



PLANNING COMMISSION AGENDA

Wednesday, July 15, 2026

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

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

1. Commission Business

- 1.1. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Review and discuss elements of the Herriman City General Plan, the Land Development Code, and adopted Herriman City Standards and Policies to ensure compliance with the Utah Land Use Development and Management Act – Michael Maloy, Planning Director

2. Adjournment

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

3. Call to Order

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

3.3. Conflicts of Interest

3.4. Approval of Minutes for the June 03, 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 for the Haven Event Center located at approximately 6087 W 11800 South in the C-2 Commercial Zone.
Applicant: Swen Nielsen, Real Estate Essentials (authorized agent)
Acreage: ±1.46 acres
File No: C2026-079

4.2. Review and consider a Conditional Use Permit for a commercial monument sign at the Life Time Athletic Club located at approximately 4684 W 12600 South in the C-2 Commercial Zone.
Applicant: Skylar Walser, YESCO (authorized agent)
Acreage: ±12.6 acres
File No: C2026-101

5. Chair and Commission Comments

6. Future Meetings

6.1. Next Planning Commission Meeting: August 05, 2026

6.2. Next City Council Meeting: August 12, 2026

7. Adjournment

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

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

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council will be asked to complete a written comment form and present it to the Recorder. In

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

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.gov, Posted and dated this 9th day of July, 2026 /s/ Angela Hansen, Deputy City Recorder



PLANNING COMMISSION MINUTES

Wednesday, June 03, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, June 03, 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: Darryl Fenn, Jackson Ferguson, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Andy Powell, Brody Rypien,

Staff Present: Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Mitch Davis, Community Development Director Blake Thomas, Planning Director Michael Maloy, and Commander-Operations Brent Adamson

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

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

1. Commission Business

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

Planning Director Michael Maloy opened by briefing the Commission on the recently approved accessory dwelling unit (ADU) ordinance. He explained that the Commission had previously worked to consolidate internal and detached ADU regulations into a single ordinance, but that

staff immediately identified implementation questions upon beginning the codification process. Director Maloy noted that the ordinance had been approved by the City Council but had not yet been officially published, as it impacts multiple sections of the code. He indicated he had been working with the city attorney and the recorder's office to ensure all cross-referenced sections were properly amended, and that publication was anticipated within days.

Director Maloy took the opportunity to reflect on a broader procedural lesson: when ordinances carry significant implementation complexity, the city should consider deferring the effective date rather than having them take effect immediately upon publication. He cited the recent comprehensive fee amendment with an effective date of July 1st as an example of intentionally delayed implementation that allowed staff time to adjust internal systems.

Regarding substantive provisions, Director Maloy noted that the Council ultimately established a minimum lot size of 10,000 square feet, slightly more permissive than the state's allowable floor of 11,000 square feet. The Council also directed staff to track any requests from properties that do not meet the requirements such as lots under 10,000 square feet to assess whether adjustments might be warranted in the future. He further noted that the question of whether an impact fee is appropriate would depend on a formal study to justify one, and that the matter would be resolved accordingly.

Commissioner Bradford asked whether the ordinance differed from state requirements in any meaningful way. Director Maloy confirmed that beyond the lot size distinction, the city's ordinance contained more specific provisions but did not conflict with state law. Commissioner Sickles also referenced the provision limiting property owners to either one internal or one external ADU, but not both, a point Director Maloy confirmed was addressed in the Council's final action.

Director Maloy additionally highlighted a provision in the ordinance allowing the Commission to consider existing nonconforming structures that predate the ordinance's publication date, subject to mitigation requirements. He clarified that this provision could not be used to circumvent compliance for structures built after the ordinance takes effect.

1.2. Review of Agenda Items – Planning Staff

Planning Staff provided a detailed overview of the two administrative items on the evening's agenda. For item 4.1, Planner Hamilton presented a Conditional Use Permit application for a preschool/daycare center located near Lee's Marketplace. She detailed that the applicant has been providing services under a home occupation license since 2022. The preschool is now seeking to expand operations due to outgrowing their current capacity. She elaborated on the proposed new facility, which is set to occupy approximately 2,675 square feet within an existing commercial building. The center would feature four classrooms with a maximum capacity of 15 students each.

The proposal had been reviewed by the city's engineering department, specifically its traffic and circulation plan, and found to be compliant with zoning standards. The drop-off and pick-up traffic would use a dual-lane stacking configuration at the building's rear to ensure minimal disruption to existing patterns. Commissioner Sickles raised concerns about potential issues with parents choosing to drop off their kids at the front of the building rather than using the designated rear drop-off area. Planner Hamilton acknowledged the concern and stated that a condition could be included to ensure adherence to the proposed circulation plan.

Community Development Director Thomas noted that the recently installed median on Real Vista Drive would limit left-turn access into the center's main frontage from eastbound traffic, thereby directing most incoming vehicles to approach from the rear. This adjustment may help in minimizing possible conflicts between preschool drop-off traffic and the grocery store frontage, as discussed. Commissioner Fenn also suggested that the applicant clearly communicates to parents the expectation of using the rear drop-off to avoid congestion in the front.

Staff also outlined item 4.2, a Preliminary Subdivision Amendment for the Mountain View Plaza. The application, presented by Planner Hoadley, aims to add an additional commercial lot intended for a standalone swim school. The subdivision, previously recognized as Game Point and now marketed as Copper View Plaza, spans an area in the C-2 Commercial Zone. She noted that creating an indoor swimming pool within a multi-tenant building poses significant challenges such as humidity and noise concerns, thus highlighting why a separate building is preferred. The new lot would emerge at the southwest corner, supplanting a segment of the rear parking area, but Planner Hoadley confirmed that a recently amended Master Development Agreement (MDA) assures sufficient parking for all users. Engineering evaluated and approved the amendment, ensuring that existing vehicular infrastructure remained unaltered. Additionally, site plans and building elevations have been submitted and will be reviewed at the upcoming July 1, 2026, meeting to address required foundational landscaping and the proposed site's long-term viability.

1.3. Review and Discussion of Land Use Development Standards and Projects in Herriman – Michael Maloy, Planning Director

Director Maloy led a work session discussion on two ongoing development matters: the previously approved water tank for The Cove at Herriman Springs project, and a pending PUD amendment for the same development.

Regarding the water tank, the project representative confirmed that construction was expected to commence in September, with the process anticipated to take approximately six months. This included roughly one month for access road and site preparation, five months for tank construction, and one month for site cleanup, with a parallel transmission line installation occurring concurrently.

Director Maloy then provided an overview of the status of several planning initiatives, noting that the ADU ordinance, the general plan water element amendment, the fence regulation amendment, and the moderate-income housing plan update had all been completed. He identified residential infill standards as the next top priority and reported that the landscape ordinance effort was being reinvigorated following a recent staff vacancy, with final interviews scheduled for the following week.

The discussion then shifted to The Cove at Herriman Springs Planned Unit Development (PUD) amendment. Director Maloy framed the core purpose of the PUD amendment process as establishing a clear, administrable agreement between the city and the developer, one that avoids ambiguity and unnecessary disputes during implementation. He emphasized that while the project holds a vested entitlement, subdivision phases must still comply with applicable city code where the PUD has not modified those standards, and that the hillside overlay and FR-1 zone requirements introduce additional considerations around steep slopes, vegetation, and revegetation.

The project's developer, Travis Taylor, presented the rationale for the two principal modification requests. First, he requested authorization for "dogleg" lot configurations, in which lot lines are angled or chamfered rather than running perpendicular to the street. This approach would allow each lot owner to hold title to their own driveway, rather than relying on access easements crossing neighboring lots, a configuration he characterized as cleaner and more desirable. Second, he requested a reduction in the road right-of-way from 50 feet to 44 feet. Director Maloy noted that the street cross-section had also been a subject of discussion, particularly the elimination of the park strip in favor of an integrated curb and sidewalk arrangement, with sidewalks proposed at 6 feet in width rather than the standard 5 feet.

Commissioner Jacobson raised engineering considerations related to the integrated sidewalk design, noting that the elimination of the park strip typically necessitates a mountable or low-back curb and gutter arrangement to accommodate driveway approaches and maintain ADA compliance. Community Development Director Thomas confirmed this was the proposed approach, referencing an APWA standard mountable curb, and noted that 28 feet of asphalt had been proposed between curbs, exceeding fire code minimums. He also acknowledged that integrated sidewalks without a park strip can encourage vehicles to park with one tire on the sidewalk, a recurring problem observed in similar developments. Commissioner Jacobson expressed a personal preference for some form of park strip, and Director Thomas noted that the city had addressed this in other projects by securing a 2-foot easement behind the sidewalk to accommodate streetlights and signage, effectively creating a narrow-planted buffer at the rear.

Commissioner Sickles raised visibility concerns for driveways on lower lots, where a vehicle exiting below street grade would have limited sightlines to oncoming traffic. The developer acknowledged the issue and explained that the driveway design incorporated a gradual grade change coming off the road, with the steeper portion occurring mid-driveway in a straight run

before leveling out again near the garage. He noted that detailed design had not yet been completed but estimated grade differentials between the road and building pad of approximately 10 to 15 feet in the worst cases, with the lots having been made wider and the total unit count reduced by approximately 30 lots to accommodate better grading conditions.

Commissioner Jacobson requested that, when the formal application is presented, the developer provide a visual illustrating the worst-case grade differential between the road and finished building pads, as well as an indication of the approximate flat utility zone behind the sidewalk. Commissioner Fenn similarly suggested that schematic pad cut graphics, even without precise finished floor elevations, would help the Commission assess the hillside impact more concretely.

A discussion arose regarding whether the hillside roads would be public or private. Director Thomas confirmed they would be public streets, which Commissioner Sickles noted would preclude HOA enforcement of parking restrictions. Director Thomas acknowledged the tradeoff, noting that the Police Department was generally reluctant to enforce parking restrictions on public roads, while also noting that maintaining the curb-to-curb standard was engineering's preference to preserve sufficient road width regardless of parking behavior. The developer acknowledged these constraints and indicated he was not opposed to making certain streets private, though he expressed reservations about the double taxation implications for residents.

Director Maloy summarized the remaining outstanding items to be addressed in the formal PUD amendment document, including: monument signage and lighting standards; transition design between existing and new homes; hillside overlay compliance including erosion control and revegetation plans; identification of which streets warrant modified cross-sections versus standard configurations; a landscape standard for the area behind the integrated sidewalk; treatment of double frontage lots; open space dedication; and a trail access easement of 20 feet for a planned trailhead. He noted that the prior PUD amendment associated with Toll Brothers had lapsed due to a two-year completion requirement, and that all relevant provisions would need to be re-addressed in the new amendment. Director Maloy expressed the goal of having the formal application ready for Commission review at the next regular meeting.

The developer responded positively to the proposed framework, indicating that a clear bullet-point amendment document was preferable to a lengthy, unwieldy agreement, and affirmed agreement with the landscaping standard concept behind the sidewalk. He emphasized that the two key requests were the dogleg lot configuration and the 6-foot reduction in the road width, noting that serpentine driveways are already permitted under the existing 50-foot standard through the vested entitlement.

2. Adjournment

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

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

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

3. Call to Order**3.1. Invocation, Thought, Reading and/or Pledge of Allegiance**

Wendy Cooper led the audience in the Pledge of Allegiance.

3.2. Roll Call

Full Quorum Present

3.3. Conflicts of Interest

No conflicts were reported.

3.4. Approval of Minutes for the May 06, 2026, Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the May 06, 2026 Planning Commission meeting; Commissioner Jacobson seconded and all voted aye.

4. Administrative Items

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

4.1. Review and consider a Conditional Use Permit for a commercial

“Daycare/Preschool Center” located approximately at 14702 Marketplace Drive in the C-2 Commercial Zone.

Applicant: Alex Dahlstrom, Academy Market Holdings, LLC (property owner)

Acres: 1.74

File No: C2026-070

Planner Amanda Hamilton presented the application for a Conditional Use Permit to operate a preschool center within an existing commercial building located near Lee's Marketplace, in the C-2 Commercial Zone. She provided background on the applicant, Wendy Cooper, owner of the Avonlea Preschool, who had operated under a home occupation license since 2022 and had additionally operated a second location above Flip It Gymnastics for approximately two years prior to closing that space. The proposed facility would occupy approximately 2,675 square feet of an existing 6,000-square-foot shell building, featuring four classrooms with a maximum capacity of 15 students each, though Hamilton noted that full simultaneous enrollment was not anticipated given the preschool's staggered scheduling model. The number of employees would range from 4 to 6 depending on required student-to-staff ratios.

Planner Hamilton emphasized that the applicant was seeking certification as a preschool, not a daycare, which alters the applicable state licensing requirements and converts certain daycare mandates into recommendations. The staff had confirmed they reached out to the Utah Department of Health and Human Services Office of Licensing and verified that the applicant was in full compliance at the home occupation location, including adherence to all relevant recommendations, with no records of any issues.

With respect to traffic and circulation, Planner Hamilton explained that the applicant proposed to designate the rear of the building as the primary drop-off and pick-up location, utilizing a dual-lane stacking configuration that had been reviewed and approved by the city's engineering department without concern, even at maximum projected capacity of approximately 60 vehicles. The rear area was noted to have upwards of 40 available parking spaces, well exceeding the code-required 9 spaces. A front entry would also be available for parents who choose to park and walk their children inside, but active drop-off and pick-up was to be restricted to the rear.

Commissioner Sickles raised concern about whether parents would bypass the designated rear drop-off and instead stop along the frontage road in front of Lee's, given that the front entrance would be more convenient for some. Planner Hamilton acknowledged the concern and noted that a condition could be added requiring the applicant to adhere to the proposed circulation plan as a condition of approval.

Applicant representative Leif Smith of Wasatch Commercial Developers addressed the Commission, responding to concerns raised about potential congestion caused by parents opting to drop off their children at the front of Lee's Marketplace instead of using the designated rear drop-off area for the preschool. In light of this concern, he clarified that an 18-wheeler servicing Lee's could access the loading area from the east entrance, thus circumventing the preschool's drop-off zone entirely. He further explained that large truck deliveries typically occur at approximately 4:00 AM, which is well outside the preschool operating hours, mitigating any potential risk of interference with preschool activities. Wendy Cooper, the preschool owner, addressed the Commission directly and noted that in her experience, approximately 99 percent of families utilize the drop-off lane rather than parking, leading to a highly efficient process within a few days of operation. She confirmed that the preschool would apply for all required state and city licenses.

Commissioner Fenn encouraged the applicant to clearly communicate the rear drop-off expectation to parents in order to prevent congestion along the Lee's frontage.

*Commissioner Fenn moved to approve item 4.1 **Review and consider a Conditional Use Permit for a commercial "Daycare/Preschool Center" located approximately at 14702 Marketplace Drive in the C-2 Commercial Zone with staff's recommendations 1. Receive and agree to all recommendations from other agencies. 2. Obtain and maintain a business license as required by the City of Herriman. 3. Obtain and maintain a business license as required by the Utah Department of Health and Human Services (DHHS) Office of Licensing (if and as applicable).***

Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

4.2. Review and consider a Preliminary Subdivision Amendment for the Mountain View Plaza Subdivision located approximately at 5117 W Miller Crossing Drive in the C-2 Commercial Zone.

Applicant: Aaron Osmond, Mountain View Plaza, LLC (property owner)

Acres: ±6.0

File No: S2026-056

Planner Hoadley presented the preliminary subdivision amendment. She explained that the Mountain View Plaza Subdivision has undergone name changes, initially known as Game Point, then Mountain View Plaza, but is currently marketed as Copper View Plaza. However, the recorded plat still retains the Mountain View Plaza name. The amendment seeks to create one additional commercial lot, designated as Lot 8, in the southwest corner of the existing development.

The reason for the new lot, as explained by staff, was the desire to construct a standalone building for a swim school. Staff noted that incorporating an indoor swimming pool into a multi-tenant building presents significant challenges related to humidity, fumes, and noise mitigation, making a dedicated structure the preferred approach. The new lot would displace a portion of the existing rear parking area; however, Planner Hoadley confirmed that the Master Development Agreement had recently been amended to reflect that the remaining parking supply is sufficient for the collective uses of the development. The existing vehicular entrance and exit along the south side of the property would remain unchanged in size and alignment, and engineering had no concerns with the proposal. A site plan and building elevations had already been received by staff and would be brought before the Commission at the July 1, 2026 meeting.

*Commissioner Garcia moved to approve item 4.2 **Review and consider a Preliminary Subdivision Amendment for the Mountain View Plaza Subdivision located approximately at 5117 W Miller Crossing Drive in the C-2 Commercial Zone with staff's recommendations 1. Applicant shall accept and comply with all required corrections from all City Departments***

before final plat approval and recording; and 2. Applicant shall prepare and submit a complete landscape plan for Building 8 the Planning Department for Conditional Use and Site Plan review as per Herriman City Code Sections 10-5-10 Conditional Uses and 10-5-11 Site Plans.

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: June 10, 2026

6.2. Next Planning Commission Meeting: July 1, 2026

7. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:21 p.m. Seconded by Commissioner Garcia and all voted aye.

I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 03, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder



STAFF REPORT

DATE: July 15, 2026

TO: Planning Commission

FROM: Laurin Hoadley, Planner I

SUBJECT: Conditional Use Permit for a Conference and Reception Center (i.e., Haven Event Center) located at 6087 W 11800 South in the C-2 Commercial Zone.
Applicant: Swen Nielsen, Real Estate Essentials (authorized agent)
Acreage: ±1.46 acres (5,824 square feet for lease)
File No: C2026-079

RECOMMENDATION:

Staff recommends the Planning Commission approve the following findings:

- Subject to compliance with staff recommendations, the proposed site plan and land use comply with the following:
 - a. The proposed use complies with the Conditional Use standards.
 - b. The proposed use complies with all other zoning ordinance requirements.

Staff recommends approval of a Conditional Use Permit for a Conference and Reception Center located at 6087 W 11800 South, with the following requirements:

1. Acknowledge and address all recommendations from other agencies.
2. Correct the street address on foundation plan drawings from “11816 Mustang Trail Way, Harriman, UT” to “6087 W 11800 South, Herriman, UT.”
3. Resubmit a corrected parking study that complies with the parking calculations or justifies a parking reduction that is equal to (or less than) the amount of available parking for the proposed use.

ISSUE BEFORE COMMISSION:

Based on the enclosed findings and recommended conditions, should the Planning Commission approve the proposed Conditional Use?

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

BACKGROUND & SUMMARY:

The applicant is requesting approval of a conditional use permit (CUP) for a “Conference and Reception Center” (Haven Event Center). The proposal is a tenant finish within a completed commercial building “shell” located in the “Teton Commercial Master Development Agreement” (MDA).

The MDA for this project does not give any parking exceptions for this use. Meaning it defaults to the city standard of 3 parking stalls per 100 square feet of assembly space. The parking section of the MDA does offer the option of a parking study to reduce the number of parking spaces needed.

The applicant hired a consultant to complete a parking study; however, the study did not reference the correct parking ratio for the proposed use. As such, staff recommends that a condition of approval be the submission of a revised parking study demonstrating that available parking will be sufficient.

DISCUSSION:

ENGINEERING REVIEW

Staff Finding: *The Engineering Department has reviewed the proposed site plan and has no concerns.*

CONDITIONAL USE REVIEW (STANDARDS FROM HERRIMAN CITY CODE 10-5-10(E):

According to Herriman City Code (HCC) 10-3-6 Land Use Categories Definitions, the proposed business is categorized as the following land use:

Conference and reception center means a facility used for business events, weddings, or other receptions, or social events.

Within the HCC 10-16 Table of Uses, “Conference and Reception Center” is a conditional use in the C-2 Zone, which requires Planning Commission approval.

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

Staff Finding: *The Future Land Use (FLU) Map in Herriman NEXT (the adopted General Plan for the City) designates the subject property as a Neighborhood Commercial, which is inconsistent with the current C-2 Zone. However, the proposed conference and reception center business is a*

conditional use in both the C-1 and C-2 Zones. As such, if the base zone were updated to match the general plan, such as C-1, the proposal would be consistent with the General Plan.

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

Staff Finding: Vehicle access to the property is via Teton Peak Lane and Teton Hills Lane, both of which can serve the proposed use, and site ingress and egress are provided through driveways on the east and the west side of the property, which comply with adopted Engineering standards.

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

Staff Finding: Whereas the proposal does not require increased utility services, the Engineering Department reviewed the plans and deemed the site and proposed plans adequate for utility systems, service delivery, and capacities.

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

Staff Finding: The approved site plan for Teton Commercial provides safe pedestrian access to and from the building's main entrances on each side of the property, as well as bicycle storage.

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

Staff Finding: The noise, odors, and other environmental impacts associated with the use will be similar to those found on adjacent lots. The proposed site is zoned C-2 Commercial, which is consistent with the surrounding properties. Zoning requirements such as setbacks and landscaping buffers help mitigate nuisances that may occur on the site. Therefore, staff have found that the proposal will have minimal (if any) detrimental effects beyond what is customarily associated with similar uses on surrounding properties.

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

Staff Finding: Concerns regarding waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, high groundwater, sensitive lands, and environmental health hazards have been addressed by the applicant or are not impacted by the proposal.

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

Staff Finding: No signs are included in this proposal. All signs will require separate applications and permits. Lighting fixtures shall comply with City standards and be shielded from neighboring properties or residential uses.

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

Staff Finding: The proposed structure was previously approved and meets all applicable building heights, setbacks, and architectural standards specified in the City Code.

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

Staff Finding: The proposal will increase the site's taxable value and (potentially) generate sales tax, benefiting the city. Furthermore, because the proposal will attract patrons to the site, it will also increase the desirability of developing adjacent vacant commercial properties.

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

Staff Finding: The City is not providing any economic incentives to the proposed business, and the increased property value will improve City revenues.

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

Staff Finding: The appropriate agencies have reviewed the structure and found no detrimental impacts on emergency fire service and emergency vehicle access.

k) Detrimental effects on usable open space.

Staff Finding: The project does not have an open space requirement.

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

Staff Finding: Whereas the applicant seeks occupancy of a vacant commercial space within a commercial development, staff finds that approval of the proposal will have a positive impact on property maintenance and monitoring.

ZONING ORDINANCE REVIEW

Finish Materials:

Staff Finding: The approved structure is located within the Teton Commercial and must comply with the design standards outlined in the Master Development Agreement.

Setbacks:

Staff Finding: The proposed buildings meet all setback requirements outlined in the C-2 Zone.

Parking:

As per City Code 10-24-12, Chart 10-24, the parking requirements for a “conference and reception center” are as follows:

Land Use	Minimum Standard
Conference and reception center	3 spaces for each 100 square feet of floor area used for assembly

Staff Finding: As stated previously, the applicant worked with a third-party company to complete a parking study for the proposed use; however, the study did not reference the correct parking ratio. As such, staff recommends that a condition of approval be the submission of a revised parking study demonstrating that available parking will be sufficient. If existing parking does not provide the necessary stalls required, the applicant shall construct new parking stalls within the Teton Commercial project area that provide the required number of parking stalls.

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

ALTERNATIVES:

Action from the Planning Commission may include the following:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval facilitates commercial growth within the City	Without staff recommendations, the proposal may conflict with the City Code
Approve proposal with conditions	Yes	Approval with the recommended conditions facilitates commercial growth while ensuring compliance with the City Code	Commission may determine that additional conditions are warranted
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research and review. A motion to postpone should identify what additional information is required	Staff has not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal if a motion is based on the applicable standards	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Vicinity Map
- C. Floor Plan



Herriman City | Planning & Zoning Department
 5355 W Herriman Main Street
 Herriman, Utah 84096
 (801) 727-0914 or planning@herriman.gov

Attachment A

Conditional Use Permit

PROPERTY INFORMATION			
Subject Property Address: 6087 W. 11800 S. Herriman UT. 84096 (Teton Center - lot 2, building 2)			
Parcel Identification Number(s): 262612605200000			
Acres: 1.46		Proposed Building Square Footage: Shell already built, square footage is 5,824	
Request: To complete the tenant improvement build in the recently completed 5,824 sqft shell, to become an event center for the community to use for a variety of events and gatherings. The space will be completed to be ADA compliant and hold up to three events able to run at the same time, as well as space for catering to be brought in and a boardgame cafe that will run every day all week long and be able to be included in events as well.			
APPLICANT INFORMATION			
Name of Applicant: Swen Nielsen / Real Estate Essentials			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicant's Affiliation with the Property: ☒ Owner ☐ Architect ☐ Attorney ☐ Developer ☐ Engineer ☐ Landscape Architect ☐ Planner ☒ Other			
Project Architect: (if applicable) Jacob Cordonnier			
Email of Architect: [REDACTED]		Phone: [REDACTED]	
Project Engineer: (if applicable) Mustafa Alsaïd			
Email of Engineer: [REDACTED]		Phone: [REDACTED]	
Project Landscape Architect: (if applicable)			
Email of Landscape Architect		Phone:	
PROPERTY OWNER INFORMATION			
Property Owner: (if not listed above) Teton Peaks LLC			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File No:	Fee:
Zone:	Assigned Planner:	Receipt No:	

APPLICANT AFFIDAVIT

STATE OF UTAH)
CITY OF HERRIMAN)

I (We), Swen Nielsen / Real Estate Essentials, being duly sworn, depose and say that I (we) am (are) the owner(s)¹ or authorized agent(s) of the owner of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the preceding statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

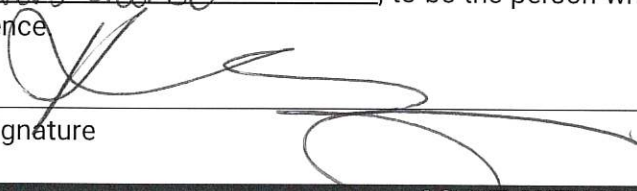
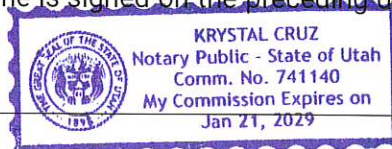
Signed



STATE OF UTAH)
§ COUNTY OF SALT LAKE)

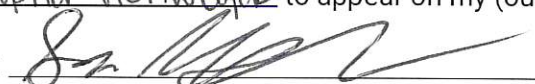
On this 2nd of June, in the year 20 26, before me Krystal Cruz ~~-Swen Nielsen~~, personally appeared Swen Nielsen, proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding document in my presence

Notary Signature


**AGENT AUTHORIZATION**

I (We), Swen Nielsen ~~Su Nielsen~~, the owner(s) of real property at 6087 W. 11800 S., Herriman, Utah, do hereby appoint Christopher Viehweger as my (our) agent to represent me (us) with regard to this application affecting the above-described real property and authorize Christopher Viehweger to appear on my (our) behalf before any City Boards considering this application.

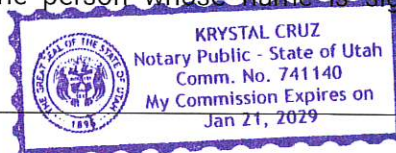
Signed:



STATE OF UTAH)
§ COUNTY OF SALT LAKE)

On this 2nd of June, in the year 20 26, before me Krystal Cruz, personally appeared Swen Nielsen, proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding document in my presence.

Notary Signature

PRIVACY POLICY. Herriman City is committed to protecting your personal information and being transparent in how we use it. We collect only the data necessary to provide city services, including your name, contact information, address, spouse, and emergency contact details. We use this information to manage your account, deliver services, and send important community updates. Your data may be shared with contracted third-party service providers, such as payment processors, who are required by law and contract to protect your information and use it only for city-related services. Herriman City does **not** sell your personal data. We maintain security measures consistent with Utah's Government Data Privacy Act to safeguard your information. Under Utah law, you have the right to access and request corrections to your personal data, and, in some cases, to request deletion, subject to legal and records-retention requirements. For more information, please refer to the full Herriman City Privacy Policy.

¹ Signatory must be the owner of record, contract owner, party to valid earnest money agreement, option holder, or have other legal control of the property.

SUBMITTAL

CHECKLIST

The following information must be included in your Conditional Use Application. Please confirm that you have included the required information by adding a "check mark" for each item listed below. All information should be submitted electronically via email to planning@herriman.gov.

APPLICANT	STAFF	REQUIREMENTS
☒	☐	Completed Conditional Use Application, including a description of the proposal
☐	☐	Statement by the applicant demonstrating how the conditional use permit request meets the approval standards
		Site plan showing the following:
☐	☐	All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary
☐	☐	Layout, dimensions, and names of existing and future road rights-of-way
☐	☐	Project name, north arrow, and tie to a section monument
☐	☐	The boundary lines of the project site with bearings and distances
☐	☐	Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas
☐	☐	Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment
☐	☐	Location of man-made features, including irrigation facilities, bridges, railroad tracks, and buildings
☐	☐	A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and, if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density
☐	☐	Identification of property, if any, not proposed for development
☐	☐	North arrow, scale, and site plan underlay
		Grading and drainage plan showing the following:
☐	☐	Topography contours at two-foot (2') intervals
☐	☐	Areas of substantial earth moving with an erosion control plan
☐	☐	Location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater
☐	☐	Location of any designated FEMA floodplain and/or wetland boundaries;
☐	☐	Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary, based on adopted City standards and specifications

APPLICANT	STAFF	REQUIREMENTS
		Utility plan showing the following:
☐	☐	North arrow, scale, and site plan underlay
☐	☐	All existing and proposed utilities, including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights
☐	☐	Minimum fire flow required by the Building Code for the proposed structures and fire flow calculations at all hydrant locations
☐	☐	Location and dimensions of all utility easements
☐	☐	A letter from each utility provider, other than the City, addressing the feasibility and their requirements to serve the project;
☐	☐	Landscaping plan, consistent with the requirements of Chapter 23 of the Land Development Code (Title 10) in Herriman City Code
		Building elevations for all buildings showing the following:
☐	☐	Accurate front, rear, and side elevations drawn to scale
☐	☐	Exterior surfacing materials and colors, including roofing material and color
☐	☐	Outdoor lighting, furnishings, and architectural accents
☐	☐	Location and dimensions of proposed signs
☐	☐	Where one or more conditions of unusual soil, vegetation, geology, or slope exist, resulting in increased fire, flood, or erosion hazards, traffic circulation problems, sewage disposal problems, or potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event, such plans and reports shall be reviewed and approved by the City prior to final approval of a site plan
		The following documents:
☐	☐	Any agreements with adjacent property owners regarding the development of the site
☐	☐	Evidence of compliance with applicable Federal, State, and local laws and regulations, if requested by the Planning Commission or Community Development Director
☐	☐	A traffic impact analysis, if requested by the Planning Commission or City Engineer
☐	☐	Warranty deed and preliminary title report or other document showing the applicant has control of the property
☐	☐	Parcel maps from the County Recorder's Office showing the subject property and all property located within four hundred feet (400') thereof
☐	☐	Payment of the application fee. The fee will be calculated, invoiced, and collected after the application is deemed "complete" by Planning Department staff. Fees may be paid by check or credit card "in person" at Herriman City Hall Customer Service or by calling (801) 446-5323

IMPORTANT INFORMATION

ORDINANCE

Herriman City Code 10-5-11

10-5-11: Conditional Uses

- A. Purpose: This section sets forth procedures for considering and approving conditional uses.
- B. Authority: The Planning Commission is authorized to approve conditional uses as provided in this section.
- C. Initiation: An application for a conditional use may be submitted by a property owner or lessee as provided in this section. An agent of a property owner or lessee shall provide a notarized authorization.
- D. Procedure: A conditional use application shall be considered and processed as provided in this section and as required by applicable provisions of sections 10-5-4, "General Requirements", 10-5-5, "Public Hearings and Meetings", and 10-5-6, "General Decision-Making Standards", of this chapter.
 - 1. An application shall be submitted to the Community Development Director or designee along with any applicable fee established by the City's schedule of fees. The application shall include at least the following information:
 - a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
 - b. The address and parcel identification of the subject property;
 - c. The zone, zone boundaries, and present use of the subject property;
 - d. A description of the proposed conditional use;
 - e. A site plan which meets the requirements of section 10-5-12 of this chapter;
 - f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of subsection E of this section;
 - h. Such other and further information or documentation as the Community Development Director or designee may reasonably deem necessary for proper consideration and disposition of a particular conditional use application.
 - 2. After an application is determined to be complete, the Community Development Director shall:
 - a. Give public notice as required by section 10-5-5 of this chapter, Utah Code section 10-9a-205 (Notice of public hearings and public meetings on adoption or modification of land use regulation); and
 - b. Prepare a staff report evaluating the application.
 - 3. The Planning Commission shall hold a public meeting and after due consideration shall approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform the site plan to approval standards.
 - 4. A record of all conditional use permits shall be maintained in the Office of the Community Development Director or designee.
- E. Approval Standards: A conditional use permit shall run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:
 - 1. The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.
 - 2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the General Plan.
 - 3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
 - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
 - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
 - c. Detrimental effects on connectivity and safety for pedestrians and cyclists.

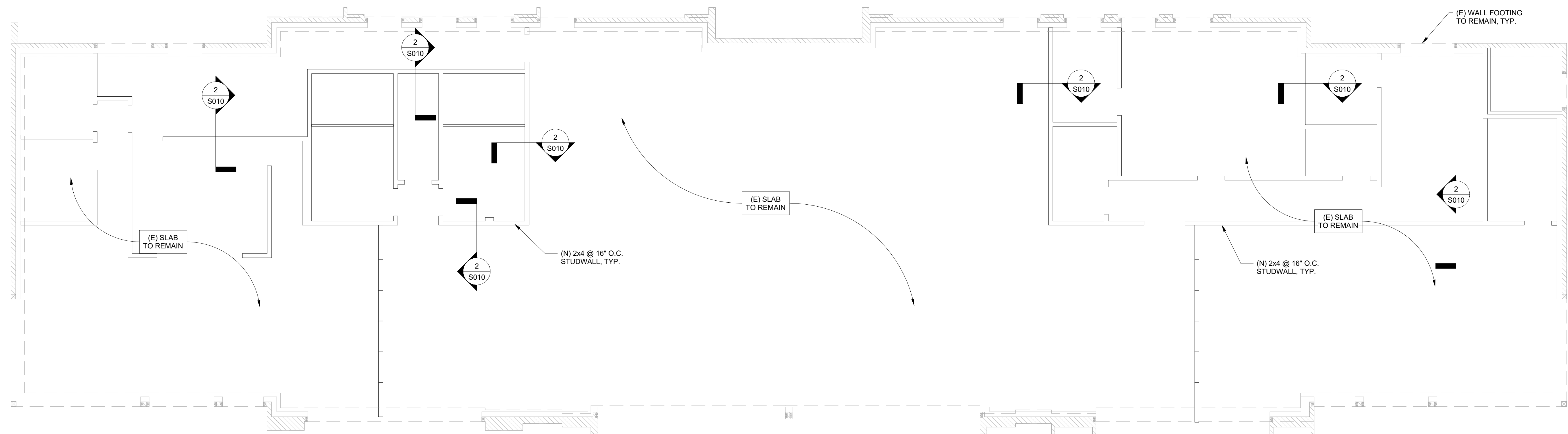
- d. Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.
 - e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
 - f. Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.
 - g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
 - h. Detrimental effects on the tax base and property values.
 - i. Detrimental effects on the current level of economy in governmental expenditures.
 - j. Detrimental effects on emergency fire service and emergency vehicle access.
 - k. Detrimental effects on usable open space.
 - l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
4. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E of this section. Such conditions shall be expressly set forth in the approval authorizing the conditional use.
- F. Appeal: Any person adversely affected by a final decision of the Planning Commission regarding a conditional use may appeal that decision to the Appeal Authority as provided in section 10-5-24 of this chapter.
- G. Effect of Approval: Approval of a conditional use shall authorize an applicant to apply for any other authorization or permit required under this title which first requires a conditional use. Approval of a conditional use shall not be deemed an approval of any other procedure or permit required by this title or this Code.
- 1. An approved conditional use is for the benefit of the property where the use is located and shall not be construed as personalty of the applicant or property owner.
 - 2. Unless otherwise provided under this title, and subject to the provisions relating to amendment, revocation, or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- H. Amendment: The procedure for amending a conditional use shall be the same as the original procedure set forth in this section.
- I. Revocation: A conditional use may be revoked as provided in subsection 10-7-7F of this title.
- 1. In addition to the grounds set forth in subsection 10-7-7F of this title, any of the following shall be grounds for revocation of a conditional use:
 - a. The use for which a permit was granted has ceased for one year or more;
 - b. The holder or user of a permit has failed to comply with the conditions of approval or any City, State, or Federal law governing the conduct of the use;
 - c. The holder or user of the permit has failed to construct or maintain the site as shown on an approved site plan; or
 - d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
 - 2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.
- J. Expiration: A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within two (2) years after approval or if abandoned. Abandonment may be presumed to have occurred if:
- 1. The use has been discontinued for one year or more; or
 - 2. The primary structure associated with the conditional use remains vacant for a period of one year.

Attachment B

Vicinity Map



Attachment C



① FOUNDATION PLAN
3/16" = 1'-0"

FOUNDATION PLAN NOTES:

1. BUILDING ELEVATIONS ARE BASED ON REFERENCED TOP OF FOOTING ELEVATION OF 0'-0". U.N.O. VERIFY ALL TOP OF SLAB ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. (N) INDICATES "NEW". (E) INDICATES "EXISTING". FIELD VERIFY (N) ITEMS.
4. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR SIDEWALKS, PAVING, AND SITE DETAILS.
5.  INDICATES STUD WALL PER PLAN & TYPICAL DETAILS.



(720) 239-2233
 ct@sumerinnovations.com
 w.sumerinnovations.com



HAVEN EVENT CENTER

WAY HARRIMAN UT 84096

[illegible]

igned	JP
cked	MA

27/2026

Project No. _____

FOUNDATION PLAN

et No.

S100

**STAFF REPORT**

DATE: July 15, 2026

TO: Planning Commission

FROM: Amanda Hamilton, Planner II

SUBJECT: Review and consider a Conditional Use Permit for a monument sign at the Life Time Athletic Club, located at 4684 W 12600 South, in the C-2 Commercial Zone.
Applicant: Skylar Walser, Yesco (authorized agent)
Acres: ±12.6 Acres
File No: C2026-101

RECOMMENDATION:

Staff recommends the Planning Commission approve the following findings:

- Subject to compliance with staff recommendations, the proposed site plan and land use comply with the following:
 - a. The proposed use complies with the Conditional Use standards.
 - b. The proposed use complies with all other zoning ordinance requirements.

Staff recommends **approval** of a Conditional Use Permit for a monument sign for Life Time Athletic Club located at 4684 W 12600 South in the C-2 Commercial Zone:

1. Acknowledge and address all recommendations from other agencies.
2. Submit public utility easement waivers if monument signs are located within a public utility easement.
3. The sign shall not be placed within a sight triangle of any street or drive approach.
4. The size of the monument sign will be modified to meet maximum height and square footage allowances per §10-27-7 of the City Code.

ISSUE BEFORE COMMISSION:

Based on the enclosed findings and recommended conditions, should the Planning Commission approve a conditional use application for the proposed monument sign?

The Commission's primary issue is determining whether the proposal complies with the applicable standards in Chapter 10-27, Signs, of the Herriman City Code (HCC).

BACKGROUND & SUMMARY:

On behalf of Life Time, the applicant has requested consideration and approval of a monument sign at 4684 W 12600 South in the C-2 Commercial Zone. The sign is proposed at the center entry along 12600 South Street. The applicant has proposed a sign height of six feet four inches (6'-4"). The design includes a stone-clad base matching the materials approved for the primary structure, with backlit channel letters.

Per §10-27-7 of the City Code, monument signs are limited to 64 square feet if the property frontage exceeds 30 feet along a street. The site has a frontage exceeding 250 linear feet, allowing the maximum permitted 64 square feet per City Code.

The property was developed under the Master Development Agreement with Life Time for a Commercial Development Located at 4684 W 12600 South. This agreement allowed the property owner to install a pylon sign, subject to the standards and requirements of the Major Corridor Sign (MCS) Overlay Zone, as a separate structure from the proposed monument sign. The design of the proposed monument sign was not included in the Master Development Agreement at the time of approval. However, the location of the monument sign was shown in several exhibits approved within the MDA, including Exhibits 'B,' C,' and 'D.'

DISCUSSION:

ENGINEERING REVIEW

Staff Finding: *The Engineering Department has reviewed the proposed site plan and identified no issues.*

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

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

Staff Finding: *The General Plan designates the subject property as "General Retail," which is defined as development that attracts customers citywide and from the surrounding region. The Policy guide in Chapter 4 of the adopted Herriman City General Plan encourages interactive public art, wayfinding, signage, distinctive furnishings, and placemaking elements in new commercial and/or mixed-use developments to promote uniqueness and vibrancy.*

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

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

Staff Finding: The proposed monument sign will not have a detrimental impact on street-level services or traffic safety.

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

Staff Finding: The Engineering Department has reviewed the applicant's plans and determined that the proposal does not require any additional demand or modifications to the existing services provided to the site.

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

Staff Finding: The Engineering and Planning Departments have reviewed the applicants' plans and determined that the proposed sign will not adversely affect pedestrian or bicyclist safety.

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

Staff Finding: No environmental impacts have been identified.

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

Staff Finding: No environmental impacts have been identified. Concerns regarding waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, high groundwater, sensitive lands, and environmental health hazards have been addressed by the applicant during site review and development or are not expected to have an impact.

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

Staff Finding: Based on staff recommendations, the restrictions and provisions in Section 10-27-7 will mitigate negative impacts on 12600 South.

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

Staff Finding: The materials, design, and scale of the proposed sign are compatible with adjacent land uses and appropriate for frontage along 12600 South. While not considered adjacent, property across the right-of-way includes commercial and civic uses. Several areas in immediate proximity to the Mountain View Corridor have been developed with larger signage appropriate for visibility and wayfinding along the corridor. As such, staff does not find that the proposed sign would negatively impact the neighborhood or fall out of character with similar development.

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

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

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

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

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

Staff Finding: The appropriate agencies have reviewed the proposed use and found no detrimental impacts on emergency fire service and emergency vehicle access.

- k) **Detrimental effects on usable open space.**

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

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

Staff Finding: Upon review of city records, staff has not identified any outstanding compliance issues related to the site or the existing structure.

In conclusion, staff determined the applicant's request is consistent with the applicable standards of review, subject to compliance with the recommended conditions of approval listed in this report.

ALTERNATIVES:

The Planning Commission may consider the following alternatives:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted	Yes	Approval facilitates additional uses and job creation in the area	
Approve proposal with conditions		Approval with conditions facilitates job creation and quality services in the community	Staff has not identified any issues that warrant additional conditions
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research and review. A motion to postpone should identify any additional information required	Staff has not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal based on findings relative to the applicable standards	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Conditional Use Statement
- C. Vicinity Map
- D. Section 10-27-7 of City Code
- E. Site Plan
- F. Sign Elevation
- G. Sign Engineering
- H. Master Development Agreement



Conditional Use Permit

PROPERTY INFORMATION			
Subject Property Address: 4684 W 12600 S South Herriman			
Parcel Identification Number(s): 2730300094			
Acres:		Proposed Building Square Footage:	
Request: Sign permit for Monument sign			
APPLICANT INFORMATION			
Name of Applicant: YESCO - Skyler Walser			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicant's Affiliation with the Property: ☐ Owner ☐ Architect ☐ Attorney ☐ Developer ☐ Engineer ☐ Landscape Architect ☐ Planner ☒ Other			
Project Architect: (if applicable)			
Email of Architect:		Phone:	
Project Engineer: (if applicable)			
Email of Engineer:		Phone:	
Project Landscape Architect: (if applicable)			
Email of Landscape Architect		Phone:	
PROPERTY OWNER INFORMATION			
Property Owner: (if not listed above) [REDACTED]			
Email of Owner: [REDACTED]		Phone: [REDACTED]	
OFFICE USE ONLY			
Date Received:	Received By:	File No:	Fee:
Zone:	Assigned Planner:		Receipt No:

SUBMITTAL

CHECKLIST

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☒	☐	Project name, north arrow, and tie to a section monument
☒	☐	The boundary lines of the project site with bearings and distances
☒	☐	Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas
☒	☐	Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment
☒	☐	Location of man-made features, including irrigation facilities, bridges, railroad tracks, and buildings
☒	☐	A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and, if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density
☒	☐	Identification of property, if any, not proposed for development
☒	☐	North arrow, scale, and site plan underlay
		Grading and drainage plan showing the following:
☒	☐	Topography contours at two-foot (2') intervals
☒	☐	Areas of substantial earth moving with an erosion control plan
☒	☐	Location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater
☒	☐	Location of any designated FEMA floodplain and/or wetland boundaries;
☒	☐	Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary, based on adopted City standards and specifications

APPLICANT	STAFF	REQUIREMENTS
	☐	<u>Utility plan showing the following:</u>
	☐	North arrow, scale, and site plan underlay
	☐	All existing and proposed utilities, including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights
	☐	Minimum fire flow required by the Building Code for the proposed structures and fire flow calculations at all hydrant locations
	☐	Location and dimensions of all utility easements
	☐	A letter from each utility provider, other than the City, addressing the feasibility and their requirements to serve the project;
	☐	Landscaping plan, consistent with the requirements of Chapter 23 of the Land Development Code (Title 10) in Herriman City Code
	☐	<u>Building elevations for all buildings showing the following:</u>
	☐	Accurate front, rear, and side elevations drawn to scale
	☐	Exterior surfacing materials and colors, including roofing material and color
	☐	Outdoor lighting, furnishings, and architectural accents
	☐	Location and dimensions of proposed signs
	☐	Where one or more conditions of unusual soil, vegetation, geology, or slope exist, resulting in increased fire, flood, or erosion hazards, traffic circulation problems, sewage disposal problems, or potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event, such plans and reports shall be reviewed and approved by the City prior to final approval of a site plan
	☐	<u>The following documents:</u>
	☐	Any agreements with adjacent property owners regarding the development of the site
	☐	Evidence of compliance with applicable Federal, State, and local laws and regulations, if requested by the Planning Commission or Community Development Director
	☐	A traffic impact analysis, if requested by the Planning Commission or City Engineer
	☐	Warranty deed and preliminary title report or other document showing the applicant has control of the property
	☐	Parcel maps from the County Recorder's Office showing the subject property and all property located within four hundred feet (400') thereof
	☐	Payment of the application fee. The fee will be calculated, invoiced, and collected after the application is deemed "complete" by Planning Department staff. Fees may be paid by check or credit card "in person" at Herriman City Hall Customer Service or by calling (801) 446-5323

10-5-11: Conditional Uses

- A. Purpose: This section sets forth procedures for considering and approving conditional uses.
- B. Authority: The Planning Commission is authorized to approve conditional uses as provided in this section.
- C. Initiation: An application for a conditional use may be submitted by a property owner or lessee as provided in this section. An agent of a property owner or lessee shall provide a notarized authorization.
- D. Procedure: A conditional use application shall be considered and processed as provided in this section and as required by applicable provisions of sections 10-5-4, "General Requirements", 10-5-5, "Public Hearings and Meetings", and 10-5-6, "General Decision-Making Standards", of this chapter.
 - 1. An application shall be submitted to the Community Development Director or designee along with any applicable fee established by the City's schedule of fees. The application shall include at least the following information:
 - a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
 - b. The address and parcel identification of the subject property;
 - c. The zone, zone boundaries, and present use of the subject property;
 - d. A description of the proposed conditional use;
 - e. A site plan which meets the requirements of section 10-5-12 of this chapter;
 - f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of subsection E of this section;
 - h. Such other and further information or documentation as the Community Development Director or designee may reasonably deem necessary for proper consideration and disposition of a particular conditional use application.
 - 2. After an application is determined to be complete, the Community Development Director shall:
 - a. Give public notice as required by section 10-5-5 of this chapter, Utah Code section 10-9a-205 (Notice of public hearings and public meetings on adoption or modification of land use regulation); and
 - b. Prepare a staff report evaluating the application.
 - 3. The Planning Commission shall hold a public meeting and after due consideration shall approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform the site plan to approval standards.
 - 4. A record of all conditional use permits shall be maintained in the Office of the Community Development Director or designee.
- E. Approval Standards: A conditional use permit shall run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:
 - 1. The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.
 - 2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the General Plan.
 - 3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
 - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
 - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
 - c. Detrimental effects on connectivity and safety for pedestrians and cyclists.

- d. Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.
 - e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
 - f. Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.
 - g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
 - h. Detrimental effects on the tax base and property values.
 - i. Detrimental effects on the current level of economy in governmental expenditures.
 - j. Detrimental effects on emergency fire service and emergency vehicle access.
 - k. Detrimental effects on usable open space.
 - l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
4. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E of this section. Such conditions shall be expressly set forth in the approval authorizing the conditional use.
- F. Appeal: Any person adversely affected by a final decision of the Planning Commission regarding a conditional use may appeal that decision to the Appeal Authority as provided in section 10-5-24 of this chapter.
- G. Effect of Approval: Approval of a conditional use shall authorize an applicant to apply for any other authorization or permit required under this title which first requires a conditional use. Approval of a conditional use shall not be deemed an approval of any other procedure or permit required by this title or this Code.
- 1. An approved conditional use is for the benefit of the property where the use is located and shall not be construed as personalty of the applicant or property owner.
 - 2. Unless otherwise provided under this title, and subject to the provisions relating to amendment, revocation, or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- H. Amendment: The procedure for amending a conditional use shall be the same as the original procedure set forth in this section.
- I. Revocation: A conditional use may be revoked as provided in subsection 10-7-7F of this title.
- 1. In addition to the grounds set forth in subsection 10-7-7F of this title, any of the following shall be grounds for revocation of a conditional use:
 - a. The use for which a permit was granted has ceased for one year or more;
 - b. The holder or user of a permit has failed to comply with the conditions of approval or any City, State, or Federal law governing the conduct of the use;
 - c. The holder or user of the permit has failed to construct or maintain the site as shown on an approved site plan; or
 - d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
 - 2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.
- J. Expiration: A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within two (2) years after approval or if abandoned. Abandonment may be presumed to have occurred if:
- 1. The use has been discontinued for one year or more; or
 - 2. The primary structure associated with the conditional use remains vacant for a period of one year.

Statement of Compliance: Lifetime Fitness Monument Sign

1. Project Overview

- **Location:** The sign is designed for the Lifetime Fitness facility located at 4684 W 12600 S, South Herriman, UT 84096-7400.
- **Scope:** The project entails the manufacture and installation of one double-faced (D/F) monument sign.

2. Dimensional and Siting Compliance

- **Sign Area:** The sign features an overall copy area of 22.6 square feet, calculated utilizing the bounding box method. This modest footprint falls well within Herriman City's standard 64 maximum allowable square footage for commercial monument signs.
- **Height Thresholds:** The sign structure has a total height of 6 feet, 4 inches and a base width of 6 feet, 0 inches. This naturally complies with Herriman's standard max height restrictions of 16' 0" - 20' 0", which safely permit this scale.
- **Setbacks and Placement:** To ensure the final placement satisfies all municipal sight-triangle and property line setback regulations, an as-built survey is required prior to manufacturing.

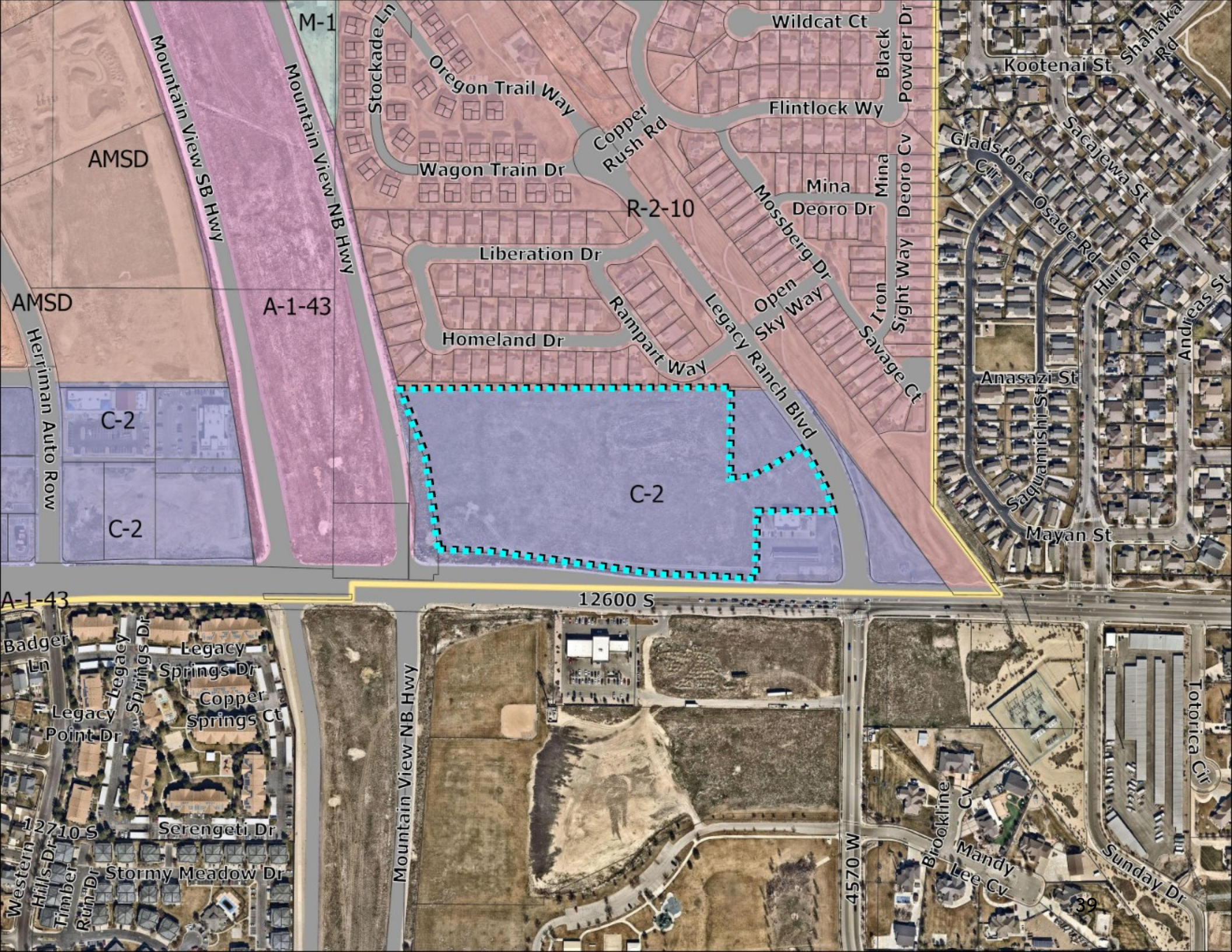
3. Architectural and Material Standards

- **Base Construction:** Herriman City ordinances typically mandate that monument signs incorporate stone elements to match or complement surrounding commercial architecture. The proposed sign fulfills this by utilizing a "Stone Clad Base".
- **Base Materials:** The base is constructed over a durable steel structure with a plywood overlay and is finished with a limestone veneer.
- **Cap Elements:** The structure is topped with a distinct cast cap made of concrete.
- **Typography:** The sign features Reverse Pan Channel Letters fabricated from aluminum with a 3-inch depth.
- **Finishes:** To maintain a high-quality aesthetic, the letters utilize a brushed bronze finish on both the vertical grain returns and horizontal grain face. The letters are securely mounted using 2-inch non-corrosive stand-offs.

4. Illumination and Electrical Safety

- **Lighting Profile:** The sign utilizes a white LED lighting system configured as a halo wash. This style of backlighting creates a highly legible, sophisticated aesthetic at night while minimizing harsh glare and light pollution, strictly aligning with local standards.
- **Code Adherence:** The sign is UL certified. All electrical and installation work will be conducted in accordance with Article 600 of the National Electrical Code and all applicable local codes.
- **Safety Protocols:** Proper grounding and bonding of the sign are explicitly included in the installation parameters. Electrical power at the display location is to be provided by the client.





CHAPTER 10-27 SIGNS

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10-27-1 Purpose

The purpose of this chapter is to eliminate excessive and confusing sign displays that create potential hazards to motorists, pedestrians, property, and to provide a communication system by establishing requirements for the location, size, height, and lighting of signs that will be compatible with adjoining land uses, architecture, and landscape, and that will help prevent clutter and litter, and will preserve and improve the aesthetic values and visual qualities of the city.

(Code 2023, § 10-27-1; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-2 Scope

The provisions of this chapter shall apply to all signs located in the city that are regulated under this title.

(Code 2023, § 10-27-2; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

Amended by Ord. [ORD 2026-02](#) on 1/28/2026

10-27-3 Definitions

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

(Code 2023, § 10-27-3; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-4 Conformity Required

- A. *Generally.* Signs shall not be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered unless in conformity with the regulations set forth in this chapter.
- B. *Nonconforming signs.* A nonconforming sign shall not be reconstructed, raised, moved, placed, extended, enlarged or altered, unless the sign is changed so as to conform to applicable provisions of this title.

(Code 2023, § 10-27-4; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-5 Interpretation

The following provisions shall be used to interpret and apply the provisions of this chapter in addition to other applicable provisions of this title.

- A. *Intervening streets.* Lots divided by public streets shall not be deemed to be adjacent.
- B. *Limitations.* The sign requirements contained in this chapter are declared to be the maximum allowable.
- C. *Prohibited signs.* Signs not specifically allowed by this chapter shall be prohibited, including, but not limited to, A-frame, snipe, and pedestal signs.
- D. *Conflicts.* If a provision of another ordinance conflicts with a provision of this chapter, the provisions of this chapter shall apply.

(Code 2023, § 10-27-5; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-6 Noncommercial Signs

- A. *Intent.* It is not the intent of this chapter to allow commercial speech to a greater extent than noncommercial speech.
- B. *Substitution of sign copy.* Any sign allowed under this chapter may contain lawful noncommercial sign copy that occupies the entire sign area or any portion thereof, and may be substituted for, or be combined with, a commercial message. Sign copy may be changed at will at any time without any additional approval or permitting, provided the sign is not prohibited and complies with applicable requirements of this chapter.

(Code 2023, § 10-27-6; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-7 Signs Allowed

Signs allowed shall be as shown in chart 10-27 of this section.

CHART 10-27. SIGNS ALLOWED BY ZONES

<i>Sign Type</i>	<i>Maximum Size</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Other Requirements</i>
Construction	32 sq. ft. unless 3 or more builders combine into 1 sign up to 128 sq. ft.	12 feet, unless 3 or more builders combine into 1 sign; but in no case more than 20 feet	Must maintain clear view of intersecting streets and cannot interfere with views from driveways	1 sign allowed for each exterior public street frontage (individual subdivision phases are not separate subdivisions that allow additional signage)
				Up to 3 additional signs may be approved when multiple builders combine into 1 sign
				Signs must be removed within 30 days after the last lot is sold
Flat (superseded by specific zone requirements)	5% of wall area	None	Building wall	Allowed only with public or quasi-public buildings, planned unit developments, golf courses, cemeteries, and dwelling groups
Mobile	None	None	6-foot setback	See HCC 10-27-10
				1 sign per street frontage and landscaped appropriately for the site
Monument (superseded by specific zone requirements)	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	6-foot setback	Allowed only with public or quasi-public buildings or uses, planned unit developments, golf courses, cemeteries, dwelling groups, and day care/preschool centers

Premises ground	6 sq. ft. per sign	6 feet	6-foot setback	Not permitted on lots used for residential purposes. Limited to 4 signs per building
Premises wall	3 sq. ft. per tenant	None	Building wall	
Yard	6 sq. ft.	6 feet	6-foot setback	Not permitted in street medians, park strips, or other public rights-of-way

<i>R-M and OP zones</i>				
<i>Sign Type</i>	<i>Maximum Size</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Other Requirements</i>
Flat	15% of wall area	None	Building wall	Signs exposed to dwellings on adjacent properties cannot be illuminated
Monument	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
Window	None	None	In window	Cannot be illuminated
<i>C-1 zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be located on 3 building walls	8 feet minimum above ground Primary sign copy on face or street side of structure

Flat	15% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary. Property separated by a public street or right-of-way is not adjacent.
Monument	1 per lot, unless on a corner lot, then 1 per frontage	6 feet	18-inch setback	A monument sign is a conditional use
	32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet, up to 64 sq. ft.			
Window	None	None	In window	None
<i>C-2 zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be located on 3 building walls	8 feet minimum above ground Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary. Property separated by a public street or right-of-way is not adjacent.

Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	
Planned center	200 sq. ft.	16 feet above sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage
				Subject to conditional use approval
Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	10 feet	6-foot setback	Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary.
Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval
				Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
CF Zone				

Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	attached to a building
	50% of awning may have sign copy		May be located on 3 building walls	8 feet minimum above ground
				Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to a signs unless exposed to a dwelling on adjacent property or a residential zone boundary. Property separated by a public street or right-of-way is not adjacent.
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	
Planned center	200 sq. ft.	16 feet above sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple tenants
				Maximum of 1 sign per street frontage
				Subject to conditional use approval
Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	10 feet	6-foot setback	Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary,

Roof	Same as ground sign	10 feet above roof	-	A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval Support structure must not be visible
Temporary	None	None	-	Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<i>M-1 zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to building 8 feet minimum above ground
	50% of awning may have sign copy		May be located on 3 building walls	Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs, unless exposed to an adjacent dwelling or residential zone boundary. Property separated by a public street or right-of-way is not adjacent
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage, or part thereof	

Roof	Same as ground sign	10 feet above roof		Roof sign may be substituted for a ground or projecting sign, but is subject to conditional use approval. The planning commission may deny a sign or set more restrictive conditions. Signs shall be installed so that the support structure is not visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<i>MU-2 zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be located on 3 building walls	8 feet minimum above ground Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary. Property separated by a public street or right-of-way is not adjacent.

Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch minimum setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	Monument signs larger than the maximum size may be approved by the planning commission as part of a master plan up to a maximum of 200 sq. ft. and maximum height of 15 feet if: (A) Space is provided for multiple users (B) Located in commercial project with at least 1 user greater than 3 acres
Planned center	200 sq. ft.	16 feet high from sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage
Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	Maximum height equals sign setback, but not more than 10 feet	6-foot setback	Subject to conditional use approval Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary, in which case it may be allowed with conditional use approval

Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None

A. *Illuminated signs.*

1. The primary purpose of illuminated signs is to enhance visibility for vehicular and pedestrian traffic on roadways and walking paths.
2. Illumination may be built into or attached to signs listed in Chart 10-27 when:
 - a. Lighting is allowed in the specific zone;
 - b. Sign is located within a development that has a minimum continuous street frontage of 500 feet, and faces, or is oriented toward, this same street frontage.
 - c. Sign is located 200 feet or more from any lot where an illuminated sign is not permitted.
3. Signs that face one or more dwellings on an adjacent property may not be illuminated as a permitted use. Property separated by a public street or right-of-way is not adjacent.
 - a. The Planning Commission may consider a conditional use permit application to allow an illuminated sign that faces one or more dwellings on an adjacent property if the residential land use is part of a commercial or mixed-use development.
 - b. For any Conditional Use permit request, the applicant shall provide the following:
 - (1) Sign details that include location and elevation plans, lighting specifications, pedestrian-scale perspective renderings, and photos from adjacent residential properties where the sign will be installed.
 - (2) Scaled and dimensioned site plan of the proposed illuminated sign and all residential buildings located within 200 feet of the sign, unless separated by a street that is at least sixty-six (66) feet wide.
 - (3) Lighting photometric plan showing all light emissions and identifying potential impacts on adjacent residential units.

- (4) Sign management and operational plan that includes display hours, automatic programming, light dimming, and other measures designed to limit impacts on residential neighbors.

(Code 2023, § 10-27-7; Ord. No. 2017-54, 12-13-2017; Ord. No. 2023-14, exh. A(10-27-7), 7-12-2023)

HISTORY

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

Amended by Ord. [ORD 2026-02](#) on 1/28/2026

10-27-8 Signs On Public Property

No sign shall be located on publicly owned land or within street rights-of-way, including, but not limited to, handbills, posters, advertisements, or notices fastened, placed, posted, painted, or attached in any way upon any curbstone, lamp post, utility pole, hydrant, bridge, tree, rock, sidewalk, or street, except signs erected or permitted by the city or an authorized public agency.

(Code 2023, § 10-27-8; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-9 Approval Process

- A. *Comprehensive sign plan.* When an application for the first land use permit on a lot (building permit, site plan, or conditional use permit) is submitted to the city, the application shall include a comprehensive sign plan for all existing, proposed, or future signs on the lot.
- B. *Permit required.* No person shall erect, alter, repair, relocate, or modify any sign without first obtaining a sign permit and a building permit for such work as provided in HCC 10-5-12 unless no permit is required.
- C. *No permit required.* A sign permit shall not be required for yard signs.

(Code 2023, § 10-27-9; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-10 Mobile Signs

Following the issuance of a sign permit to construct a permanent sign, a temporary mobile sign may be placed on the lot for which the sign permit is issued. The mobile sign shall be removed upon inspection and approval of the permanent sign or upon expiration of 60 days after issuance of the sign permit, whichever occurs first. Mobile signs shall not employ animated, flashing, or intermittent lights.

(Code 2023, § 10-27-10; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

Amended by Ord. [ORD 2026-02](#) on 1/28/2026

10-27-11 Electronic Signs

Electronic signs are permitted subject to the following limitations:

A. *Where allowed.* Electronic signs shall be allowed only in commercial, flex, mixed use, and manufacturing zones.

B. *Location.*

1. All electronic signs shall comply with 10-27-7 in regard to placement adjacent to residential property or dwellings.
2. Electronic signs which are not part of a monument sign or an installation where any portion of the electronic sign is six feet above finished grade shall not be permitted within 500 feet of the nearest boundary line of a parcel located in a residential zone.
3. Electronic signs which are part of a monument sign or an installation less than six feet above finished grade, and the display is parallel to a residentially zoned property, are not permitted within 150 feet of the corresponding lot line of the residential subject property.
4. Electronic signs within 150 feet of Mountain View Corridor (MVC) or an arterial road, where the digital display is six feet above finished grade, shall not be within 225 feet of a residential dwelling that is parallel to the sign face.
5. Electronic signs located within an outdoor advertising corridor, as defined in U.C.A. 1953, § 72-7-502, shall comply with all regulations of HCC chapter 10-10, U.C.A. 1953, title 72, ch. 7, pt. 5 (U.C.A. 1953, § 72-7-501 et seq.) and UAC r933-2.

C. *Size.* The changeable sign copy of an electronic sign shall not exceed 75 percent of the sign area, and the remainder of the sign shall be of a permanent character as otherwise required under this chapter.

D. *Malfunctions.* Any electronic sign with electrical or lighting components operating in an erratic, broken, or damaged fashion shall have a default mechanism to turn off the sign within 24 hours of a reported malfunction.

E. *Brightness.*

1. Sign illumination levels for digital signs shall never, at maximum display intensity, exceed 0.3 footcandle over ambient lighting conditions when measured at the distance based on the formula of the square root of the product of the area of the display multiplied by 100.
2. All permitted electronic signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements. The applicant shall submit a photometric matrix (showing the dispersal in footcandles) showing that the sign meets all the requirements of this Code.

F. *Dwell time and transitions.*

1. The inclusion of text or video that flashes, scrolls, appears to flash, or strobes is prohibited.
2. Images shall have a minimum eight-second dwell time.
3. Transitions between images shall be no less than three seconds. In order to better regulate changing images, a fade-in and fade-out transition must be used. The fade-in and fade-out prevents a dark image from transitioning abruptly to a light image and vice versa, thus creating a flash or strobe-like effect.
4. Digital signs installed within 150 feet of Mountain View Corridor or an arterial road shall have image dwell times of eight seconds or more, and the actual message rotation is accomplished in three seconds or less. Transitions must be done in a manner where the transition between images have similar background colors and brightness. Digital signs

within 150 feet of Mountain View Corridor or an arterial road are not subject to subsection (G) of this section.

- G. *Frequency of changes.* An electronic sign on which the sign copy changes more than four times per minute (once every 15 seconds) shall be deemed an animated sign and is prohibited.

(Code 2023, § 10-27-11; Ord. No. 2017-54, 12-13-2017; Ord. No. 2022-15, 4-13-2022)

HISTORY

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

Amended by Ord. [ORD 2026-02](#) on 1/28/2026

10-27-12 Size Computation

- A. *Multiple uses on one lot.* When more than one use occupies a lot, the frontage may be used to calculate the sign size for one ground or projecting sign for all uses on the lot. The total sign area may then be divided between the uses. There may be any number of flat or wall signs, provided the total area of such signs does not exceed the percentage of wall area coverage allowed.
- B. *Use of lot line.* A lot line that abuts a non-access freeway, road, street, or right-of-way may not be used in computing sign area.
- C. *Sign area calculation.* In computing sign area, only one side of a back-to-back or double-faced sign shall be computed when signs are parallel or diverge from a common edge by an angle of not more than 45 degrees. The area of signs that do not have a frame or a separate background shall be computed on the basis of the least rectilinear line with a maximum of eight sides, triangle, or circle large enough to frame sign copy. Sign areas in the shape of a sphere, prism, cylinder, cone, pyramid, square, or other such shapes shall be computed as one-half of the total surface area.

(Code 2023, § 10-27-12; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

Amended by Ord. [ORD 2026-02](#) on 1/28/2026

10-27-13 Sign Modifications

- A. *Lot with less than minimum required frontage.* When a lot has frontage that is ten percent less than the minimum required by the zone in which the lot is located, the planning commission may allow a sign on the lot that has more sign area than allowed by the regulations set forth in this chapter, provided the planning commission approves a conditional use permit for the sign modification and finds the modification is:
1. Consistent with the purpose of this chapter; and
 2. In architectural harmony with development on the lot and other buildings and uses adjacent to the development.
- B. *Limitation.* Notwithstanding subsection (A) of this section, no sign modification shall deviate from the required standard by more than 25 percent.

(Code 2023, § 10-27-13; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-14 Height Of Ground Signs

The height of ground signs, except as otherwise specified in this chapter, shall be measured from the grade at the lot line of the yard in which the sign is located and shall not exceed the height allowed in the zone in which the sign is located.

(Code 2023, § 10-27-14; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-15 Imprint Of Ownership Required

All signs shall bear the imprint of the sign owner and sign erector in plain and public view.

(Code 2023, § 10-27-15; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-16 Signs Within 200 Feet Of Single-Family Dwelling

No lighted sign shall be located within 200 feet of any residential dwelling unless the sign is separated from the dwelling by a street that is at least 66 feet wide.

(Code 2023, § 10-27-16; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

Amended by Ord. [ORD 2026-02](#) on 1/28/2026

10-27-17 Sign Installation Standards

Signs shall comply with the following location standards:

- A. *No obstruction.* Signs shall not be erected in a manner that allows any portion of the sign to interfere with any fire escape, fire exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- B. *Utility clearance.* Signs shall not be erected or maintained that have less horizontal or vertical clearance from communication and electrical power lines than as prescribed by applicable law or regulations.
- C. *Minimum clearance.* Signs shall not be erected in a manner that any portion of a sign extends over a public or private walkway with a minimum clearance of less than ten feet.
- D. *Visibility at intersections.* Signs shall not be placed within the clear view of an intersection.
- E. *Traffic hazards prohibited.* Signs shall not be erected at the intersection of any streets or driveways in a manner that obstructs free and clear vision, or at any location where by reason of the sign's position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal device, or make use of the words "stop," "drive-in," "danger," or any other words, phrases, symbols, or characters in a manner that may interfere with, mislead, or confuse vehicle operators.
- F. *Lighting beyond property.* Lighted signs shall not be installed in a manner that permits the light to unreasonably annoy or interfere with the use of nearby property. The community development director shall consider the validity of any alleged violation of this subsection. If such light is determined to be in violation, the director shall require the owner of the light to take

appropriate corrective action. Action taken by the community development director may be appealed to the appeal authority as provided in HCC 10-5-24.

(Code 2023, § 10-27-17; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

Amended by Ord. [ORD 2026-02](#) on 1/28/2026

10-27-18 Sign Maintenance

Signs shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts, repainting, cleaning, and other acts required to maintain the sign. No permit is required to maintain or service a sign.

(Code 2023, § 10-27-18; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-19 Sign Removal

Signs relating to a business which has closed or relocated shall be removed or the sign copy removed within 30 days of closure or relocation.

(Code 2023, § 10-27-19; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-20 Other Applicable Regulations

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

(Code 2023, § 10-27-20; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-21 Enforcement

The provisions of this chapter may be enforced as provided in HCC chapter 10-7.

(Code 2023, § 10-27-21; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

10-27-22 Severability

The provisions of this chapter shall be severable as provided in HCC 10-1-13.

(Code 2023, § 10-27-22; Ord. No. 2017-54, 12-13-2017)

HISTORY

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

MISSING REQUIRED INFO

THE FOLLOWING INFORMATION IS MISSING AND WILL CAUSE DELAYS IN PRODUCTION UNTIL PROVIDED TO YESCO:

PLEASE PROVIDE PAGE THIS SIGN APPEARS ON

E

J



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com
© 2022 YESCO LLC. All right reserved

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	2025.01.14
R1	2026.03.20 [LC]
R2	2026.05.26 [LC]
R3	2026.06.09 [JK]
R4	---
R5	---
R6	---
R7	---
R8	---
R9	---

J0 #

Approval

A/E Sign / Date

Client Sign / Date

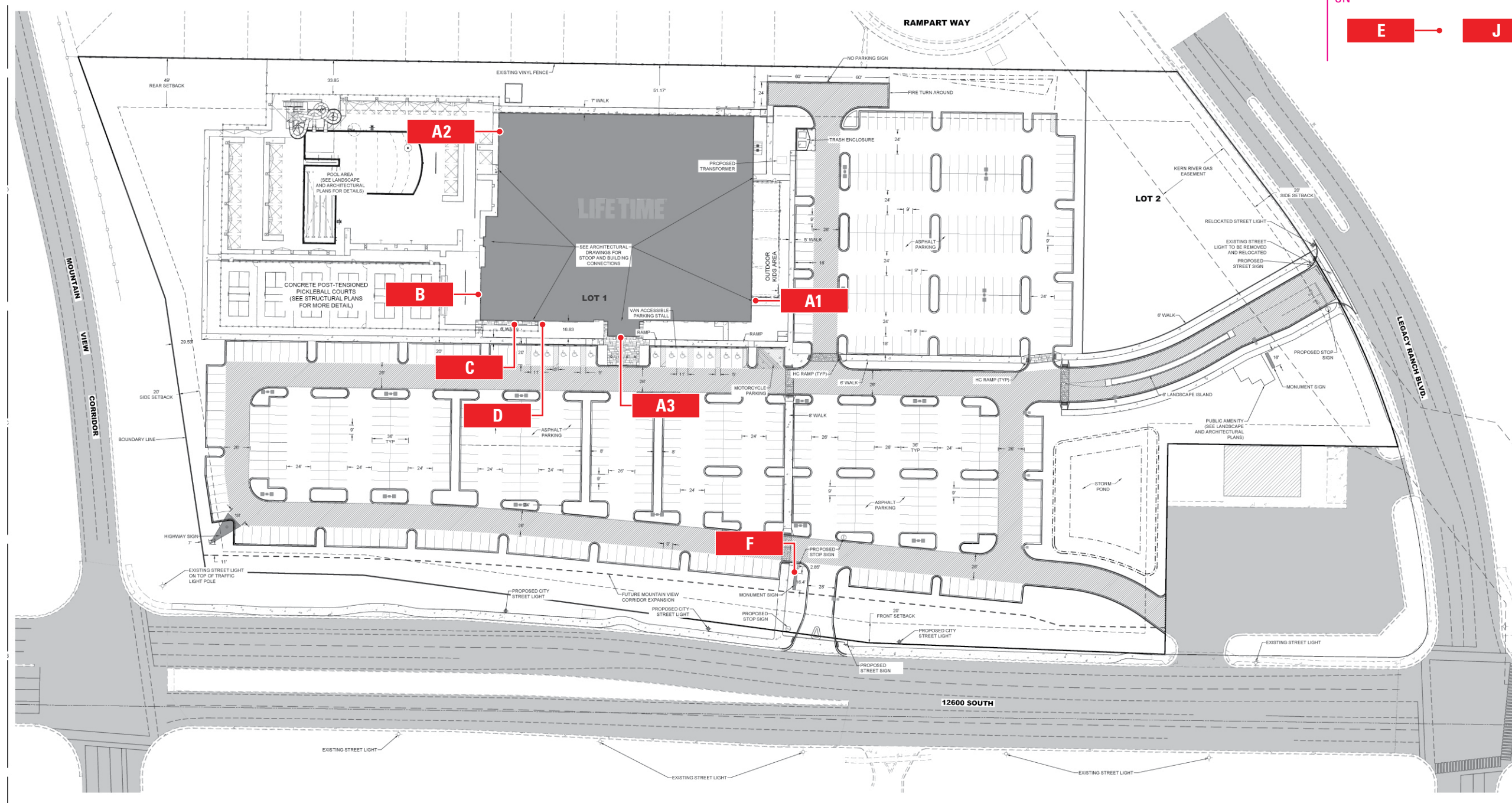
Lifetime Fitness

4684 W 12600 S
South Herriman, UT 84096-7400

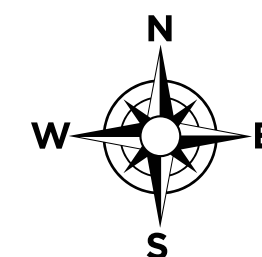
Acct. Exec: Erik B Cheney
Designer: Larry Cohen

OPY-76354 R3

ART 0.2



1 SITE PLAN - C103
SCALE: NTS





3 **SIMULATED NIGHT RENDERING**
SCALE: NTS

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE [1]** D/F
MONUMENT SIGN

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE
PROVIDED BY CLIENT.

PERMITTING INFO

AREA: 22.6 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1 SW YESCO (BRUSHED BRONZE)
Sherwin Williams Paint w/Satin Finish

Note: Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match. Please consult your YESCO account executive for physical sample swatches.

MISSING REQUIRED INFO

*THE FOLLOWING INFORMATION IS MISSING
AND WILL CAUSE DELAYS IN PRODUCTION
UNTIL PROVIDED TO YESCO:*

AS BUILT SURVEY REQUIRED PRIOR TO MFG.

VECTOR LOGO REQ.



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

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Revisions

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R4	---
R5	---
R6	---
R7	---
R8	---
R9	---

J0 #

Approval

A/E Sign / Date

Client Sign / Date

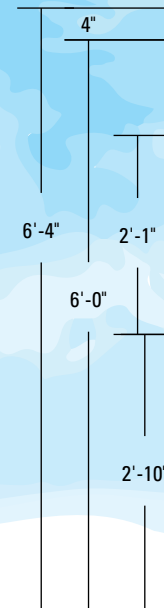
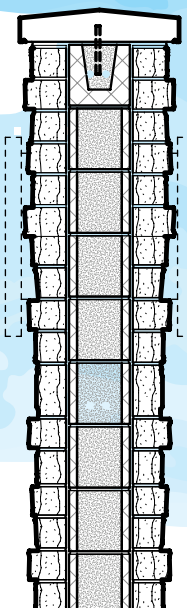
Lifetime Fitness

4684 W 12600 S
South Herriman, UT 84096-7400

Acct. Exec: Erik B Cheney
Designer: Larry Cohen

OPY-76354 **R3**

ART 8.0



Cast Cap
Material: Concrete

Dotted line
Indicates
Sign area

Reverse Pan Channel Letters
Depth: 3"
Material: Aluminum
Returns: Brushed bronze [vert grain]
Face: Brushed bronze [horz grain]
Lighting: Halo was White L.E.D.
Mounting: 2" non-corrosive stand offs

Stone Clad Base
Material: Steel structure w/ plywood overlay
Stone: Limestone veneer [TBD]

2 **SIDE DETAIL**
SCALE: 1/2" = 1'-0"

1 **SIGN F - D/F MONUMENT SIGN - BOTH SIDES**
SCALE: 1/2" = 1'-0"

DESIGN CRITERIA

- ## FOOTING NOTES

- MASONRY (CONCRETE BLOCK)

11. GROUT: GROUT SHALL CONFORM TO REQUIREMENTS OF CHAPTER 21 TO THE IBC FOR COARSE GROUT. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW GRADE SHALL BE GROUTED SOLID. ALL GROUT SHALL BE MECHANICALLY VIBRATED.
12. GROUT LIFTS OF 5 FEET OR LESS IS RECOMMENDED. FOR HIGHER GROUT LIFTS, CLEANOUTS (3"x3") AT THE BOTTOM OF ALL VERTICAL REINFORCED CELLS SHALL BE PROVIDED.
13. BLOCK CONSTRUCTION: ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.



No.	Date
Orig.	5/19/2026
	-
	-
	-
	-

Carl R. Meyers, PE

Signed 05/19/2026



Drawn by..... DAVE KNIGHT

Checked by.....CARL MEYERS

4684 W 12600 S
HERRIMAN, UT

Account Exec.....ERIK CHENEY
Designer.....LARRY COHEN

Date: 5/19/2026

Project No.
OPY-76354

**HERRIMAN CITY
ORDINANCE NO. 18-2025**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERRIMAN, UTAH, APPROVING A MASTER DEVELOPMENT AGREEMENT WITH LIFETIME FITNESS FOR A COMMERCIAL DEVELOPMENT LOCATED AT 4684 WEST 12600 SOUTH

WHEREAS, the City of Herriman received a proposal from LTF Real Estate Co to consider the Lifetime Master Development Agreement located at 4684 West 12600 South.

WHEREAS, the Planning Department on July 23, 2025, mailed and posted notices of a Planning Commission (the "Commission") public hearing to be held on August 6, 2025, to consider the proposed master development agreement.

WHEREAS, the Commission met in a regular meeting on August 6, 2025, to consider, among other things, the proposed master development agreement.

WHEREAS, the Commission voted on August 6, 2025, to recommend the City Council (the "Council") approve the proposed master development agreement with additional recommendations.

WHEREAS, the City Council finds that approving the Master Development Agreement for property located at approximately 4684 West 126000 South will enhance the health, safety, and welfare of the residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HERRIMAN, UTAH:

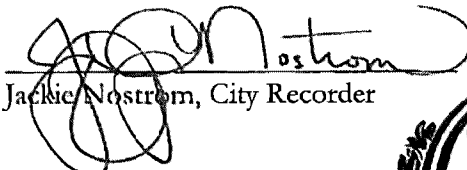
SECTION 1. Authority to Sign. The Mayor is authorized to sign the Master Development Agreement, as shown in Exhibit A.

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon passage.

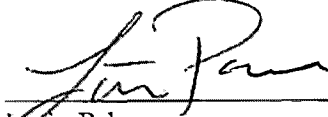
APPROVED BY THE CITY COUNCIL OF THE CITY OF HERRIMAN, UTAH, ON THIS 27TH DAY OF AUGUST 2025.

HERRIMAN CITY COUNCIL

Attest:


Jackie Nostrom, City Recorder

Mayor:


Kofin Palmer



Herriman City

ORDINANCE NUMBER: **2025-18**

SHORT TITLE: ORDINANCE APPROVING A MASTER DEVELOPMENT AGREEMENT
WITH LIFETIME FITNESS FOR A COMMERCIAL DEVELOPMENT LOCATED AT 4684
WEST 12600 SOUTH

PASSAGE BY THE CITY COUNCIL OF HERRIMAN CITY ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Lorin Palmer			X		
Terrah Anderson			X		
Jared Henderson	X		X		
Teddy Hodges		X	X		
Sherrie Ohrn			X		
	TOTALS		5		

This ordinance was passed by the City Council of Herriman City, Utah on the 27th day of
August 2025, on a roll call vote as described above.

EXHIBIT A

(Master Development Agreement)

Exhibit A

After recording, please send to:

Herriman City
Attn: City Recorder
5355 West Herriman Main Street
Herriman, Utah 84096

Affected Parcel No(s): 27-30-300-086-0000, 27-30-300-087-0000, 27-30-300-088-0000, 27-30-300-089-0000, 27-30-300-076-0000 and 27-30-300-055-0000

DEVELOPMENT AGREEMENT

This Development Agreement ("**Agreement**") is between the City of Herriman, a Utah municipal corporation ("**City**") and LTF Real Estate Company, Inc., a Minnesota corporation ("**Applicant**").

RECITALS

WHEREAS, the Applicant has rights to certain real property identified as Salt Lake County Assessor Parcel Number(s): 27-30-300-086-0000, 27-30-300-087-0000, 27-30-300-088-0000, 27-30-300-089-0000, 27-30-300-076-0000 and 27-30-300-055-0000, which is specifically described in the attached **Exhibit A** ("**Property**"); and

WHEREAS, the Property is subject to the planning and land use ordinances of the City and is approximately located at 4684 West 12600 South, Herriman, UT 84096; and

WHEREAS, the Applicant desires to develop and construct on the Property an approximately 102,000 sq. ft. building (the "**Project**") in accordance with the site plan shown in **Exhibit B** ("**Site Plan**"); and

WHEREAS, in connection with the City's anticipated approval of the site plan and other required approvals for the Project the Applicant has requested a development agreement to address certain exceptions to City Code requirements related to the Project and the use of the Property; and

WHEREAS, the Herriman City Council ("**City Council**"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and the City's adopted ordinances ("**City Code**"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement for the purpose of regulating the development the Property pursuant to the terms contained herein; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council and pursuant to Ordinance No. 18-2025, a copy of which is attached as **Exhibit F**; and

WHEREAS, the City and the Applicant acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Applicant relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves the Applicant's request for the Property.

Signature Page

NOW, THEREFORE, the parties agree as follows:

TERMS

1. **Recitals; Definitions.** The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

2. **Enforceability.** The City and the Applicant acknowledge that the terms of this Agreement shall be enforceable, and the rights of Applicant relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves the Applicant's request for the Property.

3. **Effective Date.** This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

4. **Conflicting Terms.** The Property shall be used and developed in accordance with the requirements and benefits of this Agreement as of the Effective Date. If there is a discrepancy between the requirements of City Code and this Agreement, this Agreement shall control.

5. **Applicant Obligations.**

A. Site Plan. The Applicant shall develop and use the Property in accordance with the Site Plan.

B. The Parties agree that the Project will comply with the Zoning and City development standards in effect at the time of the Site Plan Application's submission with the exception of the following specific and limited modifications and exceptions, which shall be modifications or exceptions to the Zoning to which the Project need not comply due to existing site constraints:

i. Fencing Between Incompatible Uses: The Project currently abuts a residential use along the northern boundary of the Property. In lieu of the requirements of Municipal Code 10-21-6.B., which requires a minimum six-foot-high decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall be installed between residential uses and commercial uses, the Applicant may develop the Project utilizing a landscaped berm as an alternative screening technique as provided in Municipal Code 10-21-6.C., which berm shall be installed and constructed along the Property's northern boundary in conformance with the size and location as generally depicted on the Site Plan and that certain landscape cross sections plan sheet attached hereto as **Exhibit C**. The area between the building and swimming pool and the north property line shall be fenced to restrict public access.

ii. Major Corridor Sign Overlay Zone: Applicant intends to install a sign on the Property utilizing the Major Corridor Sign (MCS) Overlay Zone standards and requirements of Municipal Code 10-15-7. The Project is hereby granted an exception to the minimum area requirements specified in Municipal

Signature Page

Code 10-15-7, which mandates a minimum area requirement of 20 acres for signage installation. The Property, being approximately 13.5 acres in size, shall be deemed compliant with Municipal Code 10-15-7 regardless of not meeting the aforementioned minimum area size requirements. Additionally, provided that the remaining standards and requirements of Municipal Code 10-15-7 are adhered to, Applicant may install and utilize electronic signage on the Property. The electronic signage may display advertising and programming on both sides of the sign related to the permitted uses on the Property, as well as advertisements for brands and products of the Applicant's retail partners. The electronic signage shall comply with the standards and requirements of Municipal Code 10-27.11. The electronic signage shall be designed and installed in a manner that minimizes any potential negative impact on neighboring properties and the surrounding community, including incorporating display angles that are intended to minimize impact to the residential use to the north of the Property. Applicant shall be permitted to install and construct the electronic signage on the Property in conformance with the size and location as generally depicted on the Site Plan and that certain sign detail plan attached hereto as **Exhibit D**.

iii. Elevation Materials. The Project currently contemplates building improvements on the Property greater than 40,000 square feet in size. Therefore, pursuant to Municipal Code 10-12-6.C.15.d, the City hereby grants an exception to the requirements of Municipal Code 10-12-6.C.15.a, which otherwise requires that all facades, including back and side elevations, be constructed utilizing a minimum of sixty percent (60%) brick or stone that is not part of the support structure or panelized. The facades, including back and side elevations of the buildings constructed on the Property, will generally conform to the elevations and brick or stone design features depicted on **Exhibit E**. Additionally, the City hereby grants an exception to the requirements of Municipal Code 10-12-6.C.15.b, which otherwise requires that stucco products, if used, shall not exceed twenty percent (20%) of any building façade. The buildings constructed on the Property may incorporate and utilize stucco products in conformance with the design features depicted on **Exhibit E**.

C. Compliance with City Code Zone. As a result of the foregoing modifications or exceptions to the Zoning and development standards for the Project, the Project's development will comply with the Project plans and specifications submitted to the City in connection with the approved Site Plan Application or this Agreement.

6. **Minor Changes**. The Community Development Director, after conferring with the City Manager, may approve minor modifications to the Applicant Obligations in Section 5 which are necessary or advantageous in facilitating more desirable function and aesthetics of the Property.

7. **City Obligations**. The City shall review development applications with respect to the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

Signature Page

8. Vested Rights and Reserved Legislative Powers.

A. Vested Rights. Consistent with the terms and conditions of this Agreement, the City agrees Applicant has the-vested right to develop and construct the Property during the term of this Agreement in accordance with: (i) the Zone designation; (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement.

B. Reserved Legislative Powers. The Applicant acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding, the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Applicant under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Applicant shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

9. **Transportation Impact Fee.** The parties acknowledge that the Project is bounded by and adjacent to three public rights of way: (1) 12600 South to the South, (2) Mountain View Corridor to the West, and (3) Legacy Ranch Boulevard to the East. Mountain View Corridor is maintained and managed by the Utah Department of Transportation (UDOT). It is anticipated that 12600 South will also be maintained and managed by UDOT in the future. Access to and from the Project is anticipated to be limited in the case of 12600 South and not permissible in the case of Mountain View Corridor. Instead, as depicted on the Site Plan, the main access to and from the Project is anticipated to be from Legacy Ranch Boulevard, which will be managed and maintained by the City. Applicant shall install improvements along 12600 South, including a curb attached 8'-0" asphalt trail (width to be modified as determined by the City Engineer where utility and grading conflicts exist) to connect the existing sidewalk on the west and east ends of the frontage, three arterial street lights (locations to be determined by the City Engineer), and rock mulch and/or native seed mix in the area between the asphalt trail and the future right-of-way line as determined by the city-approved site plans. The parties acknowledge and agree that the Project is intended to generate tax revenue and create jobs, which are considered a desirable service to the community the ("**Benefits**"). To help facilitate the viability of the Project, due to the Benefits provided by the Developer and because access to the Project is limited as set forth above, the City agrees to a deferred reduced (but not a full elimination of) payment of the transportation impact fees due in connection with the Project in the amount of \$350,000 until the date of issuance of the certificate of occupancy for the Project. The Developer has the discretion to pay such transportation impact fees in installments or in full, provided, however, that the full payment must be received by the City no later than the date of the issuance of the certificate of occupancy for the Project. Notwithstanding anything herein to the contrary, Applicant shall not be required to pay the transportation impact fees in the event that either (a) Developer withdraws its application for a certificate of occupancy for the Project or (b) the certificate of occupancy is denied by the City.

Signature Page

10. **Term.** This Agreement shall run with the land and shall continue in full force and effect and inure to the benefit of and be binding on Applicant and its respective successors, assigns, beneficiaries, and grantees from its date of recordation in the official records of the Salt Lake County Recorder's Office.

11. **General Provisions.**

A. **Notices.** All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to City: City of Herriman
 Attn: City Recorder
 5355 West Herriman Main Street
 Herriman, Utah 84096

If to Applicant: LTF Real Estate Company, Inc.
 Attn:
 Address: 2900 Corporate Place
 Chanhassen, MN 55317

B. **Mailing Effective.** Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

C. **No Waiver.** Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

D. **Headings.** The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

E. **Authority.** The parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. The Applicant represents and warrants that it is fully formed and validly existing under the laws of the State of Utah and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Applicant and City warrant to each other that the individuals executing this Agreement on behalf of their respective party are authorized and empowered to bind the party on whose behalf each individual is signing. Applicant represents to City that by

Signature Page

entering into this Agreement, the Applicant has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

F. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regulatory approvals given by the City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements, or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

G. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

H. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Applicant's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

I. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The parties hereby expressly waive any right to object to such choice of law or venue.

J. Remedies. If either party breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available both at law and in equity.

K. Attorney's Fees and Costs. If either party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

L. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors in interest, and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

M. No Third Party Rights. The obligations of Applicant and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

N. Assignment. The Applicant may not assign or transfer this Agreement without prior written consent of the City.

O. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the parties.

Signature Page

To evidence the parties' agreement to this Agreement, each party has executed it on the date stated under that party's name.

[SIGNATURE PAGE FOLLOWS]

Signature Page

CITY

Approved as to form:

Signature: _____

By: _____

Its: _____

Date: _____

State of _____

County of _____

On this 27th day of August, 2025, before me personally came

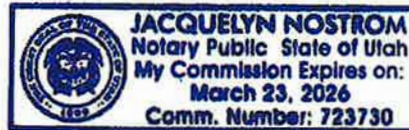
Lorin Palmer (name of document signer), whose identity is

personally known to me (or proven on the basis of satisfactory evidence) and who duly

sworn/affirmed to me that he/she is the Mayor of Herriman City (city)

and said he/she has the authority of said city to sign this instrument and said city executed the same.

Notary Public



(seal)

APPLICANT: LTF REAL ESTATE COMPANY, INC.

Signature: Kari L. Broyles

By: Kari L. Broyles

Its: Sr. V.P., General Counsel – Property Development & Assistant Secretary

Date: September 5, 2025

Corporate/Trust/Entity Acknowledgement

State of Minnesota)

§

County of Carver)

On this 5th day of September, 2025, before me personally came Kari L. Broyles (*name of document signer*), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who duly sworn/affirmed to me that ~~he~~/she is the Sr. V. P., General Counsel – Property Development & Assistant Secretary (*title of office*) of LTF Real Estate Company, Inc. (*name of corporation/trust/entity*) and said ~~he~~/she has the authority of said corporation/trust/entity to sign this instrument and said corporation/trust/entity executed the same.

Susan M. Schilling
Notary Public

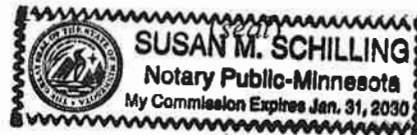


EXHIBIT A

Legal Description of Property

A parcel of land located in the South half of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Herriman City, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point, said point being 163.69 feet South 89°13'15" East and 505.69 feet North 00°46'45" East from the Southwest corner of said Section 30, and running thence North 15°50'46" West 140.18 feet to the Southwest corner of the Liberty Villages Subdivision plat, as recorded on March 10, 2004 as Entry No. 9000264 in Book 2004P at Page 55 of the Salt Lake County Recorder; thence along the South line of said subdivision South 89°13'15" East 38.62 feet, thence South 00°08'34" West 134.33 feet to the point of beginning.

Less and Excepting therefrom that portion conveyed to Utah Department of Transportation in Final Judgment of Condemnation recorded June 17, 2010 as Entry No. 10972473 in Book 9833 at Page 5813 of Official Records, being more particularly described as follows:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land described as follows:

Beginning at a westerly angle point of said entire tract which is 253.04 feet radially distant easterly from the Mountain View Corridor Right of Way Control Line of said project, opposite approximate Engineer Station 1136+97.55, which point is 169.70 feet (163.69 feet record) South 89°13'15" East and 514.67 feet (505.69 feet record) North 0°46'45" East from the Southwest corner of said Section 30; and running thence North 16°45'47" West 130.93 feet to a point designated as Point "A", and to the Southwest corner of the Liberty Village Subdivision, recorded as Entry No. 9000264 in Book 2004P at Page 65, of the official records, Salt Lake County, State of Utah, at a point 236.66 feet radially distant Easterly from said control line, opposite approximate Engineer Station 1138+22.59; thence South 19°50'49" East 252.90 feet; thence South 8°26'04" East 276.16 feet to a point 292.00 feet radially distant easterly opposite approximate Engineer Station 1133+20.00; thence South 88°39'29" East 132.95 feet; thence South 83°02'27" East 524.35 feet to a point designated as Point "B", which point is 937.00 feet perpendicularly distant easterly from said control line opposite approximate Engineer Station 1132+07.00; thence South 87°46'20" East 293.27 feet to a southeast corner of said entire tract at a point 55.48 feet perpendicularly distant northerly from said control line, of said project, opposite approximate Engineer Station 43+23.69; thence along the northerly right of way line of 12600 South Street the following three (3) courses and distances: 1) North 89°13'15" West 961.71 feet; 2) South 01°18'46" West 17.33 feet; 3) North 88°44'59" West 73.05 feet to the westerly boundary line of said entire tract; thence North 466.39 feet along said boundary line to the point of beginning.

Parcel 2:

Beginning at a point North 48.00 feet and South 88°53'52" East 169.33 feet from the Southwest corner of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point being on the North boundary of State Highway 111, and running thence North 2095.129 feet to a point on the Southwest boundary of a 110 foot right of way owned by the Utah Power & Light Company, thence South 37°20'36" East 370.066 feet along said Southwesterly boundary; thence South 1805.24 feet to the North boundary of State Highway 111; thence North 88°53'52" West 224.52 feet to the point of beginning.

Less and Excepting therefrom the following described portion of land:

Beginning North 48 feet and South 88°53'52" East 170.55 feet from the Southwest corner of Section 30, Township 3 South, Range 1 West, Salt Lake Meridian; thence North 88°53'52" West 1.22 feet; thence North 227.99 feet; thence East 1.22 feet; thence South 227.99 feet to beginning.

Also Less and Excepting therefrom any portion of said property lying North of the Southerly boundary line of Liberty Villages, a subdivision plat recorded March 10, 2004 as Entry No. 9000264 in Book 2004P at Page 55 of the Salt Lake County Recorder.

Also Less and Excepting therefrom that certain tract of land conveyed to City of Herriman, a Municipal Corporation by Quit-Claim Deed recorded September 13, 2005 as Entry No. 9488444 in Book 9187 at Page 2625 of the official Records and being more particularly described as follows:

Beginning at a brass cap monument marking the Southwest corner of Section 30, Township 3 South, Range 1 West, Salt Lake Meridian, thence South 89°13'15" East along the section line 242.39 feet and North 53.00 feet to the point of beginning; thence North 01°18'46" East a distance of 11.96 feet; thence South 89°13'15" East a distance of 1526.58 feet; thence South 37°18'49" East a distance of 15.19 feet; thence North 89°13'15" West a distance of 1536.06 feet to the point of beginning.

and Also Less and Excepting therefrom that portion conveyed to Utah Department of Transportation in Final Judgment of Condemnation recorded June 17, 2010 as Entry No. 10972473 in Book 9833 at Page 5813 of Official Records, being more particularly described as follows:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land described as follows:

Beginning at a westerly angle point of said entire tract which is 253.04 feet radially distant easterly from the Mountain View Corridor Right of Way Control Line of said project, opposite approximate Engineer Station 1136+97.55, which point is 169.70 feet (163.69 feet record) South 89°13'15" East and 514.67 feet (505.69 feet record) North 0°46'45" East from the Southwest corner of said Section 30; and running thence North 16°45'47" West 130.93 feet to a point designated as Point "A", and to the Southwest corner of the Liberty Village Subdivision, recorded as Entry No. 9000264 in Book 2004P at Page 65, of the official records, Salt Lake County, State of Utah, at a point 236.66 feet radially distant Easterly from said control line,

opposite approximate Engineer Station 1138+22.59; thence South 19°50'49" East 252.90 feet; thence South 8°26'04" East 276.16 feet to a point 292.00 feet radially distant easterly opposite approximate Engineer Station 1133+20.00; thence South 88°39'29" East 132.95 feet; thence South 83°02'27" East 524.35 feet to a point designated as Point "B", which point is 937.00 feet perpendicularly distant easterly from said control line opposite approximate Engineer Station 1132+07.00; thence South 87°46'20" East 293.27 feet to a southeast corner of said entire tract at a point 55.48 feet perpendicularly distant northerly from said control line, of said project, opposite approximate Engineer Station 43+23.69; thence along the northerly right of way line of 12600 South Street the following three (3) courses and distances: 1) North 89°13'15" West 961.71 feet; 2) South 01°18'46" West 17.33 feet; 3) North 88°44'59" West 73.05 feet to the westerly boundary line of said entire tract; thence North 466.39 feet along said boundary line to the point of beginning.

Parcel 3:

A parcel of land located in the South half of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Herriman City, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point, said point being 393.00 feet South 89°13'15" East and 64.95 feet North 0°46'45" East from the Southwest corner of said Section 30, and running thence North 00°04'17" East 575.10 feet to the South line of the Liberty Villages Subdivision plat as recorded on March 10, 2004 as Entry No. 9000264 in Book 2004P at Page 55 of the Salt Lake County Recorder, thence along said South line South 89°13'15" East 447.44 feet, thence South 575.11 feet; thence North 89°13'16" West 448.16 feet to the point of beginning.

Less and Excepting therefrom that portion conveyed to Utah Department of Transportation in Final Judgment of Condemnation recorded June 17, 2010 as Entry No. 10972473 in Book 9833 at Page 5813 of Official Records, being more particularly described as follows:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land described as follows:

Beginning at a westerly angle point of said entire tract which is 253.04 feet radially distant easterly from the Mountain View Corridor Right of Way Control Line of said project, opposite approximate Engineer Station 1136+97.55, which point is 169.70 feet (163.69 feet record) South 89°13'15" East and 514.67 feet (505.69 feet record) North 0°46'45" East from the Southwest corner of said Section 30; and running thence North 16°45'47" West 130.93 feet to a point designated as Point "A", and to the Southwest corner of the Liberty Village Subdivision, recorded as Entry No. 9000264 in Book 2004P at Page 65, of the official records, Salt Lake County, State of Utah, at a point 236.66 feet radially distant Easterly from said control line, opposite approximate Engineer Station 1138+22.59; thence South 19°50'49" East 252.90 feet; thence South 8°26'04" East 276.16 feet to a point 292.00 feet radially distant easterly opposite approximate Engineer Station 1133+20.00; thence South 88°39'29" East 132.95 feet; thence South 83°02'27" East 524.35 feet to a point designated as Point "B", which point is 937.00 feet

perpendicularly distant easterly from said control line opposite approximate Engineer Station 1132+07.00; thence South 87°46'20" East 293.27 feet to a southeast corner of said entire tract at a point 55.48 feet perpendicularly distant northerly from said control line, of said project, opposite approximate Engineer Station 43+23.69; thence along the northerly right of way line of 12600 South Street the following three (3) courses and distances: 1) North 89°13'15" West 961.71 feet; 2) South 01°18'46" West 17.33 feet; 3) North 88°44'59" West 73.05 feet to the westerly boundary line of said entire tract; thence North 466.39 feet along said boundary line to the point of beginning.

Parcel 4:

A parcel of land located in the South half of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Herriman City, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point, said point being 841.16 feet South 89°13'15" East and 64.95 feet North 0°46'45" East from the Southwest corner of said Section 30 and running thence North 575.11 feet to the South line of the Liberty Villages subdivision plat, as recorded on March 10, 2004 as Entry No. 9000264 in Book 2004P at Page 55 of the Salt Lake County Recorder, thence along said South line South 89°13'15" East 265.45 feet; thence South 37°32'11" East 298.50 feet; thence South 00°00'07" East 132.94 feet; thence North 89°13'16" West 81.70 feet; thence South 00°46'44" West 207.92 feet; thence North 89°13'16" West 362.79 feet to the point of beginning.

Less and Excepting therefrom that portion conveyed to Utah Department of Transportation in Final Judgment of Condemnation recorded June 17, 2010 as Entry No. 10972473 in Book 9833 at Page 5813 of Official Records, being more particularly described as follows:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land described as follows:

Beginning at a westerly angle point of said entire tract which is 253.04 feet radially distant easterly from the Mountain View Corridor Right of Way Control Line of said project, opposite approximate Engineer Station 1136+97.55, which point is 169.70 feet (163.69 feet record) South 89°13'15" East and 514.67 feet (505.69 feet record) North 0°46'45" East from the Southwest corner of said Section 30; and running thence North 16°45'47" West 130.93 feet to a point designated as Point "A", and to the Southwest corner of the Liberty Village Subdivision, recorded as Entry No. 9000264 in Book 2004P at Page 65, of the official records, Salt Lake County, State of Utah, at a point 236.66 feet radially distant Easterly from said control line, opposite approximate Engineer Station 1138+22.59; thence South 19°50'49" East 252.90 feet; thence South 8°26'04" East 276.16 feet to a point 292.00 feet radially distant easterly opposite approximate Engineer Station 1133+20.00; thence South 88°39'29" East 132.95 feet; thence South 83°02'27" East 524.35 feet to a point designated as Point "B", which point is 937.00 feet perpendicularly distant easterly from said control line opposite approximate Engineer Station 1132+07.00; thence South 87°46'20" East 293.27 feet to a southeast corner of said entire tract at a point 55.48 feet perpendicularly distant northerly from said control line, of said project,

opposite approximate Engineer Station 43+23.69; thence along the northerly right of way line of 12600 South Street the following three (3) courses and distances: 1) North $89^{\circ}13'15''$ West 961.71 feet; 2) South $01^{\circ}18'46''$ West 17.33 feet; 3) North $88^{\circ}44'59''$ West 73.05 feet to the westerly boundary line of said entire tract; thence North 466.39 feet along said boundary

line to the point of beginning.

Parcel 5:

A parcel of land located in the South half of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Herriman City, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point, said point being 1285.67 feet South $89^{\circ}13'15''$ East and 272.87 feet North $0^{\circ}46'45''$ East from the Southwest corner of said Section 30, and running thence North $00^{\circ}00'07''$ West, 273.57 feet to a point on the West property line of Legacy Ranch Boulevard a dedicated street; thence along said West line the following two (2) calls; (1) South $36^{\circ}56'10''$ East 33.86 feet to a point on a 759.00 foot radius curve to the right (2) Southeasterly 279.86 feet along the arc of said curve, having a central angle of $21^{\circ}07'34''$ and being subtended by a chord that bears South $26^{\circ}45'06''$ East a distance of 278.27 feet; thence North $89^{\circ}13'16''$ West 145.61 feet to the point of beginning.

Parcel 6:

A parcel of land located in the South half of the Southwest Quarter of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Herriman City, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point, said point being 1283.86 feet South $89^{\circ}13'15''$ East and 405.80 feet North $0^{\circ}46'45''$ East from the Southwest corner of said Section 30, and running thence North $37^{\circ}32'11''$ West 298.50 feet to the South line of the Liberty Villages Subdivision plat, as recorded on March 10, 2004 as Entry No. 9000264 in Book 2004P at Page 55 of the Salt Lake County Recorder; thence along said South line South $89^{\circ}13'15''$ East 110.77 feet to a point on the West property line of Legacy Ranch Boulevard a dedicated street, thence along said West line South $36^{\circ}56'10''$ East 118.31 feet; thence South $00^{\circ}00'07''$ East 140.63 feet to the point of beginning.

(Note: Rotate all bearings in the above description $0^{\circ}15'16''$ clockwise to match the above said Right of Way Control Line.)

EXHIBIT B

Site Plan



EXHIBIT C

Landscape Cross Sections Plan

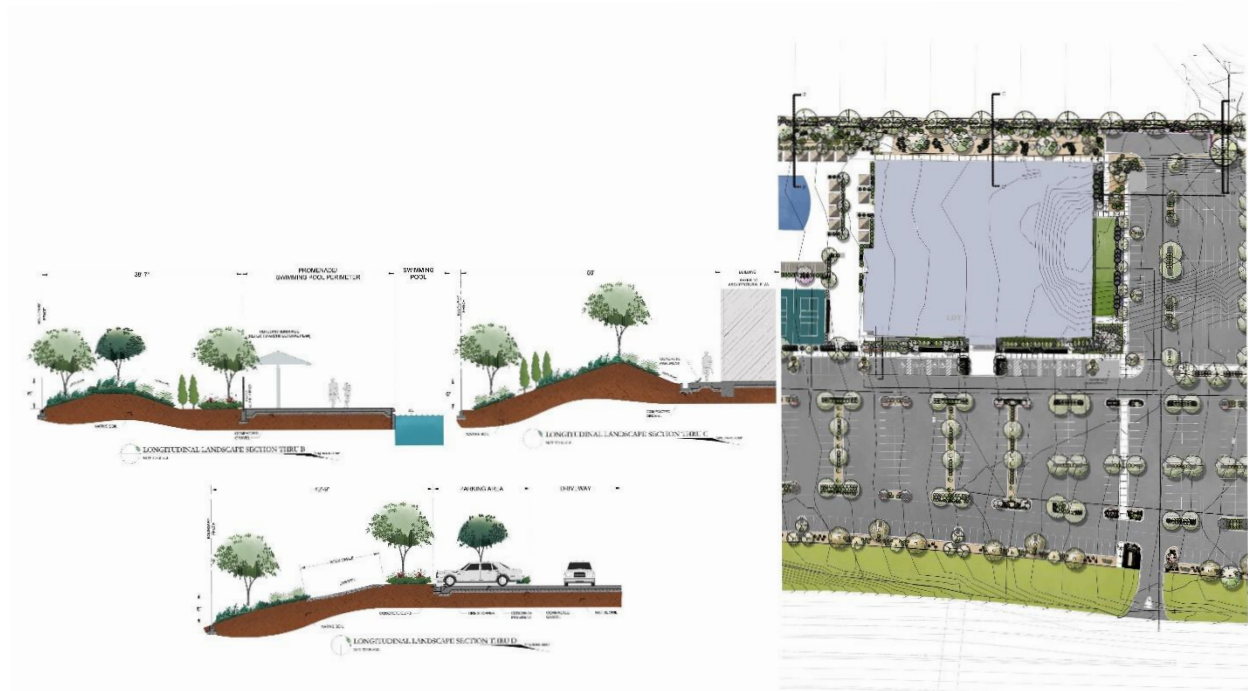


EXHIBIT D

Sign Detail Plan

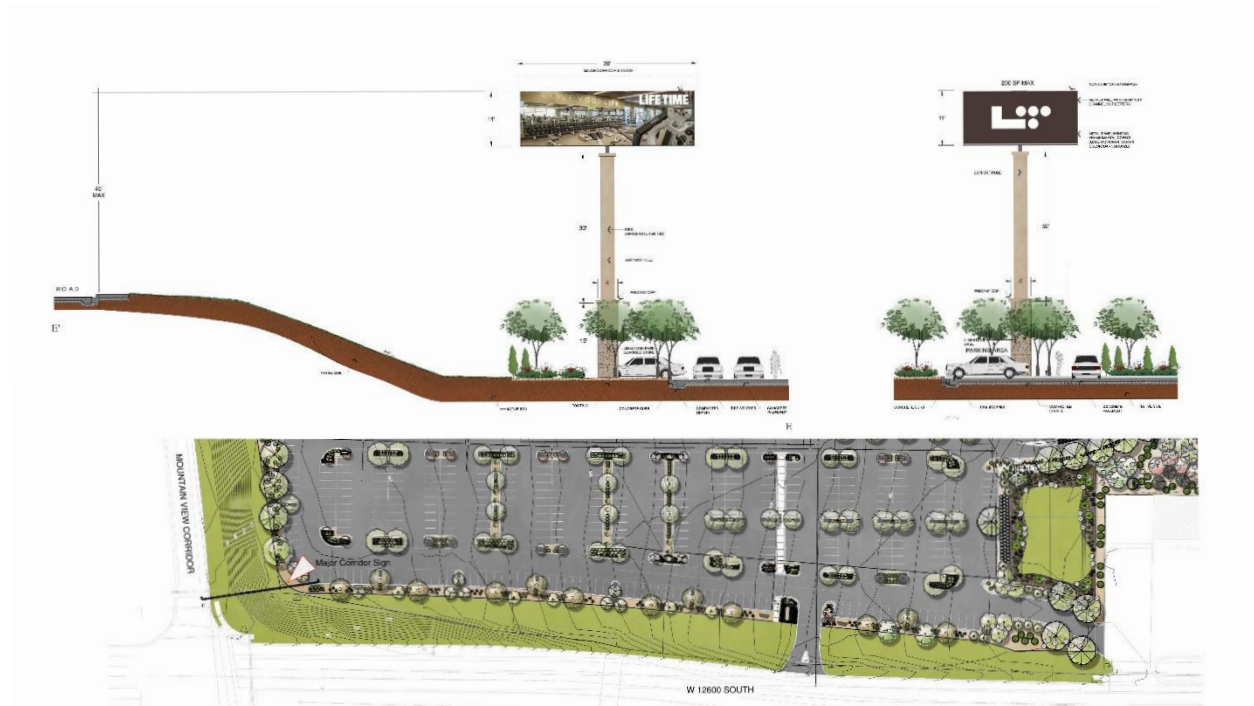


EXHIBIT E

Building Elevations

