engineering & Surveying. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

SANITARY SEWER GENERAL NOTES

- See this sheet for general project notes.
- All sanitary sewer construction shall be in conformance with the standards and specifications.
- All gravity sanitary sewer lines shall be in conformance with the standards and specifications.
- Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
- Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
- All sanitary sewer main testing shall be accordance with the standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
- Compaction of all trenches within the project site must be attained and compaction results submitted to Department of Public Works.
- The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
- The contractor is responsible for the following:
 - Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
 - Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
 - Verification and protection of all existing utilities within the limits of construction.
 - Providing as-built drawings to the City and engineer.
 - All permitting, development, location, connecting and inspection.
 - Verifying all standard details conform to the current standards and specifications.
 - For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
 - Reference architectural plans for all connections to building services and verify locations as shown.
- The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
- The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
- Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

- The contractor shall be responsible for the following:
 - Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
 - Verification and protection of all existing utilities within the limits of construction.
 - Providing as-built drawings to the city and engineer.
 - All permitting, development, location, connection and inspection.
 - Scheduling all required inspections.
- All storm drain construction shall be in conformance with standards, specifications, and plans.
- Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
- Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
- Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
- Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
- All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
- All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
- Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.
- Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

- Contours shown are for finished paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.
- All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
- If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
- Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
- If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
- On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.
- Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
- Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
- All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
- All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
- The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
- Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
- Spot elevations represent flow line or top of asphalt unless otherwise noted.
- The contractor is responsible for providing his own estimate of earthwork quantities.
- All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
- Were new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
- The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
- Pre cast structures may be used at contractor's option.
- Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove
- Existing grade contour intervals shown at 1 foot intervals.
- Proposed grade contour intervals shown at 1 foot intervals.
- If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
- The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
- Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydrosed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
- Construction shall comply with all applicable governing codes and be constructed to same.
- Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
- Site work shall meet or exceed site specifications.
- All concrete to have a minimum 28 day compression strength of 4000 PSI.

GENERAL NOTES

- All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the Herriman City Engineering Standards and Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
- The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
- The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
- The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
- The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
- If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
- All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required buy the construction activities.
- The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
- The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
- The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.
- Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
- All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
- The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
- All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
- The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
- All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
- It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
- Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
- In general, limits of site work are up to (and excluding) constructing sidewalks.

region Engineering & Surveying
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 regiondesignllc.com



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ARCHITECTURAL COALITION



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 A SINGLE USE LICENSE FOR
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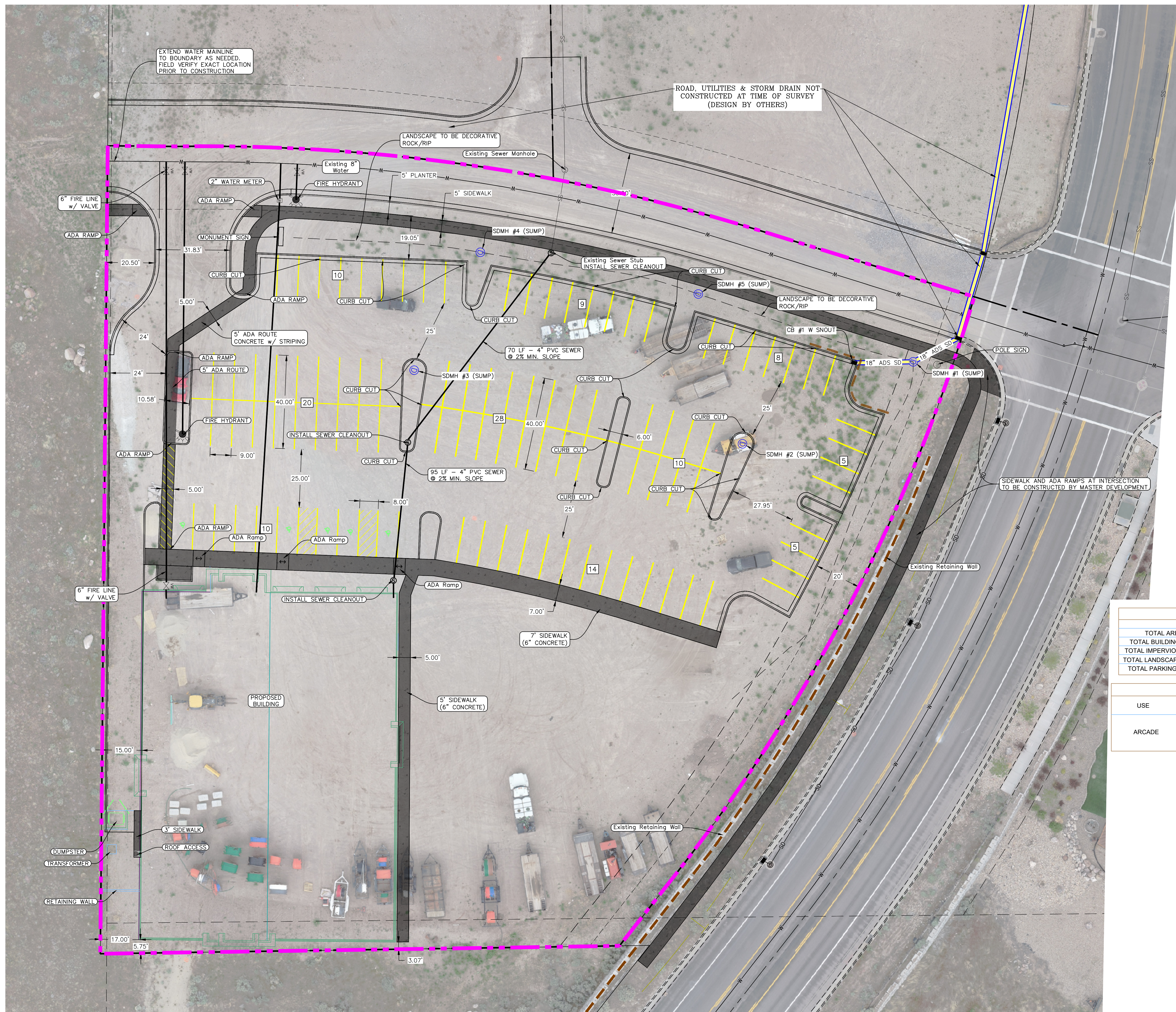
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CS-02
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 & NOTES
 DATE

February 25, 2026

1991 South State Road Springville, UT 84663 Ph: 801-491-0275

HERRIMAN, UTAH



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EOP
- OHP
- X EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN W/MH
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALKS (ALL PUBLIC SIDEWALKS TO BE 6" CONCRETE)

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

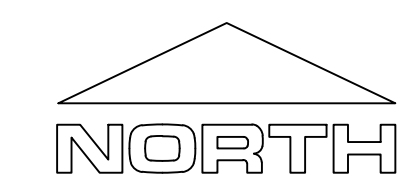
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTES:

1. PROPOSED USES MUST BE CONSISTENT WITH THE PERMITTED USES OF THE BID ZONE.
2. THESE UNITS CANNOT BE SOLD OFF AS INDIVIDUAL UNITS BECAUSE EACH UNIT WILL REQUIRE AN INDIVIDUAL SEWER LATERALS AND CULINARY WATER METERS IN ORDER TO DO SO.
3. IF ANY FLOOR DRAINS ARE INSTALLED IN THESE UNITS, AN OIL/WATER SEPARATOR MUST BE INSTALLED BEFORE GOING INTO THE LATERAL.
4. ALL VALVES TO BE BOLTED TO THE TEE ON CULINARY AND PI MAINS.
5. ANY UNITS WITH FOOD PREP WILL REQUIRE A SEPARATE LATERAL, GREASE TRAP AND SAMPLING MANHOLE BEFORE CONNECTING TO THE SEWER SYSTEM.
6. NO FLOOR DRAINS CAN BE CONNECTED TO SEWER.
7. THROST BLOCK ALL WATER MAIN BENDS.

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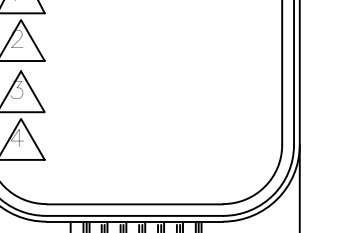


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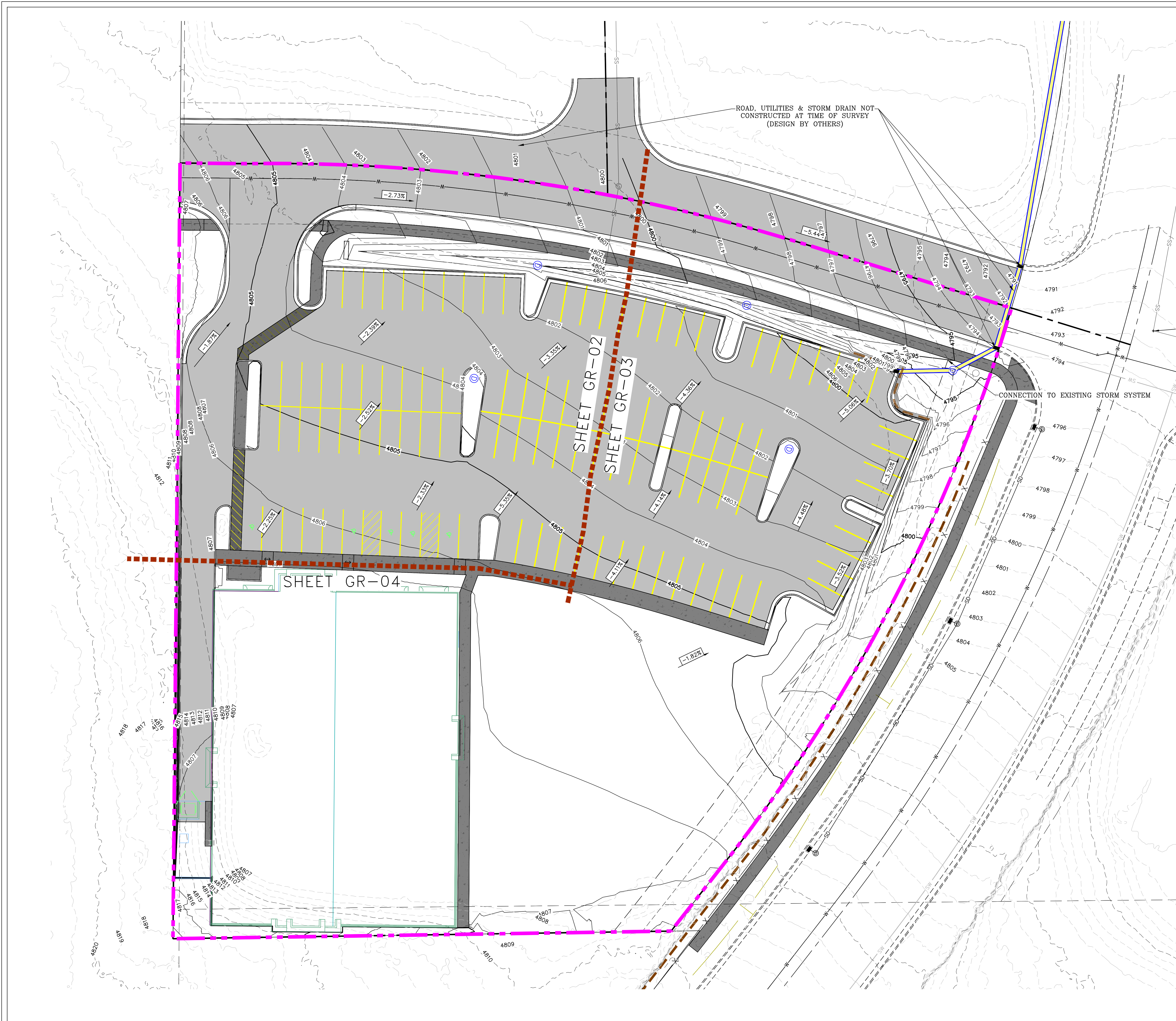
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NICKELMANIA - HERRIMAN, UT

ADDRESS
 SHEET NO.
UP-01
 UTILITY PLAN
 DATE
 February 25, 2026



NOTES TO CONTRACTOR:
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS	DATE
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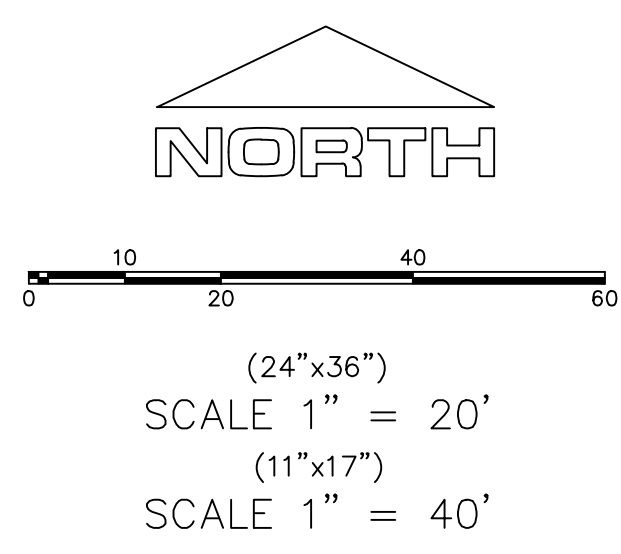
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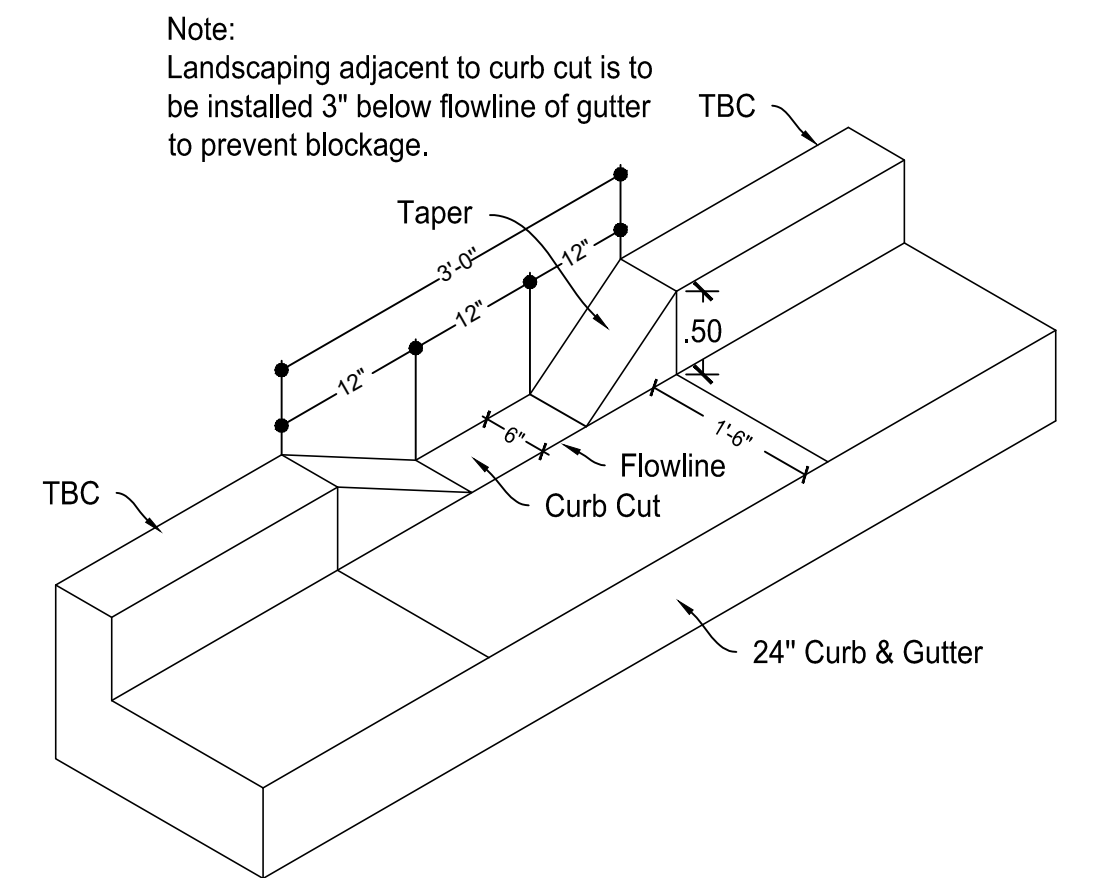
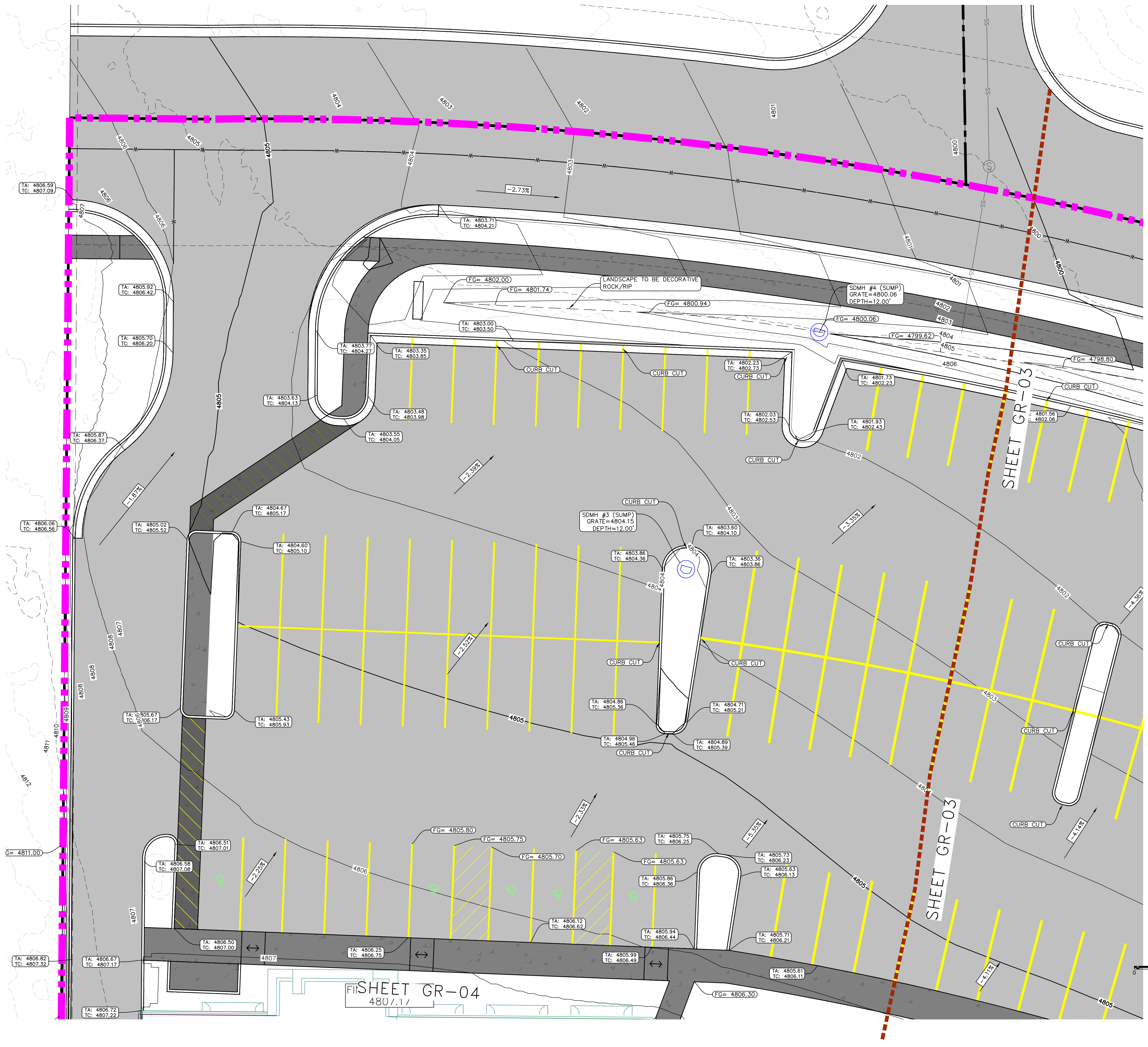
SHEET NO.
GR-01
 GRADING PLAN
 DATE
 February 25, 2026



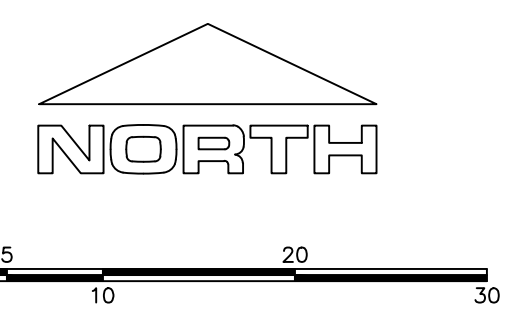
(24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

region Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignllc.com





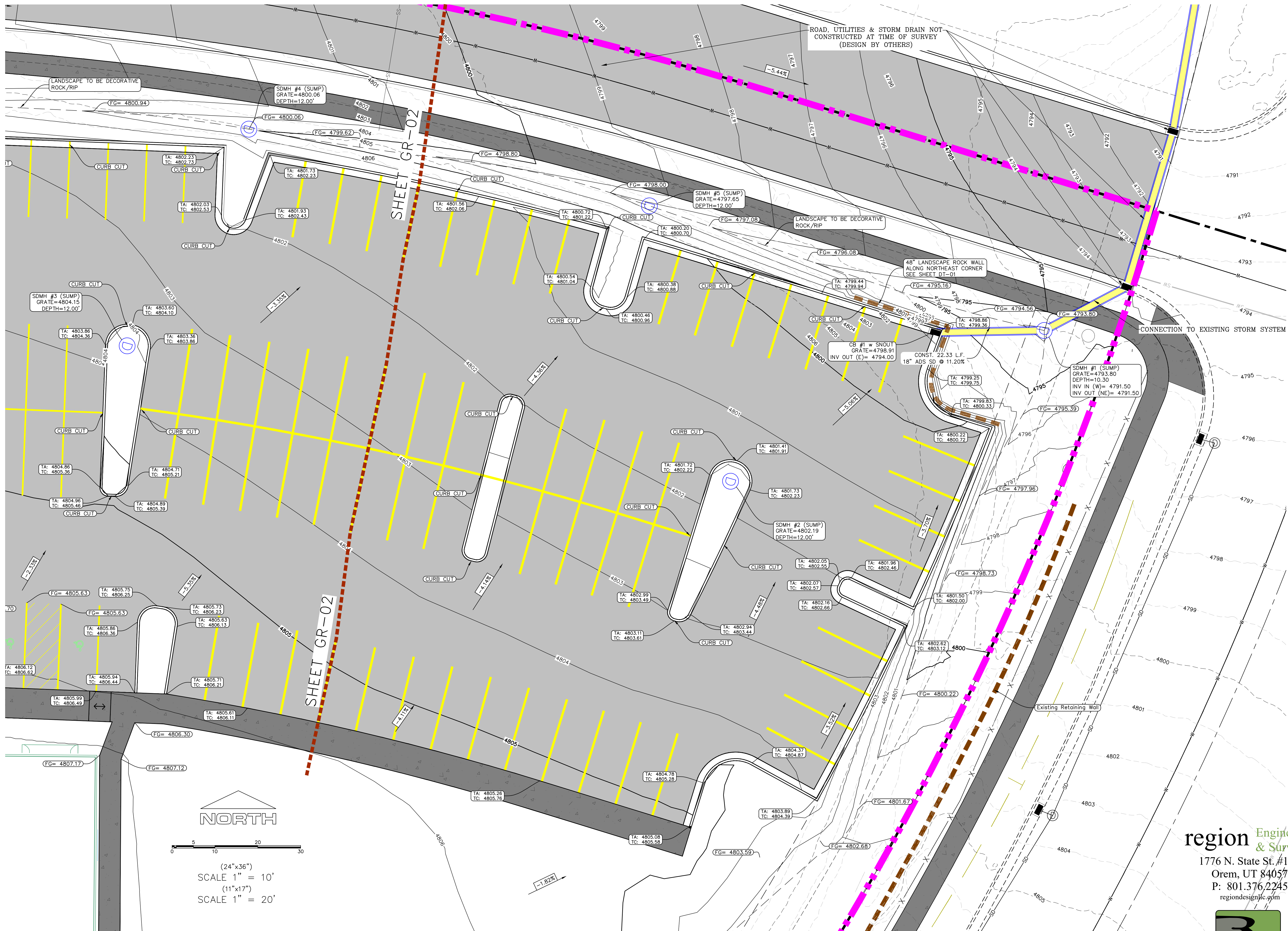
Curb Cut detail
(Not to scale)



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GRADING PLAN
DATE February 25, 2026



ROAD, UTILITIES & STORM DRAIN NOT CONSTRUCTED AT TIME OF SURVEY (DESIGN BY OTHERS)

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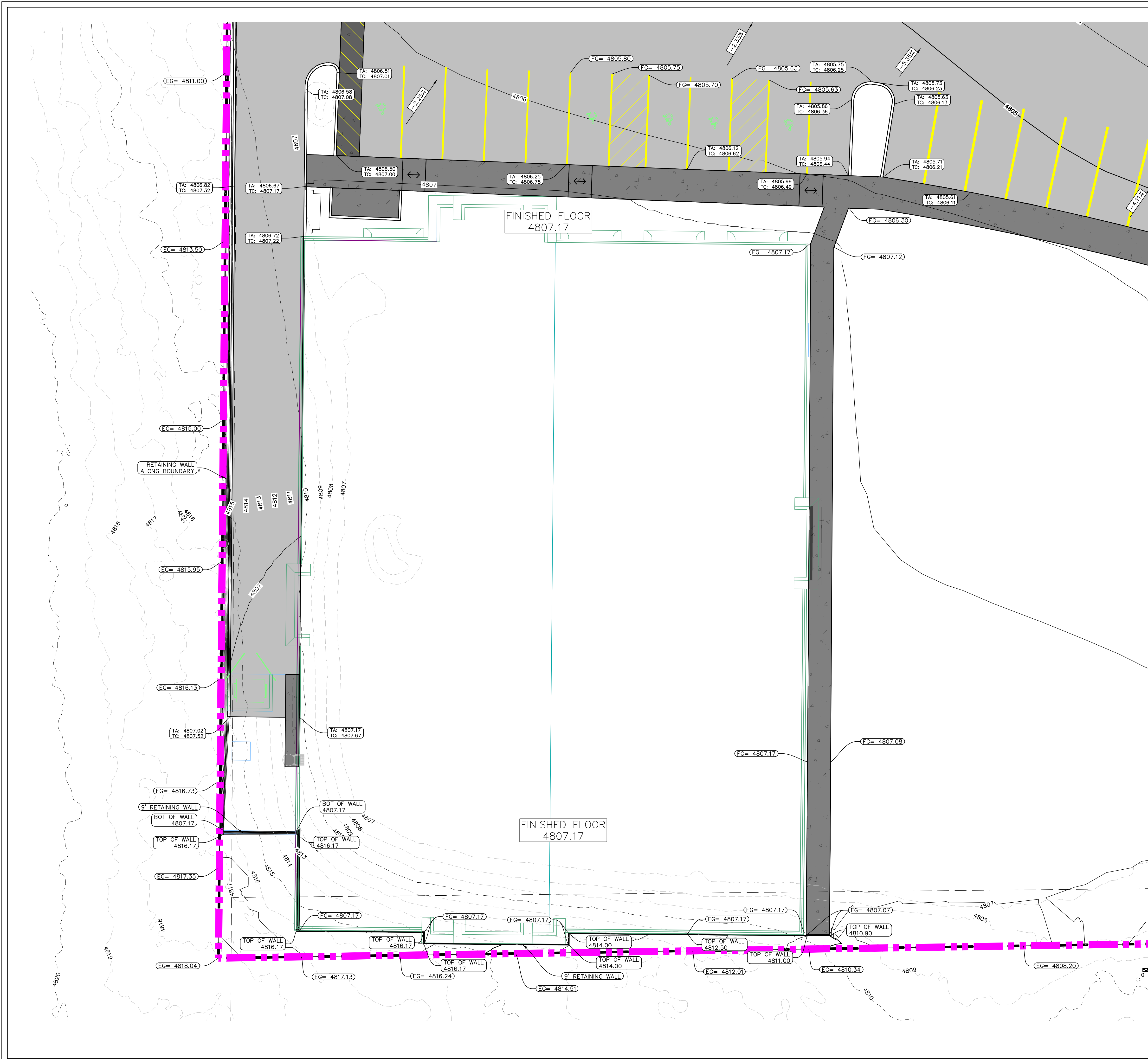
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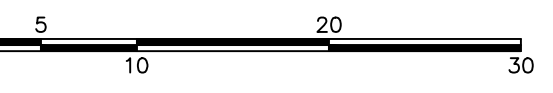
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GR-03

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February 25, 2026

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 NORTH

 (24"x36")
 SCALE 1" = 10'
 (11"x17")
 SCALE 1" = 20'

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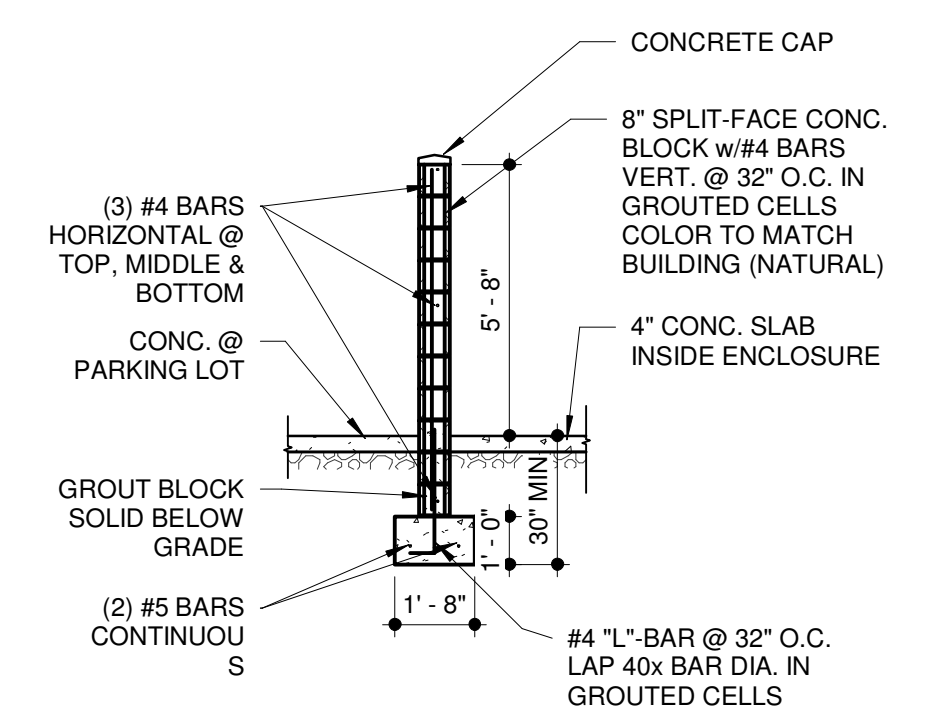
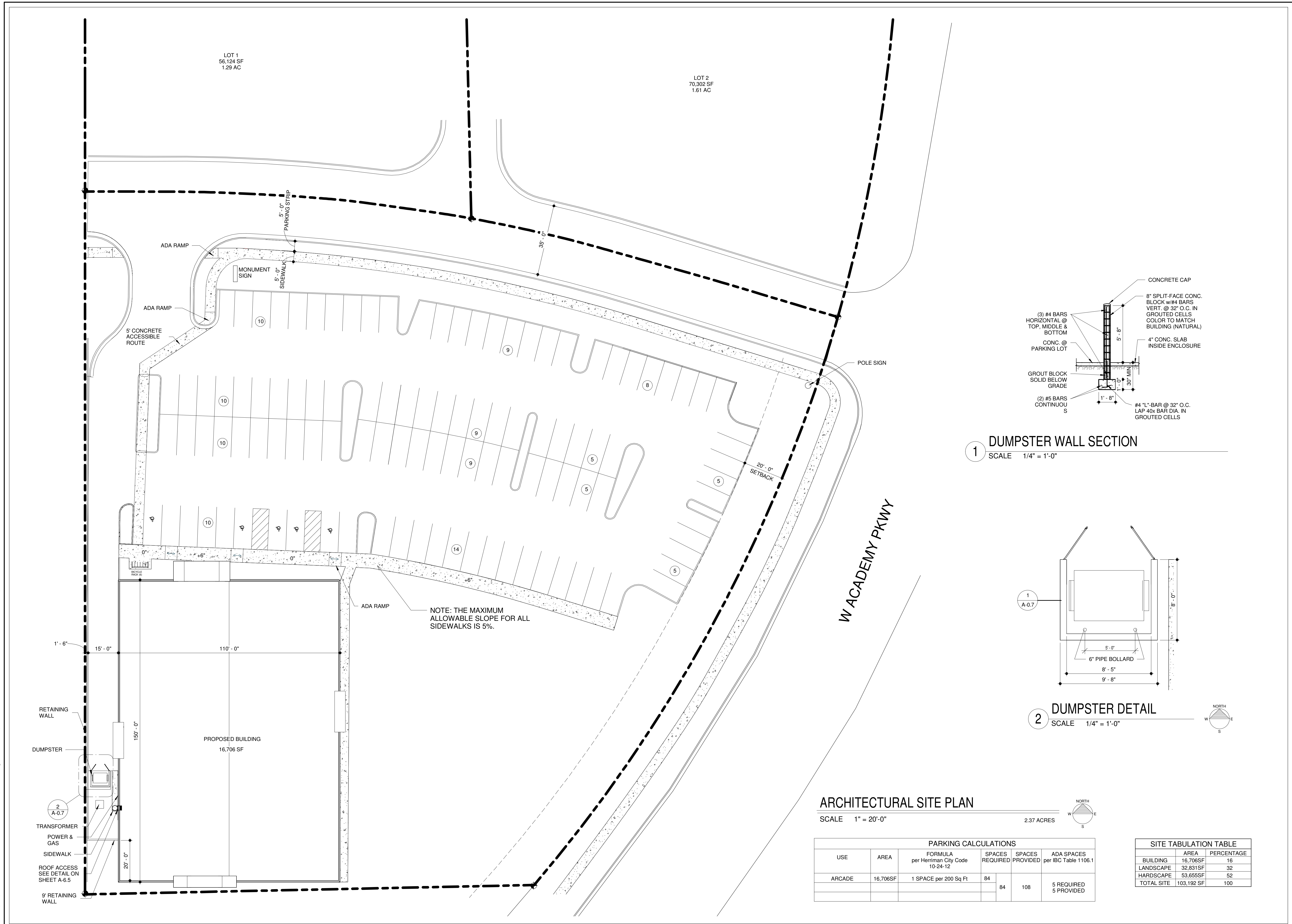


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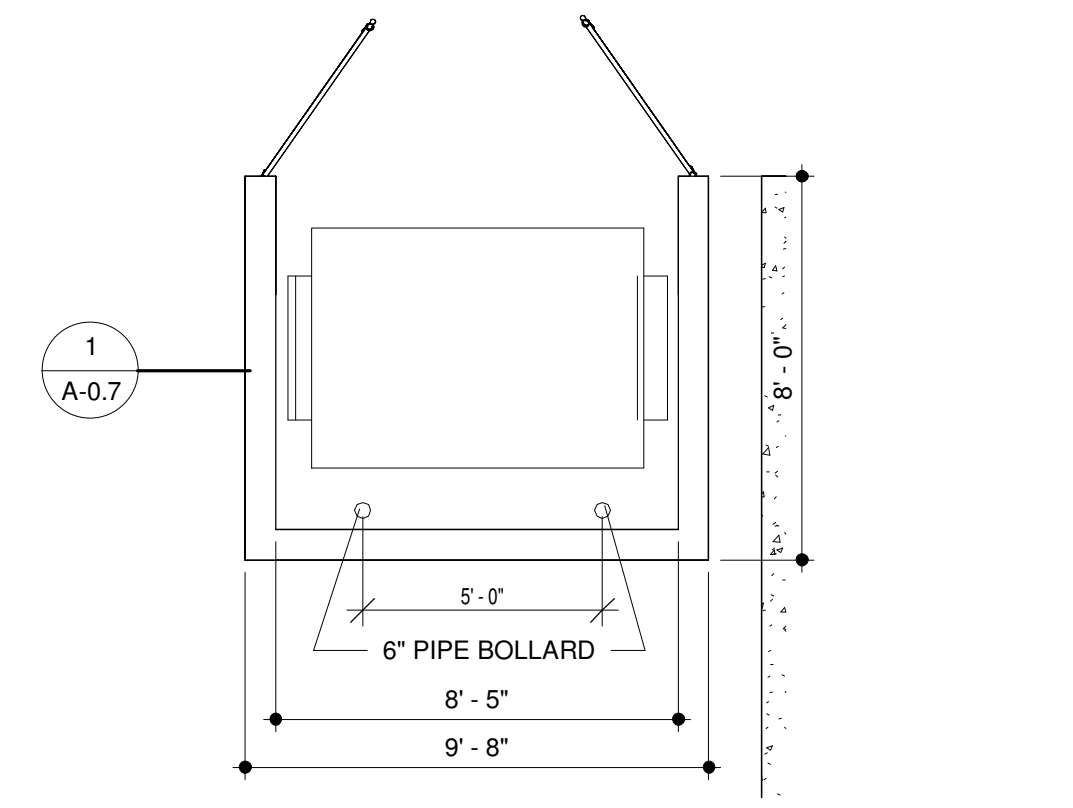
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GR-04
 GRADING PLAN
 DATE
 February 25, 2026

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1 DUMPSTER WALL SECTION
SCALE 1/4" = 1'-0"



2 DUMPSTER DETAIL
SCALE 1/4" = 1'-0"

ARCHITECTURAL SITE PLAN

SCALE 1" = 20'-0" 2.37 ACRES

PARKING CALCULATIONS						
USE	AREA	FORMULA per Herriman City Code 10-24-12	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1	
ARCADE	16,706SF	1 SPACE per 200 Sq Ft	84	84	5 REQUIRED 5 PROVIDED	

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	16,706SF	16
LANDSCAPE	32,831SF	32
HARDSCAPE	53,655SF	52
TOTAL SITE	103,192 SF	100

REVISIONS
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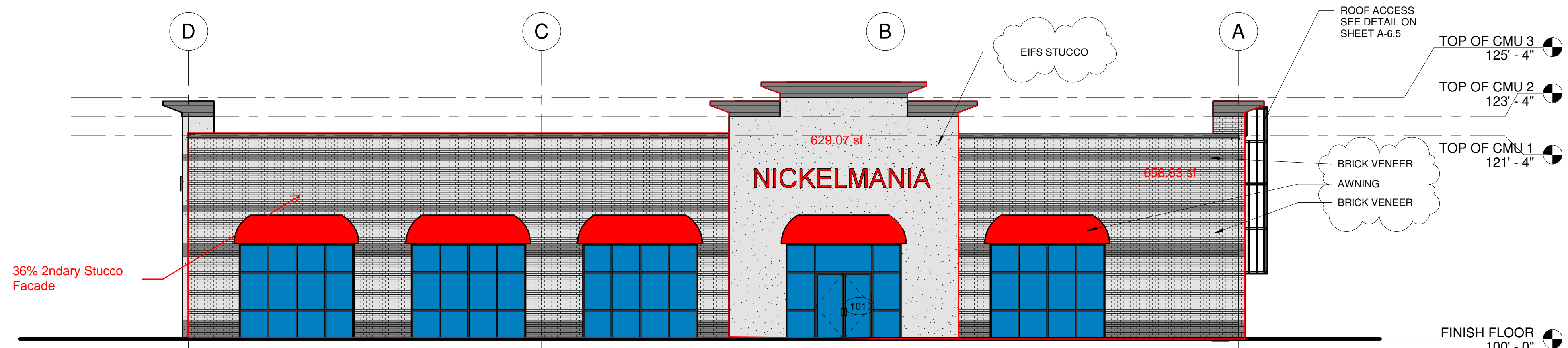
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Arcade Building
For Nickelmania in Herriman
3585 West Maradona Drive, Herriman

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A-0.7

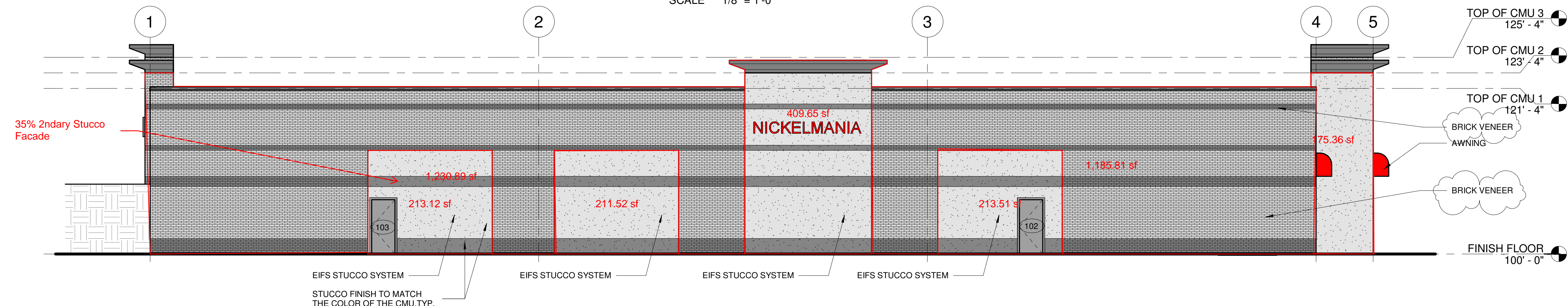
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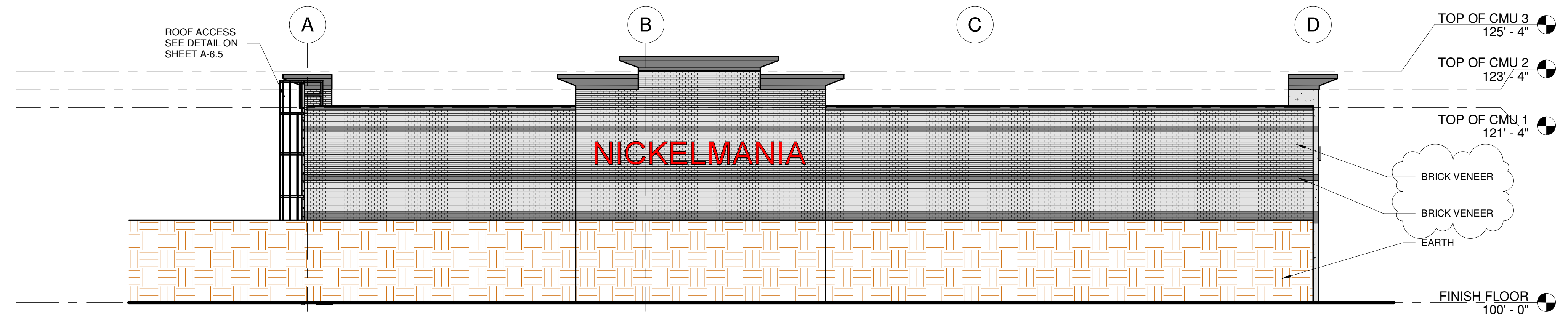
NORTH ELEVATION

SCALE 1/8" = 1'-0"



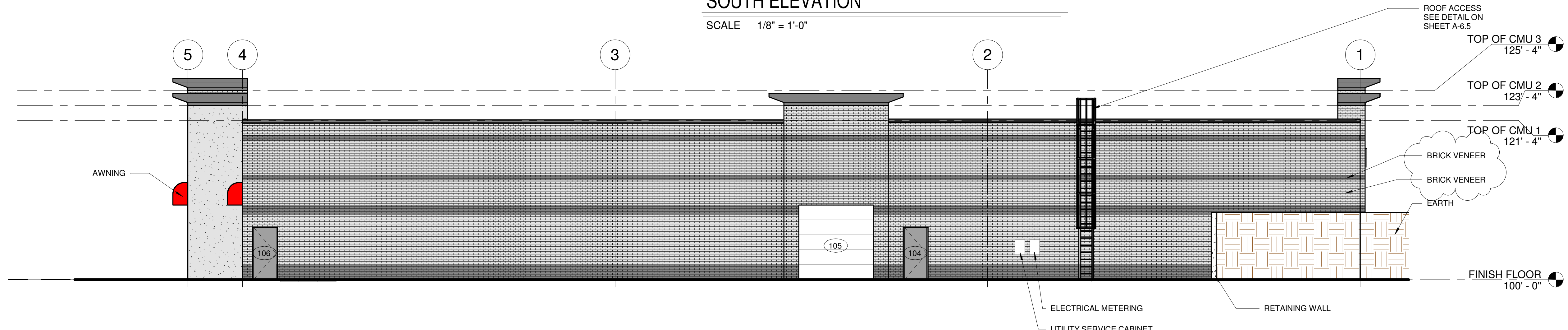
EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

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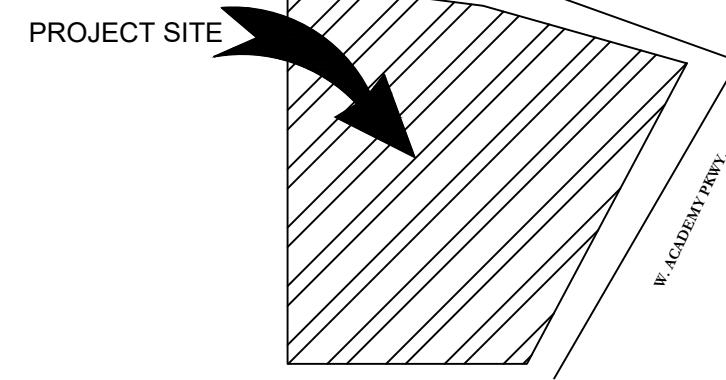
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Arcade Building
For Nickelmania in Herriman
3585 West Maradana Drive, Herriman

SHEET NO.
A-2.1

DATE
02/12/2025

VICINITY MAP



PLANT MATERIALS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JSB	24	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B		6'
	JSM	10	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'
DECIDUOUS TREES						
	ACH	11	Acer campestre 'Metro Gold' Hedge Maple	B & B		2"Cal
	GTS	3	Gleditsia triacanthos 'Skycole' Skyline Honey Locust	B & B		2"Cal
	MTM	25	Malus x 'Indian Magic' Indian Magic Crabapple	20 gal.		2"Cal
	QRA	12	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B		2"Cal
	SIS	19	Syringa reiculata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B		2"Cal
DECIDUOUS SHRUBS						
	BTC	7	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal		
	BHR	33	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush	5 gal		
	CBS	69	Caryopteris x clandonensis 'Blauer Splatz' Sapphire Surf™ Bluebeard	5 gal		
	CAB	8	Cornus alba 'Bailhala' TM Ivory Halo Dogwood	5 gal		
	HFLK	36	Hibiscus syriacus 'SHIMRR38' TM Lil' Kim Red Rose of Sharon	5 gal		
	HPC	8	Hydrangea paniculata 'Hpop013' Lavalamp Candelabra™ Panicle Hydrangea	5 gal		
	PPF	38	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal		
	RTA	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
	RAG	25	Ribes aureum Golden Currant	5 gal		
EVERGREEN SHRUBS						
	BMG	3	Buxus microphylla japonica 'Green Beauty' Green Beauty Japanese Boxwood	5 gal		
	JCD	20	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal		
	JPW	19	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper	5 gal		
GRASSES						
	HSS	81	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal		
	PKR	55	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal		
ROSES						
	PRS	15	Pulmonaria x 'Raspberry Splash' Raspberry Splash Lungwort	1 gal		
	RCD	75	Rosa x 'Meidnifora' TM Coral Drift Groundcover Rose	5 gal		
PERENNIALS						
	HSD	8	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal		
	HRO	17	Heuchera x 'Rave On' Rave On Coral Bells	1 gal		

ISSUE DATE 3/6/2026	PROJECT NUMBER UT25193	PLAN INFORMATION THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON UTILITY NOTIFICATION CENTER, INC. CIVIL AND ARCHITECT INFORMATION ISSUED ON XX/XX/XX	PROJECT INFORMATION NICKLEMANIA 3587 W. MARADONA DR. HERRIMAN, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT MICHELLE POULSON 801-471-8238 MICHELLEPOULSON@YAHOO.COM	LANDSCAPE ARCHITECT / PLANNER MICHELLE POULSON PKJ DESIGN GROUP	LICENSE STAMP MICHELLE POULSON LANDSCAPE ARCHITECT STATE OF UTAH 3/6/2026	DRAWING INFO PLOT DATE: 3/6/2026 DRAWN: JTA CHECKED: ACP KBA
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NO. REVISION DATE

1	XXXX	XX-XX-XX
2		
3		
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINI GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER
12. SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

13. PERMITS
A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

14. PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

15. FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

16. LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

17. MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 90 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

18. GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION, ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENT SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

PART II - PRODUCTS

LANDSCAPE PLAN NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10 FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BURNS, AND SWALES
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL WHICH EVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD

• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MIXING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4" TREE RING OF THE SAME EDGING.

LAWN GRASS AREA

• SO
• ON ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINAL LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FIBER. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.

• SEED
• SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS (SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.

D. WEED BARRIER: DEWITT'S 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITT COMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

- a. PH: 5.5-7.5
- b. EC (ELECTRICAL CONDUCTIVITY): < 20 MMHOS PER CENTIMETER
- c. SAR (SODIUM ABSORPTION RATION): < 30
- d. % OM (PERCENT ORGANIC MATTER): > 1%
- e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND < 70%, CLAY < 30%, SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

- a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
- b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
- c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
- d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADE. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPT.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK LAYER, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING INTENT AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL. AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL. TO INSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT AS TO SO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT, TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET AT APPROPRIATE DISTANCES BETWEEN STRIPS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC, EROSION, ETC. UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

MULCH

• ORGANIC
• PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 1" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.

• IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.

• IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.

• ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL, ORGANIC MULCH. NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.

• ISORGANIC
• ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 10' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.

• IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.

• IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.

• THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS ALL RESPONSIBLE FOR ANY ADDITIONAL KNOWLEDGE FOR OWNER. ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

• LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

PLANT MATERIALS

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JS'B	24	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B		6'
	JS'M	10	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'
DECIDUOUS TREES						
	ACH	11	Acer campestre 'Metro Gold' Hedge Maple	B & B	2"	Cal
	GTS	3	Gleditsia triacanthos 'Skycole' Skyline Honey Locust	B & B	2"	Cal
	MTM	25	Malus x 'Indian Magic' Indian Magic Crabapple		20 gal.	2"
	QR'A	12	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"	Cal
	STIS	19	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B	2"	Cal
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT						
DECIDUOUS SHRUBS						
	BTC	7	Berberis thunbergii 'Concorde' Concorde Japanese Barberry		5 gal	
	BHR	33	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush		5 gal	
	CBS	69	Caryopteris x clandonensis 'Blauer Splatz' Sapphire Surf™ Bluebeard		5 gal	
	CA'B	8	Cornus alba 'Baillhoi' TM Ivory Halo Dogwood		5 gal	
	HL'K	36	Hibiscus syriacus 'SHIMRR38' TM Lil' Kim Red Rose of Sharon		5 gal	
	HPC	8	Hydrangea paniculata 'Hpopr013' Lavalamp Candelabra™ Panicle Hydrangea		5 gal	
	PF'F	38	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil		5 gal	
	RT'A	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac		5 gal	
	RA'G	25	Ribes aureum Golden Currant		5 gal	
EVERGREEN SHRUBS						
	BM'G	3	Buxus microphylla japonica 'Green Beauty' Green Beauty Japanese Boxwood		5 gal	
	JCD	20	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper		5 gal	
	J'PW	19	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper		5 gal	
GRASSES						
	H'S'S	81	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass		1 gal	
	P'KR	55	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass		1 gal	

SITE MATERIALS

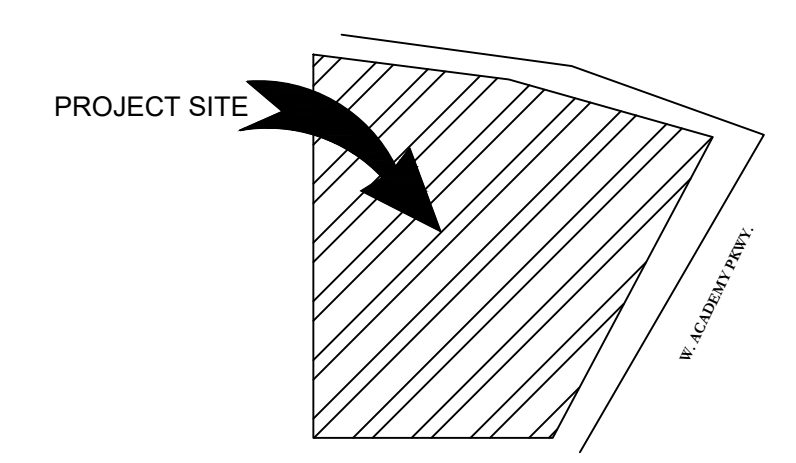
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1L01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	7,782 sf
	1L18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	10,122 sf
	1L19	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	20,260 sf
2 HARDSCAPE			
	2L01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL. SHEET LP-501.	21
	2L04	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	247 lf
	2L05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	342 lf

HERRIMAN-SITE REQUIREMENT CALCULATIONS

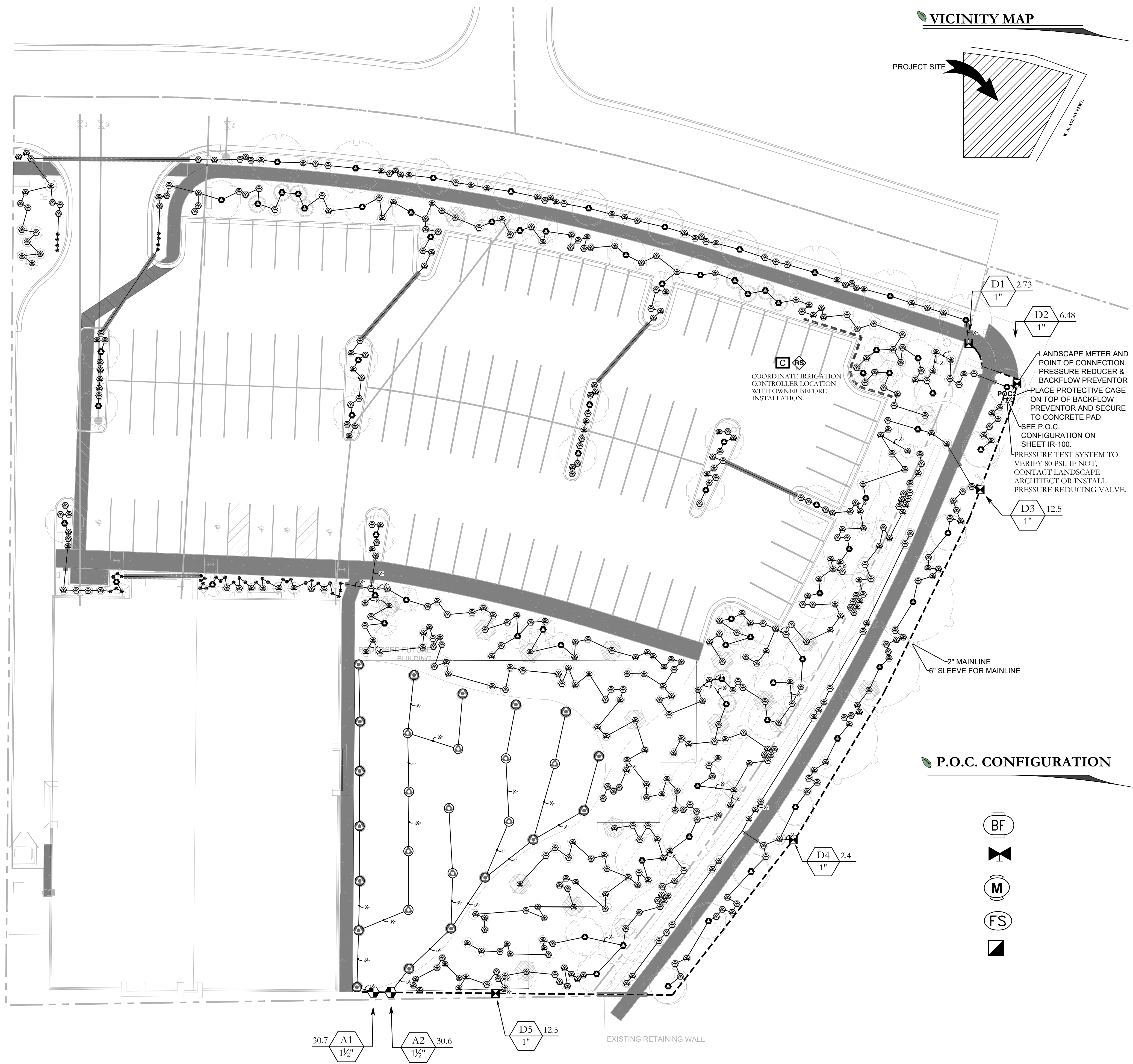
STREET FRONTAGE	REQUIRED:	PROVIDED:
ACADEMY PKWY 1 TREE / 30 FT (298.3 LN FT)	10	10
SECONDARY ROAD		
1 TREE/30 FT (309.0 LN FT)	10	10
1 TREE PER 500 SQ FT LANDSCAPE AREA (38,192 SQ FT)	76	76
1 TREE PER 10 REQUIRED PARKING SPACES	8	8
2 SHRUBS PER REQUIRED PARKING LOT TREES	20	

VICINITY MAP

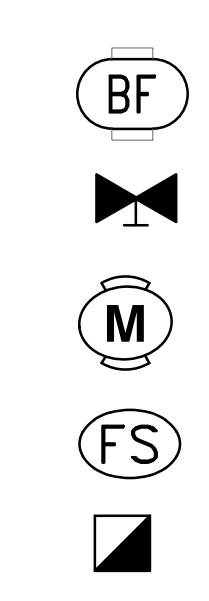


IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird R-VAN24 1806-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	27	45
	Rain Bird XEZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	5	
	Rain Bird XFS-09-18 Drip Ring (SHRUB)	556	
	Rain Bird XFS-09-18 Drip Ring (TREE)	80	
	Rain Bird PESB-IVM 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	2	
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1	
	Rain Bird EFB-CP-PRS-D 1" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1	
	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1	
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1	
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1	
	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXID LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1	
	Point of Connection 2"	1	
	Irrigation Lateral Line: PVC Schedule 40	11.0 LF	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,959 LF	
	Irrigation Lateral Line: PVC Schedule 40 1"	395.7 LF	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	90.3 LF	
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	64.4 LF	
	Irrigation Mainline: PVC Schedule 40	455.2 LF	
	Pipe Sleeve: PVC Class 200 SDR 21	298.0 LF	



P.O.C. CONFIGURATION



(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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3/6/2026 UT25193 THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 CIVIL AND ARCHITECT INFORMATION ISSUED ON XX/XX/XX

NO. REVISION DATE
 1 XXXX XX-XX-XX
 2
 3
 4

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

NICKLEMANIA
 3587 W. MARADONA DR.
 HERRIMAN, UTAH

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IRRIGATION OVERALL PLAN
 CITY PERMIT SET
 IR-100

JTA
 ACP
 KBA
 3/6/2026

ATTACHMENT F – DEVELOPMENT STANDARDS

10-12-6 Development Standards

- A. *Generally.* The use and development of land located in commercial and office zones shall conform to the standards set forth in this section and Chart 10-12 in HCC 10-12-7, except as may be authorized by another provision of this title.
- B. *Alteration and expansion of existing facilities.* When development is proposed to alter or expand existing facilities and the proposed use, alteration, or expansion increases the floor area and/or parking requirements by 25 percent, then the entire site shall be brought into compliance with current city ordinances.
- C. *C-1 and C-2 zones.* Development in the C-1 and C-2 zones shall conform to the following design criteria requirements in addition to other applicable provisions of this title (underline added for emphasis):
1. Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments.
 2. Accessible parking spaces should be convenient to building entries.
 3. Crosswalks and sidewalks shall be incorporated within the project to provide pedestrian connections to the building. Crosswalks shall be so configured to be a design feature of the development. When pedestrian access traverses a commercial use, a material or textural change is required to identify pedestrian paths, which may include pavers, raised pedestrian paths, edges and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design may be used to shorten walking distances across open pavement. Sidewalks should be used when appropriate to connect parking lots with building entries. Heavy painted lines shall be used in conjunction with pedestrian paths where required by the Americans with Disabilities Act (ADA).
 4. For commercial development over five acres, pedestrian amenities shall be provided that allow for use and enjoyment of outdoor areas as a developmental focal point or centralized amenity. These shall include a minimum of one feature from each of the following categories:
 - a. Landscaping: raised landscape planters, shade trees, specimen trees, potted plants, botanical exhibits, trellised planting walls, centralized green gathering space.
 - b. Hardscaped: pedestrian scaled lighting, seating walls, meandering sidewalks, centralized hard-surfaced gathering space (decorative concrete, pavers, a semi-permeable surface, or composite decking).
 - c. Aesthetics: art features, water features, informational kiosks, shade structures, tables, benches, drinking fountains, recreational amenities.
 5. Within commercial shopping centers over ten acres, transit stops with bus pullouts on public streets shall be provided with convenient pedestrian access to transit stops and outlying parking areas.
 6. Convenient and permanent bicycle parking shall be provided in locations that do not interfere with pedestrian circulation. Bicycle parking facilities shall be disbursed throughout larger sites and located in convenient and visible areas.

7. Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments and existing or planned trails, parks, or open space.
8. Support uses, such as trash enclosures, compactors, truck loading areas and outdoor storage, shall be oriented away from residential uses to the extent practical.
9. Drive-through lanes shall be located away from adjoining residential developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Menu board locations shall be shown on preliminary and final site plans.
10. Service electrical system (SES) panels shall be recessed into the building elevation. Access doors shall be screened with landscaping or a solid wall (with landscaping) built of similar building materials and colors of the main development and equal to or exceeding the height of the SES panel; or placed in back of the building if not exposed to adjoining properties.
11. Proposed outdoor display and sales areas shall be located on final site plans, including, but not limited to, propane sales, vending machines, amusements, and seasonal sales. Their location should not displace required parking and pedestrian or landscaping areas.
12. Wall elevations should terminate at a logical point, such as a column or tower element.
13. For all buildings, at least two of the following elements should repeat horizontally. Buildings with façades greater than 100 feet in length shall include a minimum of four such elements, repeated at appropriate intervals, either horizontally or vertically. The use of the same element repeated across the building's façades shall count as only one element:
 - a. Texture change.
 - b. Material change.
 - c. Architectural variety and interest through a change in plane, such as building offsets, recesses, and projections. Wall projections, offsets, and recesses shall be a minimum of 18 inches.
 - d. Window and door reveals, archways or projecting ribs.
 - e. Variations in roof pitches and planes.
 - f. Entrance features which include canopies, recesses, porticos, or similar features that are consistent with the character of the building and make the entrance to the building easily visible. Entrance features shall be proportionate to the entrance's opening and shall be applied to all public entrances.
14. Parapets for concealing flat roofs shall be designed to match the existing architecture. EPDM, PVC, rubberized, rolled or liquid roofing membranes, or other similar roofing systems shall not be used on pitched roofs or in areas that are visible from the street or adjoining properties.
15. All building materials shall be high quality, durable, and provide a low-maintenance finish. All façades, including back and side elevations, shall be constructed as follows:
 - a. Primary materials: a minimum of 60 percent brick or stone that is not part of the support structure or panelized. The brick or stone shall be a natural color and shall not be painted.
 - b. Secondary materials: The balance of exterior wall area shall consist, at a minimum, of two other materials, including brick, stone, glass, architectural metal panels, decorative block or concrete, stucco or simulated stone panels.

- (1) Stucco products, if used, shall clearly be used in minimal amounts and as a contrast or accent to other building material and shall not exceed 20 percent of any building façade.
 - (2) Simulated stone panels shall be of cementitious construction.
 - (3) Glazing systems shall be constructed of aluminum (anodized or painted) or steel (painted or powder coated). Wood, aluminum-cladded, or vinyl glazing systems may be considered and are subject to the standards outlined in subsection (C)(15)(c) of this section.
 - (4) Architectural metal panels shall be painted, anodized, or sealed. Profiles may include flat, boxed, or ribbed. Galvanized or raw metal finishes and corrugated "wavy" profiles may be considered if the standards outlined in subsection (C)(15)(c) of this section are met.
 - (A) Architectural panels shall be installed using a hidden fastening system.
 - (B) Architectural panels shall meet all building code requirements and carry a manufacturer's warranty.
 - c. The planning commission may grant an exception to allow for a substitution of the building's secondary materials wherein all the following conditions are met:
 - (1) The primary materials exceed 60 percent coverage on at least two elevations.
 - (2) The structure's finish materials incorporate alternate design characteristics that are equivalent to or exceed those otherwise achieved by the strict adherence to this section.
 - (3) The granting of an exception will not adversely affect the established character of the surrounding structure or development.
 - (4) The granting of the exception shall be complementary or essential to the overall design of the structure.
 - (5) The substitute material shall be of high quality, and durability, to provide a low-maintenance finish.
 - d. The city council may grant an exception to this criteria for a building that is part of a large commercial project that has approved design guidelines and is greater than 40,000 square feet.
16. Freestanding accessory structures, such as enclosed service/refuse areas and covered parking, should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used on the main building should be applied to all sides of these structures generally visible to the public.
 17. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with the design standards set forth in this section. The applicant, upon request, shall provide color pictures of other national tenant buildings (non-prototype examples) that have been built in other cities and states.
 18. All exterior lighting shall conform to standards set forth in this section, and this title. All exterior lighting shall comply with approved site plan requirements and design guidelines.



STAFF REPORT

DATE: April 1, 2026

TO: Planning Commission

FROM: Laurin Hoadley, Planner I

SUBJECT: Review and consider a request to amend the Herriman City General Plan from “General Retail” to “Mixed Use Neighborhood 2” for property located approximately at 15101 Mountain View Corridor Highway to develop approximately 4.5 acres of commercial property and 149 dwelling units on approximately 11 acres of residential property if approved by the City Council. **(Public Hearing)**
Applicant: Steve Maddox, Edge Homes Utah LLC (authorized agent)
Acres: ±15.47
File No: G2026-031

RECOMMENDATION:

Staff finds that the proposal does not “reasonably promote the public interest, encourage appropriate use and development, or promote the general welfare” of the City (as per City Code 10-5-6 General Decision-Making Standards). Therefore, staff recommends the Commission motions to deny approval of the request to amend the Herriman City General Plan Future Land Use Map from “General Retail” to “Mixed Use Neighborhood 2” for ±15.47 acres of property at 15101 Mountain View Corridor Highway.

ISSUE BEFORE COMMISSION:

Should the City amend the Future Land Use Map for ±15.47 acres of property at 15101 Mountain View Corridor Highway from “General Retail” to “Mixed Use Neighborhood 2”?

BACKGROUND & SUMMARY:

The applicants’ request is to amend the General Plan designation of the subject property. If approved, the applicant plans to rezone and subdivide the property into a mixed use project with approximately 4.5 acres of commercial area 10.8 acres of residential use. The subject property is currently zoned C-2 Commercial. The General Plan designation does not support rezoning this property to MU-2

Mixed Use. The applicant has submitted a separate land use application (File No. Z2026-032) requesting a rezone that will proceed only if the City Council approves this request to amend the General Plan. For reference, a table of the General Retain and Mixed-Use Neighborhood Two Future Land Uses and their corresponding zones is provided below:

General Retail	Mixed-Use Neighborhood Two
C-2 Community Commercial	R-2-15 Low/Medium Density Residential (5.8 du/ac)
OP Business Office	R-2-10 Low/Medium Density Residential (8.0 du/ac)
	R-20-43 High Density Residential (9.0-20 du/ac)
	MU-2 Mixed Use (10-15 du/ac)

Whereas a General Plan amendment is a legislative decision, the Planning Commission will hold a public hearing and provide a **recommendation** to the City Council. The City Council will then hold a public meeting and make the final decision to either approve or deny the request.

A public notice for the public hearing was mailed to residents and affected entities within 300 feet of the subject property on March 20, 2026, and published in three (3) places within the City as required by State Code on March 19, 2026.

DISCUSSION:

Engineering Compliance:

Staff Finding – Engineering has reviewed the proposed General Plan Map amendment and has no immediate concerns. If approved, any development would require analysis to verify that additional demands on the utilities and traffic systems can be met.

Zoning Ordinance Compliance:

City Code requires the following when processing any land use application:

10-5-4 General Requirements

- D. Development Review Sequence: *No land use application shall be considered unless:*
 1. The approval requested in the application conforms to the intent of the General Plan and is allowed by the zone existing on the subject property; or
 2. The application is *submitted simultaneously with any applications needed to amend the General Plan, Zoning Map, or provisions of this title that, if approved, would allow approval of the application (italics added).*

As noted, in concert with the proposed General Plan amendment, the applicant also submitted the following Zoning Map amendment for concurrent review:

- **Z2023-032:** Zoning Map amendment from C-2 Commercial to MU-2 Mixed-Use for ±15.47 acres of property at 15101 Mountain View Corridor Highway.

If the City approves the proposed General Plan and Zoning Map amendments, the applicants intend to submit an application to subdivide the subject property, which the Planning Commission would review in a future public meeting.

In accordance with City Code 10-5-6(A)(3)(a), the Commission and City Council shall determine what action, in their judgment, will achieve the following:

1. Reasonably promote the public interest.

***Staff Finding:** The City Council adopted the current General Plan in July 2022. This effort included public meetings, open houses, surveys, and collection of online comments regarding potential land uses. Based on this effort, the “public interest” is reflected in Section 4.2: Overall Planning Aims and Goals, as follows:*

ED-3: Safeguard and Integrate Future Opportunities into Existing and Future Development Patterns. *Herriman will continue to be proactive in preserving key locations for commercial and/or mixed-use nodes to support easy and convenient access to services and amenities for residents and visitors.*

- *Herriman will continue to focus higher-intensity commercial uses along Mountain View Corridor.*
- *Herriman will limit the conversion of commercially zoned areas to other uses and keep an intentional excess of these areas to attract unique businesses and employment opportunities (Herriman NEXT, Policy 8-9, italics added for emphasis).*

Whereas the proposal is not consistent with the adopted General Plan strategies cited above, staff finds the request will not reasonably promote the public interest.

2. Conserve the value of property.

***Staff Finding:** The applicant has not submitted any data or evidence regarding the impact the amendment would have on the value of the Subject Property or surrounding properties. When evaluating this standard, the City should consider the **immediate and long-term effects of the proposal on property values**. Due to lack of information, staff assumes that the proposal will not be detrimental to property values of the subject property or surrounding properties.*

3. Avoid incompatible development.

Staff Findings: *Whereas the majority of the conceptual development plan is adjacent to existing and proposed residential, commercial, and transportation land uses, staff finds the proposal does avoid incompatible development with adjacent land uses.*

4. Encourage appropriate use and development.

Staff Findings: *One of the essential objectives of Herriman is the prudent adoption and responsible administration of a municipal budget that meets the needs and desires of its residents. Within the adopted General Plan, the following “Economic Development Opportunities Overall Goal” is stated:*

Being sustainable and offering a high quality of life depends upon a diverse tax base and convenient access to local services and amenities. As the community grows, the viability of commercial land uses increases. With major regional retail centers already nearby, Herriman will work to target development of commercial centers designed to serve the community and create nodes at the neighborhood level. The following overall goal, policies, and strategies capture Herriman’s approach for addressing the issues and opportunities related to Economic Development Opportunities. The policies and strategies are organized according to five subtopics (ED-1 to ED-5), which represent specific areas of focus.

Economic Development Opportunities Overall Goal: Herriman aims to be a fiscally sustainable, resilient community with a diverse tax base and revenue source. (Herriman NEXT, Policy 6)

As stated, the subject property is one of relatively few commercial nodes within Herriman City that is adjacent to Mountain View Corridor, which provides significant access and visibility for commercial development. As such, with respect to the overall goals of the adopted General Plan, staff finds the proposal does not encourage appropriate use and development of the Subject Property.

5. Promote the general welfare.

Staff Findings: *While the proposal would facilitate the development of additional housing within Herriman and produce limited private financial benefits, maintaining policies that strive to balance land uses that “promote the general welfare” of Herriman businesses, property owners, and residents—which requires sufficient public financial resources to deliver essential and desirable public services, staff finds the proposal does not sufficiently promote the general welfare of the City.*

ALTERNATIVES:

The Planning Commission may consider the following alternatives:

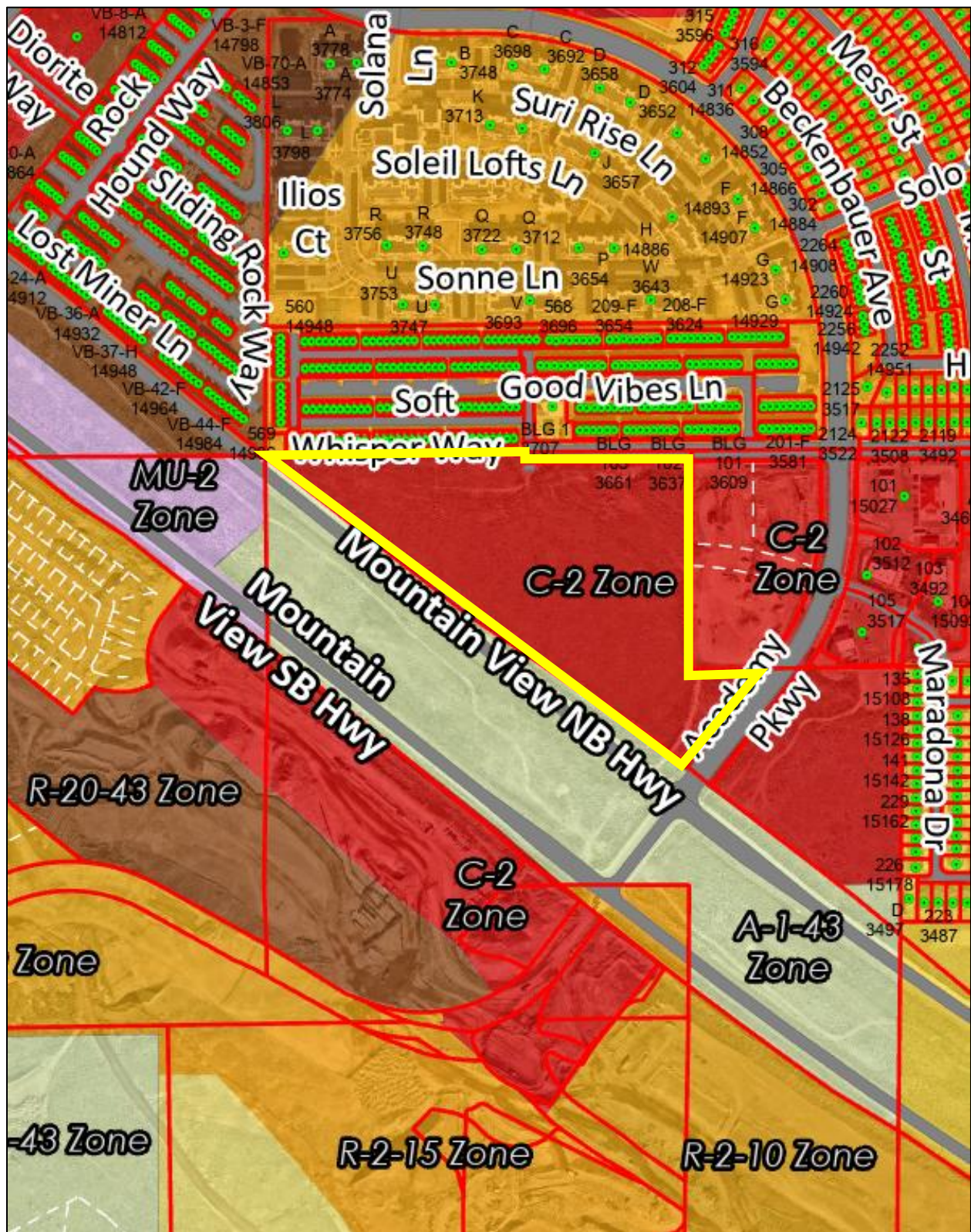
Alternatives	Recommendation	Reasons For Motion	Reasons Against Motion
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Approve proposal as submitted	Approval forwards the proposal to the City Council for final review and decision	Staff findings do not support approval of the proposal
Modify proposal	Modification(s) may improve the proposal	Modification(s) may not be based on facts or recommended practices and may have unintended consequences
Postpone proposal (with or without date)	Postponing the proposal would allow the applicant and staff additional time to research and revise the proposal, if warranted	Postponing would extend the decision-making process and require additional resources
Deny proposal	Yes Denial would maintain the adopted General Plan	None identified by staff

ATTACHMENTS:

- A. Vicinity Map
- B. General Plan Map
- C. Conceptual Plan

ATTACHMENT A – VICINITY MAP





GENERAL PLAN

Land Use 2030

- Educational Village/Campus
- Forest Residential/Recreational Resort
- Open Space
- Mixed Use Neighborhood One
- Employment Campus/Business Park
- Parks and Plazas
- Civic and Community
- Utilities and Support Services
- Office Mixed Use
- General Retail
- Neighborhood Commercial/Node
- Mixed Neighborhood Two
- Neighborhood Residential Two
- Neighborhood Residential One
- Hillside and Agricultural Residential
- Mountain and Canyon Residential
- Herriman City Limit

Printed: 9/14/2022

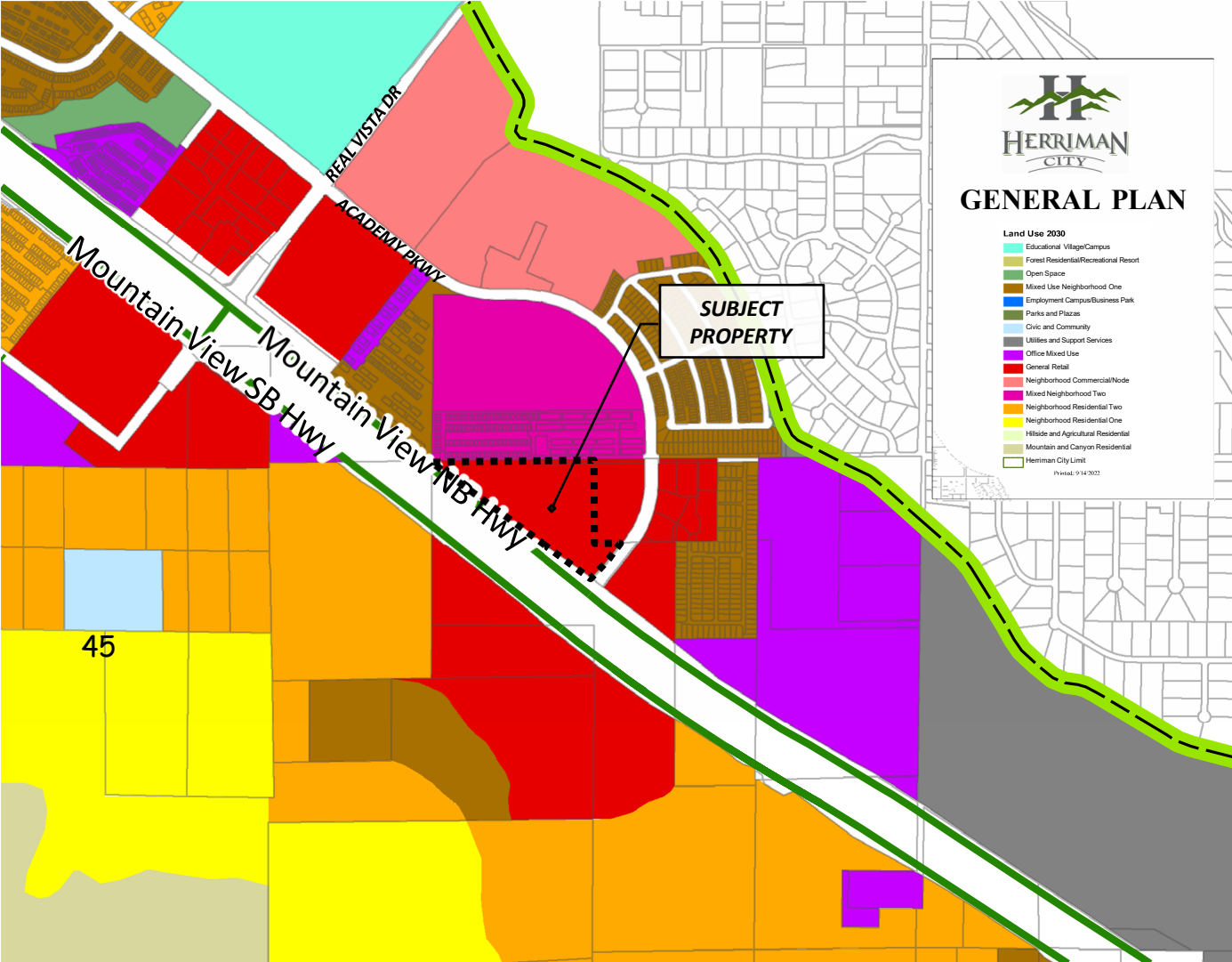


Table 6.2.1: FLU Categories & Corresponding Agricultural, Residential, & Recreation Zones

RESIDENTIAL & NEIGHBORHOOD FLU CATEGORIES

Mountain & Canyon Residential

Rural/remote homes of varying sizes on large lots that fit into the canyons and mountains surrounding Herriman's traditional neighborhoods

Forest Residential & Recreational Resort

Homes of varying sizes on larger forest residential lots that fit into Herriman's foothills; This also supports low-impact recreational resorts in the foothills

Agricultural & Hillside Residential

Larger, estate lots and/or agricultural lots with homes of varying sizes that fit alongside Herriman's other neighborhoods

Neighborhood Residential One

Options for housing on small to mid-sized lots throughout Herriman

Neighborhood Residential Two

Housing on smaller lots with detached or attached homes that fill the gap between conventional suburban homes and multi-family homes

Mixed Use Neighborhood One

Detached and attached homes that blend single family and multi-family units in a neighborhood

Mixed Use Neighborhood Two

Specific areas of Herriman where multi-family units are supported by a mixed-use neighborhood

Residential & Neighborhood Zones			Residential & Neighborhood FLU Categories						
			Mountain/Canyon Residential	Recreational Resort/ Forest Residential	Agricultural & Hillside	Neighborhood One	Neighborhood Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two
	DU/AC*	Minimum Lot size							
A-1-43 Agricultural Single Family	1.0	43,560 sq. ft.							
A-1-21 Agricultural Single Family	2.0	21,780 sq. ft.							
A-1-10 Agricultural Single Family	1.8 to 2.5	10,000 sq. ft.							
R-1-43 Residential Single Family	1.0	43,560 sq. ft.							
R-1-21 Residential Single Family	2.0	21,780 sq. ft.							
R-1-15 Residential Single Family	2.9	15,000 sq. ft.							
R-1-10 Residential Single Family	4.4	10,000 sq. ft.							
R-2-15 Low/Medium Density Residential	5.8	none							
R-2-10 Low/Medium Density Residential	8.0	none							
R-20-43 High Density Residential	9.0 to 20	none							
FR-20 Forestry Recreation	0.05	20 acres							
FR-10 Forestry Recreation	0.1	10 acres							
FR-5 Forestry Recreation	0.2	5 acres							
FR-2.5 Forestry Recreation	0.4	2.5 acres							
FR-1 Forestry Recreation	1.0	1 acre							
RC Resort Community	0.4	none							

*Dwelling Units Per Acre numbers reflect either a maximum density or density range for each zone, or reflect an average density based on Minimum Lot Sizes.

MIXED USE & COMMERCIAL FLU CATEGORIES

Neighborhood Commercial

Smaller-scaled commercial uses that are accessed via walking, biking, or driving; provides services, amenities, and social interactions

General Retail

Development that draws customers City-wide and from the surrounding regional context

Employment Center

Business, technology, creative services, craft industry, start-up/entrepreneur space, and light industry-focused development

Office Mixed Use

Business, technology/flex, & professional office uses compatible with adjacent residential neighborhoods, civic & commercial areas

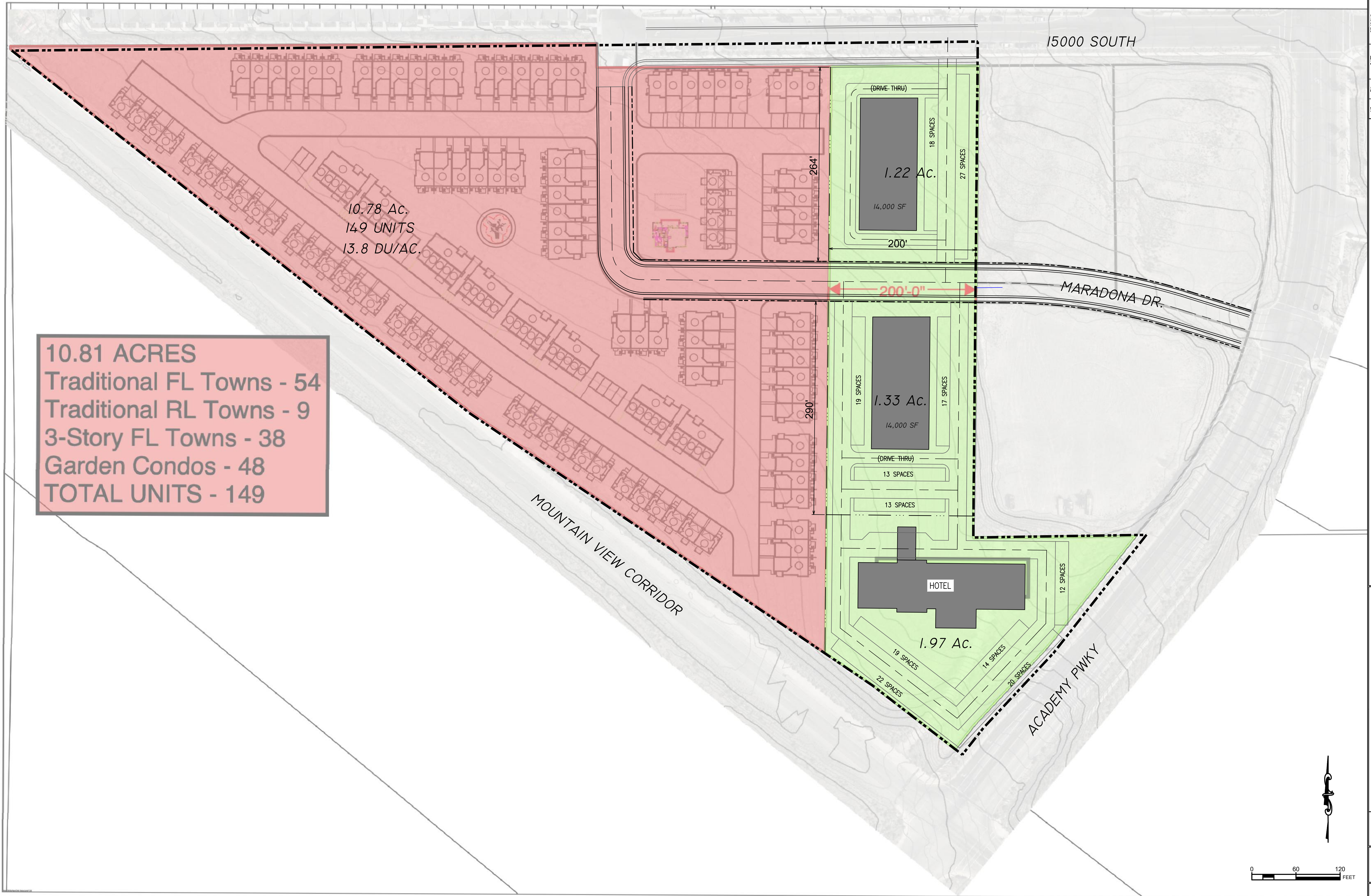
Educational Campus/Village

A campus/mixed use neighborhood that offers a blend of residential, shopping, office, open spaces, recreation, and academic/research uses

Table 6.2.2: FLU Categories & Corresponding Mixed Use, Commercial, & Manufacturing Zones

Mixed Use & Commercial Zones	Residential & Neighborhood FLU Categories						Mixed Use & Commercial FLU Categories					
	Mountain/Canyon Residential	Recreational Resort/ Forest Residential	Agricultural & Hillside	Neighborhood One	Neighborhood Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two	Neighborhood Commercial	General Retail	Employment Campus	Office Mixed Use	Education Village
	DU/AC*	Minimum Lot size										
C-1 Neighborhood Commercial (update recommended)	n/a	none										
C-2 Community Commercial	n/a	none										
OP Business Office	n/a	none										
T-M Technological/Manufacturing	n/a	none										
M-1 Light Manufacturing	n/a	none										
M-2 Large Area Manufacturing	n/a	none										
MU Mixed Use**	10 to 15	none										
MU-2 Mixed Use**	10 to 15	none										

*Dwelling Units Per Acre numbers reflect the density range for the Mixed Use zones; **Neighborhood Commercial nodes may be included as part of the acreage for a MU or MU-2 project area.



10.81 ACRES
 Traditional FL Towns - 54
 Traditional RL Towns - 9
 3-Story FL Towns - 38
 Garden Condos - 48
TOTAL UNITS - 149

10.78 Ac.
 149 UNITS
 13.8 DU/AC.

(DRIVE-THRU)
 1.22 Ac.
 14,000 SF
 18 SPACES
 27 SPACES
 200'

1.33 Ac.
 14,000 SF
 19 SPACES
 17 SPACES
 (DRIVE-THRU)
 13 SPACES
 13 SPACES

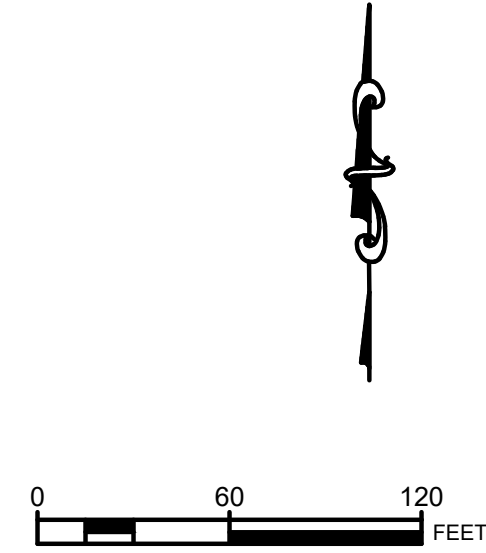
HOTEL
 1.97 Ac.
 19 SPACES
 14 SPACES
 20 SPACES
 22 SPACES
 12 SPACES

15000 SOUTH

MARADONA DR.

MOUNTAIN VIEW CORRIDOR

ACADEMY PKWY



NO.	BY	DATE	REVISIONS

ACADEMY PKWY PROJECT
CONCEPT SITE PLAN
 PREPARED FOR: **KEN OLSEN**
 DATE SUBMITTED: 2-21-2026

SHEET NUMBER
1
 SCALE
 HORIZONTAL: 1"=60'
 VERTICAL: 1"=N/A
 JOB NUMBER
47-100

NOT FOR CONSTRUCTION



STAFF REPORT

DATE: April 1, 2026

TO: The Planning Commission

FROM: Laurin Hoadley, Planner I

SUBJECT: Review and consider a request to amend the Herriman City Zoning Map from C-2 Commercial to MU-2 Mixed Use for property located at 15101 S Mountain View Corridor to develop ±4.5 acres of commercial property and 149 dwelling units on ±11 acres of residential property if approved by the City Council. **(Public Hearing)**
Applicant: Edge Homes
Acres: ±15.47
File No: Z2026-032

RECOMMENDATION:

Staff finds that the proposal does not comply with the adopted standards of review for zoning amendments in Herriman City Code (HCC) 10-5-8. Therefore, staff recommends the following action:

- Planning Commission recommends to the City Council denial of the request to amend the Herriman City Official Zoning Map for ±15.47 acres of property located at 15101 Mountain View Corridor Highway from C-2 Commercial to MU-2 Mixed Use.

ISSUE BEFORE COMMISSION:

Should the City amend the Herriman City Official Zoning Map to rezone the subject property from C-2 Commercial to MU-2 Mixed-Use as proposed by the applicant?

BACKGROUND & SUMMARY:

The applicant has requested a zoning map amendment for ±15.47 acres at 15101 Mountain View Corridor from C-2 Commercial to MU-2 Mixed-Use. If approved, the applicant intends to develop a mix of residential and commercial land uses, as illustrated in Attachment B, a conceptual development plan with 149 residential dwelling units on approximately 10.8 acres and 3 commercial lots on approximately 4.7 acres.

As per Herriman City Code, a Zoning Map Amendment is a legislative decision. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council shall hold a public meeting and decide on the application.

Concerning the April 1, 2026, Planning Commission Public Hearing, notice of a public hearing was posted in three (3) public places within Herriman and on the Utah State Public Notice website. Public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject property at least ten (10) days before the public hearing. Prior to the publication of this staff report, staff had not received any public comment for or against the proposal.

DISCUSSION:

Engineering Compliance:

Staff Finding – Engineering reviewed the request and expressed no immediate concerns with the proposed zoning map amendment. If approved, any development plans would require analysis to verify that additional demands on the utilities and traffic systems can be met.

Zoning Ordinance Compliance:

Per City Code 10-5-8 Zoning Map and Text Amendment, a “decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection 10-5-6A of this chapter. In making an amendment, the following factors should be considered:”

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the General Plan;

Staff Finding – The Future Land Use Map in the General Plan classifies the Subject Property as “General Retail,” which does not support the requested rezone. As such, the applicant also submitted a concurrent request (City File No. G2026-031) to amend the Future Land Use Map to “Mixed Use Neighborhood 2.” However, in analyzing the proposed General Plan Amendment, staff findings recommended denial of the proposal.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

Staff Finding – Whereas the majority of the conceptual development plan is adjacent to existing and proposed residential, commercial, and transportation land uses, staff finds the proposal would be compatible with adjacent land uses.

3. The extent to which the proposed amendment may adversely affect adjacent property;

Staff Finding – The applicant has not submitted any data or evidence regarding the impact the proposal would have on adjacent properties. Admittedly, if amending the General Plan and the Zoning Map facilitates development, it is reasonable to infer that the proposal will improve the value of the Subject Property; however, it is unclear if the proposal would have a positive, neutral, or negative impact on surrounding property values. As such, City staff does not find the proposal sufficiently addresses this standard.

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Staff Finding – Whereas the Subject Property is in “Water Pressure Zone 1,” which has available water supply, Engineering staff reviewed the proposal and did not identify any facility or service deficiencies that could not be addressed by the applicant through the subdivision review, permitting, and construction process.

Even so, the City remains concerned with the financial impacts of residential development and its long-term obligation to provide municipal services. As such, the City’s General Plan and Zoning Map are critical land-planning and development tools that (1) balance desirable and necessary land uses in Herriman, and (2) enable the City to manage assets and ensure delivery of these essential services. As such, City staff is concerned that the proposal will essentially “cost” the City and weaken its ability to provide adequate facilities and public services, rather than strengthen it.

In conclusion, based on the findings in this report, the staff recommends that the Planning Commission vote to deny the proposal.

ALTERNATIVES:

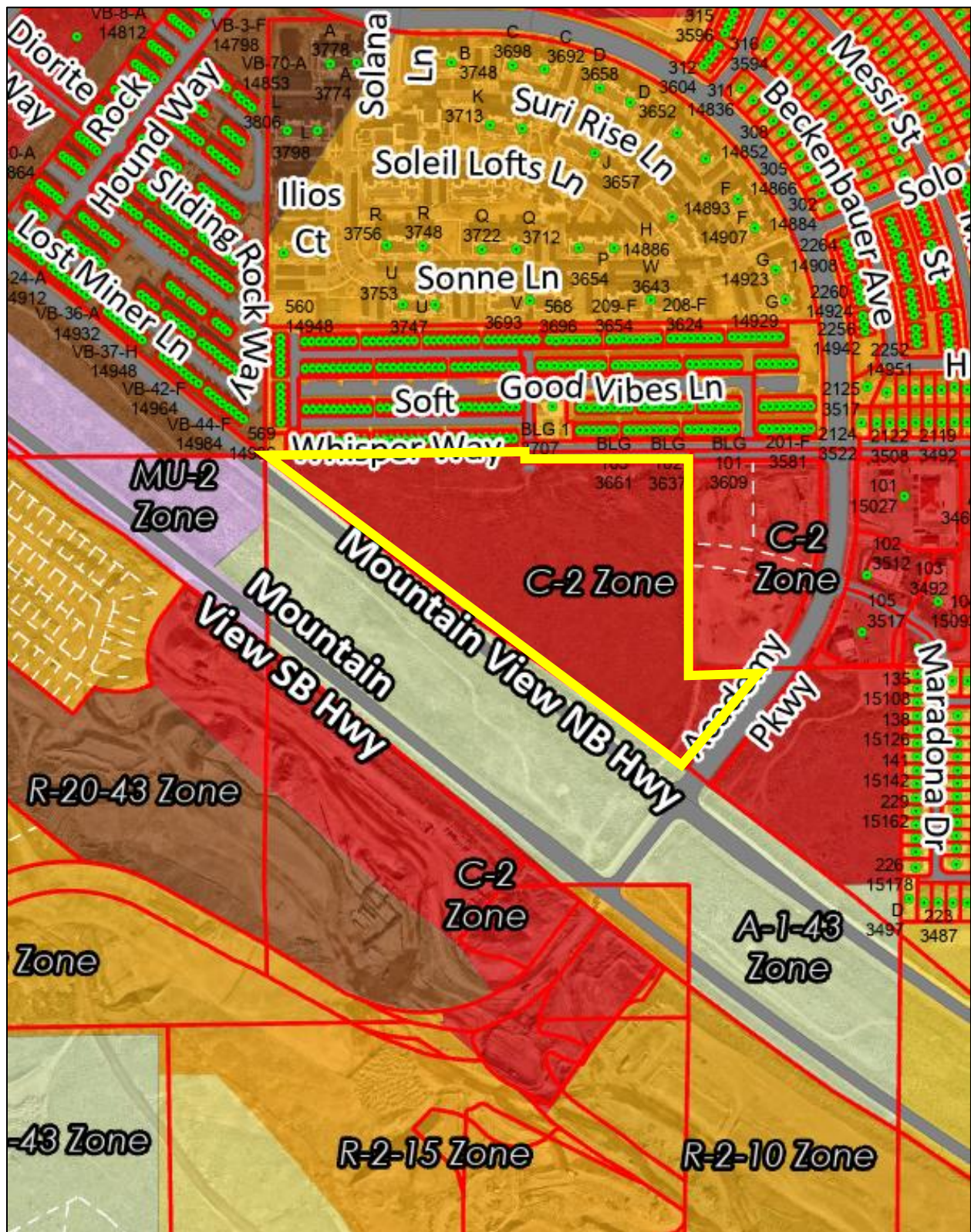
Action from the Planning Commission may include the following:

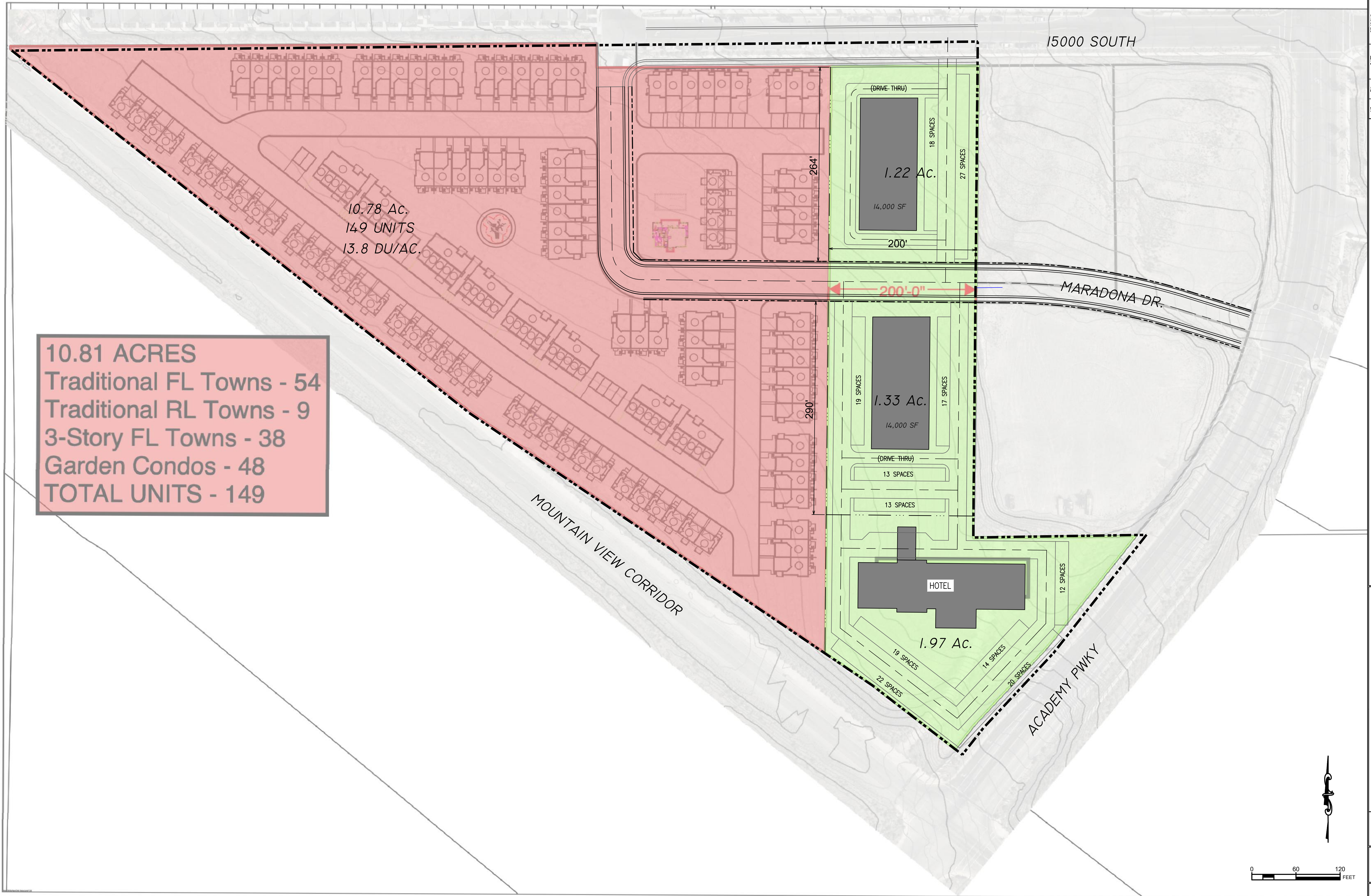
Alternatives	Recommendation	Reasons For Motion	Reasons Against Motion
Approve proposal as submitted		Approval forwards the proposal to the City Council for final review and decision	General Plan does not support proposal
Modify proposal		Modification(s) may improve the proposal	Modification(s) may not be based on facts or recommended practices and may have unintended consequences
Postpone proposal (with or without date)		Postponing the proposal would allow the applicant and staff additional time to research and revise the proposal if needed	Postponing would extend the decision-making process and require additional resources
Deny proposal	Yes	Denial of the proposal maintains the “status quo” regarding potential land uses on the subject property	None identified by staff

ATTACHMENTS:

- A. Vicinity Map
- B. Conceptual Plan

ATTACHMENT A – VICINITY MAP





10.81 ACRES
 Traditional FL Towns - 54
 Traditional RL Towns - 9
 3-Story FL Towns - 38
 Garden Condos - 48
TOTAL UNITS - 149

10.78 Ac.
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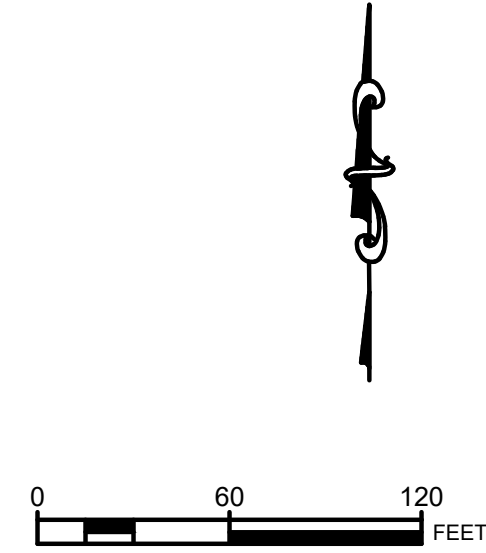
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ACADEMY PKWY



NO.	BY	DATE	REVISIONS

ACADEMY PKWY PROJECT
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