



## PLANNING COMMISSION AGENDA

**Wednesday, July 01, 2026**

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

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

#### **1. Commission Business**

- 1.1. Review of City Council Decisions – Blake Thomas, Community Development Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Presentation and Discussion of Current Development and Infrastructure Projects – Amanda Hamilton, Planner II

#### **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 May 20, 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 Conditional Use Permit Amendment to add one additional commercial building in Copper View Plaza, which is located approximately at 12298 S Herriman Main Street, governed by the Mountainview Master Development Agreement, in the C-2 Commercial Zone.**  
**Applicant: Aaron Osmond (property owner)**  
**Acres: ±0.237**  
**City File No: C2026-074**

- 4.2. **Review and consider a request to extend Planning Commission approval of a Preliminary Subdivision Plat Amendment known as “Autumn Sky Townhomes Phase 2B Amended” affecting properties located approximately at 12116 S – 12156 S Autumn Day Lane and in the R-2-10 Zone.**  
**Applicant: Jim Allred (authorized agent, property owner)**  
**Acres: ±0.808**  
**File No: S2026-089**

- 4.3. **Review and consider approval of a Conditional Use Permit Amendment request for “The Cove at Herriman Springs”, a planned unit development (PUD), to permit (1) modified street cross-sections to eliminate park strips and sidewalks along specific streets due to topography, (2) “chamfered” or oblique angled side lot lines instead of right angle or radial side lot lines from the street, and (3) modified landscape requirements for public right-of-ways and front yards within the remaining phases of development of the PUD.**  
**Applicant: Travis Taylor, Westates Companies (property owner)**  
**Acres: ±160**  
**File No: C2025-127**

## 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 C-1 Neighborhood Commercial Development to CF Commercial Flex for property located at 5222 W Herriman Boulevard.**

**Applicant: Peter Redd (contract owner)**

**Acres: ±2.6**

**File No: Z2026-081**

**6. Chair and Commission Comments**

**7. Future Meetings**

7.1. Next City Council Meeting: July 08, 2026

7.2. Next Planning Commission Meeting: July 15, 2026

**8. Adjournment**

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

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

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

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html) and on Herriman City's website at [www.herriman.gov](http://www.herriman.gov), Posted and dated this 25<sup>th</sup> day of June, 2026 /s/ Angela Hansen, Deputy City Recorder



## PLANNING COMMISSION MINUTES

**Wednesday, May 20, 2026**

**Draft Pending Formal Approval**

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, May 20, 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:** Andy Powell, Brody Rypien, Darryl Fenn, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

**Excused:** Heather Garcia, Jackson Ferguson

**Staff Present:** Planning Director Michael Maloy, Planner II Amanda Hamilton, Planner I Laurin Hoadley, Communications Specialist II Garret Reynolds, Staff Engineer III Josh Petersen, Commander Brent Adamson, Assistant City Attorney Matthew Brooks, and Deputy Recorder Shaylene Serawop

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

Chair Andrea Bradford called the meeting to order at 6:05 p.m.

#### **1. Commission Business**

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

Planning Director Michael Maloy opened the work meeting with a report on recent City Council activity. He advised the Commission that the Council had been engaged in a series of budget meetings as part of the legal process for establishing the upcoming two-year budget cycle. A preliminary budget had been adopted, and public hearings were scheduled for the next Council meeting. Director Maloy noted that the administration team had been providing the Council with monthly snapshots of city revenues, with particular focus on retail sales tax collection trends. He characterized the city's financial position as stable,

while acknowledging significant infrastructure needs and capital project demands. As part of the budget preparation process, all departments had been directed to identify a five percent reduction in operational expenditures, and Director Maloy confirmed that the planning department had met that target. He emphasized that staffing levels were not affected by the budget reduction exercise, and that the department was, in fact, lean enough that additional hiring was needed. He confirmed that interviews for open planner positions were scheduled for the following week.

Director Maloy then reported that the Council had introduced Cody Stromberg as the incoming Chief of Police, following the retirement of the previous Chief Carr. He noted that Chief Stromberg had been with the city since its inception and clarified that the formal swearing-in ceremony had not yet occurred at the time of the meeting and would take place on May 27th.

Regarding planning-related Council actions, Director Maloy reported that the Master Development Agreement (MDA) for Awaken City Church had been approved by the City Council with all conditions recommended by the Planning Commission and staff. He shared that individual commissioner comments following the Planning Commission's vote had been conveyed to the applicant. He further advised that the Council was anticipated to approve a moratorium to allow the city to reevaluate permitted land uses in the M-1, M-2, and TM zones in response to the broader concerns raised through that application process.

Director Maloy also reported that a fee study update, which had been under development for approximately one year, was presented to the Council and was anticipated to be adopted at the next Council meeting. The study addressed building permit fees, planning application fees, and engineering review fees. He noted that the overall effect of the revised fee schedule was a net decrease, primarily in building services, though some specific fees would be increasing to better reflect the actual cost of reviews performed by the city.

## 1.2. Review of Agenda Items – Planning Staff

Planning Director Maloy gave a brief overview of the two substantive agenda items scheduled for consideration during the regular meeting.

Regarding Item 4.1, Director Maloy recalled that the subject property had been rezoned earlier this year to A-1-10 with a zoning condition limiting density to a maximum of two dwelling units per acre. He noted that the proposed preliminary subdivision plat was consistent with that approval, had been reviewed by the city engineer, and that staff had no concerns. He indicated that given the straightforward nature of the application, he had advised the applicant that his attendance was not strictly necessary.

Regarding Item 4.2, Director Maloy described the proposed water tank as primarily an engineering matter and noted that Staff Engineer Josh Peterson was present to address technical questions. He provided background on the Cove at Herriman Springs planned unit development, explaining that the upper, undeveloped portions of the project had remained stalled for years due to the absence of adequate water infrastructure. The proposed tank was identified as the critical piece needed to enable that future development. Director Maloy clarified that while the tank site was currently on private property, it was anticipated to be dedicated to the city upon construction, along with necessary access. He confirmed this was included as a condition of approval.

Planner Amanda Hamilton previewed Item 5.1, describing a rezone request for a parcel located near the corner of 7300 West and Gina Road. She noted that the property currently hosted a legal nonconforming

trucking use that predated the city's annexation of the property, and that neighboring residents had raised compatibility concerns over the years. The applicant was seeking a rezone from A-1-43 to A-1-10 as a precursor to a future residential subdivision. Hamilton noted that the applicant had discussed the possibility of alternative zoning designations with staff and had been receptive to design considerations aimed at ensuring compatibility with the transition of the surrounding area. She also flagged the applicant's interest in coordinating utility connections with the active Gina Road capital improvement project.

### 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

Director Maloy reported that the department had initiated the land use inventory review previously discussed with the Commission. Staff had engaged the city's GIS team for an initial analysis, and outreach had been made to FFKR, the consultant that produced the general plan, to update the land use layer created approximately five years ago. He indicated that the results of that inventory would be brought to the Commission when complete.

Director Maloy also previewed several upcoming projects anticipated to come before the Commission in the following month. These included a PUD amendment for the Camden Commons development, in which the applicant was seeking modest height increases for certain buildings; a potential MDA proposal related to a general plan amendment and rezone near the Mountain View Corridor that the Commission had previously recommended for denial, which the Council intended to discuss in a work session; and a conditional use permit application from IHC for a medical facility of approximately six acres located near the WinCo development in the Denali area.

Director Maloy also advised the Commission that the second Planning Commission meeting in June would not be held, as the originally scheduled meeting had been canceled due to Herriman Town Days and the event's date had since shifted. He confirmed that the first June meeting would proceed as scheduled and noted that he would be absent for that meeting.

The Commission then proceeded with required annual land use law training using state-provided educational videos. The training covered foundational topics including the distinction between legislative and administrative land use decisions, the roles of various participants in the land use process, and relevant Utah case law.

## 2. Adjournment

*Motion to adjourn meeting was made by Commissioner Adam Jacobson at 6:58 p.m. Seconded by Commissioner Forest Sickels and all voted Aye.*

*Motion passed unanimously.*

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

### 3. Call to Order

Chair Andrea Bradford called the meeting to order at 7:05 p.m.

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

Jared Kelsch led the Pledge of Allegiance.

#### 3.2. Roll Call

Full quorum present

#### 3.3. Conflicts of Interest

No conflicts of interest were noted.

#### 3.4. Approval of Minutes for April 15, 2026, Planning Commission Meeting

*Commissioner Andy Powell motioned to approve the Minutes for the April 15, 2026, Planning Commission meeting; Commissioner Adam Jacobson seconded and all voted Aye.*

*Motion passed unanimously.*

### 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)

Planning Director Maloy presented the item, reminding the Commission that the subject property had been rezoned earlier in the year to the A-1-10 Agricultural Zone with a zoning condition restricting density to a maximum of two dwelling units per acre. The proposed preliminary subdivision plat had been reviewed and approved by the city engineer, met all applicable city standards, and complied with the existing zoning condition. The subdivision retained the existing home on the property and created one new adjacent parcel with sufficient frontage and setback compliance to constitute a buildable residential lot.

Applicant Rodger Duke addressed the Commission, thanking Director Maloy and city staff for their collaboration over the course of what he described as a two-year process.

Chair Bradford opened the public hearing.



No comments were offered.

*Commissioner Adam Jacobson motioned to close and seconded by Commissioner Brody Rypien. All voted Aye.*

*Motion passed unanimously.*

*Commissioner Adam Jacobson motioned to approve Item 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. with staff's two 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 HCC 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.*

*Commissioner Brody Rypien seconded the motion.*

*The vote was recorded as follows:*

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

*Motion passed unanimously.*

#### **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**

Director Maloy presented the item, providing context on the longstanding need for water infrastructure to serve the upper undeveloped portions of the Cove at Herriman Springs PUD. He noted that the project had been anticipated by the city for many years and that the absence of adequate water supply had been the primary reason development of that area had not proceeded over the past decade. The proposed water tank site was located in the FR-1 foothills zone on private property, and Director Maloy noted that upon construction, the tank and site access would be dedicated to the city. Staff conditions of approval included requirements for a limit of disturbance, site reclamation consistent with FR-1 zone development standards, and formal dedication of the property and access to the city.

Commissioner Adam Jacobson inquired about the number of lots the tank would serve. Authorized agent Travis Taylor responded that the original PUD approval contemplated 645 total units, with approximately 220 remaining to be developed. He noted that due to terrain constraints requiring curved driveways on the hillside, the actual number of lots in the forthcoming PUD amendment would be somewhat reduced from the maximum. Taylor confirmed that the tank was sized to adequately serve the full original build-out.

Commissioner Jacobson also remarked that the tank approval was consistent with what the Commission had previously anticipated when the PUD was first approved. The Commission did not raise further substantive concerns.

*Commissioner Adam Jacobson motioned to approve Item 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 with staff's three recommendations 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 timely 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.*

*Commissioner Andy Powell seconded the motion.*

*The vote was recorded as follows:*

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

*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 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)**

Planner Amanda Hamilton presented the item. She identified the subject property, approximately five acres located at the corner of 7300 West and Gina Road, as currently zoned A-1-43. She noted that adjacent parcels within 325 feet of the site carried A-1-21 and A-1-10 designations. The property contained a legal nonconforming commercial use — a trucking company whose operations predated the city's annexation of the parcel. Hamilton stated that as surrounding residential development had intensified, the trucking operation had generated ongoing compatibility concerns from neighboring residents. The proposal fell within an area designated as Neighborhood Residential 1 in the city's general plan, which Hamilton confirmed supported the requested A-1-10 rezone. Staff found the application compatible with the general plan's future land use map and the zoning code. The Engineering Department raised no objections but noted that subdivision development would be restricted pending the provision of additional culinary water supply, anticipated to be in place by approximately mid-2027. Staff recommended the Commission forward a positive recommendation to the City Council.

Authorized agent Quinn Millett confirmed he was available to answer questions. Commissioner Brody Rypien inquired about the paving status of Gina Road adjacent to the property. Hamilton confirmed that only a portion of Gina Road was currently paved but noted that an active city capital improvement project was planned along the frontage of the subject property, which would bring the road up to city standards. She further noted that the applicant's interest in securing the rezone in advance of that project was partly motivated by the desire to sleeve utility connections during construction so as to avoid a future moratorium on road cuts.

Chair Bradford opened the public hearing.

Jared Kelsch, a neighboring property owner, spoke and raised concerns regarding the potential impact on water service for existing residents.

*Commissioner Adam Jacobson motioned to close, Seconded by Forest Sickles and all voted aye.*

*Motion passed unanimously.*

Staff addressed a public comment from adjacent resident Jared Kelsch, who expressed concern about the potential impact of new development on existing water service. City Engineer Josh Peterson confirmed that existing water capacity and line size along Gina Road were adequate, and that no new connections would be approved until the additional storage capacity — two tanks currently under construction in the Olympia area — was completed, anticipated by mid-2027. Peterson noted that any development would also require a hydraulic report prior to approval.

Commissioner Jacobson raised a broader concern about the cumulative effect of incremental A-1-43 to A-1-10 rezonings across the area. He noted that the surrounding parcels were similarly situated and expressed concern that the Commission was reacting to individual circumstances rather than proactively planning for where the A-1-43 designation should be preserved. He pointed specifically to the city's investment in the rodeo grounds as an example of an area warranting intentional preservation. Director Maloy agreed, noting that the ongoing land use inventory work was intended to give the Commission the analytical foundation needed to make those proactive determinations.

A notable discussion arose regarding the fate of the legal nonconforming trucking use. Commissioner Forrest Sickles inquired whether the trucking operation would remain on-site if new homes were built. The Commission and Director Maloy briefly debated the legal mechanics. Director Maloy clarified that a rezone alone would not automatically extinguish the legal nonconforming use — the use would



technically remain legal nonconforming under the new zoning designation. However, he noted that as the property is subdivided and lots sold off, the operational basis for the use would erode, and the city would work with the property owner on a transition timeline. Commissioner Andy Powell observed that the Commission could include a condition as part of its recommendation to the City Council. Director Maloy agreed that conditions could be attached.

Commissioner Preston Oberg asked Mr. Millett whether the property owner had an anticipated timeline for cessation of the trucking use. Millett responded that the landowner himself had initiated the rezoning process and was ready to move forward promptly. Commissioner Oberg expressed his preference that a condition be included to sunset the nonconforming use. Commissioner Jacobson acknowledged the intent but observed that if the applicant were to withdraw the rezone application, any such condition would be rendered moot, and that the development process itself would effectively extinguish the use. While the Commission acknowledged these dynamics, no formal condition regarding the nonconforming use was ultimately incorporated into the motion.

*Commissioner Andy Powell motioned to recommend approval of Item 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 to the City Council.*

*Commissioner Darryl Fenn seconded the motion.*

*The vote was recorded as follows:*

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

*Motion passed unanimously.*

## **6. Chair and Commission Comments**

Commissioner Adam Jacobson reiterated his concern about the gradual erosion of A-1-43 zoning throughout the city. He urged staff to focus the land use inventory exercise on identifying specific locations where the A-1-43 designation should be intentionally preserved, rather than continuing to address individual rezone requests reactively. He noted the city's rodeo grounds as a concrete example of where that agricultural character was worth protecting. Director Maloy affirmed that this type of proactive analysis was precisely the goal of the land use inventory work already underway.

## 7. Future Meetings

7.1. Next City Council Meeting: May 27, 2026

7.2. Next Planning Commission Meeting: June 3, 2026

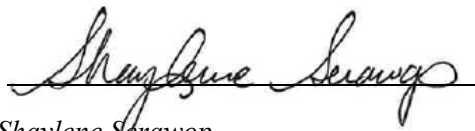
The Commission was reminded that there would be no second Planning Commission meeting in June.

## 8. Adjournment

*Commissioner Andy Powell motioned to adjourn meeting at 7:31 p.m. Seconded by Commissioner Adam Jacobson and all voted Aye.*

*Motion passed unanimously.*

*I, Shaylene Serawop, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 20, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Shaylene Serawop

Deputy City Recorder



## STAFF REPORT

**DATE:** July 1, 2026

**TO:** The Planning Commission

**FROM:** Michael Maloy, AICP, Planning Director | Laurin Hoadley, Planner I

**SUBJECT:** Review and consider a Conditional Use Permit Amendment to facilitate the development of Building 8 in Copper View Plaza at 12263 S Herriman Main Street in the C-2 Commercial Zone.  
**Applicant:** Aaron Osmond, Mountainview Plaza LLC (property owner)  
**Acres:** ±0.237 (≈9,931 square feet)  
**File No:** C2026-074

### RECOMMENDATION:

Planning staff recommends approval of the following findings:

- The proposed architectural and landscape design for Building 8 of Copper View Plaza complies with the applicable Herriman City Code, adopted standards, prior conditions of approval specified by the Planning Commission, and the Mountain View Plaza Master Development Agreement (MDA).

Staff recommends **approval** of a conditional use permit amendment with the following conditions:

1. Applicant shall comply with all additional comments from the City.
2. Applicant shall screen all utilities, including electrical panels and air conditioning units, as required by the MDA and prior conditions of approval.
3. Applicant shall provide a complete legend for the final landscape plan that shows the types, quantities, sizes, and mulch specifications of all proposed plant material, to verify compliance with the Herriman City Code.
4. Applicant shall verify that adequate parking is provided with the addition of Building 8 on Lot 8 in accordance with the MDA.
5. Applicant shall confirm the project address on Sheet A201, which currently reads “1227 S Herriman Main Street” — the landscape plan identifies the address as “12263 S Herriman Main Street.”
6. Applicant shall provide material area calculations for all four elevations to verify compliance with the MDA requirement that 70% of non-glazed exterior surfaces consist of

Thin Veneer Natural Stone, Brick Veneer, or equivalent primary materials, and that EFS/stucco accent bands do not exceed 30% of any façade.

7. No commercial tenant signs are approved with this request; separate sign approval will be required.

### **ISSUE BEFORE COMMISSION:**

Should the Planning Commission approve the final building elevations and landscape plans for Building 8 in Copper View Plaza, located on the newly created Lot 8 at 12263 S Herriman Main Street, with the recommended conditions?

### **BACKGROUND & SUMMARY:**

Mountainview Plaza (aka Copper View Plaza) is a commercial development situated on ±6.0 acres at 5143 W Miller Crossing Drive and 12252 S Herriman Auto Row in the C-2 Commercial Zone. The Amended and Restated Development Agreement (ARMDA) for Mountainview Plaza was recorded with Salt Lake County on July 27, 2023. The ARMDA was subsequently amended on September 13, 2024, and May 13, 2026.

Building 8 is proposed on Lot 8, which was approved by the planning commission created via a subdivision plat (File No. S2026-056). The lot contains 9,931 square feet (approximately 0.237 acres) and is situated at the southern end of the Copper View Plaza development, fronting Herriman Main Street to the west. The Mountainview Plaza 2nd Amendment Plat encompasses ±6.0 total acres, contains 8 lots, includes 3.145 acres of common area, and 0.523 acres of limited common area.

The applicant was asked by staff to submit building elevations and landscape plans for the Planning Commission to consider with this conditional use permit amendment request.

The proposed Building 8 is a single-story commercial retail building. The building elevations were prepared by Silverpeak Engineering (Sheet A201, dated June 2, 2026), and the landscape plan was prepared by PKJ Design Group (Sheet LP-COLOR, dated May 29, 2026). The building is designed with four elevations — Northeast, Northwest, Southeast, and Southwest — each incorporating brick veneer, soldier brick veneer, thin stone veneer, and EFS accent bands. The highest parapet (Top of Parapet 3) reaches 122'-5" above the datum, with Level 1 set at 100'-0", resulting in a maximum parapet height of approximately 22 feet 5 inches above the "finished floor" level. The landscape plan identifies an existing accessory structure (for refuse and recycling collection) on the site and designates four areas along the Herriman Main Street frontage as "Save and Protect Existing Landscape Area."

### **DISCUSSION:**

#### **Engineering Review**

**Staff Finding:** *The Engineering Department has reviewed the submitted plans and has not identified any concerns. Engineering will ensure adequate utility connections during the final Engineering and Building Permit review process, consistent with the prior approach taken for Building 7.*

### **CONDITIONAL USE REVIEW (STANDARDS FROM §10-5-10. E)**

In accordance with the original approval for Mountain View Plaza, where the proposed plans are part of the overall Mountain View Plaza area that consists of more than six (6) acres, per §10-12-5.C.2 of City Code, any development in the C-2 Commercial Zone over one (1) acre in size requires conditional use approval and is subject to compliance with the applicable "Approval Standards" listed in §10-5-10(E). The proposed conditional use and associated plans include substantial mitigation of anticipated detrimental effects arising from the conditional use, including, but not limited to:

#### **a. Detrimental effects on connectivity and safety for pedestrians and bicyclists.**

**Staff Finding:** *The landscape plan shows pedestrian access areas along Herriman Main Street, with four designated "Save and Protect Existing Landscape Area" strips along the western frontage, indicating continuity with the existing pedestrian environment. The building elevations include prefabricated metal canopies at entrances on all four elevations, providing covered pedestrian access, consistent with the MDA requirement that buildings facing pedestrian pathways incorporate arcades, roofs, alcoves, porticos, and awnings that protect pedestrians from rain and sun. The building elevations do not show electrical panels and other utilities. All utilities, including electrical panels, must be screened in accordance with the original approval letter and the MDA.*

#### **b. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, and architectural design.**

**Staff Finding:** *As required by the MDA, the building architecture varies across the site while select elements are designed to visually "tie" buildings within the project together, resulting in a cohesive appearance. Building 8 uses the same Beehive Brick and Stone products (Black Diamond Velour and Black Weathertex Ambassador) and Delta Jackson Ledge thin stone veneer used in other buildings within Copper View Plaza, maintaining material consistency across the development. The building height of approximately 22 feet 5 inches to the highest parapet is consistent with the MDA requirement that retail buildings be a maximum of 24 feet in height and single story. The MDA requires a minimum 36-inch parapet on all exterior wall sides to serve as a mechanical equipment screen; the proposed parapets exceed this minimum.*

#### **c. Detrimental effects on usable open space.**

**Staff Finding:** *The landscape plan provides perimeter planting beds, turf areas, and tree plantings along the Herriman Main Street frontage. The plan designates four existing landscape strips along the western frontage for protection, which is consistent with the MDA requirement to preserve and enhance street-side landscaping. However, a complete plant legend has not been provided with*



*the submitted plans. Staff requires that a legend showing plant types, quantities, sizes, and mulch specifications be provided with the Building Permit application to verify compliance with the City's 50% live growth coverage standard and other applicable landscaping requirements.*

## MDA COMPLIANCE

**Staff Finding:** *The building uses brick veneer, soldier brick veneer, and thin stone veneer as primary materials, consistent with the MDA requirement that 70% of the non-glazed exterior surfaces consist of Thin Veneer Natural Stone, Brick Veneer, or equivalent primary materials. EFS bands in light and dark gray are used as accent materials, consistent with the MDA allowance for up to 30% accent stucco/EFS. Metal cap flashing, dark bronze mullions, prefabricated metal canopies, and a 2" stone cap (Rustic Gray) are incorporated as architectural accent elements on all four elevations, consistent with the MDA requirement that buildings incorporate exterior lighting and changes in mass, surface, or finish, emphasizing entrances.*

## ZONING COMPLIANCE (LANDSCAPING)

**Staff Finding:** *A landscape plan has been submitted that shows perimeter planting beds, turf areas, tree plantings, and shrub groupings around the building. The plan designates four existing landscape areas along Herriman Main Street for protection, which is consistent with the City's requirement to maintain and enhance street-side landscaping. However, a legend for the plan has not been provided showing planting numbers, mulch types, plant sizes, and other specific details. It is necessary that this information be provided with the Building Permit application to ensure compliance with the landscaping ordinance, including the City's 50% live growth coverage standard.*

**Based on this review, staff recommends approval, subject to the conditions listed on page one of this staff report.**

## ALTERNATIVES:

The Planning Commission may consider the following alternatives:

| Alternative                      | Recommendation | Considerations for Alternative                                                                             | Considerations against Alternative               |
|----------------------------------|----------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Approve proposal as submitted    | —              | Approval facilitates commercial development within the City                                                | None identified by staff                         |
| Approve proposal with conditions | Yes            | Approval facilitates commercial development within the City in compliance with applicable standards        | None identified by staff                         |
| Continue proposal (with          | —              | Postponing the proposal will allow the applicant to revise plans to comply with the recommended conditions | Postponement may delay development if unresolved |

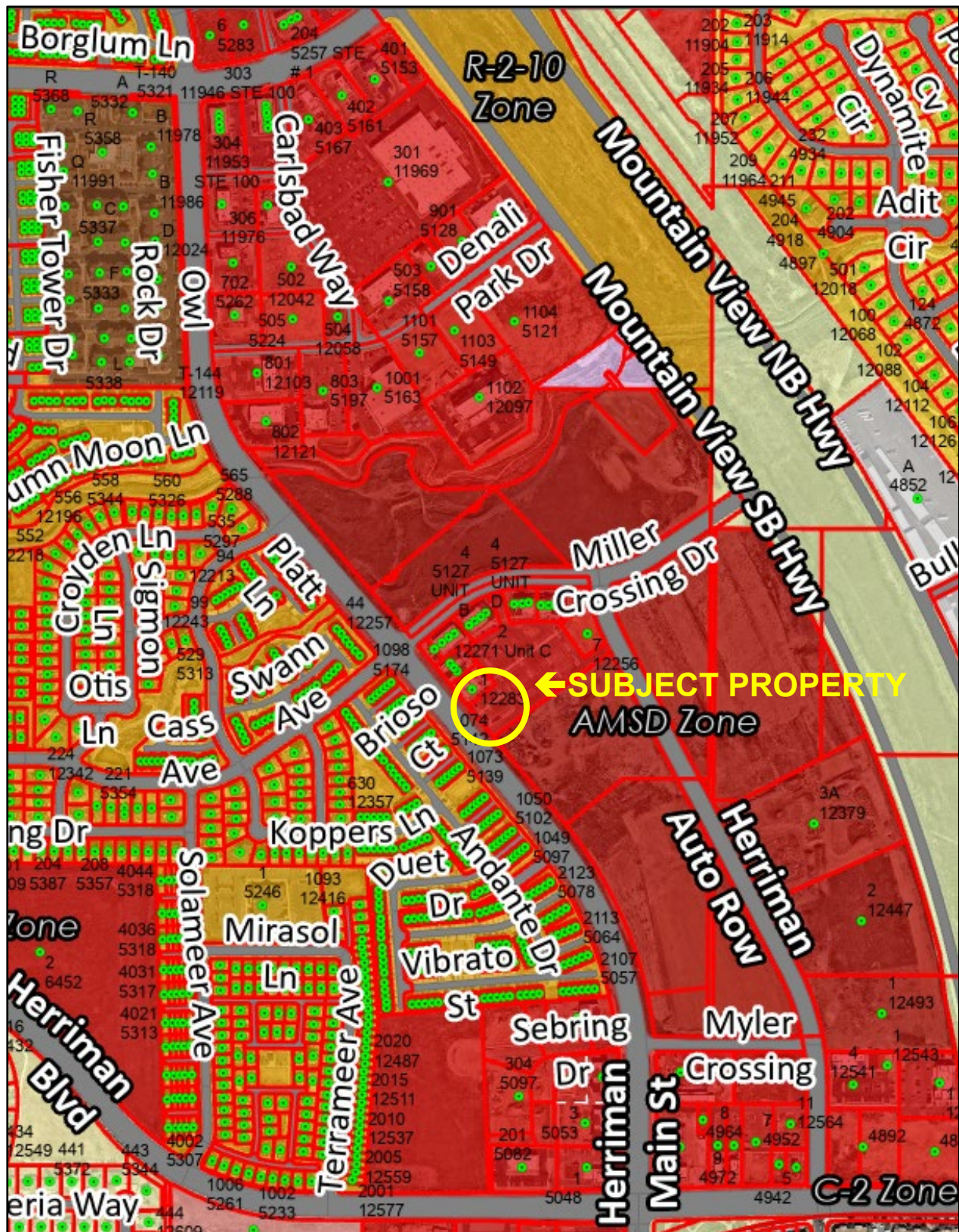


| or without date)       |                                                                         |                                                                                         |
|------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Deny proposal</b> — | Proposal does not meet city code, standards, or requirements of the MDA | An administrative item that meets the city's minimum requirements should not be denied. |

**ATTACHMENTS:**

- A. Vicinity Map
- B. Building Elevations
- C. Landscape Plan
- D. Mountainview Plaza 2nd Amendment Subdivision Plat
- E. Amended Mountainview Plaza MDA & Amendments

# ATTACHMENT A







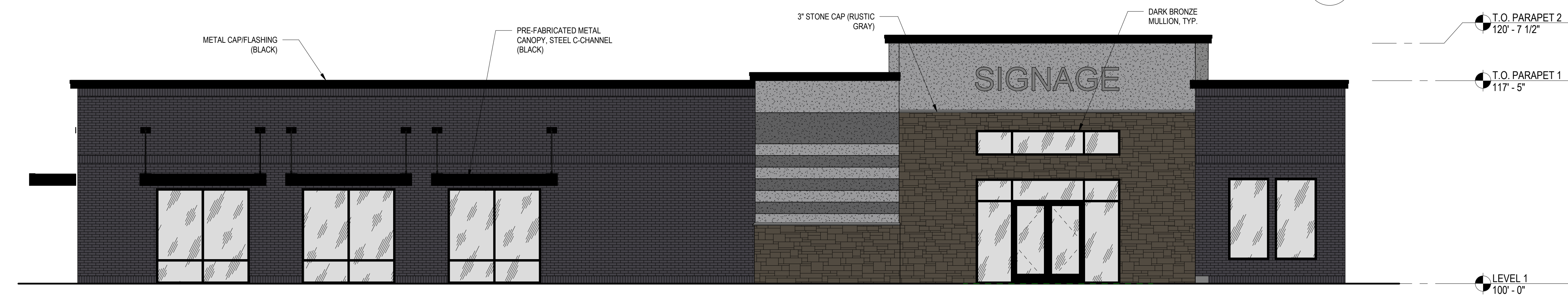
NORTHEAST ELEVATION  
3/16" = 1'-0"

1  
A201



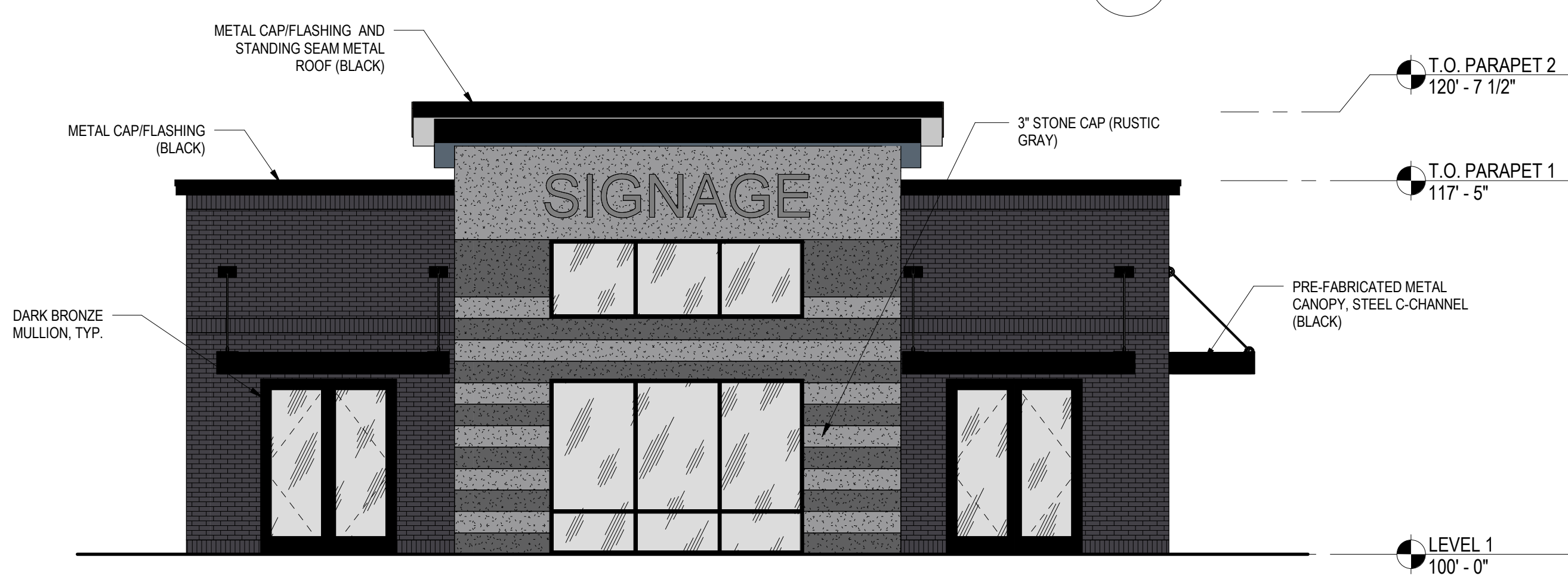
NORTHWEST ELEVATION  
3/16" = 1'-0"

2  
A201



SOUTHEAST ELEVATION  
3/16" = 1'-0"

3  
A201



SOUTHWEST ELEVATION  
3/16" = 1'-0"

4  
A201

EXTERIOR FINISH LEGEND

| HATCH | DESCRIPTION                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------------------|
|       | EIFS BAND (LIGHT COLORED)                                                                                           |
|       | EIFS BAND (DARK GRAY)                                                                                               |
|       | BRICK VENEER - BEEHIVE BRICK AND STONE, MODULAR SIZE (BLACK DIAMOND VELOUR AND BLACK WEATHERTEX AMBASSADOR)         |
|       | SOLDIER BRICK VENEER - BEEHIVE BRICK AND STONE, MODULAR SIZE (BLACK DIAMOND VELOUR AND BLACK WEATHERTEX AMBASSADOR) |
|       | THIN STONE VENEER - DELTA JACKSON LEDGE 2" DRY STACK, NATURAL STONE VENEER (BLACK, BLUE/GRAY, BROWN, GOLD, ROSE)    |

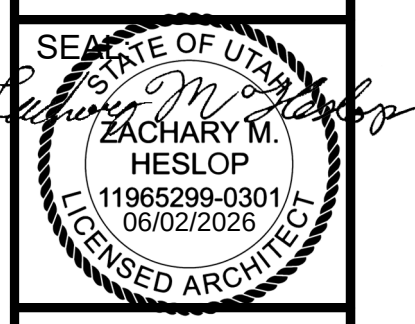
**SILVERPEAK**  
ENGINEERING

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054

STRUCTURAL CIVIL SURVEY

WWW.SILVERPEAKENG.COM

**COPPERVIEW POOL**  
1227 SOUTH HERRIMAN MAIN STREET  
HERRIMAN, UTAH 84096



DATE: 6/02/2026  
PROJECT: 19-129.05  
MANAGER: ZH

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

EXTERIOR ELEVATIONS

SHEET NUMBER:  
**A201**

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.





ISSUE DATE

5/29/2026

PROJECT NUMBER

UT26083

PLAN INFORMATION

\*\* THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/27/2026

PROJECT INFORMATION

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

4

811

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

NORTH

0'

5'

10'

20'

40'

GRAPHIC SCALE: 1" = 10'

MOUNTAINVIEW PLAZA

12263 S. HERRIMAN MAIN STREET

HERRIMAN, UTAH

BRANDEN KITCHEN

BRANDEN@SILVERPEAKENG.COM

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PKJ DESIGN GROUP

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PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 995-2217

www.pkjdesigngroup.com

SEAL

BRANDEN KITCHEN

812821-5301

5/29/2026

ELECTRONIC

STATE OF UTAH

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

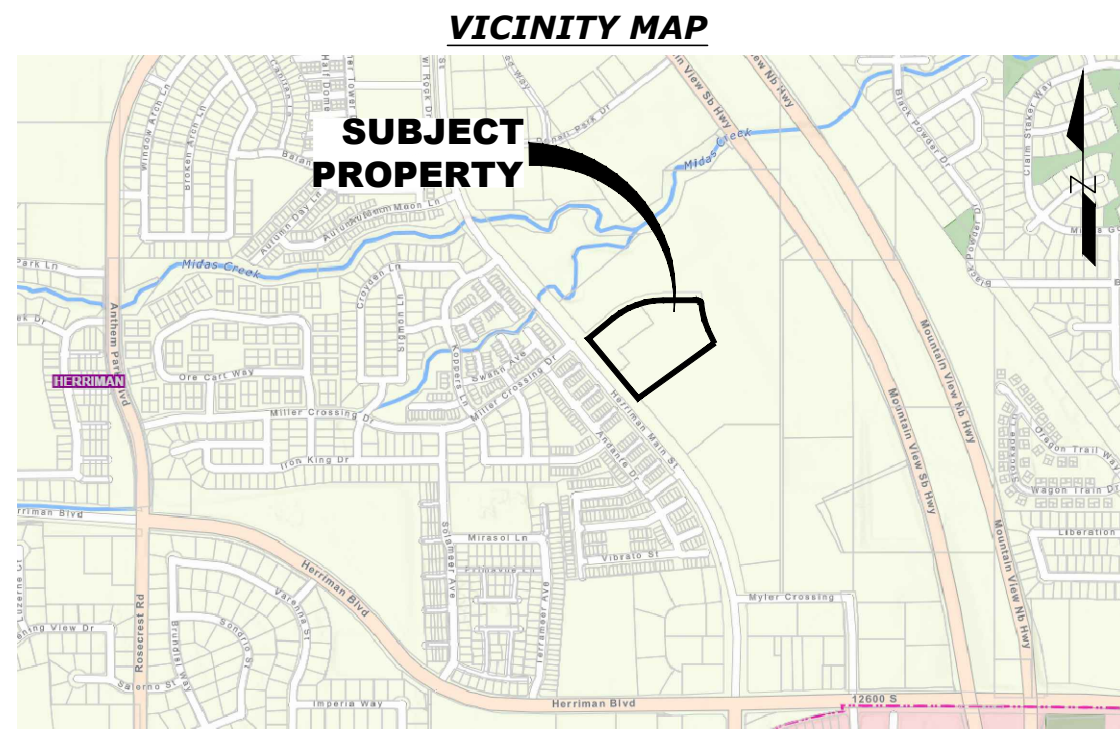
20



# MOUNTAINVIEW PLAZA - 2ND AMENDMENT

## AMENDING PARCEL B OF MOUNTAIN VIEW PLAZA - 1ST AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
APRIL, 2026



### SURVEYOR'S CERTIFICATE

### BOUNDARY DESCRIPTION

ALL OF MOUNTAINVIEW PLAZA - 1ST AMENDMENT, RECORDED AS ENTRY NUMBER 14417282, BOOK 2025P, PAGE 191, ON AUGUST 1ST, 2025 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID SUBDIVISION IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, HERRIMAN CITY, SALT LAKE COUNTY, UTAH

### OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREA, AND LIMITED COMMON AREA, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

#### MOUNTAINVIEW PLAZA - 2ND AMENDMENT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE MOUNTAINVIEW PLAZA HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SHELDON KILLPACK  
MOUNTAINVIEW PLAZA, LLC

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, SHELDON KILLPACK PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN, DID SAY HE IS A MEMBER OF MOUNTAINVIEW PLAZA, LLC, AND THAT HE SIGNED THE FOREGOING INSTRUMENT ON BEHALF OF SAID ENTITY, UPON AUTHORIZATION TO DO SO, AND ACKNOWLEDGED TO ME SAID ENTITY EXECUTED THE SAME.  
RESIDING AT: \_\_\_\_\_ NOTARY PUBLIC (PRINT NAME)  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC SIGNATURE

**SILVERPEAK  
ENGINEERING**

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
WWW.SILVERPEAKENG.COM

STRUCTURAL CIVIL SURVEY SHEET 1 OF 2

### MOUNTAINVIEW PLAZA - 2ND AMENDMENT

#### AMENDING PARCEL B OF MOUNTAIN VIEW PLAZA - 1ST AMENDMENT

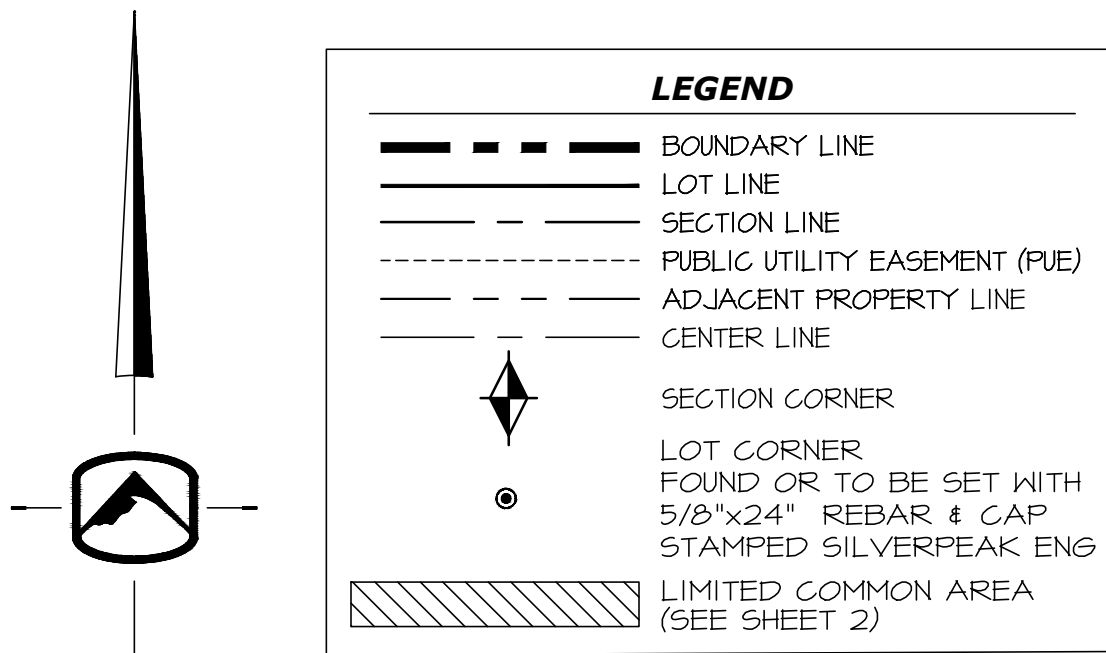
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND  
MERIDIAN, HERRIMAN CITY, SALT LAKE COUNTY, UTAH

#### SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER



0 60 120 240  
SCALE 1"=60'

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N34°31'47"W | 26.58'  |
| L2         | S50°22'13"W | 41.51'  |
| L3         | N50°24'56"E | 13.30'  |
| L4         | S89°43'57"E | 197.82' |
| L5         | N84°43'56"W | 14.53'  |
| L6         | S50°03'17"W | 24.03'  |
| L7         | S50°00'00"W | 136.43' |
| L8         | N34°32'28"W | 45.34'  |
| L9         | N54°11'13"E | 24.32'  |
| L10        | N62°40'43"E | 37.51'  |
| L11        | N54°08'53"E | 28.51'  |

| CURVE TABLE |           |          |         |         |             |
|-------------|-----------|----------|---------|---------|-------------|
| CURVE       | DELTA     | RADIUS   | LENGTH  | CHORD   | BEARING     |
| C1          | 19°15'06" | 460.00'  | 154.56' | 153.84' | N60°02'29"E |
| C2          | 21°48'51" | 315.00'  | 119.93' | 119.21' | S58°49'40"W |
| C3          | 5°54'29"  | 460.00'  | 41.43'  | 41.41'  | N72°31'11"E |
| C4          | 14°41'35" | 460.00'  | 117.96' | 117.64' | N82°55'14"E |
| C5          | 15°12'36" | 318.00'  | 84.42'  | 84.17'  | S83°42'00"W |
| C6          | 4°16'09"  | 341.50'  | 29.17'  | 29.16'  | S04°08'31"E |
| C7          | 13°32'15" | 341.50'  | 42.50'  | 42.29'  | S18°02'42"E |
| C8          | 0°54'34"  | 3041.50' | 48.27'  | 48.27'  | S25°16'01"E |
| C9          | 0°49'15"  | 3041.50' | 43.58'  | 43.58'  | S26°08'02"E |
| C10         | 93°27'50" | 13.00'   | 21.21'  | 18.93'  | N07°27'11"E |
| C11         | 8°29'31"  | 24.50'   | 3.63'   | 3.63'   | N58°25'58"E |
| C12         | 8°13'15"  | 200.50'  | 29.85'  | 29.82'  | N58°24'48"E |

| TABULATIONS                          |             |
|--------------------------------------|-------------|
| TOTAL PLAT ACREAGE                   | 6.001 ACRES |
| TOTAL LOT ACREAGE                    | 2.769 ACRES |
| TOTAL ACREAGE IN PUBLIC STREET       | 0.000 ACRES |
| TOTAL ACREAGE IN COMMON AREA         | 3.145 ACRES |
| TOTAL ACREAGE IN LIMITED COMMON AREA | 0.523 ACRES |
| NUMBER OF LOTS                       | 8 LOTS      |

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. 10-4a-603 AND 11-21a-603 ROCKY MOUNTAIN POWER AGREES TO DELIVER OF THE PUE, AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
(1) A RECORDED EASEMENT OF RIGHT-OF-WAY  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
(4) ANY OTHER PROVISIONS OF LAW.  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY ROCKY MOUNTAIN POWER.  
\_\_\_\_\_  
ROCKY MOUNTAIN POWER

**HEALTH DEPARTMENT APPROVAL**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY HEALTH DEPARTMENT.  
\_\_\_\_\_  
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT)  
SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT)  
(BASIS OF BEARINGS)  
S 84°36'40" E 2661.50' (MEASURED)  
2661.48' (RECORD)

**CENTURYLINK COMMUNICATIONS**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY CENTURYLINK COMMUNICATIONS.  
\_\_\_\_\_  
CENTURYLINK COMMUNICATIONS

**CHECKED FOR ZONING**  
ZONE: \_\_\_\_\_ DATE: \_\_\_\_\_  
AREA: \_\_\_\_\_ WIDTH: \_\_\_\_\_  
NAME: \_\_\_\_\_

**COMCAST**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY COMCAST.  
\_\_\_\_\_  
COMCAST

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY HERRIMAN CITY PLANNING COMMISSION.  
\_\_\_\_\_  
CHAIRMAN, HERRIMAN PLANNING COMMISSION

**ENBRIDGE GAS UTAH**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY ENBRIDGE GAS UTAH.  
\_\_\_\_\_  
ENBRIDGE GAS UTAH

**HERRIMAN CITY MUNICIPAL WATER**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY HERRIMAN CITY MUNICIPAL WATER.  
\_\_\_\_\_  
HERRIMAN CITY

**JORDAN BASIN IMPROVEMENT DISTRICT**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY JORDAN BASIN IMPROVEMENT DISTRICT.  
\_\_\_\_\_  
JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

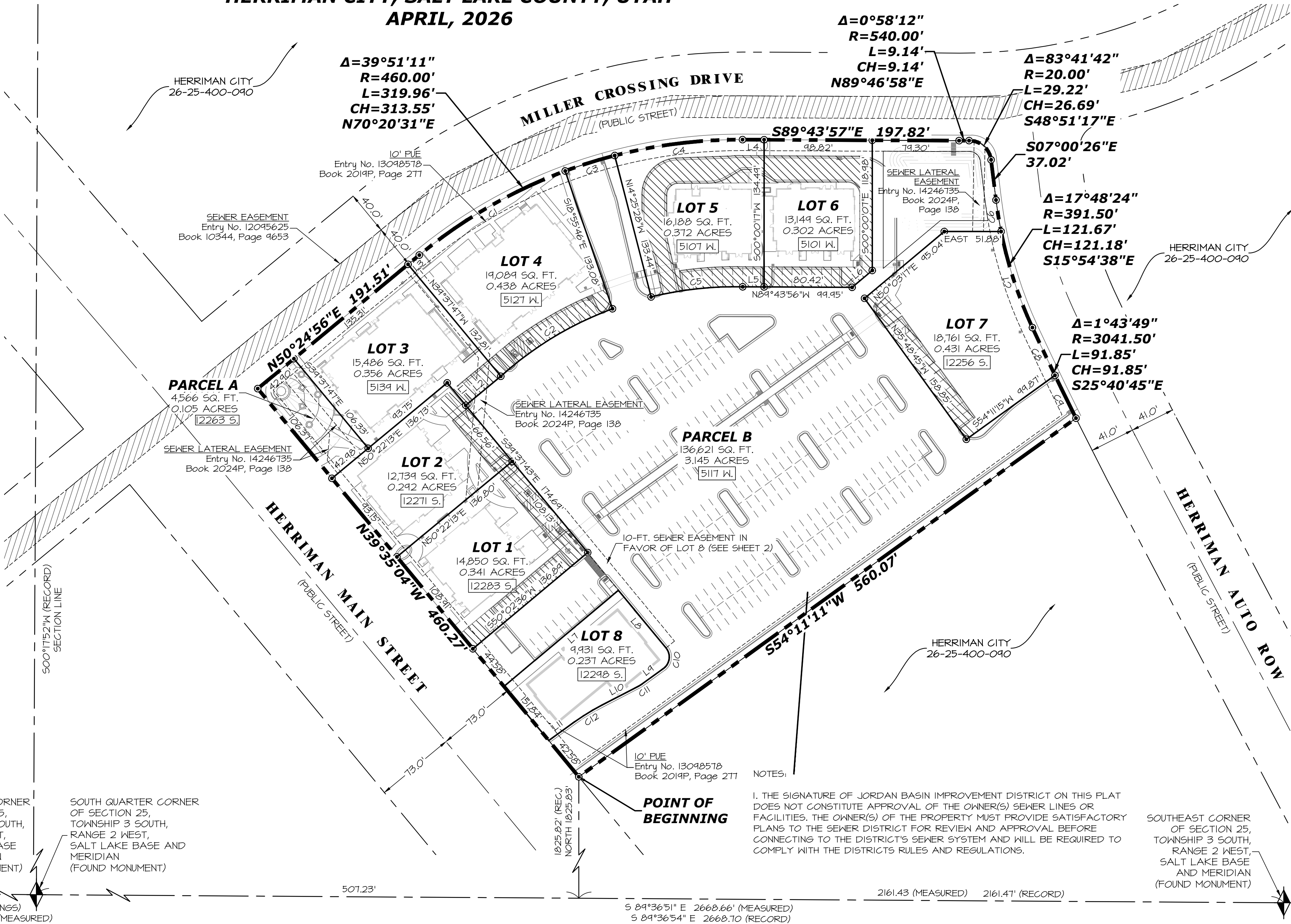
**HERRIMAN CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
\_\_\_\_\_  
HERRIMAN CITY ENGINEER DATE

**RECORD OF SURVEY**  
R.O.S. NO.: \_\_\_\_\_  
\_\_\_\_\_  
COUNTY SURVEYOR REVIEWER DATE

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
\_\_\_\_\_  
HERRIMAN CITY ATTORNEY

**OWNER / DEVELOPER**  
MOUNTAINVIEW PLAZA LLC  
ATTN: AARON OSKAND  
11466 COUNTRY KNOLL ROAD  
SOUTH JORDAN, UT 84045  
AVOSMOND@GMAIL.COM  
**HOME OWNER'S ASSOCIATION**  
MOUNTAINVIEW PLAZA HOME OWNER'S ASSOCIATION  
11466 COUNTRY KNOLL ROAD  
SOUTH JORDAN, UT 84045

**HERRIMAN CITY**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY HERRIMAN CITY.  
\_\_\_\_\_  
ATTEST: RECORDER PLANNING DIRECTOR



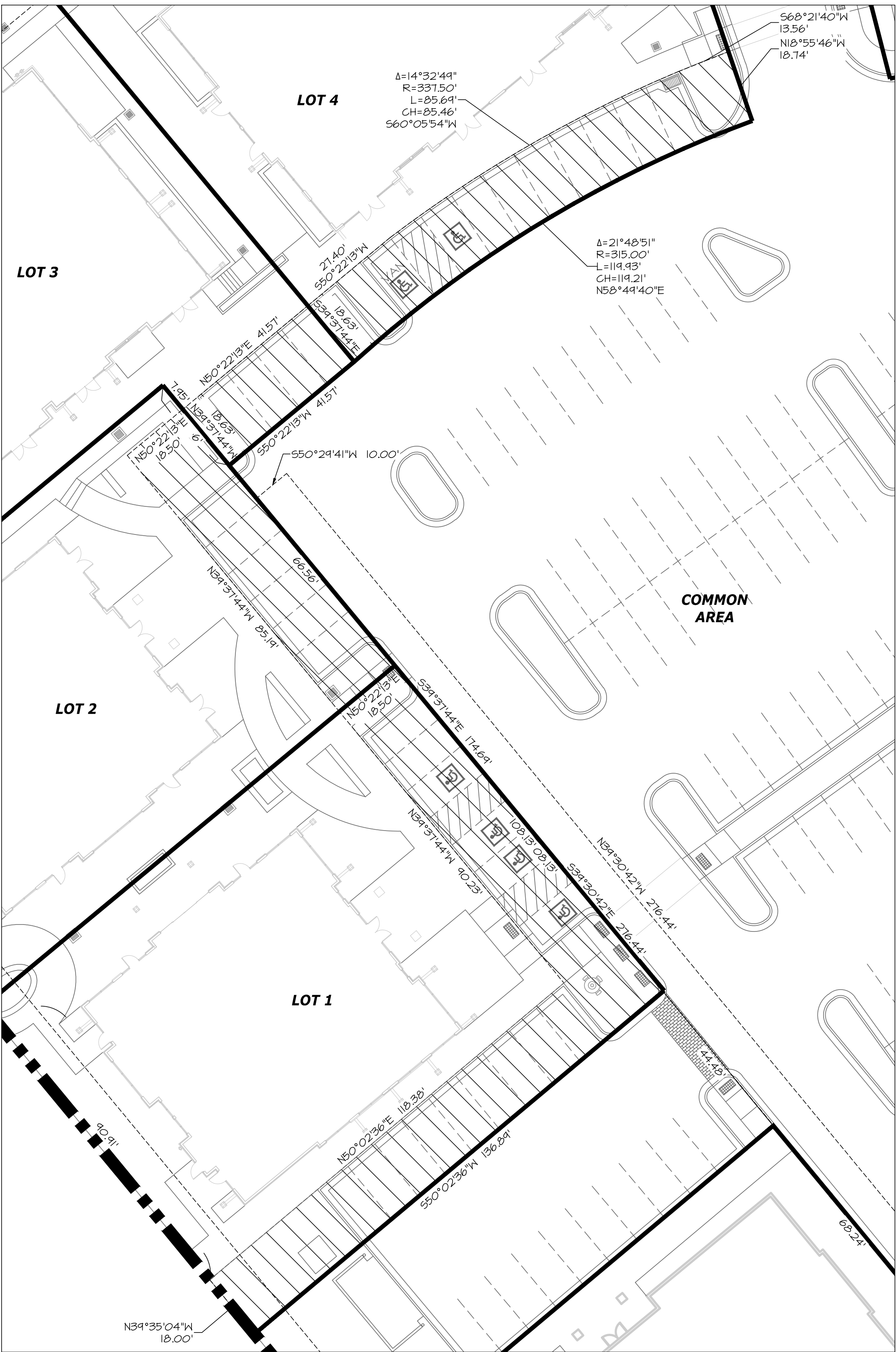
NOTES:  
1. THE SIGNATURE OF JORDAN BASIN IMPROVEMENT DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.



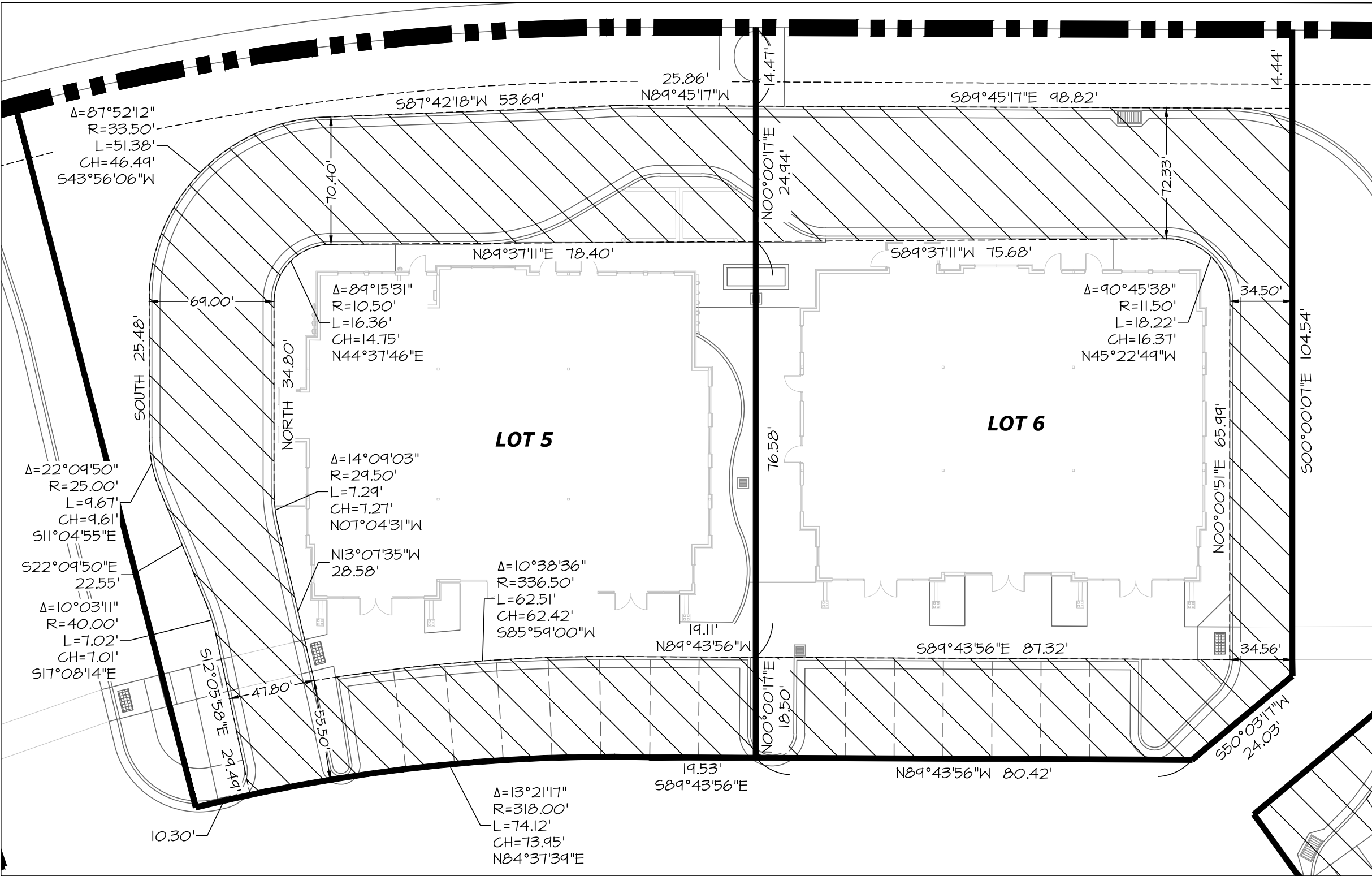
# MOUNTAINVIEW PLAZA - 2ND AMENDMENT

## AMENDING ALL OF MOUNTAINVIEW PLAZA - 1ST AMENDMENT

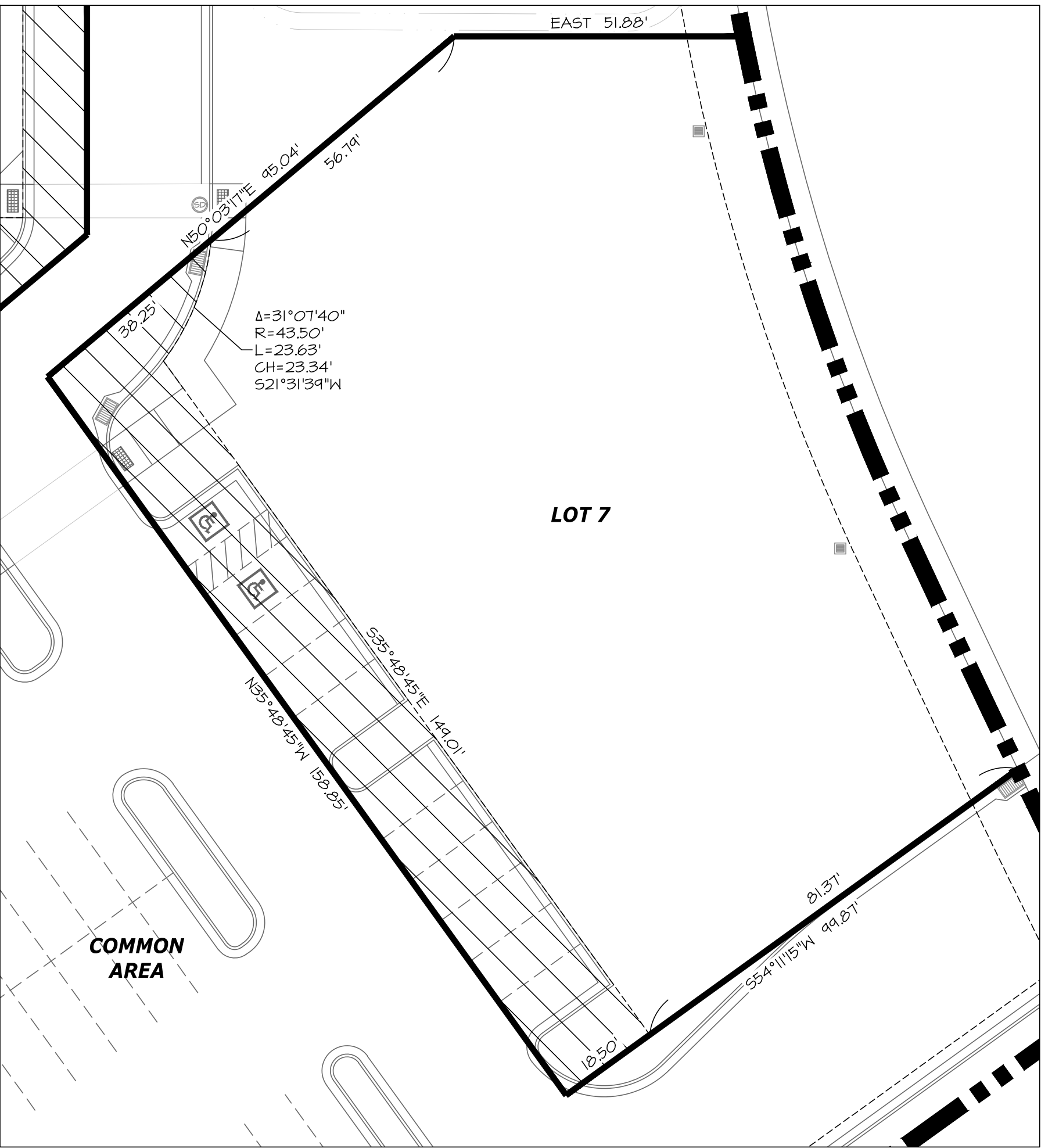
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
MAY, 2025



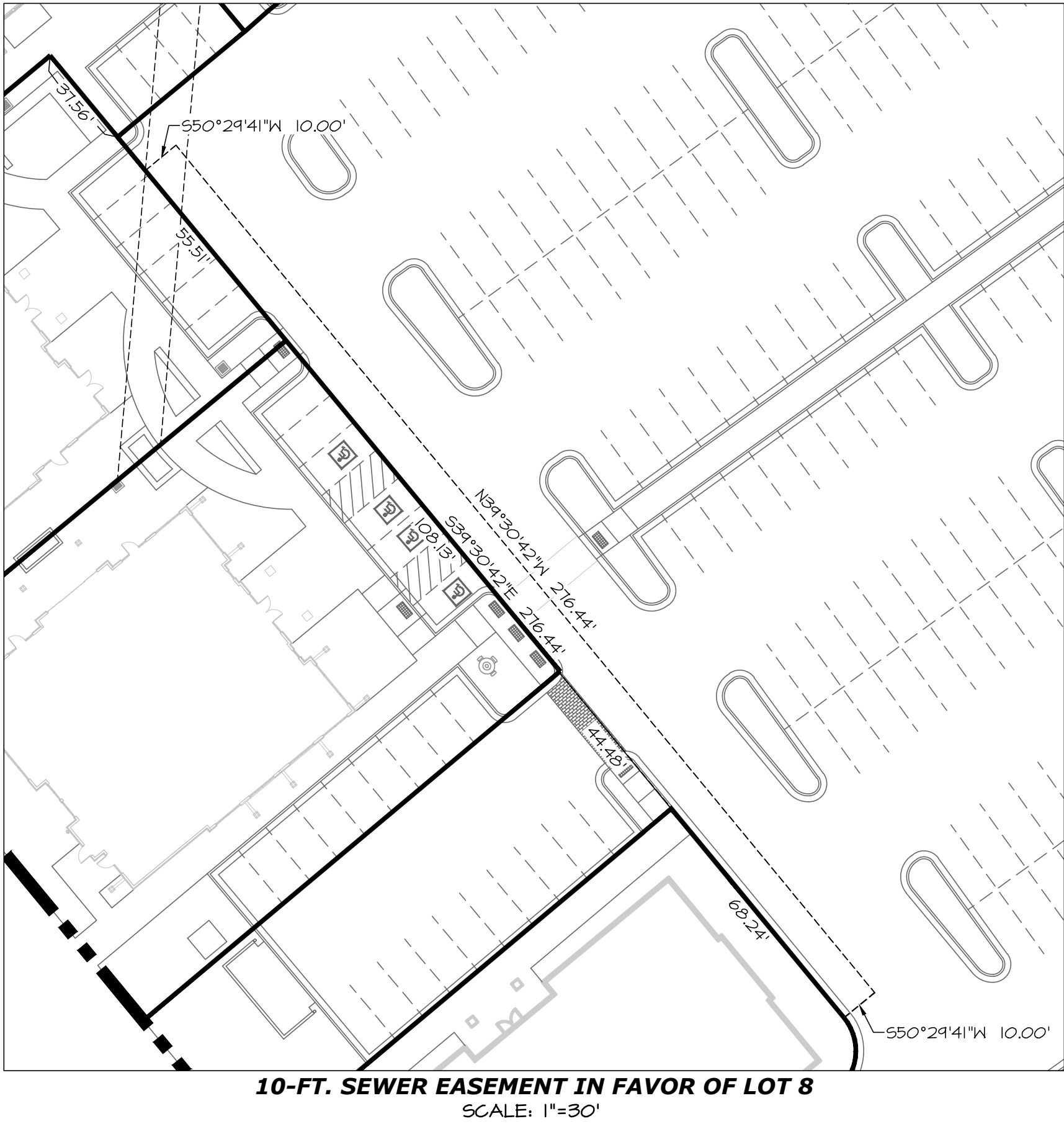
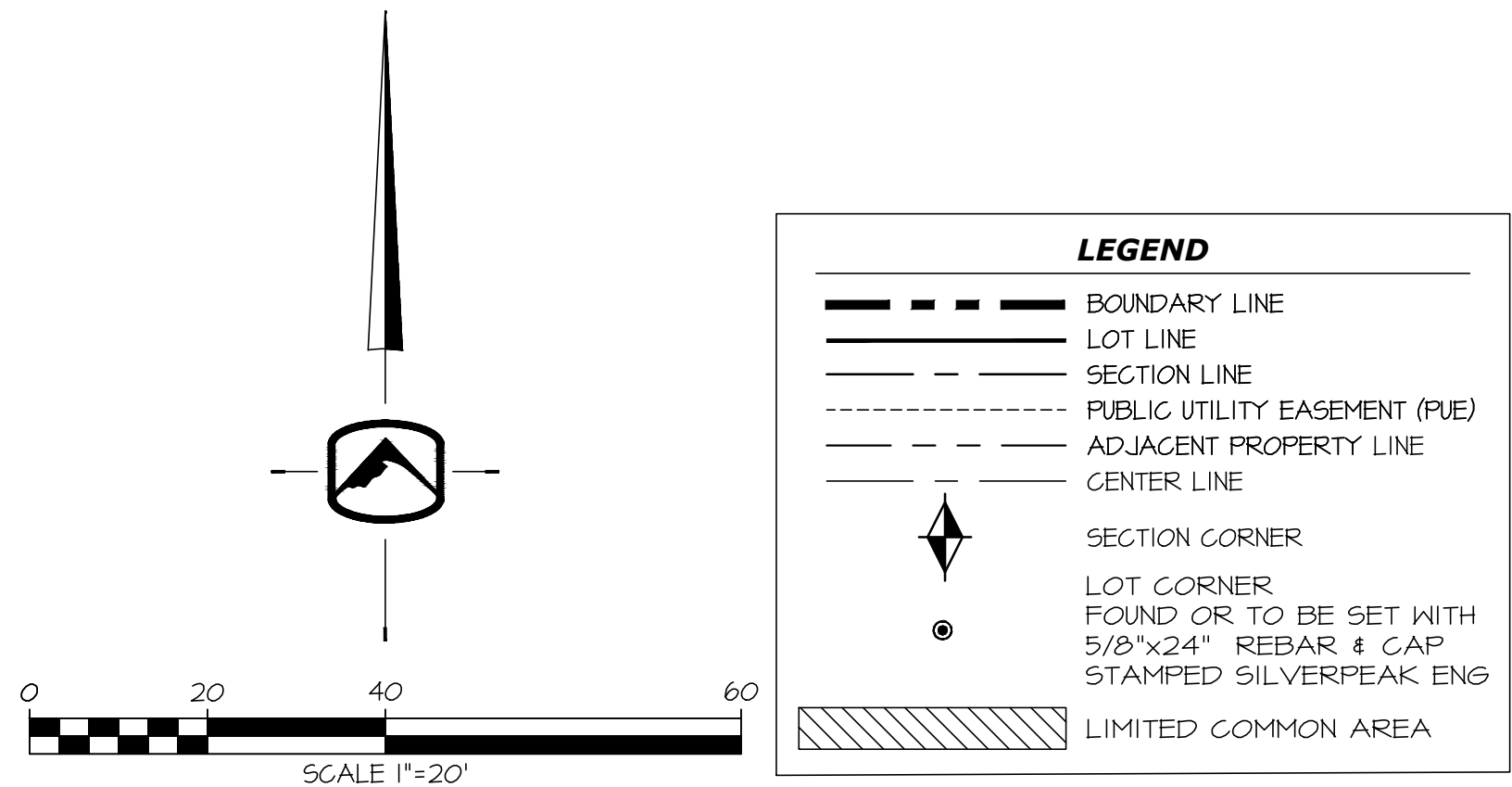
LIMITED COMMON AREA ACROSS LOTS 1,2,3 & 4



LIMITED COMMON AREA ACROSS LOTS 5 & 6



LIMITED COMMON AREA ACROSS LOT 7



10-FT. SEWER EASEMENT IN FAVOR OF LOT 8  
SCALE: 1" = 30'

**SILVERPEAK ENGINEERING**  
177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
WWW.SILVERPEAKENG.COM

STRUCTURAL CIVIL SURVEY SHEET 2 OF 2

**MOUNTAINVIEW PLAZA -  
2ND AMENDMENT**  
AMENDING ALL OF MOUNTAINVIEW PLAZA  
- 1ST AMENDMENT  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND  
MERIDIAN, HERRIMAN CITY, SALT LAKE COUNTY, UTAH

## **Exhibit E – Design Guidelines**



# MOUNTAIN VIEW PLAZA - COMMERCIAL CENTER DESIGN GUIDELINES

MARCH 29, 2023

## EXHIBIT E

### PROJECT NARRATIVE

MOUNTAIN VIEW PLAZA IS A PROPOSED SIX ACRE COMMERCIAL CENTER DEVELOPED BETWEEN THE INTERSECTIONS OF HERRIMAN MAIN STREET, MILLER CROSSING DRIVE, AND AUTO MALL DRIVE. IT CONTAINS NEARLY 35,000 SQUARE FEET OF RETAIL USES AND ALMOST 20,000 SQUARE FEET OF PROFESSIONAL OFFICE USES. IT IS INTENDED TO BECOME A COMMERCIAL VILLAGE OFFERING THE NEIGHBORHOOD A VARIETY OF FOOD, PROFESSIONAL SERVICES, SHOPPING, AND SOCIAL ENJOYMENT TO ADD TO AND SUPPORT A GROWING HERRIMAN.

PROVIDED BY LAYTON DAVIS ARCHITECTS

# DESIGN GUIDELINES

## **SITE DESIGN CONSIDERATIONS**

The Site Layout is intended to try to *hide* the **required** amount of parking from the Major Streets and Intersections, as best as possible. There will be a wide sidewalk dividing the internal parking area which will create a secondary safe cross-access for the site.

We are proposing that we provide a total of 5 stalls per 1,000 square feet of gross area of the total amount of office and retail square footage. We would then be allowed to increase that quantity by 10%. This would, with the current layout (54,164 sq. ft.), allow us to have 298 parking stalls.

## **INTERNAL PARKING PLAZAS AND LANDSCAPING**

There will be a setback of no less than 12 feet from any car parked fronting the retail buildings. The front plaza area will be a mixture of paving, landscaping, and a variety of site amenities [benches, bike parking, etc.] in front of the buildings. Parking stalls rows will be interrupted at a minimum every 11 stalls with an 8-foot-wide landscape island. Each of the islands exceeding 30 feet in length will be furnished with two trees. Light poles will also be placed in some of these islands.

Where the pedestrian access crosses over a parking area driveway these crossing areas will be a different type of paving, texture, and perhaps slightly raised.

## **STREET SIDE PLAZAS AND LANDSCAPING**

Along Herriman Main and Miller Crossing Drive there will also be plazas developed between the property line and the buildings of no less than 15 feet. These areas will be a mixture of paving, landscaping, and site amenities. These plazas will be designed appropriately for the type of tenancy in those buildings and coordinated with the development of the park strip between the property lines and the street curb, with the Herriman City Planning and Engineering departments.

There will be the required trees at 30 feet minimum spacing along the public rights-of-way. Special attention and landscaping berms and buffers will be employed surrounding the dumpster locations shown in Exhibit D. The dumpsters will be a minimum of 40 feet from Herriman Main and a minimum of 18 feet from Auto Mall Drive. We will also employ berm walls and landscaping buffers between the drive-thru lanes and Miller Crossing Drive to mitigate the view of vehicles and to obscure their headlights in the evening.

There will be a Major Landscaping and Public Node Feature on the corner of Herriman Main Street and Miller Crossing Drive. This plaza will offer a place to congregate and invite

pedestrians into the development. This space will serve as Mountain View Plaza. There will be a major monument sign identifying Mountain View Plaza.

### **STREET SIDE PLAZAS AND MONUMENT SIGNAGE**

Between the pairs of buildings and their internal adjoining courtyards, we would like to see monument signs at each of these three locations, identifying each of the tenants in those pairs of buildings. The monument signs would be no greater than six feet tall, twelve feet wide, and two feet deep. Their design and material would be consistent with the building pair.

### **BUILDING SIGNAGE**

Each tenant will be allowed to have Building Fascia Signage on the Front and the Rear Facades of the building. The maximum signage area for the FRONT will be 30" high by 70% of the frontage of their space. The maximum signage area for the REAR will be 24" high by 60% of the frontage of their space.

### **BUILDING SETBACKS**

The proposed building set back will be a minimum of 15 feet from any property line, 20 feet maximum, except for the two buildings with drive-thrus, they will be less than 50 feet from the property line.

### **BUILDING DESIGN CRITERIA**

The Retail Buildings will be a maximum of 24 feet in height and single story. The Professional Office Building will be a maximum of 35 feet and will be two stories. All Retail Buildings should have a 36" minimum parapet on all exterior wall sides to serve as a mechanical equipment screen. The Professional Office Building will have a mechanical equipment screen of 48" from the top of the roof inset at least 25 feet from the building's exterior walls.

Retail Buildings will be required to have 30% of their facades glazed on both the front, side, and rear of the buildings when facing a plaza or courtyard.

Each Retail Building is intended to be unique and different from their "paired" building. The intention will be to use similar materials on the "paired" building, but not mirror or replicate the building. We will call these "siblings".

It is also the intension to use similar materials, but change the compositions and colors of those materials so the each "sibling pair" look clearly different than the other pairs. We will refer to these pairs of siblings as Mountain View Plaza "cousins". The Office Building will also be a "cousin" and will fit into the same Village material and color palette.



## **VILLAGE MATERIAL PALETTE**

Along with the previously defined glazing percentages. All the glazing will be a Dark Bronze, prefinished aluminum storefront, with a 1" insulated CLEAR glass system. All storefront doors are to match, unless otherwise approved by the Planning Staff.

All the "non-glazed" exterior surfaces must be 70% compositions of the following materials: Thin Veneer Natural Stone; Brick Veneer; Exterior Rated Large Format Porcelain or Stone Tile; this leaves a balance of up to 30% accent in a super smooth finish Masterwall Stucco. This material is much smoother and more of a Fresco-like finish than typical EIFS products.









## STAFF REPORT

**DATE:** July 1, 2026

**TO:** The Planning Commission

**FROM:** Michael Maloy, AICP, Planning Director

**SUBJECT:** Review and consider a one-year extension for preliminary plat approval of the Autumn Sky Townhomes Phase 2B Amended Subdivision at 12156 S through 12118 S Autumn Day Lane in the R-2-10 Multifamily Residential Zone.  
**Applicant:** Jim Allred, Triumph Design Build (authorized agent, property owner)  
**Acres:** ±0.806  
**File No:** S2026-089

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### RECOMMENDATION:

Staff recommends that the Planning Commission approve the following findings:

- The proposed subdivision amendment complies with all zoning requirements.
- The proposed request for an extension of time complies with HCC 10-5-15(J) of City Code.

Staff recommends a motion to approve the extension of time for the proposed Autumn Sky Townhomes Phase 2B Amended Subdivision at 12156 S through 12118 S Autumn Day Lane in the R-2-10 Residential Zone with the following requirements:

1. All existing conditions of approval for the original application request (City File No. S2024-045) shall be completed.
2. Receive and agree to the remaining corrections from all City Departments, including removing the abandoned drive approach from Half Dome Way.
3. Comply with all fire lane sign requirements per the Unified Fire Authority (UFA).
4. If the subdivision plat is not recorded by June 6, 2027, the preliminary approval will be deemed withdrawn and shall expire with no further force or effect.

### ISSUE BEFORE COMMISSION:

Does the Planning Commission find “good cause” to grant the one-year extension request of the preliminary subdivision amendment approval?

If the Planning Commission approves the request with any required conditions, the applicant will continue collaborating with staff to make all necessary corrections before the amended plat is recorded.

### **BACKGROUND & SUMMARY:**

The applicant received preliminary plat amendment approval for the Autumn Sky Townhomes Phase 2B Amended Subdivision on June 6, 2024, which, at the time of approval, was allotted two (2) years to record the plat. As of this date, the plat has not been recorded.

The Planning Commission approved the original preliminary plat amendment with a 6-0 vote to remove one lot from the Phase 2B plat, reducing the total number of units from twelve (12) to eleven (11). The amendment changed the last building (Building 26) from a 4-plex to a 3-plex, which eliminated a pedestrian conflict zone near the sidewalk.

As stated by the applicant, all units in the project have been sold, all occupancy permits have been finalized, and all city inspections have been completed. The applicant obtained HOA approval for the plat revision on May 5, 2026. The applicant now needs additional time to gather the 21 owner signatures required for the amended plat and to arrange for First Liberty Title to issue new deeds for each of the 11 affected units.

The amended plat encompasses 35,156 square feet (0.806 acres) and includes 11 townhome units across three buildings as listed below:

| Building    | Units                        | Addresses                                  |
|-------------|------------------------------|--------------------------------------------|
| Building 24 | Units 239–242 (4 units)      | 12148–12156 S Autumn Day Ln                |
| Building 25 | Units 243–246 (4 units)      | 12134–12142 S Autumn Day Ln                |
| Building 26 | Units 247–248, 250 (3 units) | 12118 S Half Dome Ln–12126 S Autumn Day Ln |

### **DISCUSSION:**

#### **Zoning Ordinance Compliance**

City Code 10-5-15(J) allows the applicant to file an extension of up to one (1) year for a subdivision, and restricts the time of an extension such that:

*Expiration:* A preliminary plat shall be deemed withdrawn and shall expire and have no further force or effect, if a final plat is not recorded within one (1) year after approval of the preliminary plat. Upon written request by the applicant and for good cause shown, the Planning Commission may grant up to a one (1) year extension.

**Staff Finding:** As stated in HCC 10-5-15(J), a preliminary plat shall be deemed withdrawn and shall expire and have no further force or effect if the plat is not recorded after the approval period. The original approval was granted on June 6, 2024, with a two (2) year recording window expiring June 6, 2026. The applicant submitted a written extension request on May 27, 2026, prior to the

expiration date. The applicant is requesting a one (1) year extension, which complies with the maximum allowed under City Code. If the extension is granted and the plat is not recorded by June 6, 2027, the application will be deemed withdrawn and shall expire with no further force or effect.

- **Good Cause:** The applicant has demonstrated good cause for the extension. All units have been constructed, sold, and received occupancy permits. All city inspections have been completed. The remaining task is to gather 21 owner signatures and coordinate with First Liberty Title to issue new deeds for the 11 affected units, which requires additional time.
- **Surveyor's Certificate:** The amended plat includes a Surveyor's Certificate from Patrick M. Harris (Certificate No. 286682), certifying that (1) the survey was completed under his direct supervision, (2) all measurements and monuments are accurate, and (3) all lots meet the frontage width and area requirements of the applicable zoning ordinance.

**In conclusion, the staff finds the application meets the standards for granting a subdivision plat extension and has not identified any grounds for denial of the request.**

#### **ALTERNATIVES:**

The following alternative actions are offered for consideration:

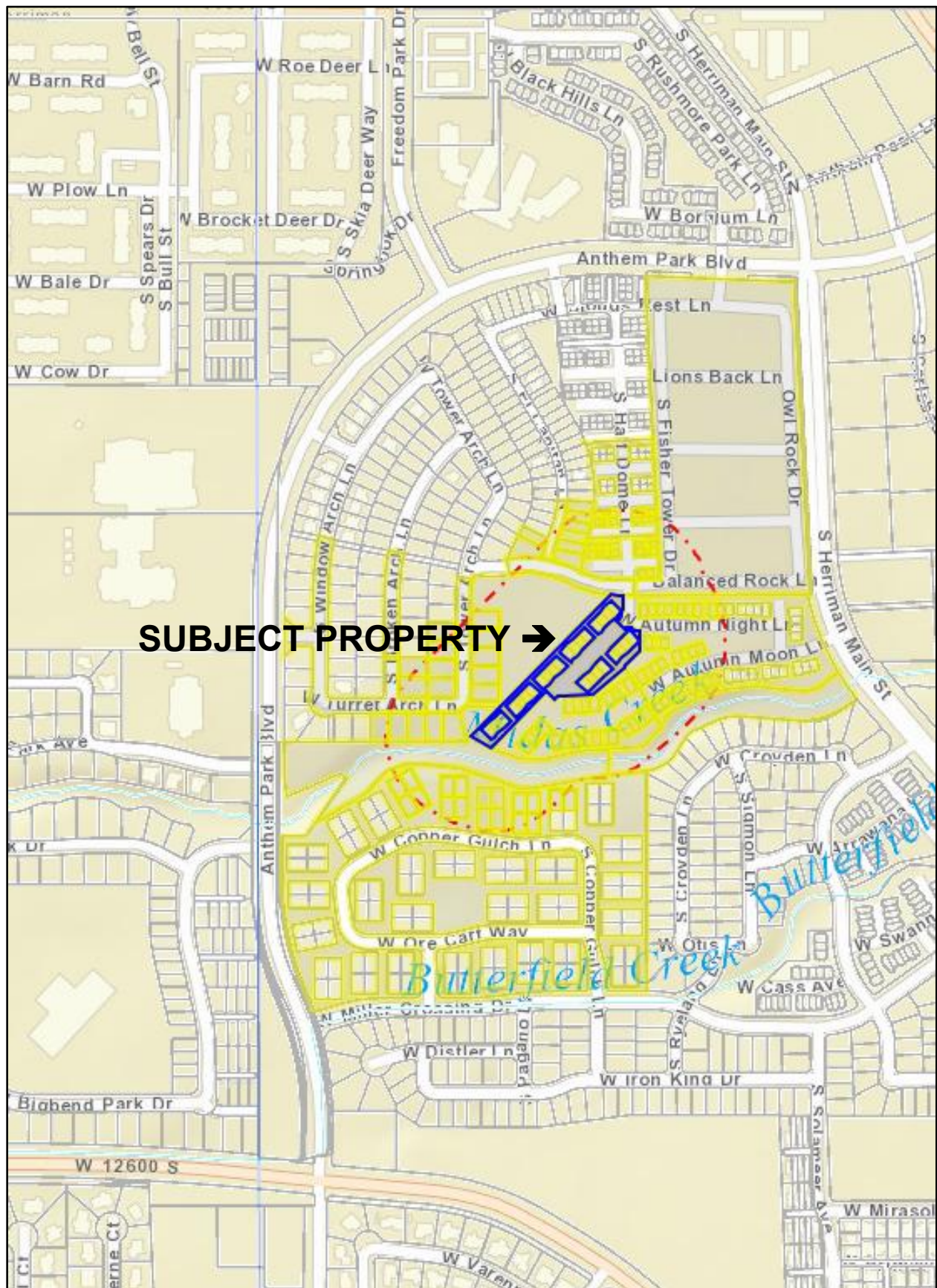
| Alternatives                                    | Staff Recommendation | Considerations for Alternative                                                                                                                                                                          | Considerations against Alternative                                   |
|-------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Approve</b> proposal as submitted            | <b>Yes</b>           | Approval complies with the spirit and intent of the applicable ordinance                                                                                                                                | None identified by staff                                             |
| <b>Postpone</b> proposal (with or without date) |                      | The Commission may identify additional issues that warrant further research and review based on the information provided. A motion to postpone should identify what additional information is required. | Staff have not identified any issues that would warrant postponement |
| <b>Deny</b> proposal                            |                      | Based on the information provided and the applicable standards, the Commission may find that a motion to deny is warranted (identify findings and standards in motion)                                  | Staff have not identified any findings that would warrant denial     |

#### **ATTACHMENTS:**

- A. Vicinity Map
- B. Applicant Narrative
- C. Original Approval Letter
- D. Subdivision Plat Amendment



## ATTACHMENT A





**Triumph Design Build**  
5151 South 900 East #250  
Salt Lake City, Utah 84117

**Herriman City**  
5355 West Herriman Main St.  
Herriman, Utah 84096

**RE: File #S2024-045**

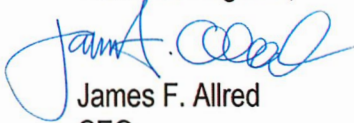
May 26, 2026

To Whom it May Concern,

This letter is in response to a letter you sent to our firm regarding the Autumn Sky Townhomes project (see attached letter). If you recall, the revised plat put 11 units where we had 12 approved to build. Hopefully, it should be easy to reduce density.

I would like to formally request an extension for the submission of the amended plat. In the last 30 days I have been closing out the project and finalizing all the paperwork. We have sold all the units, finalized occupancy permits, and all city inspections have been completed. With the completion of the project, it means that I have needed to get approval from the HOA to amend the plat. I received this approval on May 15, 2026 (see attached letter). I now have 21 signatures that are needed from the owners of the units to be included on the submitted plat. I have arranged for First Liberty Title to issue new deeds for each of the 11 units affected so that all the issues will be resolved with the recording of the plat. Please let me know if it is possible to get an extension for the plat submittal of several months in order to get all these signatures gathered. Please call me if you have any questions, my cell phone number is 801-560-1596.

Warmest Regards,



James F. Allred  
CEO





May 15, 2026

Re: Autumn Sky Phase 2B Plat

On May 5, 2026, the Board of the Autumn Sky Association approved the revisions proposed by Triumph Design Build to the Phase 2B plat, reducing the total number of units from twelve (12) to eleven (11).

It is further understood and agreed that all work required to complete and implement these revisions, including any associated costs and expenses, shall be the sole responsibility of Triumph Design Build.

Upon completion and resolution of this matter, copies of all finalized and recorded documents will be provided to the Association.

Sincerely,

On behalf of the Autumn Sky Association  
Mihi Management



# PARCEL NUMBERS

## AUTUMN SKY PHASE 2

| Parcel Number      | Bldg. # | Unit # | Address                |
|--------------------|---------|--------|------------------------|
| 26-25-151-188-0001 | 24      | 239    | 12156 S. Autumn Day Ln |
| 26-25-151-189-0001 |         | 240    | 12154 S. Autumn Day Ln |
| 26-25-151-190-0001 |         | 241    | 12152 S. Autumn Day Ln |
| 26-25-151-191-0001 |         | 242    | 12148 S. Autumn Day Ln |
| 26-25-151-192-0001 | 25      | 243    | 12142 S. Autumn Day Ln |
| 26-25-151-193-0001 |         | 244    | 12138 S. Autumn Day Ln |
| 26-25-151-194-0001 |         | 245    | 12134 S. Autumn Day Ln |
| 26-25-151-195-0001 |         | 246    | 12132 S. Autumn Day Ln |
| 26-25-151-196-0001 | 26      | 247    | 12126 S. Autumn Day Ln |
| 26-25-151-197-0001 |         | 248    | 12122 S. Autumn Day Ln |
| 26-25-151-198-0001 |         | 249    | 12118 S. Autumn Day Ln |
| 26-25-151-199-0001 |         | 250    | 12116 S. Autumn Day Ln |

## OWNERS NAMES

### BUILDING 24

12156 S. Autumn Day Ln; Unit 239:

12154 S. Autumn Day Ln; Unit 240:

12152 S. Autumn Day Ln; Unit 241:

12148 S. Autumn Day Ln; Unit 242:

### BUILDING 25

12142 S. Autumn Day Ln; Unit 243:

12138 S. Autumn Day Ln; Unit 244:

12134 S. Autumn Day Ln; Unit 245:

12134 S. Autumn Day Ln; Unit 246:

### BUILDING 26

12126 S. Autumn Day Ln; Unit 247:

12122 S. Autumn Day Ln; Unit 248:

12118 S. Half Dome Ln; Unit 250:

# LEGAL DESCRIPTIONS

## **Autumn Sky Townhomes Phase 2B Amended**

### **Proposed T-239A**

Beginning at a point being South 89°52'44" East 1,039.50 feet along the section line and North 2,857.55 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 44°56'43" West 34.00 feet;  
thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet to the point of beginning.

Contains 1,810 Square Feet

### **Proposed T-240A**

Beginning at a point being South 89°52'44" East 1,039.50 feet along the section line and North 2,857.55 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet;  
thence South 44°56'43" West 34.00 feet to the point of beginning.

Contains 1,810 Square Feet

### **Proposed T-241A**

Beginning at a point being South 89°52'44" East 1,087.54 feet along the section line and North 2,905.78 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 44°56'43" West 34.00 feet;  
thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet to the point of beginning.

Contains 1,810 Square Feet

### **Proposed T-242A**

Beginning at a point being South 89°52'44" East 1,087.54 feet along the section line and North 2,905.78 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet;



thence South 44°56'43" West 34.00 feet to the point of beginning.

Contains 1,810 Square Feet

**Proposed T-243A**

Beginning at a point being South 89°52'44" East 1,144.05 feet along the section line and North 2,962.53 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 44°56'43" West 34.00 feet;  
thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet to the point of beginning.

Contains 1,810 Square Feet

**Proposed T-244A**

Beginning at a point being South 89°52'44" East 1,144.05 feet along the section line and North 2,962.53 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet;  
thence South 44°56'43" West 34.00 feet to the point of beginning.

Contains 1,810 Square Feet

**Proposed T-245A**

Beginning at a point being South 89°52'44" East 1,192.09 feet along the section line and North 3,010.76 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 44°56'43" West 34.00 feet;  
thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet to the point of beginning.

Contains 1,810 Square Feet

**Proposed T-246A**

Beginning at a point being South 89°52'44" East 1,192.09 feet along the section line and North 3,010.76 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet;  
thence South 44°56'43" West 34.00 feet to the point of beginning.

Contains 1,810 Square Feet

**Proposed T-247A**

Beginning at a point being South 89°52'44" East 1,248.60 feet along the section line and North 3,067.50 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 44°56'43" West 34.00 feet;  
thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 53.25 feet to the point of beginning.

Contains 1,810 Square Feet

**Proposed T-248A**

Beginning at a point being South 89°52'44" East 1,248.60 feet along the section line and North 3,067.50 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 28.50 feet;  
thence South 45°03'17" East 53.25 feet;  
thence South 44°56'43" West 28.50 feet to the point of beginning.

Contains 1,518 Square Feet

**Proposed T-249A**

Beginning at a point being South 89°52'44" East 1,268.75 feet along the section line and North 3,087.70 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 45°03'17" West 53.25 feet;  
thence North 44°56'43" East 34.00 feet;  
thence South 45°03'17" East 44.75 feet;  
thence South 44°56'43" West 12.00 feet;  
thence South 45°03'17" East 8.50 feet;  
thence South 44°56'43" West 22.00 feet to the point of beginning.

Contains 1,704 Square Feet



December 19, 2016

Think Architecture, Inc  
Attn: Tim Soffe  
5151 W 900 E Suite 200  
Salt Lake City, UT 84117

Re: File Number 28S16/38C14-06

Dear Tim:

The Herriman Planning Commission at their regular meeting on December 15, 2016, granted approval to your request for a subdivision and final PUD of 97 lots on property located at approximately 12100 S 5400 W. The approval is subject to the following requirements:

**Subdivision Requirements:**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter, sidewalk, and park strip on all public streets. This should include trees every 30 feet in the park strip. A fee in lieu may be paid for the improvements along Main Street.
4. No property lines may be within the flood plain.
5. No property lines shall be within 20 feet of the top of bank of Midas Creek, as determined by the City Engineer.
6. Provide a storm water analysis and detain to City standard. Work with engineering on the overall detention of the project.
7. Provide a traffic study to the City engineer for review and approval.
8. Maximum of 30 units on one access per UFA.
9. The access onto Main Street shall line up with the Walmart access across the street.
10. Dedication of 73 feet from the center line of Main Street to Herriman City.
11. The private roads will be signed as "No Parking" on one side of the road.
12. Provide on-site stormwater detention that will discharge to Midas Creek at a maximum rate of 0.2 cfs/acre
13. Obtain stormwater discharge permit from Salt Lake County Flood Control
14. Maintain 20 ft for maintenance access from the top of the bank along Midas Creek
15. Receive an access easement agreement from the subdivision to the west to use their private roads. No engineering review or approval will be provided without a recorded access easement for the second access, across private roads, connecting to a public roadway.

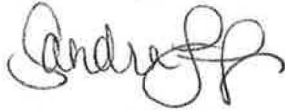


**PUD Requirements:**

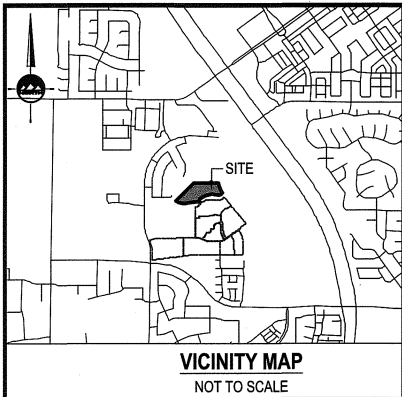
1. Provide an open space summary.
2. Fencing along the creek shall be a 3-rail vinyl.
3. Install a 6 foot precast wall along Main Street. The design shall be reviewed and approved by the Planning Staff. A fee in lieu may be paid for the fence along Main Street.
4. Setbacks from the public right of way shall be at least 20 feet. Setbacks between buildings shall be at least 10 feet.
5. All of the open space within the project will be maintained by the HOA.
6. Building elevations approved as submitted, with a minimum of 30% of the front exterior and any side or rear viewable from a street shall be brick or stone.
7. Maximum density in this pod of 11.2 du/acre.
8. Minimum of 21 guest parking spaces.
9. Each unit shall have a 2 car garage and a 2 car driveway.
10. Provide a 10 foot asphalt trail connection to the park to the west and the open space to the south.

For questions concerning the engineering process please contact Augusto Robles. If you have any other questions please contact the Planning Department during regular business hours.

Sincerely,

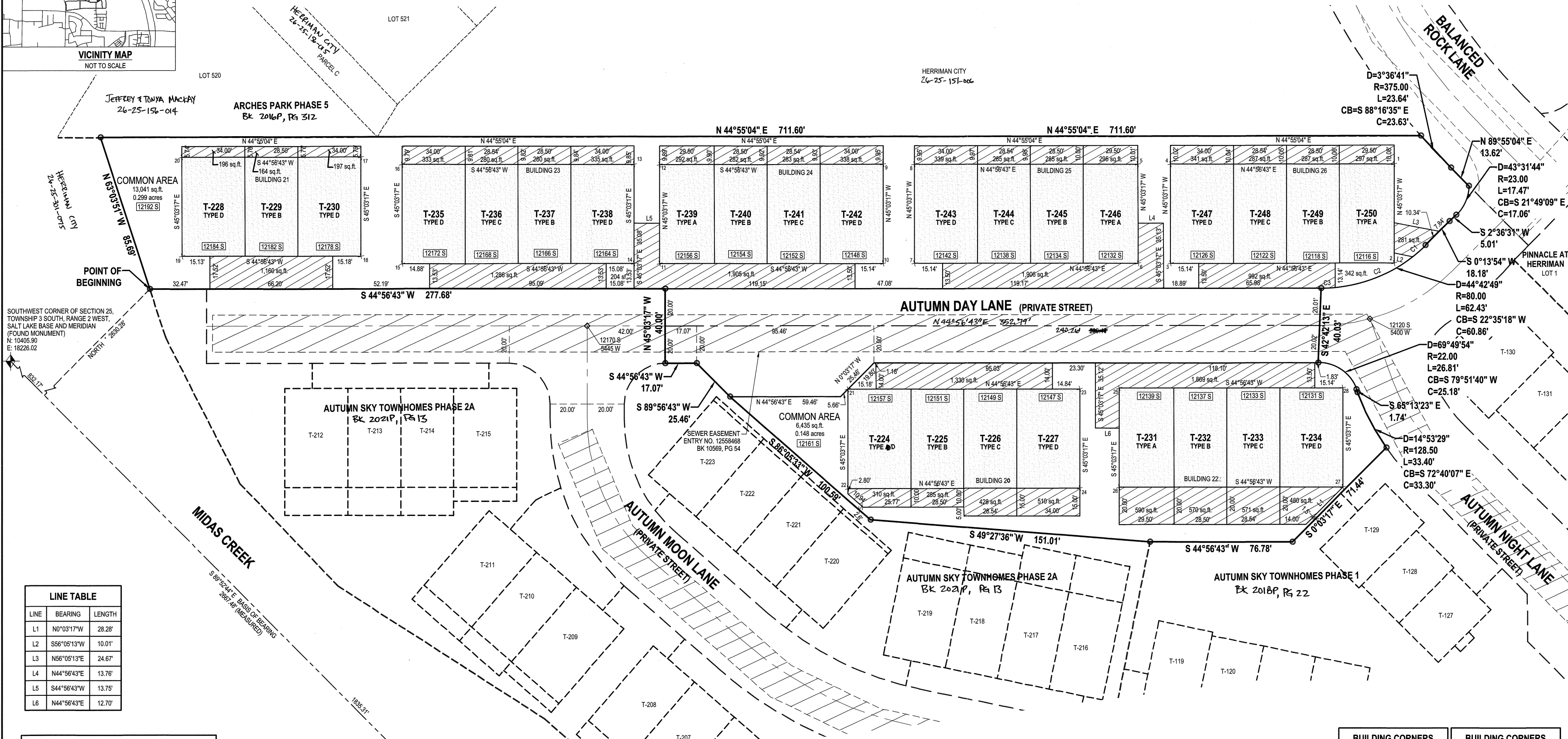


Sandra Llewellyn  
Planner I  
[planning@herriman.org](mailto:planning@herriman.org)



# AUTUMN SKY TOWNHOMES PHASE 2B

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



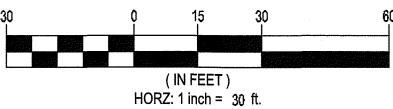
| LINE TABLE |              |        |  |  |  |
|------------|--------------|--------|--|--|--|
| LINE       | BEARING      | LENGTH |  |  |  |
| L1         | N0°03'17\"W  | 28.28' |  |  |  |
| L2         | S56°05'13\"W | 10.01' |  |  |  |
| L3         | N56°05'13\"E | 24.67' |  |  |  |
| L4         | N44°56'43\"E | 13.76' |  |  |  |
| L5         | S44°56'43\"W | 13.75' |  |  |  |
| L6         | N44°56'43\"E | 12.70' |  |  |  |

| CURVE TABLE |        |        |            |              |        |
|-------------|--------|--------|------------|--------------|--------|
| CURVE       | RADIUS | LENGTH | DELTA      | BEARING      | CHORD  |
| C1          | 80.00' | 9.38'  | 6°43'14\"  | N3°25'31\"E  | 9.38'  |
| C2          | 80.00' | 45.48' | 32°34'10\" | N23°14'13\"E | 44.87' |
| C3          | 80.00' | 7.57'  | 5°25'25\"  | N42°14'00\"E | 7.57'  |

Dominion Energy Utah - Note:  
Quester Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PREScriptive RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

HORIZONTAL GRAPHIC SCALE



DEVELOPER  
AUTUMN SKY TOWNHOMES, LLC  
5151 S. 900 E. STE. 250  
SALT LAKE CITY, UTAH 84117  
PHONE: 801.269.1508

## RECORD SURVEY DATA

ROS NO.: 3-2020-10-0784

NOTE: SHALLOW SEWER DEPTHS! Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.

HEALTH DEPARTMENT APPROVAL

APPROVED THIS 5th DAY OF November, 2020, BY THE HEALTH DEPARTMENT.

COMCAST

APPROVED THIS 8th DAY OF October, 2020, BY THE COMCAST.

CENTURYLINK COMMUNICATIONS

APPROVED THIS 8th DAY OF October, 2020, BY THE CENTURYLINK.

ROCKY MOUNTAIN POWER

APPROVED THIS 9th DAY OF Oct, 2020, BY THE ROCKY MOUNTAIN POWER.

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 4th DAY OF November, 2020, BY THE SOUTH VALLEY SEWER DISTRICT.

DOMINION ENERGY

APPROVED THIS 20th DAY OF November, 2020, BY THE DOMINION ENERGY.

APPROVED THIS 16th DAY OF December, 2020, BY THE HERRIMAN CITY.

APPROVED AS TO FORM THIS 1st DAY OF DEC, 2020.

APPROVED AS TO THIS FORM THIS 1st DAY OF DEC, 2020.

APPROVED THIS 16th DAY OF December, 2020, BY THE HERRIMAN CITY.

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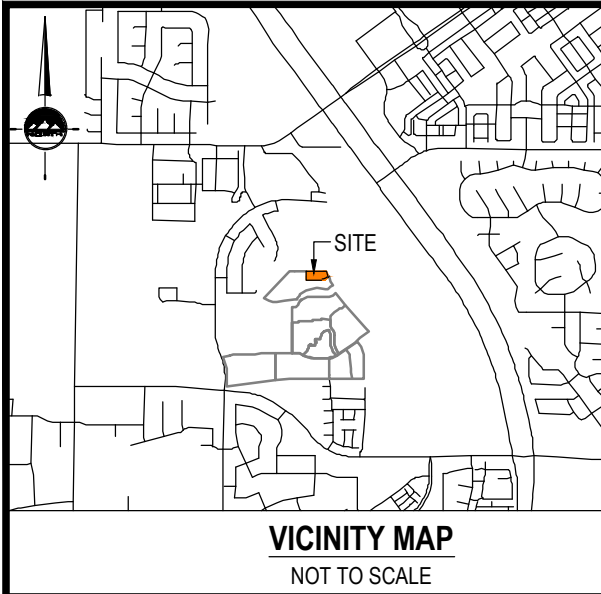
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# AUTUMN SKY TOWNHOMES PHASE 2B AMENDED

AMENDING UNITS 239 - 250, LIMITED COMMON AREA AND COMMON AREA OF  
AUTUMN SKY TOWNHOMES PHASE 2B  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
VIVIAN PIZANO who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
DARRELL GALVIN who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
DYLAN DEVOOGD who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of  
AUTUMN SKY TOWNHOMES, LLC a Utah limited liability company, and is authorized to execute the foregoing Agreement in its  
behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
STEVEN OSCAR SOLIS who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
GWEN GALVIN who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
BROCKELYN RICHARDS who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## HOME OWNERS ASSOCIATION ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of  
AUTUMN SKY TOWNHOMES HOA, and is authorized to execute the foregoing Agreement in its behalf and that he/she  
executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
KAREN MARIE BURNS who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
LAURA DELRIO who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
ALLEN RICHARDSON who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
TAYLER AYRALEE CROWTHER who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
BRYAN GIULIANI who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
VICKI DAWSON who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
MEGAN BECKMAN who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
CADEN J ZUPAN who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
DAVID SAMPSON who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
VICKI DAWSON who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
NICHOLAS BEECHER who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
KRISTEN SAMPSON who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_,  
ROSEMIERE LIMA BEECHER who after being duly sworn, acknowledged to me that he/she signed  
the Owner's Dedication, \_\_\_\_ ONE \_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_

NOTE:  
SHALLOW SEWER DEPTHS/ CONTRACTOR SHALL VERIFY SEWER  
LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE  
ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT  
MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

ROCKY MOUNTAIN POWER NOTES:  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S)  
OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH  
ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-602(4)(C)(II) ROCKY MOUNTAIN POWER  
ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES  
THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT  
CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF  
THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE  
LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN  
ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY  
RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:  
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the  
purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may  
require additional easements in order to serve this development. This approval does not constitute  
abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity.  
This approval does not constitute acceptance, approval or acknowledgment of any terms  
contained in the plat, including those set in the Owners Dedication or in the Notes, and does not  
constitute a guarantee of particular terms or conditions of natural gas service. For further  
information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-6532.

DEVELOPER  
AUTUMN SKY TOWNHOMES, LLC  
5151 S. 900 E. STE. 250  
SALT LAKE CITY, UTAH 84117  
PHONE: 801.269.1508

## RECORD OF SURVEY

ROS NO.:  
S-2820-10-0724

| TABULATIONS                                                                                                                                                                                                                 | JORDAN BASIN IMPROVEMENT DISTRICT                                                                                                 | HEALTH DEPARTMENT APPROVAL                                                                                           | CHECKED FOR ZONING                                                 | PLANNING COMMISSION APPROVAL                                                                                           | HERRIMAN CITY MUNICIPAL WATER                                                                     | HERRIMAN CITY ENGINEER                                                                                                                                                     | APPROVAL AS TO FORM                                                                 | HERRIMAN CITY                                                                                          | SALT LAKE COUNTY RECORDER                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL PLAT ACREAGE 0.808 ACRES<br>TOTAL UNIT ACREAGE 0.448 ACRES<br>TOTAL ACREAGE IN STREETS 0.000 ACRES<br>TOTAL ACREAGE IN COMMON AREA 0.190 ACRES<br>TOTAL ACREAGE LIMITED COMMON AREA 0.170 ACRES<br>NUMBER OF UNITS 11 | APPROVED THIS ____ DAY OF _____<br>20____, BY JORDAN BASIN IMPROVEMENT DISTRICT.<br><br>JORDAN BASIN IMPROVEMENT DISTRICT MANAGER | APPROVED THIS ____ DAY OF _____<br>20____, BY HEALTH DEPARTMENT.<br><br>DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT | ZONE: _____ DATE: _____<br>AREA: _____ WIDTH: _____<br>NAME: _____ | APPROVED THIS ____ DAY OF _____<br>20____, BY HERRIMAN PLANNING COMMISSION.<br><br>CHAIR, HERRIMAN PLANNING COMMISSION | APPROVED THIS ____ DAY OF _____<br>20____, BY HERRIMAN CITY MUNICIPAL WATER.<br><br>HERRIMAN CITY | I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED<br>THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH<br>INFORMATION ON FILE IN THIS OFFICE.<br><br>DATE HERRIMAN CITY ENGINEER | APPROVED AS TO FORM THIS ____ DAY OF _____<br>20____.<br><br>HERRIMAN CITY ATTORNEY | APPROVED THIS ____ DAY OF _____<br>20____, BY HERRIMAN CITY.<br><br>ATTEST: RECORDER PLANNING DIRECTOR | RECORDED #<br><br>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE<br>REQUEST OF: _____<br><br>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____<br><br>FEE\$ DEPUTY SALT LAKE COUNTY RECORDER |

**SURVEYOR'S CERTIFICATE**  
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **28682** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described in this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county records office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

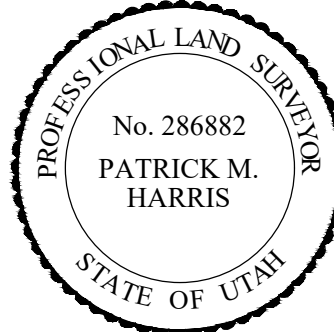
## BOUNDARY DESCRIPTION

A portion of Autumn Sky Townhomes Phase 2B subdivision, recorded February 12, 2021 in Book 2021P at Page 44 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Northwestern Right-of-Way Line of Autumn Day Lane, said point being South 89°52'44" East 1,016.56 feet along the section line and North 2,815.41 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, (said Southwest Corner of Section 25 being South 00°04'36" West 5,289.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running

thence North 45°03'17" West 81.63 feet to the northerly boundary line of said Autumn Sky Phase 2B subdivision;  
thence along said southerly boundary line the following three (3) courses:  
(1) North 44°55'04" East 424.09 feet;  
(2) Southeastery 23.84 feet along the arc of a 375.00 foot radius curve to the left (center bears North 03°31'45" East and the chord bears South 88°16'35" East 23.63 feet with a central angle of 03°36'41");  
(3) North 89°58'04" East 13.62 feet to the Westerly Right-of-Way line of Autumn Day Lane;  
thence along said Westerly and Northwestern Right-of-Way Line the following five (5) courses:  
(1) Southeasterly 17.47 feet along the arc of a 23.00 foot radius curve to the right (center bears South 46°24'59" West and the chord bears South 21°49'09" East 17.06 feet with a central angle of 43°31'44");  
(2) South 02°36'31" West 5.01 feet;  
(3) South 09°13'54" West 15.18 feet;  
(4) Southwestery 62.43 feet along the arc of a 80.00 foot radius curve to the right (center bears North 89°46'06" West and the chord bears South 22°35'18" West 60.86 feet with a central angle of 44°42'49");  
(5) South 44°56'43" West 370.27 feet to the point of beginning.

Contains 35,195 Square Feet or 0.808 Acres and 11 Units



DATE: \_\_\_\_\_ PATRICK M. HARRIS  
P.L.S. 28682

## UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Herriman City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "COMMON AREA & LIMITED COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

## RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

## OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

## AUTUMN SKY TOWNHOMES PHASE 2B AMENDED AMENDING UNITS 239 - 250, LIMITED COMMON AREA AND COMMON AREA OF AUTUMN SKY TOWNHOMES PHASE 2B

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. Pursuant to Code 10-9a-604d the owner hereby conveys the common area and private streets as indicated hereon to the Autumn Sky Townhome HOA, Herriman, Utah

In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

|                             |                            |
|-----------------------------|----------------------------|
| AUTUMN SKY TOWNHOMES, LLC   | AUTUMN SKY TOWNHOMES HOA   |
| By: _____<br>Its: _____     | By: _____<br>Its: _____    |
| By: TAYLER AYRALEE CROWTHER | By: CADEN J ZUPAN          |
| By: VIVIAN PIZANO           | By: STEVEN OSCAR SOLIS     |
| By: KAREN MARIE BURNS       | By: BRYAN GIULIANI         |
| By: DAVID SAMPSON           | By: KRISTEN SAMPSON        |
| By: BEN DELRIO              | By: LAURA DELRIO           |
| By: DARRELL GALVIN          | By: GWEN GALVIN            |
| By: DYLAN DEVOOGD           | By: BROCKELYN RICHARDS     |
| By: ALLEN RICHARDSON        | By: MEGAN BECKMAN          |
| By: NICHOLAS BEECHER        | By: ROSEMIERE LIMA BEECHER |
| By: VICKI DAWSON            |                            |

## AUTUMN SKY TOWNHOMES PHASE 2B AMENDED

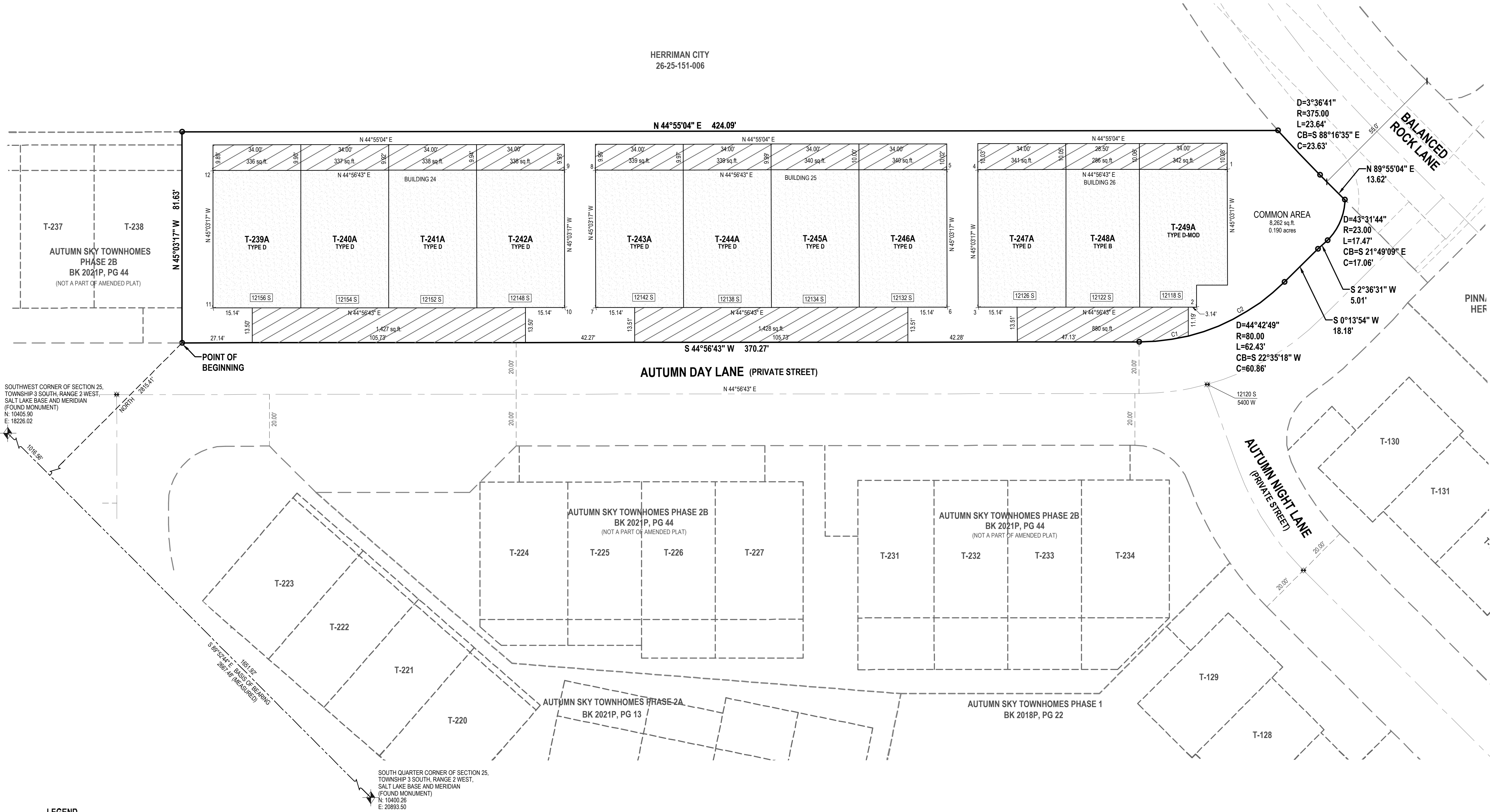
AMENDING UNITS 239 - 250, LIMITED COMMON AREA AND COMMON AREA  
OF AUTUMN SKY TOWNHOMES PHASE 2B  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



# AUTUMN SKY TOWNHOMES PHASE 2B AMENDED

AMENDING UNITS 239 - 250, LIMITED COMMON AREA AND COMMON AREA OF  
AUTUMN SKY TOWNHOMES PHASE 2B  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

HERRIMAN CITY  
26-25-151-006



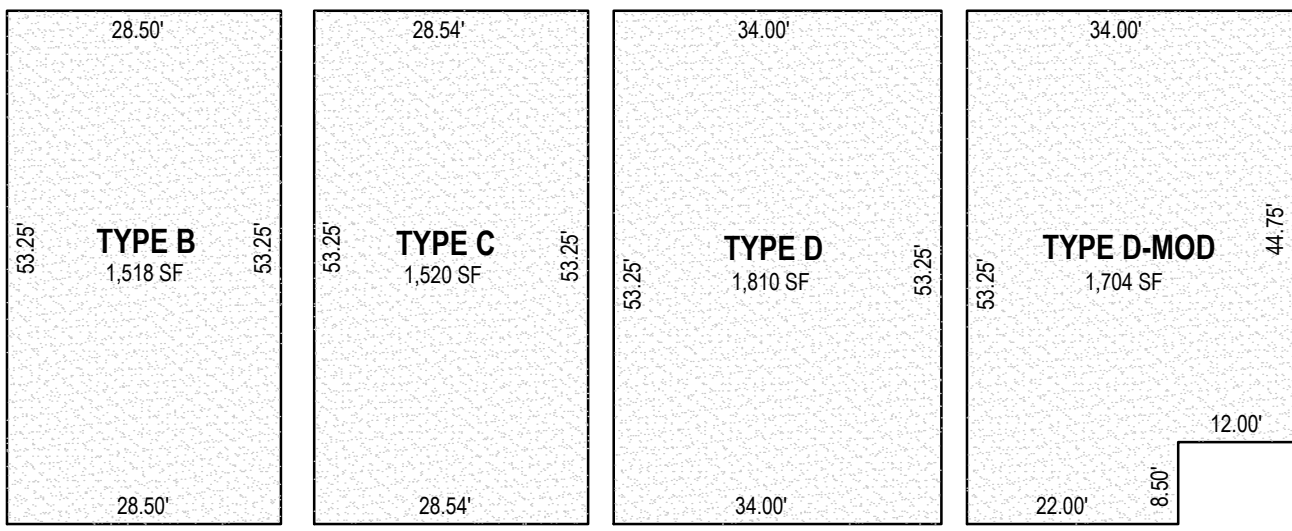
| CURVE TABLE |        |        |           |             |        |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE       | RADIUS | LENGTH | DELTA     | BEARING     | CHORD  |
| C1          | 80.00' | 19.28' | 13°48'25" | N38°02'30"E | 19.23' |
| C2          | 80.00' | 43.15' | 30°54'24" | N15°41'06"E | 42.63' |

| BUILDING CORNERS |          |          |
|------------------|----------|----------|
| POINT #          | NORTHING | EASTING  |
| 1                | 13552.60 | 19481.10 |
| 2                | 13506.49 | 19510.31 |
| 3                | 13446.70 | 19450.61 |
| 4                | 13494.31 | 19412.92 |
| 5                | 13475.82 | 19404.44 |
| 6                | 13438.20 | 19442.13 |
| 7                | 13341.95 | 19346.06 |
| 8                | 13379.56 | 19308.37 |
| 9                | 13371.07 | 19299.89 |
| 10               | 13333.45 | 19337.58 |
| 11               | 13237.19 | 19241.51 |
| 12               | 13274.81 | 19203.82 |

SOUTHWEST CORNER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND MONUMENT)  
N: 10405.90  
E: 18226.02

SOUTH QUARTER CORNER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND MONUMENT)  
N: 10400.26  
E: 20893.50

- LEGEND**
- EXISTING STREET MONUMENT
  - SECTION CORNER  
SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - EASEMENT LINE
  - PRIVATE AREA
  - LIMITED COMMON AREA
  - COMMON AREA



TYPICAL BUILDING PAD DIMENSIONS  
SCALE: NTS

**DEVELOPER**  
AUTUMN SKY TOWNHOMES, LLC  
5151 S. 900 E. STE. 250  
SALT LAKE CITY, UTAH 84117  
PHONE: 801.268.1508



**SANDY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
DOWLE  
Phone: 435.843.3390  
SEDAR CITY  
Phone: 435.865.1483  
RICHFIELD  
Phone: 435.696.2063



**SHEET 2 OF 2**

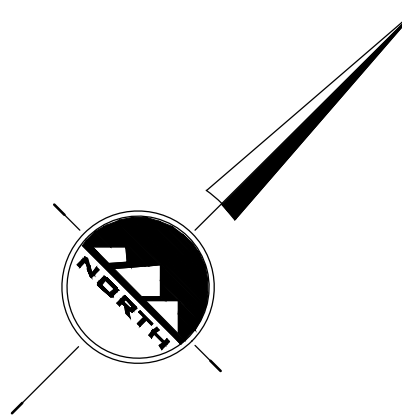
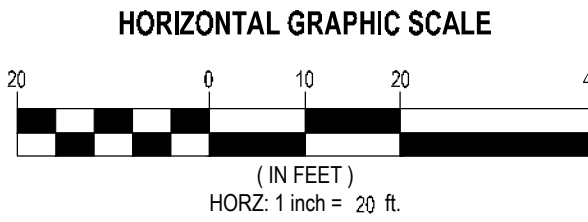
PROJECT NUMBER: 5971K  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 12/18/25

## AUTUMN SKY TOWNHOMES PHASE 2B AMENDED

AMENDING UNITS 239 - 250, LIMITED COMMON AREA AND COMMON AREA  
OF AUTUMN SKY TOWNHOMES PHASE 2B  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER





## STAFF REPORT

**DATE:** July 1, 2026

**TO:** Planning Commission

**FROM:** Michael Maloy, AICP, Planning Director

**SUBJECT:** Review and consider approval of a Conditional Use Permit Amendment for “The Cove at Herriman Springs”, a planned unit development, to permit (1) modified street cross-sections to eliminate park strips along specific streets due to topography, (2) oblique angled or “chamfered” side lot lines instead of right angle or radial side lot lines from the street, (3) use of “double-frontage” lots where necessary due to topography, and (4) landscape requirements adjacent to modified public right-of-ways within remaining phases of the planned unit development.  
**Applicant:** Travis Taylor, Westates Companies (property owner)  
**Acres:** ±160  
**File No:** C2025-127

---

### RECOMMENDATION:

Staff recommends the Commission approve the following findings for the Conditional Use Permit (CUP) Amendment:

- With staff recommendations, the proposed amendment complies with the following:
  - a. HCC Conditional Use Standards, and
  - b. All other applicable regulations of the Land Development Code.

Staff recommends **approval** of a conditional use amendment for a Planned Unit Development (PUD) known as The Cove at Herriman Springs, with the following conditions:

1. Resolve all outstanding comments and corrections identified by the City, and present the final plan to the Planning Commission for approval.
2. Include a buffer of three larger lots (minimum one-third acre and 100-foot frontage) adjacent to any existing development along common street frontages.
3. All lots shown in the proposed concept plan comply with the requirements of the FR Zone, Chapter 10-11 of the Herriman City Code.



4. The new water tank, pump station, and associated waterlines must be constructed and operational prior to the issuance of building permits within the PUD.
5. Ensure that a minimum 20-foot public use easement be provided for any trail access locations between residential building lots.
6. Alternate street cross-sections shall be approved through a deviation to the standard application reviewed by the City Engineer, Public Works Director, and Community Development Director.
7. Landscaping plans for public rights-of-way shall be submitted with each forthcoming subdivision application and comply with Chapter 10-32, Water Efficiency Standards, of the Herriman City Code.
8. Submit an updated Development Plan Booklet (See Attachment H) to staff that addresses each of the conditions of approval for this PUD amendment. This must be complete before submitting the first final subdivision plat application.
9. Comply with the original conditions of approval from July 2004 (See Attachment F).

**ISSUE BEFORE COMMISSION:**

Should the Planning Commission approve the proposed Conditional Use Permit Amendment for The Cove at Herriman Springs PUD?

**BACKGROUND/SUMMARY:**

In 2004, the Herriman City Planning Commission approved The Cove at Herriman Springs PUD as a conditional use with 25 conditions. To date, staff estimates that 21 of the following 25 conditions have been completed. The four incomplete or ongoing items are listed below:

- The water system needed to supply water for fire protection and culinary service to each lot must be worked out with the City Engineer and developed prior to final approval of any phase.
- Planning Commission must approve all site plans over twenty (20%) percent grade.
- Trailhead and trails are to be approved by the City, showing the location and type of construction.
- Bond for maintenance of the trail system through the warranty period.

The approved conditional use permit and preliminary subdivision plat vested the development of 645 residential lots. According to City records, 423 of those lots have been recorded, leaving 222 to be developed.

On December 15, 2022, the Planning Commission reviewed and voted 6-0 to conditionally approve an application to amend the PUD. However, that effort was abandoned, and the Planning Commission's approval expired on December 15, 2024. The applicant is now proceeding with design and construction of the water tank and the remaining subdivision phases, and seeks approval of an amendment to the PUD to (1) dedicate open space to Herriman in excess of the 20% minimum requirement, and (2) reduce the significant amount of grading that the previous approved plan would have required.



Herriman City Code 10-5-10 states, “The procedure for amending a conditional use shall be the same as the original procedure set forth in this section” of Title 10 (Land Development Code). As such, the applicant submitted a Conditional Use Permit Amendment application to request modification of specific elements of the PUD that would affect the project’s remaining phases.

Within the undeveloped portion of the PUD, the applicant is requesting:

- Approval to implement a modified street cross-section
  - Reduce or eliminate park strips along specific streets to minimize grading cuts and fills.
  - Helps accommodate natural landscaping along roadways and minimizes impact of development.
- Oblique angled or “chamfered” side lot lines instead of right-angle or radial side lot lines from the street
  - Helps minimize cuts and fills to meet driveway slope standards in the FR Zone.
- Modified landscape requirements for public right-of-ways and front yards within the remaining phases of the PUD.
  - Aligns with water-wise landscaping requirements.

## **DISCUSSION:**

### **ENGINEERING REVIEW:**

**Staff Finding:** *An amendment to the PUD approved on July 27, 2006, approved for the use of a 50-foot right-of-way in steeper areas of the development. The City Engineer may consider a modified cross-section through the “Deviation to the Standard” process, but all public roadways must maintain a minimum 50-foot-wide right-of-way. A modified cross-section may allow the removal of sidewalks in some areas where steep slopes make ADA requirements for sidewalks infeasible.*

### **CONDITIONAL USE REVIEW:**

**Staff Finding:** *As per City Code 10-5-10.E, the proposed conditional use amendment and associated plans must comply with applicable standards and “include substantial mitigation of reasonably anticipated detrimental effects,” which have been summarized below. However, as the Commission reviews the following issues, it should be noted that the property has a vested development right for the remaining 222 dwelling units. As such, the focus of this review should be on the proposed amendments relative to identified design elements, not the number of dwelling units, as the impact of those issues has already been assessed and decided by the City.*

### **ZONING ORDINANCE REVIEW:**

#### **Hillside Overlay Zone**

**Staff Finding:** *Part of the proposed development are located within the Hillside Overlay Zone, which did not exist at the time of approval for the original PUD. As such, it is recommended*

*that development comply with the standards of the FR Zone, which includes similar requirements as the Hillside Overlay Zone.*

**In conclusion, staff finds that the request complies with Herriman City standards and recommends Planning Commission approval, subject to the recommended conditions.**

**ALTERNATIVES:**

The Planning Commission may consider the following alternatives:

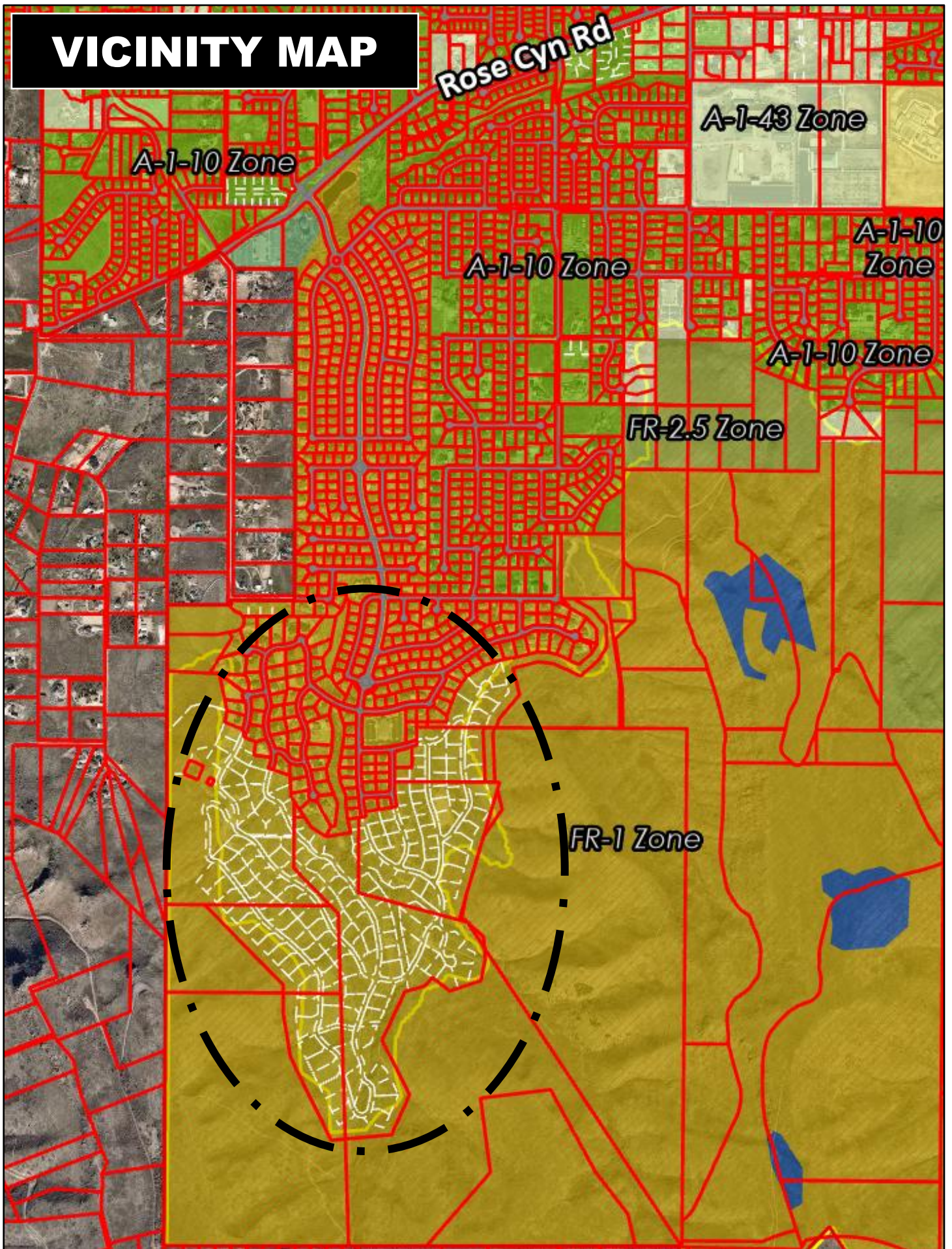
| Alternatives                             | Recommendation | Considerations For Alternative                                                                                                                                                                         | Considerations Against Alternative                                                                  |
|------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Approve proposal as submitted            |                | Approval facilitates residential development within the City                                                                                                                                           | Without staff recommendations, some issues remain unresolved                                        |
| Approve proposal with conditions         | <b>Yes</b>     | Approval with conditions resolves the remaining issues and facilitates the submission of future subdivisions for development                                                                           | Based on the provided information, the Commission may determine additional conditions are warranted |
| Postpone proposal (with or without date) |                | Based on the information provided, the Commission may identify additional issues warranting further research and review. A motion to postpone should identify what additional information is required. | Postponement without cause or explanation will frustrate the development review process             |
| 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. Conditional Use Standards
- C. Applicant Narrative
- D. Conceptual Site Plan
- E. Conceptual Cross Section
- F. 2004 PUD Approval Letter
- G. Original PUD and Proposed Concept Plan Comparison
- H. The Cove at Herriman Springs Development Plan, July 29, 2004



# VICINITY MAP





## **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 HCC 10-5-4 and 10-5-5.

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 HCC 10-5-11;
  - 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 HCC 10-5-5, U.C.A. 1953, § 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.*

1. The proposed conditional use shall comply with city, state, and federal codes as applicable to the site where the conditional use will be located.

2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the general plan.
3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
  - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
  - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the city's engineering staff, contracted engineers, and utility service providers.
  - c. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
  - d. Detrimental effects by the use due to its nature, including:
    - (1) Noise that exceeds sound levels normally found within the neighborhood or surrounding zone;
    - (2) Odors beyond what is normally considered acceptable within the neighborhood or surrounding zone; and
    - (3) Environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation.

Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.

- e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high groundwater, 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.

I. 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 this subsection (E). 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 HCC 10-5-24.

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 HCC 10-7-7(F).

1. In addition to the grounds set forth in HCC 10-7-7(F), 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 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.



# **Conditional Use Permit Request Narrative**

## **Description:**

The Cove at Herriman Springs is a 900+ acre PUD (Planned Unit Development) located in the southwestern region of Herriman, UT. The PUD was originally approved in 2004 with a conditional use permit. To complete the remaining phases of the PUD and respond to the topographic conditions of the site, the owner/developer is requesting an amendment to the original CUP. The requested amendments will support hillside-sensitive design and safer access through the following modifications:

1. Change the required side lot line configuration from perpendicular to the right of way to allow for jogged and angled configurations. This allows for longer, curved driveways on sloped lots and better integrates homes with the natural terrain.
2. Allow for a modified road cross section designed to minimize excessive grading and reduce environmental disturbance on hillside roads.

## **Conditional Use Standards:**

1. The proposed amendments to the conditional use of the PUD shall comply with all applicable city, state, and federal codes.
2. The proposed amendments to the conditional use support the residential use of the PUD which is consistent with the applicable objectives, goals and policies of the General Plan.
3. The proposed amendments to the conditional use of the PUD have no anticipated detrimental effects:
  - a. Street levels and traffic patterns will not be affected by the proposed changes to lot configuration or modified cross section.
  - b. The design changes do not affect utility installation or system performance. Existing utility plans remain valid with no anticipated need for upgrades or relocations.
  - c. While the modified road cross section adjusts sidewalk placement, pedestrian and bicycle access will remain safe and fully functional, and consistent with city standards.
  - d. The lot configuration and modified cross section will not produce any sound, odor, or environmental impacts.
  - e. The lot configuration or modified cross section will not produce any detrimental effects that increase the risk of contamination or damage to adjacent properties or people.
  - f. The lot configuration or modified cross section do not include modifications or installation of signage or exterior lighting that would conflict with neighborhood compatibility.

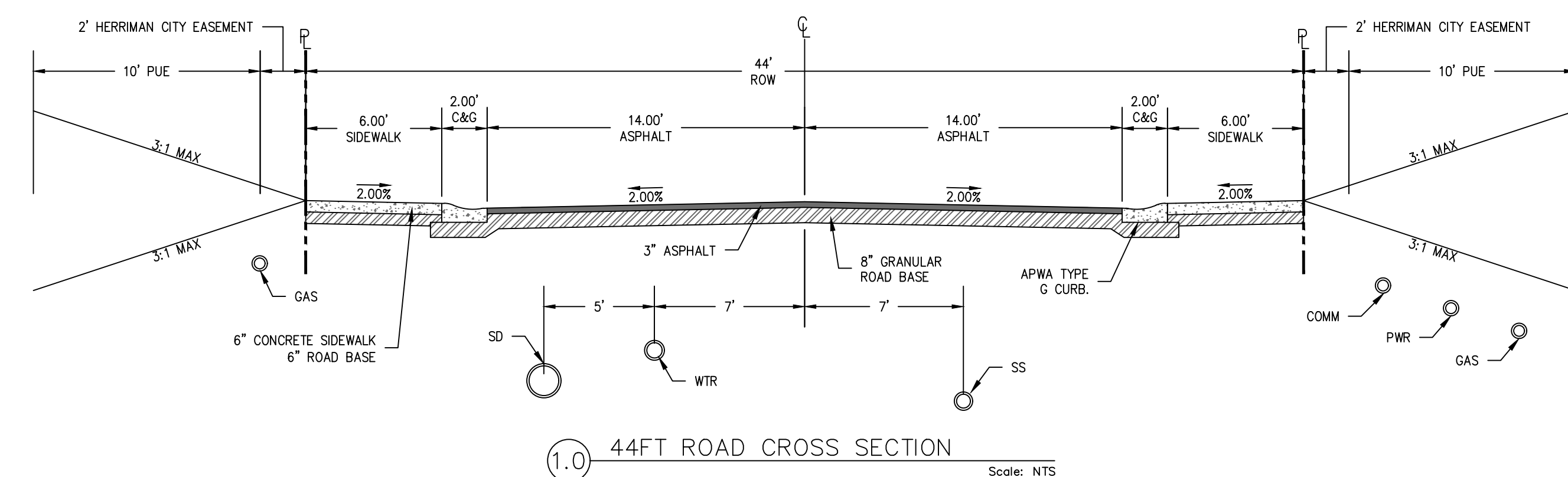
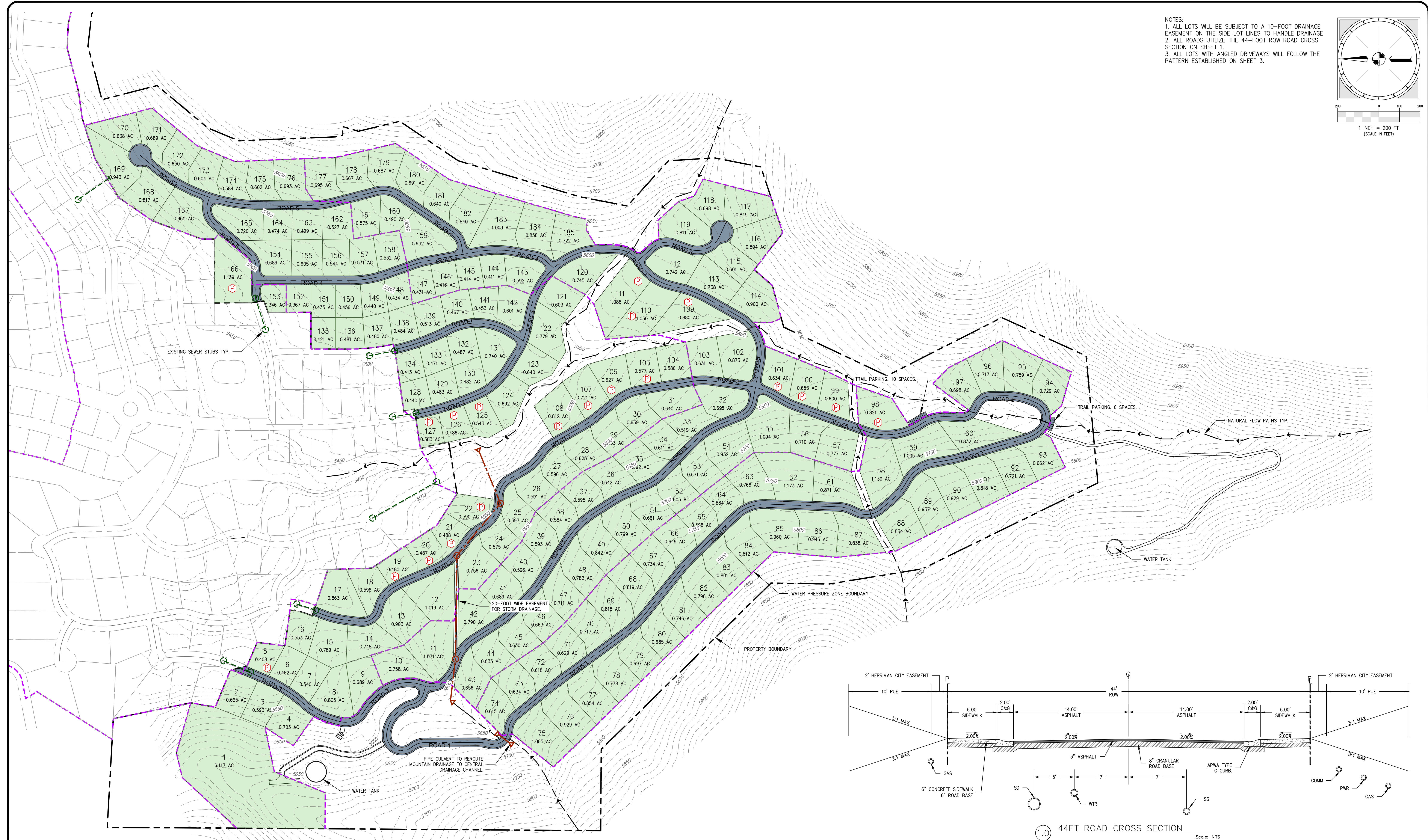
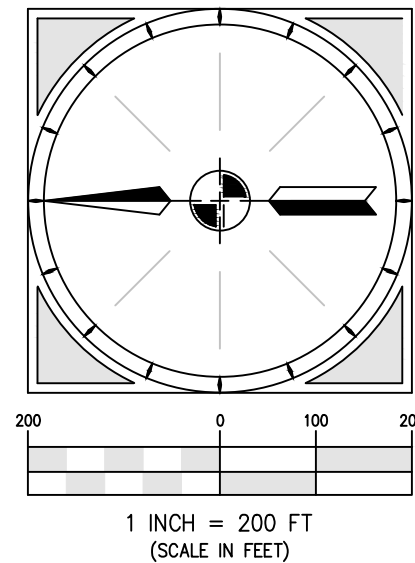
- g. The lot configuration and modified cross section minimize the impacts of grading on the hillside slopes and will be enhanced by the proposed landscaping improvements and standards. As a result the proposed amendments are compatible with the aesthetic design of other existing lots and roadways in area and will not cause any detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, architectural design and exterior detailing/finishes and colors within the neighborhood in which the amended designs will be implemented.
- h. The lot configuration and modified cross section will not have any impact on the tax base and property values for the community.
- i. The revised configurations are primarily layout and grading solutions, and do not require significant additional investment or result in increased governmental expenditures.
- j. The lot configuration and modified cross section do not directly affect infrastructure improvements and will not impose any detrimental effects on emergency fire services or emergency vehicle access. The lot configuration and modified cross section will help improve the usability and safety of privately owned lots.
- k. The revisions do not reduce usable open space, nor do they encroach on designated common areas. Impacts are limited to private lots only.
- l. The proposed amendments will have no impact on additional maintenance, monitoring or compliance of property or structures in perpetuity. Performance measures, compliance reviews, and monitoring will not be needed.

Thank you for your time and consideration in reviewing this conditional use permit.

Cove at Herriman Springs Developers  
Travis S. Taylor



- NOTES:
1. ALL LOTS WILL BE SUBJECT TO A 10-FOOT DRAINAGE EASEMENT ON THE SIDE LOT LINES TO HANDLE DRAINAGE
  2. ALL ROADS UTILIZE THE 44-FOOT ROAD CROSS SECTION ON SHEET 1.
  3. ALL LOTS WITH ANGLED DRIVEWAYS WILL FOLLOW THE PATTERN ESTABLISHED ON SHEET 3.



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|                     |                                     |
|---------------------|-------------------------------------|
| PROJECT<br>24003027 | PREPARED FOR<br>WESTATES            |
| SHEET<br>1 OF 3     | PROJECT<br>COVE AT HERRIMAN SPRINGS |

## OVERALL LAYOUT LOT CONCEPT

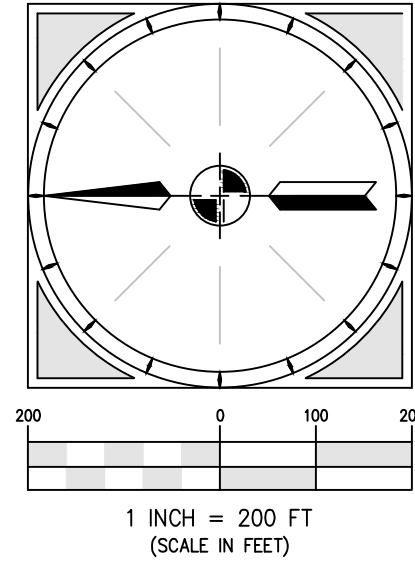
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| DRAWN BY:<br>ANF    | ISSUE DATE<br>10/21/2025 |
| REVIEWED BY:<br>BMB |                          |
| SCALE:<br>1" = 200' |                          |

**ATWELL**  
866.850.4200 www.atwell-group.com  
55 WEST CENTER • P.O. BOX 176 HESPER CITY, UTAH 84032  
P: 435-654-9229 • F: 435-654-9231

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- NOTES:
1. ALL LOTS WILL BE SUBJECT TO A 10-FOOT DRAINAGE EASEMENT ON THE SIDE LOT LINES TO HANDLE DRAINAGE
  2. ALL ROADS UTILIZE THE 44-FOOT ROW ROAD CROSS SECTION ON SHEET 1.
  3. ALL LOTS WITH ANGLED DRIVEWAYS WILL FOLLOW THE PATTERN ESTABLISHED ON SHEET 3.



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|                     |                                     |
|---------------------|-------------------------------------|
| PROJECT<br>24003027 | PREPARED FOR<br>WESTATES            |
| SHEET<br>2 OF 3     | PROJECT<br>COVE AT HERRIMAN SPRINGS |

## BUILDING LAYOUT CONCEPT

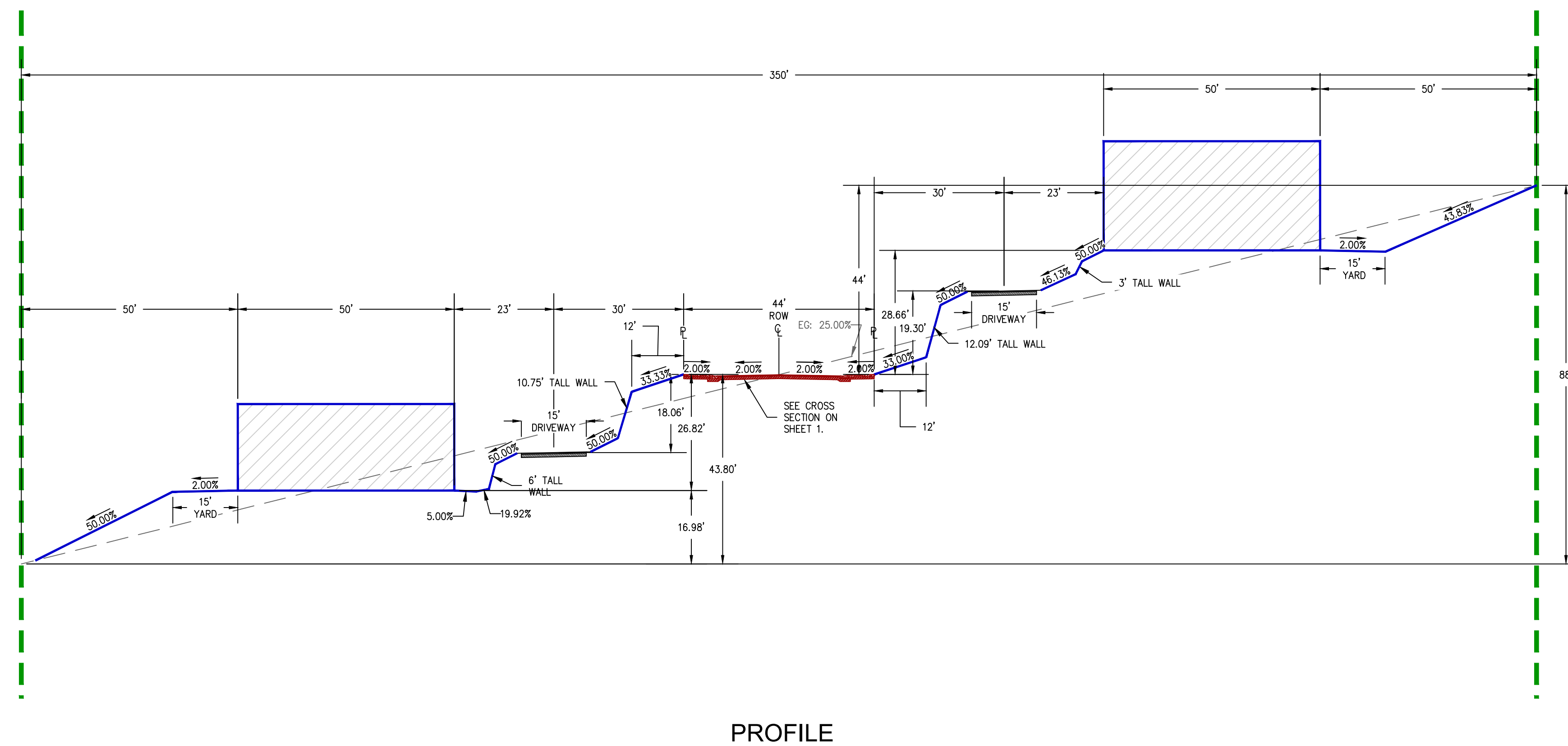
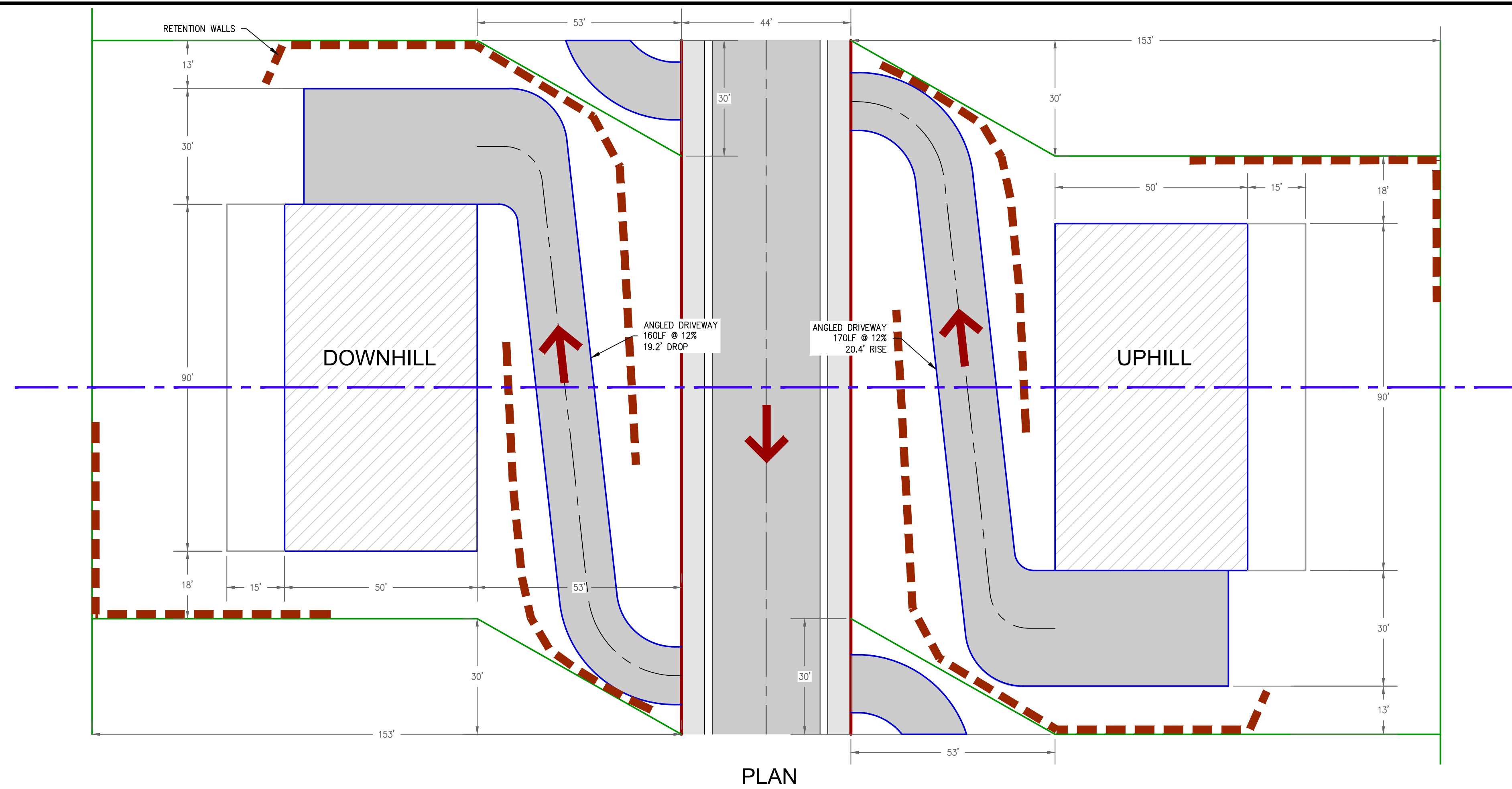
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| REVIEWED BY:<br>BMB |                          |
| SCALE:<br>1" = 200' | ISSUE DATE<br>10/21/2025 |



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PROJECT  
24003027

SHEET  
3 OF 3

PREPARED FOR  
WESTATES

PROJECT  
COVE AT HERRIMAN SPRINGS

## LOT GRADING CROSS SECTION CONCEPT

DRAWN BY:  
ANF

REVIEWED BY:  
BMB

SCALE:  
1" = 30'

ISSUE DATE  
10/21/2025

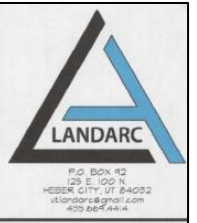
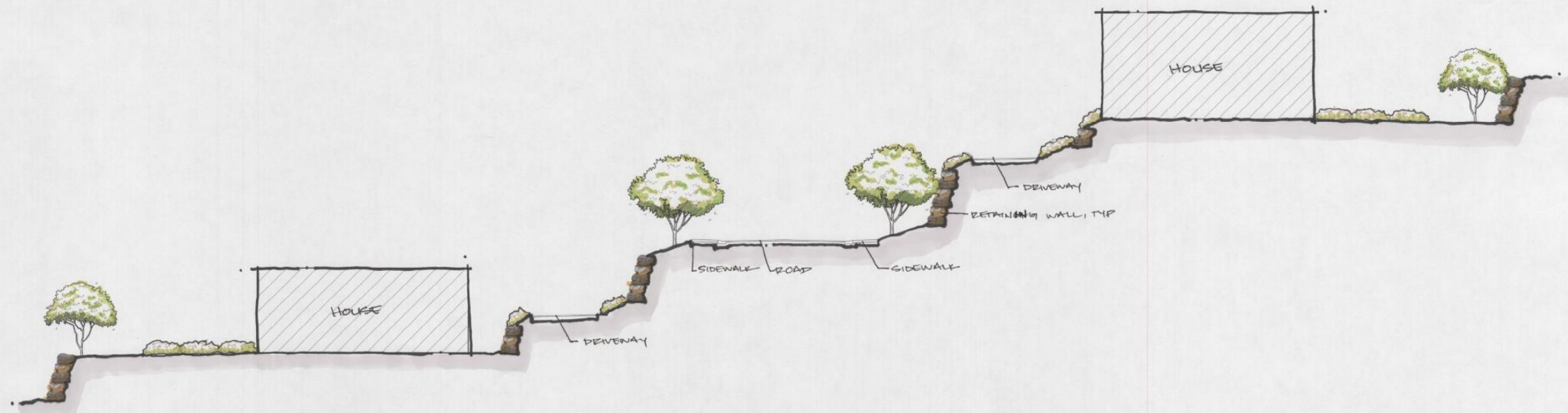


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DESCRIPTION OF THE ALTERATIONS.





PROJECT

HERRIMAN SPRINGS  
HERRIMAN, UT

ISSUE DRAWING LOG

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
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|     |      |             |



TITLE

CONCEPT  
PLAN

SHEET NO.

100





13011 S. Pioneer St. • Herriman, UT 84065

Office: (801) 446-5323

Fax: (801) 446-5324

August 3, 2004

Oakridge Holdings  
406 W So. Jordan Pkwy #250  
South Jordan, UT 84095

Re:07C04

Dear Jim Giles:

The Herriman Planning Commission on July 29, 2004, granted approval to your Planned Unit Development of single family detached 645 units and open space recreation. This approval also granted preliminary approval of your subdivision but a subdivision application needs to be submitted, and the necessary fees need to be paid. The approval was based on the plan submitted, dated July 2004 and also the Development Plan booklet dated July 29, 2004. The conditions for approval are as follow:

1. Entry location is not set at this time and needs to be flexible.
2. Main entry road needs an exception from the standards by the City Council.
3. Fencing along east and west, next to the five acre lots, needs to meet the subdivision requirement to be a type that will constrain animals.
4. The approval is preliminary for a sub approval, all phases. They must submit a subdivision application to proceed with review.
5. City attorney must review and make recommendations on agreement between Utah div. or wildlife resources.
6. The half road shown next to the five acre lots, on the easterly part of the project, must be reviewed and approved by city engineer, as well as, 6600 West must be developed by the city or county prior to access to that road. A fee may be accessed to the developer.
7. The access to the open space from the easterly cul-de-sac must be a minimum of 40' wide and is to follow the ravine.
8. The architectural materials shows clapboard, which can only be used as an accent material.
9. The illustrations in the booklet, dated 29 July 2004, are to be developed as shown or reviewed by Planning Commission per changes.
10. Submitting final planting plans for approval by staff prior to final City Council approval on each phase or the subdivision approval process.
11. Portions of the open space must be deeded to the city, with each phase of the project, to be sure the density is met by the phase being approved for subdividing.
12. The improvements on Rose Canyon Road are to be worked out with the City or County

engineering. The Developer is to assist on the design of these improvements, and development of these designs must be completed prior to final approval on Phase II of this P.U.D.

13. The water system needed to supply water for fire protection and culinary service to each lot must be worked out with city engineer and developed prior to final approval of any phase.
14. Dedication for roadway needed on Road Canyon Road.
15. Lots 5,6,7 only have a half road. The road needs to be developed as a full street before these lots can be allowed.
16. There is a 40' rear yard setback on ½ acre lots on east and west, next to five acre lots.
17. Planning Commission must approve all site plans over 20 percent grade.
18. A secondary access must be developed down 6600 W prior to developing beyond the third circle on the main street.
19. A letter from the Rose Canyon irrigation company must be received varifying that there has been dialog between the developer and the company.
20. Larger animals are only allowed on the lower 1/2 acre lots.
21. Trail head and trails are to be approved by the City, showing location and type of construction.
22. Bond for maintenance of the trail system through the warranty period.
23. Play ground with equipment to be constructed to City standards.
24. The Blain Hamilton parcel must be submitted for rezoning to FR-1 and approved by the City Council.
25. East and West fencing next to the 1/2 acre lots must be brought back to the Planning Commission with input from the neighbors.

The preliminary approval for the subdivision is valid for one year, and the conditional use for the PUD is valid for two years.

If you have any questions you can call the City Offices 446-5323 on Tuesday, Wednesday or Thursday.

Sincerely,

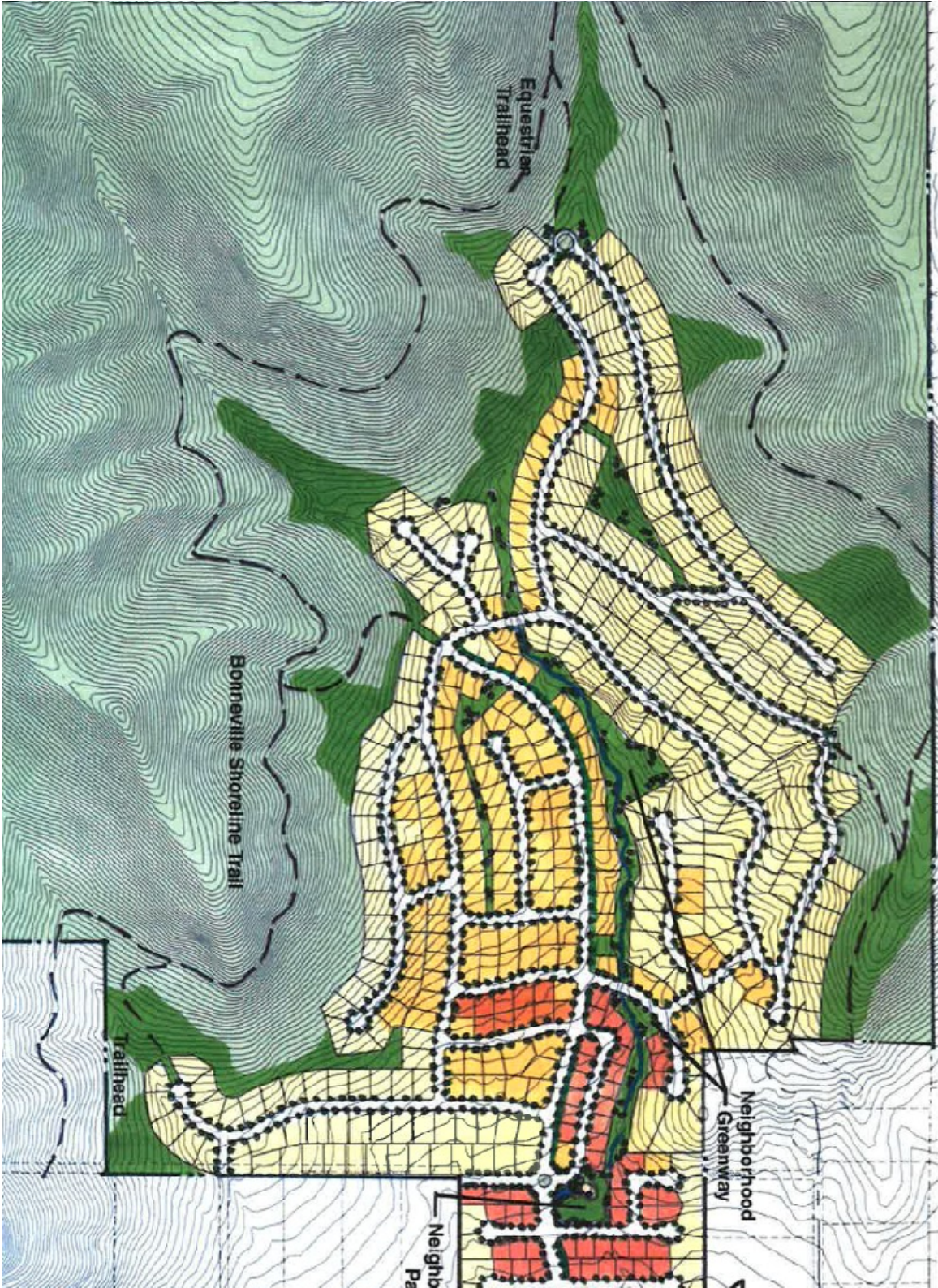


Glenn R. Graham

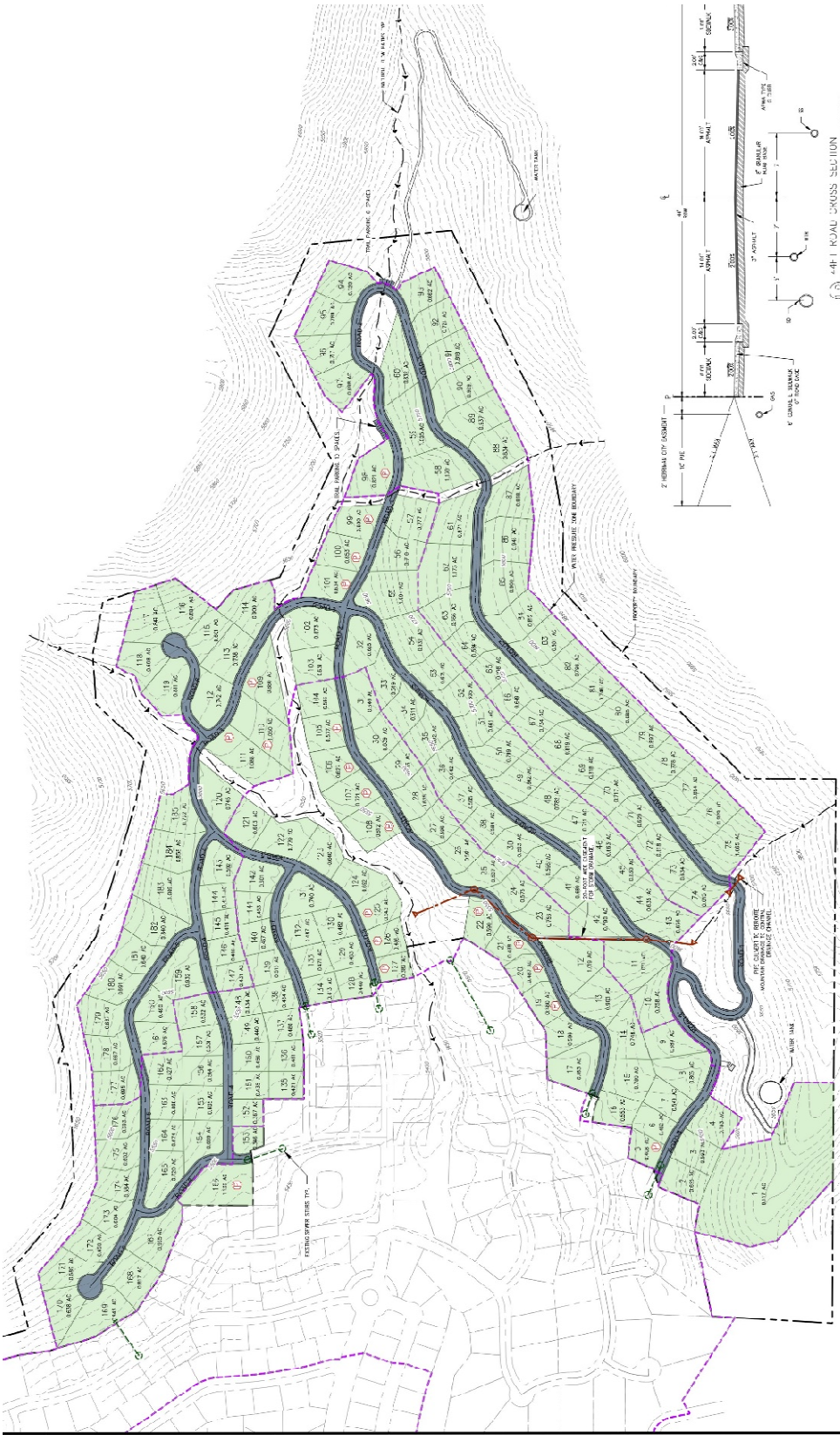
City Planner

[www.herriman.org](http://www.herriman.org)





Original Concept Plan – Cove at Herriman Springs PUD

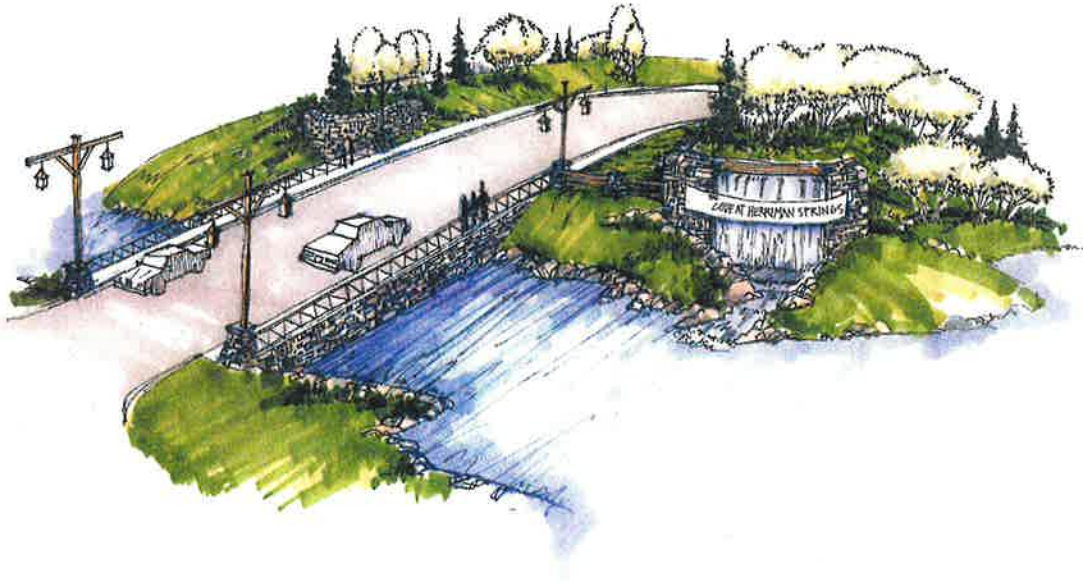


Proposed Concept Plan – Cove at Herriman Springs PUD



# The Cove at Herriman Springs Development Plan

July 29, 2004



Development Associates, Inc.  
406 West South Jordan Parkway, Suite 250  
South Jordan, Utah 84095

Westates Companies  
3800 North 60 West, Suite C  
Hyde Park, Utah 84318



# The Cove at Herriman Springs Development Plan

Development Plan / Development Agreement

Planning Commission Review  
July 29, 2004

Prepared for:  
**Development Associates, Inc.**  
406 West South Jordan Parkway, Suite 250  
South Jordan, Utah 84095  
(801) 495-3414  
Attn: Jim Giles

**Westates Companies**  
3800 North 60 West  
Hyde Park, Utah 84318  
(435) 994-1096

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## I. INTRODUCTION

---

The Cove at Herriman Springs Development Plan is a quality level of community design. Based upon the plans proposed herein, preliminary and final plats and construction plans will be prepared and submitted to the City for review and approval.

### A. Scope

The Development Plan is the conceptual planning for the overall design of The Cove at Herriman Springs.

---

## II. DEVELOPMENT THEME - Rocky Mountain Architecture

---

The development theme for The Cove is a Rocky Mountain theme portrayed in the community architecture (See Section V.), as well as the combination of several community design elements — entry monuments, water features, roundabouts, fencing, street lighting, parks, landscaping, and the parkway..

The purpose of the village theme is to create: first, a continuity of design throughout the different neighborhoods; second, a sense of arrival; third, a sense of place; and fourth a sense of community.

First, continuity of design is achieved by the incorporation of the Rocky Mountain architectural elements and features in the design of the residential homes and buildings. This is described in Section V- Architectural Guidelines. Landscaping and trees will also follow a consistent theme throughout the site to reinforce the continuity throughout the neighborhoods

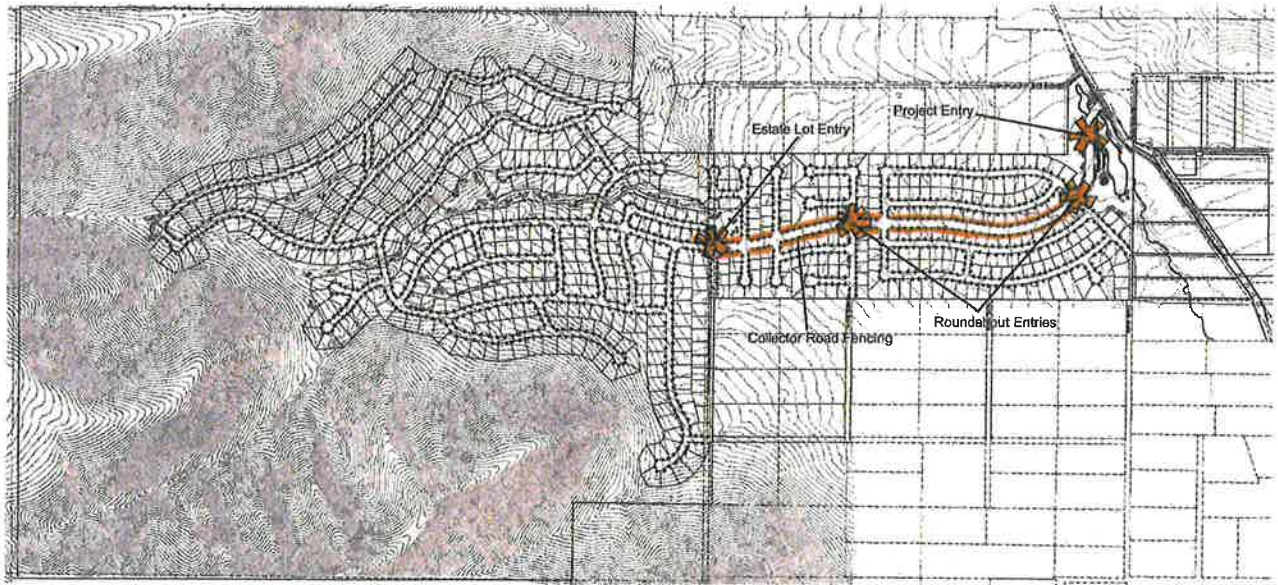
Second, a sense of arrival is created through the many features that accent the main street through the neighborhood. This main street is a parkway with lush landscaping that heightens the overall sense of quality of the neighborhood. The experience of the parkway is accented by several features that let the visitor know that they are someplace special. This includes the entry monument and water features, roundabouts at major intersections that enter sections of the neighborhood, and major parks. These spaces reinforce the overall Rocky Mountain theme of The Cove.

Third, a sense of place is fostered by the coordinated planning of The Cove streetscape through using Rocky Mountain style building materials in the design and construction of fences, street lighting and the planting of tree-lined landscaped parkways.

Finally, the concept of sense of community is created by The Cove's overall design. A variety of residential neighborhoods and accessible open spaces are all within walking distance along a connecting series of pedestrian-oriented streets and the parkway.

### A. Entry Monuments

The Cove entry monuments create a sense of arrival and identity. Three levels of entry monuments are planned — The Cove Entry, Roundabout Entries and the Estate Lot Entries. These entries are shown on Figure 1 – Fencing Plan, on the next page.



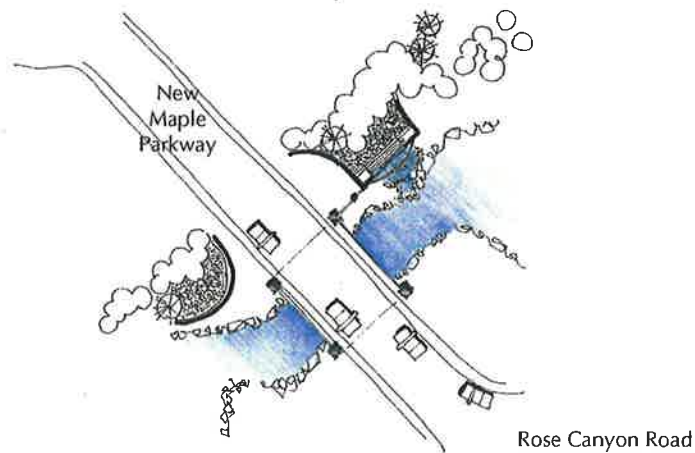
*Figure 1– Location of Collector Fencing and Entry Monuments*

### 1. The Cove Project Entry

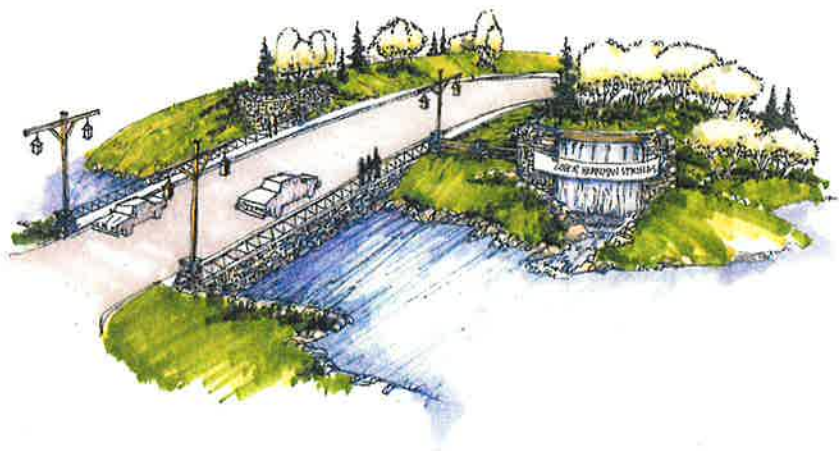
The Cove project entry monuments include a low 4-foot fence with wrought iron detailing and earth tone rock material, having a center panel illustrating the name, "The Cove at Herriman Springs". The rustic fence is bordered on both sides of the entry monument. The village entry monuments are back dropped with Quaking Aspen trees to reinforce the Rocky Mountain theme and sense of arrival.

Figure 1 illustrates the plan view of The Cove entry monuments while Figure 2 represents the conceptual design. Figure 6 shows the two locations of the entry monuments—both corners of the site entry near where New Maple Parkway and Rose Canyon Road intersect.





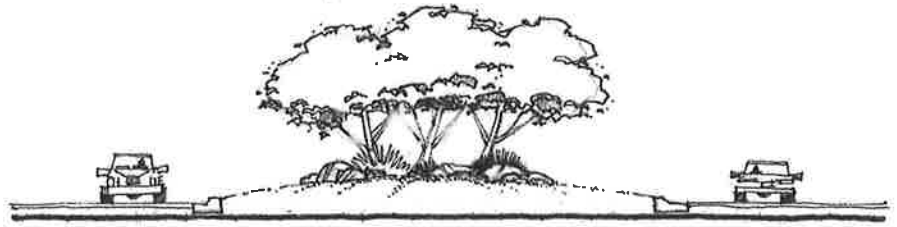
*Figure 2 – The Cove Entry Monument Plan*



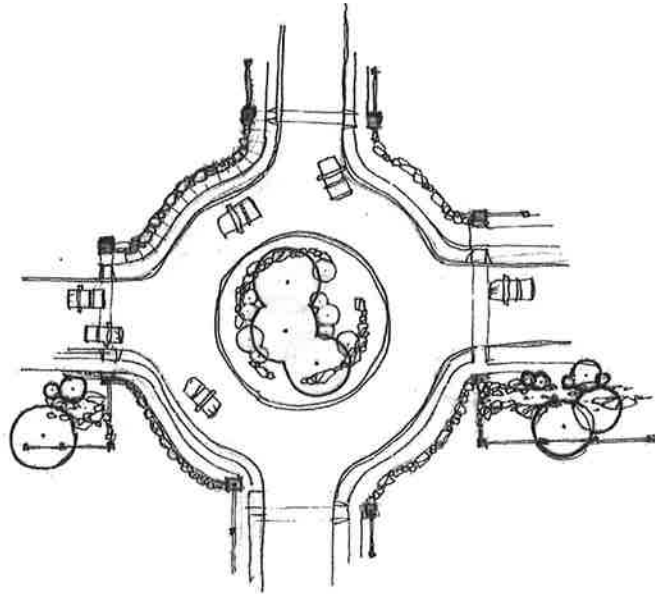
*Figure 3 – The Cove Entry Monument Elevation*

## 2. Roundabout Entries

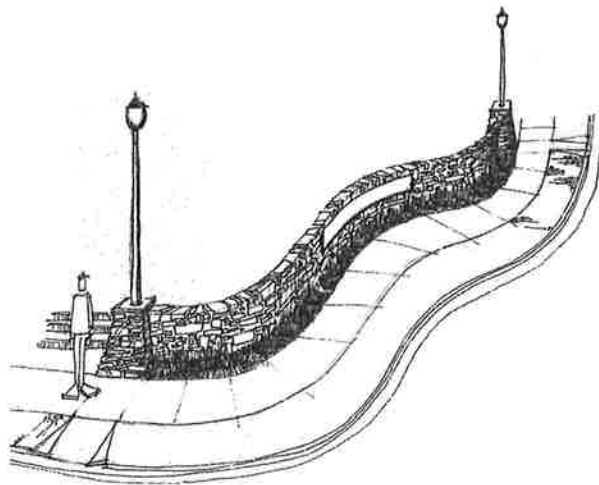
There are three roundabout entries within The Cove at Herriman Springs site. Roundabout entries are strong landmarks that include unique Rocky Mountain theme elements. All are located on New Maple Parkway—at its intersection with 14200 South, 14600 South, and at 14800 South. The roundabouts are constructed of native rock and low maintenance shrubs and flowering perennials (see Figure 3—Roundabout Cross-section and Figure 4 – Roundabout Plan). Each roundabout includes signs to identify and distinguish each neighborhood (see Figure 5 – Roundabout Signs).



*Figure 4 – Roundabout Cross-section*



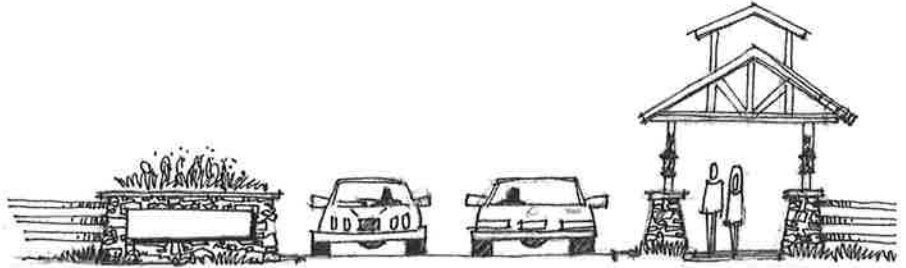
*Figure 5 – Roundabout Plan*



*Figure 6 – Roundabout Signs*



The entry to the Estate Lots is integrated into the fence and landscaping that lines the New Maple Parkway. At certain intersection locations (to be determined), the fence transitions into a lower natural earthy rock and wrought iron fence. An entry monument similar to The Cove project entry monument sign also announces the entrance to the Estate neighborhood, and includes the name of the community. Figure 7 illustrates the proposed design of the estate lot entries.



### B. Streetscape

## 1. Collector Streets

New Maple Parkway is the only collector street through The Cove. It is proposed as an 80-foot right-of-way beginning at Rose Canyon Road and ending at the estate lot roundabout. New Maple Parkway is lined with stately shade trees on each side of the road. The road cross-section is similar to the standard 66-foot right-of-way, but an additional 14' is used for a landscaped parkway. Thus, the road is moved to one side of the 80' right-of-way and a large landscaped, pedestrian parkway runs alongside the east side of the road (see Figures 8, 9). This parkway space includes a pedestrian/bike trail and a naturalistic streambed lined with river rock and colorful landscaping. This streambed is seasonally dry, as is most of this site, but is designed to handle storm and spring runoff. Thus, water occasionally flows through this feature, enhancing its natural beauty.

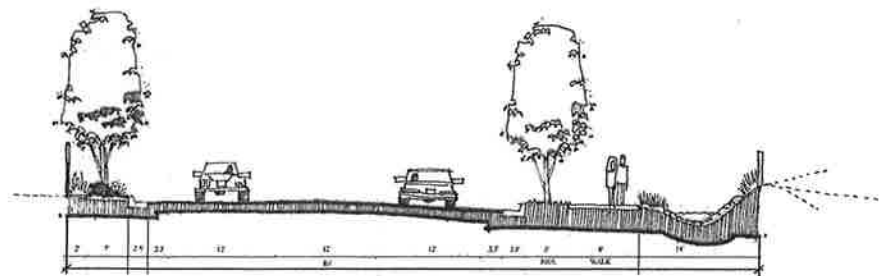
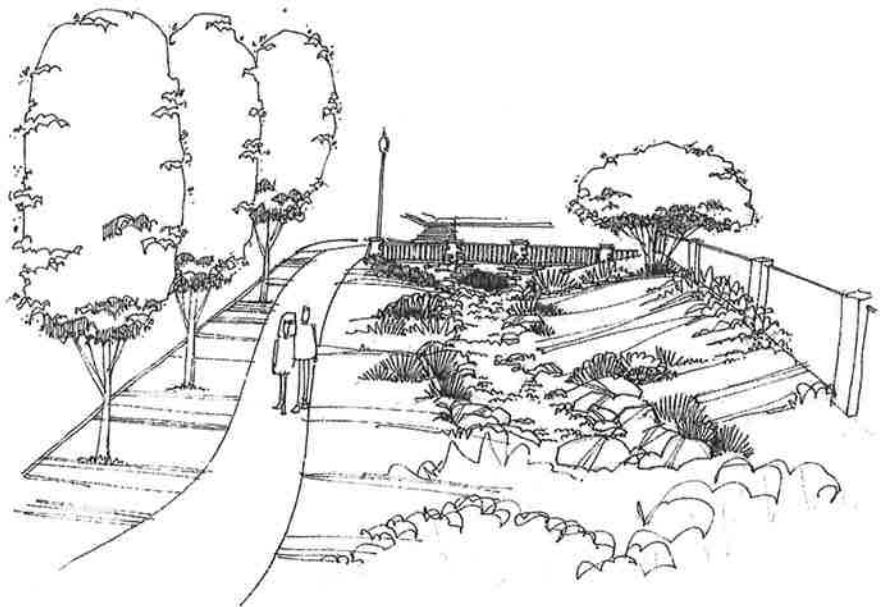


Figure 8 – Cross-section of New Maple Parkway



*Figure 9 – Parkway Streetscape*

#### **a. Landscaping**

Streetscape landscaping proposed utilizes low-water and easy maintenance design materials. It incorporates shady street trees, small amounts of turf, drought-tolerant plants and native rock and stones. Areas between the curb and the sidewalk are comprised of low-water turf and street trees.

Large, elegant street trees are recommended to support the Rocky Mountain theme. Soil tests will be conducted in order to select the most appropriate and hardy trees for the site. Trees will be selected from the Herriman City approved tree and shrub list, and are likely to include:

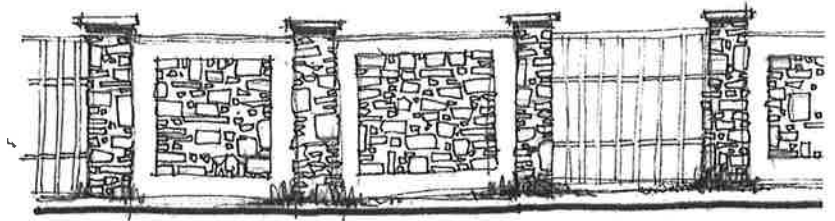
- Norway Maple (*Acer plantanoides*)
- Skymaster Oak (*Quercus robur*)
- Red Oak (*Quercus rubra*)

Shade trees line every road and are to be spaced at a distance of no more than 30' apart. The number of street trees planted per lot will vary from two to five, depending on the street frontage of each lot. Where driveways and fire hydrants may prevent both trees being placed in the parkway, the location of trees shall be shifted accordingly to continue this spacing pattern. Clusters of trees will be placed behind all neighborhood entry signs to provide a natural alpine backdrop.



b. Fencing

Fencing is required along both sides of New Maple Parkway. There are two distinct types of fencing. The first type is begins at Rose Canyon Road and ends at the entrance to the Estate Lots. This rustic fence will complement the projects Rocky Mountain theme created in the design entry monuments. The fence will be constructed of a natural earth tone rock, wrought iron, and open rail wood fence (see Figure 10).



*Figure 10 – Project Entry Collector Street Fence*

Figure 1 on page 4 shows the approximate location of collector street fencing. The master developer is responsible for constructing the collector street fencing and that the merchant builders, or homebuilders, are responsible for constructing the neighborhood entry monument fencing and all fencing separating the planned community from other properties.

c. **Lighting**

Lighting will be provided as per city standards. Lighting will be of the style used by the City of Herriman – acorn shaped lighting with an upper cut-off to shine light down only. Fixtures will be selected to provide ample lighting for pedestrian areas.

2. **Local Streets**

a. **Landscaping**

A highlight of The Cove at Herriman Springs is its lush landscaping along New Maple Parkway and all other public streets. Local streets have a wider park strip – eight (8) feet instead of the typical five (5) feet, to allow for bigger trees, more landscaping, and a bigger buffer between the street and living spaces.

Street trees are to be spaced at a distance of no more than 30' apart. The number of street trees planted per lot will vary depending on the street frontage of each lot. Where driveways and fire hydrants may prevent both trees being placed in the parkway, the location of trees shall be shifted accordingly to continue this spacing pattern. Clusters of trees will be placed behind all neighborhood entry signs to provide a natural alpine backdrop.

b. **Lighting**

Lighting will be provided as per city standards. Lighting will be of the style used by the City of Herriman – acorn shaped lighting with an upper cut-off to shine light down only. Fixtures will be selected to provide ample lighting for pedestrian areas.

---

**III. CONCEPTUAL SITE PLAN**

---

The Cove at Herriman Springs' Conceptual Site Plan illustrates a sketch view of the community fully developed. The plan, shown on the following pull-out page, incorporates the division of the community into an overall circulation pattern, neighborhoods, single-family detached lots, open space areas and parkway.

**A. Neighborhoods**

The Cove at Herriman Springs is comprised only of single-family detached neighborhoods. Units are comprised of 12,000 SF, 15,000 SF, and ½ Acre Estate lots.

**B. Public Places**

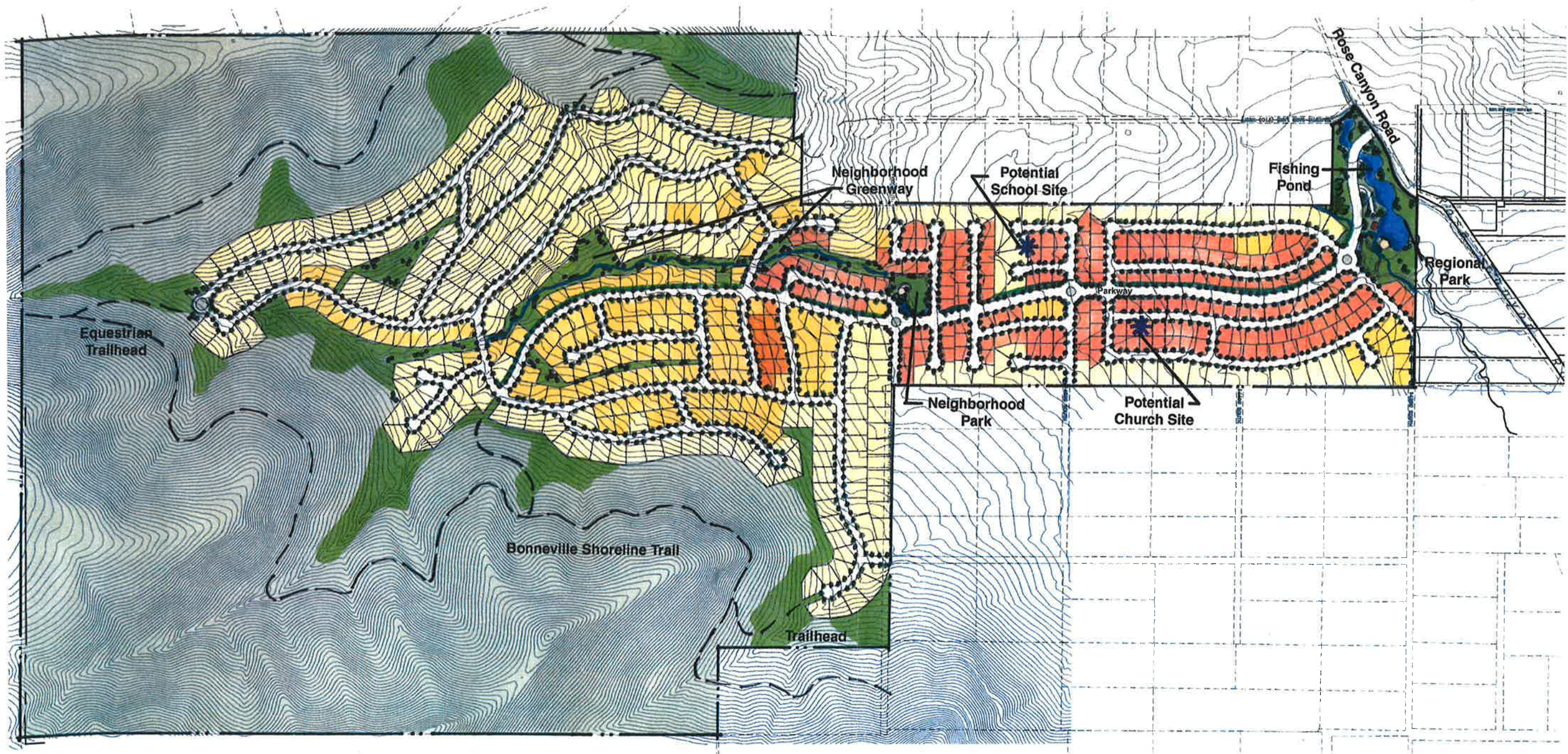
The Cove at Herriman Springs plan proposes various pocket parks, pedestrian trails and parkways, and open space.

The Cove provides two unique features for the community:

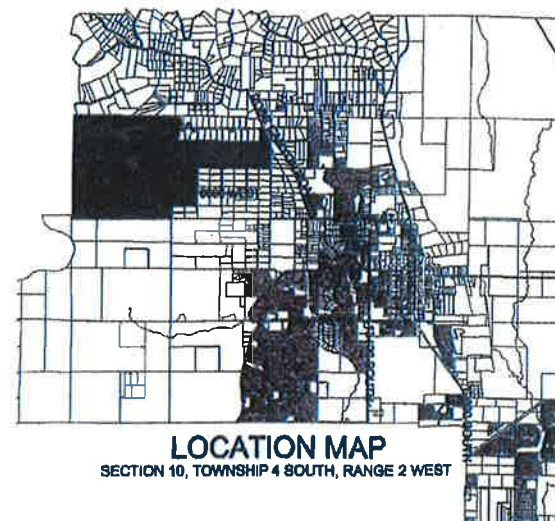
1. **Equestrian trailhead**

An equestrian trailhead will be constructed at the southern-most end of the community, adjoining natural open space with good access to the community trail system. The trailhead includes parking, horse and trailer unloading/loading and trailhead signage. The trailhead and trail system connects to the Bonneville Shoreline Trail.





| Land Use                                | Acres        | Units      | DU/Acre     |
|-----------------------------------------|--------------|------------|-------------|
| 12,000 SF Lots - 100' minimum frontage  |              | 213        |             |
| 15,000 SF Lots - 110' minimum frontage  |              | 147        |             |
| 1/2 Acre Lots                           |              | 277        |             |
| 120' min. frontage north of 14800 South |              |            |             |
| 100' min. frontage south of 14800 South |              |            |             |
| Open space below 30% slope              | 56           |            |             |
| Open space above 30% slope              | 486          |            |             |
| <b>Project Total</b>                    | <b>900.7</b> | <b>637</b> | <b>0.71</b> |



# The Cove at Herriman Springs

## CONCEPT PLAN

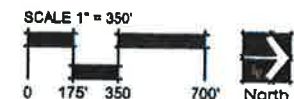
DATE: July 7, 2004

**Prepared by:**  
**MGB+A**  
 145 West 200 South  
 Salt Lake City, Utah 84101  
 Tel (801) 364-9696

**Westates Companies**  
 3800 North 60 West  
 Hyde Park, Utah 84318  
 Tel (435) 994-1096

**Great Basin Engineering**  
 2010 N Redwood Rd.  
 Salt Lake City, Utah 84116  
 Tel (801) 521-8529

**Development Associates Inc.**  
 406 West South Jordan Parkway  
 South Jordan, Utah 84095  
 Tel (801) 495-3414





#### IV. PARKS

##### 2. Fishing Pond

A large regional park, including a five-acre fishing pond, will be constructed at the entrance to the Cove at Herriman Springs. This park and pond will be open to the public and will be stocked sport fish provided by Utah DWR.

Neighborhood parks, open space areas and parkways are integrated into the residential neighborhood at The Cove at Herriman Springs. The community is designed with park-like elements to encourage pedestrian access throughout the community. The open space areas and parkway also are designed accommodate and retain storm drainage. Where necessary, storm drainage facilities are integrated into the design and landscaping.

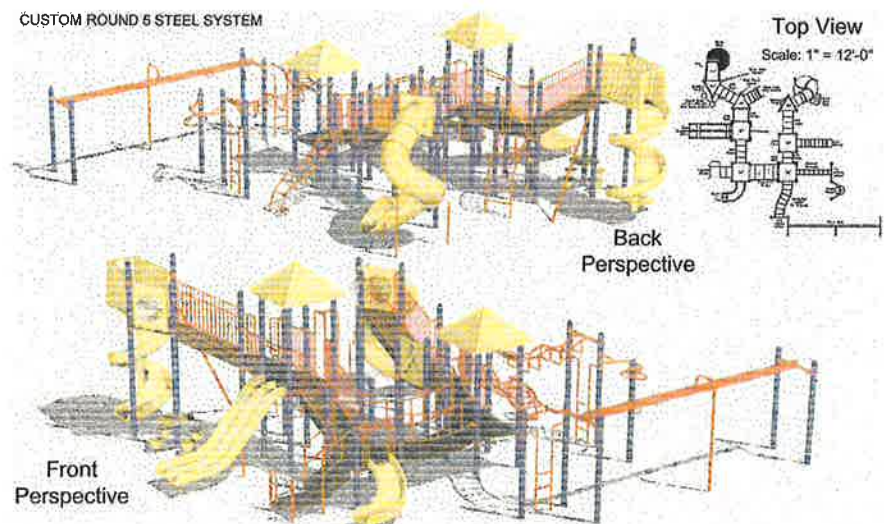
##### A. Recreational Parks

Several park spaces are also being constructed into The Cove at Herriman Springs to enhance the neighborhood and offer new recreational opportunities to residents of Herriman.

A large regional park will be constructed at the entrance to the subdivision that will serve the greater community. The park's central feature is a fishing pond with a fish cleaning station. The fishing pond is designed with the Utah Division of Wildlife Resources to attract anglers from across this corner of the valley. The park will also be an attraction for residents of Herriman as well as The Cove. It can accommodate families and groups with visitor parking, restrooms, a picnic pavilion, and a large children's playground. Paths around the pond are a recreation attraction and take advantage of the views on and off-site. The Homeowner Association will maintain the landscape only, with the city maintaining the fishing pond area within its associated pavilion, pond, parking and fish cleaning station.

A neighborhood park is being designed in the heart of The Cove at Herriman Springs as an amenity for residents. It is easy to access on foot and is designed primarily for use by residents. The park will contain a picnic pavilion, a children's playground, and large grassy playing field. This park is located at the connection between the neighborhood greenway and the Parkway along New Maple Parkway. Other less formal parks are a part of the community as they string along the parkway and greenway.

Figure 12 – Tot Lot at the Regional Park



*Figure 13 – Park Pavilion*



*Figure 14 – Fish Cleaning Pavilion*





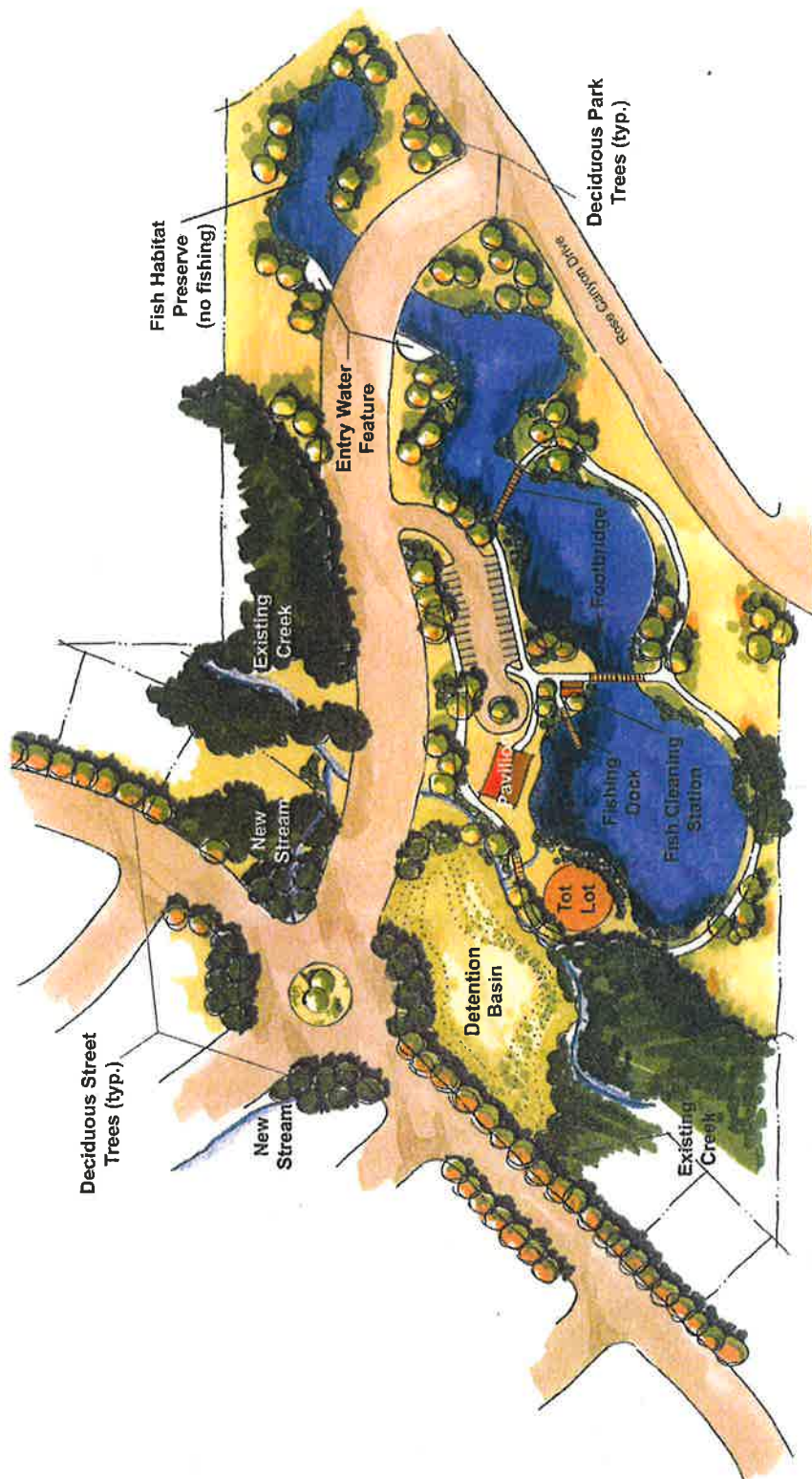
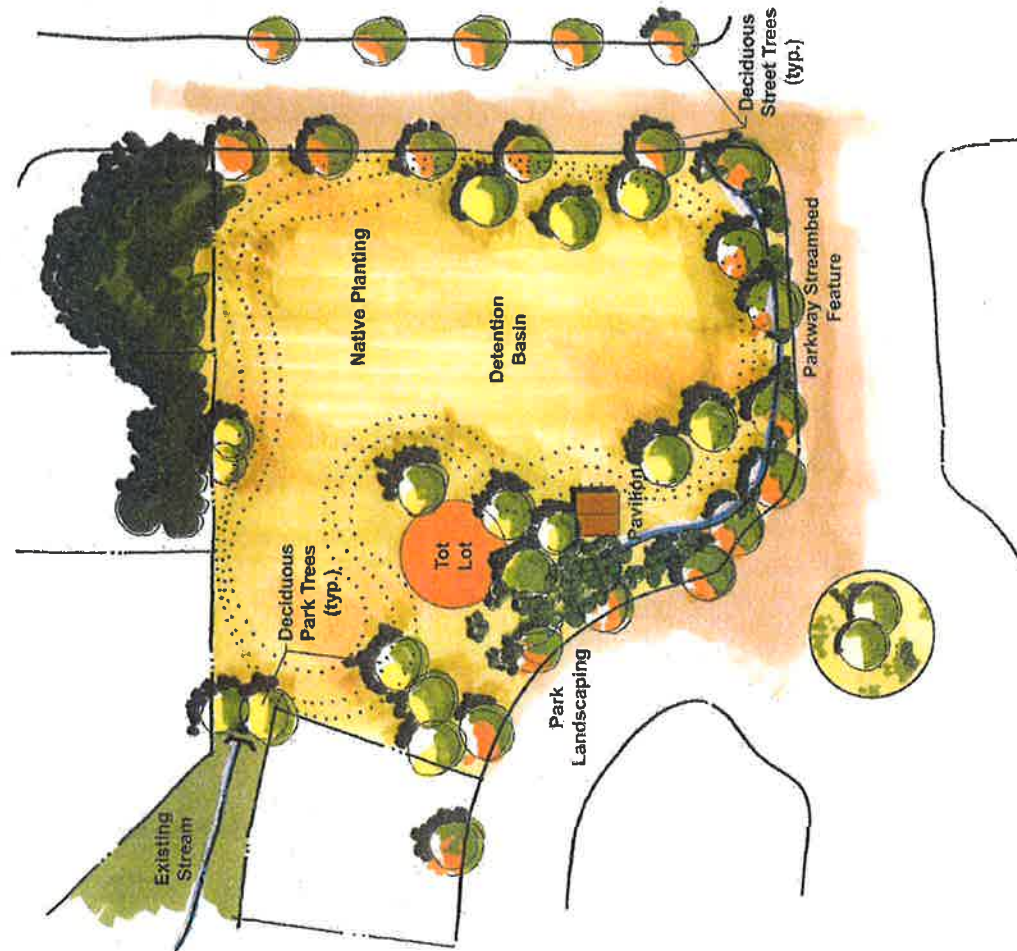


Figure 15 – Regional Park



# The Cove at Herriman Springs NEIGHBORHOOD PARK PLAN

Prepared by:  
 The Landscape Architects  
 2000 North 900 West  
 Provo, Utah 84601  
 Phone: (801) 224-4400  
 Fax: (801) 224-4401  
 Website: www.tla.com



Figure 16 – Neighborhood Park



**B. Native Open Spaces**

The native open spaces are areas that will remain in a natural state, protecting existing plants, animals, and water drainage ways. These areas provide a backdrop to homes and enhance the natural, rugged feel of the neighborhood. Trails running through the site will allow residents to enjoy these native open spaces. Trailheads accessing these areas are interspersed throughout the neighborhood. In order to protect these natural assets, construction vehicles will be restricted in open space areas to prevent destruction of the native vegetation and topography.

**C. Parkway, Trails, and Water Features**

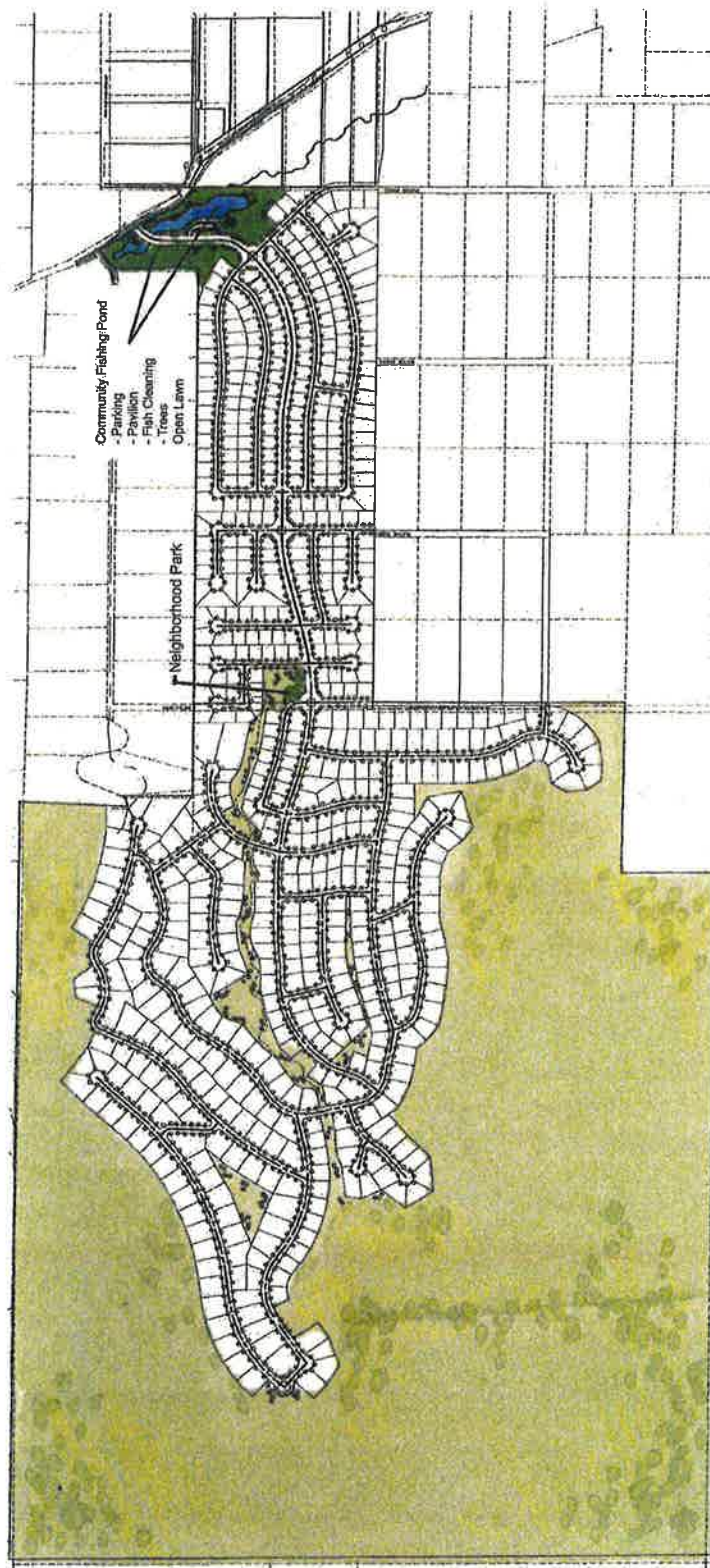
The parkway, trails, and water features enhance the park-like feel of The Cove at Herriman Springs. They serve both the functions of a pedestrian network and additional park space.

The New Maple Parkway runs north and south on both sides of New Maple Parkway. This corridor is designed to encourage pedestrian travel within the neighborhoods. The Parkway is a continuous greenway that includes a pathway, a small stream, a landscaped buffer separating pedestrians from traffic and homes, and an ornamental fence between homes and the parkway for privacy. Homes back onto the greenway, rather than facing it so that the parkway is continuous, and not interrupted by driveways. Travelers by bike, foot, and vehicle can enjoy the parkway with a minimum of traffic.

A trail system runs through neighborhood for recreation, for people to enjoy the natural setting of the neighborhood, and as a safe and peaceful transportation route through the neighborhood. A primary trail runs along the entire western edge of the community, connecting to the Bonneville Shoreline Trail. Several trailheads in the neighborhood provide access to this trail for hikers, and one trailhead is specially designed for equestrian use. Another primary trail connects the Herriman Pond Regional Park to the open space southern part of the site. This trail runs along New Maple Parkway up to the entrance of the estate lots, then meanders through the neighborhood greenway. From here, people can connect into the native open spaces at one of the trailheads.

Trailheads will be developed throughout the site to access trails that unite these areas. One trailhead is located at the south end of New Maple Parkway allowing access to large native open spaces that are adjacent to the south. A second trailhead provides access to an equestrian trail, which follows the property line of the entire western portion of the site. A third trailhead is located within the Estate Lots connecting pocket parks to more native open spaces. This trailhead is also connected to the parkway along the New Maple Parkway. These trails are part of the overall pedestrian parkway system developed for The Cove at Herriman Springs. Figure 8—Open Space Plan illustrates the location of open spaces within the community.

Water features within the parkway and parks enhances recreation and aesthetic of The Cove neighborhood. Natural waterways are utilized and enhanced to bring water into all areas of the community. The primary natural drainage of the site has been protected as native open space. A small trickle of water, fed by springs, runs through this drainage nearly continuously. This water is brought into the Parkway stream at the entrance to the Estate Lots and flows downstream into the Fishing Ponds. The natural drainage of Rose Creek is designed to supply fresh water to the pond when it flows. Water features are also incorporated into the roundabouts using re-circulated water.



# The Cove at Herriman Springs

## OPEN SPACE PLAN

DATE: July 29, 2004

Prepared for:  
Herriman Springs  
3800 West 60 West  
Hydrex Park, Utah 84318

Prepared by:  
Development Associates, Inc.  
409 West South Jordan Parkway  
South Jordan, Utah 84095

Prepared by:

MGB-A  
145 West 200 South  
Salt Lake City, Utah 84101  
Tel: (801) 384-8888



Improved Parks  
Natural Open Space  
- trails  
- protected during construction

Figure 17 - Open Space Plan



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## V. COMMUNITY ARCHITECTURAL DESIGN GUIDELINES

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### A. Definition of the Rocky Mountain Architectural Style

As a master planned community, The Cove at Herriman includes community design guidelines to insure that there is a continuity of design in the developed environment. The Cove at Herriman Springs Design Guidelines is intended to foster and promote good design that complements the project goals.

#### Rocky Mountain Architecture

Architectural styles are intended to promote a sense of design continuity throughout a community or neighborhood. Through the widespread use of architectural types, elements and materials, an architectural style visually ties together a community or neighborhood. **However, an architectural style is not intended to foster sameness. While an architectural style suggests several features or elements that can be combined to create different homes that complement one another, the combination permits the lot owner to construct a home to personal tastes while complementing surrounding homes in the neighborhood.**

The architectural style chosen for is derived from the Rocky Mountain style.

While repeated in some of the guidelines found in the following, as an introduction and summary, the Rocky Mountain Ranch style includes the following elements and features:

#### 1. Form (Rocky Mountain Ranch)

One and two-story buildings with vertical and horizontal form breaks. Symmetrical or irregular in shape, (whimsical and rustic) with appropriate massing and composition of elements.

#### 2. Roof

An approximate minimum of 7:12 and a maximum of 12:12 roof pitches with 18 inch overhangs, minimum. (Transitions less than 7:12 are permitted.) Minimum of 2 x 6 fascia.

Various intersecting gable styles (open, closed, or crowstep gables), and hip roofs.

Simplified rustic versions of cornice trim at gable ends.

Simplified rusted timber bracket supports on front facades.

Square or arch topped windows, gabled hip and arch top dormers, small leaded-glass accent windows, and stone or timbered trim.

**B. Application of  
the Community  
Design Guidelines  
and Criteria**

**1. Establishment and Duties of Cove at Herriman Springs  
Architectural Review Committee**

**a. Establishment**

Application of the Community Design Guidelines and Criteria included herein will be performed by an Architectural Review Committee (herein referred to as "the Committee") comprised of a representative of the master developer and the project land planner. The members of the Committee shall be empowered to review and approve architectural plans submitted by builders within The Cove at Herriman Springs on an as needed basis.

**b. Duties**

The Committee shall meet as required and review architectural plans submitted by builders within The Cove at Herriman Springs. The Committee shall base their review and approval based upon the following criteria:

- (1) Compliance with the Rocky Mountain architectural theme for The Cove at Herriman Springs.
- (2) Compliance with the application of the "Primary Elements - Required as outlined in the applicable "Architectural Guidelines."

The Committee, if it finds that the plans submitted are in compliance with the Architectural Guidelines, shall stamp and sign the plans as approved and return them to the builder. It is the builder's responsibility to submit the approved signed plans to the City Community Development Department as part of the request for City approval.

The City shall not receive an application for a builder for first time building approval unless the Committee signed and approved plans are submitted. Once an approved set of plans is submitted to the City for a particular home or building, the City shall maintain a file with a copy of the signed and approved plan for future reference. Subsequent submittals of the same plan do not need further Committee approval.

**2. Organization of the Architectural Guidelines and Criteria**

It is the expressed purpose of these guidelines to promote a sense of design continuity between different elements of the community – entry monuments, roundabout entries, landscaping, fencing, single family detached homes, while at the same time encouraging individuality. To accomplish these two objectives, the elements of residential design:

- (a) Architectural Features,



- (b) Architectural Elements,
- (c) Architectural Materials,
- (d) Architectural Hardware and
- (e) Front Yard Treatments, Landscaping and Lighting,

have been divided into (1) the primary elements that are essential to promoting the sense of design continuity and (2) the secondary elements that serve to complement the primary elements.

Primary elements are required elements and must be included on each home. The method of application of the primary elements is left to the home designer to promote the individuality of each residence.

Secondary elements are voluntary, non-required elements that may be used by the designer to enhance the Rocky Mountain Ranch style or the overall appearance and individuality of the residence.

### **C. Single Family Detached Architectural Guidelines**

#### **1. Architectural Features**

##### **a. Forms and Massing**

##### **(1) Primary Elements - Required**

- (a) One-story, and two-story homes are permitted.
- (b) Front elevations shall contain at least two alternating forms found along different planes to create shadows including vertical and horizontal breaks. The front elevation forms shall include features such as:
  - (i) at least one exposed plane with gable or hipped gable perpendicular to the street (dormers may be used in place of gables)
  - (ii) all gables or dormers perpendicular to the street shall include simplified rustic cornice trim at ends such as timber outriggers, brackets or corbels, etc.
  - (iii) all entry elevations shall be prominently identified

## **b. Roofs, Rooflines and Pitch**

### **(1) Primary Elements - Required**

- (a) Front elevations shall contain a minimum of two rooflines designed at different heights.
- (b) Roof pitches shall be approximately 7:12 to 12:12.
- (c) Long continuous rooflines parallel to the street shall not be permitted unless interrupted by a mass or jog in plane with a second pitch or gable such as covered porches, etc.
- (d) Eaves and overhangs shall be large enough to create noticeable shadows, approximately 12 inches to 18 inches in size.
- (e) Architectural asphalt shingles. No metal.

### **(2) Secondary Elements - Optional**

- (a) Two story front elevations divided by a first story partial roof, or similar feature are encouraged, but should transition to smaller massing and scale of floor at one end (or both) i.e. two story elevations should not end in abrupt verticals on both ends in the same view plane.

## **2. Architectural Elements**

### **a. Entries**

#### **(1) Primary Elements – Required**

- (a) Entries and front door areas shall be readily distinguishable from the street.
- (b) Either a portico, side lights and a fan light shall be included as part of the front entry door. The fan light may be integrated as part of the front entry door. Or pediment entry with transom window, door case, or a molded hood detailed to strengthen sense of entry over other doors or windows.
- (c) A minimum of 1 inch by 4 inch rustic timbered or rock trim shall be used around front entry doors. Similar size stucco, or like material, reveals can be used in lieu of.

### **b. Windows**

#### **(1) Primary Elements – Required**

- (a) Windows shall be used to divide large

surface areas.

- (b) Vertical rectangular window shapes shall predominate the windows used.
- (c) Front elevation windows shall incorporate simulated multiple pane designs, with some larger glass windows allowed where flanked by pane windows.

**(2) Secondary Elements – Optional**

- (a) One or more of the additional window elements such as, pot shelves, or similar tasteful detailing shall be used in conjunction with shutters on the front elevation.
- (b) Additional rectangular, arched top windows or small square accent windows, double hung sash windows, casement window, and small leaded glass windows with transoms are encouraged.
- (c) A minimum of 1 inch by 4 inch rustic timbered or flat stone trim should be used around windows where feasible and appropriate to enhance header or sill details. Similar size stucco, or like material, reveals can be used in lieu of.
- (d) Additional unique dormers are highly encouraged.

**c. Porches**

**(1) Primary Elements - Required**

- (a) Rustic posts or columns shall be used to frame and partially enclose porch areas or entry ways.

**(2) Secondary Elements - Optional**

- (a) Front porch or similar element of not less than 6 feet in depth and 10 feet in width, inclusive of the entry area, shall be included on the front elevations.
- (b) Optional elements such as fixed seating, enhanced column or bracket and or railing design are encouraged.

**d. Garages**

**(1) Primary Elements - Required**

- (a) Two car enclosed garages are required.
- (b) Sectional garage door design shall complement the architectural style of the house.



- (c) For three car garages, the front of the third garage space shall be on a different plane of the main garage entrance with a minimum two feet differential.
- (d) Homes placed on corner lots shall locate the garage on the opposite side of the lot from the corner within the specified setbacks.

**(2) Secondary Elements - Optional**

- (a) Sectional garage doors with simplified windows are encouraged where they are in proportion to the overall elevation design.
- (b) Side entry, detached rear yard garages, or significantly offset from the front plane of the house "front entry" garages are appropriate.

**e. Lighting**

**(1) Primary Elements - Required**

- (a) Wall mounted or recessed ceiling house lighting shall be used to highlight entry elements.
- (b) All home lighting shall be adequately shielded to not directly shine on an adjacent property or street.
- (c) Scale of all wall and surface mounted lighting to be significant enough to the scale of mass and /or walls in proximity.

**(2) Secondary Elements – Optional**

- (a) Yard lighting is encouraged to highlight driveways and walkways.

**3. Architectural Materials**

**a. Exterior Materials and Finish**

The following materials may be used in the construction of the homes.

- (1) Flat, horizontal stone or medium size angular stone - (dry stack).
- (2) Clapboard or flat board siding of not less than 6 inches in height, with corner boards. No aluminum or vinyl siding
- (3) Stucco or plaster.
- (4) New or used brick.

#### **4. Architectural Hardware**

##### **a. Air Conditioning Units and Evaporative Coolers**

###### **(1) Primary Elements – Required**

- (a) Air conditioning units and evaporative coolers, if placed on the roof, shall be out of view from the street in front of the home.
- (b) Window air conditioning or evaporative cooler units are not permitted.
- (c) Ground level air conditioning units shall be outside of the front yard.

##### **b. Antennas and Satellite Dishes**

###### **(1) Primary Elements – Required**

- (a) No roof antennas are permitted.
- (b) Small satellite dishes — up to 24 inches in diameter — may be mounted on the roof, but out of view from the street in front of the home.
- (c) Large, ground mounted satellite dishes are not permitted.

#### **5. Front Yard Landscaping**

##### **a. Primary Elements – Required**

- (1) Front yard landscaping installed by the home builder — including an automatic irrigation system —, shall be installed within one year of occupancy.
- (2) Front yard landscaping shall include a mixture of turf, groundcovers, shrubs or trees.
- (3) Street trees planted should be from the recommended tree list provided by Herriman City.
- (4) Each lot shall have two street trees; corner lots shall have an additional two trees within the street sideyard parkway.



## STAFF REPORT

**DATE:** July 1, 2026

**TO:** The Planning Commission

**FROM:** Amanda Hamilton, Planner II

**SUBJECT:** Review and consider a request to recommend an amendment to the Herriman City Zoning Map from C-1 Neighborhood Commercial Development to CF Commercial Flex for property located at 5222 W Herriman Boulevard.

**Applicant:** Peter Redd (contract owner)

**Acres:** ±2.6

**City File No:** Z2026-081

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### **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 ±2.6 acres of property located at 5222 W Herriman Blvd from C-1 Neighborhood Commercial Development to CF Commercial Flex as proposed by the applicant.

### **ISSUE BEFORE COMMISSION:**

Should the city amend the Herriman City Official Zoning Map to rezone the subject property from C-1 Neighborhood Commercial Development to CF Commercial Flex as proposed by the applicant?

### **BACKGROUND & SUMMARY:**

The applicant has requested a zoning map amendment for ±2.6 acres of property located generally at 5222 W Herriman Boulevard from C-1 Neighborhood Commercial Development to CF Commercial Flex as proposed by the applicant. The existing C-1 Commercial Zone is intended to provide areas in the city for neighborhood commercial development, per Chapter 10, Section 12-1, of the Herriman City Municipal Code.



The CF Commercial Flex Zone’s purpose is to provide areas in the city with a variety of commercial uses, including warehousing, light manufacturing, entrepreneurship, reselling, and retail. The objective of the CF Zone is to facilitate commercial development in areas where topography, access, irregular shapes, or visibility from major corridors may constrain development. The CF Zone is also intended to create areas in the city where home occupation businesses can transition into small commercial space, an option for existing small businesses to expand in the city, and create a “maker space” where businesses can collaborate per Chapter 10 Section 12-1 of the Herriman City Municipal Code.

This application request is intended to facilitate future development of the property, which is dependent on approval of the rezone. However, it should be noted that, at this time, the applicant has not formally submitted a site plan proposal for the subject property. The applicant has expressed intent to develop a site with smaller commercial flex and light manufacturing spaces to create affordable locations for small business establishment and growth within the community. The applicant expressed interest in permitted uses within the CF Commercial Flex Zone, such as *Car Detailing* and/or *Assembly of Goods*.

*Car Detailing* is the process of cleaning, refurbishing, and maintaining the interior and exterior of vehicles to enhance their appearance and condition, focusing on cosmetic care and distinct from mechanical repairs or routine maintenance. *Assembly of Goods* means the process of combining previously manufactured parts or sub-assemblies into a finished item or unit, per the Land Use Categories Defined in Section 10-3-6.

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.

The subject property is also within the Environmental Contamination Overlay Zone. As a result, cleanup imposes limitations on the subject property’s site development feasibility. Whereas the soil on this property has been identified as contaminated, the developer will be required to complete an in-depth Environmental Site Assessment (ESA). The ESA will then be used to develop an appropriate Soil Management Plan. The approved Soil Management Plan must be submitted with the application for a Land Disturbance Permit prior to remediation.

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-five (35) public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject properties on June 19, 2026.

## **DISCUSSION:**

### **Engineering Compliance:**

**Staff Finding** – *Engineering reviewed the request and expressed no concern with the proposed zoning map amendment.*

### **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 Commercial/Node,” 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 – With direct access to the Mountain View Corridor, commercial land development has increased on adjacent and neighboring properties to the east of the subject property. Established neighborhoods across Herriman Boulevard, to the north, south, and east, have supported the growth of essential services in the area. Residential development to the west has increased the demand for diverse commercial services at this community node.*

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

*Staff Finding – Disruptions anticipated between commercial development and adjacent residential neighborhoods often include increased local traffic, light pollution, and privacy concerns.*

*Notably, no vehicular access will be developed between the subject property and the existing, adjacent residential community. All vehicular access points will be limited to the north from Herriman Boulevard, alleviating local vehicular traffic concerns.*

*Existing conditions include a 6’ precast fence along the south property line, separating the subject property from the adjacent residential lots. An existing trail runs along the west property line, buffering residential homes from the subject property while facilitating pedestrian access to the property from the adjacent residential development. The residential lots on the other side of this trail have existing privacy measures, including various precast walls and vinyl fences. The property to the east is zoned C-2 Commercial and currently operates as an Equestrian Center.*

*Staff finds that a combination of existing adjacent privacy measures, existing pedestrian connectivity opportunities, vehicular traffic limitations, and code-required buffering and development standards will adequately address significant compatibility concerns. The subject property is ±2.6 acres and will be required to submit a conditional use application for the site’s development per Herriman City Code § 10-12-5.*

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, wastewater, and refuse collection.**

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

***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:

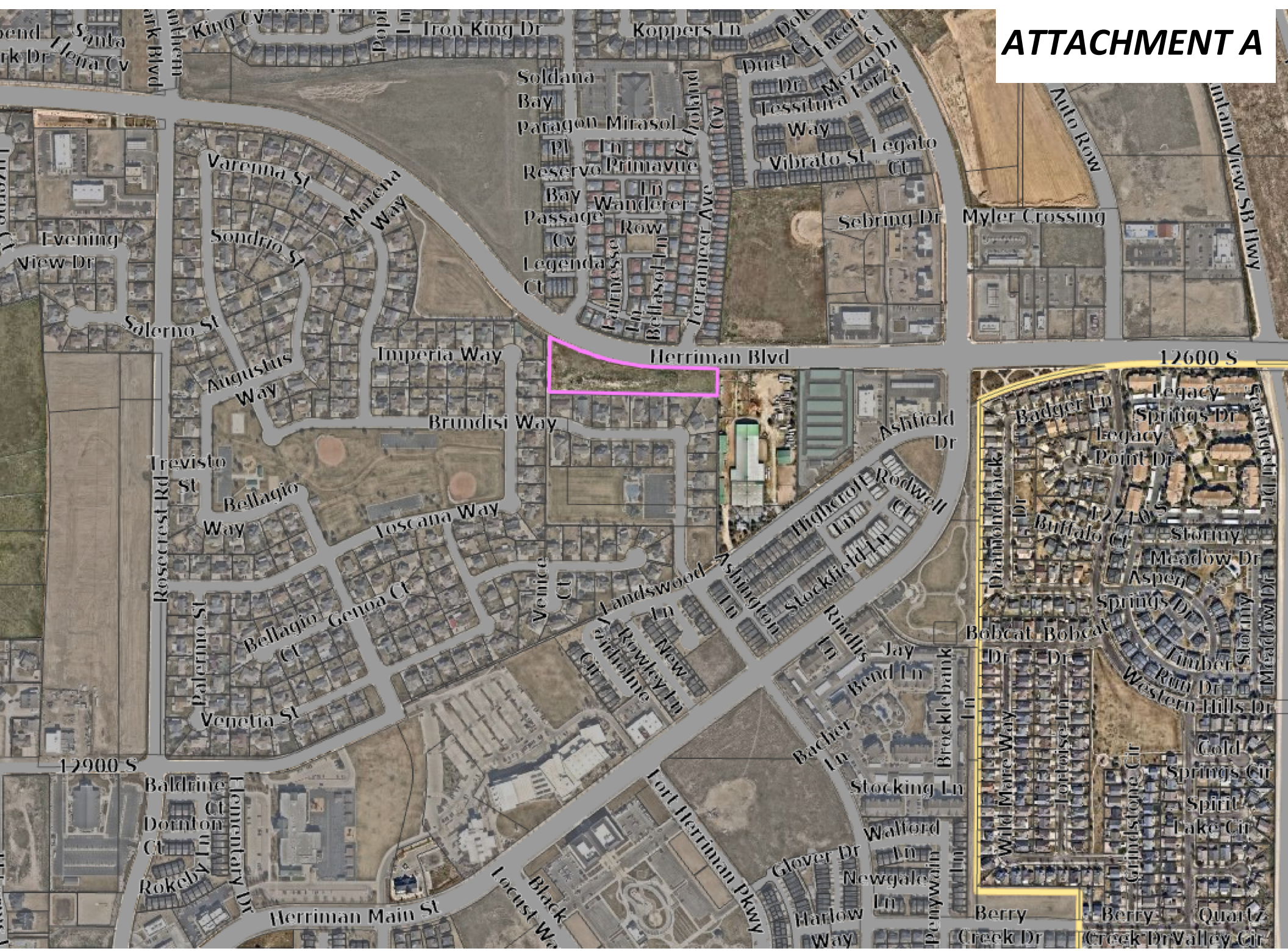
| Alternatives                             | Recommendation | Reasons For Motion                                                                                                        | Reasons Against Motion                                                                                                                            |
|------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Approve proposal as submitted            | <b>Yes</b>     | 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





# ATTACHMENT B

