



PLANNING COMMISSION AGENDA

Wednesday, August 19, 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 Herriman City Land Use Development Standards and adopted policies for compliance with the Land Use Development & Management Act in the Utah Code – 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 July 15, 2026 Planning Commission Meeting

4. Administrative Items

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

4.1. Review and consider approval of a Consider Use Permit for a home occupation daycare at 4511 W Watchmen Way in an R-2-10 Residential Medium Density Zone.

Applicant: Laura Reyes, Alanna Daycare (authorized agent)

Acres: ±0.07

City File No: C2026-106

4.2. Review and consider approval of a Preliminary Plat for a 5-lot Subdivision at approximately 12650 S 6000 West in the A-1-10 Agricultural Single-Family Zone. (Public Hearing)

Applicant: Bruce Bowles (property owner, authorized agent)

Acres: ±1.37

City File No: S2026-023

4.3. Review and consider approval of a 10-lot Preliminary Subdivision Plat known as Beau Meadows, located approximately at 6515 W Rose Canyon Road in the A-1-10 Agricultural Single-Family Zone. (Public Hearing)

Applicant: Brett Lovell (property owner)

Acres: ±5.0

City File No: S2026-040

4.4. Review and consider a request to renew Preliminary Plat Approval for the Laguna Pointe Subdivision, comprised of 68 residential lots located at approximately 14860 S Juniper Crest Road in the R-1-15 Single-Family Residential Zone with Zoning Conditions. (Public Hearing)

Applicant: Matt Christensen (authorized agent)

Acres: ±40.70

City File No: S2026-116

5. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be

taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 5.1. Review and consider approval of a request to amend the Herriman City Zoning Map, changing the designation from A-1-43 (1-acre minimum) to A-1-10 (10,000 sq ft minimum), for the property at approximately 13727 S 7300 West Street. (Public Hearing)**

Applicant: Jordan Herrmann (property owner)

Acres: ±0.75

City File No: Z2026-112

- 5.2. Review and consider a proposed Master Development Agreement for Black Clover Holdings LLC to develop a light manufacturing and fulfillment center for retail and wholesale distribution at 5200 W Herriman Boulevard in the C-2 Commercial Zone. (Public Hearing)**

Applicant: Steven Lichtie (authorized agent)

Acres: ±7.42 acres

City File No: M2026-117

- 5.3. *(Continued to a Future Planning Commission Meeting)* Review and consider a request to amend Chapter 10-10 Residential Zones and related sections of the Herriman City Land Development Code to establish zoning district development for residential lots ranging from 5,000 to 10,000 square feet. (Public Hearing)**

Applicant: Herriman City

City File No: Z2024-015

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: August 26, 2026

7.2. Next Planning Commission Meeting: September 02, 2026

8. Adjournment

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

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

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

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.gov, Posted and dated this 13th day of August, 2026 /s/ Angela Hansen, Deputy City Recorder



PLANNING COMMISSION MINUTES

Wednesday, July 15, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, July 15, 2026, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Chair Andrea Bradford

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

Excused: Jackson Ferguson, Heather Garcia

Staff Present: Planner II Amanda Hamilton, Planner I Riley Norton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Specialist Mitch Davis, Assistant City Manager Wendy Thomas (online), Planning Director Michael Maloy

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

Vice Chair Darryl Fenn called the meeting to order at 6:03 p.m.

1. Commission Business

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

Planning Director Maloy provided an update on recent City Council actions. He noted that the Council had reappointed Alternate Planning Commission Sickles. A work session had been held to discuss a potential Master Development Agreement (MDA), though the city was still awaiting confirmation on whether that application would move forward. He observed that development proposals coming into the city were trending smaller than in prior cycles.

Director Maloy also reported that the City Council had denied a trail-related item and that, as a follow-on matter, the Council had directed staff to examine fencing standards along trails and open spaces. He

explained that the current ordinance prohibits private fencing along trails and open space, but that the city had not been consistently enforcing this provision, which had prompted the Council's direction to staff.

Commissioners Andrea Bradford and Andy Powell arrived at 6:05 p.m.

1.2. Review of Agenda Items – Planning Staff

Planning Staff presented a preview of the two administrative items on the evening's agenda. Planner Hoadley noted that the Haven Event Center application had originated when a tenant improvement application was flagged as requiring a conditional use permit. The primary issue identified was a significant parking deficiency: the two buildings in the Teton Commercial development share 50 parking stalls, of which approximately 30 to 32 are needed for Building 1's existing and anticipated tenants, leaving only 18 to 20 stalls available for the proposed event center. Under Herriman City code, the conference and reception center use classification requires 3 spaces per 100 square feet of assembly area, producing a requirement of approximately 134 stalls, a figure far exceeding the available supply.

Planner Hoadley explained that although the MDA for the Teton Commercial area permits the applicant to submit a parking study to reduce required stalls, the study that had been submitted used an incorrect use classification of "recreation outdoor" rather than the correct conference and reception center standard. Staff advised the Commission that the applicant had been notified and was preparing a corrected parking study. A fourth condition of approval had been added to the staff report requiring that, if the corrected parking study demonstrated an inability to meet requirements with the existing 50 stalls, the applicant would need to construct additional permanent parking on one of the adjacent vacant lots within the Teton Commercial development.

The Commission engaged in a broad discussion about the parking situation. Commissioner Jacobson questioned whether the code's parking requirements were appropriately calibrated for mixed-use commercial areas, drawing a comparison to the Azalea event venue, which he noted functions with far fewer dedicated stalls than code would require, relying instead on surrounding street parking. He and Commissioner Oberg expressed concern that planning for the maximum occupancy scenario, which may occur less than five percent of the time, results in inefficient use of land. Commissioner Powell noted that ordinarily, applicants arrive with a compliant parking study, and that the significant discrepancy in this case warranted additional scrutiny before the Commission acted.

Planner Hoadley confirmed that staff's obligation is to enforce the code as written and that the corrected parking study, once submitted, could potentially reduce the required number but was unlikely to bring it below the 50 stalls currently available. She noted that there are three undeveloped lots in the surrounding area that could accommodate additional parking infrastructure, and that the city does allow cross-access agreements as a mechanism to reduce the number of dedicated stalls required directly on a site.

Commissioner Jacobson suggested that a broader review of the city's commercial parking schedule may be warranted, noting that in some instances the code produces parking lots that are too large, while in others they are too small. Planner Hoadley asked for clarification on whether the Commission wished staff to review commercial parking only or all parking categories. Commissioner Jacobson indicated that commercial parking was the primary concern, though residential parking standards were also mentioned as an area of potential friction. Director Maloy noted that state law constrains the city's flexibility on

residential parking minimums, but that there may be room to revisit certain provisions such as the requirement for two covered and two uncovered stalls per dwelling unit.

Planner Hamilton provided a brief overview of the Lifetime Athletic Club monument sign application, noting that the sign was marginally oversized and that the applicant had been informed of the need to reduce its height and square footage to comply with C-2 commercial sign standards. She further noted that a second monument sign location had been identified and would need to be incorporated into the conditions of approval.

- 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

Planning Director Maloy introduced Riley Norton, a newly hired planner who had joined the department approximately two weeks prior. Planner Norton holds a degree in planning from the University of Utah and a background in architecture and expressed enthusiasm for the role. Commission members introduced themselves in turn with a brief professional background.

Director Maloy noted that the Commission was still awaiting the appointment of one additional alternate member.

Director Maloy then previewed the upcoming joint work session with the City Council, tentatively scheduled for the fifth Wednesday of September. The purpose of the session would be to review pending legislative amendments and align Commission priorities with the Council's strategic plan.

Planner Hoadley provided an update on the GIS-assisted effort to compile data on entitled lots and remaining MDA units. She noted that progress was being made but that the breakdown by housing type, town homes, single-family, etc., was still being finalized. She also directed the Commission to the Wasatch Front Regional Council (WFRC) website as a resource for existing land use data, including breakdowns of residential unit types across the city and neighboring jurisdictions.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 6:55 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

Amanda Hamilton 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 June 03, 2026 Planning Commission Meeting

Commissioner Sickles motioned to approve the Minutes for the June 03, 2026 Planning Commission meeting; Commissioner Fenn 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 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

Planner Hoadley presented the Haven Event Center conditional use permit application. She oriented the Commission to the subject property within the Teton Commercial development, situated near the northern boundary of Herriman City across from Herriman High School. The proposal involves the tenant improvement of Building 2, an existing shell structure set back from the street, to house an event center with a main assembly hall for weddings and corporate events, a smaller event space called The Cove, a bride and groom's suite, and a board game café with an adjacent kitchen. Planner Hoadley reiterated the parking deficiency outlined during the work session preview. The city's code requires 134 stalls for the conference and reception center use, based on 4,483 square feet of assembly area. The applicant's original parking study, which erroneously applied the recreational outdoor use standard, produced a requirement of only 19 stalls. Staff noted that only 18 to 20 stalls are realistically available for the event center after accounting for Building 1's tenants, which include a nail salon, a daycare, a general store, and a dental office. Planner Hoadley confirmed that the nail salon, open until 9:00 PM, was the only existing tenant whose hours would directly conflict with the event center's peak evening operating times. She noted that weekend daytime hours could present compounding demand, as the event center's stated hours begin at 7:00 AM. Planner Hoadley presented four conditions of approval, the fourth of which, added by the Community Development Director, required that if the corrected parking study demonstrated an inability to meet requirements within the existing 50-stall shared lot, the applicant must construct additional permanent parking on one of the adjacent undeveloped lots within Teton Commercial.

The applicant, Christopher Viehwegerr, addressed the Commission and clarified that the 553-occupant figure cited in building permit documentation did not reflect the event center's intended operational capacity. He stated that the realistic maximum for any single event would be approximately 350 guests, and that many events would function as a revolving door with staggered arrivals and departures. He noted that the board game café would serve as an all-day walk-in amenity, while larger events would predominantly occur in the evenings, with daytime use primarily limited to smaller corporate or training-style gatherings. The applicant's authorized agent, Swen Nielsen, confirmed that the property owner controls the adjacent lots to the east and west, and that gravel had already been laid on the eastern lot in anticipation of a temporary parking need. He described a phased development plan in which Lot 1 to the west would be built out in the coming months, incorporating additional permanent parking, after which

the gravel on Lot 3 to the east could be removed. He also referenced a larger undeveloped parcel to the south, which he indicated could eventually provide additional shared parking under the broader Teton Commercial master plan.

The project designer, identified as Misty Couvrette, addressed the Commission to clarify that many areas shown on the floor plan submitted to the building department were storage and preparation spaces rather than assembly areas, and that 350 guests represented the true operational maximum. She also reiterated that Building 1 tenants, dental and daycare, would largely operate during standard business hours, reducing the likelihood of direct parking conflicts with evening events.

Commissioner Jacobson expressed support for the event center concept but stated his primary concern was the integrity of the conditional use approval without a permanent, code-compliant parking solution in place. He noted that approving a conditional use without adequate parking infrastructure exposes surrounding commercial tenants to overflow issues and sets a problematic precedent. He drew a comparison to ongoing conflicts between business patrons in other local commercial areas. Commissioner Jacobson emphasized that whatever the corrected parking study determined to be the required number of stalls, that number must be accommodated through permanent parking, whether on-site, via cross-access agreements, or through construction on an adjacent lot, before occupancy could be granted.

Commissioner Oberg echoed this concern, noting that in the event of a financial downturn or developer departure, the city could be left with a long-term venue operating with a temporary and non-compliant parking arrangement. Commissioner Sickles raised the possibility of a shared parking agreement with the adjacent arts academy or high school parking lot, particularly for evening events, though staff and Commissioner Jacobson acknowledged the practical and legal complexities of such an arrangement. Commissioner Rypien inquired whether gravel or semi-permanent parking solutions were permissible under code. Planner Hoadley confirmed that no code provision currently exists for temporary permanent parking; the city's temporary parking allowance is limited to 30-day periods for temporary uses, which is insufficient for ongoing commercial operations.

Commissioner Powell and Commissioner Jacobson together summarized the Commission's direction: the applicant should return with a corrected parking study using the proper conference and reception center use classification, accounting for all actual assembly areas and all uses within the building, accompanied by a concrete plan demonstrating how required parking will be permanently provided. The Commission agreed that if the corrected study reduced the requirement to a manageable number above the available 50 stalls, a cross-access agreement or phased construction plan on an adjacent lot could potentially satisfy the requirement, provided it was formalized and enforceable.

*Commissioner Jacobson moved to continue without date item 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 with the condition to come prepared to address the parking issue.***

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Absent
Commissioner Heather Garcia	Absent

Commissioner Brody Rypien	Aye
Commissioner Adam Jacobson	Aye
Commissioner Andy Powell	Aye
Alternate Commissioner Forest Sickles	Aye
Alternate Commissioner Preston Oberg	Aye

The motion passed unanimously.

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

Planner Hamilton presented the staff report for the Life Time Athletic Club monument sign conditional use permit application. She provided an overview of the subject property and noted that, while the Life Time MDA included provisions for larger pylon-style signs, it did not address monument signs, and the application therefore defaulted to the city's C-2 commercial sign standards. Planner Hamilton explained that the sign as originally proposed stood at 6 feet and 4 inches in total height, including the decorative cap, and encompassed approximately 68 square feet, marginally exceeding the code maximum of 6 feet in height and 65 square feet in area. She noted that the overage in height stemmed from an interpretive discrepancy: the applicant measured to the top of the sign body and did not include the cap in the overall height calculation. Staff had communicated this to the applicant, who indicated that the sign would be adjusted to comply. The sign features a stone-clad base with backlit lettering. Planner Hamilton also noted that a second monument sign location had been identified during review. The applicant had omitted it from the original permit application, though it appeared on the submitted site plan. Staff confirmed that the property has sufficient linear street frontage to support a second monument sign, over 950 linear feet along the southern road and over 400 linear feet along the eastern boundary, and that both sign locations cleared all site triangles and easement constraints. Engineering reviewed and raised no concerns with either location. Planner Hamilton stated that updated conditions of approval had been prepared to reflect both sign locations, and that the applicant had been made aware of the discrepancy. The applicant's representative, Eric Cheney of YESCO (Young Electric Sign Company), confirmed that the applicant had no objections to the conditions of approval and would promptly adjust the sign dimensions to comply with the height and square footage requirements. Commissioner Sickles confirmed that a reduction of approximately four inches in height would bring the sign within the allowable maximum. No substantive concerns were raised by the Commission.

Commissioner Jacobson moved to approve item 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 with staff's recommendations 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 signs shall not be placed within a sight triangle of any street or drive approach. 3. The size of the monument signs will be modified to meet maximum height and square footage allowances per §10-27-7 of the City Code.

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

5. Chair and Commission Comments

Commissioner Jacobson formally requested that staff undertake a comprehensive review of the city's commercial parking standards, with the goal of producing updated code recommendations that better reflect actual parking demand across different commercial use types.

6. Future Meetings

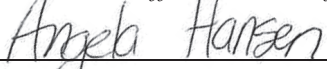
6.1. Next Planning Commission Meeting: August 05, 2026

6.2. Next City Council Meeting: August 12, 2026

7. Adjournment

Commissioner Sickles moved to adjourn the meeting at 7:33 p.m. Seconded by Commissioner Powell 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 July 15, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder



DATE: August 19, 2026
TO: The Planning Commission
FROM: Riley Norton, Planner I
SUBJECT: Review and consider approval of a Conditional Use Permit for a “Home Day Care” at 4511 W Watchmen Way in the R-2-10 Medium Density Residential Zone.
Applicant: Laura Reyes, Alanna Daycare LLC (authorized agent)
Acres: ±0.07
City File No: C2026-106

RECOMMENDATION:

Staff recommends that the Planning Commission **approve** file number C2026-106, a Conditional Use Permit for a home day care (Alanna Daycare LLC) at 4511 W Watchmen Way, subject to the following conditions, to substantially mitigate reasonably anticipated detrimental effects of the proposed use:

1. The home day care shall comply with all applicable provisions of HCC 10-22-7 (Home Day Care) and HCC 10-22 (Home Occupations) at all times.
2. The maximum number of children in care at any one time shall not exceed eight (8) children when only one adult caregiver is present. A maximum of twelve (12) children may be permitted when two adult caregivers are present, and the applicant maintains all required State of Utah licenses and approvals for that capacity. Under no circumstances shall enrollment exceed twelve (12) children at any one time.
3. Hours of operation shall be limited to 6:00 AM to 7:00 PM, Monday through Friday, which are permissible per HCC 10-22-7. No day care operations shall occur on weekends or federal holidays unless a subsequent amendment is approved.
4. No play equipment or outdoor play activities shall be permitted in the front yard area, consistent with HCC 10-22-7(C).
5. The applicant shall maintain a valid State of Utah child care license for the approved capacity at all times during operation of the home day care. A copy of the current state license shall be provided to the City before issuance of a business license.
6. The applicant shall obtain a Herriman City business license before commencing day care operations, in accordance with Herriman City Code.

7. Drop-off and pick-up operations shall be managed so as not to obstruct traffic flow on Watchmen Way or adjacent streets and must occur on the south side of Watchmen Way, adjacent to the residence. Parents and guardians shall not double-park during drop-off and pick-up periods.
8. No exterior signage advertising the day care shall exceed three (3) square feet in area, and any sign shall be attached flat to the dwelling in compliance with HCC 10-27-7.
9. The home occupation shall not generate noise, odor, traffic, or other impacts that are detrimental to the residential character of the neighborhood or that exceed levels normally found within the R-2-10 Zone.
10. No structural modifications to the exterior of the dwelling shall be made to accommodate the day care without prior approval from the City.
11. The applicant shall comply with all applicable fire and building code requirements, including maintaining functional smoke detectors and fire extinguishers in all areas used for day care activities.
12. The conditional use permit shall be subject to revocation upon noncompliance with any condition of approval, in accordance with HCC 10-7-7(F).
13. If a Herriman City business license is not obtained within two (2) years of the date of conditional use approval, the conditional use permit shall expire automatically.

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve a Conditional Use Permit with the recommended conditions for a Home Day Care at 4511 W Watchmen Way in the R-2-10 Medium Density Residential Zone?

BACKGROUND & SUMMARY:

Proposed Use. Laura Reyes of Alanna Daycare LLC has applied for a Conditional Use Permit (File No. C2026-106), submitted June 25, 2026, to operate a licensed home day care from the existing single-family attached (townhome) dwelling at 4511 W Watchmen Way in the Mountain Ridge Phase 13 Subdivision.

The proposed home day care would provide childcare services, supervision, educational activities, meals, snacks, and age-appropriate play opportunities for up to twelve (12) children. The business description indicates operating hours of Monday through Friday, 6:00 AM to 5:30 PM, which hours are permissible in HCC 10-22-7. The applicant identifies the owner as the sole caregiver and employee. Based on the submitted materials, no second caregiver has been identified.

The submitted floor plan identifies the living room, kitchen, one second-floor bedroom, and two bathrooms. Due to operational restrictions, two second-floor bedrooms are not proposed for use by the home day care. The applicant's initial floor plan did not include total dwelling square footage calculations; however, staff collaborated with the applicant to obtain the needed information and concluded that a recommendation of approval with conditions was justified.

The site plan identifies access from both the front and rear of the property, with on-street parking available along the front and driveway or garage parking available at the rear. However, the property does not have a direct accessible pedestrian entrance from the driveway into the residence.

DISCUSSION:

Conditional Use Review. The subject property is zoned R-2-10 (Medium Density Residential), where a licensed home occupation day care is permitted as a conditional use, subject to the specific operational standards of HCC 10-22-7. In accordance with Utah Code § 10-20-506(2)(a)(i), a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the use substantially.

The following analysis evaluates the proposed conditional use (Alanna Daycare LLC) against the detrimental-effects standards outlined in HCC 10-5-10(E)(3) and identifies any conditions necessary to ensure compliance with applicable City Code requirements.

- (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 home day care would serve up to eight (8) children based on the staffing identified in the application, with a potential maximum of twelve (12) children if an additional caregiver is provided and all required licensing approvals are obtained. The property has front and rear access, including on-street parking along Watchmen Way and driveway/garage parking at the rear. Watchmen Way is sufficiently wide to accommodate on-street parking without obstructing traffic, and drop-off and pick-up activities are expected to occur at staggered intervals. Staff finds that any reasonably anticipated traffic impacts can be substantially mitigated through conditions requiring safe parking and circulation practices.*

- (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 proposed use would operate within an existing dwelling and does not require utility extensions, infrastructure improvements, or building expansion. Staff finds the anticipated demand on existing water, sewer, and electrical systems is consistent with available capacity and will not result in detrimental effects on utility systems or service delivery.*

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

Staff Finding: Existing sidewalks and pedestrian facilities serve the neighborhood. Subject to compliance with HCC 10-22-7 requirements for outdoor play area location and safe drop-off and pick-up operations, staff finds the proposed use is not anticipated to create detrimental effects on pedestrian or bicyclist safety or connectivity.

- (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 proposed home day care would generate activities typical of a residential neighborhood, including limited noise associated with children during operating hours. The proposed operating hours fall within the hours permitted by HCC 10-22-7. No unusual odors, emissions, hazardous materials, or other environmental impacts are anticipated. Staff finds that any reasonably anticipated impacts can be substantially mitigated through compliance with operational limitations and outdoor play area requirements.

- (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: The proposed use would operate within an existing dwelling and does not involve grading, site alterations, hazardous materials, or activities that present unusual risks to adjacent properties. Compliance with applicable state licensing, health, safety, and fire code requirements provides additional safeguards. Staff finds no significant detrimental effects related to contamination, damage, or public safety.

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

Staff Finding: No exterior lighting modifications are proposed. Any signage associated with the home day care will be subject to the limitations of HCC 10-22-7. Staff finds any potential impacts related to signage or lighting can be adequately mitigated through compliance with City Code and the conditions of approval.

- (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 use would operate entirely within an existing townhome with no exterior modifications or site changes. Because the use does not alter the scale, appearance, setbacks, landscaping, or overall residential character of the property, staff finds the proposal is compatible with the surrounding neighborhood and will not result in detrimental design-related impacts.

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

Staff Finding: Home day cares are anticipated conditional use within residential neighborhoods and may operate within existing dwellings without altering the residential classification of the property. Staff finds no evidence that the proposed use would have a detrimental effect on property values or the City's tax base.

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

Staff Finding: The proposed use is not anticipated to require public facilities, infrastructure, or services beyond those already serving the neighborhood. Staff finds no detrimental effects on governmental expenditures.

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

Staff Finding: The proposed use does not alter the existing street network, driveway configuration, or emergency access routes. Subject to compliance with applicable fire and building codes, staff finds no detrimental effects on emergency fire service or emergency vehicle access.

(k) Detrimental effects on usable open space.

Staff Finding: The proposed use would occur on a private residential lot and would not affect public open space. Subject to compliance with HCC 10-22-7 requirements governing outdoor play areas, staff finds any impacts on usable open space can be adequately mitigated.

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

Staff Finding: The applicant is responsible for maintaining the property in compliance with City Code and all applicable conditions of approval. Pursuant to HCC 10-7-7(F), noncompliance may result in enforcement action or revocation of the permit. Staff finds that ongoing compliance requirements adequately mitigate potential impacts associated with property maintenance.

Engineering Review. No grading, utility improvements, drainage modifications, building expansions, or public infrastructure improvements are proposed. The proposed home day care would operate within an existing dwelling served by existing public facilities. Staff finds no engineering concerns associated with the proposal.

The primary engineering consideration associated with the proposal is vehicle activity during drop-off and pick-up periods. The applicant has indicated that drop-off and pick-up times will be scheduled and staggered to minimize traffic impacts. In addition, Watchmen Way is wide enough to accommodate on-street parking without obstructing normal traffic flow. Staff recommends that day care operations be conducted in a manner that does not obstruct travel lanes, fire hydrants, fire access routes, or required sight-distance areas.

Staff Finding: *Staff finds no significant engineering concerns associated with the proposed use.*

Zoning Ordinance Review. The proposed home day care is generally consistent with the requirements of the R-2-10 Zone and HCC 10-22-7. However, staff identified the following items that required applicant clarification or a recommended condition:

Item	Status	Recommended Resolution
Outdoor play area location	Front yard may not be used as a play area as per HCC 10-22-7(C).	Applicant agreed the front yard will not be used as a play area as per HCC 10-22-7(C).
Floor area limitation	Initial floor plan appeared to exceed the 20% floor area usage limitation.	Bedroom 3 on the floor plan will be excluded from use to meet the 20% floor area requirement.
Fencing and screening	The initial application did not indicate compliance with the enclosure requirement for play areas, which is a minimum four-foot-tall fence per Utah Admin Code R430-90-9 for residential family child care.	Excluding the front yard, the property does not have a side or rear yard that is suitable for use as a play area. Therefore, the application complies with this requirement.
Drop-off and pick-up operations	Circulation and parking plans submitted	Require drop-off and pick-up activities to occur without obstructing traffic, drive aisles, fire access, or neighboring properties.
Business License	No active City business license is on file.	Obtain before commencing operations.
State Child Care License	State licensing has not been verified.	Obtain and maintain before commencing operations.

Finding: *As stated previously, staff finds the proposal is generally consistent with the applicable zoning and home occupation standards. The applicant proposes a maximum enrollment of twelve (12) children. City Code permits up to twelve (12) children in a licensed home day care; however, the application materials identify only one caregiver (owner/operator). Staff therefore recommends limiting enrollment to eight (8) children unless a second caregiver is added and all applicable state licensing requirements for a twelve-child capacity are satisfied.*

Because the day care would operate within an existing townhome and no exterior modifications, additions, site improvements, landscaping changes, or alterations to parking facilities are proposed, staff finds the existing building height, building design, setbacks, and site development standards remain compliant as previously approved with the Mountain Ridge Phase 13

subdivision. Existing parking accommodations appear adequate for the proposed use, subject to operational conditions addressing drop-off and pick-up activity.

The applicant will also be required to obtain and maintain a valid Herriman City business license and State of Utah child care license before commencing operations. The property is subject to a homeowner's association; however, HOA compliance is a private matter and is not regulated or enforced by the City.

Compliance Summary. Subject to compliance with the recommended conditions of approval, staff finds the proposed home occupation day care is generally consistent with the applicable requirements of the R-2-10 Zone and HCC 10-22-7.

ALTERNATIVES:

The Planning Commission may consider the following alternatives regarding the Conditional Use Permit application for Alanna Daycare LLC (File No. C2026-106) at 4511 W Watchmen Way:

Alternative	Recommendation	Pros	Cons
Approve Application as Proposed		Allows use as proposed, which provides income for the applicant and needed services for residents	Allows use without conditions, which may cause detrimental impacts
Approve Application with Conditions	Yes	Allows the Commission to address concerns or tailor conditions based on evidence presented	Modified conditions may not be supported by the record or reasonably relate to mitigating impacts
Continue Application		Allows unresolved issues to be addressed before a final decision is made.	Delays action on the application
Deny Application		May not be supported by the record if impacts can be reasonably mitigated	Requires specific findings supported by substantial evidence

ATTACHMENTS:

The following documents are attached to this staff report and incorporated herein by reference for Planning Commission review:

- A. Application
- B. Vicinity Map
- C. Business Plan
- D. Site Plans
- E. Floor Plan



Home Occupation with Customers Application

Business Name

Alanna Daycare LLC

Applicant's Name

Laura

First

Reyes

Last

Address

4511 west watchmen way

Address Line 1

Address Line 2

Herriman

City

Utah

State

84096

Zip Code

Phone

(210) 701-4146

Email

alannadaycare@gmail.com

Type of Home Occupation Proposed:

Licensed Family Child Care Home (Home Daycare)

How many clients will be coming to the home as a result of this application at any one time?

12

Number of employees (including owner(s))

1

Do you have an HOA? If yes*, written permission from the HOA must accompany this application.

☐ Yes ☒ No

What provisions are available for off street parking?

Parents may use the front driveway or the rear garage driveway for drop-off and pick-up. Staggered schedules will minimize traffic and congestion

***HOA written permission**

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What type of equipment, materials, machinery, tools, chemicals, and/or merchandise stock are involved in the home occupation?

Children's furniture, tables, chairs, cribs, toys, books, educational materials, art supplies, kitchen appliances for meal preparation, cleaning and sanitizing supplies stored safely, first aid kit, and outdoor play equipment. No industrial machinery or hazardous materials are used.

What part of your home will be used for this occupation?

Main floor daycare room, play area, kitchen for meal preparation, bathroom, ~~approved outdoor play area,~~ and ~~designated upstairs sleeping rooms~~ for children's naps.

Bedroom 2 used

For In Home Child Instruction please indicate the number of students per session, number of sessions, hours, days of week, etc:

Child care services are provided Monday through Friday from 6:00 a.m. to 5:30 p.m. Children participate in age-appropriate educational activities, supervised play, meals, naps, and outdoor recreation throughout the day.

For In Home Day Care, please indicate the total number of children being cared for (the total must include any children of the applicant that are under the age of 4):

12

Privacy Statement:

Herriman City is dedicated to safeguarding your privacy and ensuring transparency in the handling of your personal data. The information we collect through this application includes your name, email address, physical address, phone number, and emergency contact details. This data is used to enhance and streamline the services we provide, as well as to facilitate communication regarding your account and important community updates.

In order to deliver these services, your information may be shared with select third-party vendors with whom we have contracted, such as those assisting with online payment processing. Herriman City has implemented robust security protocols to protect the confidentiality and integrity of your personal data.

You have the right to access the information we maintain about you and to request corrections if any inaccuracies are found. Under certain circumstances, you may also request the deletion of your data. For further details, please refer to the Herriman City Privacy Policy.

Acknowledgement:

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Home Occupations. I also understand that if I do not comply with all of these rules and any other conditions of approval, my home occupation permit and/or business license may be revoked.

☒ I acknowledge I will be contacted to be invoiced a \$50 filing fee by the Herriman City Planning and Zoning Department. Payment may be made at the City Hall or by calling 801-446-5323. Once payment is made, the application will be finalized.

Applicant Signature

Date

6/25/2026

Laura Reyes

If the applicant is not the property owner, the following must be signed to give authorization to conduct the listed business.

Owner Signature

Date

6/25/2026

Jairo Angarita

Requirements for approval

Attachments must accompany application:

Business Overview

Alanna_Daycare_Business_Description.pdf

Site Plan (showing provided parking)

Alanna_Daycare_Site_Plan_Description_Updated.pdf

Floor Plan (showing space utilized for Home Occupation)

Alanna_Daycare_Floor_Plan_Large.pdf

Pickup/Dropoff Plan of Patrons (Daycare and Child/Group Instruction)

Alanna_Daycare_Pick_Up_Drop_Off_Plan.pdf

HOA Approval (if required)

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Please check each item's box to indicate compliance:

- ☒ The home occupation is limited to one person who resides in the home. (No employees)
- ☒ The home occupation shall not require exterior building alterations and shall retain the general character and appearance of a residential dwelling.
- ☒ The home occupation may include the use of not more than 20% of the total floor area of the dwelling.
- ☒ All business operations must take place entirely within the home.
- ☒ The home occupation must obtain a Herriman City Business License.
- ☒ Advertising signs for home occupations shall be a maximum of 3 sq. feet attached to the dwelling.
- ☒ No more than one home occupation per residence shall be approved, unless the applicant can clearly demonstrate that the additional home occupation(s) will not impact the residential nature of the area.
- ☒ A home occupation shall provide ample off-street parking related to the business.
- ☒ There shall be no storage or parking of tractor-trailers, semi-trucks, or other heavy equipment on the premises or on the streets in the vicinity of a home occupation, except that not more than one truck of one-ton capacity or less may be parked during off-hours.
- ☒ In order to guarantee that the home occupation, once authorized, will not become a nuisance to the neighbors, additional operating conditions, initially and also subsequently, to protect the public health, safety, peace, and welfare of the residents of the surrounding residential area may be imposed.
- ☒ The home occupation must be clearly incidental and secondary to the residential use of the dwelling and must not change the character of the building from common residential uses.
- ☒ Activities in connection with the home occupation shall not be in conflict with the objectives and characteristics of the residential zone in which the home occupation is located.
- ☒ If the applicant for a home occupation is not the legal owner of the residence, the applicant shall present to staff, in writing, permission from the legal owner of the residence to commence the activities proposed.
- ☒ Any modifications to the home must be issued a separate building permit from the Building Department.
- ☒ For In Home Daycare, no more than eight (8) children may be cared for at any given time.

☑ For In Home Child Instruction, including preschools, dance lessons, etc, no more than eight (8) children may be cared for at any given time and two (2) classes total may be held per day.

☑ All businesses shall pass a Building, Fire, and Code inspection prior to the issuance of the Business License.

Process

This home occupation application will be sent and reviewed by the appropriate agencies i.e., city/county board of health, fire department, building department, etc.

The staff will process the application by mailing out letters to all property owners within 300 feet of the proposed home occupation. If there is no opposition to the use received within seven (7) days after the mailing the staff will finalize the application after receiving recommendations from other agencies.

If a public meeting is needed before the Planning Commission, staff will send additional letters to the neighbors notifying them of a public meeting. The meetings are held the first and third Wednesday of each month and begin at 7:00PM at 5355 W Herriman Main Street, Herriman, UT, 84096. The property owner or your appointed representative must be present at the public meeting.

A home occupation conditional use approval expires two (2) years from date of the approval given if the applicant does not obtain a business license.

Appeal

The final decision of the Planning Commission may be appealed by letter to the Appeals Authority within 10 days after the date of the notice from the Planning Commission. The decision of the Appeals Authority shall be final. Please state in the letter the reason(s) for the appeal.

APPLICANT AFFIDAVIT

STATE OF UTAH)
CITY OF HERRIMAN)

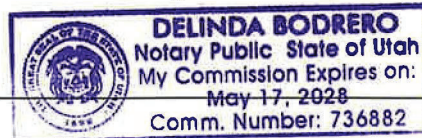
I (We), Jairo Angarita, being duly sworn, depose and say that I (we) am (are) the owner(s)¹ or authorized agent(s) of the owner of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (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 31 of July, in the year 20 26, before me Delinda Bodrero, personally appeared Jairo Angarita Arevalo, proved to me through satisfactory evidence of identification, which was UT DL, to be the person whose name is signed on the preceding document in my presence.

Delinda Bodrero
Notary Signature



AGENT AUTHORIZATION

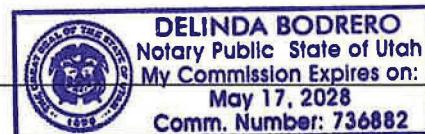
I (We), Jairo Angarita, the owner(s) of real property at 481 W watchmen Way, Herriman, Utah, do hereby appoint Alanna Daycare LLC as my (our) agent to represent me (us) with regard to this application affecting the above-described real property and authorize Alana Daycare LLC to appear on my (our) behalf before any City Boards considering this application.

Signed: _____

STATE OF UTAH)
§ COUNTY OF SALT LAKE)

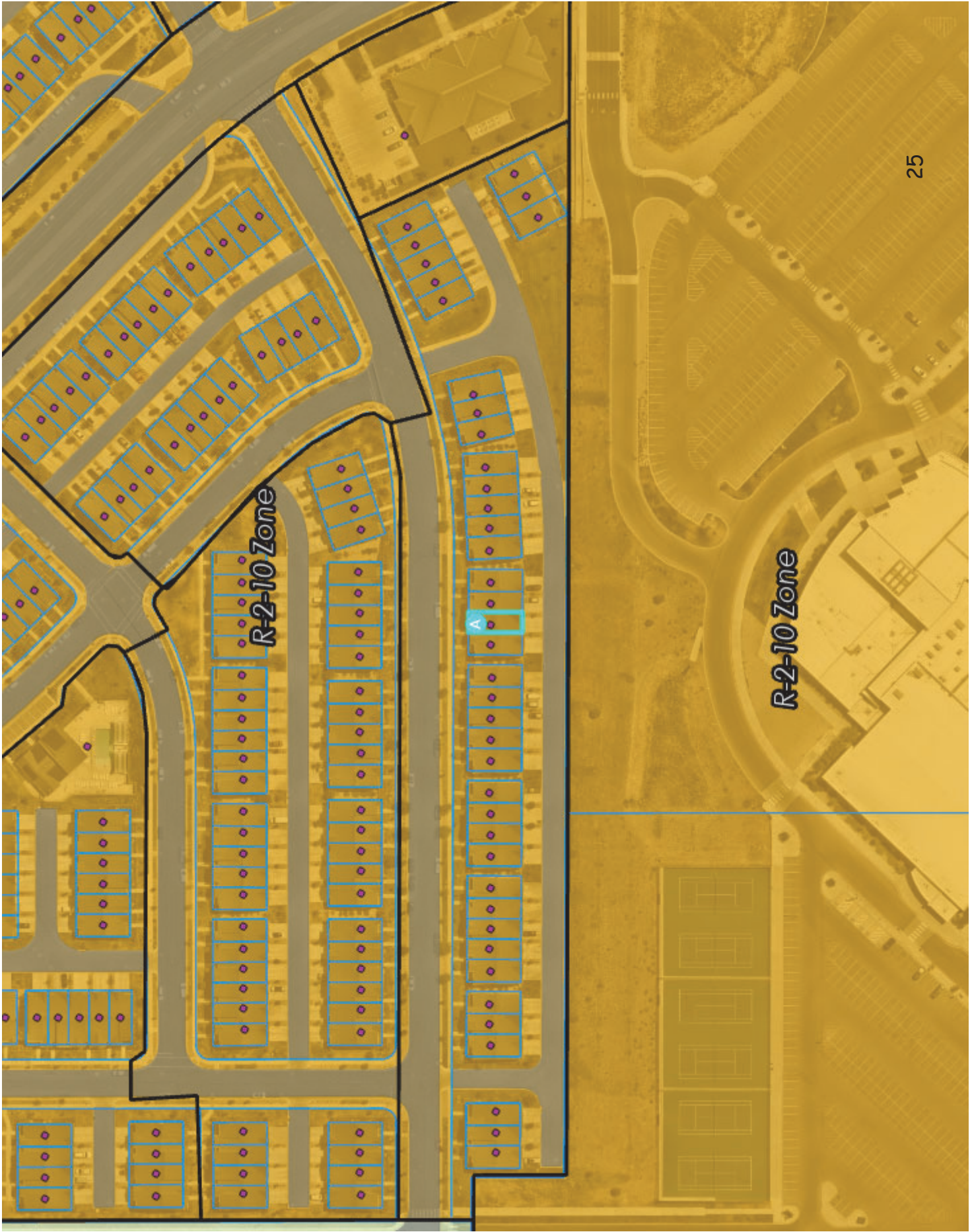
On this 31 of July, in the year 20 26, before me Delinda Bodrero, personally appeared Jairo Angarita Arevalo, proved to me through satisfactory evidence of identification, which was UT DL, to be the person whose name is signed on the preceding document in my presence.

Delinda Bodrero
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.



ALANNA DAYCARE LLC

Business Description

Alanna Daycare LLC is a home-based family child care program located in Herriman, Utah. The program provides childcare services, supervision, educational activities, meals, snacks, and age-appropriate play opportunities for children.

Services are offered Monday through Friday from ~~6:00 AM~~ ^{7:00am} to 5:30 PM within designated areas of the residence that meet state childcare requirements.

The goal of the program is to provide a safe, nurturing, and educational environment that supports children's growth, learning, and development.

Business Owner: Laura Reyes

Business Name: Alanna Daycare LLC

ALANNA DAYCARE LLC

Site Plan Description

Alanna Daycare LLC operates from a residential property located in Herriman, Utah. The property provides access from both the front and rear of the residence.

Front Access: Parents may utilize available street parking located in front of the residence for temporary drop-off and pick-up of children. Children may enter and exit through the designated front entrance under provider supervision.

Rear Access: The property also includes a garage and driveway area located at the rear of the residence. This area may be used for access, parking, and operational purposes as appropriate.

The availability of both front and rear access points helps distribute vehicle traffic, reduces congestion during drop-off and pick-up times, and provides additional flexibility for families. This dual-access layout supports safe and efficient transportation while minimizing impacts on neighboring properties.

All child arrivals and departures are supervised by the provider. The property layout provides safe and adequate access for families and emergency services.

Business Name: Alanna Daycare LLC

Location: Herriman, Utah

ALANNA DAYCARE LLC

PICK-UP AND DROP-OFF PLAN

Children will be dropped off and picked up at Alanna Daycare LLC, located at 4511 W Watchmen Way, Herriman, Utah.

Parents or authorized guardians may use either the front entrance of the home or the rear garage entrance for child drop-off and pick-up, depending on convenience and accessibility.

Children will only be released to parents or individuals authorized by the parent or guardian.

To promote safety and minimize traffic congestion, families will have varying arrival and departure schedules throughout the day. Because children will not all arrive or leave at the same time, traffic will be distributed across different hours.

The availability of both the front entrance and the rear garage entrance provides additional flexibility for families and helps maintain a safe and efficient flow of vehicles during drop-off and pick-up times.

Children will be supervised during arrival and departure transitions to ensure their safety at all times.

Alanna Daycare LLC

Laura Reyes

Owner / Provider



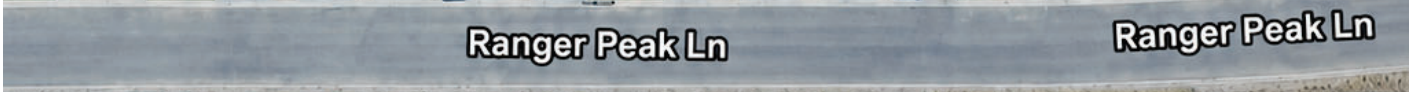
Súper Marlon
Construction and Painting



W Watchmen Wy



Casa



Ranger Peak Ln

Ranger Peak Ln



idge Ln

Vide

Wilson Peak Ln

W Watchmen Wy

Home

Ranger Peak Ln



Available parking spaces
(in front of the home)



Entry and exit only
from the front of the home.

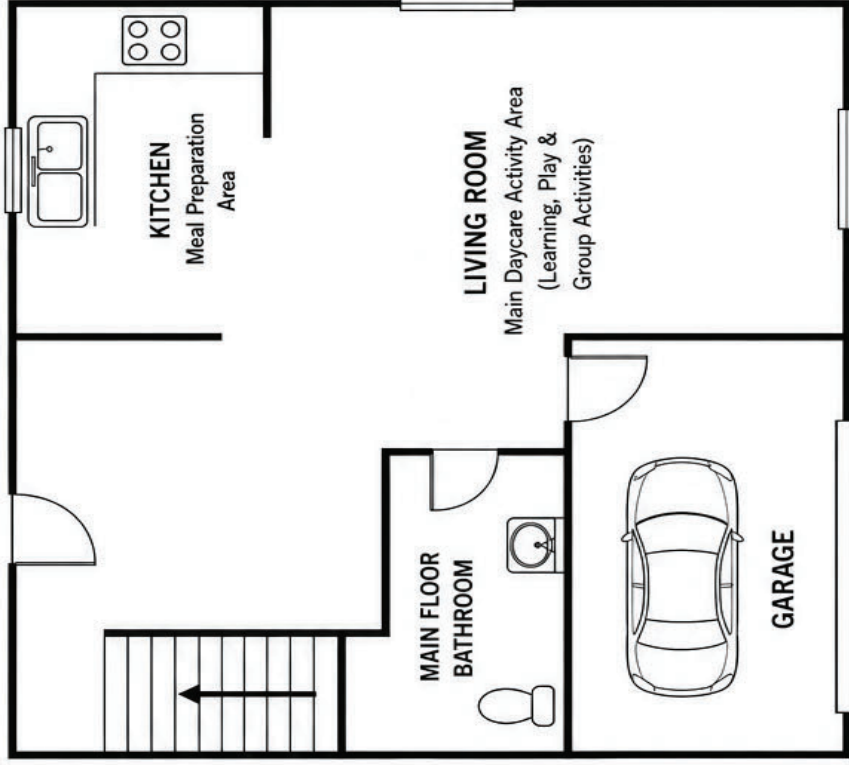


ALANNA DAYCARE LLC

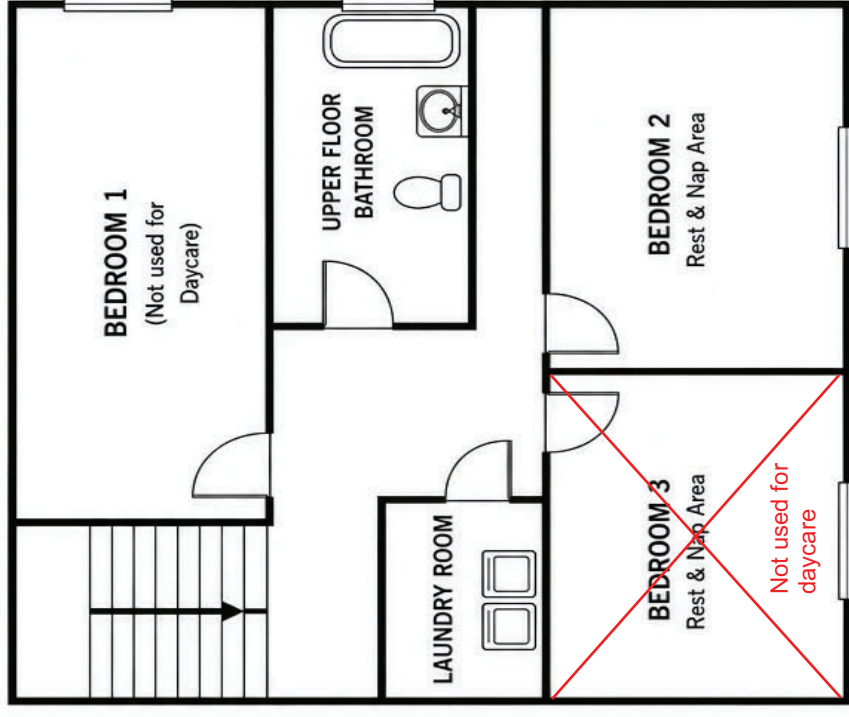
FLOOR PLAN – AREAS USED FOR HOME DAYCARE OPERATIONS

Laura Reyes – Herriman, Utah

FIRST FLOOR

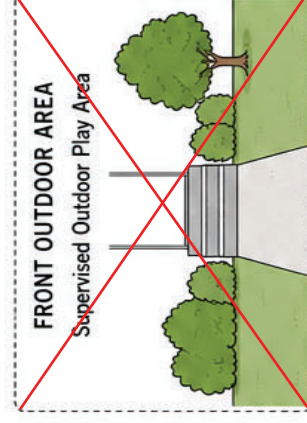


SECOND FLOOR



AREAS USED FOR HOME DAYCARE OPERATIONS

1. Living Room – Main activity, learning, and play area for children.
2. Kitchen – Meal and snack preparation area.
3. Main Floor Bathroom – Bathroom available for daycare use.
4. Bedroom 2 – Rest and nap area for children.
5. ~~Bedroom 3 – Rest and nap area for children.~~
6. Upper Floor Bathroom – Bathroom available for daycare use.
7. ~~Front Outdoor Area – Supervised outdoor play and activities.~~





STAFF REPORT

DATE: August 19, 2026

TO: The Planning Commission

FROM: Amanda Hamilton, Planner II

SUBJECT: Review and consider Preliminary Approval of the Bowles No. 5 Amended and Extended Subdivision, comprising 5 lots and one parcel for stormwater management, located at approximately 12650-12664 S 6000 West in the A-1-10 Agricultural Single-Family Zone. (Public Hearing)
Applicant: Bruce Bowles (property owner, authorized agent)
Acres: ±2.74
City File No: S2026-023

RECOMMENDATION:

Staff recommends that the Planning Commission approve the following findings for the Bowles No. 5 Subdivision Amended and Extended Preliminary Plat (File No. S2026-023), consisting of five (5) single-family residential lots and one (1) parcel for stormwater management:

- City staff finds the proposed subdivision is generally consistent with the A-1-10 Agricultural Single-Family Zone, the Neighborhood Residential One General Plan designation, and applicable subdivision and engineering standards, subject to completion of all final plat and development requirements.

As such, staff further recommends that the Planning Commission approve the Bowles No. 5 Subdivision Amended and Extended Preliminary Plat subject to compliance with the following recommended Conditions of Approval:

1. All outstanding comments from City departments, reviewing agencies, and utility providers shall be addressed to the satisfaction of the City before final plat approval and recording.
2. Parcel A stormwater facilities, including facility design, ownership, maintenance responsibilities, access provisions, and associated easements, shall be reviewed and approved by City Engineering and the City Attorney before final plat approval.
3. The applicant, acting as developer, shall coordinate with each lot owner the installation and maintenance responsibility of water-efficient landscaping within all park strips by the abutting lot owner.

4. Any fencing required adjacent to agricultural land shall comply with Herriman City Code §10-21-6 and applicable City standards.
5. The proposed “stub street” and roadway turnaround configuration shall comply with all applicable Herriman City Engineering Standards and Unified Fire Authority requirements before final plat approval.
6. A certified fire flow analysis shall be submitted to and accepted by the Unified Fire Authority before issuance of building permits.
7. All public improvements and underground utilities shall be installed, inspected, tested, and approved by the appropriate agency having jurisdiction in accordance with approved construction plans.
8. Record drawings (as-built plans) shall be submitted and accepted before final acceptance of subdivision improvements.

ISSUE BEFORE COMMISSION:

Based on the enclosed findings, should the Planning Commission approve the proposed preliminary subdivision plat with five (5) residential lots?

If the Commission approves the preliminary plat, the applicant will continue working with City staff and reviewing agencies to satisfy all remaining technical requirements before final plat approval, recording, and issuance of development permits. Preliminary plat approval does not waive any subsequent requirements imposed by City departments, utility providers, the Unified Fire Authority, Jordan Basin Improvement District, or other agencies having jurisdiction.

BACKGROUND & SUMMARY:

The subject property consists of two adjacent parcels located at approximately 12650 S 6000 West and 12664 S 6000 West in Herriman City. The parcels comprise approximately 2.74 acres and are identified as Salt Lake County Parcel Nos. 26-35-201-011 and 26-35-201-012. Ownership is vested in Bruce G. Bowles and Claudia M. Bowles, operating through LSB Land Co., LLC, who are also the applicants.

The properties are zoned A-1-10 Agricultural Single-Family and carry a Neighborhood Residential One Future Land Use designation under the Herriman City General Plan. The current zoning was established through Zoning Map Amendment File No. Z2024-019, approved by the Planning Commission on May 1, 2024, and subsequently adopted by the City Council on May 22, 2024, through Ordinance No. 2024-09. The rezoning changed the property from the A-1-43 Agricultural Single-Family Zone to the A-1-10 Agricultural Single-Family Zone to facilitate future residential subdivision consistent with the General Plan designation.

As stated previously, the applicant proposes the Bowles No. 5 Subdivision Amended and Extended, consisting of five (5) single-family residential lots and one (1) stormwater management parcel identified as Parcel A. Access to the development is provided from 6000 West (Pioneer Street) through the existing public street system, including Jojo Lane (6050 West) and Trussler Lane (12660 South). Civil plans were prepared by Benchmark Engineering & Land Surveying under Project No. 2303041 and have undergone multiple review cycles with City staff.

For the record, as required by Utah State Code and Herriman City Code, the required public hearing notice for the proposed subdivision was posted in three (3) public places and on the Utah State Public Notice website. Thirty-two (32) public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject properties on August 4, 2026.

DISCUSSION:

Engineering Standards Review. City Engineering has reviewed the preliminary plat and associated civil plans and has not identified any deficiencies that would prevent consideration of preliminary plat approval at this time. The applicant has revised the civil plans through multiple review cycles in response to departmental comments, with the most recent plan revision dated July 15, 2026.

The plans indicate that culinary water and sanitary sewer service will be provided through infrastructure previously stubbed to the property, including an 8-inch PVC C-900 water line and an 8-inch SDR-35 PVC sewer main. Individual service connections are proposed for each lot. The plans further indicate that certain improvements along 6000 West, including replacement of an existing water main and relocation of a fire hydrant, are anticipated to be completed by the City as part of separate infrastructure projects.

Engineering has indicated that development of the subdivision may be subject to limitations associated with the availability of culinary water supply. Consequently, approval of the preliminary plat should not be construed as confirmation of available water capacity for future building permits or construction authorization. All applicable utility and infrastructure requirements must be satisfied before final plat recording and development approval.

The design, ownership, maintenance, and operational responsibilities associated with Parcel A and the proposed stormwater detention facilities remain subject to final Engineering review and approval before final plat approval. Because the applicant does not want to establish an HOA, the applicant proposes requiring the owner of Lot 101, which abuts Parcel A, to be responsible for the maintenance of Parcel A and any necessary stormwater easements within the subdivision “in perpetuity.” As such, staff recommends a condition that requires resolution of all Engineering comments, including a legal instrument acceptable to the City regarding the perpetual maintenance of Parcel A, before the final subdivision plat is approved for recording.

A certified fire flow analysis shall be submitted to and accepted by the Unified Fire Authority following completion of infrastructure improvements and before issuance of building permits.

Staff Finding: *Engineering reviewed the request and recommends approval subject to compliance with the recommended conditions of approval. However, as stated previously, final subdivision approval and development will be restricted pending the provision of additional culinary water supply.*

General Plan Review. The property is designated Neighborhood Residential One on the Herriman City General Plan Future Land Use Map. This designation generally contemplates low-density residential neighborhoods consisting primarily of detached single-family homes.

Staff Finding: *The proposed subdivision would create five residential lots on approximately 2.74 acres, resulting in a density of approximately 1.82 dwelling units per acre. Staff finds that the proposal is consistent with the Neighborhood Residential One designation and advances the General Plan objective of providing low-density residential development compatible with surrounding neighborhoods.*

Zoning Ordinance Review. The subject property is located within the A-1-10 Agricultural Single-Family Zone, where detached single-family residential dwellings are permitted. The A-1-10 Zone requires the following minimum dimensional standards.

Minimum Lot Area and Width:

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

Minimum yard for residential:

Zone	Front Yard	Side Yard	Rear Yard
A-1-10	25'	1 side yard: 8' Both side yards: 18' Corner lot: 20' from street (i.e., right-of-way)	Single-family dwelling: 25' Any portion of uncovered or covered patio or deck: 20'

Regarding perimeter fencing requirements, certain lot boundaries may adjoin agricultural uses. Herriman City Code §10-21-6 requires installation of a fence along boundaries adjoining agricultural land. The submitted plans identify six-foot vinyl fencing consistent with City standards. Compliance with applicable fencing requirements shall be verified during development of the affected lots.

It should also be noted that while individual lot owners are responsible for installing landscaping on private property, the developer is responsible for the planting of park strips and common areas with water-efficient plants, ground cover, and trees within the subdivision. However, the City also understands that even water-efficient park strips need irrigation and maintenance. As such, as a condition of approval, the developer shall coordinate with each lot owner the construction and maintenance responsibility of all public street frontages by the abutting lot owner. Staff will verify compliance with landscape standards during final plat review and building permit review.

Staff Finding: *Based upon the submitted preliminary plat, all proposed residential lots satisfy applicable dimensional standards of the A-1-10 Zone, and compliance with all applicable development standards will be verified at the time of individual building permit review.*

In conclusion, based on the findings in this report, staff finds the proposed preliminary plat for the subdivision meets the standards of approval with the recommended conditions.

ALTERNATIVES:

The Planning Commission may consider the following alternative administrative actions in making a motion on the applicant's request:

Alternatives	Recommendation	Pro – Considerations for Alternative	Con – Considerations against Alternative
Approve proposal as submitted	Yes	Approval provides additional residential development within the City to meet housing demands	Without staff recommendations, some issues remain unresolved
Approve proposal with conditions		Approval provides additional residential development within the City to meet housing demands	Based on the provided information, the Commission may determine additional conditions are warranted
Postpone proposal (with or without date)		Based on the provided information, the 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 would warrant further postponement
Deny proposal		Based on the provided information, the Commission may find that a motion to deny is warranted (identify findings and applicable standards in motion)	Staff has not identified any findings that warrant denial

ATTACHMENTS:

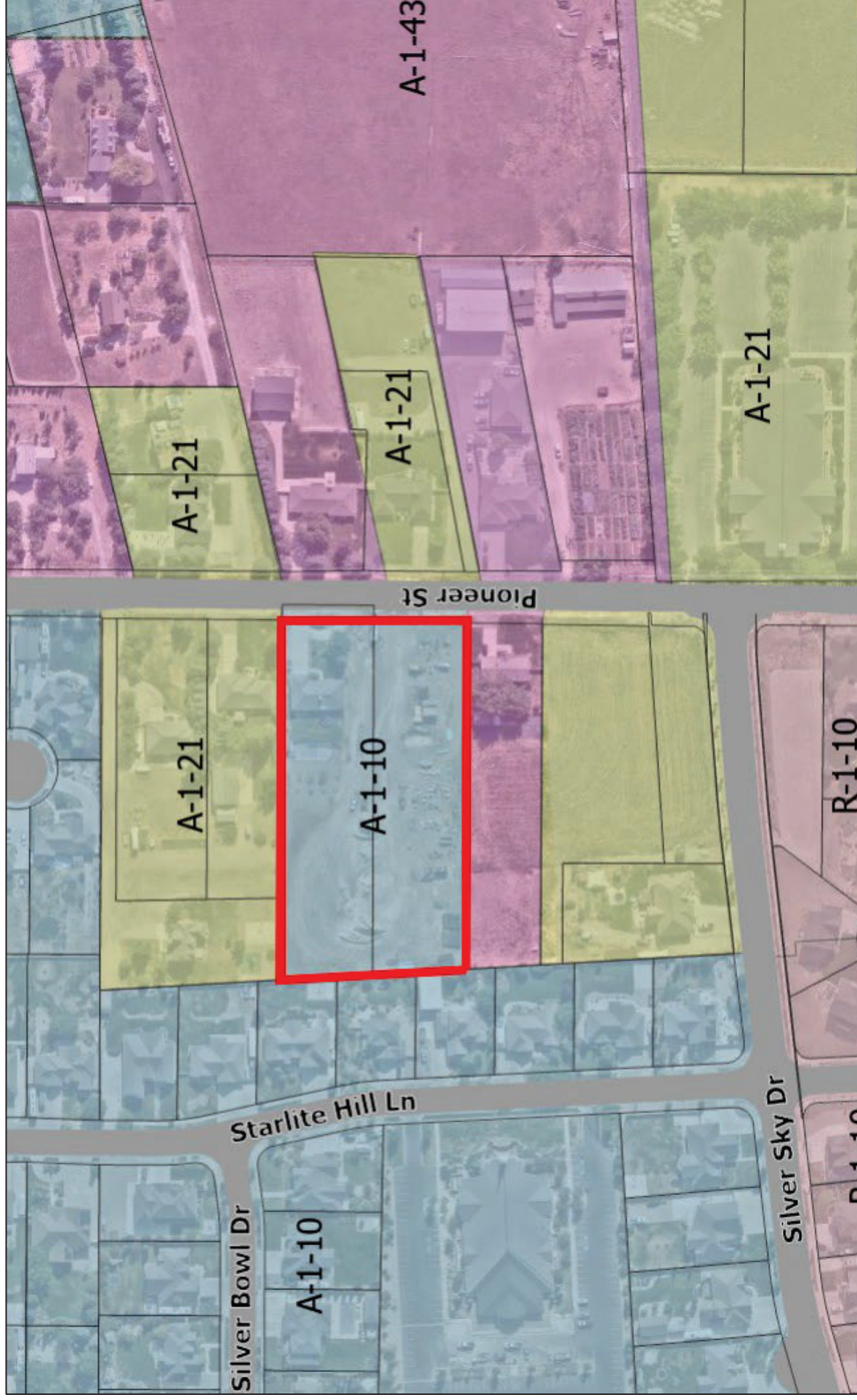
- A. Application
- B. Vicinity Map
- C. Subdivision Plans



Preliminary Subdivision Plat Application

SUBDIVISION INFORMATION			
Property Address: 12650 & 12664 So. 6000 West			
Parcel Numbers: 26-35-201-011 & 26-35-201-012			
☒ New Lots/Units <u>5</u>		Number of lots/units	Total Acres: <u>1.37 + 1.37</u>
☒ Plat Amendment <u>5</u>		Number of new lots/units	
Name of Proposed Subdivision: BOWLES 60 WEST			
APPLICANT INFORMATION			
Name of Applicant: LSB LAND, LLC			
Address of Applicant: 12650 So. 6000 West			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
☒ Owner ☐ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above) BENCHMARK ENGINEERING			
Email of Engineer: [REDACTED]		Phone of Engineer: [REDACTED]	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

ATTACHMENT B – VICINITY MAP

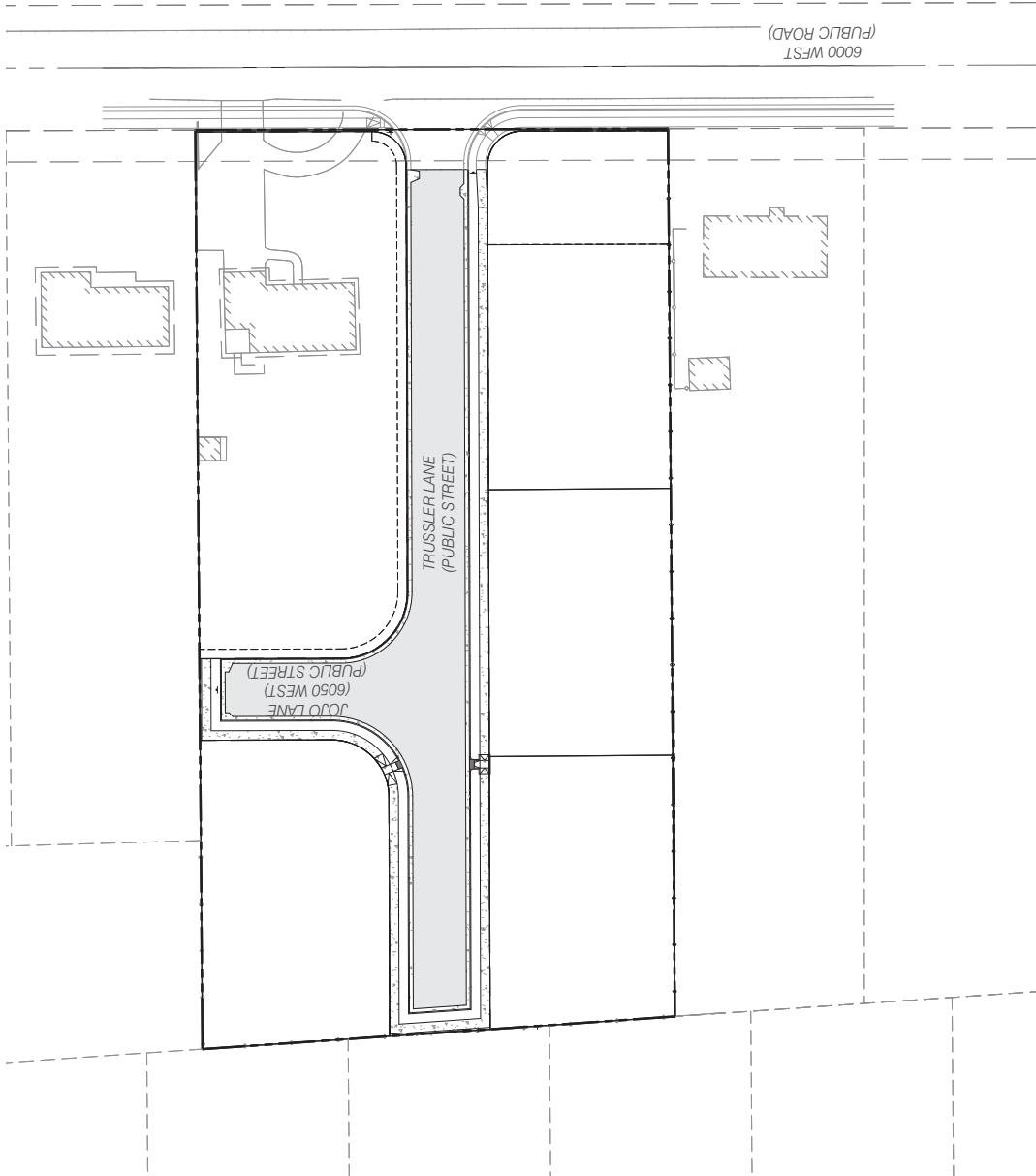


**BOWLES NO. 5 SUBDIVISION
AMENDED AND EXTENDED**

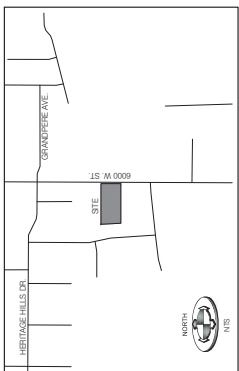
LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS

OF SECTION 35, T4S, R3E, 10W
TOWNSHIP 35 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN

12650 & 12664 SOUTH 6000 WEST
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



VICINITY MAP
NTS

OWNER/DEVELOPER:
BRUCE BOWLES
801-694-6752
brucebowles@gmail.com

DRAWING INDEX

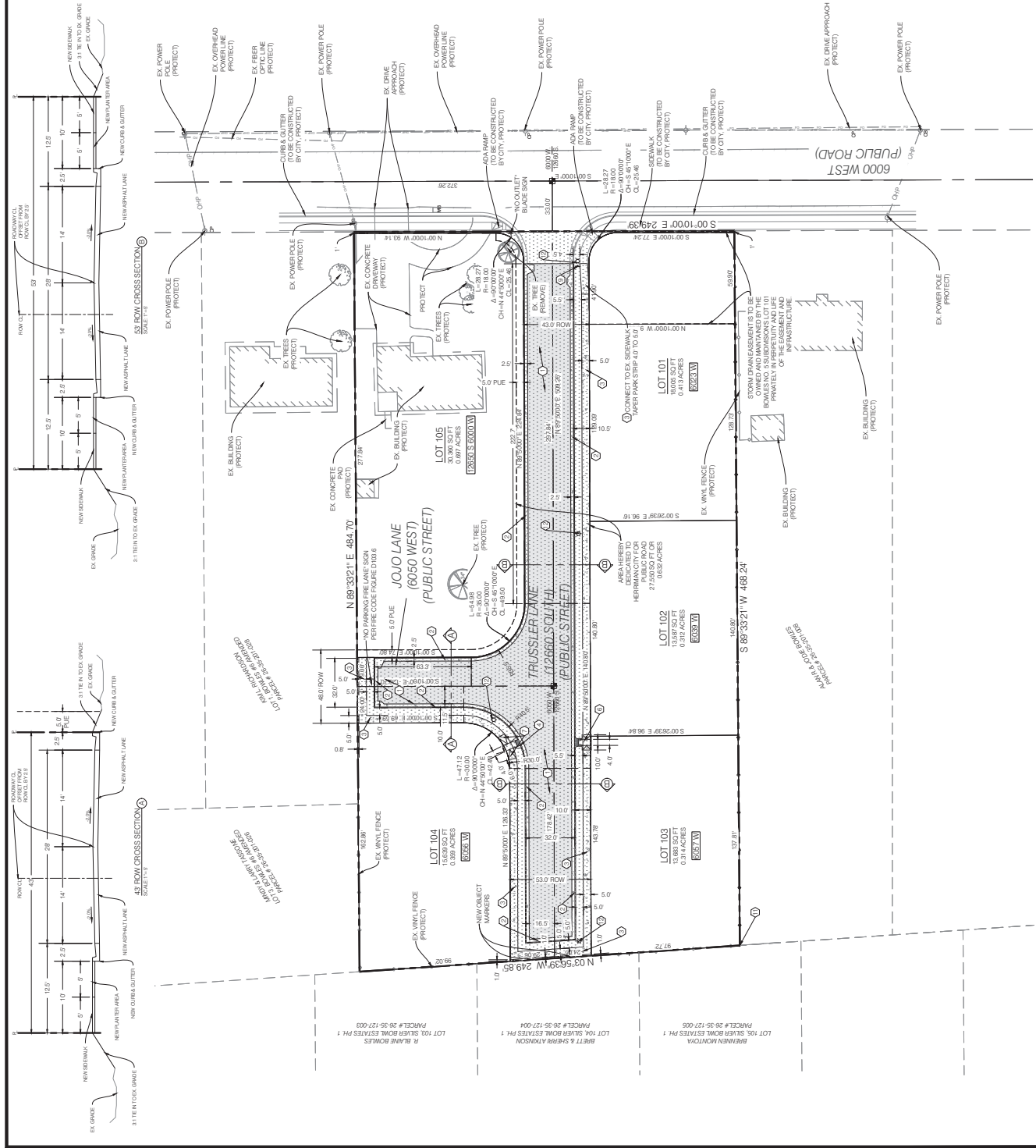
COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CPP.01	PLAN & PROFILE
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
918 SOUTH STATE STREET SUITE # 100
SALT LAKE CITY, UTAH 84111
www.benchmarkcivil.com

BENCHMARK ENGINEERING & LAND SURVEYING		PROJECT NO.	220304
COVER		DATE	10/10/2022
1 OF 10		DATE	10/10/2022
BOWLES NO. 5 SUBDIVISION AMENDED AND EXTENDED		DATE	10/10/2022
TOWNSHIP 35 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN		DATE	10/10/2022
HERRIMAN CITY, UTAH		DATE	10/10/2022
REVISIONS		DATE	10/10/2022
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[illegible]



CONSTRUCTION KEY NOTE REFERENCE		DEFAL
1	ASPHALT PAVEMENT WITH 140MM CURB	10/21/11
2	CONCRETE CURB AND GUTTER PER P.W.M. #20 TYPE A	
3	SEWERS 14" PER P.W.M. #21	
4	CURB RAMP PER P.W.M. #21	
5	CURB RAMP PER P.W.M. #21.3	
6	CURB RAMP WITH CURB STOP ALTERNATIVE PER P.W.M. #20.2	
7	ADA RAMP PER P.W.M. #21.6	
8	2" MIN. SLOPED HOT BITUMINOUS ASPHALT PER P.W.M. #14.2/15	4/3/21/12
9	STOP SIGN PER P.W.M. CITY STDS.	5/3/21/12
10	STREET NAME SIGN PER P.W.M. CITY STDS.	5/3/21/12
11	8" VINYL FENCE	6/3/21/12
12	STREET LIGHT PER P.W.M. CITY STDS. 01"	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	118,980	15.6
HARDSCAPE	30,787	25.9
LANDSCAPE	694,477	59.5
TOTAL	118,924	100

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:40 (2.0%) SLOPE. THE MAX GROSS RAMP SLOPE SHALL NOT EXCEED 1:12 (8.33%) SLOPE. THE MAX GROSS RAMP AND SIDEWALK SHALL NOT EXCEED 1/4" INCH VERTICAL, 0.12" INCH WHEN BEVELLED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE.

NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CON 01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CON 01 FOR FURTHER DETAIL.

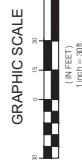
NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT
ACCORDANCE WITH HERRIMAN CITY STANDARDS AND
SPECIFICATIONS.

VERIFICATION OF FIRE FLOW: A CERTIFIED FIRE FLOW ANALYSIS WILL NEED TO BE COMPLETED AND SUBMITTED TO THE UNIFIED FIRE AUTHORITY. THIS TEST NEEDS TO BE PERFORMED UPON COMPLETION OF THE DEVELOPMENT INFRASTRUCTURE. PRIOR TO THE RELEASE OF BUILDING PERMITS.

INFORMATION TABLE	
NUMBER OF SINGLE FAMILY UNITS	5 UNITS
IRRIGATED ACREAGE FOR ALL PARKS, OPEN SPACE AND PRIVATE PROPERTY	69,406 S.F.
ESTIMATED SQUARE FOOTAGE OF SINGLE-FAMILY HOME (S)	28,000 S.F.*
BUILDING TYPE OF CONSTRUCTION PER THE INTERNATIONAL FIRE CODE	TYPE V

*TAKING INTO ACCOUNT SETBACKS FOR ZONING A-1-10, IT WAS ASSUMED 5,600 S.F. OF ESTIMATED SQUARE FOOTAGE OF SINGLE-FAMILY HOME PER EACH LOT.





CONSTRUCTION KEY NOTE REFERENCE		DETAIL
NO	DESCRIPTION	
1	8" WATER GALLIE IN W/ALIGNED TO FACE 4" MAIN PER FERRMAN CITY STDS	4COT101
2	1" PIPES FOR EXCLUSIVE WATER SERVICE IN FERRMAN CITY STDS	2COT101
3	3/4" WATER GALLIE IN FERRMAN CITY STDS, CHW1 AND CHW1A	3COT101
4	8" PWC IN CAR WATER MAIN	4COT102
5	IF 8" STREET LIGHT PER FERRMAN CITY STDS	5COT102
6	PIPE HYDRANT PER FERRMAN CITY STDS, CHW1A	6COT101
7	THURLEIGH BLOCK PER AWWA 400 AND FERRMAN CITY STDS	7COT101
8	WATER GALLIE MATCH EX. PER FERRMAN CITY STDS	4COT101
9	4" PVC 8" S/S SEWER MAIN @ 0.2% MIN PER BID	2COT102
10	4" PVC 8" S/S SEWER LATERAL @ 0.2% MIN PER BID/SSA	2COT102
11	SEWER CLEANOUT PER BID & S/S 3A	2COT102
12	4" SSM PER BID AND S/S 3A	1COT102

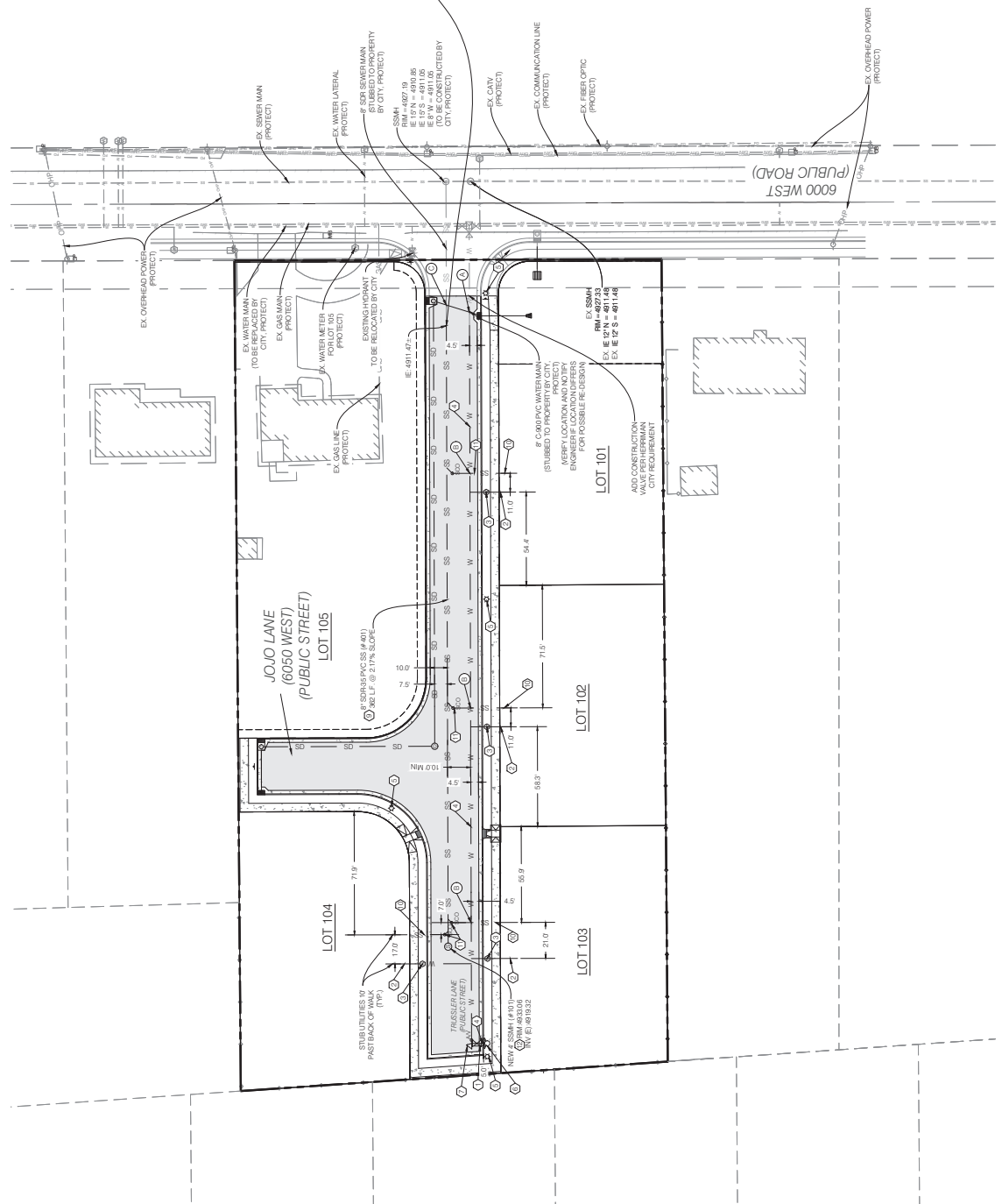
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDSIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
TO HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION, CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

NOTE A (A)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM
AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B (B)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER
AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF
NECESSARY

NOTE C (C)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER
AND STORM. CONTACT ENGINEER FOR REDESIGN IF
NECESSARY





STAFF REPORT

DATE: August 19, 2026
TO: The Planning Commission
FROM: Amanda Hamilton, Planner II
SUBJECT: Review and consider approval of a 10-lot Preliminary Subdivision Plat known as Beau Meadows, located approximately at 6515 W Rose Canyon Road in the A-1-10 Agricultural Single-Family Zone. (Public Hearing)
Applicant: Brett Lovell (property owner)
Acres: ±5.0
City File No: S2026-040

RECOMMENDATION:

Staff recommends **approval** of the Beau Meadows Subdivision with the following requirements per the original subdivision approval:

1. Acknowledge and address all remaining corrections from City Departments.
2. Applicant shall install a six-foot (6'-0") tall precast fence along Rose Canyon Road per City Code and adopted Engineering Standards.
3. Lots 1 and 10, which are adjacent to Rose Canyon Road, will only have vehicular access from Beau Cove.
4. Obtain approval from City Engineer for necessary off-site stormwater improvements before commencing construction on the subdivision.

ISSUE BEFORE COMMISSION:

Based on the enclosed findings, should the Planning Commission approve the proposed preliminary subdivision plat with ten (10) residential lots?

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

BACKGROUND & SUMMARY:

This proposal includes ten (10) residential lots in the A-1-10 Agricultural Single-Family Zone. The project will be accessible from Rose Canyon Road. The minimum required area of 10,000

square feet per lot has been met, as has the 85-foot width minimum at 25 feet from the lot line per §10-9-7.

To meet the requirements outlined in §10-21-7 of City Code, the applicant has proposed a six (6) foot precast wall along Rose Canyon Road. The wall will be required to comply with “clear view standards” for the intersection of Rose Canyon Road and the proposed Beau Cove (6510 West). The applicant will dedicate (to the City) and improve approximately nine (9) feet of the subject property along Rose Canyon Road.

As required by the Utah State Code, public hearing notices were posted in three (3) public places and on the Utah State Public Notice website. Thirty-nine (39) public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject properties on August 4, 2026.

DISCUSSION:

Engineering Compliance:

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

Zoning Ordinance Compliance:

***Staff Finding:** The proposal includes construction and dedication of right-of-way improvements along Rose Canyon Road, including construction of a 6'-0" precast wall, subject to approval of design and engineering by the City Engineer. Individual lot owners along Beau Cove will be responsible for installing abutting right-of-way landscaping along street frontages in a time and manner as outlined in City Code.*

Regarding the minimum dimensional standards of the A-1-10 Zone prescribed in Herriman City Code, staff verified the proposal meets the following applicable standards:

Minimum Lot Area and Width:

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

Minimum yard for residential:

Zone	Front Yard	Side Yard	Rear Yard
------	------------	-----------	-----------

A-1-10	25'	1 side yard: 8' Both side yards: 18' Corner lot: 20' from street	Single-family dwelling: 25' Any portion of uncovered or covered patio or deck: 20'
---------------	-----	--	---

In conclusion, based on the findings in this report, staff finds the proposed preliminary plat for the subdivision meets the standards of approval with the recommended conditions.

ALTERNATIVES:

Action from the Planning Commission may include the following:

Alternatives	Recommendation	Pro – Considerations for Alternative	Con – Considerations against Alternative
Approve proposal as submitted	Yes	Approval provides additional residential development within the City to meet housing demands	Without staff recommendations, some issues remain unresolved
Approve proposal with conditions		Approval provides additional residential development within the City to meet housing demands	Based on the provided information, the Commission may determine additional conditions are warranted
Postpone proposal (with or without date)		Based on the provided information, the 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 would warrant further postponement
Deny proposal		Based on the provided information, the Commission may find that a motion to deny is warranted (identify findings and applicable standards in motion)	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Zoning Map
- C. Subdivision Plans
- D. Approved Deviation

APPLICANT'S AFFIDAVIT

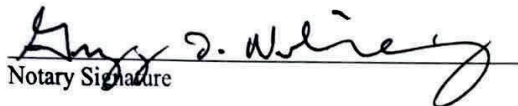
State of Utah)
City of Herriman)

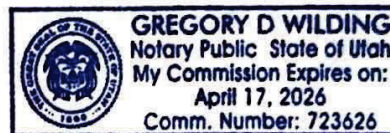
I (we), Brett Lovell Manager, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing 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 19th of March, in the year 20 26, before me Gregory D. Wilding, personally appeared Brett Lovell, proved to me through satisfactory evidence of identification, which was personally known to be the person whose name is signed on the preceding document in my presence.


Notary Signature



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

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property at _____ Herriman, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Boards considering this application.

Signed _____

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this _____ of _____, in the year 20____, before me _____, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document in my presence.

Notary Signature



Preliminary Plat Checklist

City Use Only

Applicant Submitted	All information should be submitted electronically to planning@herriman.org	Accepted	N/A Initials
Initial 	Preliminary Plat Application, including the appropriate fee		
Initial 	Existing Conditions Inventory (Land Development Code 10-17-4)		
Initial 	Preliminary plat submittal information (Land Development Code 10-5-15), which includes:		
Initial 	The boundary lines and legal description of the property to be subdivided, with all dimensions shown		
Initial 	The location of existing permanent buildings and structures, on or within 50 feet of the proposed subdivision		
Initial 	The layout of streets showing location, widths, and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys, easements, and streetlights		
Initial 	The layout, numbers, and typical dimensions of lots		
Initial 	Land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision		
Initial 	Minimum building setback lines		
Initial 	Easements proposed for water, sewer, drainage, utility lines, and other purposes		
Initial 	The location of the subdivision as it relates to any associated lot owned by the applicant, including a sketch of the prospective future street system on any unplatted portion of the property, and the street system proposed within the subdivision in accordance with the future street system of the surrounding area and the general plan		
Initial 	The boundary lines of adjacent unsubdivided land within 100 feet of the property proposed for subdivision, showing ownership and property monuments		
Initial 	A vicinity map of the subdivision, drawn at a scale of 500 feet to the inch, showing all lots and streets in the subdivision, and all abutting streets with street names		
Initial 	The names and addresses of the applicant, the engineer or surveyor of the subdivision, and the owners of land immediately adjoining the subdivision		
Initial 	A contour map at intervals of at least two feet, showing all unusual topographic features with verification by a qualified engineer or land surveyor		
Initial 	The location of existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains, and culverts and other utilities within the property or within 100 feet thereof, indicating pipe sizes, grades, and manholes		
Initial 	The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size and buildable area of each proposed lot in square footage and proper labeling of spaces to be dedicated to the public	48	



Applicant Submitted		Accepted	N/A Initials
Initial <u> </u>	The location, principal dimension, and names of all existing and recorded streets, alleys, and easements, both within the proposed subdivision and within 100 feet of the boundary thereof, showing whether recorded or claimed by usage		
Initial <u> </u>	The location and dimensions to the nearest existing benchmark or monument, and section line		
Initial <u> </u>	The location and principal dimensions of all water courses, public utilities, and other features and existing structures on the land adjacent to the proposed subdivision, including railroads, power lines, and topography		
Initial <u> </u>	The location of existing bridges, culverts, surface or subsurface drainage channels, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within 200 feet thereof, and all known wells or springs, and location of any 100-year flood plain as delineated by the Federal Emergency Management Agency		
Initial <u> </u>	Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants		
Initial <u> </u>	A plan showing how the applicant proposes to handle storm water drainage for an event with a 100-year return interval, as determined by the city engineer		
Initial <u> </u>	A plan for providing street lighting in the subdivision		
Initial <u> </u>	Plans showing any required landscaping and/or parkstrip tree planting		
Initial <u> </u>	A soil erosion and sedimentation control plan prepared by a registered civil engineer; if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements if required by the city engineer		
	The following documents:		
Initial <u> </u>	Certification of to the accuracy of the preliminary plat by the land owner		
Initial <u> </u>	Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah		
Initial <u> </u>	Copies of any agreements with adjacent property owners relevant to the proposed subdivision		
Initial <u> </u>	A geologic hazards, geotechnical, and/or soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with city standards and specifications, if required by the city engineer		
Initial <u> </u>	Evidence that all utilities and services will be available for the subdivision		
Initial <u> </u>	A traffic report prepared by a qualified traffic engineer, if required by the city engineer;		
Initial <u> </u>	Evidence of compliance with other applicable federal, state and local laws and regulations, if requested by the community development director		
Initial <u> </u>	A copy of proposed protective covenants, if subsurface drains or common open space are to be located within the subdivision		
Initial <u> </u>		49	



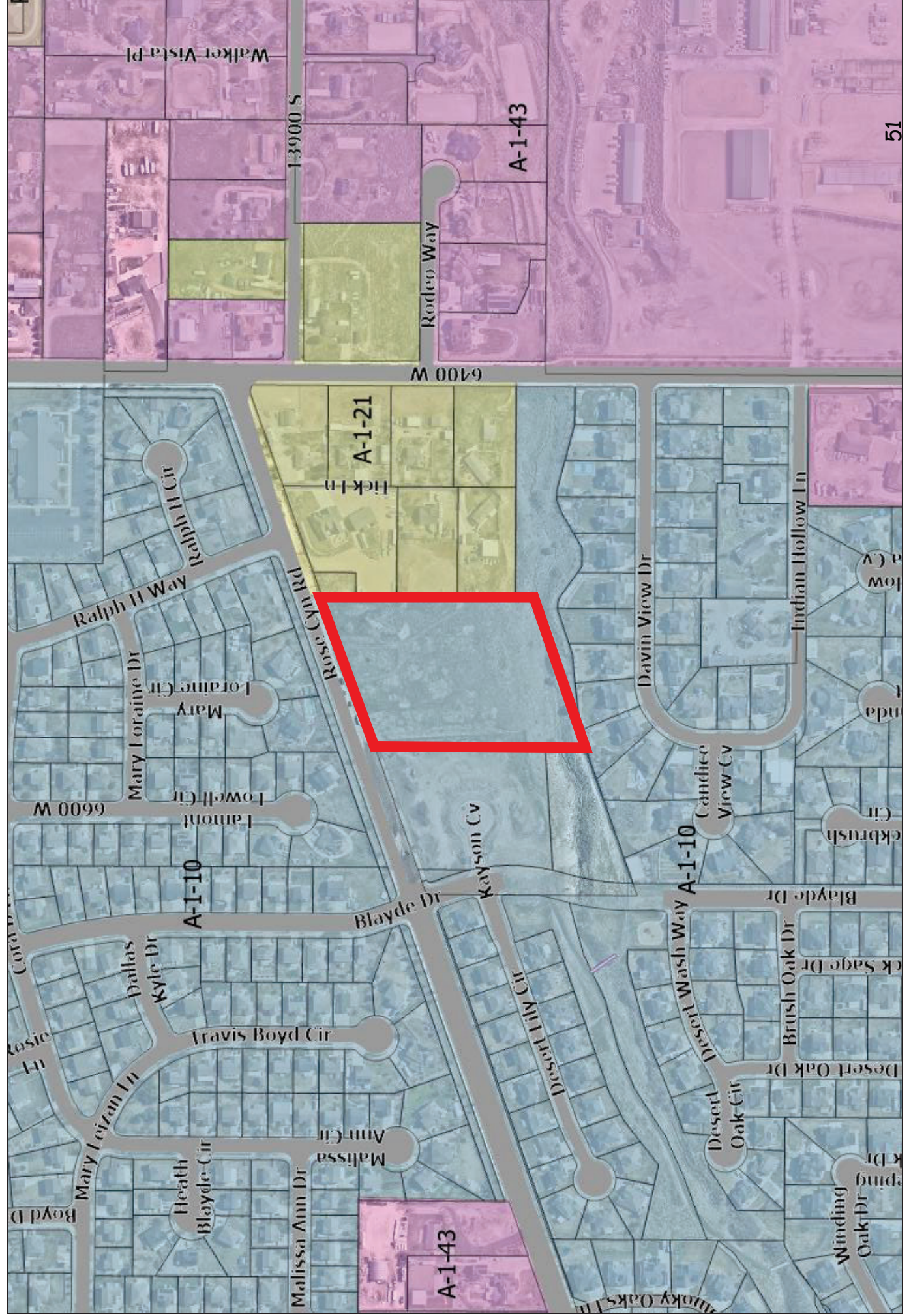
Preliminary Plat Process

- 1 A pre-application meeting is not required prior to submitting an application, but is highly recommended. Pre-application meetings are held on Tuesday afternoons, as needed.
- 2 Following the submission of all required documents, the complete application will be distributed to City department heads and any government departments or agencies deemed appropriate. The City shall have at least 14 days to review the application prior to scheduling a Development Review Conference (DRC).
- 3 The Planning Department will schedule a Development Review Conference (DRC) with the developer, engineer, and department heads. The DRC will review the preliminary plat application for compliance with applicable approval requirements. DRC's are held on Wednesdays at 9:00am at Herriman City Hall (5355 W. Herriman Main Street). The applicant will receive written minutes of all DRC comments.
- 4 The developer shall contact the Community Development Coordinator at the City to schedule a neighborhood meeting. A neighborhood meeting must be held prior to being placed on the Planning Commission Agenda.
- 5 The Planning Commission will schedule and hold a public hearing on the proposed preliminary plat application. A 10-day notice is mailed by the City to all affected entities. Public hearings are held at Herriman City Hall. Before approval or disapproval of the preliminary plat, the Planning Commission may reasonably require the applicant to provide additional information, data, or studies as may be needed to determine compliance with approval requirements.
- 6 Following the public hearing, the Planning Commission may approve, approve subject to conditions, or disapprove the preliminary plat based on written findings and recommendations regarding compliance with approval requirements.
- 7 After receiving Planning Commission approval, the developer submits a Final Plat Application to the Engineering Department for review and approval. This shall include a full set of engineered drawings compliant with the Herriman City Land Development Code and Engineering Standards.
- 8 Staff will then review and approve the final plat application. No further Planning Commission or City Council meetings are required.

All information should be submitted electronically to planning@herriman.org.

For questions regarding submittal requirements or process, please contact the Planning Department at 801-446-5323, or email planning@herriman.org.

ATTACHMENT B – VICINITY MAP



CONSTRUCTION DRAWINGS



VICINITY MAP
NOT TO SCALE

[illegible]

G101	COVER SHEET
G101	RECORD OF SURVEY
G101	PLAT
G201	DEMOLITION PLAN
G202	UTILITY PLAN
G203	GRAVING AND DRAINAGE PLAN
G204	EROSION CONTROL PLAN
G301	BEAU COTE PLAN & PROFILE
G302	STATION 10+00 - END
G302	RISE CANYON ROAD IMPROVEMENTS
G401	CONSTRUCTION DETAILS
G402	CONSTRUCTION DETAILS

DEVELOPER/OWNER:
DEVELOPMENT GROUP
BRETT LOVELL
11142 EAGLE VIEW DRIVE, SANDY, UT 84092
(801)-706-4693
loveldevelopmentgroup@gmail.com

ENGINEER:
WILSON ENGINEERING
14721 S. HERITAGE OREST WAY BLUFFDALE, UT 84065
(801)-553-8112
bardonson@wilsonengineering.com

SURVEYOR:
WILSON ENGINEERING
KAGAN DIXON, P.L.S.
14721 S. HERITAGE OREST WAY, BLUFFDALE, UT 84065
(801)-553-8112
kdixon@wilsonengineering.com

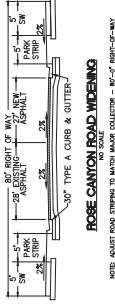
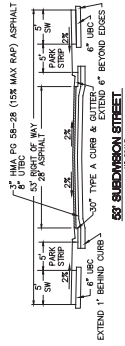
3	CITY COMMENTS	7.30.26		
2	CITY COMMENTS	6.24.26		
1	CITY COMMENTS	5.27.26		
NO	REVISION	DATE		

COVER SHEET

DRAWN BDA	CHECKED MSS	PROJECT # 25509
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SCALE

SHEET
C101



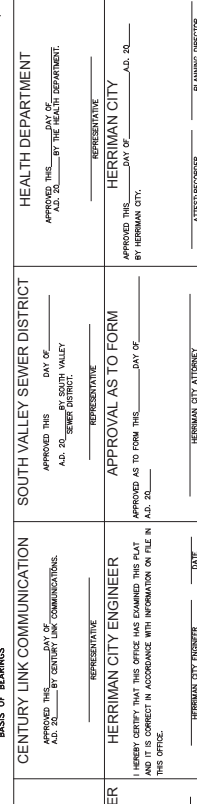
A RESIDENTIAL SUBDIVISION



- d. MUDING ENGINEERING WILL SET A 1' REAR AND PLASTIC CAP STAMPED "MUDING ENGINEERING" AT ALL LEAK AND LOT CORNERS REPRESENTING AN EXTENSION OF SIDE FRONT LOT.
- e. INVERTS WILL BE SET IN THE TOP BACK OF CURB FOR FRONT LOT.
- f. SHALLower SENSE DEPTHS LOT OWNERS ARE TO VERIFY SENSE DEPTHS WITHIN 10' OF LOT LINE. SHALLower SENSE DEPTHS SHALL BE SET TO 10' WITHIN 10' OF LOT LINE. SHALLower SENSE DEPTHS SHALL BE SET TO 10' WITHIN 10' OF LOT LINE.
- g. 4" NORTHINGS AND EASTINGS NOTED ON THE MONUMENTS OF THIS PLAY ARE NOTED IN NAD83, UTAH CENTRAL, STATE PLANE GRID, AND ARE NOTED IN U.S. SURVEY FEET.
- h. EXISTING CENTURINE MONUMENTS TO BE SET FOR SALT LAKE.
- i. EXISTING STAKE LANDSCAPING INCLUDING ALONGS SLOPE CANYON ROAD IS TO BE INSTALLED AND MAINTAINED BY THE ADJACENT PROPERTY OWNERS.

FOUND SECTION CORNER _____ SECTION LINE
 SET 1/4" B. SCALE AND CAP _____
 (PLACING ENGINEERING)
 O. MONUMENT _____ (BOUNDARY LINE)
 ROW CENTERLINE _____ ROW CENTERLINE
 ADJACENT PROPERTY / ROW LINE _____
 LOT SETBACK LINE _____
 PUBLIC UTILITY EASEMENT LINE _____





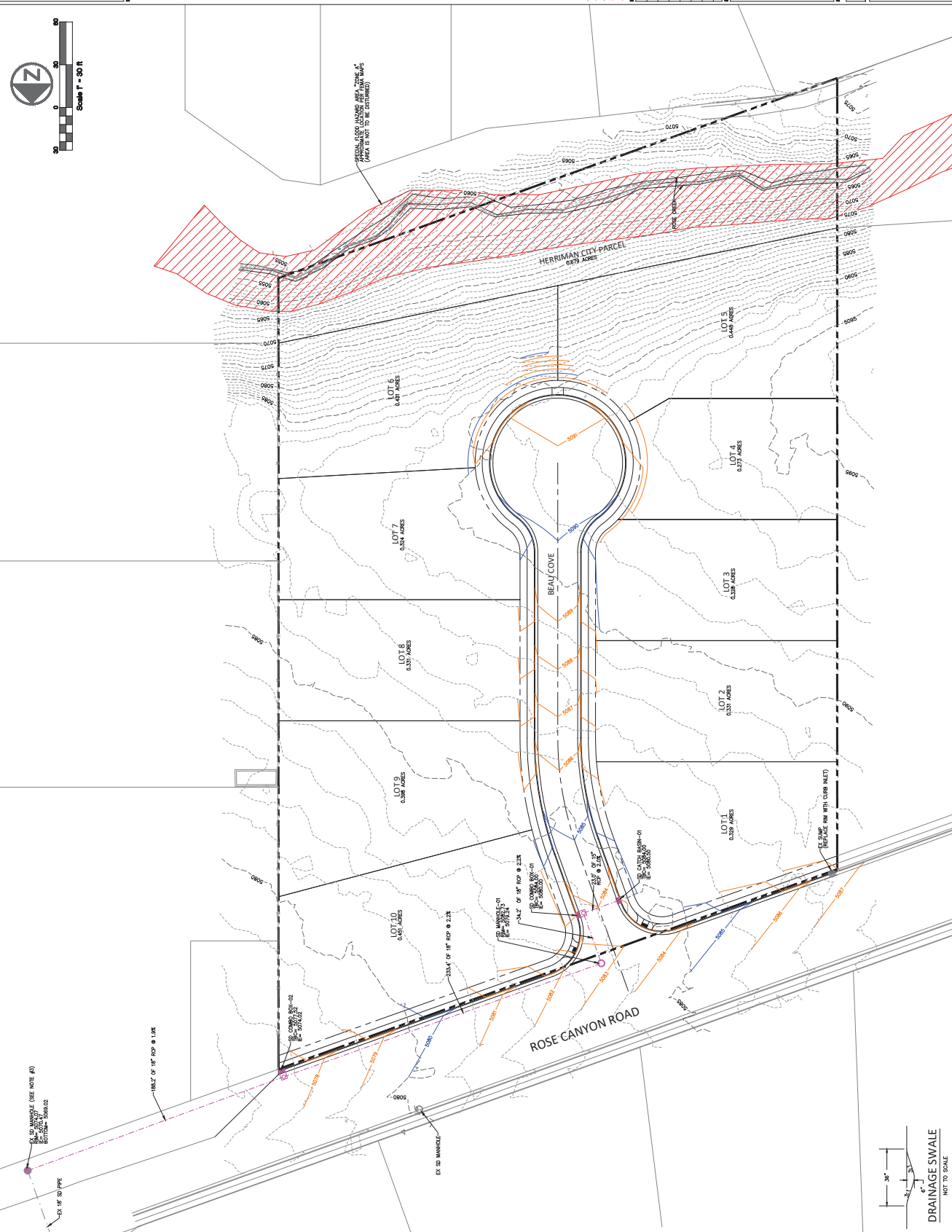
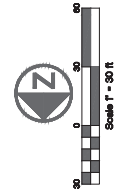
Curve #	Curve Data			Dist. Bearing	Dist. Distance
	Length	Radius	Delta		
C1	31.462'	20.000'	90.0000°	H464°17'11"	28.28'
C2	31.462'	20.000'	145.533°	N117°43.33'	11.67'
C3	51.860'	20.000'	4.9848°	N027°24.54'	51.860'
C4	66.817'	20.000'	19.6073°	N027°25.58'	16.70'
C5	21.387'	20.000'	4.9318°	N117°13.38'	21.388'
C6	68.000'	20.000'	15.0000°	N015°00.00'	68.000'
C7	68.000'	20.000'	15.0000°	N027°00.00'	68.000'
C8	77.700'	226.000'	19.6073°	N027°25.58'	77.700'
C9	77.700'	226.000'	15.0000°	N027°00.00'	77.700'
C10	18.337'	56.000'	53.2748°	S48°16.05'N	10.36'
C11	10.337'	56.000'	10.7144°	S09°21.45'N	69.623'
C12	74.181'	56.000'	73.7163°	S052°30.15'N	59.28'
C13	60.919'	56.000'	59.9524°	S60°33.40'E	48.27'
C14	50.843'	56.000'	93.1114°	N028°17.14'N	86.27'
C15	84.584'	56.000'	90.0000°	N028°17.14'N	46.27'
C16	50.843'	56.000'	50.7274°	N028°17.14'N	50.843'
C17	18.337'	56.000'	53.2748°	N028°17.14'N	10.36'
C18	246.341'	56.000'	286.6458°	N09°00.00'E	17.97'

SOUTH QUARTER SECTION 3
TOWNSHIP 4 SOUTH
RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
N: 734858.31
E: 1466584.42

RECORD OF SURVEY	COMCAST	CENTURY LINK COMMUNICATION	SOUTH VALLEY SEWER DISTRICT	HEALTH DEPARTMENT
COUNTY SURVEY FOR REVIEW DATE _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY COMCAST. _____ REPRESENTATIVE _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY CENTURY LINK COMMUNICATIONS. _____ REPRESENTATIVE _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY SOUTH VALLEY SEWER DISTRICT. _____ REPRESENTATIVE _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE HEALTH DEPARTMENT. _____ REPRESENTATIVE _____
PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
APPROVED THIS _____ DAY OF _____ A.D. _____ BY HERRIMAN CITY PLANNING COMMISSION	APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY HERRIMAN CITY MUNICIPAL WATER	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY HERRIMAN CITY. _____ REPRESENTATIVE _____
CHAIRMAN	HERRIMAN CITY	UNDESIRABLE CITY ENGINEER	HERRIMAN CITY ATTORNEY	SEWER DISTRICT ATTORNEY

PROCESSED - INFORMATION MANAGEMENT	INFORMATION WITH	INFORMATION WITH DOCUMENT	NOTE	ALIST RECORDING	PLANNING RECORD

FILE # DEPUTY SHERIFF LAKE COUNTY RECORDER



WILDING
ENGINEERING

14781 SOUTH HERRIMAN BLVD. SUITE 100
HERRIMAN, UT 84003
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. THE EXISTING STORM DRAIN SHALL BE DITCHED TOWARDS THE EXISTING DRAINAGE BASIN TO THE NORTH OF THE PROPERTY (HERRIMAN PARKS RECREATION AREA) AND THE PROJECT SEE STORM WATER DRAINAGE.
 2. THE STORM WATER DRAINAGE FOR THIS PROJECT WILL BE OFFSITE, AN EXISTING DRAINAGE BASIN TO THE NORTH OF THE PROPERTY (HERRIMAN PARKS RECREATION AREA) AND THE PROJECT SEE STORM WATER DRAINAGE.
 3. THE EXISTING STORM DRAIN MANHOLE THAT IS BEING CONNECTED TO IN THIS PROJECT SHALL BE REMOVED AND A NEW MANHOLE SHALL BE INSTALLED AT THE LOCATION OF THE EXISTING MANHOLE. THE MANHOLE SHALL BE REPLACED BY A 15" DIA. MANHOLE WITH A 15" DIA. MANHOLE COVER AND A 15" DIA. MANHOLE FRAME. THE EXISTING MANHOLE TO BE REMOVED SHALL BE REPLACED BY A 15" DIA. MANHOLE WITH A 15" DIA. MANHOLE COVER AND A 15" DIA. MANHOLE FRAME.

LEGEND

EXISTING INDEX CONTOUR (5')	---
EXISTING CONTOUR (1' TO 5')	---
PROPOSED CONTOUR (1')	---
PROPOSED STORM DRAIN	---

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT INFORMATION

BEAU MEADOW

GRADING AND DRAINAGE PLAN

6515 W ROSE CANYON ROAD
HERRIMAN, UTAH

DESIGNER	BDA
CHECKER	MSS
DATE	3/12/26
SCALE	1" = 30'
SHEET	C203

PROFESSIONAL ENGINEER
MITCHELL SMITH
STATE OF UTAH
LICENSE NO. 12345

BRANCH	BDA
PROJECT	25509
DATE	3/12/26
SCALE	1" = 30'
SHEET	C203

DRAINAGE SWALE
NOT TO SCALE



Request for Deviation from Standards

SUBDIVISION INFORMATION

Applicant/Representative: Brett Lovell

Representing (if applicable):

Address/Phone/Email: 9300 S Redwood Rd. South Jordan, UT / 801-706-4693 /
lovelldevelopmentgroup@gmail.com

Project Name: Beau Meadow

Is this project part of an MDA? Yes ☐ No ☒

Engineer: Wilding Engineering (Brock Anderson)

Address/Phone/Email: 801-835-7763 / banderson@wildingengineering.com

SUBMITTAL INFORMATION

What Standard or governing document is the the deviation being requested for? (Cite standard from Herriman City Development Standards or APWA)

Stormwater detention pond

State the requested deviation. (what is the proposed design criteria)

Use of retention pond

Provide justification for the proposed deviation and attach reference material, plans, details, etc.

We are proposing approval to connect to existing detention pond in lieu of constructing on our development, attached is the plans we are requesting.

The City has 15 business days to review your request. This time will not commence until a complete submittal has been received. An incomplete submittal will be rejected until all items have been received. Please note, plans received after 2:00 pm will be logged as received on the next business day.

Approvals



City Engineer

5/27/2026

Date



Public Works Director

5/27/2026

Date



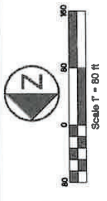
Community Development Director

5/27/26

Date

Privacy Statement: Herriman City is dedicated to safeguarding your privacy and ensuring transparency in the handling of your personal data. The information we collect through this application includes your name, email address, physical address, phone number, and emergency contact details. This data is used to enhance and streamline the services we provide, as well as to facilitate communication regarding your account and important community updates. In order to deliver these services, your information may be shared with select third-party vendors with whom we have contracted, such as those assisting with online payment processing. Herriman City has implemented robust security protocols to protect the confidentiality and integrity of your personal data. You have the right to access the information we maintain about you and to request corrections if any inaccuracies are found. Under certain circumstances, you may also request the deletion of your data. For further details, please refer to the Herriman City Privacy Policy.

Condition of Approval: Project shall provide offsite drawings of the improvements of the offsite pond and call-out and detail improvement of the existing cleanout to depress the inlet, replace with slotted grate, and place a concrete collar in the depressed area and around the existing cleanout to force capture.





WILDING
ENGINEERING

14975 E. BEAUMONT AVENUE
SUITE 200
DENV, CO 80231
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:
1.

PROJECT INFORMATION

NO.	REVISION	DATE

PROJECT: BEAU MEADOW
DETENTION POND EXHIBIT
6515 W ROSE CANYON ROAD
HERRIMAN, UTAH

DATE: May 13, 2026
PROJECT: 25509
SHEET: 57





**WILDING
ENGINEERING**

14791 SOUTH HERRIMAN CIRCLE, WEST
HERRIMAN, UT 84043
801.288.4118
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. THE LOTS SHOWN ARE THE UNDIVIDED LOTS. EACH LOT SHALL BE SPLIT INTO THE
PORTION OF EACH LOT.

PROJECT INFORMATION
BEAU MEADOW
GRADING AND DRAINAGE PLAN
6515 W ROSE CANYON ROAD
HERRIMAN, UTAH

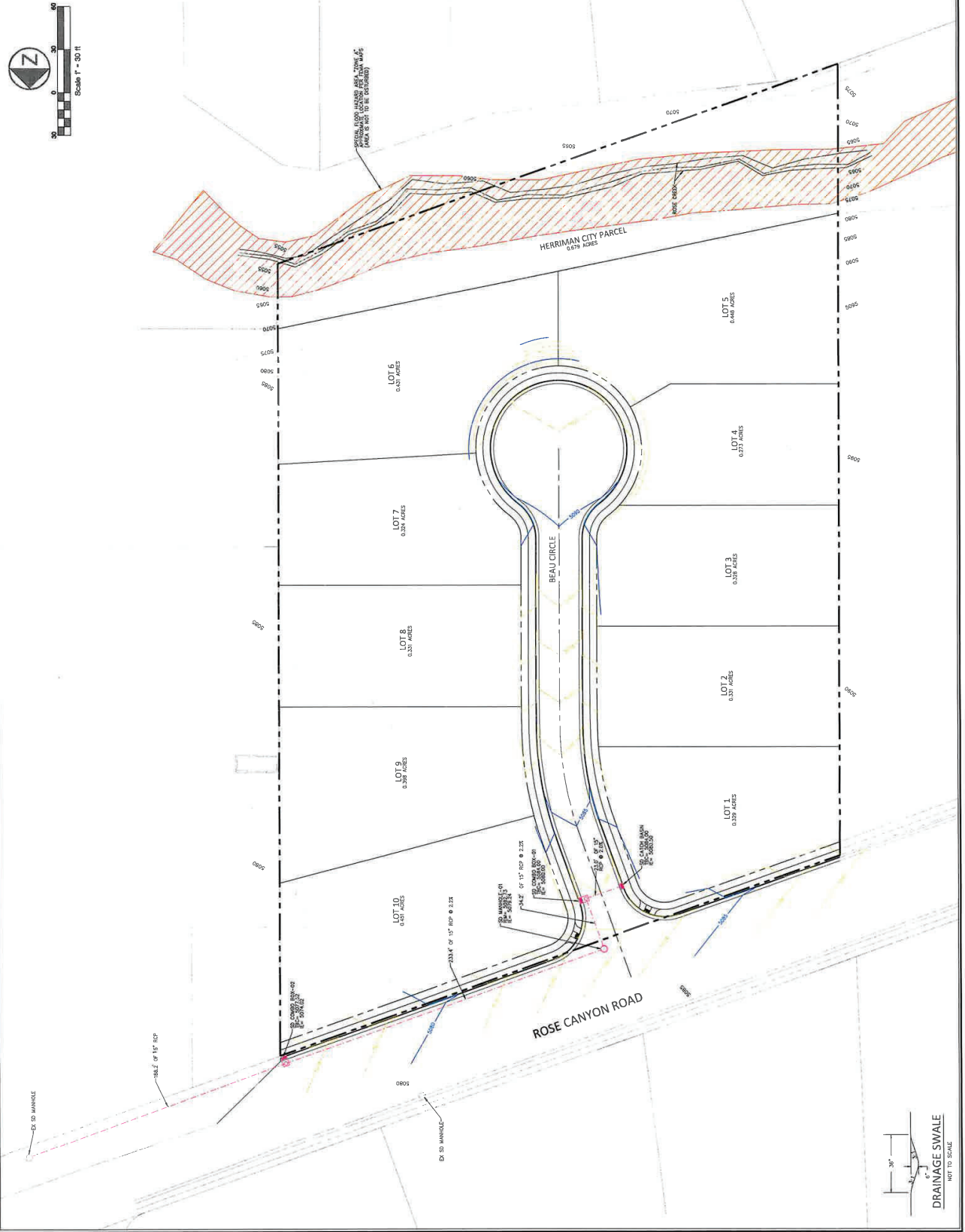
PROJECT NO. 25509
DATE 3/12/26
SCALE 1" = 30'
SHEET C203

DESIGNER: BDA
CHECKER: MSS
PROJECT: 25509

DATE 5.13.26
CITY COMMENTS
REVISION

LEGEND
EXISTING INDEX CONTOUR (FT)
PROPOSED INDEX CONTOUR (FT)
PROPOSED CONTOUR (FT)
PROPOSED STORM DRAIN

PLAT DATE: May 13, 2026
BY: JDA/VJA/25509
HERRIMAN, UTAH
PROPERTY: 25509 Beau Meadows C108 Controlling





STAFF REPORT

DATE: August 19, 2026

TO: The Planning Commission

FROM: Amanda Hamilton, Planner II

SUBJECT: Review and consider preliminary plat approval of the Laguna Pointe Subdivision containing 68 lots at approximately 14860 S Juniper Crest Road in the R-1-15 Residential Zone with Zoning Conditions (ZC). (Public Hearing)
Applicant: Matt Christensen (authorized agent)
Acres: ±40.71
City File No: S2026-115

RECOMMENDATION:

Staff recommends the Planning Commission approve the following findings:

- The proposed preliminary plat complies with all applicable zoning standards and required zoning conditions under HCC 10-5-15(E) and HCC Chapter 10-10.

Staff recommends **approval** of the Laguna Pointe Subdivision Preliminary Plat (File No. S2026-115) with the following conditions:

1. The applicant shall provide two (2) vehicular access points from an existing public street (or streets) that comply with all applicable codes for emergency vehicle access before more than thirty (30) lots may be developed on the subject property.
2. Subdivision development shall be restricted pending the provision of adequate culinary water supply. No final plat shall be recorded until the City Engineer certifies that culinary water supply requirements have been satisfied per HCC 10-28-5.
3. Lots within the Hillside Overlay shall comply with the applicable standards of HCC Chapter 10-17 at the time of building permit application.

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve the proposed preliminary subdivision plat for Laguna Pointe, consisting of sixty-eight (68) residential lots on approximately 40.71 acres, as required by HCC 10-5-15?

BACKGROUND & SUMMARY:

The subject property is located at 14860 S Juniper Crest Road in the R-1-15 Residential Zone with Zoning Conditions, identified by Salt Lake County parcel number 33-18-100-005. The property is approximately 40.71 acres.

This application has the following procedural history:

- **July 19, 2023** — The Planning Commission approved a preliminary plat for Laguna Pointe Subdivision (File No. S2023-044), consisting of 68 residential lots at a density of 1.67 units per acre, with conditions including Fire Marshal approval for two vehicular access points before more than 30 lots could be developed.
- **May 7, 2025** — The Planning Commission granted a one-year extension of that approval (File No. S2025-047), extending the approval to May 7, 2026. The Commission was advised at that time that this would be the only extension available and that the applicant would need to reapply if the plat was not recorded within the extension period.
- **May 7, 2026** — The preliminary plat approval expired without a final plat being recorded. Under HCC 10-5-15(J), a preliminary plat that is not recorded within the approval period "shall be deemed withdrawn, and shall expire and have no further force or effect." No further extensions are permitted by code.
- **July 30, 2026** — The applicant submitted a new preliminary plat application (File No. S2026-115), which is the subject of this report.

Regarding vehicular access, the proposed subdivision will be:

- Accessible from Juniper Crest Road and Bartlett Drive, and
- Due to the site's topography, a long cul-de-sac drive, Lashley Circle, has been proposed by the applicant and approved by the City Engineer and the Fire Marshal.

This is a new application, not an extension of the prior approval. The subdivision plans have since been fully reviewed and approved by the City Engineer, which substantially resolves the technical corrections that were outstanding under the prior approval.

As required by Utah Code and HCC 10-5-5, public hearing notices were posted in three (3) public places and on the Utah State Public Notice website. Ninety-six (96) notices were mailed to all affected entities and property owners within 300 feet of the subject property on August 4, 2026.

DISCUSSION:

Engineering Review

Staff Finding: *The City Engineer has reviewed the subdivision plans and has no concerns with the proposed subdivision layout, road design, grading, sewer, water, or erosion control plans as submitted. However, subdivision development will be restricted pending the provision of adequate culinary water supply. No final plat may be recorded until the City Engineer certifies that all required improvements — including culinary water supply — meet the minimum requirements of all applicable City ordinances and standards, as required by HCC 10-28-5.*

Zoning Review

Staff Finding: *The subject property is zoned R-1-15 with a Zoning Condition (ZC) that limits density to 1.7 dwelling units per acre. The applicant proposes 68 lots on 40.71 acres, yielding a density of 1.67 dwelling units per acre, which complies with the zoning condition.*

All proposed lots meet the minimum dimensional standards for the R-1-15 Zone under HCC 10-10-7 and Chart 10-10, including:

- **Minimum lot area:** 15,000 sq ft — all proposed lots are 0.35 acres (15,246 sq. ft.) or larger.
- **Minimum lot width:** 80 feet at 25 feet from the front lot line.
- **Maximum building height:** 35 feet.
- **Front yard setback:** 25 feet; reduced to 22 feet on cul-de-sac lots per HCC 10-29-22.

The subdivision includes appropriate easements for access, utilities, sewer, and water, consistent with HCC 10-28-8 and the submitted plat drawings. Parcels B and C are conveyed to the Homeowners Association as common area, and Parcel A is privately owned and maintained by Laguna Investment Company LLC with a required long-term stormwater maintenance agreement, consistent with HCC 10-28-6.

Lots within the Hillside Overlay are subject to the applicable standards of HCC Chapter 10-17 at the time of building permit application.

The subdivision layout and lot design comply with the intent and purpose of the General Plan as required by HCC 10-28-4.

Based on the findings noted within this report, staff concludes that the proposed preliminary plat meets the approval standards of HCC 10-5-15(E).

ALTERNATIVES:

Action from the Planning Commission may include the following:

Alternatives	Recommendation	Pro – Considerations for Alternative	Con – Considerations against Alternative
Approve proposal as submitted	Yes	Approval provides additional residential development within the City to meet housing demands	Without staff recommendations, key concerns may not be sufficiently emphasized to the applicant or development partners
Approve proposal with conditions		Approval provides additional residential development within the City with emphasis on key concerns for the City	Based on the provided information, the Commission may determine additional conditions are warranted
Postpone proposal (with or without date)		Based on the provided information, the 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 would warrant further postponement
Deny proposal		Based on the provided information, the Commission may find that a motion to deny is warranted (identify findings and applicable standards in motion)	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Subdivision Plan
- C. Approval Letter
- D. Extension Letter



Preliminary Subdivison Plat Application

SUBDIVISION INFORMATION			
Property Address: 15030 S. 4675W.			
Parcel Numbers: 33-18-100-005			
☒ New Lots/Units <u>68</u>		Number of lots/units	
		Total Acres: <u>40.70</u>	
☐ Plat Amendment _____ Number of new lots/units			
Name of Proposed Subdivision: LAGUNA POINTE			
APPLICANT INFORMATION			
Name of Applicant: Matt Christensen			
Address of Applicant: 6949 Hightech Drive Midvale, Utah 84047			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
☐ Owner ☒ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above)			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above) Troy Lashley			
Email of Owner: Troylashley@hotmail.com		Phone: 801-971-3650	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

APPLICANT'S AFFIDAVIT

State of Utah)
City of Herriman)

I (we), Patricia Lashley, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of 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 foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed Patricia Lashley

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this 30th of July, in the year 2026, before me Angela Byers, personally appeared Patricia Lashley, proved to me through satisfactory evidence of identification, which was UT DL, to be the person whose name is signed on the preceding document in my presence.

Angela Byers
Notary Signature



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

AGENT AUTHORIZATION

I (we), Patricia Lashley, the owner(s) of the real property at Laguna Pointe Juniper Crest Rd. Herriman, Utah, do hereby appoint Mathew Christensen Fars Engineering as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Mathew Christensen Fars Engineering to appear on my (our) behalf before any City Boards considering this application.

Signed Patricia Lashley

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this 30th of July, in the year 2026, before me Angela Byers, personally appeared Patricia Lashley, proved to me through satisfactory evidence of identification, which was UT DL, to be the person whose name is signed on the preceding document in my presence.

Angela Byers
Notary Signature





Preliminary Plat Checklist		City Use Only	
Applicant Submitted	All information should be submitted electronically to planning@herriman.org	Accepted	N/A Initials
Initial ☒	Preliminary Plat Application, including the appropriate fee		
Initial ☒	Existing Conditions Inventory (Land Development Code 10-17-4)		
	Preliminary plat submittal information (Land Development Code 10-5-15), which includes:		
Initial ☒	The boundary lines and legal description of the property to be subdivided, with all dimensions shown		
Initial ☒	The location of existing permanent buildings and structures, on or within 50 feet of the proposed subdivision		
Initial ☒	The layout of streets showing location, widths, and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys, easements, and streetlights		
Initial ☒	The layout, numbers, and typical dimensions of lots		
Initial ☒	Land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision		
Initial ☒	Minimum building setback lines		
Initial ☒	Easements proposed for water, sewer, drainage, utility lines, and other purposes		
Initial ☒	The location of the subdivision as it relates to any associated lot owned by the applicant, including a sketch of the prospective future street system on any unplatted portion of the property, and the street system proposed within the subdivision in accordance with the future street system of the surrounding area and the general plan		
Initial ☒	The boundary lines of adjacent unsubdivided land within 100 feet of the property proposed for subdivision, showing ownership and property monuments		
Initial ☒	A vicinity map of the subdivision, drawn at a scale of 500 feet to the inch, showing all lots and streets in the subdivision, and all abutting streets with street names		
Initial ☒	The names and addresses of the applicant, the engineer or surveyor of the subdivision, and the owners of land immediately adjoining the subdivision		
Initial ☒	A contour map at intervals of at least two feet, showing all unusual topographic features with verification by a qualified engineer or land surveyor		
Initial ☒	The location of existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains, and culverts and other utilities within the property or within 100 feet thereof, indicating pipe sizes, grades, and manholes		
Initial ☒	The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size and buildable area of each proposed lot in square footage and proper labeling of spaces to be dedicated to the public	65	



Applicant Submitted		Accepted	N/A Initials
Initial ☒	The location, principal dimension, and names of all existing and recorded streets, alleys, and easements, both within the proposed subdivision and within 100 feet of the boundary thereof, showing whether recorded or claimed by usage		
Initial ☒	The location and dimensions to the nearest existing benchmark or monument, and section line		
Initial ☒	The location and principal dimensions of all water courses, public utilities, and other features and existing structures on the land adjacent to the proposed subdivision, including railroads, power lines, and topography		
Initial ☒	The location of existing bridges, culverts, surface or subsurface drainage channels, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within 200 feet thereof, and all known wells or springs, and location of any 100-year flood plain as delineated by the Federal Emergency Management Agency		
Initial ☒	Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants		
Initial ☒	A plan showing how the applicant proposes to handle storm water drainage for an event with a 100-year return interval, as determined by the city engineer		
Initial ☒	A plan for providing street lighting in the subdivision		
Initial ☒	Plans showing any required landscaping and/or parkstrip tree planting		
Initial ☒	A soil erosion and sedimentation control plan prepared by a registered civil engineer; if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements if required by the city engineer		
	The following documents:		
Initial ☒	Certification of to the accuracy of the preliminary plat by the land owner		
Initial ☒	Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah		
Initial ☒	Copies of any agreements with adjacent property owners relevant to the proposed subdivision		
Initial ☒	A geologic hazards, geotechnical, and/or soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with city standards and specifications, if required by the city engineer		
Initial ☒	Evidence that all utilities and services will be available for the subdivision		
Initial ☒	A traffic report prepared by a qualified traffic engineer, if required by the city engineer;		
Initial ☒	Evidence of compliance with other applicable federal, state and local laws and regulations, if requested by the community development director		
Initial ☒	A copy of proposed protective covenants, if subsurface drains or common open space are to be located within the subdivision		
Initial _____		66	



Preliminary Plat Process

- 1 A pre-application meeting is not required prior to submitting an application, but is highly recommended. Pre-application meetings are held on Tuesday afternoons, as needed.
- 2 Following the submission of all required documents, the complete application will be distributed to City department heads and any government departments or agencies deemed appropriate. The City shall have at least 14 days to review the application prior to scheduling a Development Review Conference (DRC).
- 3 The Planning Department will schedule a Development Review Conference (DRC) with the developer, engineer, and department heads. The DRC will review the preliminary plat application for compliance with applicable approval requirements. DRC's are held on Wednesdays at 9:00am at Herriman City Hall (5355 W. Herriman Main Street). The applicant will receive written minutes of all DRC comments.
- 4 The developer shall contact the Community Development Coordinator at the City to schedule a neighborhood meeting. A neighborhood meeting must be held prior to being placed on the Planning Commission Agenda.
- 5 The Planning Commission will schedule and hold a public hearing on the proposed preliminary plat application. A 10-day notice is mailed by the City to all affected entities. Public hearings are held at Herriman City Hall. Before approval or disapproval of the preliminary plat, the Planning Commission may reasonably require the applicant to provide additional information, data, or studies as may be needed to determine compliance with approval requirements.
- 6 Following the public hearing, the Planning Commission may approve, approve subject to conditions, or disapprove the preliminary plat based on written findings and recommendations regarding compliance with approval requirements.
- 7 After receiving Planning Commission approval, the developer submits a Final Plat Application to the Engineering Department for review and approval. This shall include a full set of engineered drawings compliant with the Herriman City Land Development Code and Engineering Standards.
- 8 Staff will then review and approve the final plat application. No further Planning Commission or City Council meetings are required.

All information should be submitted electronically to planning@herriman.org.

For questions regarding submittal requirements or process, please contact the Planning Department at 801-446-5323, or email planning@herriman.org.

The site map illustrates a residential layout with three distinct parcels. Parcel A, located in the upper left, contains lots 101 through 107. Parcel B, situated below Parcel A, contains lots 108 through 114. Parcel C, occupying the right side of the map, contains lots 115 through 144. The map features a complex road network: Juniper Crest Drive runs along the top edge; Lagoon Pointe Road and Lagoon Circle are located within Parcel C; and a road labeled 'BAYVIEW DRIVE' (partially obscured) runs between Parcel A and Parcel B. The map also shows a 'JUNIPER CREST DRIVE' on the left and a 'LAGOON POINTE ROAD' on the right. A north arrow is positioned in the bottom right corner of the map.

GENERAL NOTES

- CONTRACTOR TO FURNISH HORIZONTAL AND VERTICAL CONSTRUCTION AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL OBEY TO HERBAMAN CITY, BID A AND A WPA STANDARDS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS SHALL BE MAINTAINED AND PROTECTED BY THE CONTRACTOR. ALL CONSTRUCTION SHALL BE PLACED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STATUS OF ANY IMPROVEMENTS INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR'S RESPONSIBILITY WILL NOT BE ACCEPTED OR CREDITED FOR ANY IMPROVEMENTS NOT INSTALLED BY THE CONTRACTOR.
5. THIS DRAWING SET IS CALLED BY THE PRINTED ON A 24" X 36" SIZE OF PAPER, CALLED IT PRINTED ON A SMALLER PAPER, THE DRAWING WILL BE CONSIDERED AS A COPY OF THE ORIGINAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STATUS OF ANY IMPROVEMENTS INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR'S RESPONSIBILITY WILL NOT BE ACCEPTED OR CREDITED FOR ANY IMPROVEMENTS NOT INSTALLED BY THE CONTRACTOR.
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BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL, VISITORS, AND THE PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES, AND FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES, AND FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
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ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UT AH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
TROY LASHLEY
1920 E REDFORD WALK DRIVE UNIT 104 SLIC,
(949) 40319410
CONTACT: TROY LASHLEY

BENCHMARK



Know what's below.
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Sheet List Table		
Sheet Number	Sheet Title	COVER
C1.0		
C2.1	FINAL PLAT	
C2.2	FINAL PLAT	
C3.1	SITE PLAN	
C3.2	SITE PLAN	
C3.3	SITE PLAN	
C3.4	SITE PLAN	
C4.1	GRADING PLAN	
C4.2	GRADING PLAN	
C4.3	GRADING PLAN	
C4.4	GRADING PLAN	
C4.5	GRADING PLAN	
C4.6	GRADING PLAN	
C4.7	GRADING PLAN	
C4.8	GRADING PLAN	
C4.9	GRADING PLAN	
C4.10	GRADING PLAN	
C4.11	GRADING PLAN	
C4.12	GRADING PLAN	
C4.13	GRADING PLAN	
C5.1	SEWER PLAN	
C5.2	SEWER PLAN	
C5.3	SEWER PLAN	
C5.4	SEWER PLAN	
C6.1	WATER PLAN	
C6.2	WATER PLAN	
C6.3	WATER PLAN	
C6.4	WATER PLAN	
C7.1	EROSION CONTROL	
C7.2	EROSION CONTROL	
P001	LAGUNA POINTE ROAD	
P002	LAGUNA POINTE ROAD	
P003	LAGUNA POINTE ROAD	
P004	LAGUNA POINTE ROAD	
P005	LAGUNA POINTE ROAD	
P006	LAGUNA POINTE ROAD	
P007	LAGUNA POINTE ROAD	
P008	ALBIONS WAY	
P009	ALBIONS WAY	
P010	BARTLETT DRIVE	
P011	BARTLETT DRIVE	
P012	BARTLETT DRIVE	
P013	HELENS DRIVE	
P014	HELENS DRIVE	
P015	LASHLEY CIRCLE	
P016	LASHLEY CIRCLE	
P017	LASHLEY CIRCLE	
P018	LASHLEY CIRCLE	
P019	DEFENTION POND	
P020	OFFSITE UTILITIES	
P021	PANORAMA POND RESIZE	
L1.0	LANDSCAPE PLAN	
L1.1	LANDSCAPE PLAN	
L1.2	LANDSCAPE PLAN	
L1.3	LANDSCAPE PLAN	
D1	DETAIL	
D2	DETAIL	
D3	DETAIL	
D4	DETAIL	

REVISION BLOCK		COVER		Scale: 1"=150' Date: 7/22/2006 Job #: 2-5-03 78 MRR	
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LAGUNA POINTE PHASE I FINAL
HERRIMAN, UTAH
COVER



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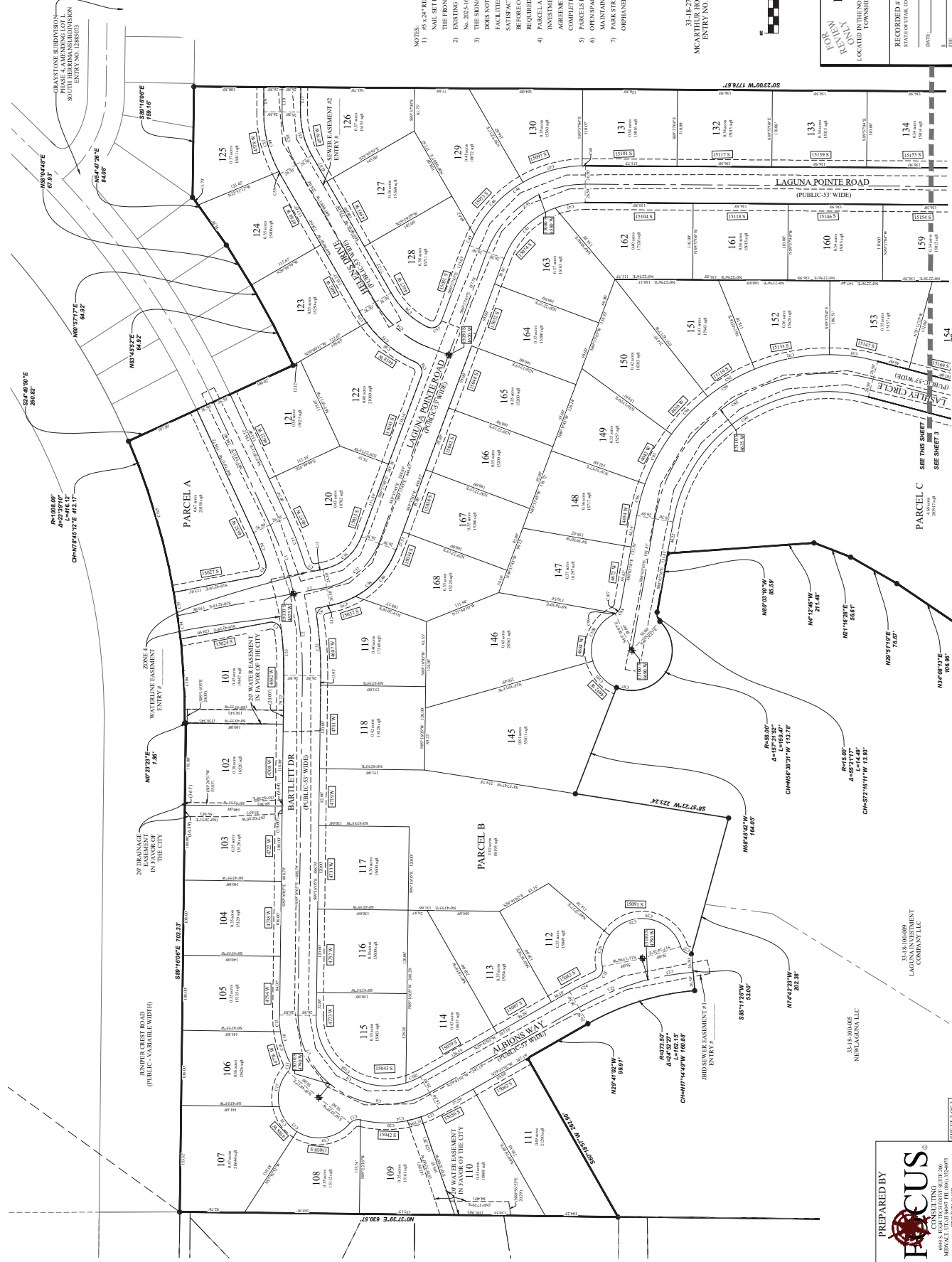
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CL MULTILING
H DRIVE: (8
0047 PH: (8
0055-55.com



NOTES:

1. 15.34" REBAR & C/POCS (ING. SUT. AT REAR LOT CORNERS, PIN OR NAIL, SUT. IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
2. EXISTING ANTIHER CREST ROAD VACATED BY HERMAN CITY ORDINANCE NO. 202-16.
3. THE SENATOR OF JORDAN BASIN IMPROVEMENT DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNERS SEWER LINES OR FACILITIES. THE OWNERS OF THE PROPERTY MUST PROVIDE SATISFACTORY PROPOSALS TO THE DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICTS SEWER SYSTEMS AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS.
4. PARCELS HEREBY PRIVATELY OWNED AND MAINTAINED BY LAGUNA, INC. SHALL BE CONSIDERED AS A SEWER SERVICE AREA. ANY FUTURE AGREEMENTS SHALL BE COMPLETED AND RECORDED PRIOR TO SUBMITTAL OF THIS PLAT.
5. PARCELS 8 AND C HEREBY COMPLETED TO THE IRGA AS COMMON AREA.
6. OPEN SPACE, FORDMAN DRIVE FACILITIES AND COMMON MEAS HEREBY MAINTAINED BY THE IRGA.
7. PARK STRIPS HEREBY WANTED BY ADJACENT PROPERTY OWNERS. OBTAINED PARK STRIPS HEREBY MAINTAINED BY THE IRGA.



33-18-276-777
CARTHUR HOMES -23, LLC
ENTRY NO. 14566967

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LAGUNA POINTE PHASE I

LOCATED IN THE NORTHWEST 1/4 OF SECTION 18 AND THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF ILL. COUNTY OF SALT LAKE RECORDED AND INDEXED AT THE RECORDS & CO.

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____ DEPTH _____ SALT LAKE COUNTY RECORDER

PREPARED BY
FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 TEL: (801) 352-0075

Scale:	1"=40'	Drawn:
Date:	7/22/2006	Job #:

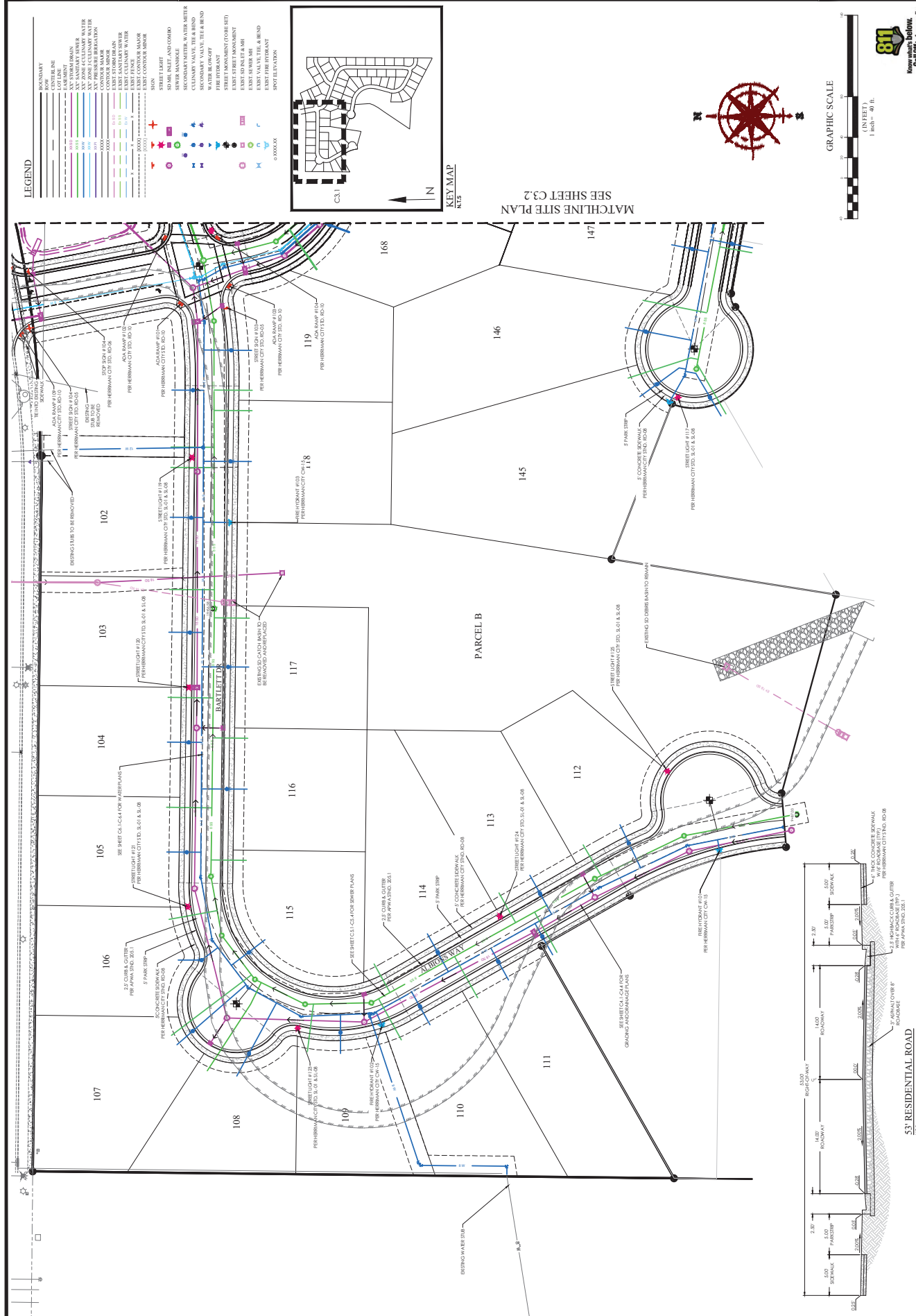
SITE PLAN

REVISION BLOCK

LAGUNA POINTE PHASE I FINAL
HERRIMAN, UTAH
SITE PLAN



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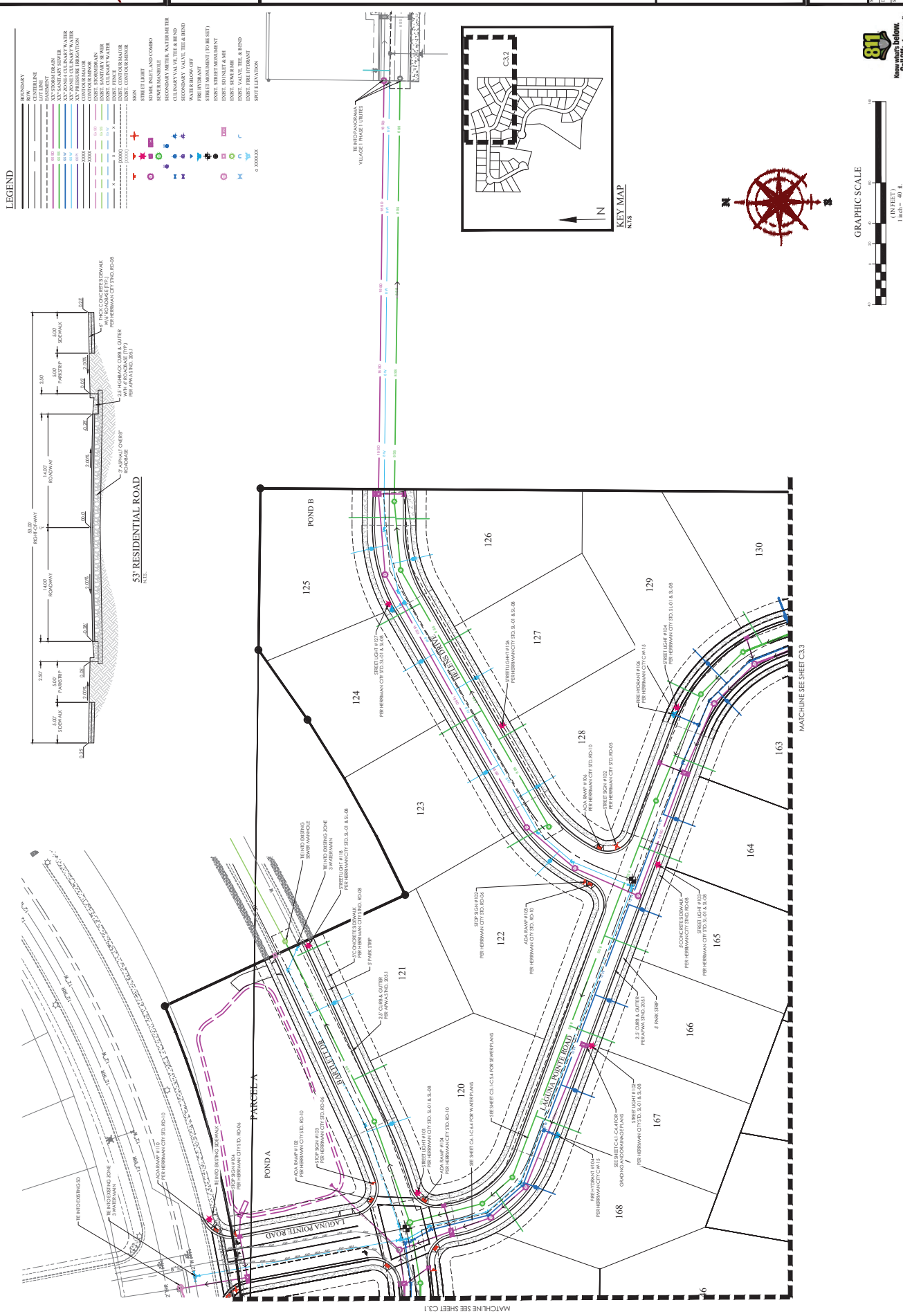
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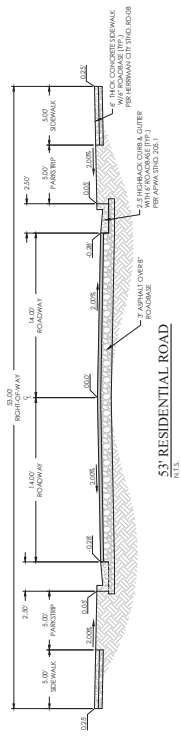
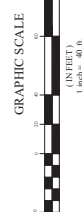
DESCRIPTION

LAGUNA POINTE PHASE I FINAL
HERRIMAN, UTAH
SITE PLAN



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LAGUNA POINTE PHASE I FINAL
HERRIMAN, UTAH
SITE PLAN

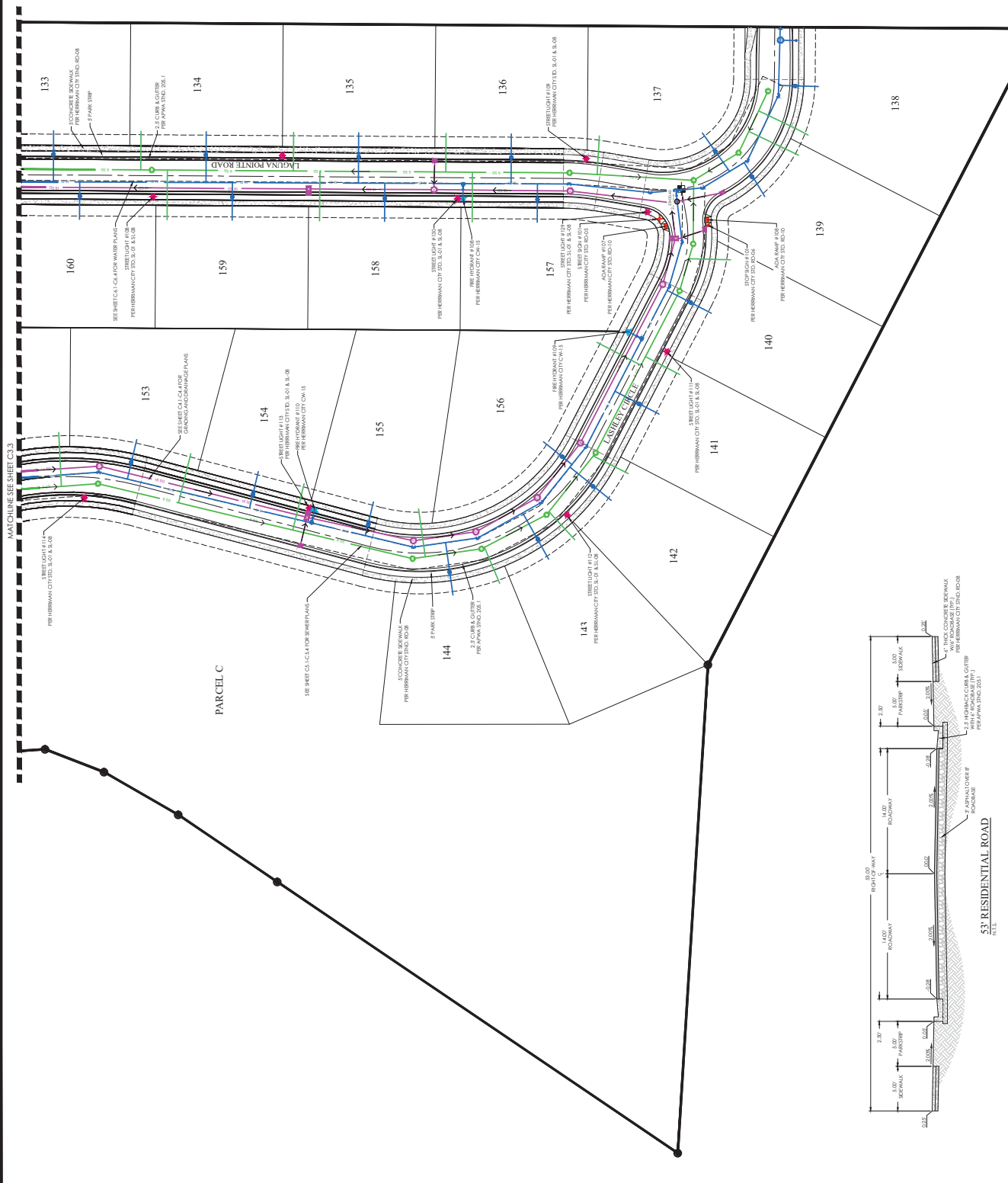
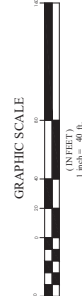
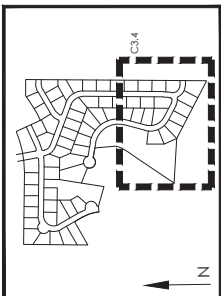
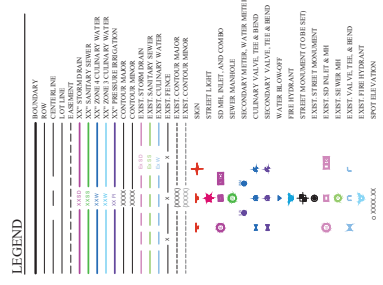
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6	01/01/2020	

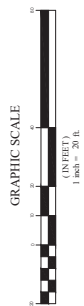
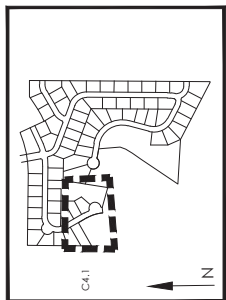
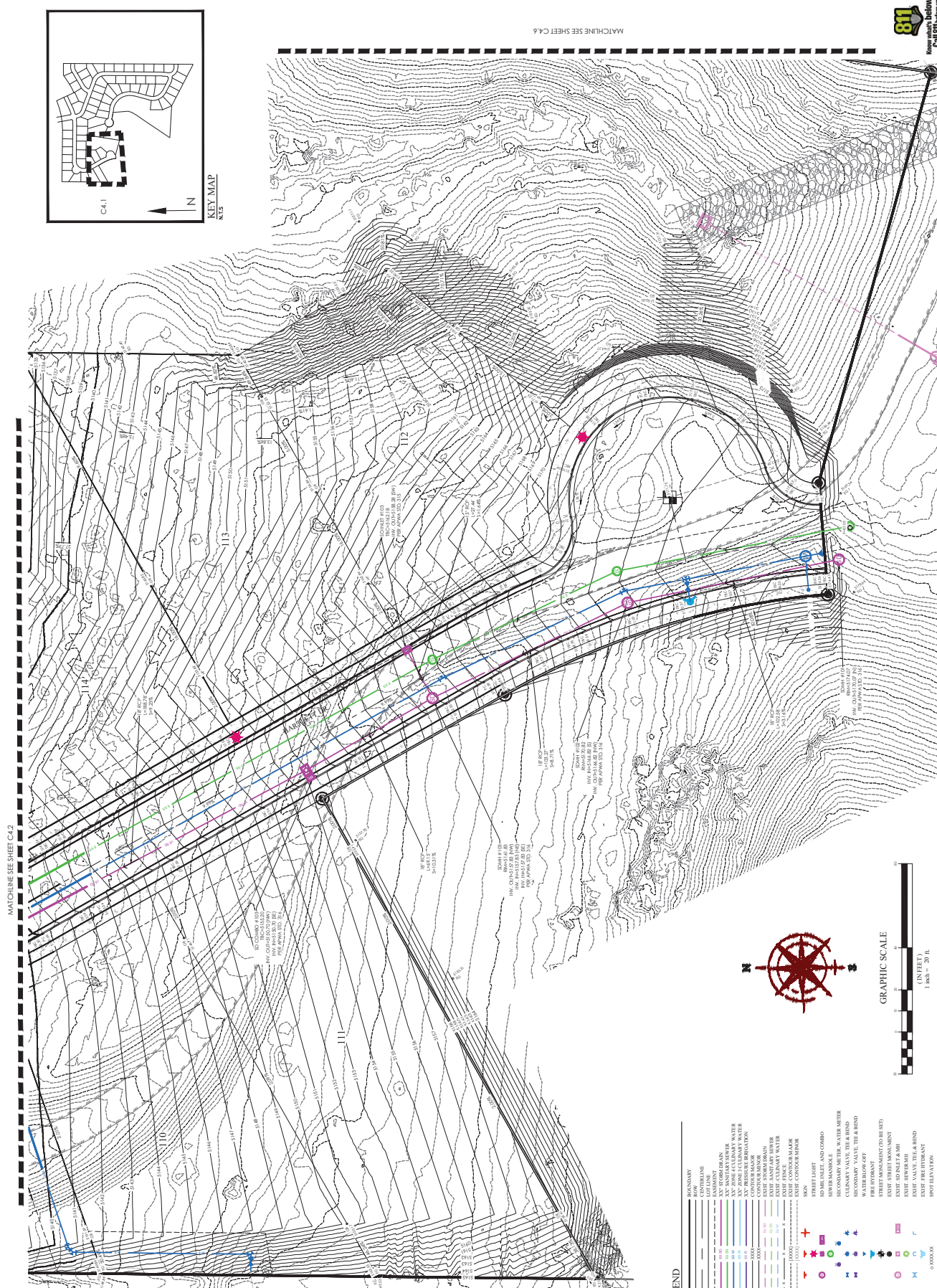
SITE PLAN

Scale:	1"=40'	Drawn:	MRR
Date:	7/22/2026	Job #:	25-03
Sheet:			

C3.4

C3.4



[illegible]

GRADING PLAN

DESCRIPTION

FOCUS
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6949 S. HIGH TECH DRIVE SUITE 200
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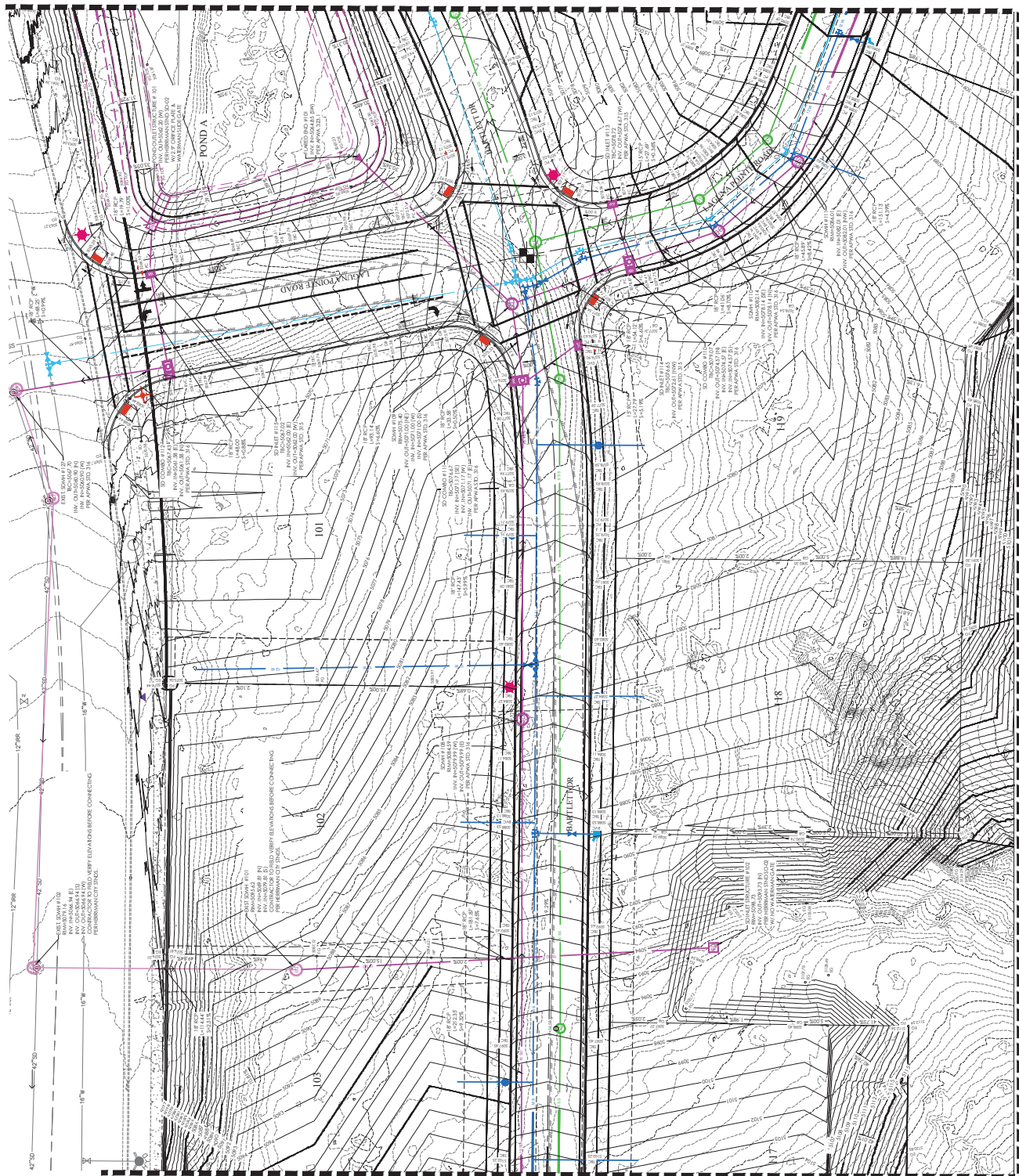
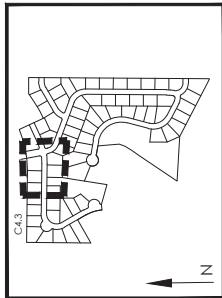


Figure 1



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '40' at the midpoint, and '80' at the right end.

KEY MAP

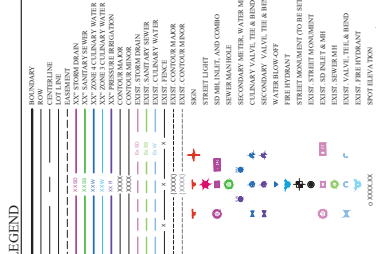
LEGEND

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GRADING PLAN
HERRIMAN, UTAH



GRADING PLAN

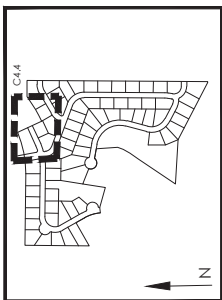


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



KEY MAP



Know what's below.
Call 811 before you dig.

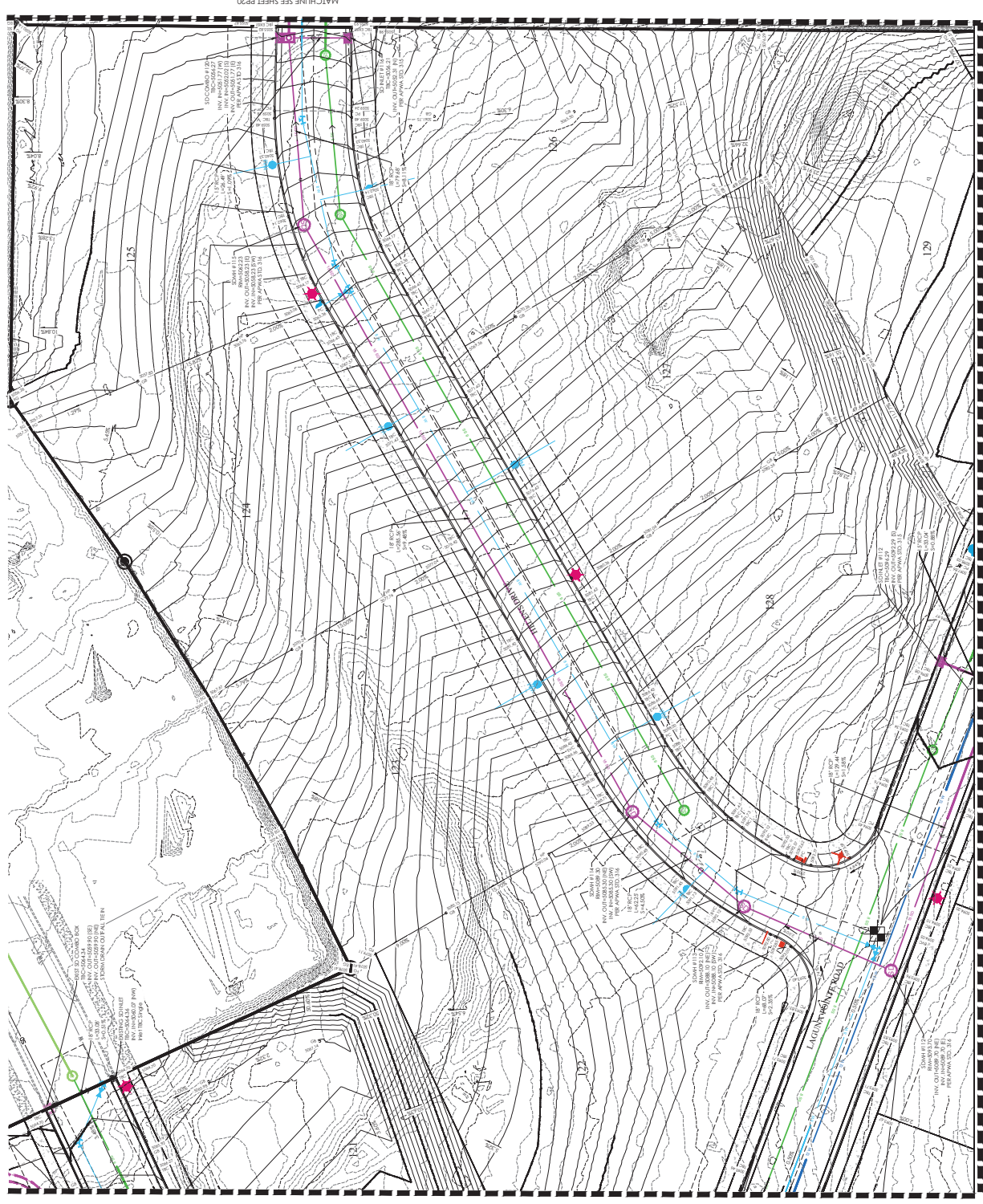
MATCHLINE SEE SHEET C4.8

GRADING PLAN

LAGUNA POINTE PHASE I FINAL
HERRIMAN, UTAH
GRADING PLAN

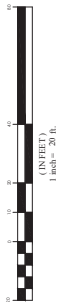


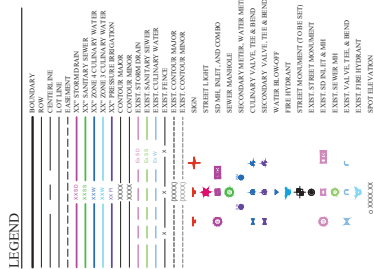
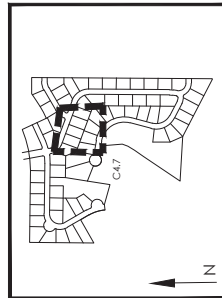
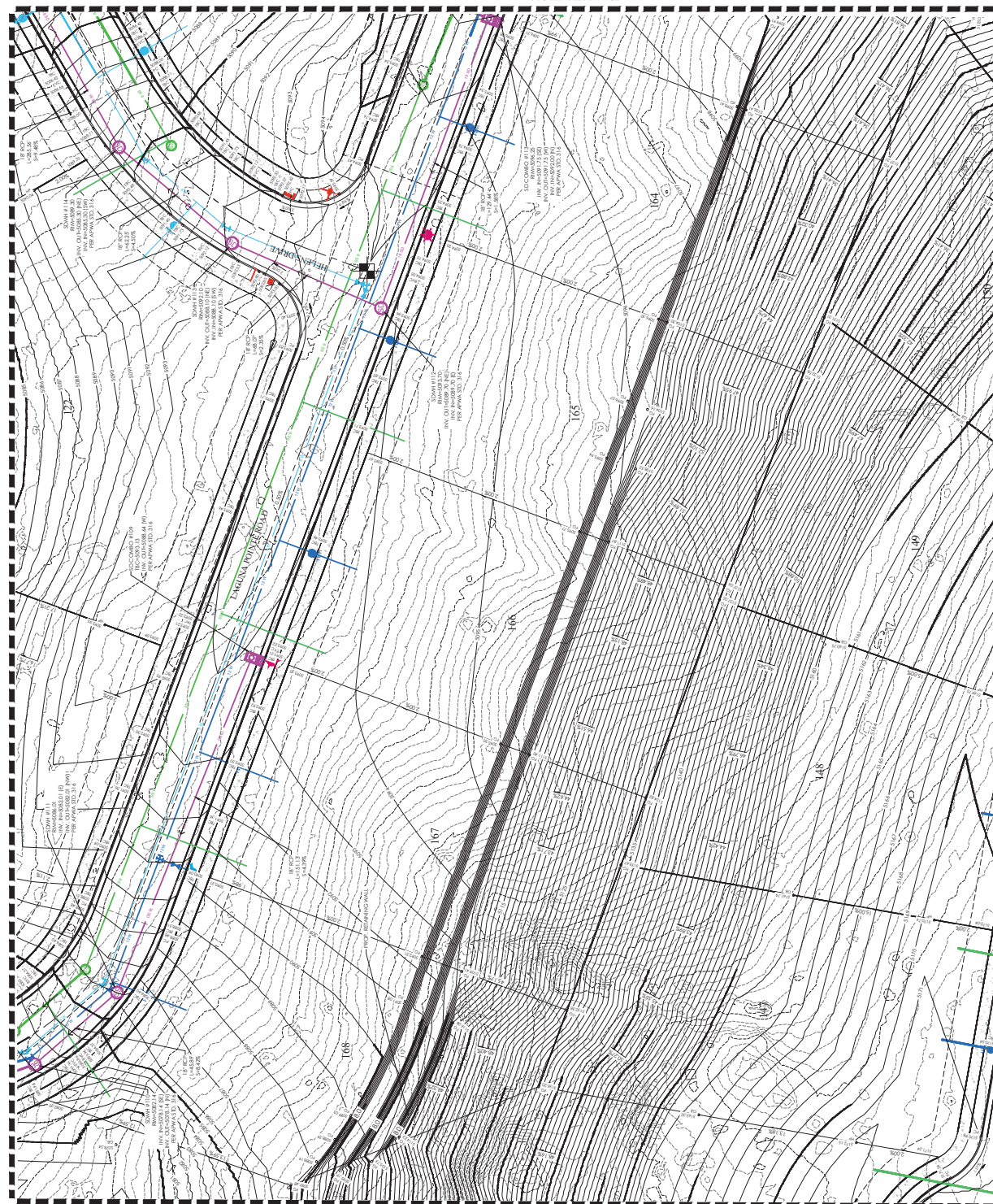
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BLOCK

GRADING PLAN
HERRIMAN, UTAH





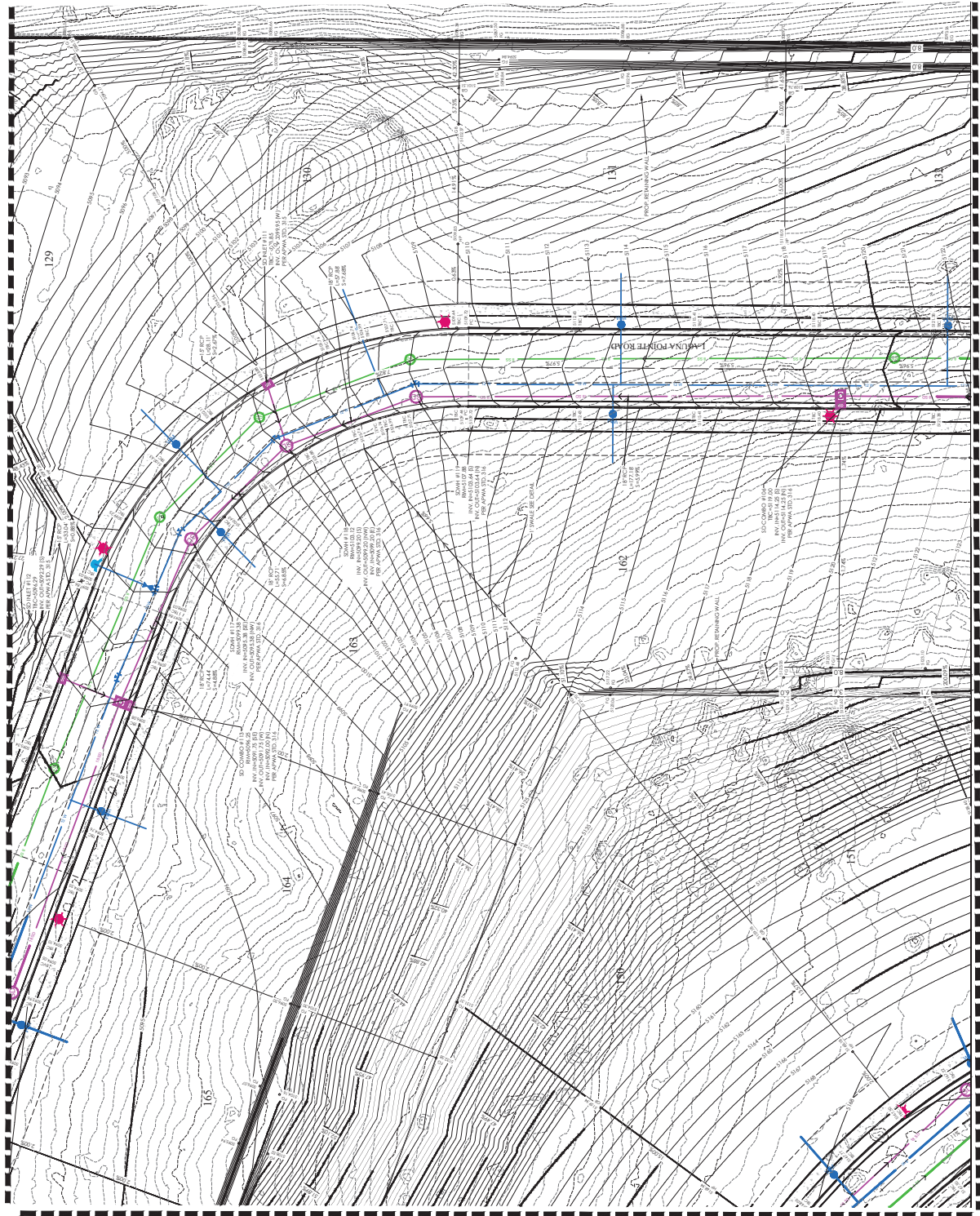
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#	DATE	DESCRIPTION
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4	01/01/00	
5	01/01/00	
6	01/01/00	

LAGUNA POINTE PHASE I FINAL
HERRIMAN, UTAH
GRADING PLAN



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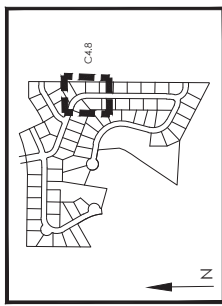


MATCHLINE SEE SHEET C4.5

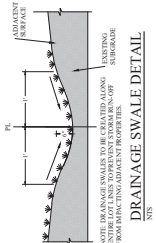
MATCHLINE SEE SHEET C4.10

MATCHLINE SEE SHEET C-1

MATCHLINE SEE SHEET C4.9



KEY MAP



DRAINAGE SWALE DETAIL
NTS



GRAPHIC SCALE



LEGEND

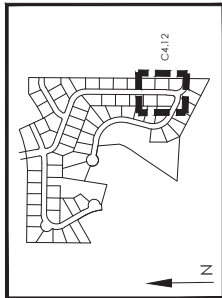
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(IN FEET)
1 inch = 20 ft.

C4.12

4

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6949 S. HIGH TECH DRIVE SUITE 200
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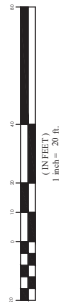


KEY MAP
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



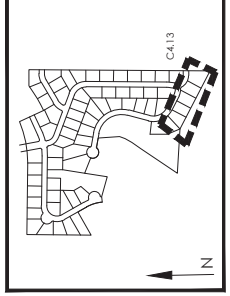
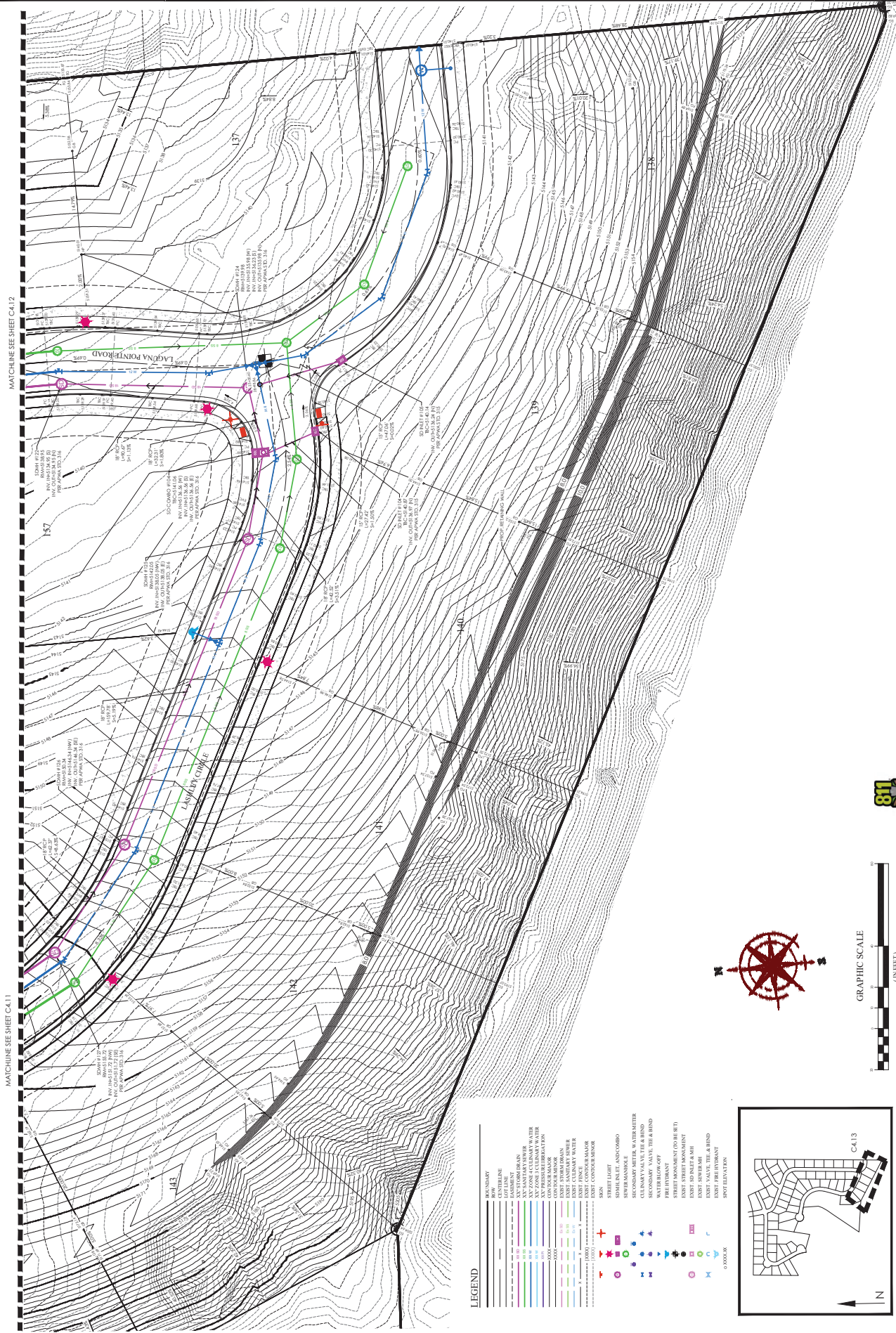
WATCHLINE SEE SHEET C4.10

MATCHLINE SEE SHEET C4.13

MATCHLINE SEE SHEET C4.11

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Scale:	1"=20'	Drawing:	MRR
Date:	7/22/2026	Job #:	25-0378
Project:			



KEY MAP
N.T.S



REVISION BLOCK
DATE
DESCRIPTION

LANDSCAPE PLAN			
NO. 1	1-4-20	Rev. 1	AM
Date:	7/22/2020	Scale:	2"=48'-0"
Drawn:		Sheet:	L1.1

REFERENCE NOTES: SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE
	1	ROCK MULCH	2"

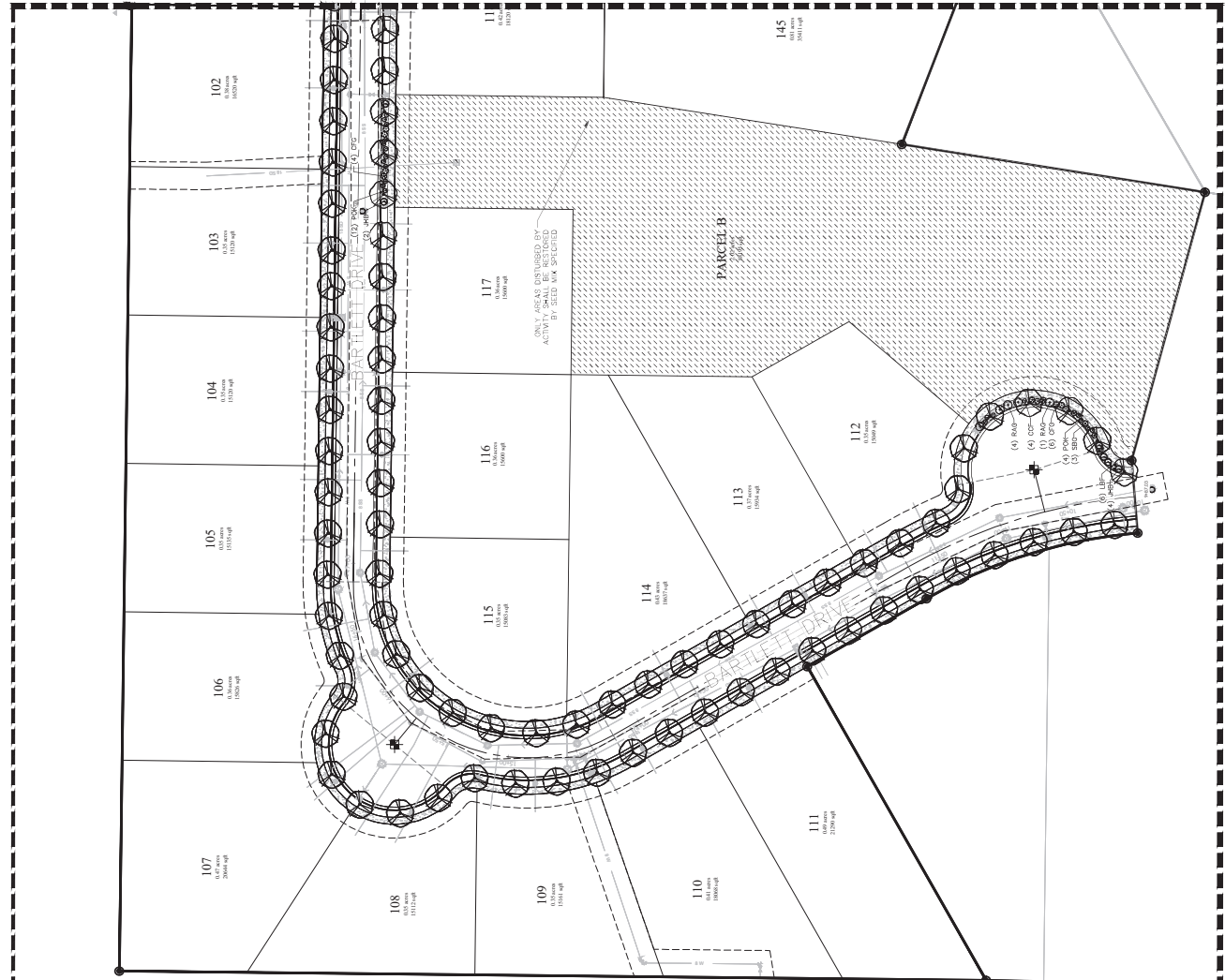
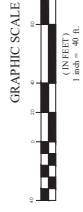
PLANT SCHEDULE

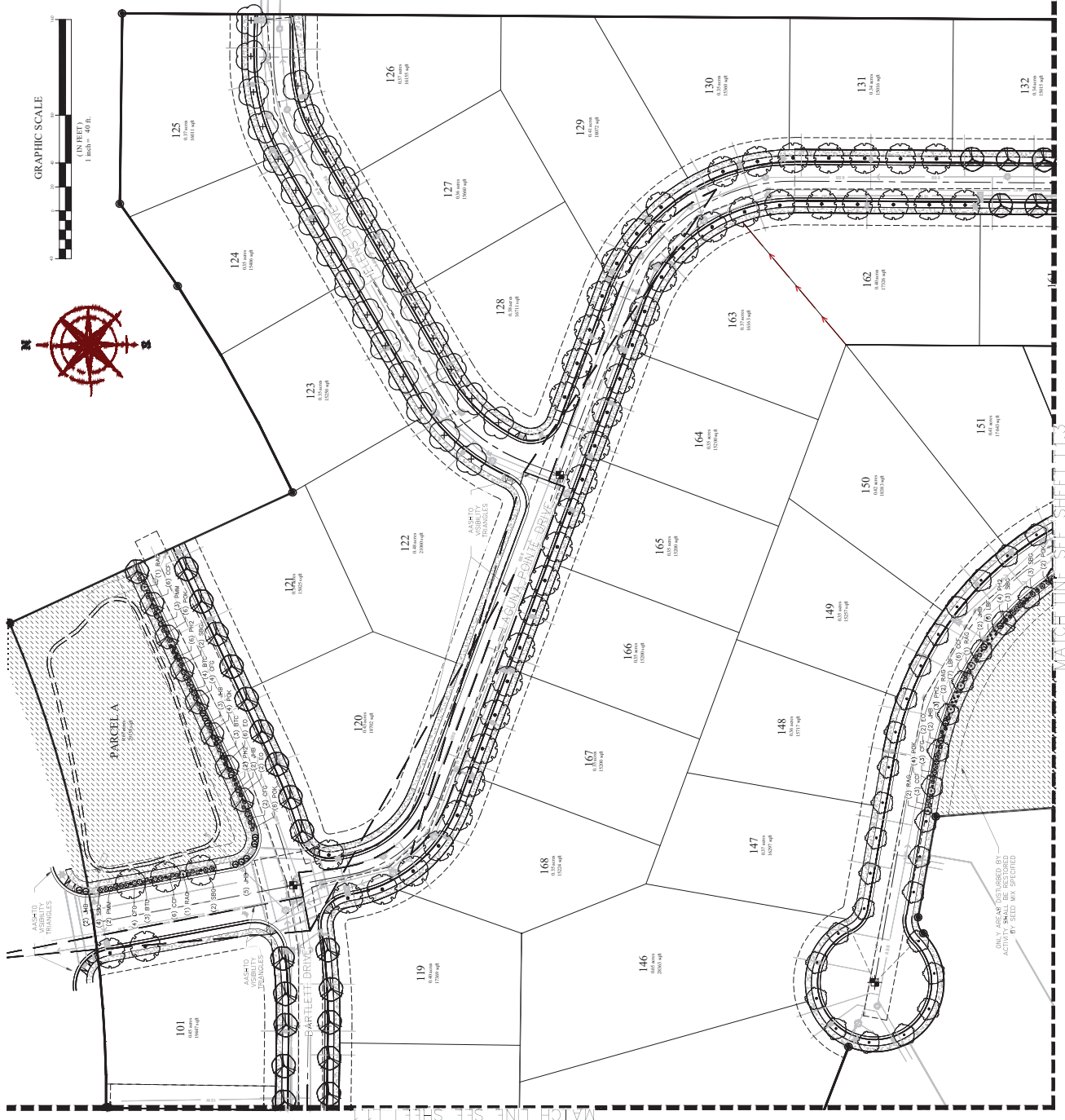
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	AC	Acer compacta	Hedge Maple	1.5" Cg
	CC	Cercis canadensis	Eastern Redbud	1.5" Cg
	SR	Syringa reticulata	Japanese Tree Lilac	1.5" Cg
	ZC	Zelkova serrata 'JCS-KWT'	City Spruce/Japanese Zelkova	1.5" Cg
SHRUBS				
	BTC	Berberis thunbergii 'Succowave'	Cascade Japanese Barberry	5 gal
	CDP	Corylopsis x clandonensis 'First Choice'	First Choice Bluebeard	5 gal
	JCH	Juniperus chinensis 'Blue Chip'	Blue Chip Juniper	5 gal
	PMA	Pinus mugo 'Mops'	Mops Mugo Pine	5 gal
	RAC	Rhus aromatica 'Gre-Low'	Gre-Low Fragrant Sumac	5 gal
	SGS	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	5 gal
ORNAMENTAL GRASSES				
	GR1	Grassus alopecuroides 'Little Bluestem'	Little Bluestem	1 gal
	PR2	Pennisetum alopecuroides 'Kerley'	Kerley Rose Fountain Grass	1 gal
	POK	Pennisetum alopecuroides 'Kerley'	Kerley Rose Fountain Grass	1 gal
GROUND COVERS				
	NSM	Wildflower Seed Mix	seed	

SEE SHEET L1.0 FOR TREE QUANTITIES



JAPANESE TREE LILAC
SYRINGA RETICULATA





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
+	AC	Acer campestre	Hedge Maple	1.5" Cal.
•	CC	Cardia canadensis	Eastern Redbud	1.5" Cal.
⊗	SP	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.
⊙	ZC	Zelkova serrata "SFS-KW"	City Sprite® Japanese Zelkova	1.5" Cal.

SHRUBS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
•	BTC	Berberis thunbergii "Concordia"	Concordia Japanese Barberry	5 gal.
•	CCF	Caragana x clandonensis "First Choice Bluebeard"	First Choice Bluebeard	5 gal.
•	EO	Elaeagnus edulis "Ocean" (Blue Chip)	Little Moses Dwarf Burning Bush	5 gal.
•	FWM	Flowering Quince "Base Chip"	Flowering Quince	5 gal.
•	RAG	Rhus aromatica "Gro-Low"	Myrtle Leaf Sumac	5 gal.
•	SBG	Spiraea x bumalda "Goldflame"	Gro-Low Fragrant Sumac	5 gal.

ORNAMENTAL GRASSES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
•	PK2	Pennisetum alopecuroides "Little Bluestem"	Little Bluestem	1 gal.
•	PK3	Pennisetum alopecuroides "Korley"	Korley Rose Fountain Grass	1 gal.

GROUND COVERS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
•	NSM	Wildflower Seed Mix	Wildflower Seed Mix	seed

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
1		ROCK MULCH 2"	6,472 sf

FOCUS CONSULTING
6049 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-cs.com



LAGUNA POINTE PHASE 1 FINAL
HERRIMAN, UTAH
LANDSCAPE PLAN

REVISION BLOCK

NO.	DATE	DESCRIPTION

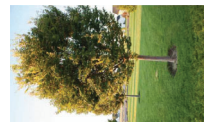
LANDSCAPE PLAN

DATE	7/22/2026
BY	JM
CHECKED BY	AM

L1.2



EASTERN REDBUD
CERCIS CANADENSIS



CITY SPRITE JAPANESE ZELKOVA
ZELKOVA SERRATA



HEDGE MAPLE
ACER CAMPESTRE



JAPANESE TREE LILAC
SYRINGA RETICULATA

MATCH LINE SEE SHEET L1.3

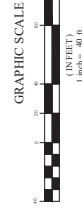
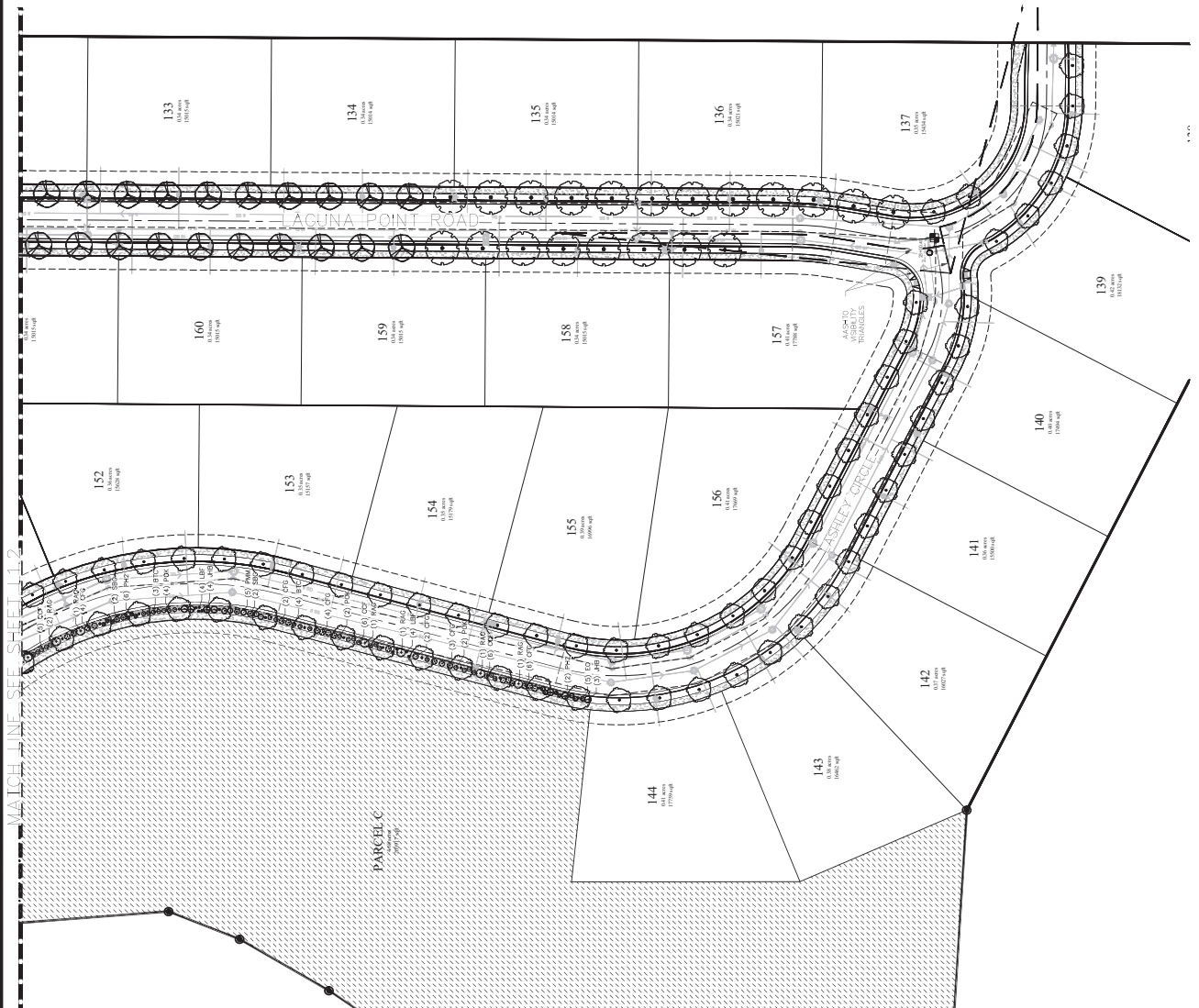
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AC	Acer campestre	Hedge Maple
	CC	Cercis canadensis	Eastern Redbud
	SR	Syringa reticulata	Japanese Tree Lilac
	ZC	Zakova serrata 'JFS-xwt'	City Sprite® Japanese Zelkova
SHRUBS			
	BIC	Berberis thunbergii 'Concord'	Concorde Japanese Barberry
	CCF	Crataegus x clandonensis 'First Choice'	First Choice Bluebeard
	ED	Eleagnus alatus 'Oslen'	Little Moles Dwarf Burning Bush
	PMM	Philadelphus involucratifolius 'Blue Chip'	Blue Chip Philadelphus
	RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
	SBC	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea
ORNAMENTAL GRASSES			
	LBP	Little Bunny Fountain Grass	Little Bunny Fountain Grass
	PCK	Pink Carpet Grass	Pink Carpet Grass
	RAG	Rose of Sharon Grass	Rose of Sharon Grass
	SBC	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea
GROUND COVERS			
	NSM	Wildflower Seed Mix	Wildflower Seed Mix

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROCK MULCH 2"	6,472 sf

ONLY AREAS DISTURBED BY
ACTIVITY SHALL BE RESTORED
BY SEED MIX SCHEDULE



SEE SHEET L1.0
FOR TREE
QUANTITIES

LANDSCAPE
PLAN

L1.3

LAGUNA POINTE PHASE 1 FINAL
HERRIMAN, UTAH
LANDSCAPE PLAN



REVISION BLOCK	DATE	DESCRIPTION

DATE	TIME	BY	CHK
7/22/2020	10:00		



July 20, 2023

File Number S2023-044

Laguna Investment Co, LLC/ New Laguna LLC
1733 Murray Holladay Rd, C-201
Holladay, UT 84117

To Whom It May Concern:

The Herriman Planning Commission heard your item, Consideration of a Preliminary Plat for Laguna Pointe Subdivision at 14860 S Juniper Crest Road in the R-1-15 Residential Zone with Zoning Conditions on July 19, 2023. The Commission voted 4-0 to approve your project with the following conditions:

1. Receive and agree to the remaining corrections from all City departments.
2. The applicant shall work with the Fire Marshall to provide adequate access per Fire Code to support the proposed 68 lots. Otherwise, only 30 lots may be recorded with one access.
3. The applicant shall install a 6' precast masonry wall, 8' asphalt trail, and shall landscape the park strip for all properties in the proposed subdivision which have frontage on Juniper Crest Rd.

The preliminary subdivision approval shall expire and have no further force or effect if the plat is not recorded within two years of approval (July 19, 2025).

If you have any other questions, please contact the Planning Department during regular business hours.

Sincerely,

Clinton Spencer, AICP
Planning Manager
planning@herriman.org

LAGUNA POINTE - PHASE 1

PRELIMINARY PLAN SET

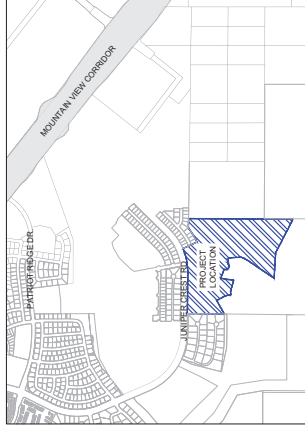
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

Steel Improvements
Required as per
condition #3



GRAPHIC SCALE
1" = 100'

VICINITY MAP



DRAWING INDEX	
DRAWING TITLE	SHEET NO.
COVER SHEET	CV
GRADING AND DRAINAGE PLAN 1-3	GP 1-3
UTILITIES PLAN 1-3	UT 1-3
ROAD CROSS SECTIONS	XST
LANDSCAPE AND SIGNAGE PLAN	LS
LANDSCAPE PLAN	LST
SLOPE EXHIBIT	SLOPE
PRELIMINARY PLAT 1-4	PLAT 1-4

SITE DATA TABLE

PHASE 1	40.71 ACRES
PHASE 1 - LOT AREA	26.39 ACRES
PHASE 1 - PUBLIC RIGHT OF WAY	6.96 ACRES
PHASE 1 - OPEN SPACE	7.37 ACRES
PHASE 1 - TOTAL AREA	80.74 ACRES
PHASE 1 NUMBER OF LOTS	68 LOTS

COUNTY BENCHMARK:

SALT LAKE COUNTY SURVEYOR BRASS CAP MONUMENT
IN CONCRETE SIDEWALK NORTHWEST CORNER
SECTION 18, TOWNSHIP 4, SOUTH RANGE 1, WEST SALT
LAKE BASE AND MERIDIAN BENCHMARK = 5981.33
(NORTHWEST PROPERTY CORNER)



NO.	DESCRIPTION	BY	DATE

PROJECT NO. 2500
DATE: 06.20.2023
CHECKED BY: SPH
DRAWN BY: DP
SCALE (VERT): NA
SCALE (HORIZ): 1"=100'

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel. 801.541.3040

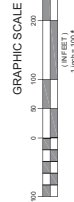
infinity CONSULTANTS

HERMIMAN CITY, UTAH

COVER SHEET

LAGUNA POINTE - PHASE 1
PRELIMINARY PLAN

SHEET
CV



APPROVED XERISCAPE PLANTING LIST

Shrubs

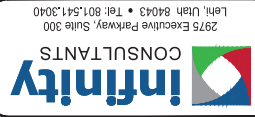
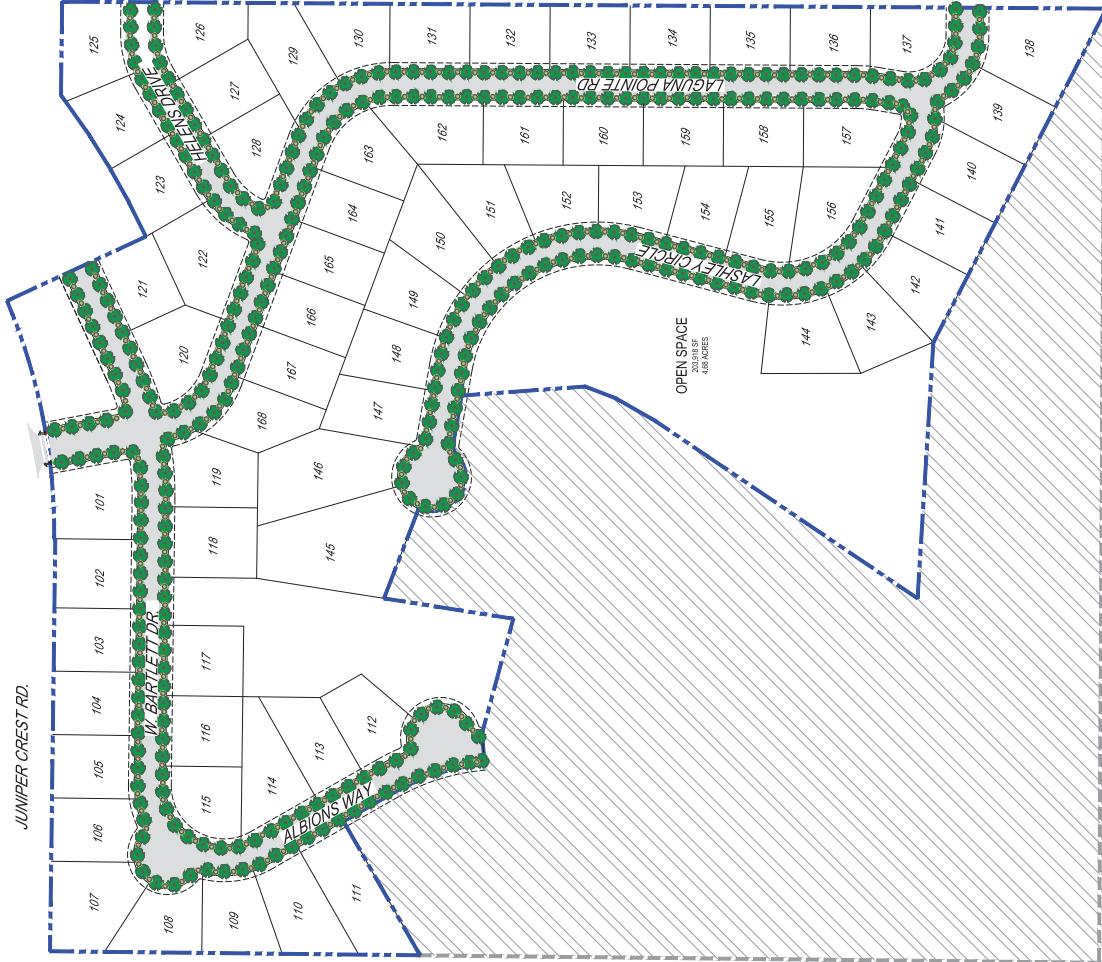
Botanical Name	Common Name	height	width
Artemisia filifolia	sand sage	3'-5'	x 4'-5'
Artemisia frigida	fringed sage	12-18"	x 12-18"
Artemisia x 'Pewee Castle'	'Pewee Castle' artemisia	36"	x 30"
Artemisia tridentata	big sagebrush	3'-6'	x 3'-6'
Berberis (Mahonia) repens	creeping Oregon grape	12-18"	x 36"
Caryopteris x clandonensis	blue mist spirea	2'-4'	x 2'-4'
Chamaebatia millefolium	fernbrush	3'-6'	x 3'-6'
Cytisus purgans	'Spanish Gold' broom	3'-4'	x 5'-6'
Eriogonum fasciculatum	dwarf rabbitbrush	20-30"	x 24-36"
Juniperus communis 'Alpine Carpet'	'Alpine Carpet' Juniper	12"	x 24-36"
Laevodula spp.	lavender	varies	
Physocarpus malvaceus	mountain lover	3'-6'	x 3'-6'
Posidonia maritima	mountain pine	2'-3'	x 4'-5'
Prunus besseyi 'Pawnee Buttes'	'Pawnee Buttes' sand cherry	15-18"	x 4'-6'
Purshia stansburiana	diffuse	4'-6'	x 3'-4'
Rhus aromatica 'Gro-Low'	'Gro-Low' fragrant sumac	2'-3'	x 6-8'
Rhus trilobata 'Autumn Amber'	'Autumn Amber' three leaf sumac	10-14"	x 6-8'
Ribes cereum	wax currant	3'-5'	x 3'-5'
Rosa 'Radraz'	'Knock Out' shrub rose	3'-4'	x 3'-4'
Rosa 'White Medallion'	'White Medallion' shrub rose	2'-3'	x 5'-6'
Yucca baccata	banana yucca	3'-4'	x 4'
Yucca baileyi	Navajo yucca	3'-4'	x 3'-4'
Yucca harminiae	Harriman's yucca	2'-3'	x 2'-3'

Ornamental Grass

Botanical Name	Common Name	height	width
Achnatherum calamagrostis	silver spike grass	24-36"	x 24-36"
Achnatherum hymenoides	Indian ricegrass	12-24"	x 12-24"
Bouteloua curtipendula	side-oats grama	18-24"	x 18-24"
Festuca mairii	Atlas fescue	24-36"	x 24-36"
Helictotrichon sempervirens	blue oat grass	24-36"	x 24"
Muhlenbergia reverchonii	ruby muhly grass	24-36"	x 18-34"
Poa fendleriana	mini blue oat grass	12-24"	x 10-12"
Schizachyrium scoparium	little bluestem	24-36"	x 15-18"
Sorghastrum nutans	Indian grass	6-8'	x 2-3'
Sporobolus airoides	alkali sacaton	24-36"	x 24-36"

Trees

Botanical Name	Common Name	height	width
Acer tataricum 'Hot Wings'	'Hot Wings' Tatarian maple	15-18'	x 15-18'
Chionanthus retusus	Chinese fringe tree	10-20'	x 10-20'
Crataegus ambigua	Russian hawthorn	16-20'	x 12-16'
Crotaegus crus-galli inermis	Cockspur hawthorn	20-30'	x 20-35'
Koeleria paniculata	golden rain tree	20-30'	x 25-35'
Malus spp.	crabapple	15-25'	x 15-25'
Quercus gambellii	gambel oak	20-30'	x 15-20'
Rhus glabra	smooth sumac	10-15'	x 10-15'
Syringa reticulata	Japanese lilac tree	20-30'	x 15-20'
Xanthoxerus sarpyfolium	yellowhorn	18-22'	x 10-15'



2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel. 801.541.3040

SCALE (HORIZ): 1"=100'
SCALE (VERT): 1"=10'
DRAWN BY: SP
CHECKED BY: SP
DATE: 06.20.2023
PROJECT NO: 2500

NO.	DESCRIPTION	REVISIONS

LAGUNA POINTE - PHASE 1
PRELIMINARY PLAN
LANDSCAPE PLAN
HERMAN CITY, UTAH

SHEET
LS1



May 5, 2026

Laguna Investment Co, LLC / New Laguna LLC
1920 E Rodeo Walk Drive, Unit 104
Holladay, UT 84117

Re: Preliminary Subdivision Approval Extension File No. S2025-047

To Whom It May Concern:

On May 7, 2025, the Herriman City Planning Commission heard your item, City File No. S2025-047, for “Consideration of an Extension for a Preliminary Plat” for the Laguna Pointe Subdivision, located generally at 14860 S Juniper Crest Road and zoned R-1-15 with zoning conditions (ZCs). The Commission voted 6-0 to approve your request with the following conditions:

1. Receive and agree to the remaining corrections from all City departments.
2. The applicant shall provide two (2) vehicular access points from an existing public street (or streets) that comply with all applicable codes for emergency vehicle access to construct more than thirty (30) lots on the subject property.

The preliminary subdivision approval extension shall expire and have no further force or effect if the final subdivision plat is not recorded within one year of the original deadline, which was July 19, 2025. However, because the extended deadline occurs on a Sunday, the preliminary plat approval will be valid through Monday, July 20, 2026.

If you have any other questions, please contact the Planning Department during regular business hours.

Sincerely,

Michael Maloy

Michael Maloy, AICP
Planning Director



STAFF REPORT

DATE: August 19, 2026

TO: The Planning Commission

FROM: Amanda Hamilton, Planner II

SUBJECT: Review and consider a request to amend the Herriman City Zoning Map from A-1-43 (1-acre minimum) to A-1-10 (10,000 sq ft minimum) for property located approximately at 13727 S 7300 West. (Public Hearing)
Applicant: Jordan Herrmann (property owner)
Acres: ±0.75
City File No: Z2026-112

RECOMMENDATION:

Staff recommends the Commission approve the following finding:

- As proposed, the amendment complies with the General Plan and zoning standards.

Staff recommends the Planning Commission forward a *positive* recommendation to the City Council to amend the Herriman City Official Zoning Map for ±0.75 acres of property located approximately at 13727 S 7300 West from A-1-43 to A-1-10.

ISSUE BEFORE COMMISSION:

Should the Planning Commission recommend the City Council amend the Herriman City Official Zoning Map as requested by the applicant?

BACKGROUND & SUMMARY:

The applicant has requested a zoning map amendment for ±0.75 acres of property located at 13727 S 7300 West from A-1-43 Single-Family Agricultural Zone to A-1-10 Single-Family Agricultural Zone. The purpose of the request is to facilitate:

- Subdivision of the subject property to create one new buildable lot, and
- Construction of a new single-family home on the new lot, which is dependent on the rezone.

It should also be noted that:

- The subject property is ± 0.75 acres or approximately 32,670 square feet;
- If the subject property were rezoned A-1-21, which the applicant initially preferred, the existing parcel is not large enough to create two $\frac{1}{2}$ -acre lots;
- To divide the lot for an additional home, the A-1-10 Single-Family Agricultural Zone is required to meet the minimum lot size according to HCC Chapter 10-9-7 Other Applicable Regulations;
- The applicant has not yet submitted a preliminary subdivision application for the subject property; and
- The subject property is adjacent to the Gina Road Right-of-Way capital improvement project.

Zone	Minimum Lot Area	Minimum Lot Width
A-1-10	$\approx \frac{1}{4}$ -acre or 10,000 sq ft minimum lot area Minimum lot area may be reduced to 8,500 sq ft in a planned development. $\frac{1}{2}$ -acre or 21,780 sq ft lot area allows raising or grazing of up to 2 horses or 2 cows	85 feet at 25 feet from the front lot line
A-1-21	$\frac{1}{2}$ -acre or 21,780 sq ft minimum lot area, which allows raising or grazing of up to 2 horses or 2 cows	85 feet, at 25 feet from the front lot line
A-1-43	1-acre or 43,560 sq ft minimum lot area	100 feet, at 25 feet from the front lot line

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

As required by the Utah State Code, public hearing notices were posted in three (3) public places and on the Utah State Public Notice website. Twenty-one (21) public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject properties on August 4, 2026. Before the publication of this staff report, no public comments had been received either for or against the request.

DISCUSSION:

Engineering Compliance:

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

Zoning Ordinance Compliance:

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

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

Staff Finding – The Future Land Use Map in the General Plan designates the applicant’s property as “Neighborhood One,” which designation the proposal is consistent with.

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

Staff Finding – While most properties within the neighborhood are zoned A-1-43 (1-acre minimum) and A-1-21 (≈½-acre minimum), Desert Brumby Drive, which is located approximately 260 feet west of the subject property, is zoned A-1-10 (10,000 square feet minimum). As such, staff finds the proposed amendment harmonious with the overall character of the existing development in the vicinity of the subject property.

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

Staff Finding – Whereas surrounding properties are developed with single-family homes, consistent with the intent of the applicants’ proposal, staff finds that the proposed amendment would not adversely affect adjacent properties. Furthermore, if the City Council approves the proposal, staff finds that the amendment would likely improve potential property values by facilitating new development within a desirable neighborhood.

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

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

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

ALTERNATIVES:

Action from the Planning Commission may include the following:

Alternatives	Recommendation	Reasons For Motion	Reasons Against Motion
Approve proposal as submitted	Yes	Approval forwards the proposal to the City Council for final review and decision	None identified by staff
Modify proposal		Modification(s) may improve the proposal to be more in character with adjacent property development	Modification(s) may not be based on facts or recommended practices and may have unintended consequences
Postpone proposal (with or without date)		Postponing the proposal would allow the applicant and staff additional time to research and revise the proposal if needed	Postponing would extend the decision-making process and require additional resources
Deny proposal		Denial would maintain the existing zoning designation and development density	Denial will restrict potential development, limit growth, and inhibit property value, which in turn generates tax revenues needed for maintenance of public infrastructure and services

ATTACHMENTS:

- A. Application
- B. Vicinity Map
- C. Future Land Use Map
- D. Zoning Map



Zoning Application

PROPERTY INFORMATION			
Property Address: 13727 s. 7300 w. Herriman VT 84096			
Parcel Numbers: 32042780010000			
Current Zone: A-1-43		Requested Zone: A-1-10	
Total Acres: .75			
Name of Proposed Development:			
APPLICANT INFORMATION			
Name of Applicant: Jordan Herrmann			
Address of Applicant: 13727 s. 7300 w. Herriman VT 84096			
Email of Applicant:		Phone:	
Applicants Affiliation with the Subject Property:			
☒ Owner ☐ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above)			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:	Receipt #	

APPLICANT'S AFFIDAVIT

State of Utah)
City of Herriman)

I (we), Jordan Herrmann, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of 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 foregoing 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 22 of July, in the year 2026, before me Kathleen White, personally appeared Jordan Herrmann, proved to me through satisfactory evidence of identification, which was UT DL, to be the person whose name is signed on the preceding document in my presence.

Kathleen White
Notary Signature



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

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property at _____ Herriman, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Boards considering this application.

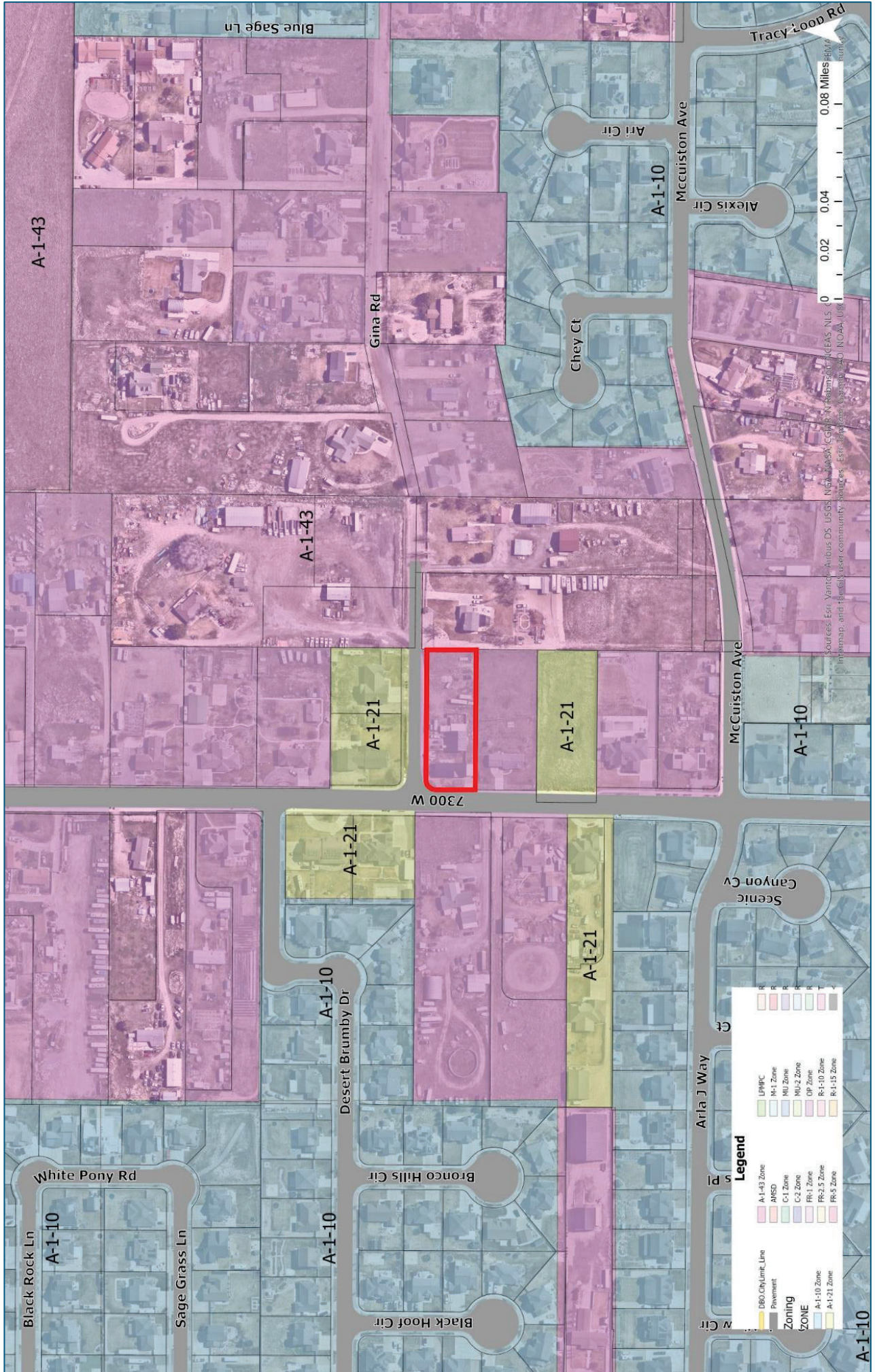
Signed _____

STATE OF UTAH)
COUNTY OF SALT LAKE)

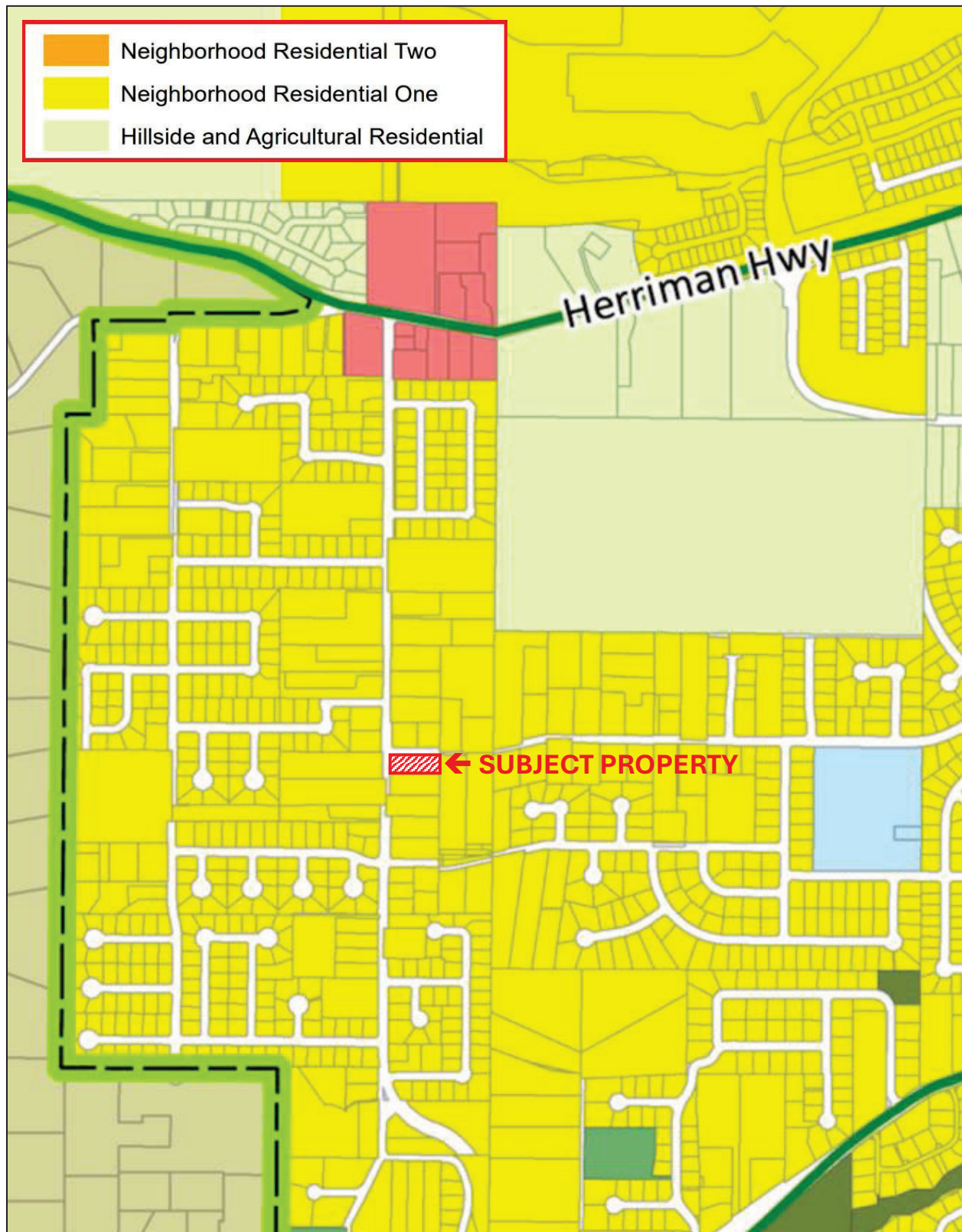
On this _____ of _____, in the year 20____, before me _____, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document in my presence.

Notary Signature

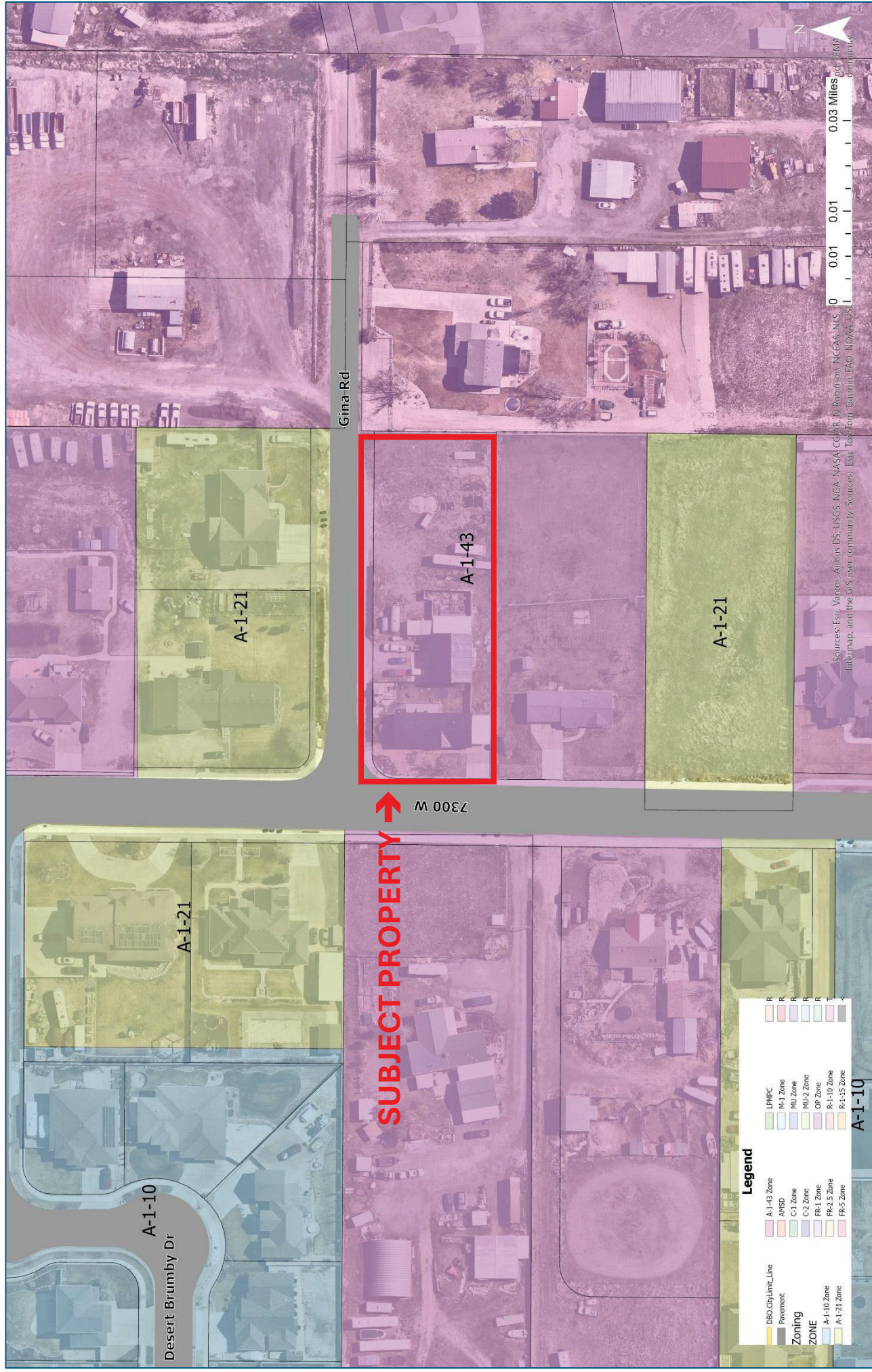
ATTACHMENT B – VICINITY MAP



ATTACHMENT C



ATTACHMENT D – ZONING MAP





DATE: August 19, 2026

TO: The Planning Commission

FROM: Michael Maloy, Planning Director

SUBJECT: Review and consider a recommendation to approve the Black Clover Holdings Master Development Agreement for property located at 5200 W Herriman Boulevard in the C-2 Commercial Zone. (Public Hearing)
Applicant: Steven Lichtie (authorized agent)
Acres: ±7.42
City File No: M2026-117

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing and forward a **recommendation of approval** to the City Council for the proposed Master Development Agreement (MDA) for Black Clover Holdings to develop a light manufacturing and fulfillment center for retail and wholesale distribution on ±7.42 acres at 5200 W Herriman Boulevard (Parcel No. 26-25-400-040-0000) in the C-2 Commercial Zone, subject to the following conditions:

1. The applicant shall comply with all terms and conditions outlined in the Black Clover MDA as adopted by the City Council, including but not limited to the development standards, permitted uses, architectural requirements, landscaping and buffering standards, and stormwater detention requirements contained therein.
2. Prior to issuance of a building permit, the applicant shall submit a final site plan, landscape plan, and building elevations for administrative review and approval consistent with the conceptual site plan (Sheet SP 05, dated June 16, 2026) and the building materials palette (Exhibit C) attached to the MDA.
7. The applicant shall execute the MDA within 30 days following City Council adoption of the authorizing resolution.
8. The development shall comply with all applicable provisions of the Herriman City Code, including the C-2 Zone development standards vested in Exhibit D of the MDA, except as specifically modified by the MDA.

ISSUE BEFORE COMMISSION:

Should the Planning Commission recommend the City Council approve the proposed Black Clover Holdings Master Development Agreement for property located at 5200 W Herriman Boulevard in the C-2 Commercial Zone to develop a light manufacturing and fulfillment center for retail and wholesale distribution?

BACKGROUND & SUMMARY:

The Black Clover Development Agreement proposes to modify the underlying C-2 zoning for property located at 5200 W Herriman Boulevard by vesting specific land use and development rights that are not typically permitted in the C-2 Zone. Because the Agreement modifies the base zone, Utah State Code requires that it be evaluated against the approval standards for a zoning map amendment outlined in HCC 10-5-8(E).

DISCUSSION:

Whereas the Utah State Code recognizes that the approval of a “master development agreement” (MDA) is a type of land use regulation (i.e., zoning), and the adoption of an MDA requires:

- A Planning Commission public hearing notice;
- A Planning Commission public hearing; and
- A Planning Commission recommendation to the City Council for legislative action.

As with zoning amendments, the City Council will be the final decision maker in this request, following receipt of the Planning Commission’s recommendation. As such, the Herriman City Planning Department mailed and posted the public hearing notices on August 7, 2026. Before the publication of this staff report, the City had not received any comments either for or against the proposal.

HCC 10-5-8(E) provides that a decision to amend the zoning map—or adopt a master development agreement—shall consider whether the amendment is consistent with the general plan, whether the proposed use is compatible with surrounding uses, and whether adequate public services and infrastructure can support the proposed development. The analysis below addresses each standard in turn.

Standard 1 — Consistency with the General Plan

Finding: *The parcel carries a General Retail Future Land Use designation, for which C-2 is the corresponding zone. Retaining the C-2 zoning is generally consistent with the General Plan. The principal policy issue is the proposal to allow wholesale and “warehousing, general” as a*

permitted use. While the General Plan supports flexibility for economic development and acknowledges warehouse-related activity, the General Retail designation is primarily focused on retail, entertainment, office, and community-serving commercial uses. The adjacent Crescent MDA allowed warehousing only as a conditional use, but is a much larger site with opportunities for multiple buildings whereas the site associated with this proposal will only have one building constructed on it as is shown in the draft MDA. Staff finds the zoning designation consistent with the General Plan but acknowledges that wholesale and warehousing is proposed as a permitted use in this case with efforts made to minimize impacts to neighboring properties through the construction of vegetated berms. The applicant has stated that trucks will only operate in the loading area between 8:00 am and 5:00 pm.

Standard 2 — Compatibility with Surrounding Uses

Finding: *The site borders residential uses to the north and west. The proposal includes substantial setbacks, a landscaped berm, and buffering that exceed minimum C-2 requirements. These measures provide meaningful mitigation. However, truck loading docks are oriented toward nearby residences, and the agreement does not include operational limits for warehousing or outdoor recreation uses. Staff recommends consideration of additional conditions addressing operating hours, noise, and the scope of outdoor uses.*

Standard 3 — Adequacy of Public Services and Infrastructure

Finding: *The agreement includes infrastructure guarantees, stormwater provisions, contaminated soil remediation requirements, and engineering review standards. A traffic study is still required to confirm adequate driveway spacing and circulation for the proposed development. The City may consider requiring completion of a traffic study and City Engineer approval regarding access configuration before issuance of a building permit.*

Standard 4 — Legislative Discretion and Public Benefit

Finding: *The agreement states that the project provides public benefits but does not identify those benefits with specificity. It is understood that this project will provide benefits including jobs and property tax revenue to the City. The agreement also vests development rights for a ten-year period and streamlines future administrative approvals.*

ALTERNATIVES:

The Planning Commission may consider the following alternative actions:

Alternatives	Recommendation	Pros	Cons
--------------	----------------	------	------

Forward a recommendation to the City Council to approve the proposal as requested by the applicant		Facilitates the development of new commercial land uses and services in the City	As proposed, some issues may warrant clarification
Forward a recommendation to the City Council to approve the proposal with staff recommendations <i>(and any additional modifications identified by the Commission)</i>	Yes	Facilitates the development of new commercial land uses and services in the City while protecting the interests of abutting residents	None identified by staff
<i>Continue</i> the item to a future meeting with or without a certain date. Specify reasons for continuing the item and identify any additional information needed from the applicant or staff		Allows additional time to consider the impacts and options of the proposed amendment	Continuing the proposal will require the expenditure of additional resources and prevent staff from working on other objectives of the City
Forward a recommendation to the City Council to deny the proposal		Denial maintains current C-2 Zone	Denial may impede the development of property within the City with desirable commercial land uses and services

ATTACHMENTS:

A. Black Clover MDA Draft

After recording, please send to:

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

Affected Parcel No(s): 26-25-400-040-0000

DEVELOPMENT AGREEMENT FOR BLACK CLOVER

This Development Agreement ("Agreement") is between Herriman City, a Utah municipal corporation ("City"), and Black Clover LLC, a Utah limited liability corporation ("Applicant"). 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 ("Effective Date").

RECITALS

WHEREAS, the Applicant is the fee title owner of, or has the legal right to acquire and develop, certain real property identified as County Assessor Parcel Number(s): 26254000400000, 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 generally located at 5200 West Herriman Blvd; and

WHEREAS, the Property is also subject to a Master Development Agreement, dated _____ ("Prior MDA"); and

WHEREAS, the Applicant desires to develop and use the Property in accordance with the concept plan shown in **Exhibit B** ("Concept Plan"); and

WHEREAS, the Applicant desires to construct a commercial building in accordance with the concept building elevation shown in **Exhibit C** ("Design Materials"); and

WHEREAS, in furtherance of the Applicant's desire to develop and use the Property, the Applicant has requested that the Property's underlying zoning, portions of which are attached as **Exhibit D** ("Zone"), and Prior MDA be modified as described in this Agreement; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on August 19, 2026, and forwarded a recommendation to the City Council regarding the requested changes; and

WHEREAS, the City finds that the development of the Property pursuant to this Agreement will provide specific public benefits to the City and its residents; and

WHEREAS, the Herriman City Council ("City Council"), acting pursuant to its authority under Utah Code § 10-20-101 *et seq.* 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 of the Property pursuant to the terms contained herein and the underlying zoning regulations; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution No. _____, a copy of which is attached as **Exhibit E**; 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 rezone request for the Property.

NOW, THEREFORE, the parties agree as follows:

TERMS

1. Recitals; Definitions.

A. Incorporation. The recitals set forth above, along with all exhibits attached hereto, are hereby incorporated into and made a part of this Agreement by this reference.

B. Definitions. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code in effect as of the Effective Date. In addition to terms defined elsewhere in this Agreement, the following terms shall have the specific meanings set forth below:

2. **Enforceability**. The City and the Applicant acknowledge and agree 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 this Agreement. If the City Council does not approve this Agreement, this Agreement

shall be null and void and of no further force or effect.

3. **Conflicting Terms.** Subject to Section 7, the Property shall be used and developed in accordance with the Concept Plan, the terms of this Agreement, the Prior MDA, and the Zone as of the Effective Date. In the event of any conflict or inconsistency among these documents or the City Code, the order of precedence shall be: first, this Agreement; second, the Prior MDA; and third, the vested Zone.

4. **Applicant Obligations.**

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

B. Uses. The Property shall be limited to the uses permitted in the C2 Zone and the Prior MDA, except as specifically modified herein:

i. The following shall be allowed as a permitted use:

1. Wholesale and warehousing, general
2. Recreation and entertainment, outdoor

C. Development and Design Standards. The development and design of the Property shall comply with the C2 Zone.

i. The following architectural design and materials are allowed:

1. Materials shall be selected which require low maintenance, such as CMU, stone, cultured stone, metal, stucco, engineered wood, or fiber cement board. Buildings shall consist of at least three different materials.

2. The following materials shall be prohibited:

- a. Unpainted, plain concrete walls;
- b. Metal or tin, unless used as an accent material.

3. Tilt-up concrete construction is permitted

4. Roofs shall not be exposed unless they are part of the decorative or architectural treatment of the building, such as parapets, columns, and similar elements.

D. Landscaping. The Applicant shall complete all required landscaping prior to the City issuing a certificate of occupancy. If the Applicant is unable to complete the required front yard landscaping at the time a certificate of occupancy is requested (e.g., due to winter conditions), the Applicant may, in lieu of completion, provide a bond or other financial assurance acceptable to the City in an amount equal to one hundred ten percent (110%) of the City's reasonable estimate of the cost to complete the landscaping. The bond shall be conditioned upon the completion of the front yard landscaping within a time period specified by the City, not to exceed six months from the date of issuance of the certificate of occupancy.

i. Buffers separating commercial uses from residential uses shall include trees that touch at maturity. When planted, trunk caliper thickness shall be at least 2 inches. Developer shall take into account the need to buffer with adjoining residents when selecting the type and size of trees. Landscaping shall, at a minimum, comply with the standards of the C-2 Zone.

ii. A landscaped berm shall be provided adjacent to all residential properties at least five feet than the adjacent drive or parking area and include trees and other landscaping at a minimum as required in 10-23-7(B).

iii. When requirements for buffer-fences result in double fencing (as defined in HCC 10-29-10), Developer shall work with neighboring property owners to remove the pre-existing fence with the least possible disruption to the enjoyment of the neighboring property owner. If the owner(s) of the of the pre-existing fence(s) refuses to have their fence(s) removed, double fencing shall be allowed.

E. Contaminated Soils. Developer shall ensure that soil contamination levels meet or exceed the remediation standards established in City Code Section 10-15-1, or any higher remediation level required by a regulatory agency with jurisdiction.

5. **Minor Changes**. The Community Development Director, after conferring with the City Manager, may approve minor modifications to the Applicant Obligations set forth in Section 4 of this Agreement which are necessary or advantageous in facilitating a more desirable function and aesthetics of the Property. Notwithstanding the foregoing, "minor modifications" shall not include changes to permitted uses, increases to overall maximum density, or significant reductions to required open space or public

amenities, all of which shall require a formal amendment to this Agreement approved by the City Council.

6. **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. Nothing in this Agreement shall be construed to relieve the Applicant of the obligation to submit complete applications, obtain all necessary subsequent development permits and approvals, pay all applicable application and impact fees, and otherwise comply with the Vested Rights established herein. For the avoidance of doubt, the recommendation of approval of this Agreement by the Planning Commission and subsequent approval thereof by the City Council shall be dispositive of the matters set forth herein (including, but not limited to, site plan approval) and all approvals subsequent to the same shall be performed administratively by City staff without a noticed public hearing, recommendation by the Planning Commission, or action by the City Council.

7. **Vested Rights and Reserved Legislative Powers.**

A. Vested Rights. Consistent with the terms and conditions of this Agreement, the City agrees the 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 Concept Plan; (iii) the City Code in effect as of the Effective Date; and (iv) the terms of this Agreement (collectively, "Vested Rights").

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 its police powers, such legislation shall only be applied to modify the Vested Rights of the Applicant under this Agreement based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine under Utah Code, or to comply with State or Federal mandates. Any such proposed change affecting the Vested Rights of the Property shall be of general application to all development activity within the City; and, unless in good faith the City declares an emergency, the 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.

8. **Term.**

A. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree in writing to extend the term, this Agreement shall not extend further than a period of ten (10) years from the Effective Date.

B. Upon the expiration of this term, any uncompleted portions of the Property for which building permits have not yet been issued shall lose the Vested Rights established herein and shall thereafter be subject to the City Code and zoning requirements in effect at the time of expiration. Expiration of this Agreement shall not relieve the Applicant of any outstanding obligations to complete public infrastructure, landscaping, or dedicated improvements for which financial assurances or bonds have been posted.

9. **Effectiveness of Agreement.** This Agreement shall become effective upon execution by both parties as set forth in the Preamble. However, the Applicant must execute and deliver this Agreement to the City within thirty (30) days following the City Council's adoption of the resolution referenced in the Recitals. If the Applicant fails to execute and return the Agreement within that time, the Applicant shall not obtain any Vested Rights under this Agreement, and the City's approval shall automatically be deemed null and void without further action by either party, unless such 30-day period is explicitly extended in writing by the City Manager for good cause.

10. **Indemnity and Hold Harmless.** The provisions in this Section shall survive the expiration, termination, or completion of this Agreement. To the fullest extent permitted by law, the Applicant shall indemnify, defend (with legal counsel reasonably acceptable to the City), and hold harmless the City, its elected and appointed officials, officers, employees, agents, and volunteers (collectively, "City Indemnitees") from and against any and all claims, demands, causes of action, suits, proceedings, liabilities, losses, damages, penalties, fines, costs, and expenses (including, without limitation, reasonable attorneys' fees, expert witness fees, and costs of litigation or settlement) of every kind and nature whatsoever, arising out of, resulting from, or in any way connected with:

A. The development, construction, maintenance, or operation of the project by the Applicant or its contractors, subcontractors, agents, representatives, or employees;

B. Any breach, default, or violation by the Applicant of any term, covenant, or condition of this Agreement;

C. Any violation of applicable local, state, or federal law, ordinance, or regulation by the Applicant or its contractors, subcontractors, agents, or employees; or

D. Any negligent act, omission, or willful misconduct of the Applicant, its contractors, subcontractors, agents, representatives, or employees in the performance of this Agreement or related to the project.

Notwithstanding the foregoing, the Applicant's indemnification obligations shall not apply to the extent that such claims are caused by the gross negligence or willful misconduct of the City or the City Indemnitees.

11. **Insurance Requirements.** Prior to commencing any construction or development activities on the Property, the Applicant shall obtain and maintain in full force and effect, at its own expense, Commercial General Liability (CGL) insurance with limits of not less than \$2,000,000 per occurrence and \$4,000,000 aggregate. The City and the City Indemnitees shall be named as additional insureds on such policy. The Applicant shall provide the City with a certificate of insurance evidencing this coverage upon request.

12. **General Provisions.**

A. Notices. All notices, filings, consents, approvals, and other communications provided for herein or given in connection herewith shall be validly given, filed, made, delivered, or served if in writing and delivered personally, sent by a nationally recognized overnight courier service, 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 (10) days before the date on which the change is to become effective:

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

If to Applicant: Black Clover
 Attn: _____
 Address: _____
 Address: _____

B. Mailing Effective. Notices delivered personally shall be deemed received upon actual receipt. Notices sent by a nationally recognized overnight courier shall be deemed delivered one (1) business day after deposit with the courier. Notices given by registered or certified U.S. Postal Service mail shall be deemed delivered seventy-two (72) hours following deposit with the U.S. Postal Service in the manner set forth above.

C. No Waiver. Any party's delay or failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions of this Agreement 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 of 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 its organization, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. The Applicant and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the party on whose behalf each individual is signing. The Applicant represents to the City that by entering into this Agreement, the Applicant has the legal right and authority to bind the Property, and all persons and entities having a legal or equitable interest in the Property, to the terms of this Agreement as of the Effective Date.

F. Entire Agreement. This Agreement, together with the Exhibits attached hereto, the documents referenced herein, and all regulatory approvals given by the City for the Property, contains the entire agreement of the parties with respect to the subject matter hereof and supersedes 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. Except for minor modifications handled administratively pursuant to Section 5, any material amendment to this Agreement shall require the formal approval of the City Council. Any such amendment to 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, including the Applicant's ability to complete the development of the Property as set forth in the Concept Plan and the City's receipt of the negotiated public benefits and improvements, 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 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. In the event of a breach of any provision of this Agreement, the non-defaulting party shall provide written notice of the specific breach to the defaulting party. The defaulting party shall have thirty (30) days from the receipt of such notice to fully cure the default. If the defaulting party fails to completely cure the default within this thirty (30) day period, the non-defaulting party shall be entitled to all remedies available both at law and in equity. Furthermore, if the Applicant fails to cure a default within the required timeframe, the City reserves the right to withhold building permits, certificates of occupancy, or any further development approvals for the Property until the default is completely resolved.

K. Attorney's Fees and Costs. If either party brings any action or proceeding (including but not limited to litigation, mediation, or arbitration) arising out of a breach of this Agreement or to interpret or enforce any provision of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees, expert witness fees, court costs, and all other reasonable costs of such action or proceeding, including the costs of any appeals.

L. Binding Effect. The benefits and burdens of this Agreement shall

constitute covenants running with the land and shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors in interest, and permitted assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property; however, the failure to include such reference in any conveying instrument shall not affect or invalidate the binding nature of this Agreement upon any subsequent owner of the Property.

M. No Third Party Rights. The obligations of the Applicant and the City set forth in this Agreement are for the exclusive benefit of the parties hereto and their permitted successors and assigns. This Agreement shall not create any rights in, or obligations to, any other persons or entities, and no third party shall be deemed a beneficiary of this Agreement or have the right to enforce any of its provisions.

N. Assignment. The Applicant shall not assign, transfer, or otherwise convey its rights or obligations under this Agreement, in whole or in part, without the prior written consent of the City, which consent shall not be unreasonably delayed. As a condition of any assignment, the proposed assignee must execute a written assumption agreement, in a form reasonably acceptable to the City, expressly agreeing to be bound by all the terms and conditions of this Agreement. Notwithstanding any assignment or transfer, the original Applicant shall remain fully liable for all obligations under this Agreement unless the City expressly and specifically releases the Applicant from such obligations in writing. Any attempted assignment in violation of this Section shall be null and void.

O. No Agency Created. Nothing contained in this Agreement shall be construed to create any partnership, joint venture, employer-employee, or agency relationship between the parties. The Applicant and the City are independent contracting entities. The Applicant shall have no authority, express or implied, to act on behalf of the City or to bind the City to any contract, agreement, or obligation. The City is entering into this Agreement solely in its capacity as a municipal regulatory body and not as a partner, joint venturer, or financial backer of the Applicant's project.

P. Force Majeure. Neither party shall be liable or considered in default for any delay or failure to perform its obligations under this Agreement to the extent such delay or failure is caused by an event beyond its reasonable control, including but not limited to acts of God, natural disasters, war, terrorism, strikes or labor disputes, pandemics, or severe industry-wide supply chain disruptions (each a "Force Majeure Event"). However, a party's financial inability to perform,

failure to obtain financing, or general economic conditions shall explicitly not constitute a Force Majeure Event. The delayed party must provide written notice of the Force Majeure Event to the other party within ten (10) days of its occurrence, and performance shall be extended only for the actual duration of the delay caused by the event.

Q. Time is of the Essence. Time is of the essence of this Agreement and of the performance of each and every obligation, deadline, and provision hereof.

R. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic or digital signatures shall be legally binding upon the parties as original signatures; provided, however, that the parties agree to execute a sufficient number of original "wet ink" signatures as may be required by the Salt Lake County Recorder's Office for official recording purposes.

S. Estoppel Certificates. Within twenty (20) days following a written request by either party, the non-requesting party shall execute and deliver to the requesting party, or to any proposed lender, investor, or purchaser, a written estoppel certificate certifying: (a) that this Agreement is in full force and effect (or modified, noting the modifications); (b) whether, to the best of the responding party's actual knowledge, there are any current, uncured defaults by the requesting party (and if so, specifying the nature thereof); and (c) any other factual matters pertaining to this Agreement as may be reasonably requested. The City's issuance of an estoppel certificate shall be an administrative act and shall not be construed as a waiver of any underlying rights or undiscovered breaches.

T. Financial Guarantees for Public Improvements. Prior to the recordation of any subdivision plat or the issuance of any site development permits for the Property, the Applicant shall post financial guarantees in a form and amount acceptable to the City. Such guarantees shall equal one hundred and ten percent (110%) of the City Engineer's estimated cost to complete all required public infrastructure and improvements (including, but not limited to, roads, water, sewer, stormwater, and landscaping) to ensure that such improvements are fully completed in the event of the Applicant's default or insolvency.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the dates set forth below.

[SIGNATURE PAGE FOLLOWS]

HERRIMAN CITY

Approved as to form:

Signature: _____

By: _____

Legal Department/Office

Its: _____

Date: _____

State of _____)

§

County of _____)

On this ____ day of _____, 20____, before me personally came

_____ (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 _____

(city) and said he/she has the authority of said city to sign this instrument and said city

executed the same.

Notary Public

(seal)

BLACK CLOVER LLC

Signature: _____

By: _____

Its: _____

Date: _____

Corporate/Trust/Entity Acknowledgement

State of _____)

§

County of _____)

On this ____ day of _____, 20____, before me personally came

_____ (*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 _____ (*title of office*) of

_____ (*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.

Notary Public

(*seal*)

EXHIBIT A

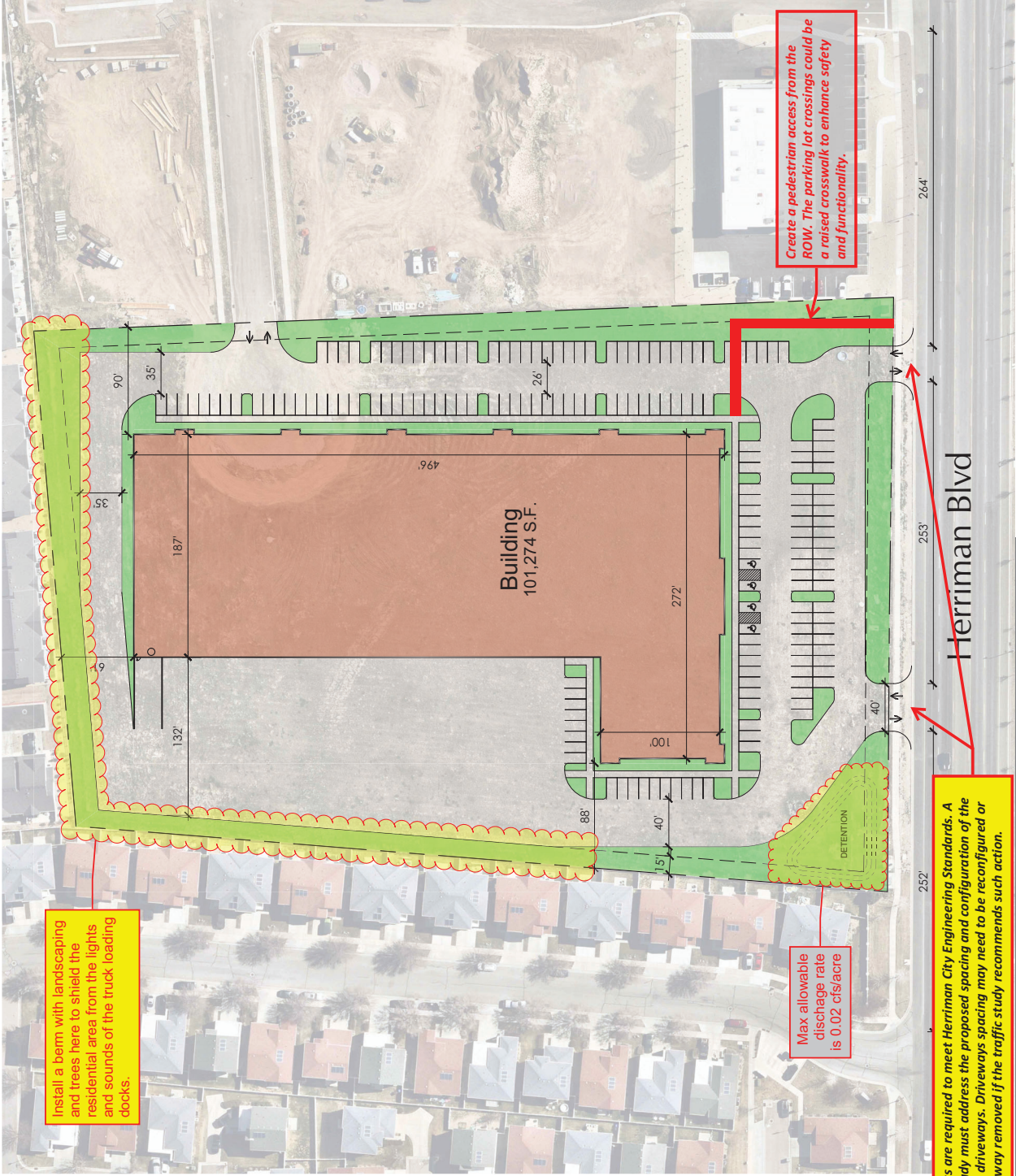
(Legal Description)

Parcel No. 26-25-400-040

Legal Description:

BEG N 4°36'44" E 52.30 FT FR S 1/4 COR SEC 25, T3S, R2W, SLM; N 04°36'44" E 690.24 FT; N 85°07'56" E 416.86 FT; S 02°15'09" E 721.80 FT; N 89°14'13" W 269.44 FT; N 89°36'48" W 229.81 FT TO BEG. 7.42 AC.

EXHIBIT B
(Concept Plan)



Install a berm with landscaping and trees here to shield the residential area from the lights and sounds of the truck loading docks.

Max allowable discharge rate is 0.02 cfs/acre

Create a pedestrian access from the ROW. The parking lot crossings could be a raised crosswalk to enhance safety and functionality.

Driveways are required to meet Herriman City Engineering Standards. A traffic study must address the proposed spacing and configuration of the proposed driveways. Driveways spacing may need to be reconfigured or one driveway removed if the traffic study recommends such action.

CITY ZONING CODE	
Jurisdiction	Herriman UT
Zoning	C-2 R-2-10
Setbacks	F 20' plus 1" for every 1' of building height above 15'
	R Building height 35' or less: 20'
	Building height more than 35': 30'
Height	45'
Parking	9X18
Calculating is a fraction from the .5 fraction	Parking Count/Use
	Office 1/150 or 4.67/1000
	Retail 1/125 or 4/1000
	Manufacturing 1 space per employee on highest shift
	Warehouse 1 space per employee on highest shift
Landscaping	No more than 10 consecutive stalls without landscape planter to meet 1% requirement
	Parking Area
	If the total area of the parking lot is less than fifty thousand (50,000) square feet, five percent (5%) of the lot interior shall be landscaped.
	If the total area of the parking lot is fifty thousand (50,000) square feet or greater, eight percent (8%) of the lot interior shall be landscaped.

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING. IT IS NOT A FINAL DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS, AND WETLANDS. CONFIRM ACCESS LOCATIONS, AND WETLANDS.



EXHIBIT C
(Building Materials)

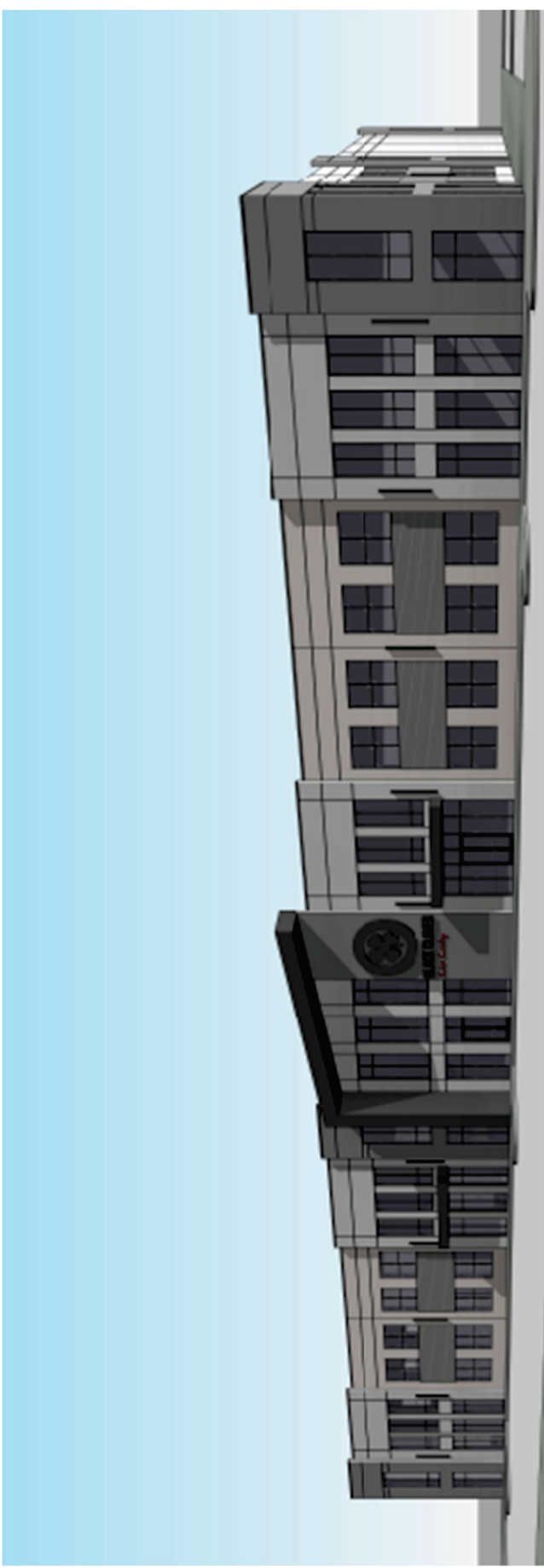


EXHIBIT D
(Vested Zone)

CHAPTER 10-12 COMMERCIAL AND OFFICE ZONES

10-12-1 Purpose

10-12-2 Scope

10-12-3 Definitions

10-12-4 Uses Allowed

10-12-5 Development Approval

10-12-6 Development Standards

10-12-7 Other Applicable Regulations

10-12-1 Purpose

- A. *C-1 zone*. The purpose of the C-1 zone is to provide areas in the city for neighborhood commercial development.
- B. *C-2 zone*. The purpose of the C-2 zone is to provide areas in the city for community commercial development.
- C. *CF zone*. The purpose of the CF zone is to provide areas in the city for a variety of commercial uses, including warehousing, light manufacturing, entrepreneurship, reselling, and retail. This zone is intended to encourage commercial development in areas that may have limitations such as topography, access, irregular shapes, and visibility from major corridors. This zone is intended to create areas in the city where home occupation businesses can transition into small commercial space, an option for existing small businesses to expand in the city, and create a maker space where businesses can collaborate with one another.
- D. *OP zone*. The purpose of the OP zone is to provide an aesthetically attractive environment for business offices with limited commercial use that cater to a business office complex. This zone is intended to ensure compatibility of new development with surrounding land uses through standards that provide attractive buildings, well-planned grounds and other appropriate amenities supporting employee activity. Uses which produce noises, excessive vehicle traffic, excessive parking needs, objectionable odors, storage of hazardous substances or the outside storage of inventory or equipment are not appropriate in this zone.

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

HISTORY

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

Amended by Ord. [Ord 2025-21](#) on 10/8/2025

10-12-2 Scope

The provisions of this chapter shall apply to real property located in commercial and professional office zones as shown on the official zoning map.

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

HISTORY

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

10-12-3 Definitions

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

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

HISTORY

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

10-12-4 Uses Allowed

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed in commercial and professional office zones shall be as set forth on the table of uses in HCC chapter 10-16. Permitted and conditional uses are indicated by "P" or "C," respectively. Uses not permitted are indicated by an empty box.
- B. *Accessory uses.* Permitted and conditional uses set forth in HCC chapter 10-16 on the table of uses shall be deemed to include accessory uses and activities customarily associated with and incidental and subordinate to a permitted or conditional use, subject to applicable provisions of this title.
- C. *Prohibited uses.* Any use not shown on the table of uses shall be prohibited unless the community development director determines the use is substantially the same as a permitted or conditional use as provided in HCC 10-5-9.
- D. *Businesses and uses; conditions.* The stores, shops or businesses designated in this chapter shall be retail establishments only and shall be permitted only under the following conditions:
1. Such business shall be conducted wholly within an enclosed building, except for the parking and servicing of automobiles, and service to people in automobiles.
 2. All products, whether primary or incidental, shall be sold at retail on the premises; no entertainment, except music, shall be permitted in cafes, confectioneries or refreshment stands.
 3. All uses shall be free from objection due to odor, dust, smoke, noise, vibration, or other causes.
 4. Any manufacturing shall be incidental to and operated in connection with a use permitted in this chapter and shall be conducted wholly within a completely enclosed building.
 5. Limited wholesale and enclosed warehousing are allowed in the CF zone.
 6. Drive-up and indoor self-storage are allowed as an accessory use in the CF zone.
 - a. The number of drive-up storage units shall not exceed the number of tenant spaces designated as the primary use.
 - (1) Use of drive-up storage units shall be restricted to owners or lessees of the primary use tenant space(s).

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

HISTORY

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

Amended by Ord. [Ord 2025-21](#) on 10/8/2025

10-12-5 Development Approval

- A. *Generally.* The use and development of land located in commercial and office zones shall be approved according to applicable administration and development review procedures set forth in HCC chapter 10-5.

- B. *Site plan approval.* Any development in commercial and professional office zones shall be subject to approval of a site plan as provided in HCC 10-5-11.
- C. *Conditional use approval.* The conditional use permit procedure set forth in HCC chapter 10-5 shall be applied to the following:
1. *C-1 zone.* Development over 22,000 square feet.
 2. *C-2 zone.* Development over 44,000 square feet.
 3. *CF zone.* Development over 44,000 square feet
 4. *OP zone.* All development.

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

HISTORY

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

Amended by Ord. [Ord 2025-21](#) on 10/8/2025

10-12-6 Development Standards

- A. *Generally.* The use and development of land located in commercial and office zones shall conform to the standards set forth in this section and Chart 10-12 in HCC 10-12-7, except as may be authorized by another provision of this title.
- B. *Alteration and expansion of existing facilities.* When development is proposed to alter or expand existing facilities and the proposed use, alteration, or expansion increases the floor area and/or parking requirements by 25 percent, then the entire site shall be brought into compliance with current city ordinances.
- C. *C-1 and C-2 zones.* Development in the C-1 and C-2 zones shall conform to the following design criteria requirements in addition to other applicable provisions of this title:
1. Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments.
 2. Accessible parking spaces should be convenient to building entries.
 3. Crosswalks and sidewalks shall be incorporated within the project to provide pedestrian connections to the building. Crosswalks shall be so configured to be a design feature of the development. When pedestrian access traverses a commercial use, a material or textural change is required to identify pedestrian paths, which may include pavers, raised pedestrian paths, edges and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design may be used to shorten walking distances across open pavement. Sidewalks should be used when appropriate to connect parking lots with building entries. Heavy painted lines shall be used in conjunction with pedestrian paths where required by the Americans with Disabilities Act (ADA).
 4. For commercial development over five acres, pedestrian amenities shall be provided that allow for use and enjoyment of outdoor areas as a developmental focal point or centralized amenity. These shall include a minimum of one feature from each of the following categories:
 - a. Landscaping: raised landscape planters, shade trees, specimen trees, potted plants, botanical exhibits, trellised planting walls, centralized green gathering space.

- b. Hardscaped: pedestrian scaled lighting, seating walls, meandering sidewalks, centralized hard-surfaced gathering space (decorative concrete, pavers, a semi-permeable surface, or composite decking).
 - c. Aesthetics: art features, water features, informational kiosks, shade structures, tables, benches, drinking fountains, recreational amenities.
- 5. Within commercial shopping centers over ten acres, transit stops with bus pullouts on public streets shall be provided with convenient pedestrian access to transit stops and outlying parking areas.
- 6. Convenient and permanent bicycle parking shall be provided in locations that do not interfere with pedestrian circulation. Bicycle parking facilities shall be disbursed throughout larger sites and located in convenient and visible areas.
- 7. Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments and existing or planned trails, parks, or open space.
- 8. Support uses, such as trash enclosures, compactors, truck loading areas and outdoor storage, shall be oriented away from residential uses to the extent practical.
- 9. Drive-through lanes shall be located away from adjoining residential developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Menu board locations shall be shown on preliminary and final site plans.
- 10. Service electrical system (SES) panels shall be recessed into the building elevation. Access doors shall be screened with landscaping or a solid wall (with landscaping) built of similar building materials and colors of the main development and equal to or exceeding the height of the SES panel; or placed in back of the building if not exposed to adjoining properties.
- 11. Proposed outdoor display and sales areas shall be located on final site plans, including, but not limited to, propane sales, vending machines, amusements, and seasonal sales. Their location should not displace required parking and pedestrian or landscaping areas.
- 12. Wall elevations should terminate at a logical point, such as a column or tower element.
- 13. For all buildings, at least two of the following elements should repeat horizontally. Buildings with façades greater than 100 feet in length shall include a minimum of four such elements, repeated at appropriate intervals, either horizontally or vertically. The use of the same element repeated across the building's façades shall count as only one element:
 - a. Texture change.
 - b. Material change.
 - c. Architectural variety and interest through a change in plane, such as building offsets, recesses, and projections. Wall projections, offsets, and recesses shall be a minimum of 18 inches.
 - d. Window and door reveals, archways or projecting ribs.
 - e. Variations in roof pitches and planes.
 - f. Entrance features which include canopies, recesses, porticos, or similar features that are consistent with the character of the building and make the entrance to the building easily visible. Entrance features shall be proportionate to the entrance's opening and shall be applied to all public entrances.

14. Parapets for concealing flat roofs shall be designed to match the existing architecture. EPDM, PVC, rubberized, rolled or liquid roofing membranes, or other similar roofing systems shall not be used on pitched roofs or in areas that are visible from the street or adjoining properties.
15. All building materials shall be high quality, durable, and provide a low-maintenance finish. All façades, including back and side elevations, shall be constructed as follows:
 - a. Primary materials: a minimum of 60 percent brick or stone that is not part of the support structure or panelized. The brick or stone shall be a natural color and shall not be painted.
 - b. Secondary materials: The balance of exterior wall area shall consist, at a minimum, of two other materials, including brick, stone, glass, architectural metal panels, decorative block or concrete, stucco or simulated stone panels.
 - (1) Stucco products, if used, shall clearly be used in minimal amounts and as a contrast or accent to other building material and shall not exceed 20 percent of any building façade.
 - (2) Simulated stone panels shall be of cementitious construction.
 - (3) Glazing systems shall be constructed of aluminum (anodized or painted) or steel (painted or powder coated). Wood, aluminum cladded, or vinyl glazing systems may be considered and are subject to the standards outlined in subsection (C)(15)(c) of this section.
 - (4) Architectural metal panels shall be painted, anodized, or sealed. Profiles may include flat, boxed, or ribbed. Galvanized or raw metal finishes and corrugated "wavy" profiles may be considered if the standards outlined in subsection (C)(15)(c) of this section are met.
 - (A) Architectural panels shall be installed using a hidden fastening system.
 - (B) Architectural panels shall meet all building code requirements and carry a manufacturer's warranty.
 - c. The planning commission may grant an exception to allow for a substitution of the building's secondary materials wherein all the following conditions are met:
 - (1) The primary materials exceed 60 percent coverage on at least two elevations.
 - (2) The structure's finish materials incorporate alternate design characteristics that are equivalent to or exceed those otherwise achieved by the strict adherence to this section.
 - (3) The granting of an exception will not adversely affect the established character of the surrounding structure or development.
 - (4) The granting of the exception shall be complementary or essential to the overall design of the structure.
 - (5) The substitute material shall be of high quality, and durability, to provide a low-maintenance finish.
 - d. The city council may grant an exception to this criteria for a building that is part of a large commercial project that has approved design guidelines and is greater

than 40,000 square feet.

16. Freestanding accessory structures, such as enclosed service/refuse areas and covered parking, should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used on the main building should be applied to all sides of these structures generally visible to the public.
17. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with the design standards set forth in this section. The applicant, upon request, shall provide color pictures of other national tenant buildings (nonprototype examples) that have been built in other cities and states.
18. All exterior lighting shall conform to standards set forth in this section, and this title. All exterior lighting shall comply with approved site plan requirements and design guidelines.

D. CF zone. Development in the CF zone shall conform to the following design criteria requirements in addition to other applicable provisions of this title:

1. Building Materials: Buildings shall consist of durable materials.
 - a. The portion of building(s) facing public streets shall primarily consist of brick, stone, glazing, glass and/or architectural metal panels.
 - (1) All fasteners shall be installed to not be visible unless they are incorporated into the architectural design of the building.
 - b. There shall be at least two texture or material changes of the building material for each side of the building.
2. Building Massing and Form: Design shall consider angles, heights, and shapes to create visual interest.
 - a. Balconies, overhangs, awnings, or other protruding elements shall be incorporated on walls exceeding 40 feet of horizontal length.
3. The main or public entry for the building shall be visually distinct through the use of additional massing, glazing, and/or design elements that allow tenants and customers to easily identify the designated building entry point.
 - a. Enhanced lighting elements and fixtures may be used in conjunction with signage to help guide the use to the building entrance.
4. Lighting: Any building or site lighting shall not extend into adjacent residential property.
5. Signing: A uniform plaque for tenants mounted to the exterior of the building wall is allowed.
 - a. The tenant's logo and hours of operation are allowed to be on the entry door.
6. Fencing: All fencing shall comply with Chapter 10-21 of this code.
 - a. Gated access is allowed; however, parking for storefronts shall not be gated.
 - (1) All gated areas shall include acceptable access per the Fire Marshal.
 - (2) Gates may be made of wrought iron and/or metal that complements the color of the primary structure or architectural elements of the primary

structure.

7. Parking: Parking shall generally comply with Chapter 10-24 of this code.

- a. Parking for storefronts shall not be reserved for anyone except customers.
- b. Employee Parking may be allowed in gated area(s).

8. Landscaping: All landscaping shall comply with Chapter 10-23 of this code

- a. Portions of the site designated for deliveries may reduce required landscaping in the delivery area to accommodate access for delivery vehicles and semi-trucks.

E. *OP zone*. Development in the OP zone shall conform to the following design criteria requirements in addition to other applicable provisions of this title:

- 1. Buildings in predominantly residential areas shall have a pitched or gabled roof and use material that is similar or alike types with surrounding existing residential uses.
- 2. All utility connections shall be designed to be similar with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- 3. Exterior lighting shall be provided as follows:
 - a. On any public road where street lighting is not in place, lighting shall be provided at least equivalent to light produced by a 100-watt incandescent bulb per each 50 feet of frontage, or fraction thereof. Lighting shall be provided, by a freestanding fixture, in the yard space between the building and public street or attached to the wall of a building which is not more than 30 feet from the street property line.
 - b. Each parking area shall be illuminated for safety by installing lighting fixtures which emit light at least equivalent to that of a 100-watt incandescent bulb per 100 feet in all directions.
 - c. All lighting shall be shielded so as not to shine into surrounding residences or skyward.

(Code 2023, § 10-12-6; Ord. No. 2017-54, 12-13-2017; Ord. No. 2019-15, 6-12-2019; Ord. No. 2024-13, exh. A, 6-12-2024)

HISTORY

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

Amended by Ord. [Ord 2025-21](#) on 10/8/2025

10-12-7 Other Applicable Regulations

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

CHART 10-12. COMMERCIAL AND OFFICE ZONE DEVELOPMENT STANDARDS

A. *Minimum lot area and width.*

<i>Zone</i>	<i>Lot Area</i>	<i>Lot Width</i>
C-1	None	None
C-2	None, except as follows: Vehicle rental and sale: 2 acres	None
CF	None	None
OP	None	None

B. Minimum yard for all buildings.

<i>Zone</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
C-1	20 feet	None, except as follows: Side yard adjacent to agricultural or residential zone boundary: 20 feet Corner lot: 20 feet from street	None, except as follows: Rear yard adjacent to agricultural or residential zone boundary: 20 feet
C-2	20 feet	None, when located adjacent to another commercial use. Side yard adjacent to agricultural or residential zone boundary: 15 feet plus 1 foot for every 1 foot of building height above 15 feet Corner lot: 20 feet from street	None, except as follows: Corner lots which rear upon side yard of lot in agricultural or residential zone: Building height 35 feet or less: 20 feet Building height more than 35 feet: 30 feet
CF	20 feet, except as follows: 10 feet along a collector or arterial street	None, except as follows: Adjacent to agricultural or residential zone boundary: 15 feet, plus 1 foot for every 1 foot of building height above 15 feet.	None, except as follows: Adjacent to agricultural or residential zone boundary; 30 feet, except for accessory structures; 10 feet plus 1 foot for every 1 foot of building height above 15 feet ¹

OP	25 feet	None, except as follows: Adjacent to residential use or zone: 2 feet for every 1 foot of building height Street side yard: 25 feet	None, except as follows: Adjacent to residential use or zone: 2 feet for every 1 foot of building height
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¹. Exception. The Planning Commission may approve a 10-foot rear yard setback for buildings over 25 feet in height if the building is adjacent on two sides to either collector or arterial roadways and/or adjacent topography results in the perceived buildings height being less than the actual building height from the adjoining property.

C. Maximum building height.

<i>Zone</i>	<i>All Buildings</i>
C-1	35 feet
C-2	45 feet
CF	35 feet for primary use ¹
OP	45 feet

¹ Exception. The Planning Commission may approve up to 45 feet for an accessory use based on proximity to residential development and site topography.

D. Lot coverage for all buildings.

<i>Zone</i>	<i>Maximum Coverage</i>
C-1	60% of lot
C-2	60% of lot
CF	75%
OP	None

(Code 2023, § 10-12-7; Ord. No. 2017-54, 12-13-2017; Ord. No. 2019-15, 6-12-2019)

HISTORY

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

Amended by Ord. [Ord 2025-21](#) on 10/8/2025

10-16-1 Uses

A. Any use showing an empty box for a particular zone or any use not shown on this table is not permitted. See footnotes for qualifying requirements or use limitations. Prohibited uses include, but are not limited to:

1. Bus terminal.
2. Check cashing.
3. Correctional facility.
4. Garage, private.
5. Group living arrangement (unless a more specific type of Group Living 1 Arrangement is expressly allowed as a conditional or permitted use in the table of uses below).
6. Impound lot.
7. Junkyard.
8. Manufactured and mobile home park.
9. Mineral extraction.
10. Organic disposal site.
11. Pawn shop.
12. Retail tobacco specialty business.
13. Sanitary landfill.

B. The following is the use table for each zone in the city.

Legend:

P = Permitted use

C = Conditional use

Blank = Not permitted

<i>Uses¹</i>	<i>Zones</i>																					
	<i>A-1-10</i>	<i>A-1-21</i>	<i>A-1-43</i>	<i>R-1-10</i>	<i>R-1-15</i>	<i>R-1-21</i>	<i>R-1-43</i>	<i>R-2-10</i>	<i>R-2-15</i>	<i>R-M</i>	<i>FR2</i>	<i>RC</i>	<i>OP</i>	<i>C-1</i>	<i>C-2</i>	<i>M-1</i>	<i>T-M</i>	<i>M-2</i>	<i>MU</i>	<i>MU-2</i>	<i>ASMD</i>	<i>C-F</i>
Agricultural																		C				

A gri cu ltu ral bu si ne ss		C	C												C		C					
A gri cu ltu ral pr oc es si ng															C		P					
A gri cu ltu re	P	P	P	P	P	P	P								P							
A pi ar y ³	P	P	P	P	P	P	P															
B ac ky ar d ch ic ke ns 4				P	P			P	P		P											

C an na bi s pr od uc tio n es ta bli sh m en t			C														C					
Fa mi ly fo od pr od uc tio n ⁴	P	P	P			P	P															
Pi ge on s ⁵				P	P	P	P	P	P													
S hi pp in g co nt ai ne r, ag ric ult ur al us e on ly	P ⁴ ₆	P ⁴ ₆	P ⁴ ₆																			

S oil pr od uc ts			C ⁶														C				
St ab le, pri va te	P	P	P																		
St ab le, pu bli c			C																		
R es id en tia l																	C				
As si st ed livi ng fa cili ty	C ⁷	C ⁷	C	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C											
C on gr eg at e livi ng fa cili ty										C				C							

D ay ca re/ pr es ch oo l ho m e ² 6	C	C	C	C	C	C	C	C	C	C									C		
D w ell in g, fo ur - fa mi ly								C	C	C									C		
D w ell in g, gr ou p ⁸									C	C ⁹									C	C	
D w ell in g, m ult i- fa mi ly										C									C		

D w e l l i n g, s i n g l e- f a m i l y	P	P	P	P	P	P	P	C ¹ ₀	C ¹ ₀	C	P									C		
D w e l l i n g, s i n g l e- f a m i l y w i t h i n t e r n a l o r d e t a c h e d a c c e s s o r y d w e l l i n g u n i t	P	P	P	P	P	P	P	P		P												

D w e l l i n g, s i n g l e- f a m i l y w i t h s e c o n d k i t c h e n 11	P	P	P	P	P	P	P	P	P	P									P		
D w e l l i n g, t h r e e - f a m i l y								C	C	C									C		
D w e l l i n g, t w o- f a m i l y								C ¹ ₀	C ¹ ₀	C									C	C	

H o m e g r o u p i n s t r u c t i o n s ³ 1	C	C	C	C	C	C	C	C	C	C	C								C		
H o m e o c c u p a t i o n s ³ 1	P	P	P	P	P	P	P	P	P	P	P								P		
R e s i d e n t i a l f a c i l i t y f o r p e r s o n s w i t h a d i s a b i l i t y	P	P	P	P	P	P	P	P	P	P	P								P		

S h i p p i n g c o n t a i n e r, l i v i n g s p a c e	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈	C ⁴ ₈											
S p e c i a l h o m e o c c u p a t i o n ³ ₁	C	C	C																			
P u b l i c a n d c i v i c																						
A u d i t o r i u m o r s t a d i u m																						

C e m e t e r y	C	C	C	C	C	C	C	C	C	C												
C h u r c h o r p l a c e o f w o r s h i p	C	C	C	C	C	C	C	C	C	C	C	C	C	C						C		
C l u b o r s e r v i c e o r g a n i z a t i o n														P								
C o l l e g e o r u n i v e r s i t y																						

C on fer en ce and re ce pti on ce nt er													C		C	C		C		C	C		
C or re cti on al fa cili ty																							
C ult ur al se rvi ce												C											
G olf co ur se	C	C	C	C	C	C	C	C	C	C	C	C			C						C		
G ov er n m en t se rvi ce	C	C	C								C			C	C	P	P	P			C		
H os pit al									C					P	P						C ¹ ₃		

O p e r a t i o n s c e n t e r														C	C	C	C	C				
P a r k, p u b l i c ⁵ 1	P	P	P	P	P	P	P	P	P	P	P								P			
P o s t o f f i c e												P	P	P					C			
P r o t e c t i v e s e r v i c e														C					C			
R e s o u r c e r e c y c l i n g c o l l e c t i o n p o i n t 14														P	P			P		P		

School, charter 15	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		
School, elementary, middle, or high 16	P	P	P	P	P	P	P	P	P			P	P	P				P			
School, vocational												P	C	P				C			
Utility, major	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C		C		
Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			

C o m m e r c i a l																					
A g r i c u l t u r a l s a l e s a n d s e r v i c e														C					C		
A l c o h o l i c b e v e r a g e 44																					
A s s e m b l y o f G o o d s																					P
B a n q u e t c a t e r i n g														P	P	P			P		

B a r e s t a b l i s h m e n t															P		P	P		P		
B e e r w h o l e s a l e r															P	P	P	P		P		
B r e w e r y m a n u f a c t u r i n g															P	P	P	P		P		
C a r D e t a i l i n g																						P
C o n s t r u c t i o n S a l e s a n d S e r v i c e s																						P

Medical or Dental Laboratory

Of f- pr e mi se s be er ret ail er															P	P	P	P		P		
Of fic e, Pr of es si on al																						P
O n- pr e mi se s be er ret ail er															P	P	P			P		
P ac ka ge ag en cy															P	P	P	P		P		
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R ec ep tio n ce nt er														P	P				P			
R ep air S er vi ce																						P
R es ea rc h S er vi ce																						P
R es ell in g																						P
R es ta ur an t, be er on ly														P	P	P	P		P			

R es ta ur an t, ful l se rvi ce														P	P	P	P		P		
R es ta ur an t, li mi te d se rvi ce														P	P	P			P		
R et ail , G en er al																					P
S ec on dh an d St or e																					P
St at e liq uo r st or e														C	C		P		C		

Tavern														P		P	P		P		
Animal care service			C						C ¹ ₇					C ¹ ₈	P ¹ ₉	P		P	C ² ₀	P	
Bank or financial institution ⁵ ₂									C			C	P	P	C	C			P	P	
Bed and breakfast homestay	C	C	C			C	C	C	C	C	C ² ₁									P	
Bed and breakfast inn									C					C ² ₂	C ² ₁				C ² ₃	P	

Br e w e r y															C							
B u s i n e s s e q u i p m e n t r e n t a l a n d s u p p l i e s															P	P	C	P		C		
B u s i n e s s e r v i c e s														C	P					C	C	
C a r w a s h, a u t o m a t i c ² 4															C	C	C	C	C			

C ar w as h, ful- se rv e															C	C	C	C	C			
C ar w as h, se lf- se rv e ² 4															C	C	C	C	C			
C on str uc tio n sa le s an d se rvi ce			C												C	P		P		C		
C on ve ni en ce st or e															C	C	C	P	C_5^2	C		
D at a ce nt er																C	C					

D ay ca re/ pr es ch oo l ce nt er 26	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C		
D ea ler sh ip; au to m ob ile , tru ck s, sa le s an d se rvi ce (n e w)																			P		

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Fo od ca rt																						
Fo od tru ck	P ² ₈													P	P	P	P		P			
G ar ag e, pu bli c															P		P					
G ar de n ce nt er		C	C											P	P			P	C			
G as an d fu el, st or ag e an d sa le s																C		C				
G as oli ne se rvi ce st ati on														C ² ₉	C	C	C		C ³ ₀	C		

H ot el/ m ot el										C		C			C		C		C	P		
K en ne l														C			C					
La un dr y or dr y cl ea ni ng , li mi te d														P	P				P	C		
M ed ia se rvi ce																C	C					
M ed ic al or de nt al la bo rat or y										C			C	P	P	P	C		P	C		
M ed ic al se rvi ce														P	P	C			P	C		

M ob ile st or e ³ ₂													C	C				C	C		
M od el ho m e sa le s off ic e ³ ₃	P	P	P	P	P	P	P	P	P	P				P					P		
M ort ua ry									C					C							
Of fic e, pr of es si on al									C		C	P ³ ₄		P	P	P			C		
P ar ki ng lot									C				C	C	P		P	C	C		
P er so na l ca re se rvi ce									C ⁴ ₅	C		C		P	P		P		C	C	

P er so na l in str uc tio n se rvi ce															P	C			C	C		
Pr int in g															C	P	P	C		C		
Pr od uc e st and		C	C																P	C		
R ec re ati on and en ter tai n m en t, in do or													C		P	C	C	C		C ³ ₅		

R e c r e a t i o n a n d e n t e r t a i n m e n t, o u t d o o r			C	C	C	C	C	C	C	C	C	C			P	C		C				
R e p a i r s e r v i c e														P	P			P	C ³ ₆			
R e s e a r c h s e r v i c e														P		P	P	P		C		
R e s t a u r a n t, f a s t f o o d											C				P	C	C	C				
R e s t a u r a n t, g e n e r a l											C			C	P	P	C	P	C	C		

R et ail , ge ne ral														P ³ ₇	P				P	C		
S ec on dh an d st or e															C					C		
S ex ua lly ori en te d bu si ne ss																C		C				
S hi pp in g co nt ai ne r, co m m er ci al us e														C ⁴ ₇	C ⁴ ₇	C ⁴ ₇	C ⁴ ₇			C ⁴ ₇		

Shipping container, storage only	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉	C ⁴ ₉											
Shipping container, temporary use	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀	P ⁵ ₀		P ⁵ ₀	P ⁵ ₀		
Shopping center																						
Temporary building ³ ₈	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	P		

Tr an sp or ta ti on se r vi ce															C	C	P		P	C ³ ₉			
V eh icl e an d eq ui p m en t re nt al																C	P		P		C		P
V eh icl e an d eq ui p m en t re pa ir, ge ne ral																C	P		P	C			

Veh icl e re pa ir, li mi te d														C	C							P
Veh icl e re pa ir (a cc es so ry us e on ly)																					P	
Veh icl e st or ag e (a cc es so ry us e on ly)																					P	

[illegible]

Fr ei gh t ter mi na l																		P				
H ea vy in du str y																						
La un dr y se rvi ce s													P	P		P		C				
M an uf ac tur in g																C	P					
M an uf ac tur in g, lig ht														C	C	P						

R e c r e a t i o n a l v e h i c l e s t o r a g e y a r d																C ⁴ ₃		C ⁴ ₃					
W h o l e s a l e a n d w a r e h o u s i n g , g e n e r a l																C	C	P					
W h o l e s a l e a n d w a r e h o u s i n g , l i m i t e d																C	C	P					

Notes:

¹Accessory uses are allowed in all zones, but only if incidental to a permitted or conditional use.

²Includes FR-1, FR-2.5, FR-5, FR-10, and FR-20 zones.

³Apiary only, subject to HCC 10-29-11.

⁴See HCC 10-29-7 for regulations allowing animals and fowl for family food production. The keeping of more animals than listed in the chart shown in HCC 10-29-7 may be approved as a conditional use in the A-1-10, A-1-21, and A-1 zones.

⁵Pigeons allowed subject to health department regulations.

⁶Must have an area of at least 50 acres.

⁷Facility shall have a residential appearance and character. Occupancy shall be limited to not more than five residents for facilities located on streets less than 80 feet wide and not more than ten residents for facilities on streets 80 feet or wider, excluding the facility operator and the operator's family and one nonresident part-time relief employee on the premises at any one time, unless additional staffing is required for a state license.

⁸Subject to dwelling group design criteria in HCC 10-10-6(D).

⁹Dwelling unit density shall be at least nine units per acre and not more than 20 units per acre.

¹⁰Allowed only as part of a planned unit development.

¹¹See HCC 10-29-42 for use regulations.

¹²Reserved for future use.

¹³No larger than two stories.

¹⁴Allowed subject to the following conditions:

1. Must be located on improved property which includes main building with paved parking, landscaping, curb, gutter and sidewalk;
2. All materials must be within an enclosed container;
3. Cannot be located in a required yard unless allowed by the zone in which the recycling container is located; and
4. Must be maintained in a clean, neat, and orderly manner.

¹⁵As provided in U.C.A. 1953, § 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, city building codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

¹⁶As provided in U.C.A. 1953, § 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, city building codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

¹⁷Must be located within a completely enclosed air conditioned and soundproof building which prohibits detection of animal noise at the property line. No overnight boarding or sale of merchandise from the premises.

¹⁸Excludes overnight boarding.

¹⁹Must be located within a completely enclosed building; no overnight boarding.

²⁰Limited to dog and cat grooming, excluding overnight boarding.

²¹Site access on on-site parking shall be available for use and maintained, including snow removal, throughout entire year.

²²May include a restaurant and conference meeting rooms.

²³May include a restaurant and conference meeting rooms.

- ²⁴Automatic or self-serve car washes shall only be allowed as an accessory use where permitted by the zoning district, and self-serve car washes shall have a maximum of four car wash bays.
- ²⁵Maximum 3,000 square feet.
- ²⁶See HCC 10-29-18 for use limitations and regulations.
- ²⁷Subject to issuance of a temporary use permit as provided in HCC 10-5-13.
- ²⁸Only allowed at Butterfield Park and Crane Park as provided in the mobile food truck ordinance.
- ²⁹May include automatic car wash not exceeding four wash bays.
- ³⁰May include automatic car wash not exceeding four wash bays.
- ³¹See HCC chapter 10-22 for use limitations and regulations.
- ³²Must obtain a temporary use permit. See HCC 10-5-13.
- ³³See HCC 10-29-33 for use limitations and regulations.
- ³⁴Office buildings with more than 5,000 square feet must obtain a conditional use permit.
- ³⁵Excludes firearms and archery range.
- ³⁶Excludes gunsmith.
- ³⁷Excludes grocery stores up to 5,000 square feet which are allowed as a conditional use.
- ³⁸Building must be removed upon completion or abandonment of construction work.
- ³⁹Limited to 16 trucks on the premises at one time.
- ⁴⁰Must be located within a fully enclosed building.
- ⁴¹Must be located on public or quasi-public owned property or utility site, and not in public parks unless an exception is granted by the planning commission, subject to HCC 10-29-8, or permitted on private non-residential property to subject to HCC 10-35.
- ⁴²Maximum height of 50 feet and designed as a stealth facility.
- ⁴³Includes a six-foot-high solid visual barrier fence or masonry wall around the entire storage area.
- ⁴⁴All uses under alcoholic beverages shall comply with the applicable state statute and all the requirements of HCC title 3.
- ⁴⁵Limited to multifamily residential development with at least 15 acres. Use must be located within a permanent structure attached to the main office or clubhouse facility for the multifamily development. Hours of operation are limited from 8:00 a.m. to 10:00 p.m. Off-street parking for personal care service shall be provided, reserved, and identified with signs.
- ⁴⁶Restricted to bona fide agricultural uses on a minimum of one acre. The applicant shall provide a written statement to the city describing how the container will only be used for agricultural purposes. Upon termination of approved use, the shipping container shall be removed from the property within 60 days.
- ⁴⁷Requires site plan approval by planning commission.
- ⁴⁸Requires minimum lot area of 10,000 square feet and compatible building materials and colors with the main building, excluding roofline.
- ⁴⁹Requires minimum lot area of 10,000 square feet and compatible building materials and colors with the main building when visible from an adjacent street, excluding roofline.
- ⁵⁰Requires site plan approval by city planner or designee. Temporary use shall be limited to 30 days or for the duration of a construction project by a bona fide licensed contractor. Upon termination of approved use, the shipping container shall be removed from the property within 60 days.
- ⁵¹Public parks shall be subject to approved administrative city policy.
- ⁵²The total number of credit unions in the city shall not exceed one per 20,000 residents based

on the latest population estimate provided by the governor's office of planning and budget. A credit union located inside the main building of a principal use that is permitted by the zoning district, such as a grocery store or motor vehicle dealer, may be allowed as an accessory use and shall not be considered when calculating the total number of credit unions in the city for the purposes of this title.C-F.

⁵³Indoor self-storage, and drive-up self-storage are allowed accessory uses to a primary permitted use.

(Code 2023, § 10-16-1; Ord. No. 2018-26, 8-22-2018; Ord. No. 2018-36, 11-14-2018; Ord. No. 2018-37, 11-14-2018; Ord. No. 2018-41, 12-12-2018; Ord. No. 2018-44, 12-12-2018; Ord. No. 2019-22, 7-10-2019; Ord. No. 2020-32, 10-14-2020; Ord. No. 2021-24, 9-8-2021; Ord. No. 2021-25, 9-22-2021; Ord. No. 2021-29, 10-27-2021; Ord. No. 2021-31, 12-8-2021; Ord. No. 2022-06, 2-23-2022; Ord. No. 2022-11, 3-23-2022; Ord. No. 2022-14, 4-13-2022; Ord. No. 2022-18, 4-27-2022; Ord. No. 2022-20, 5-11-2022; Ord. No. 2022-24, 6-8-2022; Ord. No. 2023-03, § 2, 1-25-2023; Ord. No. 2024-14, exh. A(10-16-1), 6-12-2024; Ord. No. 2024-21, exh. A(10-16-1), 8-14-2024)

HISTORY

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

Amended by Ord. [Ord 2025-17](#) on 8/13/2025

Amended by Ord. [Ord 2025-21](#) on 10/8/2025

Amended by Ord. [ORD 2026-11](#) on 5/27/2026

EXHIBIT E

(Approving Resolution)