



PLANNING COMMISSION AGENDA

Wednesday, May 20, 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 State and City Codes – 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 April 15, 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 a request to approve a Preliminary Subdivision Plat to amend Lot 1 of Ivie's Place Subdivision to create one (1) new residential lot located approximately at 7411 W Hi Country Road in the A-1-10 Agricultural Zone with a zoning condition (ZC) that has a density restriction of two (2) lots per one (1) acre. (Public Hearing)

Applicant: Rodger Duke (property owner)

Acres: ±0.311

City File No: S2025-071

4.2. Review and consider approval of a Conditional Use Permit to construct a one-half-million-gallon water tank for the City of Herriman, in Water Zone 9, at approximately 15506 S Spring Canyon Drive. The primary objective of the proposal is to provide a culinary water supply for undeveloped portions of a residential planned unit development (PUD) known as The Cove at Herriman Springs.

Applicant: Travis Taylor (authorized agent)

Acres: ±94.56

File No: C2025-091

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. Review and consider a request to recommend an amendment to the Herriman City Zoning Map from A-1-43 (1-acre per lot minimum) to A-1-10 (10,000 square feet per lot minimum) for property located approximately at 7232 W Gina Road. (Public Hearing)

Applicant: Quinn Millet (authorized agent)

Acres: ±5.0
City File No: Z2026-060

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: May 27, 2026

7.2. Next Planning Commission Meeting: June 3, 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 14th day of May 2026 /s/ Angela Hansen, Deputy City Recorder



PLANNING COMMISSION MINUTES

Wednesday, April 15, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, April 15, 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, Jackson Ferguson, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused:

Staff Present: Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Garret Reynolds, Staff Engineer III Josh Petersen, Assistant City Manager Wendy Thomas (online), Planning Director Michael Maloy, and Commander-Operations Brent Adamson

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

Chair Andrea Bradford called the meeting to order at 6:06 p.m.

1. Commission Business

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

Planning Director Maloy reported that no land use applications were on the recent city council agenda, but the council continues working through the budget process. A significant discussion focused on the capital improvement plan and prioritizing expenditures, with current plans exceeding available funding without considering bonds or identifying true priorities.

During the regular meeting, the council discussed extending Herriman Boulevard and awarded a contract to Civil Service Inc for managing that project. The city adopted its annual fireworks restriction map, though some cities have increased restrictions or banned fireworks entirely. Herriman continues allowing them while managing separate state requirements for Wildland Urban Interface (WUI) maps related to wildfire insurance and potential state mitigation fees. Planning Director Maloy explained that WUI maps are not technically zoning maps, though the city may consider adopting consistent zoning layers.

The City Council canceled their second April meeting due to members attending the Utah League of Cities and Towns conference in Saint George.

Commissioner Rypien arrived at 6:26 p.m.

1.2. Review of Agenda Items – Planning Staff

Planner Hamilton reviewed the evening's agenda items, noting that items 4.1 and 4.2 for Simple Manufacturing and Dime Beauty are interrelated sister companies seeking conditional use permits in the M-1 Manufacturing Zone. These two items are interrelated as Simple Manufacturing performs the actual manufacturing of the products, while Dime Beauty handles the marketing and direct-to-consumer sales interactions. Simple Manufacturing primarily purchases bulk formulations and manufactures the bottles, labels, and packaging, subsequently delivering these finished goods to Dime Beauty. Both companies have expressed their intention to comply with all relevant standards, maintaining U.S. Food and Drug Administration (FDA) approval and General Society of Surveillance (SGS) certification, which involves regular third-party inspections and audits. With their operations fulfilling the light manufacturing definition within the city's guidelines, the applications for these permits are designed to consolidate their operations into the area, signifying a move from their current location in Draper to Herriman City. The planning staff diligently assessed these applications to ensure adherence to the M-1 zone guidelines, prioritizing safety, quality, and compliance with both state and city regulations.

Agenda Item 5.1 was presented by Planning Manager Maloy. He explained the Master Development Agreement (MDA) recommendation for Awaken City Church the term. "MDA" is employed to denote what might be referred to simply as a "Development Agreement" in other municipalities, though often characterized by their brevity and simplicity. The agreement in question is more concise than typical agreements, primarily dealing with tenant improvements in an existing building.

Utilizing the MDA, the objective is to introduce land use currently not permitted in the M-1 manufacturing zone. According to the state law, the courts have established that this approach is permissible, allowing planning commissions to review such proposals and offer recommendations to the city council.

The preference for a MDA over a text amendment or a zoning change is due to its limited impact, addressing only this particular user and location, without altering the broader functionality of the M-1 Zone.

Awaken City Church has been operating within the city using shared spaces such as charter schools, and has sought to establish a more significant and autonomous presence within the community. They are keen to lease rather than a comprehensive build, not being in a position to fund a large-scale church construction.

The church's advocates have cited the Religious Land Use and Institutionalized Persons Act (RLUIPA) due to comparable land uses in the zone, such as dance studios, reception centers, and charter schools, all involving similar visitor demographics. Nonprofit organizations, under the same zoning, have cited these reasons to highlight their case for equitable treatment.

A conditional use approach was deemed inappropriate; hence the current strategy involves reaching an agreement to permit the church, thus averting lengthy litigation. In light of legal counsel's advice, this agreement offers a practical, straightforward path to a mutually beneficial arrangement.

Some amendments to the application were recommended, including clarifying specific language within the document to prevent potential interpretation issues and instituting parameters that limit occupancy to specific square footage within the building. The intent is to facilitate organizational growth, with assurances sought by the city to align with the church's goal to eventually procure property elsewhere. Recommendations included setting an initial term of ten years with a potential extension of five years.

The agreement is expected to remain non-transferable, ensuring that it is used explicitly by the applicant, Awaken City Church, and not sold or transferred to other institutions, thereby maintaining its stated purpose. Recommendations will be made to reflect that, while churches may operate under such a nonconforming status after the agreement expires, further expansion would require additional considerations.

It is recognized that city council discussions following this review will likely entail evaluations of whether similar land uses in the M-1 zone should be reexamined or revised, potentially affecting future zoning practices.

Commissioners engaged in a discussion about the implications of allowing a church in the M-1 zone. This included concerns about setting a precedent that might encourage other religious organizations to pursue similar claims, potentially affecting the intended uses of manufacturing zones. They also discussed the possible need for a broader review of zoning policies to accommodate RLUIPA requirements while preserving areas designated for commercial tax generation. The considerations included whether to expand allowable square footage within the specific building while maintaining comfort levels for the city, recognizing the council would need to address and potentially amend current zoning practices.

1.3. Presentation on Annual "Dark Sky Month" Celebrations and Information in Utah, and Review of Herriman City Lighting Regulations – Laurin Hoadley, Planner I

Planner Hoadley presented information about International Dark Sky Week (April 13-20) and Utah's status as having the highest density of dark sky places globally. She explained recent lighting issues in Herriman, including residential floodlights affecting neighbors and commercial signage illuminating adjacent townhomes.

Planner Hoadley reviewed the city's current lighting code, noting it's "basically nonexistent" compared to dark sky standards. Current regulations require fixtures to direct light away from residential property but don't address non-fixture lighting like residential floodlights. The code mentions both "fully shielded" and "90-degree horizontal cutoff" requirements without clarifying which standard applies.

She noted that detached lighting for monument signs can point upward, which contradicts dark sky principles. The city's current exemptions for holiday lighting, emergency lighting, and agricultural uses are standard but limited.

Commissioner Jacobson asked about coordination with the roadway department regarding street lighting around Butterfield Park, which has generated numerous presentations over the years. Planner Hoadley confirmed meeting with Director of Operations Johnson in 2023 about current streetlights being shielded but not fully shielded, with 6000 Kelvin bulbs when dark sky standards prefer 2500-3000 Kelvin maximum. However, the city had recently purchased new bulbs, making immediate changes impractical.

Commissioners discussed the challenges of existing residential LED holiday lights and potential code amendments to address light trespass, particularly from commercial to residential properties.

- 1.4. 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

No discussion about this item.

2. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:03 p.m. Seconded by Commissioner Jacobson and all voted aye.

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

Chair Andrea Bradford called the meeting to order at 7:08 p.m.

3. Call to Order

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

Keith Casey led the audience in the Pledge of Allegiance.

- 3.2. Roll Call

Full Quorum Present

- 3.3. Conflicts of Interest

No conflicts were reported.

- 3.4. Approval of Minutes for the March 18, 2026 Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the March 18, 2026 Planning Commission meeting; Commissioner Jacobson seconded and all voted aye.

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 SMPL MFG, LLC, a low-intensity product formulation, packaging, and fulfillment operation conducted entirely within an enclosed building located at 15897 S Axia Drive in the M-1 Manufacturing Zone.

Applicant: Julie Bodell, Axia Partners, LLC (authorized agent)

Acres: ±18.08

File No: C2026-044

Planner Hamilton presented the applications for both Simple Manufacturing (item 4.1) and Dime Beauty (item 4.2), explaining they are sister companies operating as a package with separate functions. Simple Manufacturing performs minimal formulation, primarily purchasing bulk pre-formulated products and manufacturing bottles, labels, and packaging for assembly. They provide products largely to Dime Beauty, which handles marketing, sales directly to consumers, and partnerships with Amazon and Ulta.

Simple Manufacturing qualifies as light manufacturing under city definitions and meets conditional use requirements in the M-1 zone, utilizing approximately 72,654 square feet. The company maintains FDA approval and SGS certification, which provides third-party inspection and auditing for cleanliness, manufacturing products, disposal practices, and industry best practices. These certifications restrict the company to cosmetics and personal care products, preventing expansion into pharmaceuticals or medical treatments.

Planner Hamilton explained that Dime Beauty would occupy 29,252 square feet for limited wholesale, warehousing, direct-to-consumer shipping, retail partnerships, marketing, and customer service. The application meets M-1 Zone and conditional use standards with no engineering concerns.

Applicant representative Keith Casey confirmed they don't conduct animal testing, using third-party providers for standard manufacturing testing and FDA compliance testing. They also clarified storing fragrance mixed with alcohol rather than raw alcohol, with no batching or disposal on-site.

Commissioner Sickles asked about retail aspects within the space. Company representative Sam Brady confirmed they currently operate a small storefront in Draper, generating less than 1% of revenue, primarily for customer returns and product testing. Staff confirmed this meets zoning requirements similar to other businesses in the area.

Commissioner Fenn asked about hazardous materials, with representatives confirming no hazardous materials storage beyond the alcohol-fragrance mixtures for Simple Manufacturing.

Planning Director Maloy explained initial concerns about the application's lack of product limitations and the applicant being an agent rather than the direct company representative. Staff worked with the applicant to clarify restrictions based on FDA guidelines for cosmetics, defined as products for topical application including makeup, sunscreen, and fragrances, but excluding medical treatments.

Commissioner Sickles questioned whether the broad cosmetic definition provided sufficient restrictions. Planner Hamilton explained that FDA regulations and SGS certification create effective guardrails, requiring annual on-site inspections and preventing violations through labeling restrictions.

Commissioner Fenn asked about employee numbers, learning that Simple has 34 employees and Dime has 55, with good employment benefits for Herriman. The companies are relocating from Draper, with both owners moving to the area.

Commissioner Jacobson moved to approve item 4.1 Review and consider approval of a Conditional Use Permit for SMPL MFG, LLC, a low-intensity product formulation, packaging, and fulfillment operation conducted entirely within an enclosed building located at 15897 S Axia Drive in the M-1 Manufacturing Zone with staff’s recommendations 1. Receive and agree to all recommendations from other agencies. 2. Product formulation is limited to “cosmetics” as defined and in compliance with the U.S. Food and Drug administration pursuant to the Federal Food, Drug and Cosmetic Act (FD&C Act). 3. Continue to comply with the International Organization for Standardization (ISO) 22716 Good Manufacturing Practice (GMP) requirements (or equivalent). 4. Comply with any State and City requirements for the use of alcohol in the formulation or packaging of perfumes and colognes.

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Aye
Commissioner Adam Jacobson	Aye
Commissioner Andy Powell	Aye
Alternate Commissioner Forest Sickles	Not voting
Alternate Commissioner Preston Oberg	Not voting

The motion passed unanimously.

4.2. Review and consider approval of a Conditional Use Permit for DIME Beauty, a direct-to-consumer company that offers a range of products such as skincare, cosmetics, and fragrances, to manufacture, warehouse, and distribute products within an enclosed building located at 15897 S Axia Drive in the M-1 Manufacturing Zone.

Applicant: Julie Bodell, Axia Partners, LLC (authorized agent)

Acres: ±18.08

File No: C2026-045

Commissioner Jacobson moved to approve item 4.2 Review and consider approval of a Conditional Use Permit for DIME Beauty, a direct-to-consumer company that offers a range of products such as skincare, cosmetics, and fragrances, to manufacture, warehouse, and distribute products within an enclosed building located at 15897 S Axia Drive in the M-1 Manufacturing Zone with staff’s recommendation 1. Receive and agree to all recommendations from other agencies.

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Aye
Commissioner Adam Jacobson	Aye



<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not voting</i>

The motion passed unanimously

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. Review and consider a request to recommend a Master Development Agreement for Awaken City Church to permit a “Church or Place of Worship” and related services within an existing building located approximately at 15856 S Rockwell Park Cove (aka 15856 S Porter Point Cove) in the M-1 Manufacturing Zone. (Public Hearing)
 Applicant: Derek Duvall, Awaken City Church (authorized agent)
 Acres: ±2.46
 City File No: M2026-038

Planning Director Maloy presented this unusual variation on development agreements, noting the city's extensive experience with approximately 30 such agreements, though typically for large subdivisions and commercial projects. This request involves a church occupying existing space at the former DBAT baseball training facility in the Porter Rockwell Center.

The M-1 zone currently prohibits churches, but federal Religious Land Use and Institutionalized Persons Act (RLUIPA) protections require equal treatment for churches compared to similar land uses. The M-1 zone allows dance studios, charter schools, and reception centers with similar impacts and clientele.

He explained three options discussed: text amendment, rezoning the property, or a development agreement. The city attorney recommended the development agreement approach to avoid potential litigation while keeping the modification very narrow to this specific parcel and building.

The church initially seeks 9,000 square feet with potential expansion to 18,000 square feet (half the building). Planning Director Maloy recommended additional modifications after the staff report publication: limiting occupancy to 18,000 square feet maximum, adding a 10-year term with potential 5-year extension, and strengthening the RLUIPA rationale in the preamble.

Pastor Derek Duvall of Awaken City Church explained their eight-year presence in Herriman using shared charter school space, their goal to grow congregation size sufficient for eventual property purchase, and their desire to serve the community. He expressed concerns about square footage restrictions if available units don't match exact limits but indicated willingness to work within city comfort levels.

Commissioners raised concerns about the precedent that approving this request might establish, questioning whether it could open the door for other religious organizations to make similar claims for occupying space in non-traditional zones. Planning Director Maloy confirmed that such claims could be made, but he noted that RLUIPA protections are specific to religious uses. This specificity provides a degree of protection not applicable to other types of land uses. He anticipated that moving forward, the

city council would need to engage in discussions about potentially removing uses similar to churches from the M1 zoning, or alternatively, allowing churches throughout the entire M1 zone to address and prevent future litigation risks.

During the meeting, several commissioners expressed support for religious diversity within Herriman, while also acknowledging their concerns about maintaining the integrity and intended purposes of manufacturing zones. Commissioner Jacobson specifically advocated for a change in zoning policies to allow churches in all zones except for the heavy industrial M2 zone, emphasizing that this approach would better reflect community values and eliminate ongoing RLUIPA concerns. He argued that opening more zones to religious uses could minimize the pressure currently faced by commercial zones like C-1 and C-2, better aligning with the city's aim to foster diverse community uses.

Commissioner Sickles agreed with Commissioner Jacobson, favoring direct zoning changes over relying on special development agreements to make exceptions for religious institutions. Commissioner Sickles pointed to the current situation as a reactive measure that places the city in a precarious legal position. By proactively amending zoning ordinances to clearly accommodate religious uses where appropriate, the city could establish clearer regulations that prevent potential litigation and avoid setting unintended precedents with these piecemeal solutions.

Chair Bradford opened the public hearing.

No comments were offered.

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

During the commissioners' deliberation, questions arose regarding the scope of permissible activities by Awaken City Church beyond worship services. There was interest in whether the facility could host a food pantry or homeless services. Planning Staff clarified that complementary uses like a coffee shop and counseling services are permissible. However, utilization for a homeless shelter might necessitate a separate land use conversation, potentially prompting amendments to the existing M-1 zone regulations.

Staff emphasized that any changes to permitted uses would require appropriate notification and amendment procedures. At present, the discussion is confined to designated use as a "church or place of worship," as advertised. Exploring additional uses like removing square footage restrictions could support diverse activities within the church-related purpose. The current limitation of 18,000 square feet is a focus for ongoing dialogue.

Consideration of the owner's rights were acknowledged, citing the freedom to make autonomous decisions about the building within city stipulations. Commissioners highlighted the need to set parameters that balance religious diversity with the economic intent of the manufacturing zone, considering impacts such as local business development opportunities. There was a consensus that further zoning amendments should ensure comprehensive coverage for future religious and related uses, preventing case-by-case exceptions and fostering legal compliance.

Commissioner Garcia moved to forward a positive recommendation of approval to City Council of item 5.1 Review and consider a request to recommend a Master Development Agreement for Awaken City Church to permit a “Church or Place of Worship” and related services within an existing building located approximately at 15856 S Rockwell Park Cove (aka 15856 S Porter Point Cove) in the M-1 Manufacturing Zone and staff’s recommendation 1. Clarify and simplify language within the proposed development agreement to achieve the stated purposes of the agreement while mitigating any potential impacts or unintended consequences associated with the proposal. 2. Amend preamble to include claim of religious protection. 3. The terms of the Agreement do not “run with the land” and, like other agreements, they are not transferable to another party without City approval. 4. The Agreement should include an expiration date after which the Church will be treated as a legal nonconforming land use in Herriman City Code (10 +5). 5. The Agreement should specify the maximum square footage (18,000) the Church may occupy within the existing building.

Commissioner Fenn seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>No</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not voting</i>

The motion passed with a vote 5:1

Commissioner Jacobson expressed his preference for the elimination of the 18,000 square foot limitation, viewing it as unnecessarily restrictive. Commissioner Ferguson proposed a supplemental recommendation to include provisions for additional uses, such as a food pantry and services for the homeless. Despite reservations regarding square footage limitations, Commissioner Rypien still cast an affirmative vote.

6. Chair and Commission Comments

Commissioner Jacobson recommended allowing churches in every zone except M-2 (heavy industrial), arguing this approach would eliminate RLUIPA issues and reflect the community's values. Commissioner Sickles agreed, expressing concerns about being "forced into a corner" by potential litigation and preferring proactive zoning changes to allow churches in most zones, which would reduce pressure on C-1 and C-2 commercial zones.

The commissioners discussed the broader implications, with Planning Director Maloy noting historical decisions to remove churches from C-2 zones to protect commercial tax base, and practical issues like separation requirements between churches and restaurants with liquor licenses.

Commissioner Powell emphasized the need to address zoning conflicts that could create legal vulnerabilities, suggesting churches should be allowed wherever comparable uses exist.

Commissioner Garcia expressed concerns about various church types and their potential impacts on nearby commercial buildings, while Commissioner Fenn welcomed the religious diversity Awaken City Church would bring to Herriman.

Commissioner Ferguson requested City Council consider allowing the church to provide food pantry and homeless shelter services.

7. Future Meetings

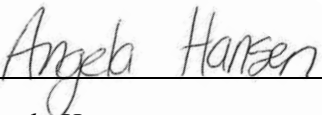
7.1. Next Planning Commission Meeting: May 06, 2026

7.2. Next City Council Meeting: May 13, 2026

8. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 8:12 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 April 15, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder



DATE: May 20, 2026
TO: The Planning Commission
FROM: Michael Maloy, Planning Director
SUBJECT: Review and consider a request to approve a Subdivision Plat Amendment affecting Lot 1 of Ivie’s Place Subdivision to create one (1) new residential lot located approximately at 7411 W Hi Country Road in the A-1-10 Agricultural Zone with a zoning condition (ZC) that has a density restriction of two (2) lots per one (1) acre.
Applicant: Rodger Duke (property owner)
Acres: ±0.311
City File No: S2025-071

RECOMMENDATION:

Staff recommends the Planning Commission approve a Subdivision Plat Amendment to create one (1) new residential lot located approximately at 7411 W Hi Country Road (i.e., the Subject Property) in the A-1-10 Agricultural Zone with a zoning condition (ZC) that limits two (2) lots per one (1) acre, with the following recommendations:

1. The final plat shall be reviewed by Herriman City and Salt Lake County staff before presenting the final subdivision amendment plat for recording to ensure compliance with all applicable standards.
2. An amended plat shall be deemed withdrawn, and shall expire and have no further force or effect, if the plat is not recorded within 60 days after the city recorder notifies the applicant that the plat is ready to be recorded as provided in subsection 10-5-17 (D)(7)(b) of this section. An applicant's failure to record a plat within such time period renders the plat voidable.

ISSUE BEFORE COMMISSION:

Does the Planning Commission find that the proposal complies with the applicable standards of the Herriman City Code to warrant approval?

BACKGROUND & SUMMARY:

On February 11, 2026, the City Council rezoned ±1.06-acres of property located at 7411 W Hi Country Road from A-1-43 Single Family Agricultural Zone to A-1-10 Single Family Agricultural Zone, with a (ZC) zoning condition that limits density to two (2) units per acre. The purpose of the

zoning amendment was to facilitate a subdivision amendment to create one additional residential lot.

Following approval of the zoning amendment, the applicant submitted a subdivision amendment that, if approved, will create one (1) new ± 0.311 -acre lot ($\approx 13,511$ square feet) with frontage on Hi Country Road. The remaining property will contain ± 0.749 of an acre, or $\pm 32,626$ square feet, and the existing single-family home.

As this item requires a public hearing, staff mailed fifty-six (56) notices to all affected entities and property owners within three hundred (300) feet of the proposal on May 7, 2026, and posted the notice on the Utah State notification website.

DISCUSSION:

Zoning: Within the A-1-10 Agricultural Single Family Zone, the minimum lot dimension requirements are as follows:

Zone	Minimum Lot Area	Minimum Lot Width
A-1-10	10,000 sq ft (minimum lot area may be reduced to 8,500 sq ft in a planned development)	85 feet, at 25 feet from the lot line
	1/2 acre for raising or grazing of up to 2 horses or 2 cows	

Finding: *The proposal complies with the minimum dimensional requirements for the A-1-10 Zone.*

Zoning Condition: As previously stated, the zoning condition for the subject property limits density to two (2) dwelling units per acre.

Finding: *Whereas the area of Lot 1 in the Ivie’s Place Subdivision is ± 1.06 acres, the density of the proposal is ≈ 1.89 dwelling units per acre, which is less than the density limitation of two (2) dwelling units per acre.*

Standards: Herriman City Code Section 10-5-17 (Subdivision Plat Amendments) states:

Following any required public hearing, the Planning Commission ... may approve, approve subject to conditions, or disapprove the application to amend or vacate the plat based upon written findings regarding compliance with applicable approval requirements set forth in subsection (E) of this section.

- E. Approval requirements.
 - 2. All applications for an amended or vacated plat shall be reviewed for compliance with the submittal requirements set forth in subsection 10-5-17 (D)(2) of this section and applicable provisions of this title, this Code, construction codes, and city standards and specifications.

As such, subsection 10-5-17 (D)(2) states:

- 1. The application (for subdivision plat amendment) shall include at least the following information:

- a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
- b. The name and address of each owner of record of the land contained in the entire plat or in that portion of the plat described in the application;
- c. The signature of each owner identified in subsection (D)(2)(b) of this section who consents to the plat amendment or vacation;
- d. An amended plat that complies with the requirements for final plat as set forth in HCC 10-5-16 and applicable provisions of U.C.A. 1953, § 10-9a-603;

Finding: *Herriman City staff reviewed the proposal against the City standards and recommends approval, subject to the conditions listed on page 1 of this staff report, to ensure compliance with the above-referenced standards.*

SUMMARY OF FINDINGS:

In conclusion, City staff finds the proposed subdivision plat amendment, with the recommended conditions, meets the approval standards.

ALTERNATIVES:

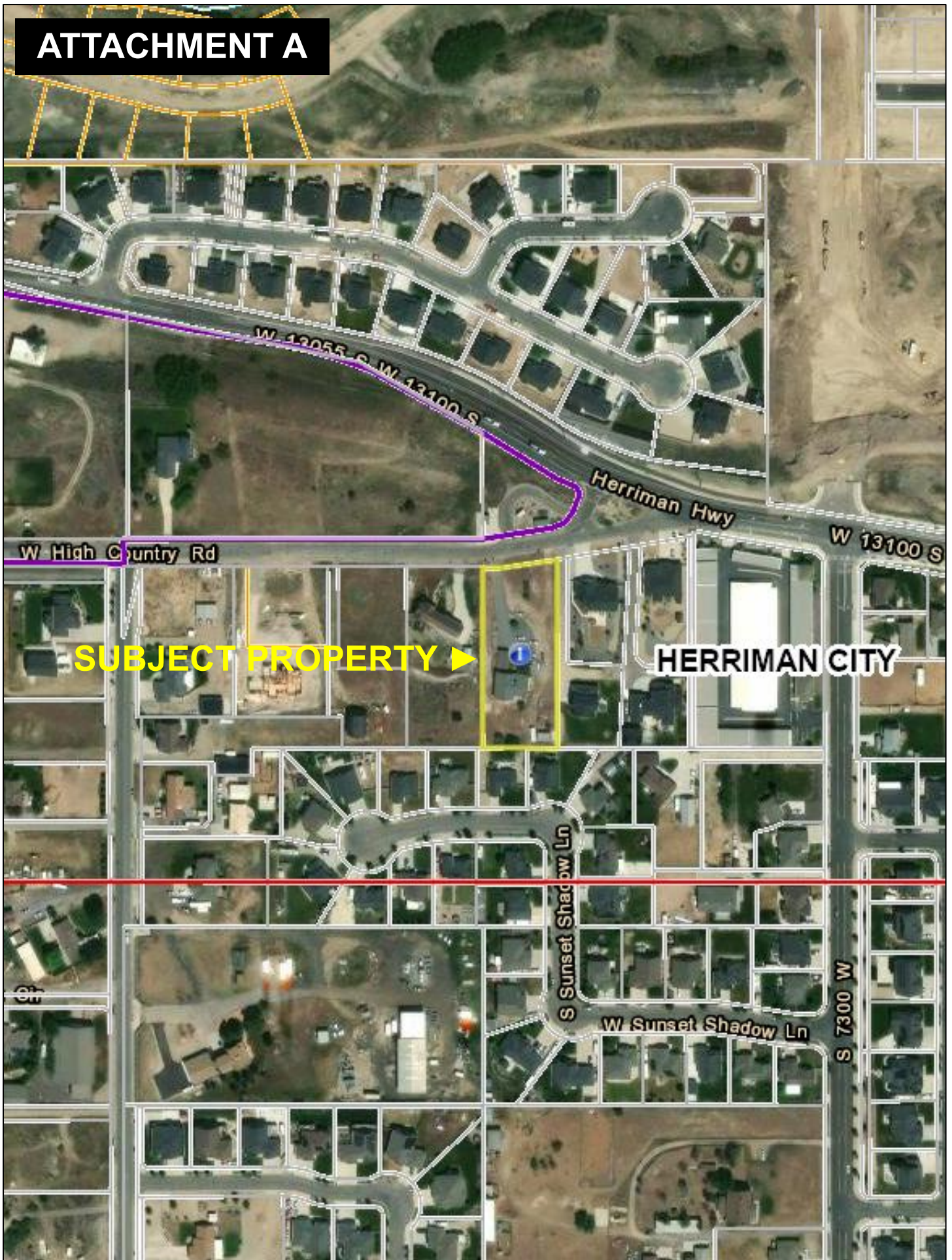
In making a decision, the Planning Commission may consider the following alternatives:

Alternative	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval as proposed complies with minimum zoning standards	Proposal requires final plat review to ensure compliance with City and County standards
Approve proposal with conditions	Yes	Approval with condition(s) will ensure compliance with City and County standards	None identified by staff
Postpone proposal (with or without date)		The Commission may identify additional issues warranting further research and review before a decision is made. A motion to postpone should identify what additional information is required for further review	Staff have not identified any issues that would warrant further postponement
Deny proposal		Based on the provided information, the Commission may find that a motion to deny is warranted (identify findings and applicable standards in motion)	Staff have not identified any findings that warrant denial

ATTACHMENTS:

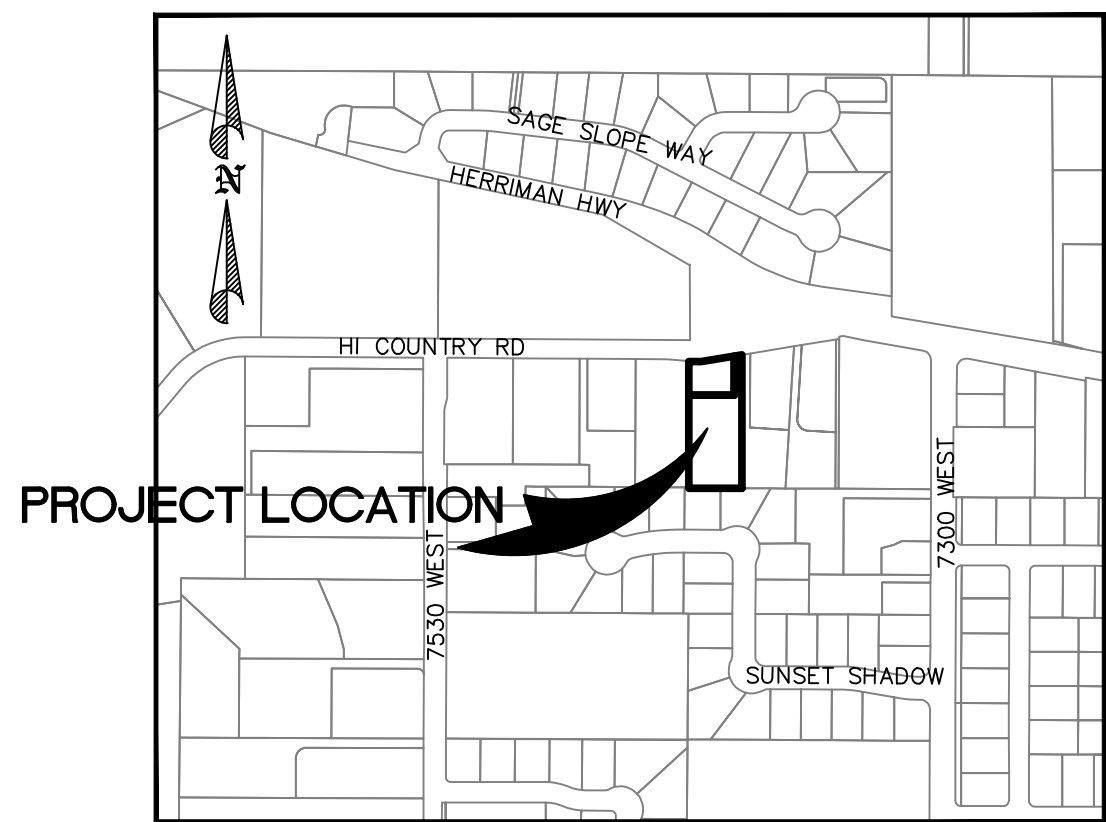
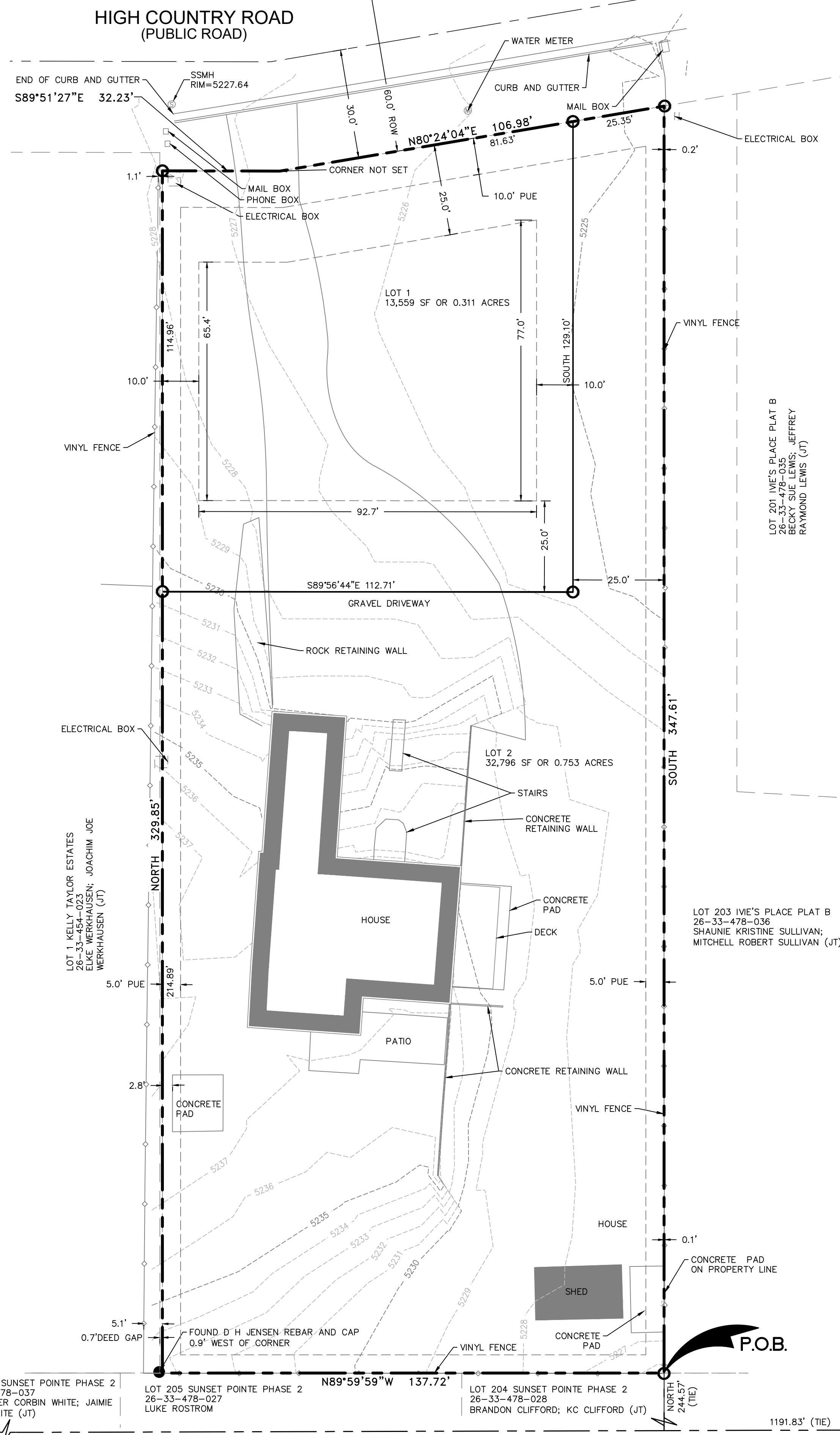
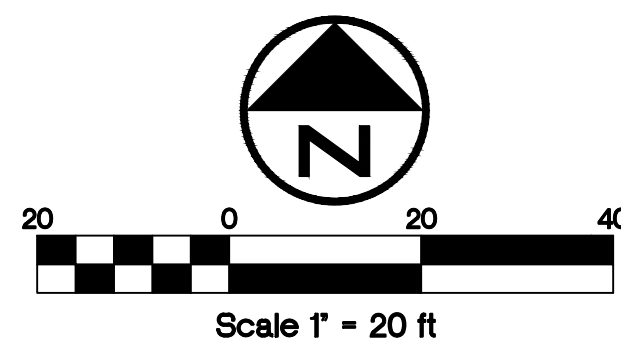
- A. Vicinity Map
- B. Subdivision Amendment

ATTACHMENT A



IVE'S PLACE PLAT C AMENDING LOT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
JUNE 2025
PRELIMINARY PLAT



VICINITY MAP
SCALE: 1" = 500'
HARRIMAN, UTAH

LEGEND AND ABBREVIATIONS

- SECTION LINE
- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WELDING ENGINEERING) OR PLUG ON LOT LINE EXTENSION (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- EASEMENT LINE
- POB POINT OF BEGINNING

ENBRIDGE GAS UTAH - NOTE:
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ('ENBRIDGE'), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
APPROVED THIS _____ DAY OF _____, 20____
BY-
TITLE -

OWNER
RODGER DUKE
561-225-6857
RODGERDUKE@HOTMAIL.COM

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D.
20____ BY HEALTH DEPARTMENT

HEALTH DEPARTMENT

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D.
20____ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

TABULATIONS:

- TOTAL PLAT ACREAGE 1.064 ACRES
- TOTAL LOT ACREAGE 1.064 ACRES
- TOTAL ACREAGE IN STREETS 0.000 ACRES
- TOTAL ACREAGE IN OPENSACE 0.000 ACRES
- AVERAGE LOT SIZE 23,178 S.F.
- NUMBER OF LOTS 2

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D.
20____ BY J.B.I.D.

J.B.I.D.

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____ A.D.
20____ BY DOMINION ENERGY

DOMINION ENERGY

CHECKED FOR ZONING

ZONE: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

HARRIMAN CITY MUNICIPAL WATER

APPROVED THIS _____ DAY OF _____ A.D.
20____ BY HARRIMAN CITY MUNICIPAL WATER

HARRIMAN CITY

HERRIMAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE _____ HARRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ A.D., 20____

HERRIMAN CITY ATTORNEY

HARRIMAN CITY

APPROVED THIS _____ DAY OF _____ A.D.
20____ BY HARRIMAN CITY

ATTEST: RECORDER PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE:
I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6269078 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:
IVE'S PLACE PLAT C AMENDING LOT 1
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
LOT 1, IVE'S PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

BOUNDARY DESCRIPTION
A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 89°51'05" WEST BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 33, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 1, IVE'S PLACE SUBDIVISION, SAID POINT BEING NORTH 89°51'05" WEST ALONG THE SECTION LINE 1,191.83 FEET; THENCE NORTH 244.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 33 AND RUNNING ALONG SAID LOT ONE OF IVE'S PLACE SUBDIVISION THE FOLLOWING (5) FIVE COURSES 1) NORTH 89°59'59" WEST 137.71 FEET; 2) NORTH 329.85 FEET; 3) SOUTH 89°51'27" EAST 32.23 FEET; 4) NORTH 80°24'04" EAST 106.98 FEET; 5) SOUTH 347.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 46,355 SQUARE FEET OR 1.064 ACRES, MORE OR LESS.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°51'05" WEST BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

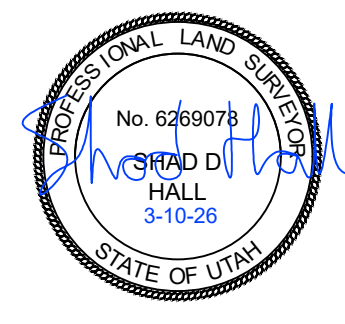
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:
IVE'S PLACE PLAT C AMENDING LOT 1
AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO HERRIMAN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS
THIS _____ DAY OF _____, A.D. 20____
RODGER DUKE
LINA DUKE

ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.
SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.
SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ EXPIRATION DATE _____

IVE'S PLACE PLAT C AMENDING LOT 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
HERRIMAN, SALT LAKE COUNTY, STATE OF UTAH

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____
FEE _____
DEPUTY SALT LAKE COUNTY RECORDER



NOT FOR RECORDATION



DATE: May 20, 2026

TO: The Planning Commission

FROM: Michael Maloy

SUBJECT: Review and consider approval of a Conditional Use Permit to construct a one-half-million-gallon water tank for the City of Herriman, in Water Zone 9, at approximately 15506 S Spring Canyon Drive and in the FR-1 Forestry Recreation Zone. The primary objective of the proposal is to provide a culinary water supply for undeveloped portions of a residential planned unit development (PUD) known as The Cove at Herriman Springs.

Applicant: Travis Taylor (authorized agent)

Acres: ±94.56

File No: C2025-091

RECOMMENDATION:

Staff recommends the Planning Commission approve the Conditional Use Permit application to construct a new one-half-million-gallon water tank for the City of Herriman, in Water Zone 9, at approximately 15506 S Spring Canyon Drive, to provide a culinary water supply for undeveloped portions of a residential planned unit development (PUD) known as The Cove at Herriman Springs, with the following conditions:

1. Final construction plans and permits shall comply with all applicable requirements for construction in the FR-1 Zone, including the identification of construction limits, site reparation plans, and appropriate screening and security details of the public water utility infrastructure.
2. Applicant shall dedicate all necessary private property and associated infrastructure to the City in a time and manner as required by Herriman City Code and adopted City Standards.
3. If the applicant further subdivides the subject property before dedication of the required Open Space, the proposed water tank and associated buildings shall comply with the public utilities setback requirements of the FR-1 Zone, as per Herriman City Code 10-28-23.

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve the Conditional Use Permit application with the recommended conditions of approval prepared by staff?

BACKGROUND & SUMMARY:

The Cove at Herriman Springs has been one of the oldest and most notable PUD projects in Herriman. However, the southern, or upper, portion of the PUD has been unable to develop due to an insufficient potable water supply. Although the cost of constructing the necessary infrastructure is significant, the current economic conditions have made the development of the water supply financially feasible. As such, the applicant has been working with the City Engineer on the design of the proposed one-half-million-gallon water tank, which will be dedicated to the City upon completion (see Attachments A and B).

The proposed water tank is located on private property zoned FR-1 Forestry Recreation (see Attachment C). As such, the applicant will be required to:

- Comply with all applicable requirements for construction in the FR-1 Zone, including the identification of construction limits, site reparation plans, and appropriate screening and security details of the public water utility infrastructure; and
- Dedicate property to the City at a time and in a manner acceptable to the City, as per Herriman City Code.

DISCUSSION:

According to HCC 10-3, Definitions, the proposed water tank is defined as:

Utility, major, means a facility of any entity which provides the general public with electricity, natural gas, sewage collection, telecommunication, water, or other similar service. The term "utility, major" excludes wireless telecommunication facilities, storage buildings or yards, gas or oil processing, manufacturing facilities, and other uses defined in this section. Typical uses include electric generation plants, water storage reservoirs, and water and wastewater treatment plants.

HCC 10-16 classifies “major utility” as a conditional land use in the FR-1 Zone. As such, the proposal requires Planning Commission approval of a Conditional Use Permit (CUP) for the project (see Attachment D).

Finding: *Whereas development of the proposed water infrastructure has long been expected for the Cove at Herriman Springs PUD, and the City Engineer has reviewed the proposed construction plans and has recommended approval, Planning Department staff also recommends approval of the CUP with the conditions of approval listed within this staff report. However, if the Planning Commission finds that any of the required conditions of approval highlighted in Attachment D*

warrant mitigation, the Commission may specify additional conditions of approval, consistent with the standards of approval in HCC 10-5-10 for conditional uses.

In conclusion, City staff finds that the applicant’s request complies with the applicable standards and recommends Planning Commission approval, subject to the conditions listed in this report.

ALTERNATIVES:

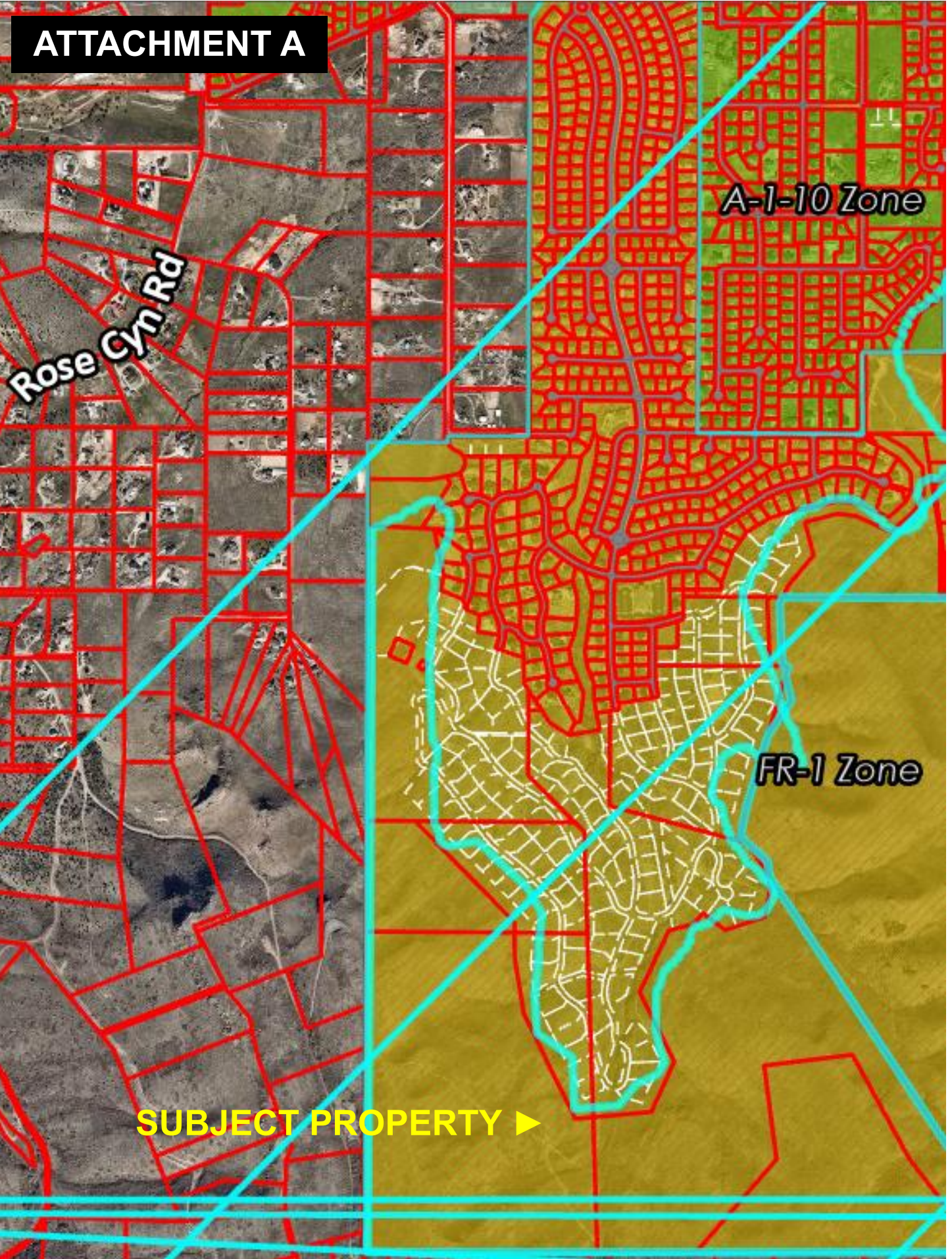
The Planning Commission may consider the following alternative actions:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval of the proposal is consistent with the associated vested development rights	Approval of the proposal without further modification may not fully comply with all applicable standards
Approve proposal with conditions	Yes	Approval of the proposal with conditions will ensure compliance with all applicable standards	Commission may determine 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 what additional information is required	Staff have not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal if a motion is based on the applicable standards	Staff have not identified any findings that warrant denial

ATTACHMENTS:

- A. Vicinity Map
- B. Civil Plans
- C. FR Zone
- D. CUP Standards

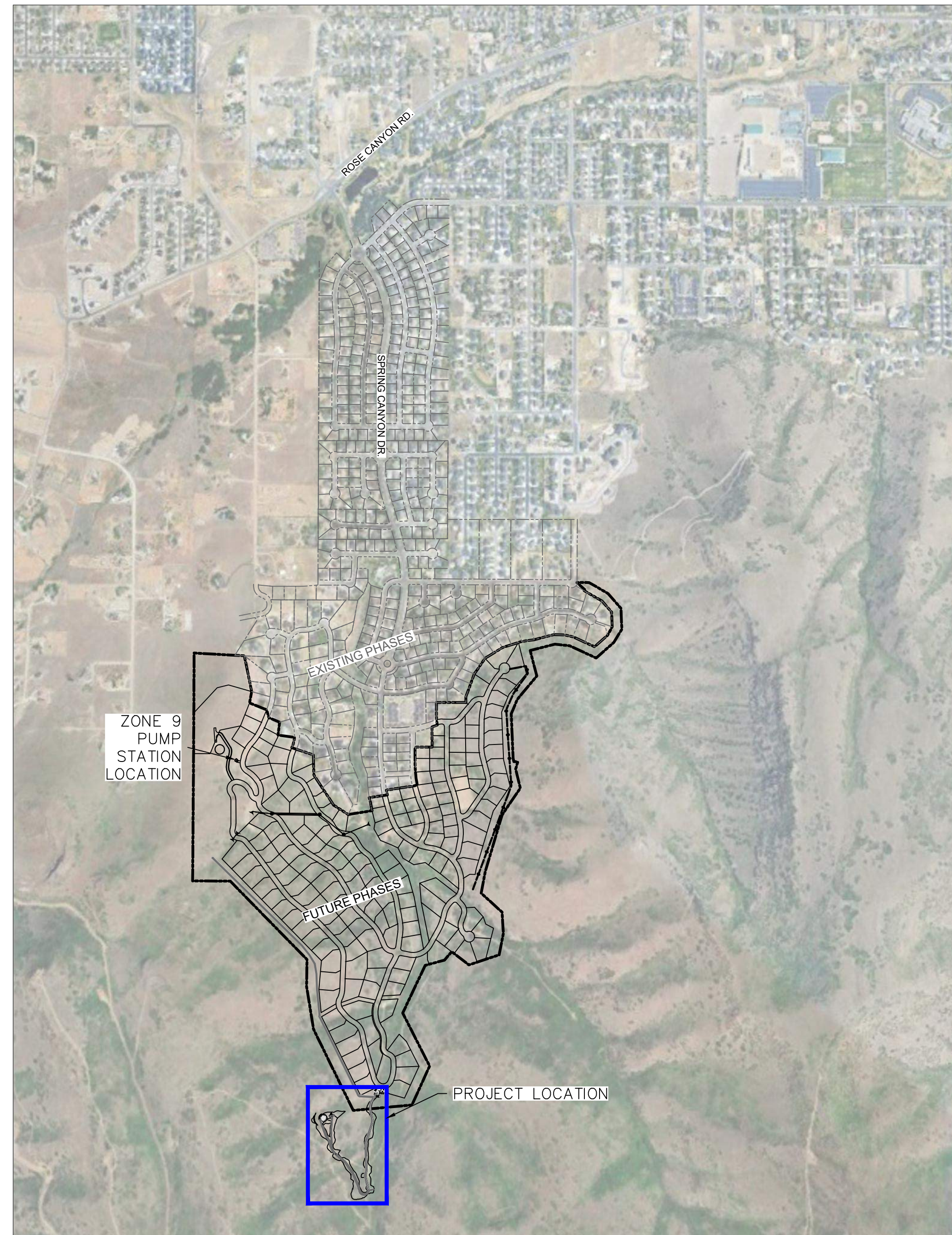
ATTACHMENT A



HERRIMAN SPRINGS DEVELOPERS, LLC

0.5 MG HERRIMAN ZONE 9 WATER TANK

HERRIMAN, UTAH



VICINITY MAP
NTS


PLAN NOTES:

INSTALLATION OF ROADWAY AND APPURTENANCES THERETO SHALL BE INSPECTED BY HERRIMAN CITY ENGINEERING DEPARTMENT. CONTRACTOR SHALL INSTALL ALL ROAD WAY FEATURES AND APPURTENANCES THERE OF PER THE FOLLOWING DOCUMENTS:

1. LATEST APPROVED HERRIMAN CITY STANDARD DETAILS 2015 EDITION
2. UTAH'S APWA DETAILS & SPECIFICATIONS, 2017 EDITION

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-1.1	COVER
C-1.2	CONSTRUCTION NOTES
C-2.1	OVERALL SITE PLAN & HYDRAULIC GRADE SCHEMATIC
C-2.2	SITE PLAN
C-2.3	LANDSCAPE PLAN
C-3.1	WATER ACCESS ROAD PLAN & PROFILE
C-3.2	WATER ACCESS ROAD PLAN & PROFILE
C-3.3	WATER ACCESS ROAD PLAN & PROFILE
C-3.4	VAULT ROAD PLAN & PROFILE
C-3.5	WATER TANK CROSS SECTIONS A-A & B-B
C-3.6	WATER SYSTEM PIPE SCHEMATIC
C-4.1	WIDE HOLLOW SIZING PLAN
C-4.2	PROTECTIVE SWALE SIZING PLAN
C-4.3	OTHER CULVERT SIZING PLAN
D-1	FLOOR PLAN AND SECTIONS
D-2	STRUCTURAL SECTIONS & DETAILS
D-3	ROOF PLAN & DETAILS
D-4	VALVE VAULT
D-5	HATCH AND AIR VENT DETAILS
D-6	MISCELLANEOUS DETAILS

SHEET INDEX - ZONE 9 PUMP STATION		
SHEET NO.	NAME	PROVIDED BY
1	PUMP SKID, VALVING AND PIPING PLAN	BT ENGINEERING
2	SECTIONS AND DETAILS	BT ENGINEERING



866.850.4200 www.atwell-gr.com
50 WEST CENTER, P.O. BOX 178 HERRIMAN, UTAH 84033
P: 855-654-9229 F: 855-654-9231

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ATWELL-GROUP, LLC.

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REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

FOR REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGN ENGINEER _____ DATE _____

PROJECT ENGINEER: BMB	PROJECT MANAGER: BMB	DRAWN BY: SFS	ISSUE DATE: 3/20/2026
--------------------------	-------------------------	------------------	--------------------------

PROJECT: CONV. AT HERRIMAN SPRINGS 0.5MG TANK	SHEET TITLE: COVER
---	-----------------------

PROJECT: 25003604
SHEET: C-1.1

K:\25003604_Herriman_Springs_Conv\DWG\Engineering\25003604_Cover_Sheet.dwg

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONSTRUCT ACCORDING TO THE FOLLOWING, AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED IN WRITING.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND CONDUCT WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
3. CONTACT BLUE STAKES 72 HOURS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS NOT SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS, AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS/HER CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
5. PROVIDE EROSION AND SEDIMENT CONTROL DURING ALL CONSTRUCTION IN ACCORDANCE WITH CITY, COUNTY, AND STATE REQUIREMENTS.
6. PROVIDE DUST CONTROL DURING ALL CONSTRUCTION IN ACCORDANCE WITH CITY, COUNTY AND STATE REQUIREMENTS.
7. PROTECT ALL EXISTING PAVEMENTS, STRUCTURES AND EXISTING UTILITIES. REPAIR OR REPLACE IF DAMAGED OR DISTURBED AT NO ADDITIONAL COST TO THE OWNER.
8. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL, CONSTRUCTION SIGNING, WARNING SIGNS AND BARRIERS, INCLUDING CONSTRUCTION TRAFFIC ENTERING AND EXITING ROADWAYS, IN ACCORDANCE WITH COUNTY AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGULATIONS.
9. LIMIT CONSTRUCTION ACTIVITIES TO THE PROJECT BOUNDARIES UNLESS OTHERWISE PERMITTED BY THE OWNER.
10. ACQUIRE AND PAY FOR SUPPLEMENTAL STAGING AREAS AS NECESSARY.
11. ATTEND ALL PRE-CONSTRUCTION AND SITE COORDINATION MEETINGS.
12. PROVIDE MARKING TAPE ABOVE ALL UTILITIES AND CONDUITS.
13. RECORD AND PROVIDE AN ACCURATE RECORD DRAWING OF CONDUIT AND UTILITY LOCATIONS TO THE OWNER.
14. EXCAVATION MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE PROJECT ENGINEER, THE DEVELOPER AND THE OWNER.
15. 'LIMITS OF DISTURBANCE' FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
16. ALL CONSTRUCTION EQUIPMENT AND PERSONNEL MUST USE DESIGNATED CONSTRUCTION ACCESS POINTS AND CONSTRUCTION AREAS WHEN ENTERING/EXITING THE PROJECT SITE. THE INTENT OF THE GRADING DESIGN IS TO MINIMIZE DISTURBANCES TO THE EXISTING VEGETATION AND ALL EFFORTS SHALL BE MADE BY THE CONTRACTOR TO MINIMIZE SITE DISTURBANCE.
17. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
18. A TEST AREA FOR BACK FILL AT PIPES AND STRUCTURES SHALL NOT EXCEED 200 CUBIC YARDS OF MATERIAL OR BE MORE THAN ONE PIPE OR STRUCTURE. ACCEPTANCE SHALL BE BASED ON THE AVERAGE OF TWO DENSITY DETERMINATIONS AND THE TEST AREA SHALL BE ACCEPTED WHEN THE AVERAGE DENSITY IS 96% OF MAXIMUM LABORATORY DENSITY AND WHEN NO DETERMINATION IS BELOW 92% OF THE MAXIMUM LABORATORY DENSITY.
19. TEST LOTS OR TEST AREAS THAT DO NOT MEET THESE DENSITY REQUIREMENTS SHALL BE BROUGHT INTO COMPLIANCE BY ADDITIONAL ROLLING OR TAMPING OR BY OTHER MEANS REQUIRED.
20. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE NOTED.
21. CONSTRUCTION ACCESS IS FROM HIGHWAY OR OTHER ACCESS POINTS DESIGNATED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR IS DIRECTED TO ONLY USE SPECIFIED ACCESS POINTS. THE CONTRACTOR SHALL MAINTAIN SERVICEABILITY OF THESE ACCESS POINTS DURING THE FULL EXTENT OF THE WORK AS REQUIRED AND DETERMINED BY THE PROJECT ENGINEER AND CITY INSPECTOR.
22. ADDITIONAL NOTES ARE PLACED ON DESIGN OR DETAIL DRAWINGS AND ARE TO BE ADHERED TO IN THEIR ENTIRETY.
23. ALL MATERIALS ASSOCIATED WITH TANK, VALVE, VAULT & PIPING CONSTRUCTION THAT WILL COME INTO CONTACT WITH POTABLE WATER TO COMPLY WITH ANSI/NSF STANDARD 61 CERTIFICATION FOR POTABLE WATER SERVICE.
24. DRINKING WATER STORAGE STRUCTURES SHALL BE DISINFECTED BEFORE BEING PUT INTO SERVICE FOR THE FIRST TIME, AND AFTER BEING ENTERED FOR CLEANING REPAIR OR PAINTING THE RESERVOIR SHALL BE CLEANED OF ALL REFUSE AND SHALL THEN BE WASHED WITH POTABLE WATER PRIOR TO ADDING THE DISINFECTANT. AWWA STANDARD C652-92 SHALL BE FOLLOWED FOR RESERVOIR DISINFECTION, WITH THE EXCEPTION THERE SHALL BE NO DELIVERY OF WATERS USED IN THE DISINFECTION PROCESS TO THE DISTRIBUTION SYSTEM, UNLESS SPECIFICALLY AUTHORIZED, IN WRITING, BY THE CITY ENGINEER OR DESIGNEE. UPON COMPLETING ANY OF THE THREE METHODS FOR STORAGE TANK CHLORINATION, AS OUTLINED IN AWWA C652-92, THE CONTRACTOR MUST PROPERLY DISPOSE OF ALL RESIDUAL SUPER-CHLORINATED WATERS IN THE OUTLET PIPES.
25. CONTRACTOR TO COMPLY WITH APWA, AWWA, DDW AND HERRIMAN CITY STANDARDS.

LANDSCAPE RECONSTRUCTION NOTES:

1. CONSTRUCT LANDSCAPING REPAIR, RESTORATION AND REPLACEMENT IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. PROVIDE TOPSOIL AT DISTURBED AREAS AND THE LOCATIONS SHOWN ON THE DRAWINGS.
3. TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT & FILL SLOPES 1:1 (H:V) OR FLATTER. ALL CUT & FILL SLOPES 1:1 TO 2:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AN EROSION CONTROL BLANKET IS NOT REQUIRED FOR SLOPES 2:1 OR FLATTER UNLESS REQUIRED BY THE GEOTECHNICAL ENGINEER. DISTURBED AREAS TO BE MULCHED 14 DAYS AFTER REACHING FINAL GRADE OR IF LEFT FALLOW FOR MORE THAN 60 DAYS.

PIPING INSTALLATION NOTES:

1. CONTRACTOR SHALL SLOPE ALL EXCAVATION TO AN ANGLE OF REPOSE OF MATERIAL BEING EXCAVATED OR USE BRACING OR SHORING, CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS AND GUIDELINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FLAGGING, CAUTION SIGNS AND PUBLIC SAFETY ON ALL ADJACENT STREETS AND CONSTRUCTION SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY AND OSHA SAFETY STANDARDS.
4. NATIVE BACK FILL SHALL BE COMPACTED TO AVERAGE 96% DENSITY WITH NO DENSITY LESS THAN 92% OF STANDARD PROCTOR DENSITY, ACCORDING TO ASHTO T-99 (ASTM-D1557).
5. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE AND INDIVIDUAL UTILITY CODES.
6. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE APWA MANUAL OF STANDARD SPECIFICATIONS AND THE MANUAL OF STANDARD PLANS, (2017 EDITION)
7. ALL WATER LINES SHALL BE A MINIMUM OF 4'-0" BELOW FINISHED GRADE TO TOP OF PIPE UNLESS OTHERWISE NOTED. TRANSMISSION LINE MUST BE 5'-0" BELOW FINISH GRADE.
8. ALL WATER LINE PIPING SHALL BE AWWA C151 PC 350 DIP, UNLESS OTHERWISE DIRECTED BY ENGINEER. THE PIPE AND ASSOCIATED FITTINGS AND VALVES WILL BE ENCASED IN AN 8 MIL POLYETHYLENE WRAP. THE WRAP MAY BE IN EITHER TUBE OR SHEET FORM AND INSTALLED AS DESCRIBED IN INSTALLATION GUIDE FOR DUCTILE IRON PIPE BY DIPRA.
9. COMPLETED WATER LINES SHALL BE DISINFECTED ACCORDING TO AWWA STANDARD C651.
10. CONTRACTOR SHALL NOTIFY ENGINEER OF CHLORINE TEST PRIOR TO FLUSHING LINES, WITH CHLORINE LEFT IN PIPE A MINIMUM OF 24 HOURS WITH 25 PPM RESIDUAL. ALL TURNING OF MAIN LINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH ENGINEER AND CITY. FLUSHING REQUIRES A MINIMUM FLOW VELOCITY OF 3 FT/SEC.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILL OF UTILITY TRENCHES TO LEVEL OF FINISHED GRADE.
12. ALL BENDS, TEES AND OTHER FITTINGS IN WATER LINE TO BE SUPPORTED WITH THRUST BLOCKS AND RESTRAINED WITH MEGA-LUG FOLLOWERS AT JOINTS.
13. ALL MJ FITTINGS SHALL HAVE MEGA LUG RETAINER GLANDS.
14. ADJUST WATER LINE ALIGNMENT IN FIELD (PER ENGINEER) TO ACCOMMODATE EXISTING UTILITIES AND TERRAIN.
15. RESTORE ROAD SURFACE TO EXISTING CONDITIONS AT ALL ROAD CROSSINGS.
16. STEEL PIPING TO BE 8 GAUGE STEEL WITH A 10 MIL DRY COATING AND LINING.

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED BY CONTRACTOR. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY OWNER AND THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.
3. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE COMPACTED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
4. CONTRACTOR TO PROVIDE STORM WATER POLLUTION PROTECTION PLAN TO THE OWNER AND ENGINEER FOR APPROVAL BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES. CONTRACTOR TO ALSO SUBMIT NOTICE OF INTENT TO STATE OF UTAH AND COMPLY WITH UPDES PERMIT REQUIREMENTS.
5. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND, INTO A WATER COURSE, OR (IN THE BASE OF A SMALL DRAINAGE WAY) LEFT TO PERCOLATE INTO THE GROUND.
6. STOCKPILES SHALL BE ENCLOSED BY SILT FENCE. EROSION CONTROL TEMPORARY DIVERSIONS SHALL BE PLACED UPHILL OF STOCKPILES.
7. ALL SLOPES 2:1 OR STEEPER SHALL BE SEEDED AND BLANKETED WITH AN APPROVED STRAW OR WOOD FIBER BLANKET PROPERLY STAPLED IN PLACE.
8. SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL DOWN HILL SLOPES IN THE CONSTRUCTION AREAS. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE OR OTHER EROSION CONTROL DEVICE FOR LONGER THAN 48 HOURS. ALL SILT FENCE OR L.O.D. FENCING IS TO BE REPAIRED/REPLACED AS NECESSARY.
9. SILT DEPOSITED BEHIND SILT FENCES WILL BE REMOVED AS NECESSARY AFTER STORMS. REPORTING OF SILT REMOVAL WILL OCCUR DURING WEEKLY CONSTRUCTION MEETINGS.
10. CONTRACTORS WILL MAINTAIN SILT FENCES UNTIL PERMANENT LANDSCAPING OR VEGETATIVE COVER IS ESTABLISHED.

EROSION CONTROL NOTES:

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8. CONTRACTORS WILL MAINTAIN SILT FENCES UNTIL PERMANENT LANDSCAPING OR VEGETATIVE COVER IS ESTABLISHED.

EXCAVATION GENERAL NOTES:

1. TREES WILL BE CLEARED WITHIN THE LIMITS OF DISTURBANCE. TREES WILL BE STOCKPILED WITHIN THE EXCAVATION LIMITS. TREES LESS THAN 4" DBH WILL BE SHREDED. CHIPS WILL BE MIXED INTO TOPSOIL AND SPREAD OVER FINISHED CUT/FILL GRADES. TREES GREATER THAN 4" DIAMETER AT BREST HEIGHT (DBH) WILL BE LIMBED AND HAULED OFF THE SITE.
2. ALL DISTURBED AREAS WILL BE REVEGETATED PER CONTRACT DOCUMENTS & SPECIFICATIONS. SOIL RETENTION BLANKET TYPE I WILL PROTECT SEED AND ACT MULCH.
3. IN THE EVENT AN UNEXPLAINED DISTURBANCE OCCURS OUTSIDE THE APPROVED AREA OF DISTURBANCE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE ENGINEER AND THE CONTRACTOR WILL DEVELOP AND IMPLEMENT AN AGREEABLE EROSION CONTROL PLAN.
4. ALL REVEGETATED SLOPES WILL COMPLY WITH APPLICABLE CITY ORDINANCES.
5. ALL DISTURBED AREAS SHALL BE CLEARED AND GRUBBED, THEN THE TOP SOIL SHALL BE STRIPPED AND SAVED TO COVER OVER FINISH GRADING BEFORE SEED MIX IS APPLIED.
6. CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED TO A HORIZONTAL POINT THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALES, AND VEGETATION OF NATURAL TERRAIN.
7. HAZARDOUS MATERIAL STORAGE MANAGEMENT:
MATERIAL STORAGE MANAGEMENT INVOLVES PROPER HANDLING, STORAGE, AND DISPOSAL OF ALL MATERIALS WHICH ARE POTENTIAL CONTAMINATES TO WATER SUPPLIES.
A.) STORAGE: MATERIALS SHOULD BE STORED IN A DESIGNATED LOCATION WITH BERM OR OTHER PERIMETER CONTROL TO CONTAIN POTENTIAL SPILLS. ON AN UNSECURED SITE, TOXIC MATERIALS SHOULD BE CONTAINED IN A LOCKED ENCLOSURE FOR LIMITED ACCESS.
B.) HANDLINGS: ALL MATERIALS SHOULD BE HANDLED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. PRECAUTIONS SHOULD BE TAKEN TO AVOID SPILLS. IN THE EVENT OF A SPILL, CONTAINMENT BY SANDBAGS, EARTH BERMS, OR OTHER MEANS SHOULD BE EMPLOYED IMMEDIATELY. THE SPILLED MATERIAL SHOULD THEN BE COLLECTED AND DISPOSED OF PROPERLY AND THE AREA PREMEDITATED BY REMOVAL AND PROPER DISPOSAL OF CONTAMINATED DIRT. ANY STRUCTURES SUCH AS PAVEMENT, CONCRETE, CULVERTS OR STORM DRAIN INLETS EXPOSED TO THE SPILL SHOULD BE EXAMINED AND PREMEDITATED AS NECESSARY. PROPER DOCUMENTATION OF THE SPILL AND NOTIFICATION OF APPROPRIATED AGENCIES SHOULD BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
C.) DISPOSAL: ALL NON-TOXIC WASTE MATERIAL SHOULD BE PLACED IN A COVERED STORAGE AREA OR DUMPSTER FOR PROMPT REMOVAL TO A DISPOSAL SITE. TOXIC MATERIALS SHOULD BE DISPOSED OF PROPERLY AT AN APPROVED FACILITY. STORAGE LOCATIONS FOR WASTE MATERIALS SHOULD BE LOCATED AWAY FROM WATERWAYS.



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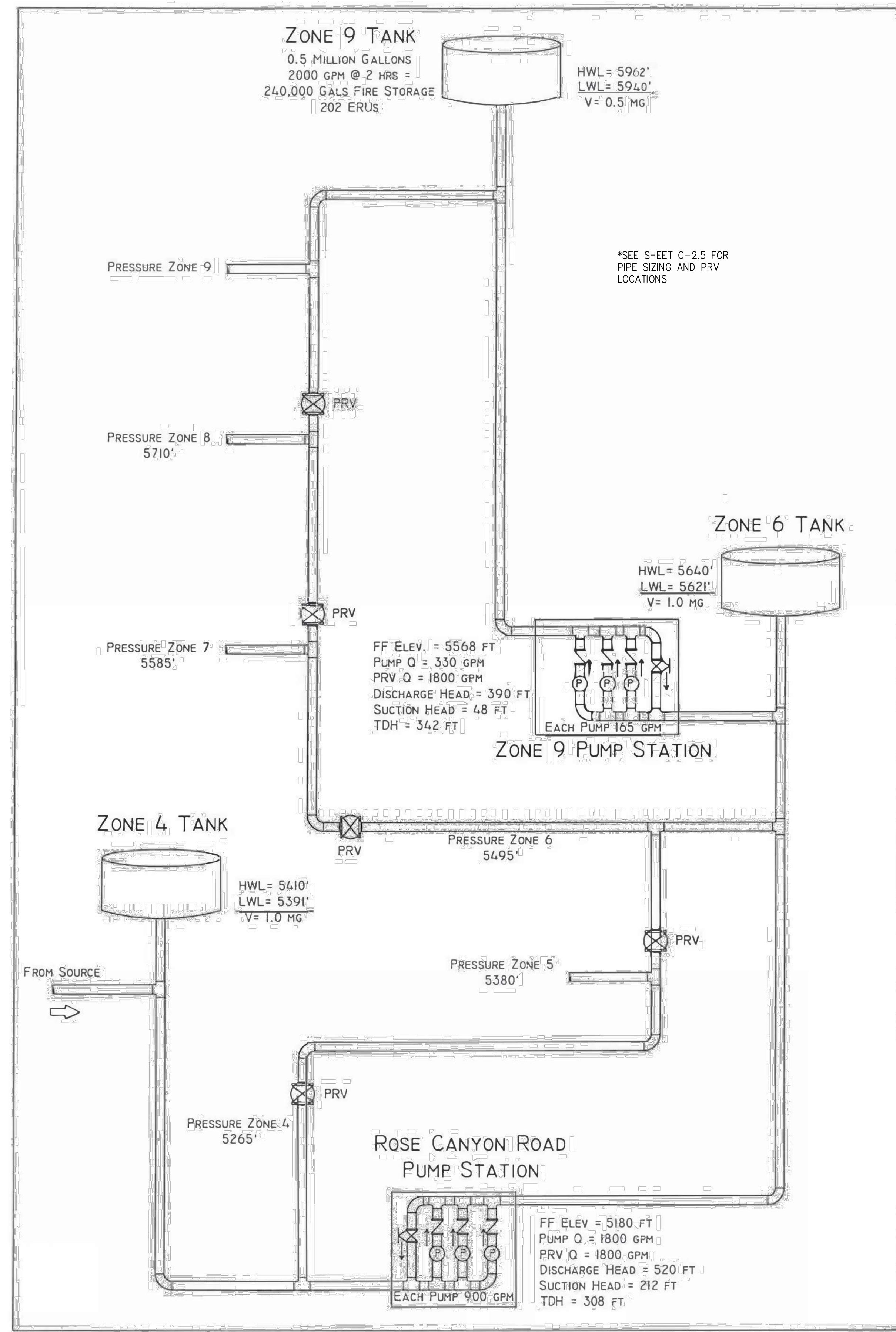
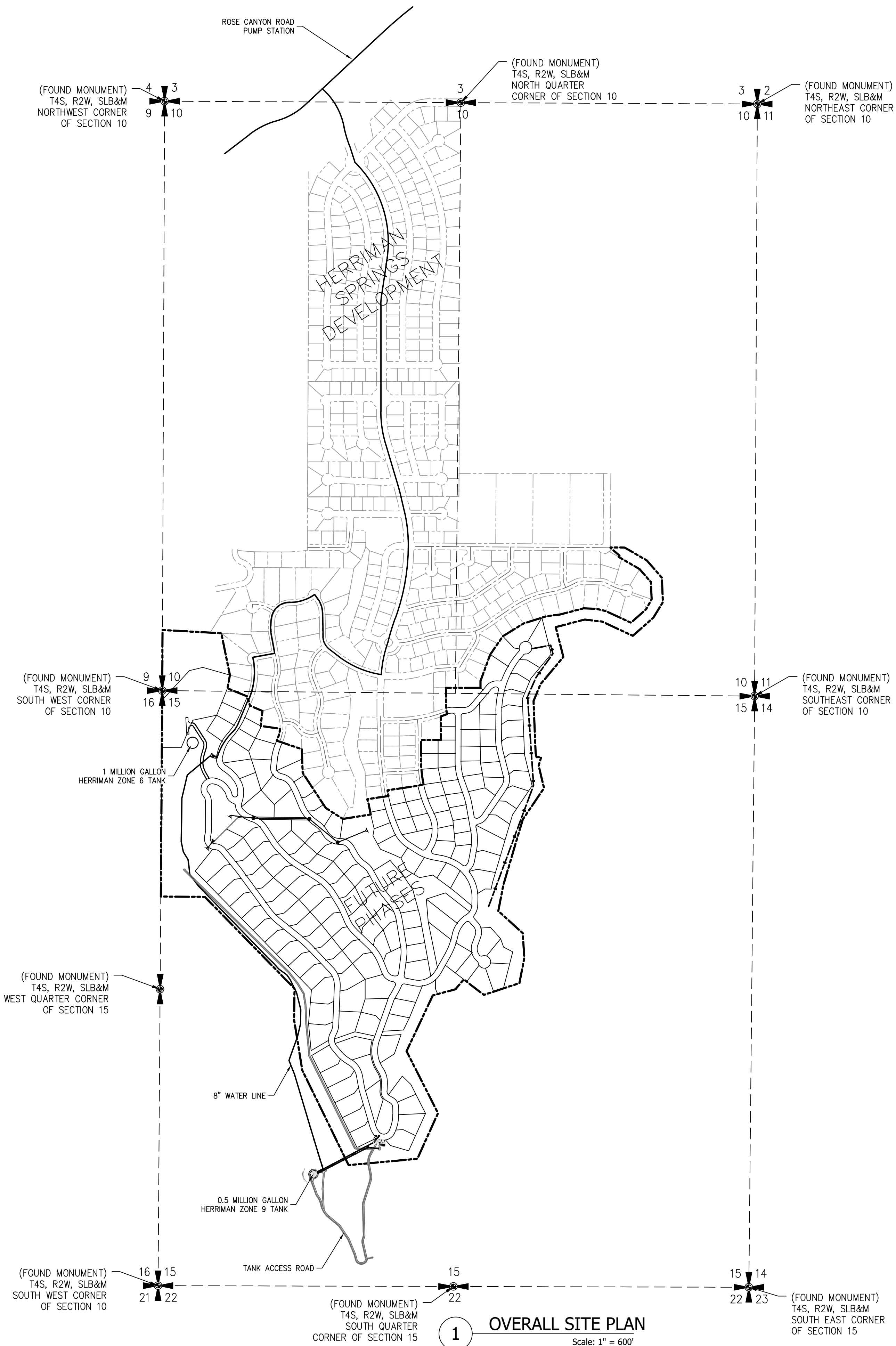
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DESIGN ENGINEER _____ DATE _____

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: SFS
ISSUE DATE: 3/20/2026

PROJECT: COVE AT HERRIMAN SPRINGS 0.5MG TANK
SHEET TITLE: CONSTRUCTION NOTES

PROJECT: 25003604
SHEET: C-1.2

I:\25003604_Nevada_Cove at Herriman Springs Water Tank\DWG\Engineering\25003604_Cove_Sheet.dwg



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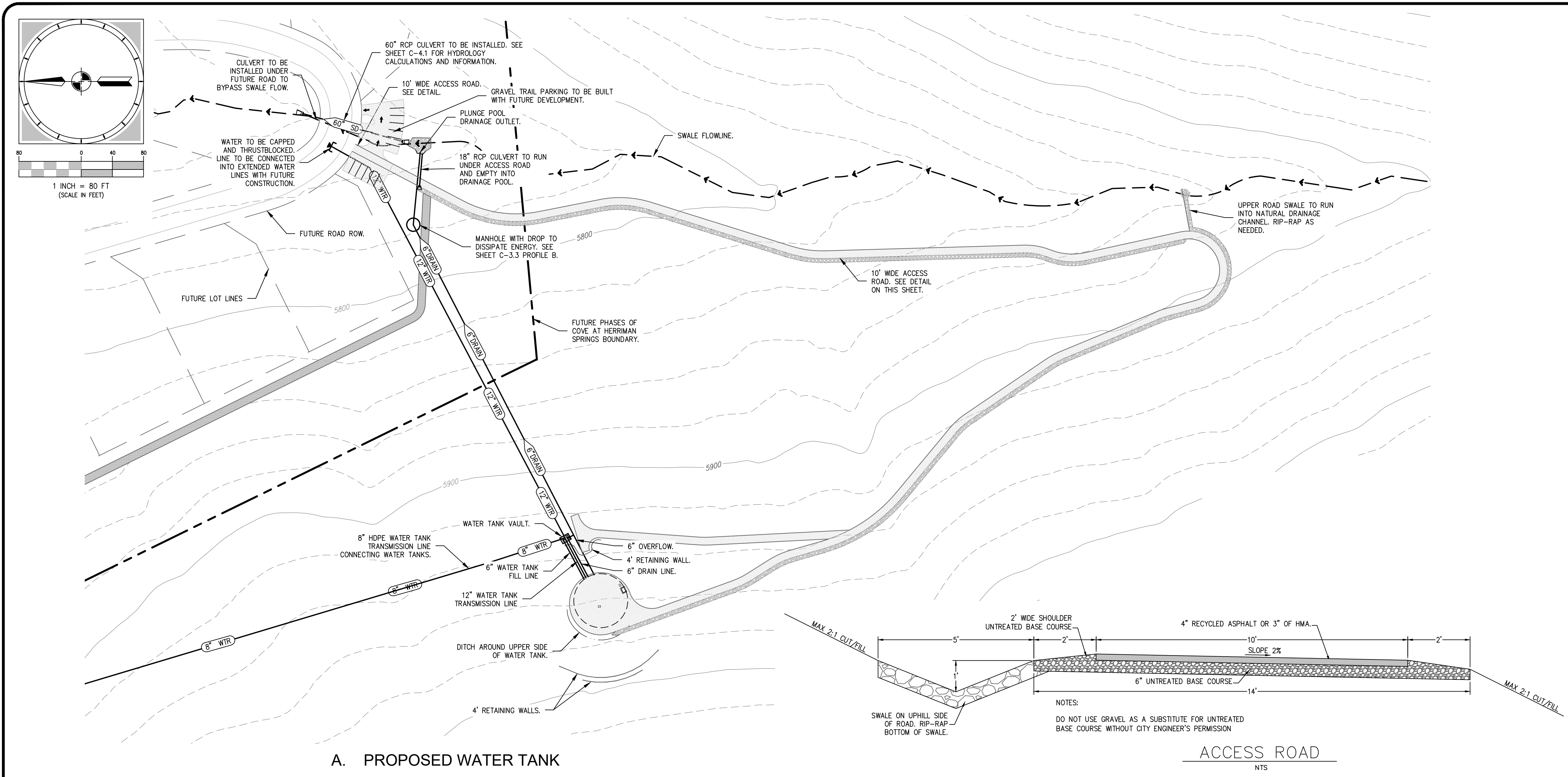
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DESIGN ENGINEER _____ DATE _____

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: SFS
ISSUE DATE: 3/20/2026

PROJECT: COVE AT HERRIMAN SPRINGS 0.5MG TANK
SHEET TITLE: OVERALL SITE PLAN & HYDRAULIC GRADE SCHEMATIC

PROJECT: 25003604
SHEET: C-2.1

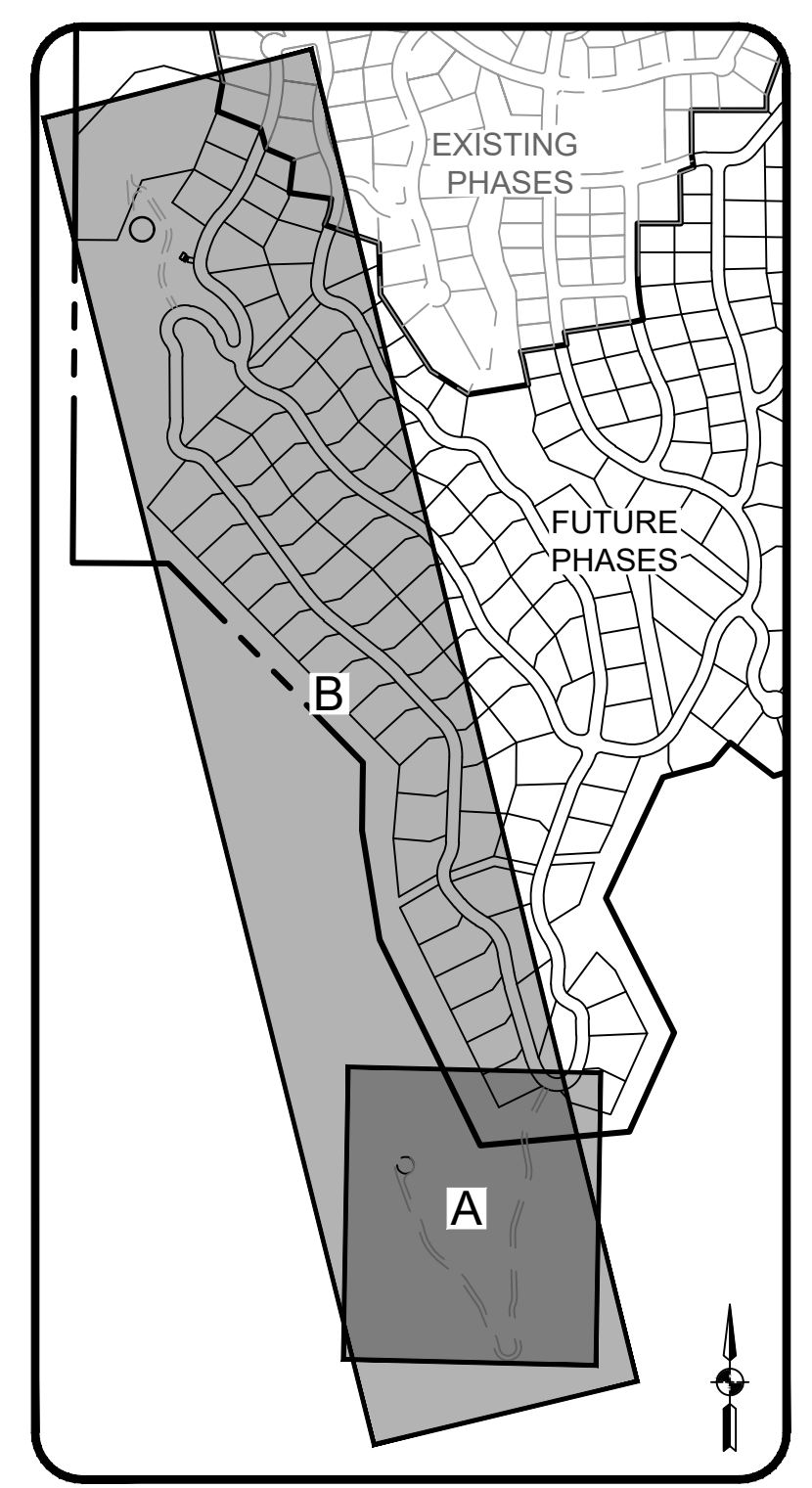


A. PROPOSED WATER TANK

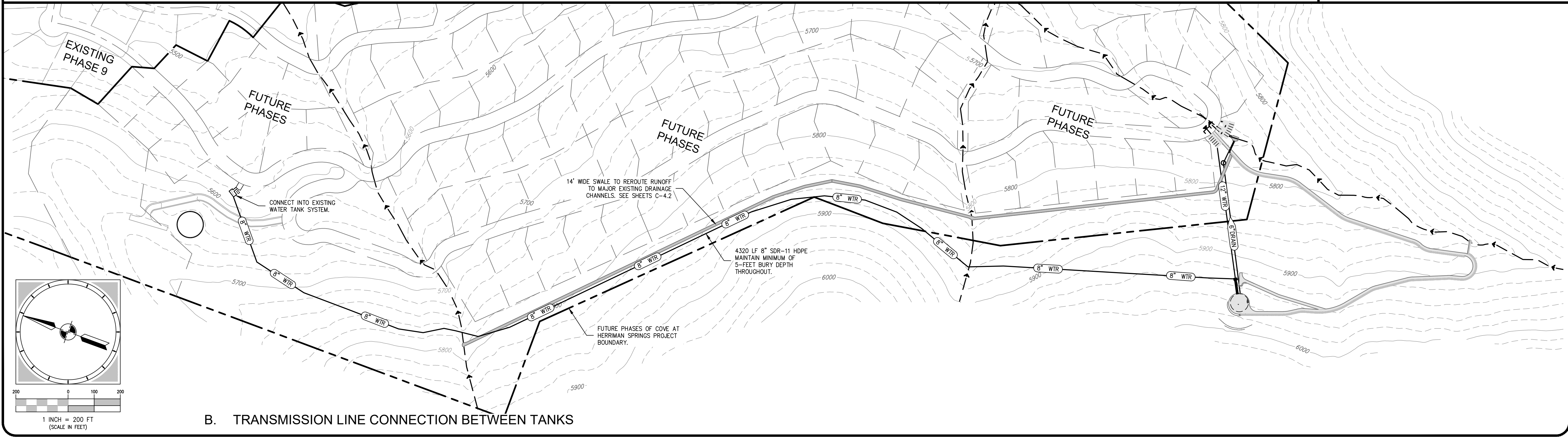
ACCESS ROAD
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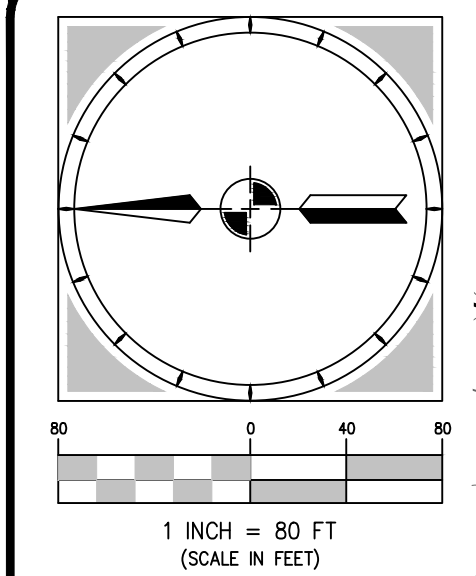
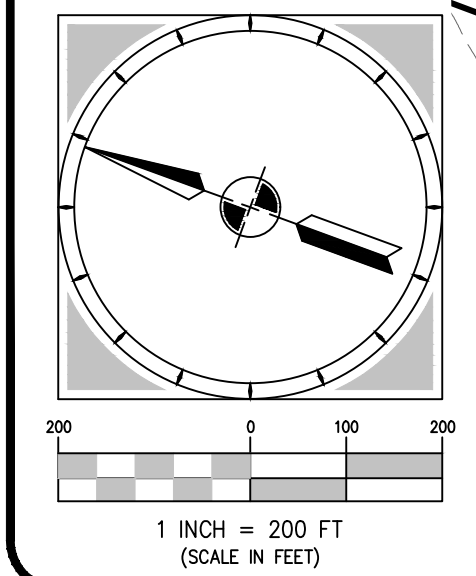
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KEY PLAN
N.T.S.



B. TRANSMISSION LINE CONNECTION BETWEEN TANKS



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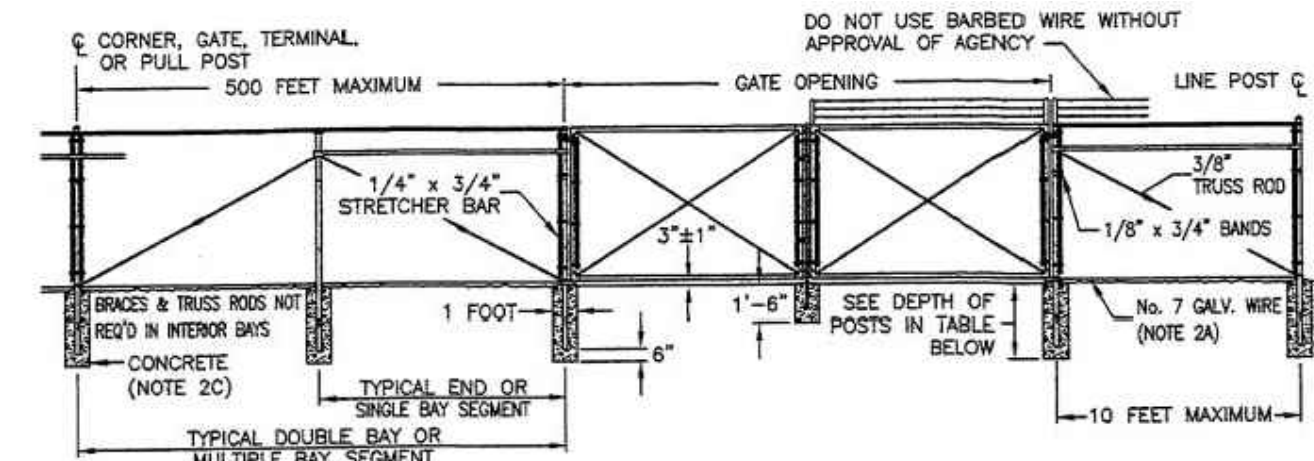
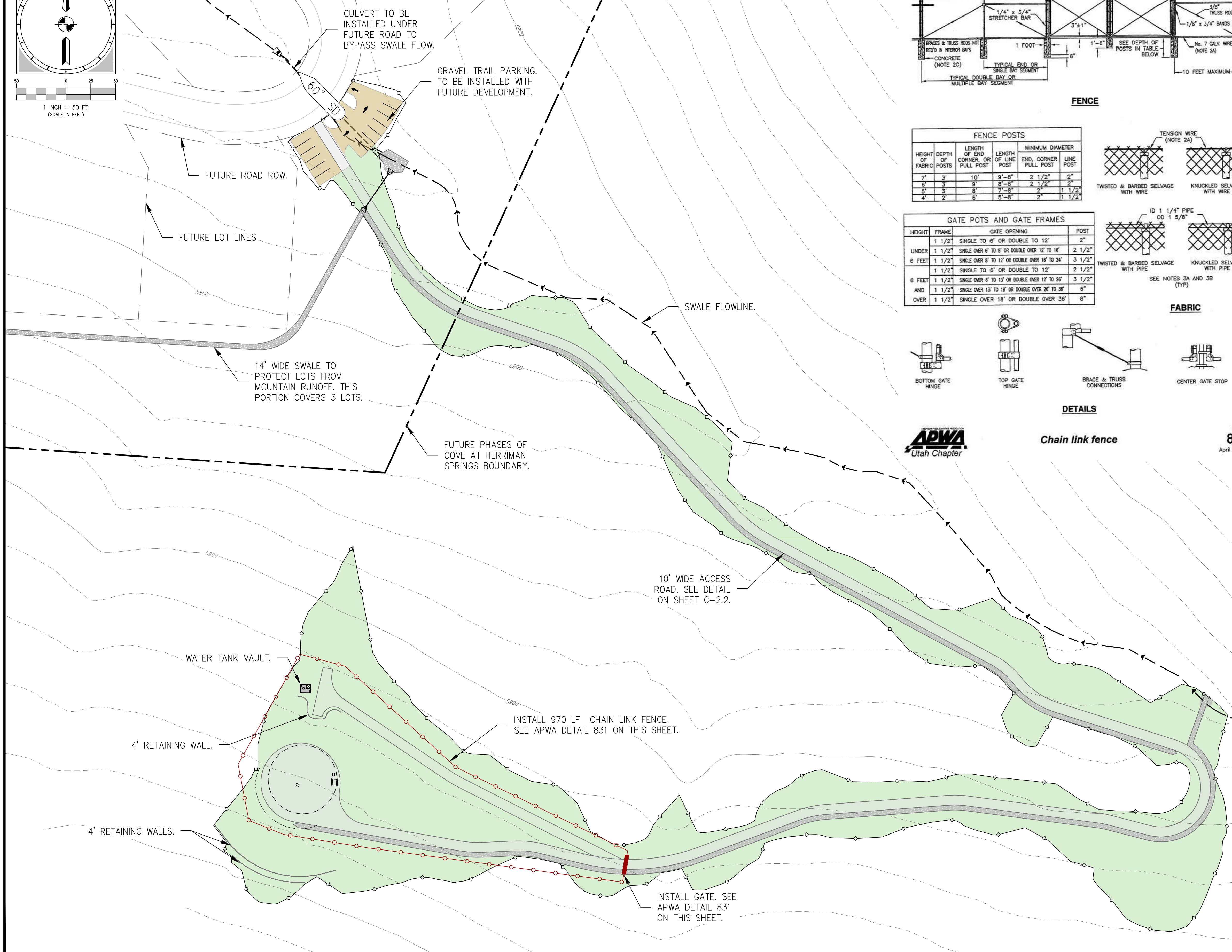
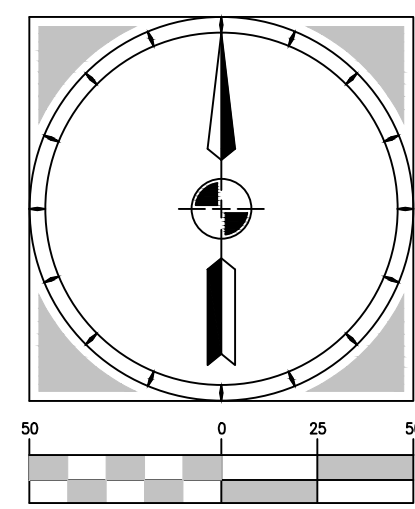
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PROJECT ENGINEER	DATE
BMB	

PROJECT ENGINEER	PROJECT MANAGER	DRAWN BY	ISSUE DATE
BMB	BMB	SFS	3/20/2025

PROJECT	SHEET TITLE
COVE AT HERRIMAN SPRINGS 0.5MG TANK	SITE PLAN

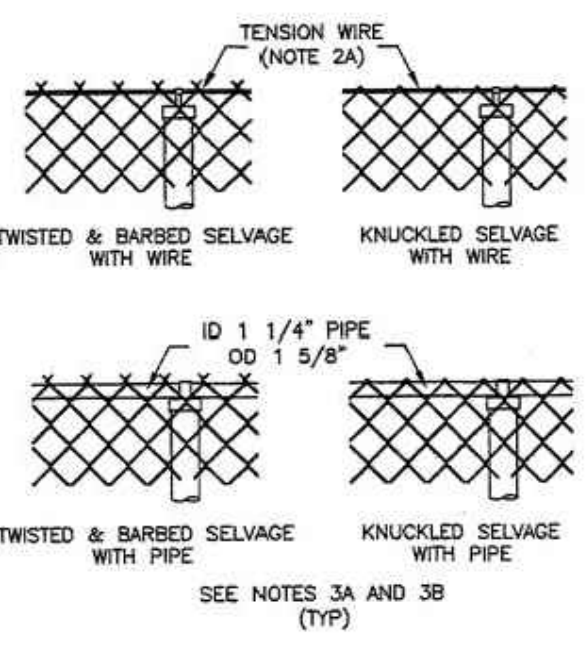
PROJECT	SHEET
25003604	C-2.2



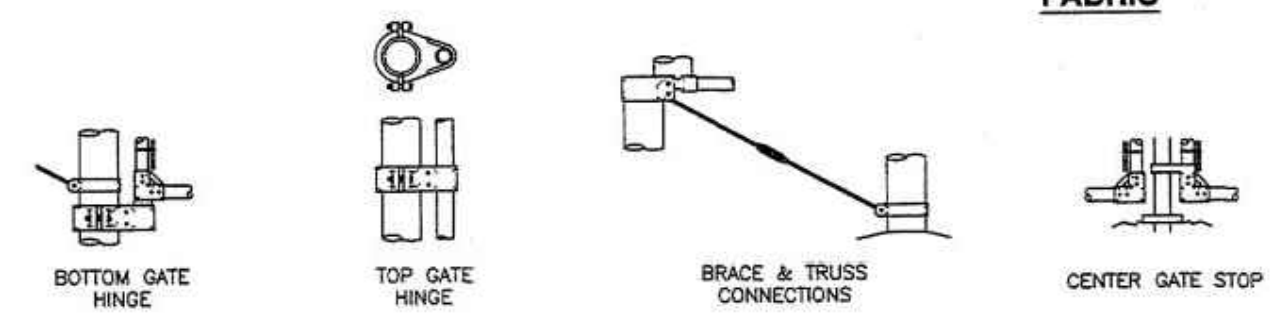
FENCE

FENCE POSTS				
HEIGHT OF FABRIC	DEPTH OF POSTS	LENGTH OF END CORNER OR PULL POST	LENGTH OF LINE POST	MINIMUM DIAMETER END, CORNER PULL POST LINE POST
7'	3"	10'	9'-8"	2 1/2" 2"
6'	3"	9'	8'-8"	2 1/2" 2"
5'	3"	8'	7'-8"	2" 1 1/2"
4'	2"	8'	5'-8"	2" 1 1/2"

GATE POTS AND GATE FRAMES			
HEIGHT	FRAME	GATE OPENING POST	
UNDER	1 1/2"	SINGLE OVER 6" TO 5' OR DOUBLE OVER 12" TO 16"	2" 2 1/2"
6 FEET	1 1/2"	SINGLE OVER 6" TO 12" OR DOUBLE OVER 16" TO 24"	3 1/2" 2 1/2"
AND	1 1/2"	SINGLE OVER 6" TO 15" OR DOUBLE OVER 12" TO 24"	2 1/2" 3 1/2"
OVER	1 1/2"	SINGLE OVER 15" TO 18" OR DOUBLE OVER 26" TO 36"	6" 8"



FABRIC

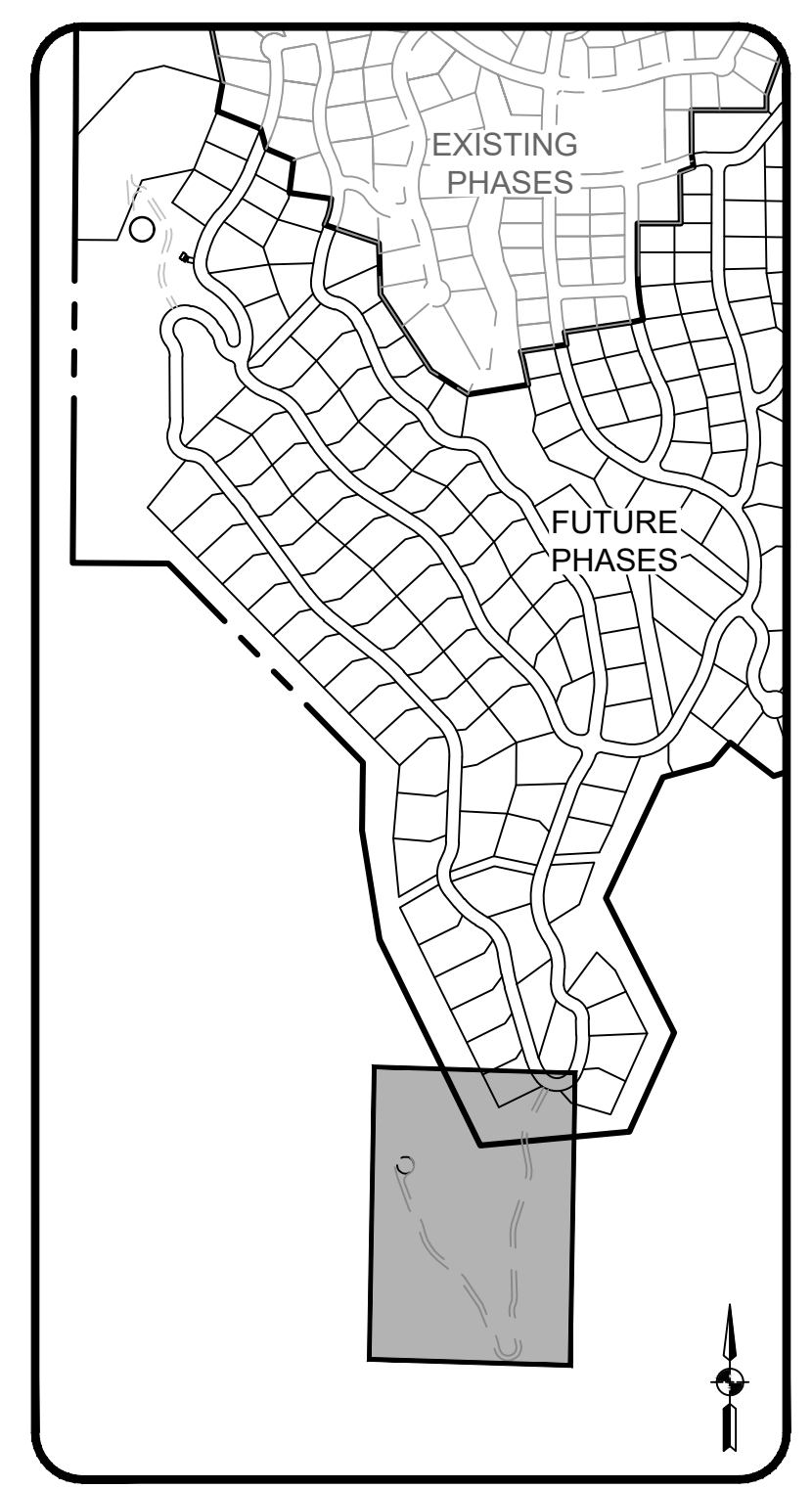


DETAILS

Chain link fence



Plan 831 April 1997



KEY PLAN

N.T.S.



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Disturbed Area to be Revegetated. SEE NOTE BELOW.

DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHING AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.

SEED SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10'X10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR, BEFORE REVEGETATION.

SEED MIX AND RATE OF APPLICATION SHALL BE AS FOLLOWS:

SEED TYPES	PERCENT OF MIX
PERENNIAL RYEGRASS (LOLIUM PERENNE)	25%
SLENDER WHEATGRASS (AGROPYRON TRACHYCALIUM)	20%
BLUEBUNCH WHEATGRASS (AGROPYRON SPICATUM)	15%
WESTERN WHEATGRASS (AGROPYRON SMITHII)	15%
SHEEP FESCUE (FESTUCA OVINA)	10%
BLUE FLAX (LINUM LEWISSI)	8%
CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	7%
	100%

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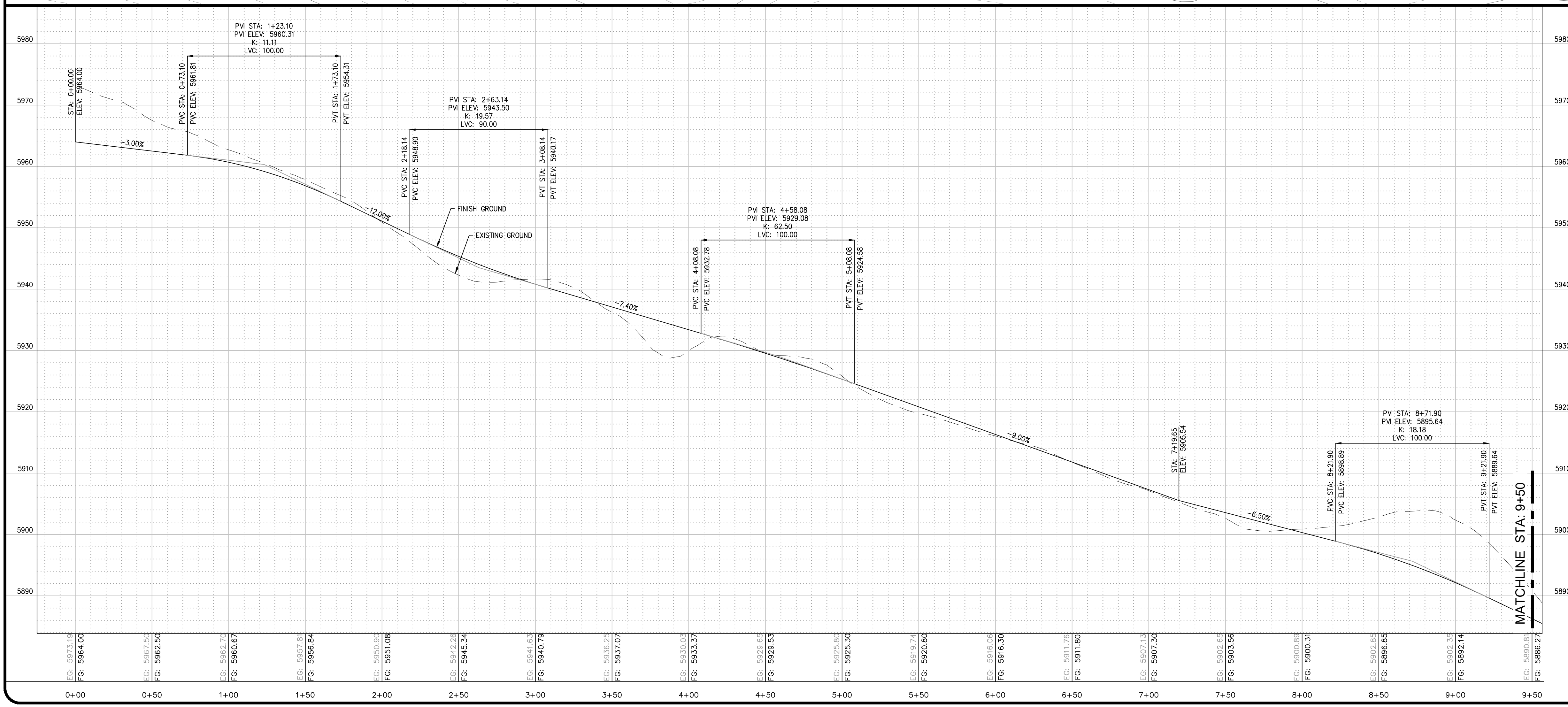
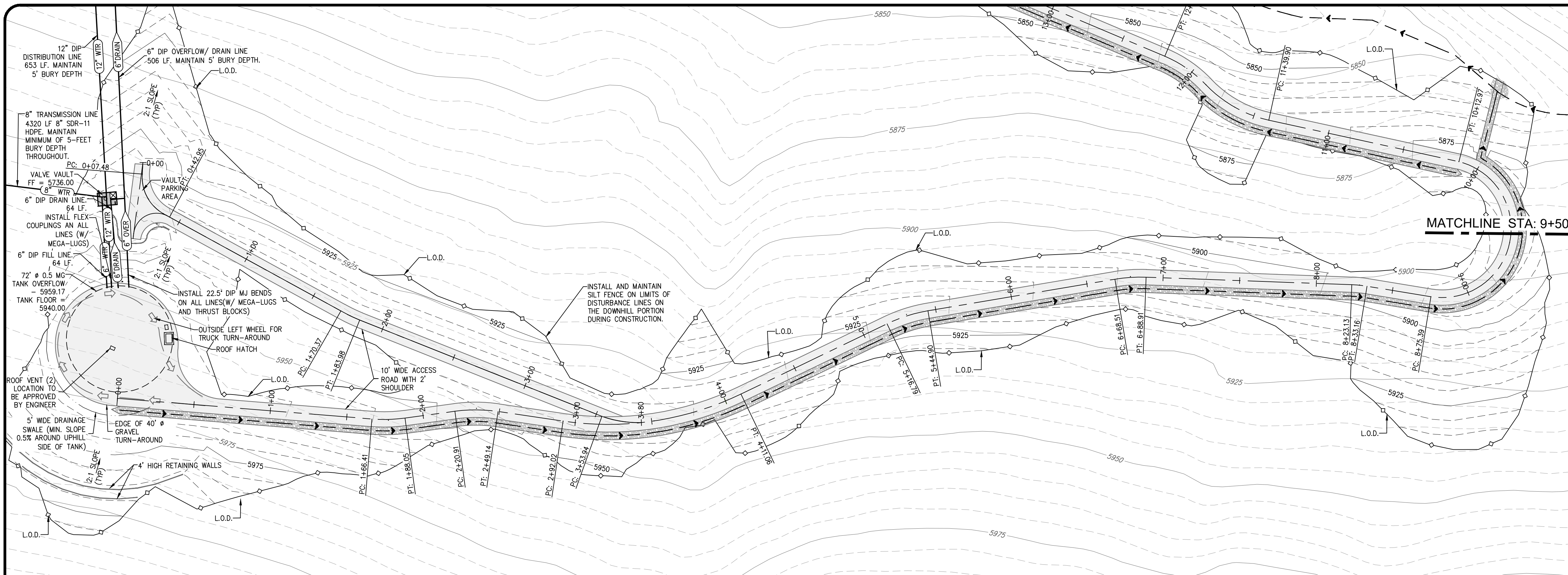
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REVISIONS

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: SFS
ISSUE DATE: 3/20/2026

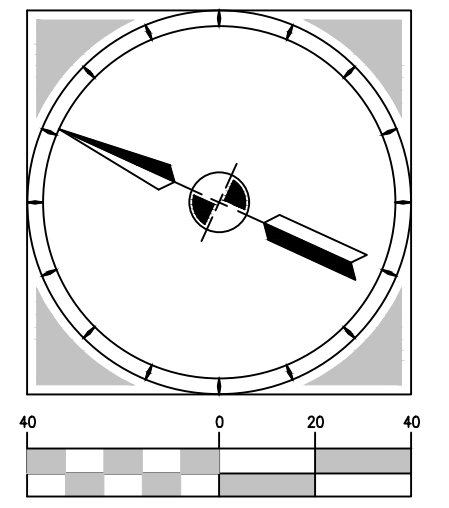
PROJECT: COVE AT HERRIMAN SPRINGS 0.5MG TANK
SHEET TITLE: LANDSCAPE PLAN
PROJECT: 25003604
SHEET: C-2.3



MATCHLINE STA: 9+50

MATCHLINE STA: 9+50

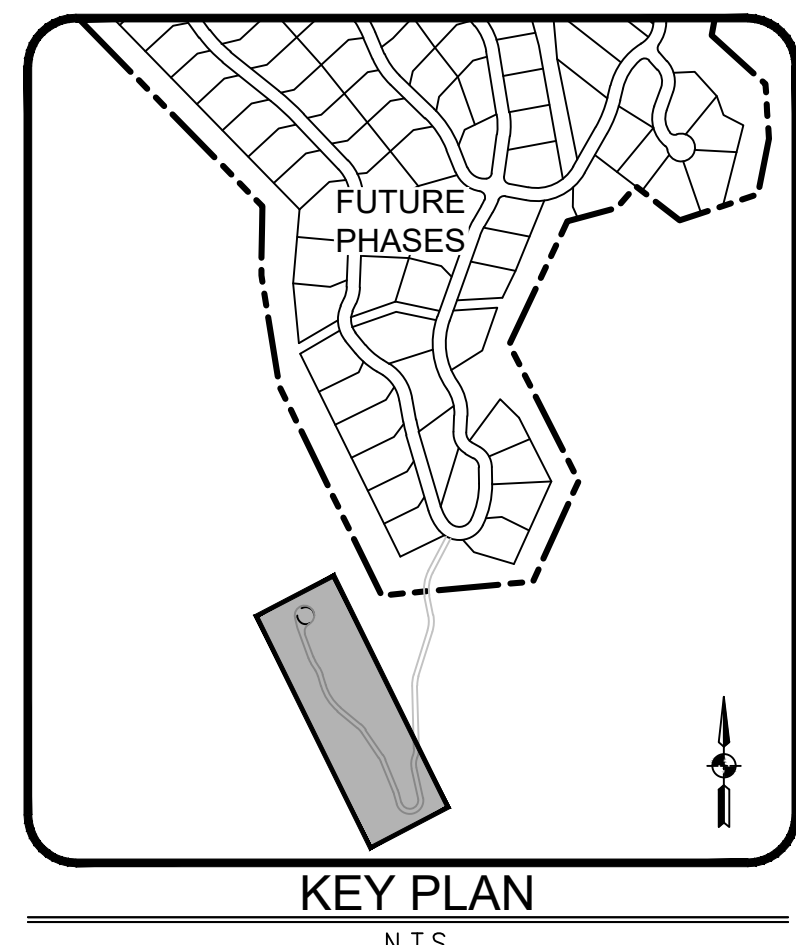
- ABBREVIATION LEGEND:
- TBC - TOP BACK OF CURB
 - EG - EXISTING GROUND
 - EOG - EDGE OF GRAVEL
 - FG - FINISHED GROUND
 - FL - FLOW LINE
 - LOD - LIMITS OF DISTURBANCE



1 INCH = 40 FT
 (SCALE IN FEET)
 HORIZONTAL SCALE:
 1" = 40' (22x34)
 1" = 80' (11x17)
 VERTICAL = 1" = 10'



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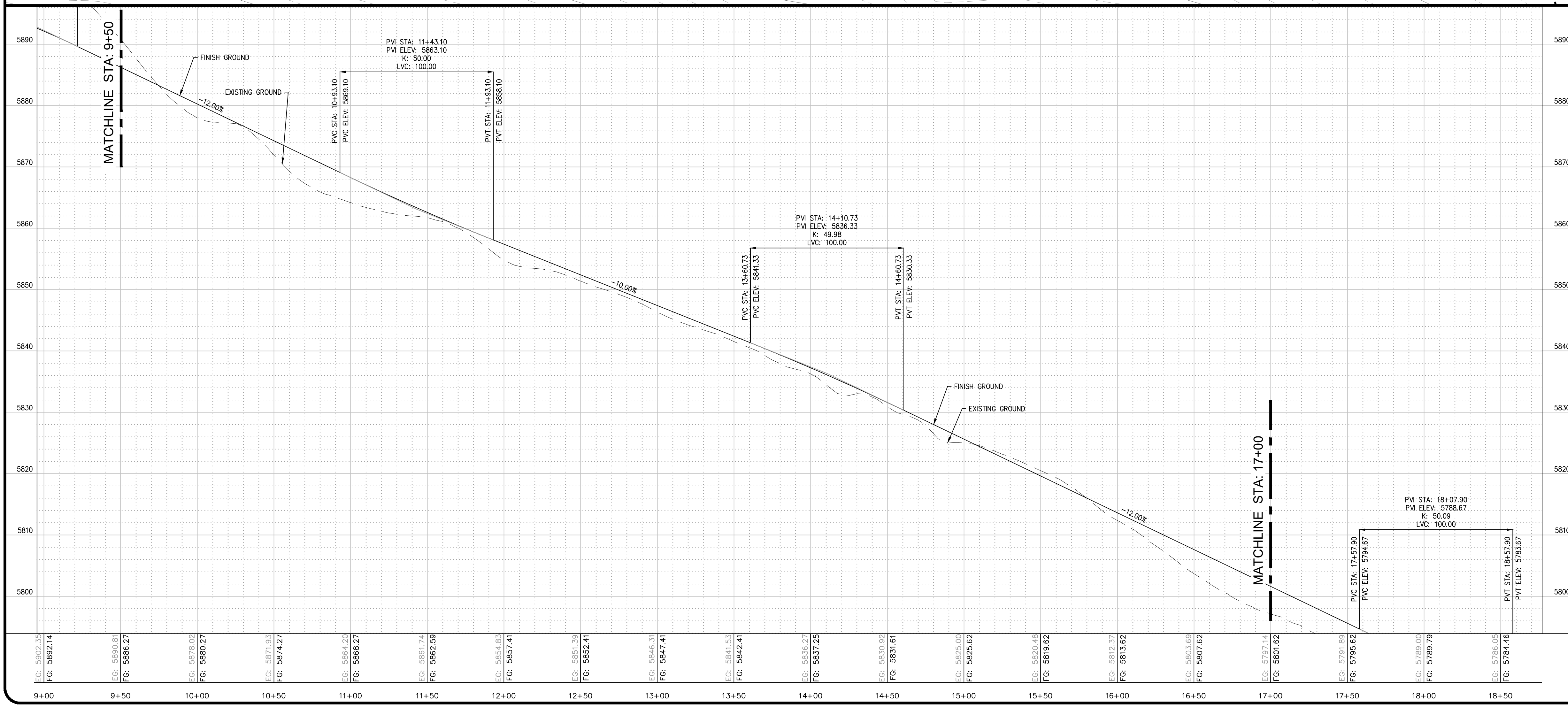
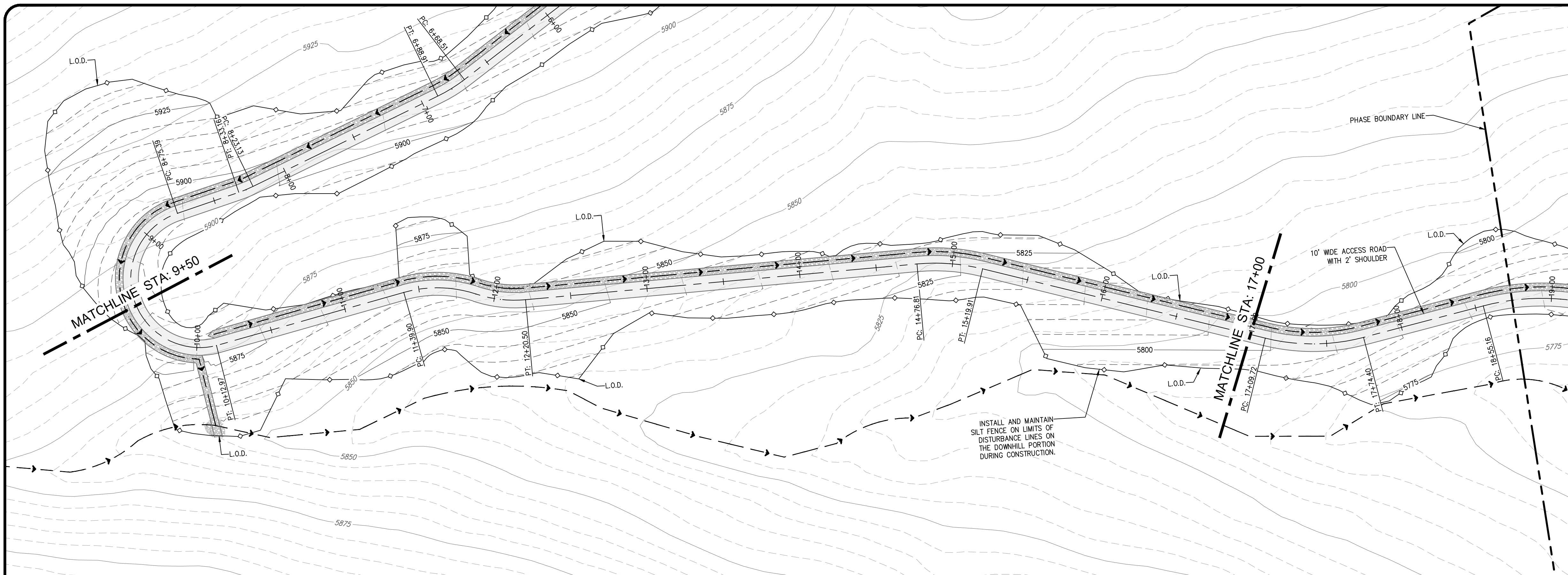
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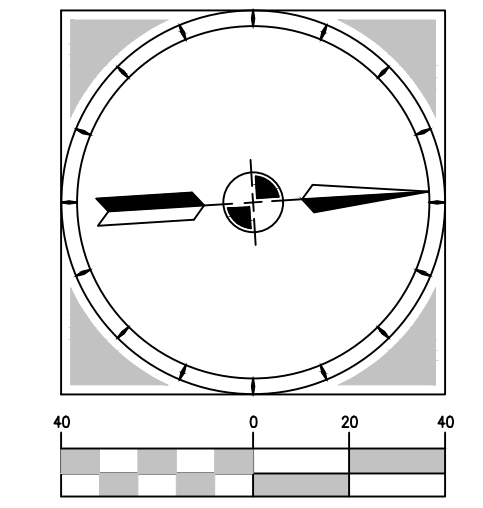
PROJECT ENGINEER	PROJECT MANAGER	DRAWN BY	ISSUE DATE
BMB	BMB	SFS	3/20/2026

PROJECT	SHEET
COVE AT HERRIMAN SPRINGS 0.5MG TANK	25003604 C-3.1

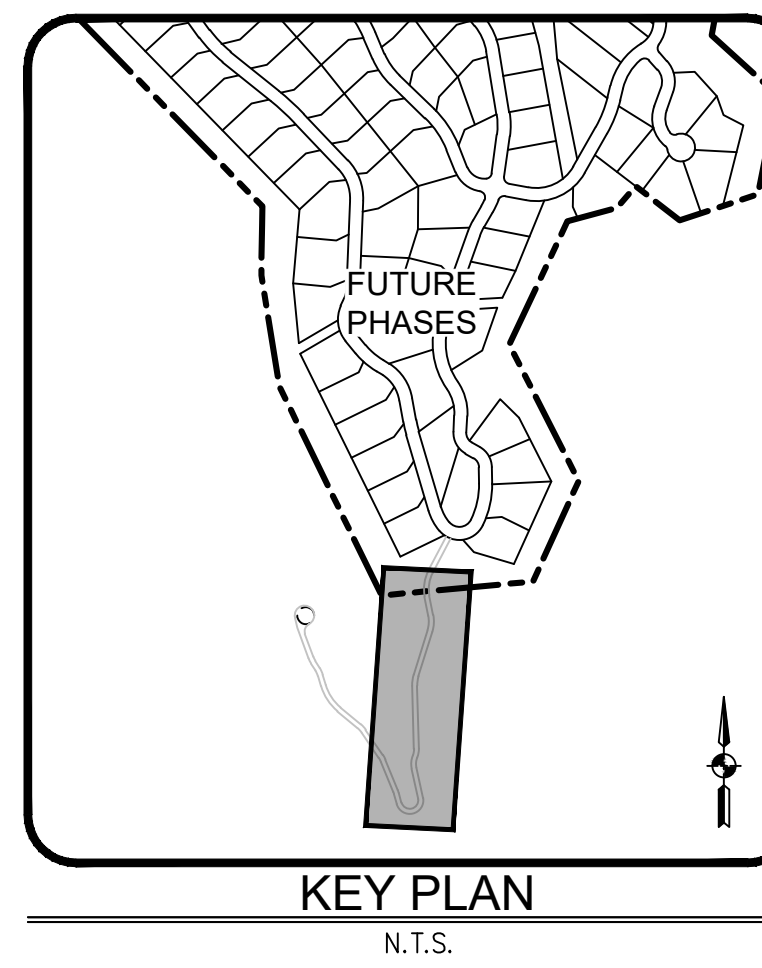
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 - EOG - EDGE OF GRAVEL
 - FG - FINISHED GROUND
 - FL - FLOW LINE
 - LDD - LIMITS OF DISTURBANCE



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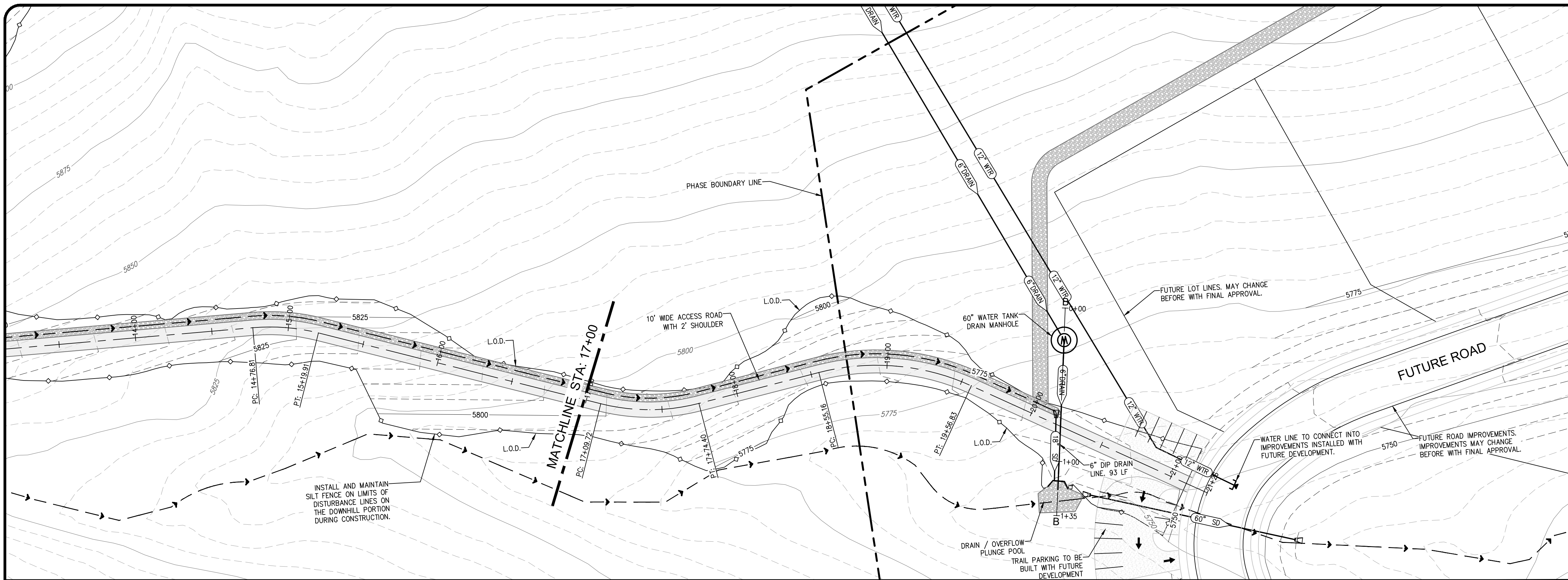
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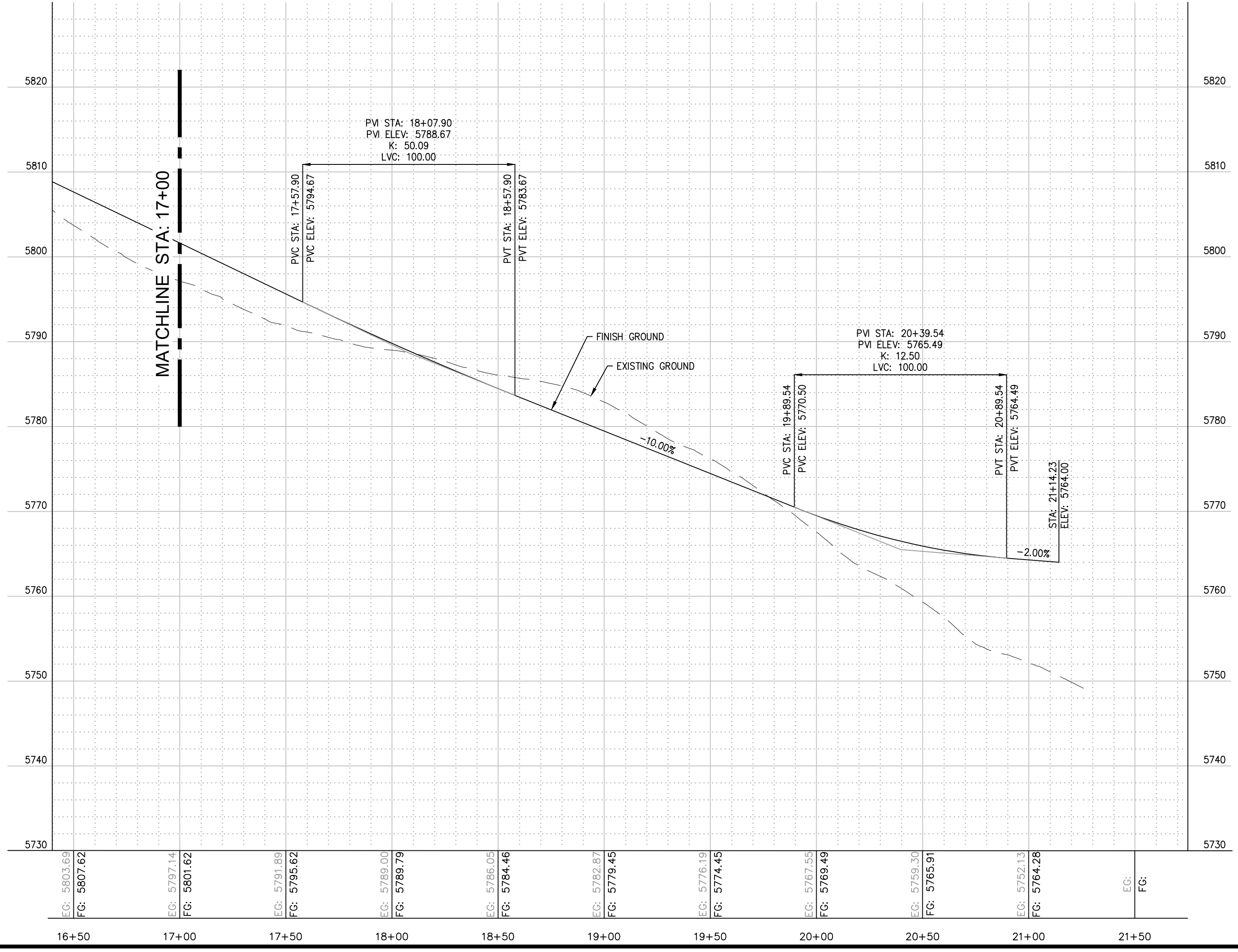
DESIGN ENGINEER: _____ DATE: _____

PROJECT: COVE AT HERRIMAN SPRINGS 0.5MG TANK
 PROJECT MANAGER: BMB
 PROJECT MANAGER: BMB
 DRAWN BY: SFS
 ISSUE DATE: 3/20/2026

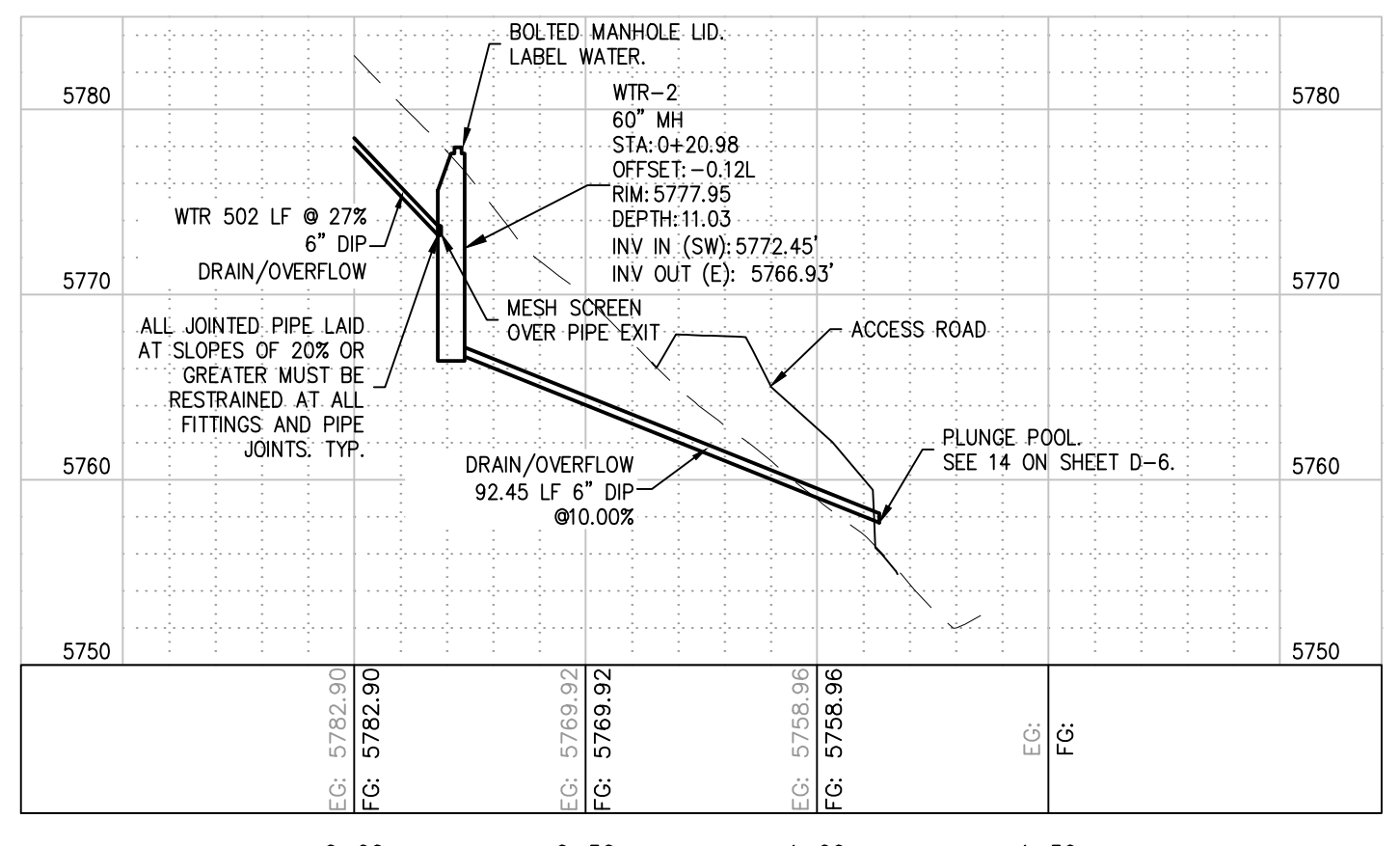
PROJECT: COVE AT HERRIMAN SPRINGS 0.5MG TANK
 SHEET TITLE: WATER ACCESS ROAD PLAN & PROFILE STA: 9+50 TO 17+00
 PROJECT: 25003604
 SHEET: C-3.2



A: ACCESS ROAD PROFILE



B: PLUNGE POOL OUTLET PROFILE

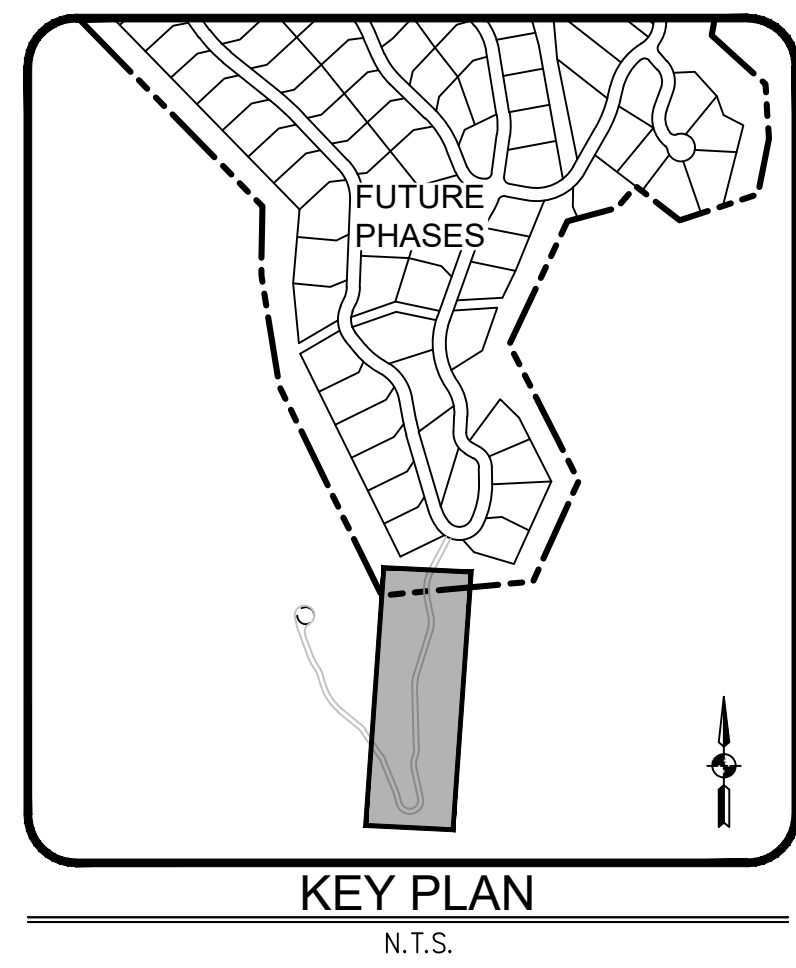


ABBREVIATION LEGEND:

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 1" = 80' (11x17)
 VERTICAL = 1" = 10'

EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.



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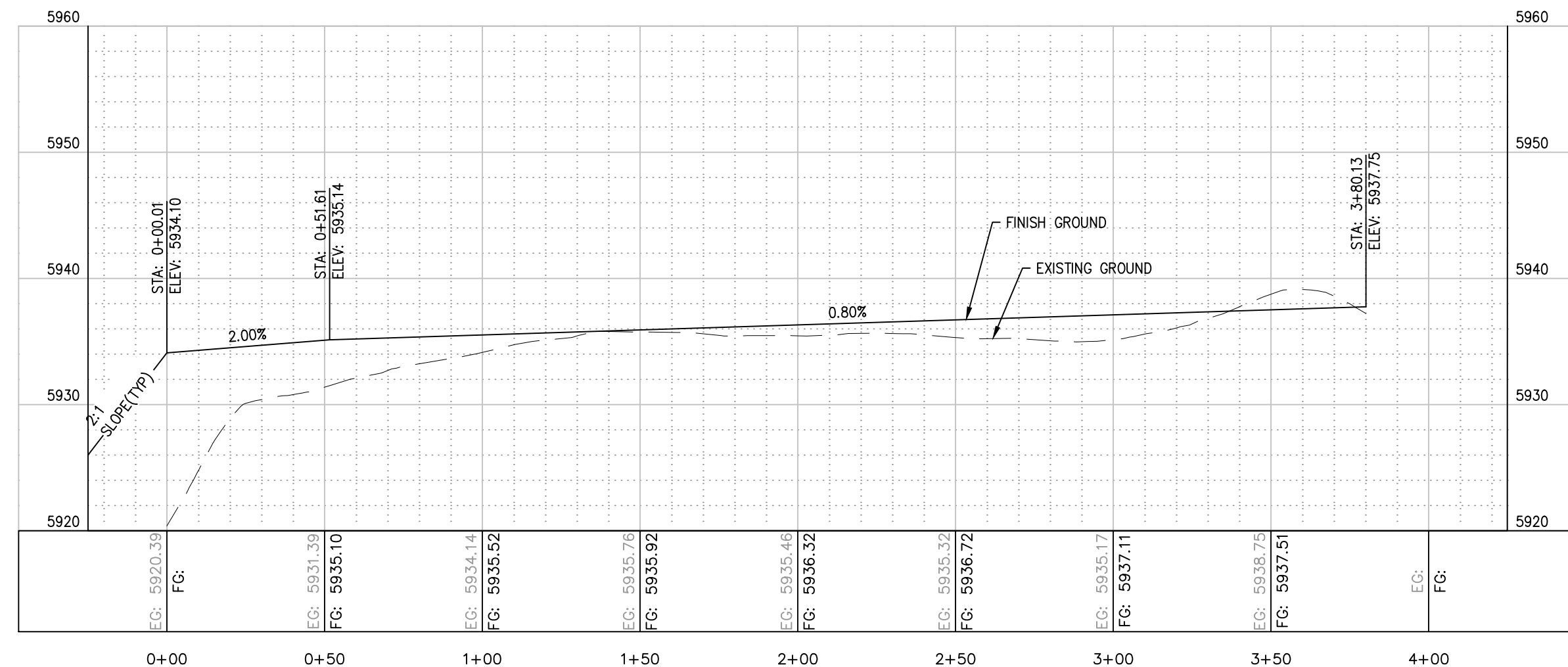
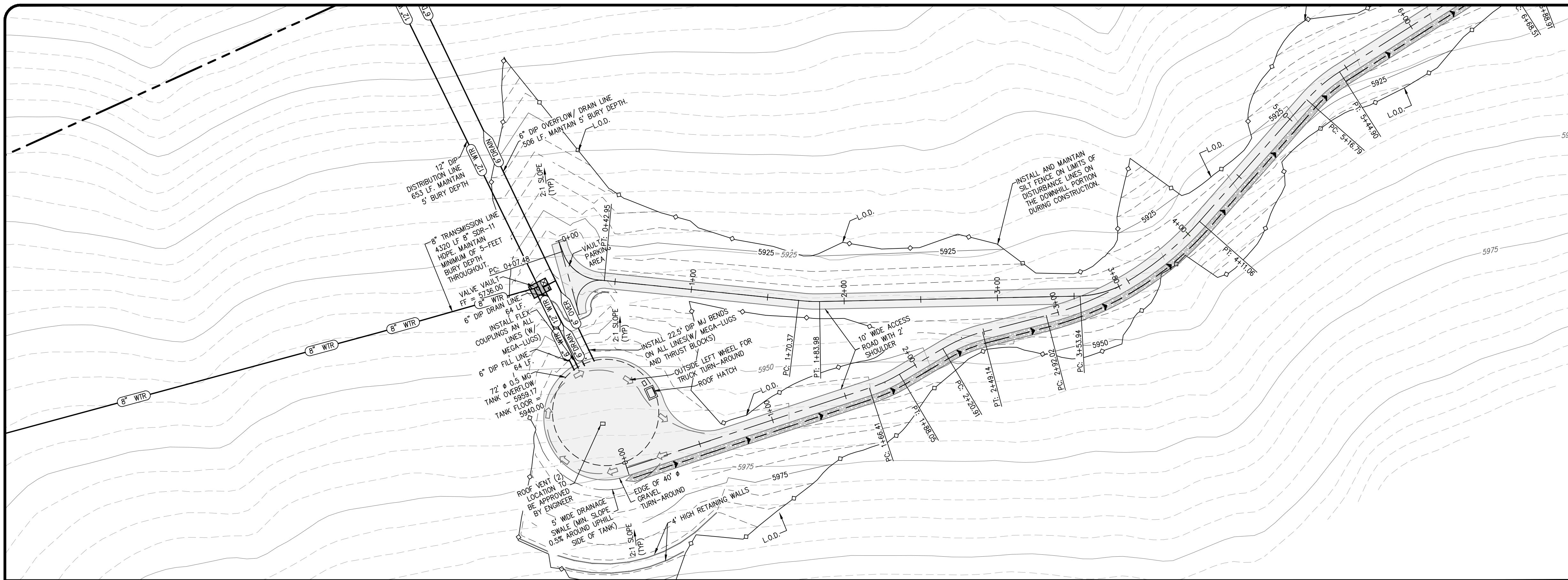
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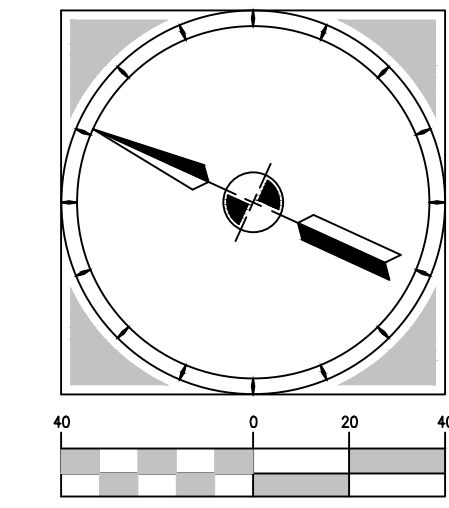
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PROJECT ENGINEER: BMB
 PROJECT MANAGER: BMB
 DRAWN BY: SFS
 ISSUE DATE: 3/20/2026

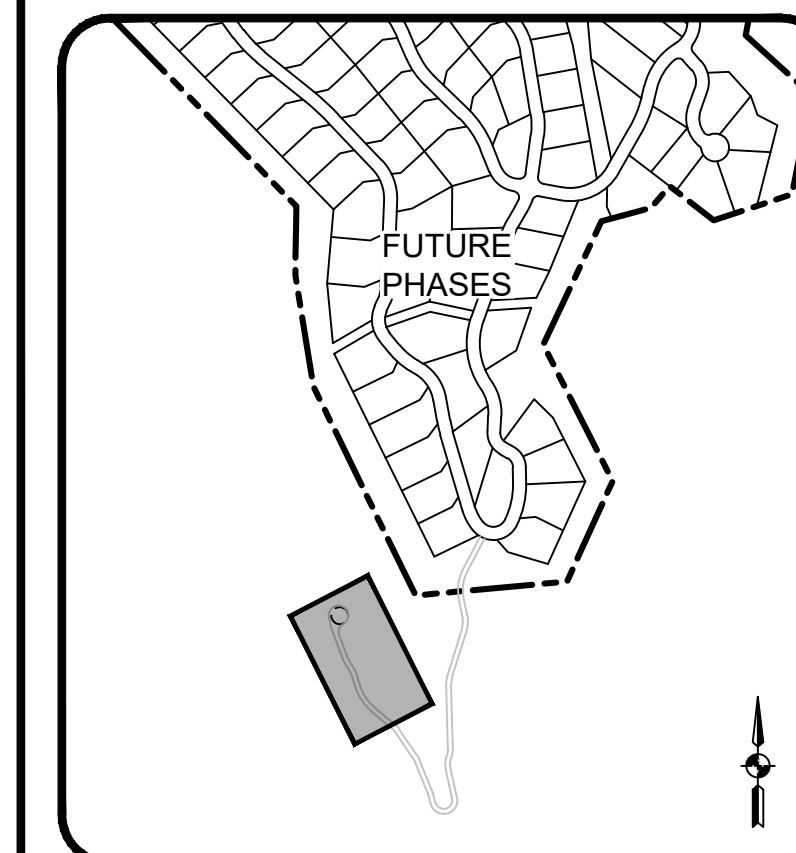
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 SHEET TITLE: WATER ACCESS ROAD PLAN & PROFILE STA: 17+00 TO 21+50
 PROJECT: 25003604
 SHEET: C-3.3



- ABBREVIATION LEGEND:**
- TBC - TOP BACK OF CURB
 - EG - EXISTING GROUND
 - EOG - EDGE OF GRAVEL
 - FG - FINISHED GROUND
 - FL - FLOW LINE
 - L.O.D. - LIMITS OF DISTURBANCE



EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.



KEY PLAN
N.T.S.



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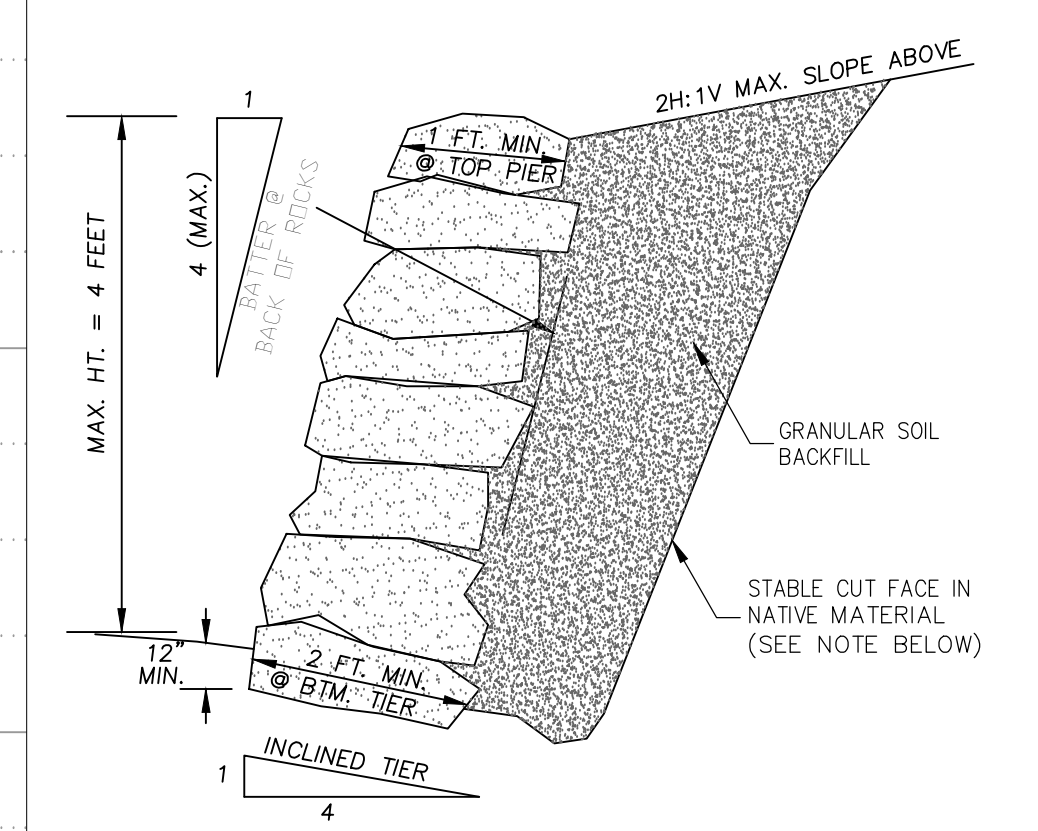
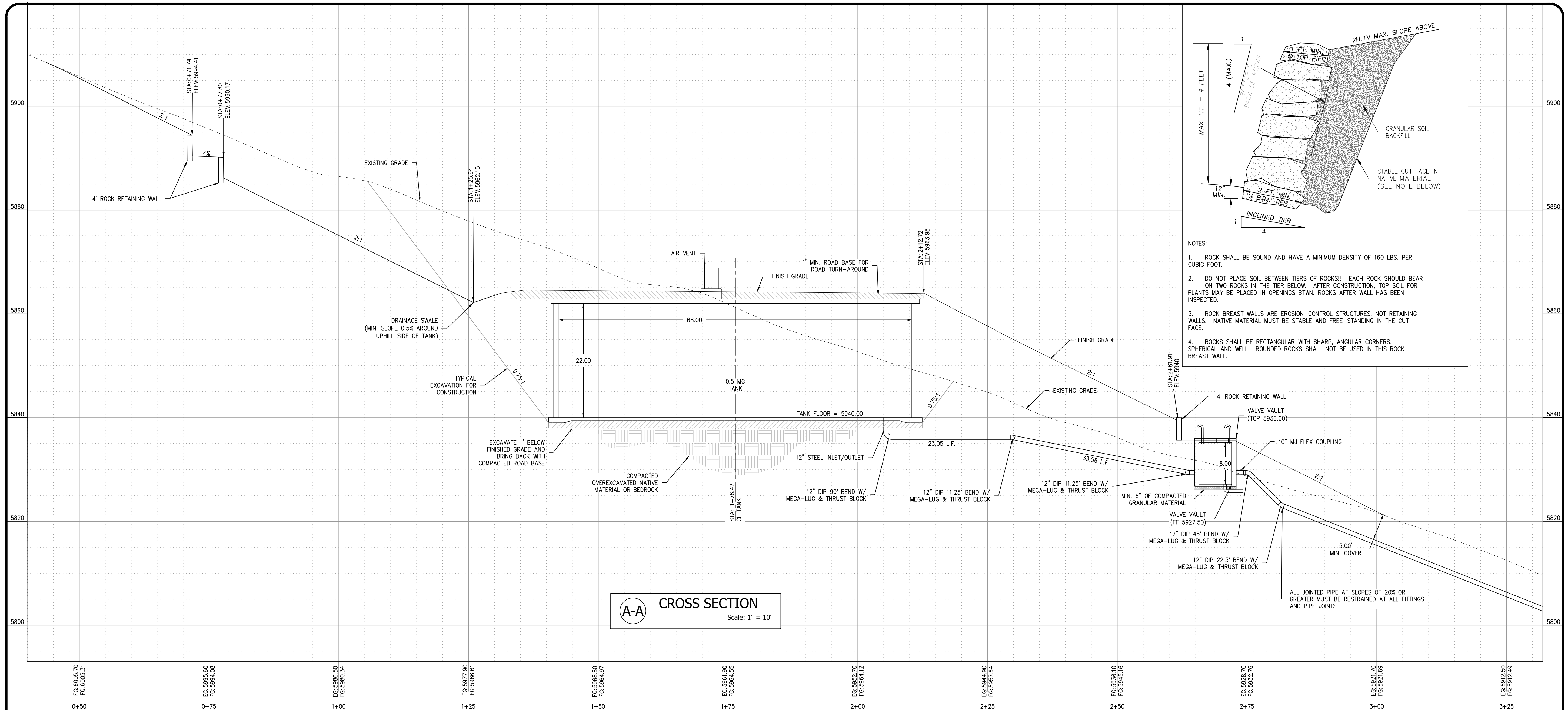
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ISSUE DATE: 3/20/2026

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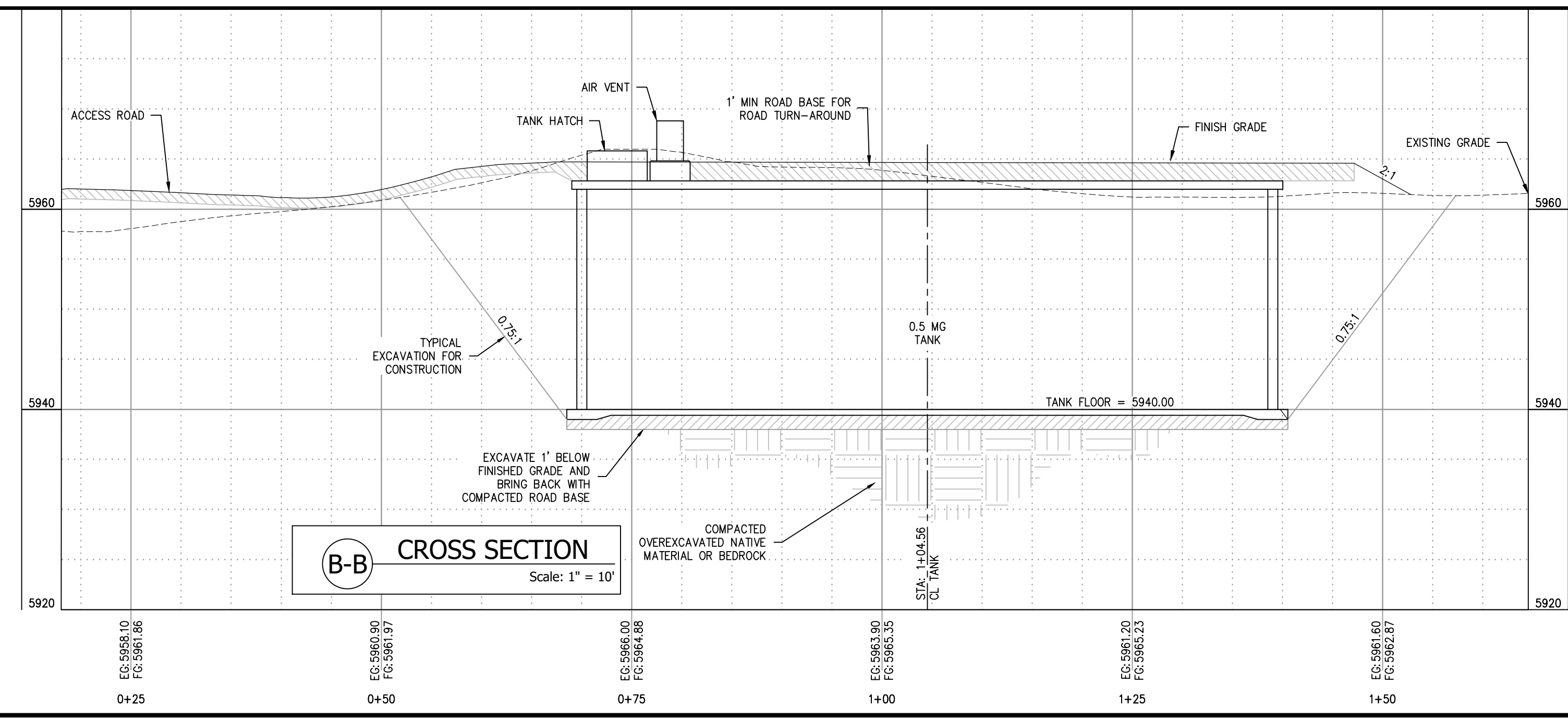
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SHEET TITLE: VAULT ROAD PLAN & PROFILE
STA: 0+00 TO 4+00

PROJECT: 25003604
SHEET: C-3.4

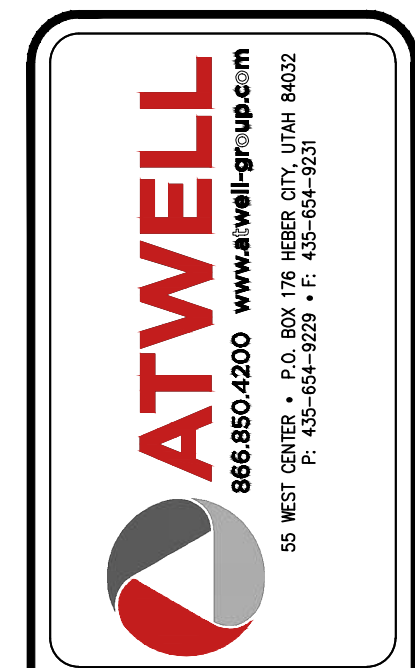


- NOTES:
- ROCK SHALL BE SOUND AND HAVE A MINIMUM DENSITY OF 160 LBS. PER CUBIC FOOT.
 - DO NOT PLACE SOIL BETWEEN TIERS OF ROCKS!! EACH ROCK SHOULD BEAR ON TWO ROCKS IN THE TIER BELOW. AFTER CONSTRUCTION, TOP SOIL FOR PLANTS MAY BE PLACED IN OPENINGS BTWN. ROCKS AFTER WALL HAS BEEN INSPECTED.
 - ROCK BREAST WALLS ARE EROSION-CONTROL STRUCTURES, NOT RETAINING WALLS. NATIVE MATERIAL MUST BE STABLE AND FREE-STANDING IN THE CUT FACE.
 - ROCKS SHALL BE RECTANGULAR WITH SHARP, ANGULAR CORNERS. SPHERICAL AND WELL-ROUNDED ROCKS SHALL NOT BE USED IN THIS ROCK BREAST WALL.

A-A CROSS SECTION
Scale: 1" = 10'



B-B CROSS SECTION
Scale: 1" = 10'



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DRAWING ALTERNATION
IF A MATERIAL OF LAW FOR ANY FEDERAL,
UNIVERSITY, STATE, OR LOCAL AGENCY,
OR ANY OTHER PARTY, HAS BEEN IDENTIFIED,
THESE NOTES SHALL BE APPLIED TO THE
DRAWING. THE DESIGNER SHALL BE RESPONSIBLE
FOR THE PROTECTION OF THE DRAWING.
IF THE DRAWING IS REPRODUCED WITHOUT THE
WRITTEN PERMISSION OF THE DESIGNER.

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FOR REVIEW ONLY. NOT FOR CONSTRUCTION.

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: SFS
ISSUE DATE: 3/20/2026

PROJECT: COVE AT HERRIMAN SPRINGS 0.5MG TANK
SHEET TITLE: WATER TANK CROSS SECTIONS A-A & B-B
PROJECT: 25003604
SHEET: C-3.5

CHAPTER 10-11 RECREATIONAL ZONES

[10-11-1 Purpose](#)

[10-11-2 Scope](#)

[10-11-3 Definitions](#)

[10-11-4 Uses Allowed](#)

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[10-11-8 Other Applicable Regulations](#)

10-11-1 Purpose

A. *FR zone*. The purpose of forestry recreation zones is to permit development of canyon and hillside areas for forestry, recreation, and other uses to the extent such development is compatible with protection of the natural and scenic resources of these areas for the continued benefit of future generations. Development in forestry recreation zones is intended to:

1. Allow sensitive and creative development that permits continued enjoyment and protection of such natural areas vital to the attractiveness and economic viability of the city;
2. Support low-density, single-family residential for year-round and seasonal occupancy;
3. Protect and create recreational opportunities open to the public; and
4. Reflect the natural setting and respect unique site constraints.

B. *RC zone*. The purpose of the resort community zone is to permit development of areas for resort, recreation, and other uses to the extent such development is compatible with protection of natural and scenic resources of these areas for the continued benefit of future generations. Development in the resort community zone is intended to:

1. Encourage flexible and creative development in order to offer a unique experience in a high quality, visitor friendly setting that contains a complementary mixture of land uses that enhance the experience of the place;
2. Support destination facilities and venues that encourage use by tourists and visitors from outside the city, including commercial and recreational uses;
3. Promote and enhance usable open spaces, recreation sites, outdoor areas, and pedestrian walkability; and
4. Unite varied uses with a consistent theme, appearance, and operations that take advantage of natural assets for public use and recreational potential, yet respect site constraints such as limited access and protection of sensitive and scenic landscapes.

(Code 2023, § 10-11-1; Ord. No. 2017-54, 12-13-2017)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

10-11-2 Scope

The provisions of this chapter shall apply to real property located in a recreational zone as shown on the official zoning map.

(Code 2023, § 10-11-2; Ord. No. 2017-54, 12-13-2017)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

10-11-3 Definitions

Certain words and phrases in this chapter, including uses, are defined in HCC chapter 10-3.

(Code 2023, § 10-11-3; Ord. No. 2017-54, 12-13-2017)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

10-11-4 Uses Allowed

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed in recreational zones shall be as set forth on the table of uses in HCC chapter 10-16. Permitted and conditional uses are indicated by "P" or "C," respectively. Uses not permitted are indicated by an empty box.
- B. *Accessory uses.* Permitted and conditional uses set forth in HCC chapter 10-16 on the table of uses shall be deemed to include accessory uses and activities customarily associated with and incidental and subordinate to a permitted or conditional use, subject to applicable provisions of this title.
- C. *Prohibited uses.* Any use not shown on the table of uses shall be prohibited unless the community development director determines the use is substantially the same as a permitted or conditional use as provided in HCC 10-5-9.

(Code 2023, § 10-11-4; Ord. No. 2017-54, 12-13-2017)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

10-11-5 Development Approval

- A. *Generally.* The use and development of land located in recreational zones shall be approved according to applicable administration and development review procedures set forth in HCC chapter 10-5.
- B. *Minimum zone area.* All areas to be zoned to the Forestry Residential (FR) Zone or Resort Community (RC) Zone shall be at least 15 acres.
- C. *Site plan approval.* Any development in recreational zones shall be subject to approval of a site plan as provided in HCC 10-5-11.
 1. Site plans shall be prepared by a professionally competent designer or team of designers.
 2. Site plans for development in the RC zone shall address each of the requirements set forth in HCC 10-11-6(C) in addition to the requirements set forth in HCC 10-5-11.
- D. *Approval by other agencies.* Prior to site plan approval of any use in forestry recreational and resort community zones, regardless of size or number of units, the applicant shall provide written evidence from the culinary water authority and the sanitary sewer authority certifying that water and sewer system requirements have been satisfied. The city may also request written evidence of approval from any agency having jurisdiction over the property proposed to be developed.

E. *Public support requirements.* The needs of residents in forestry recreation and resort community zones and the challenges of servicing unique sites may require specialized support of various public services. At the discretion of the city, special service districts may be created or required to service these needs. Property owners in forestry recreation zones may therefore be required, to the extent lawfully authorized, to make property available for public facilities and public support operations to service proposed development as follows:

1. Fire/emergency medical services substation;
2. Police substation;
3. Utility substation;
4. Special service districts for water, sewer or public utilities;
5. Road maintenance and erosion control; and
6. Municipal services in general.

(Code 2023, § 10-11-5; Ord. No. 2017-54, 12-13-2017)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

10-11-6 Development Standards

- A. *Generally.* The use and development of land located in recreational zones shall conform to the standards set forth in this section and in HCC 10-11-8, chart 10-11, except as may be authorized by another provision of this title.
- B. *Accessory structures.* The front of any accessory structure and any additional portion of the structure viewable from a public street shall have materials and color similar to the primary dwelling or structure. Buildings used for agricultural purposes, such as barns or other such buildings to house animals, shall not be subject to this requirement.
- C. *Design criteria.* The following standards shall apply to development in the recreation community zone:
1. *Intent.* The intent of these standards is to:
 - a. Provide for protection of the natural environment and surrounding areas from potentially adverse effects;
 - b. Provide for and protect the unique character, livability and scenic quality of the city and site developed;
 - c. Provide for fire safety and protection of all structures;
 - d. Protect the privacy and quality of life of residents and visitors;
 - e. Ensure consistency in the scale and design of structures; and
 - f. Provide for adequate open space within the development.
 2. *Effect on adjacent properties.* Structures and open spaces within the resort community developments shall be arranged, as necessary, to ensure that adjacent properties will not be adversely affected and that adjacent properties do not have an adverse effect on the resort community.

3. *Preservation of open spaces.* In keeping with the goal of creating a unique outdoor environment and experience, open space and natural areas should be protected to the maximum extent possible.
- a. At least 20 percent of the land within a resort community zone shall be preserved as permanent natural open space or provided for otherwise.
 - (1) One-half of this permanent open space required shall be maintained in one contiguous lot.
 - (2) Developed recreation amenities, such as pools, courts, or arenas and developed public spaces, such as plazas and courtyards, do not count as open space.
 - (3) Amenities that utilize natural open space, such as trails and golf courses, do count as open space.
 - b. A method that is acceptable and approved by the city to maintain open space shall be established prior to sale of any lots. Preservation, maintenance, and ownership of required open spaces within the development shall be accomplished by:
 - (1) Dedication of land as a public park or parkway system;
 - (2) Granting a permanent open space easement on or over the private open spaces to the city, another government agency or a nongovernmental organization charged with protecting important landscapes. This is intended to guarantee that the open space remains perpetually in recreational and/or open space use, with ownership and maintenance being the responsibility of the owner or an owners' association established with articles of association and bylaws, which are satisfactory to the city; or
 - (3) Compliance with the provisions of the Utah Condominium Ownership Act, U.C.A. 1953, § 57-8-1 et seq., which provides for payment of common expenses for the upkeep of the common areas and facilities.
4. *Limits of disturbance.* Plans shall delineate a "limits of disturbance" line to indicate the area within which all disturbance and construction shall be contained. The limits should include the principal structure, accessory structures, utilities, services, drainage facilities, and septic tank. Areas required for driveways and leach fields are not included. In drawing this line, the intention is to minimize visual impacts, prevent erosion, conserve water, and preserve natural vegetation, features, and topography.
5. *Access to recreation and public land.* For the benefit of residents and visitors, the city shall protect access to existing and future recreation areas, such as public lands and trails. The city may request easements through areas proposed for development as needed to permit access.
6. *Sensitive lands and natural hazards.* Construction of permanent structures shall not occur in sensitive land areas. Sensitive land areas include:
- a. Areas with special flood hazard, as provided in HCC title 12;
 - b. Wetlands, springs or stream corridors;
 - c. Natural hazard special study areas, as provided in HCC chapter 10-18; and
 - d. Steep slopes, as provided in subsection (C)(7) of this section.

7. *Steep slopes.*

- a. No development, including clearing, excavation and grading, is permitted where the slope exceeds 30 percent except trails. All areas with slopes greater than 30 percent shall remain in natural private or public open space, except as expressly allowed in this chapter.
- b. Roads and other vehicular routes shall not cross slopes greater than 30 percent, unless, after review by the planning commission, it is determined that:
 - (1) Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter; and
 - (2) The environment and aesthetics of the area will not be significantly affected.
- c. In no case shall roads cross slopes over 50 percent.

8. *Grading and drainage.* Grading shall be minimized to protect existing vegetation and natural drainage patterns, reduce erosion and dust during construction, and to minimize visual impacts.

- a. Natural drainage patterns shall be maintained to the greatest extent possible. The amount of water runoff currently moving from the project site to adjacent areas shall not exceed preconstruction levels. Alternative stormwater retention is encouraged to minimize runoff.
- b. Buildings shall be designed to integrate into natural slopes. Mass grading to create a flat building pad is discouraged.
- c. All cut and fill surfaces shall be regraded to match the surrounding topography as closely as possible.
- d. All cut and fill surfaces shall be replanted with native plants similar in type to plants that were destroyed.

9. *Ridgeline preservation.* Ridgelines should be retained in a natural state and development near ridgelines should blend with the natural contour of these features. Development near designated ridgelines as designated on the official zoning map should be sited and constructed to avoid creating a silhouette against the sky or backdrop when viewed from three designated vantage points:

- a. 5600 West and 13400 South;
- b. 6400 West and 13400 South; and
- c. 7000 West and Rose Canyon Road.

10. *Landscaping and native vegetation.* Existing vegetation shall be protected in its natural state to the greatest extent possible.

- a. All trees over six inches in caliper or plants over ten feet tall shall be noted on plans and marked in the field for the duration of construction.
- b. All clearing of existing vegetation shall be a conditional use, subject to planning commission approval. Clearing outside the limits of disturbance is discouraged.
- c. Native compatible trees and vegetation shall be utilized in new landscaping.

- d. New landscaping shall be designed to minimize the threat of wildfire to built structures.
11. *Wildlife habitat.* Protecting wildlife and their natural habitat is important for maintaining the natural ecosystem and for the enjoyment of residents and visitors.
 - a. Proposals in the resort community zone shall note important natural features and vegetation that serve as habitat, and identify wildlife that may be present in different seasons.
 - b. Site plans should minimize the impact of development by:
 - (1) Siting buildings, structures, roads, trails, and other construction to avoid significant natural features and to maintain a sufficient buffer between these important natural areas and human activity;
 - (2) Facilitate wildlife movement by designing natural corridors between natural areas and by minimizing fences and road crossings;
 - (3) Maintaining the natural structure of the site, different layers of vegetation; and
 - (4) Revegetating degraded areas with native plants and selecting plants that benefit wildlife for new landscaped areas.
 12. *Signage.* Signage in the resort community zone should help unify the development and provide a positive image.
 - a. Signage shall be kept to the minimum necessary to identify destinations and direct people through the development.
 - b. Signage shall be designed as a coordinated signage system for the entire project and should be sensitive to the needs of visitors.
 - c. Signage for the purpose of advertising shall be used to the minimum extent possible and shall be regulated in the development's covenants, conditions, and restrictions.
 - d. Natural materials such as wood, stone, rock and metal should be used.
 - e. Signs shall be illuminated with external, directed lighting.
 13. *Building design.*
 - a. Buildings shall follow a consistent design theme across the development to unify the resort community.
 - b. Proposed structures shall be complementary to the surrounding landscape in terms of scale, massing, roof shape and exterior materials.
 - c. Buildings shall not create large bulky masses, but should be scaled down into groupings of smaller attached structures.
 - d. Buildings shall be placed on the site and designed to minimize adverse effects on adjacent properties.
 - e. Buildings should be sited so as not to visually break the ridgeline as set forth in subsection (C)(9) of this section.

- f. Buildings shall be sited and constructed to resist wildfire. Applicants may be asked to complete a technical analysis for the Unified Fire Authority in order to evaluate the safety of a proposal and mitigate safety impacts.
 - g. Except as otherwise specifically provided in this title, all buildings and structures shall meet the following height standards:
 - (1) Building heights shall not exceed 35 feet from the lowest finished grade touching the building to the top of the roofline. Where the grade slopes, this dimension shall not be exceeded at any point along the slope.
 - (2) No single-family dwelling structure shall have less than one story above ground.
14. *Building materials.* Buildings shall be designed to complement the natural beauty of the surrounding landscape.
- a. Buildings and accessory structures shall follow a consistent theme, focused on natural materials and colors to blend with the surrounding landscape.
 - b. Wood and stone and other harmonious materials shall be used. The use of bland, unpainted concrete blocks and unpainted metal is prohibited on exterior surfaces.
 - c. Materials, colors and surfaces shall have little or no reflectivity.
15. *Access and circulation.* Circulation networks shall be designed to consider all forms of travel, including, but not limited to, vehicles, bicycles, pedestrians and equestrian use.
- a. A traffic impact study shall be required to project auto and truck traffic generated by the uses proposed.
 - b. Street widths, materials and configurations should vary depending on the proposed traffic level and need for emergency access.
 - c. Continuous pedestrian and bicycle access shall be provided with minimal barriers to handicapped or elderly persons.
16. *Street design.* Streets, roads, private access roads, driveways, and other vehicular routes shall be designed to minimize the amount of disturbance while allowing safe access.
- a. Vehicular routes shall not cross slopes greater than 50 percent.
 - b. Vehicular routes shall follow natural contour lines to the greatest extent feasible to minimize cut and fill and disturbance to existing vegetation.
 - c. Driveways shall have a maximum grade of 12 percent.
17. *Parking and loading.* Parking and loading areas shall be designed to accommodate the diverse uses of the resort community zone.
- a. Parking spaces for residents shall be provided on site to minimize road widths.
 - b. Parking for guest properties shall be provided primarily off street and shall be sufficient to serve those properties.
 - c. Cluster type and shared parking is recommended where feasible.
 - d. Parking areas shall be broken into smaller lots to avoid large expanses of paving.

- e. Parking lots shall include ample landscaping to buffer them from neighboring properties.
 - f. Areas for loading/unloading of business supplies shall be provided in unobtrusive locations that do not conflict with primary circulation routes.
 - g. Areas for the loading/unloading of vehicles used for recreation, such as trailers, shall be provided as needed.
18. *Fences.* Fences should be used to the minimum extent possible to limit their visual impact and allow access to public areas, as needed. Fences shall conform to the standards set forth in the city engineering standards and the following additional requirements:
- a. No fence shall be constructed unless shown on site plan approved by the city.
 - b. No fence in excess of 42 inches in height shall be constructed or installed outside the designated limits of disturbance, except as required by the city for uses such as corrals for permitted animals.
 - c. Fences in front yards and along roadways shall not exceed 42 inches in height.
 - d. Fences shall not inhibit the movement of wildlife along known travel corridors.
 - e. Use of opaque fence materials outside the designated limits of disturbance shall be prohibited. Split wood rail fencing, or a combination of wood and wire fencing designed in compliance with the specifications for wildlife-friendly fencing provided by the Utah State Division of Natural Wildlife Resources, is encouraged.
19. *Lighting.* Lighting shall be limited to promoting safety and visibility, as necessary. Lighting may vary from city standards in this zone, but any variations shall be submitted on a lighting plan for the approval of the city engineer.
- a. Outdoor lighting shall be shielded or hooded to prevent glare onto adjacent properties and minimize the amount of light directed toward the sky.
 - b. Selective lighting of signs shall be allowed to assist in visibility only.
 - c. A greater number of smaller light fixtures shall be used instead of large, high-intensity fixtures.
 - d. Incandescent lights should be used in smaller pedestrian spaces where quality light is especially important.
20. *Utilities.* All utilities shall be buried underground for protection from natural elements and to be visually unobtrusive. Utility location and service shall be coordinated with the city as needed, as set forth in HCC 10-11-5(E).

(Code 2023, § 10-11-6; Ord. No. 2017-54, 12-13-2017; Ord. No. 2022-46, 12-14-2022)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

Amended by Ord. [ORD 2026-04](#) on 2/11/2026

10-11-7 Prior Created Planned Unit Developments

- A. *Prior development.* Planned developments in forestry residential zones approved prior to April 2, 2015, which have been constructed pursuant to such approvals are considered legally

conforming.

B. *New development.* New planned developments shall be prohibited in forestry residential zones.

(Code 2023, § 10-11-7; Ord. No. 2017-54, 12-13-2017)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

10-11-8 Other Applicable Regulations

To the extent that use and development of land located in recreational zones includes any matter governed by other applicable regulations set forth in this title, such regulations shall apply in addition to the requirements of this chapter.

CHART 10-11. RECREATIONAL ZONE DEVELOPMENT STANDARDS

A. *Minimum lot area and width.*

<i>Zone</i>	<i>Lot Area</i>	<i>Lot Width</i>
FR-1	1 acre	150 feet, at 40 feet from front lot line
FR-2.5	2.5 acres	250 feet, at 40 feet from front lot line
FR-5	5 acres	250 feet, at 50 feet from front lot line
FR-10	10 acres	250 feet, at 50 feet from front lot line
FR-20	20 acres	250 feet, at 50 feet from front lot line
RC	None	None

B. *Minimum yard for residential buildings.*

<i>Zone</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
		1 side yard: 25 feet	Single-family dwelling: 40 feet
FR-1 and FR-2.5	40 feet	Both side yards: 50 feet	Any portion of uncovered or covered patio or deck: 40 feet
		Corner lot: 35 feet from street	
		1 side yard: 30 feet	
FR-5	50 feet	Both side yards: 60 feet	Same as above
FR-10			
FR-20			

		Corner lot: 40 feet from street	
RC	None	None	None

C. *Minimum yard for buildings other than residential and accessory buildings.*

<i>Zone</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
All FR zones	50 feet	30 feet	40 feet
RC	None	None	None

D. *Maximum building height.*

<i>Zone</i>	<i>Main Building</i>
All FR zones	35 feet
RC	See HCC 10-11-6(C)(13)

E. *Lot coverage of all buildings, paved surfaces, and graded areas.*

<i>Zone</i>	<i>Maximum Coverage</i>
FR-1	20%
FR-2.5	15%
FR-5	10%
FR-10 and FR-20	5%
RC	None

F. *Development density.*

<i>Zone</i>	<i>Maximum</i>
FR-1	1 unit per acre
FR-2.5	1 unit per 2.5 acres
FR-5	1 unit per 5 acres
FR-10	1 unit per 10 acres
FR-20	1 unit per 20 acres
RC	1 unit per 2.5 acres

(Code 2023, § 10-11-8; Ord. No. 2017-54, 12-13-2017; Ord. No. 2022-03, 2-23-2022; Ord. No. 2023-14, exh. A(10-11-8), 7-12-2023)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

10-5-10: Conditional Uses

- A. Purpose: This section sets forth procedures for considering and approving conditional uses.
- B. Authority: The Planning Commission is authorized to approve conditional uses as provided in this section.
- C. Initiation: An application for a conditional use may be submitted by a property owner or lessee as provided in this section. An agent of a property owner or lessee shall provide a notarized authorization.
- D. Procedure: A conditional use application shall be considered and processed as provided in this section and as required by applicable provisions of sections 10-5-4, "General Requirements", 10-5-5, "Public Hearings and Meetings", and 10-5-6, "General Decision-Making Standards", of this chapter.
 - 1. An application shall be submitted to the Community Development Director or designee along with any applicable fee established by the City's schedule of fees. The application shall include at least the following information:
 - a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
 - b. The address and parcel identification of the subject property;
 - c. The zone, zone boundaries, and present use of the subject property;
 - d. A description of the proposed conditional use;
 - e. A site plan which meets the requirements of section 10-5-12 of this chapter;
 - f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of subsection E of this section;
 - h. Such other and further information or documentation as the Community Development Director or designee may reasonably deem necessary for proper consideration and disposition of a particular conditional use application.
 - 2. After an application is determined to be complete, the Community Development Director shall:
 - a. Give public notice as required by section 10-5-5 of this chapter, Utah Code section 10-9a-205 (Notice of public hearings and public meetings on adoption or modification of land use regulation); and
 - b. Prepare a staff report evaluating the application.
 - 3. The Planning Commission shall hold a public meeting and after due consideration shall approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform the site plan to approval standards.
 - 4. A record of all conditional use permits shall be maintained in the Office of the Community Development Director or designee.
- E. 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 cyclists.

- 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 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.
- F. Appeal: Any person adversely affected by a final decision of the Planning Commission regarding a conditional use may appeal that decision to the Appeal Authority as provided in section 10-5-24 of this chapter.
- G. Effect of Approval: Approval of a conditional use shall authorize an applicant to apply for any other authorization or permit required under this title which first requires a conditional use. Approval of a conditional use shall not be deemed an approval of any other procedure or permit required by this title or this Code.
- 1. An approved conditional use is for the benefit of the property where the use is located and shall not be construed as personalty of the applicant or property owner.
 - 2. Unless otherwise provided under this title, and subject to the provisions relating to amendment, revocation, or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- H. Amendment: The procedure for amending a conditional use shall be the same as the original procedure set forth in this section.
- I. Revocation: A conditional use may be revoked as provided in subsection 10-7-7F of this title.
- 1. In addition to the grounds set forth in subsection 10-7-7F of this title, any of the following shall be grounds for revocation of a conditional use:
 - a. The use for which a permit was granted has ceased for one year or more;
 - b. The holder or user of a permit has failed to comply with the conditions of approval or any City, State, or Federal law governing the conduct of the use;
 - c. The holder or user of the permit has failed to construct or maintain the site as shown on an approved site plan; or
 - d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
 - 2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.
- J. Expiration: A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within two (2) years after approval or if abandoned. Abandonment may be presumed to have occurred if:
- 1. The use has been discontinued for one year or more; or
 - 2. The primary structure associated with the conditional use remains vacant for a period of one year.



STAFF REPORT

DATE: May 20, 2026

TO: The Planning Commission

FROM: Michael Maloy, AICP, Planning Director

SUBJECT: Review and consider a request to recommend an amendment to the Herriman City Zoning Map from A-1-43 (1-acre per lot minimum) to A-1-10 (10,000 square feet per lot minimum) for property located approximately at 7232 W Gina Road.
Applicant: Quinn Millet (authorized agent)
Acres: ±5.0
City File No: Z2026-060

RECOMMENDATION:

Staff recommends the Commission approve the following finding:

- As proposed, the amendment complies with the General Plan and Zoning Code.

Staff recommends the Planning Commission forward a *positive* recommendation to the City Council to amend the Herriman City Official Zoning Map for ±5.0 acres of property located at 7232 W Gina Road from A-1-43 Single Family Agricultural Zone to A-1-10 Single Family Agricultural Zone as proposed by the applicant.

ISSUE BEFORE COMMISSION:

Should the City amend the Herriman City Official Zoning Map to rezone the subject property from A-1-43 Agricultural Zone to A-1-10 Agricultural Zone as proposed by the applicant?

BACKGROUND & SUMMARY:

The applicant has requested a zoning map amendment for ±5.0 acres of property located generally at 7232 W Gina Road, from the A-1-43 Single-Family Agricultural Zone to the A-1-10 Single-Family Agricultural Zone. If approved, the property would have a maximum gross density of approximately 4.3 dwelling units per acre with a minimum lot area of 10,000 square feet.

The purpose of the request is to facilitate future subdivision of the property, which is dependent on approval of the rezone. However, it should be noted that, at this time, the applicant has not submitted a subdivision proposal for the subject property. Although some agricultural uses may be retained if the zoning amendment is approved, large animal rights require a minimum of ½ acre as per the following zoning requirement:

Zone	Minimum Lot Area	Minimum Lot Width
A-1-10	10,000 sq ft (minimum lot area may be reduced to 8,500 sq ft in a planned development) 1/2 acre for raising or grazing of up to 2 horses or 2 cows	85 feet, at 25 feet from the lot line

As per the 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 will then hold a public meeting and decide on the application.

As required by the Utah State Code, public hearing notices were posted in three (3) public places and on the Utah State Public Notice website. Thirty-seven (37) public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject properties on May 8, 2026.

DISCUSSION:

Engineering Compliance:

Staff Finding – Engineering reviewed the request and expressed no concern with the proposed zoning map amendment; however, subdivision development will be restricted pending the provision of additional culinary water supply.

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 applicant’s property as “Neighborhood One,” which supports the requested rezone.

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

Staff Finding – While most properties within the neighborhood are zoned A-1-43 (1-acre minimum) and A-1-21 (½-acre minimum), Hall Crossing Drive, which is located approximately 325 feet north of the subject property, is zoned A-1-10 (10,000 square feet minimum). It should also be noted that the subject property has a legal non-conforming (i.e., “grandfathered”) commercial business license for a trucking business known as Flat Liner, LLC, whose operation began before the property was annexed into Herriman. As additional residential development has naturally spread around the property, this non-conforming land use has frequently raised concerns within the community. As such, staff finds the opportunity to rezone and subdivide the property would be more “harmonious with the overall character of existing development” within the neighborhood.

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

Staff Finding – Whereas the surrounding properties are developed with single-family homes, consistent with the intent of the applicants’ proposal, staff finds that the proposed amendment would not adversely affect adjacent properties. Furthermore, if the City Council approves the proposal, staff finds that the amendment would likely improve potential property values by removing a non-conforming land use and developing a compatible land use.

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 – Although staff finds that most services necessary to serve the subject property are available, the property is located within Zone 3 of the Herriman City Water Delivery System, which currently restricts new development until additional water supply is made available. However, the City Council has directed staff to accept and process land use applications, but not to record any subdivisions for development until additional water supply is made available.

In conclusion, based on the findings in this report, staff recommends that the Planning Commission forward a positive recommendation to the City Council on the proposal.

ALTERNATIVES:

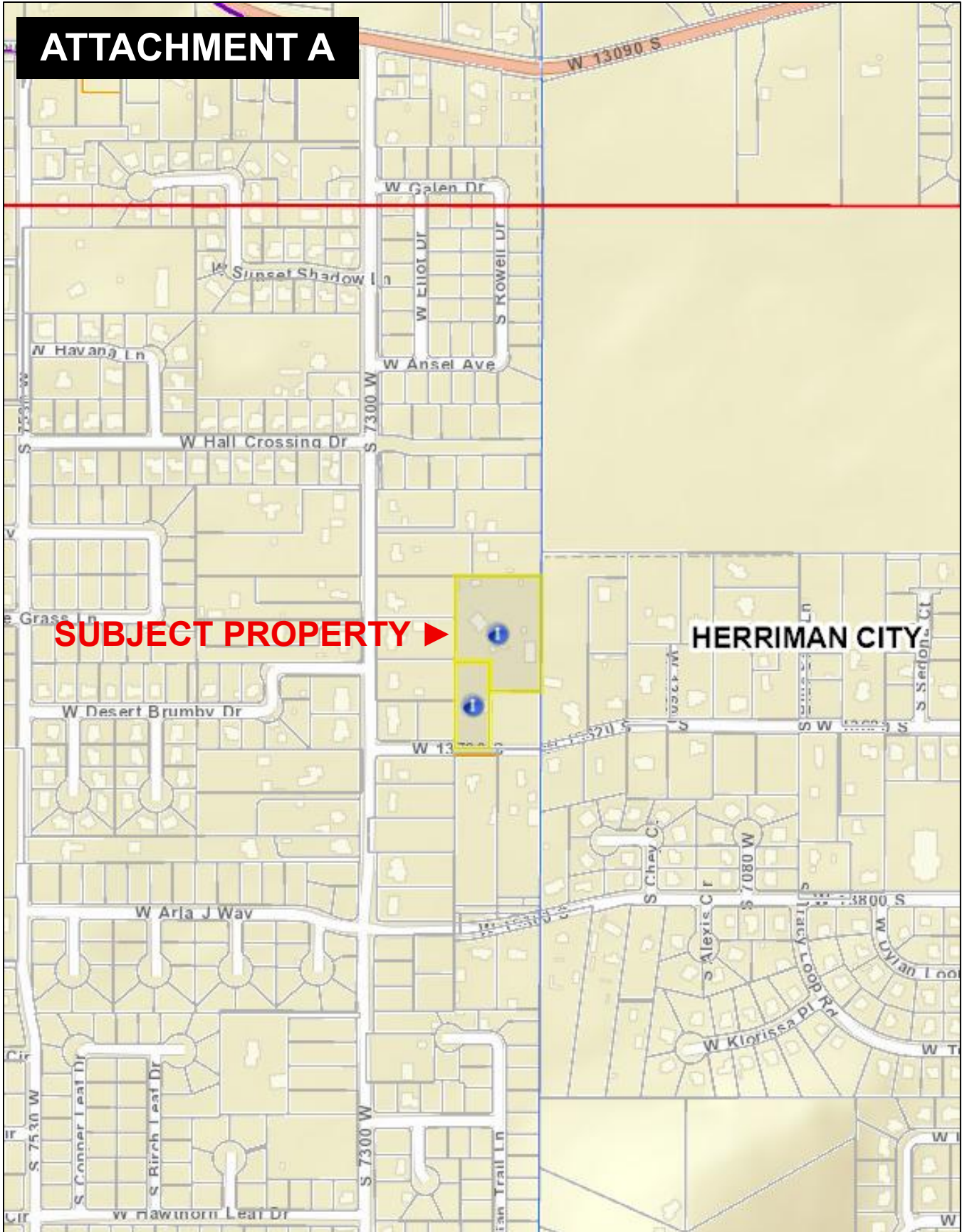
Action from the Planning Commission may include the following:

Alternatives	Recommendation	Reasons For Motion	Reasons Against Motion
Approve proposal as submitted	Yes	Approval forwards the proposal to the City Council for final review and decision	None identified by staff
Modify proposal		Modification(s) may improve the proposal to be more in character with adjacent property development	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		Denial would maintain the existing zoning designation and limit redevelopment	Denial will inhibit redevelopment, which limits property values and tax revenues needed for the maintenance of public infrastructure and services

ATTACHMENTS:

- A. Vicinity Map
- B. Zoning Map

ATTACHMENT A



SUBJECT PROPERTY ▶

HERRIMAN CITY

ATTACHMENT B

