



PLANNING COMMISSION AGENDA

Wednesday, September 02, 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 August 05, 2026 Planning Commission Meeting

4. Administrative Items

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

4.1. Review and consider a Conditional Use Permit for a monument sign for Toscano, located at 12547 Herriman Auto Row, in the C-2 Commercial Zone.

Applicant: Jeremy Ford (AFP HGP)

Acres: ±0.840 acres

File No: C2026-116

4.2. Consideration of a Site Plan for a commercial restaurant at 4948 W 12600 South in the C-2 Commercial Zone and Midas Crossing Master Development Agreement.

Applicant: Fernando Mendoza (property owner)

Acres: ±0.184

File No: P2026-121

5. Legislative Items

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

5.1. Review and consider a recommendation to amend Title 10 (Land Development Code) of the Herriman City Code to (1) comply with current Utah Municipal Land Use, Development, and Management Act requirements, including public notice requirements, statutory references, and limitations on land use regulations; (2) amend and clarify regulations accessory dwelling units; (3) amend regulations and development standards applicable to Commercial, Mixed Use, and Manufacturing zoning districts regarding commissaries, outdoor retail displays associated with retail businesses, and seasonal sales activities; and (4) make related technical, clerical, cross-reference, conforming, administrative, and procedural amendments throughout the Land Development Code. (Public Hearing)

Applicant: Herriman City
File No: Z2026-123

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: September 09, 2026

7.2. Next Planning Commission Meeting: September 16, 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 27th day of August 2026 /s/ Angela Hansen, Deputy City Recorder



PLANNING COMMISSION MINUTES

Wednesday, August 05, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, August 05, 2026, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Chair Andrea Bradford

Commissioners Present at Work Meeting: Darryl Fenn, Andy Powell, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, and Alternate Preston Oberg

Excused: Brody Rypien and Jackson Ferguson,

Staff Present: Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Planner 1 Riley Norton, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, Assistant City Manager Wendy Thomas (Online), and Planning Director Michael Maloy

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

Chair Andrea Bradford called the meeting to order at 6:04 p.m.

1. Commission Business

1.1. Annual Election of Planning Commission Chair and Vice-Chair for One-Year Term

Commissioner Powell moved to maintain the existing leadership structure, nominating the incumbent Chair Andrea Bradford and Vice-Chair Darryl Fenn for another one-year term. Commissioner Garcia seconded, and all voted aye. The motion passed unanimously.

Commissioner Adam Jacobson arrived at 6:09 p.m.

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

Planning Director Maloy reported that there was no second City Council meeting in July. He noted that a special City Council meeting was scheduled for the following Tuesday, and that the regular Wednesday evening City Council meeting would be dedicated to the truth-in-taxation public hearing, which was the reason those two items were split onto separate meeting dates. Director Maloy also noted that several planning-related items were on the Council's upcoming consent agenda, including one rezone that the Planning Commission had previously forwarded with a favorable recommendation.

1.3. Review of Agenda Items – Planning Staff

Planning staff provided a review of the three administrative items on the agenda.

Regarding Item 4.1, the Haven Event Center conditional use permit, Planner Hoadley explained that the application had returned with a revised parking study using the correct reference point of reception centers rather than retail strip uses. The revised study identified a 63-stall deficit for Lot 2 at peak parking times. She noted that the applicant had met with planning staff and conveyed that construction on Lot 1 was anticipated within four months, which would yield approximately 33 additional parking stalls. There are also approximately 38 on-street parking spaces available as common area within the master development, though these are not reserved. Staff clarified the occupancy implications: on-site parking alone currently allows 25 occupants during daytime hours and 105 at night; with the on-street common area spaces included, those figures rise to approximately 120 during the day and 200 in the evening. Staff further noted that a cross-access parking agreement is recorded within the master development's CC&Rs, and that Lots 1, 2, and 3 are owned by the same party. Staff proposed that occupancy caps be tied directly to available parking, allowing the cap to rise proportionally as additional stalls become available through development of adjacent lots, without requiring a formal amendment to the conditional use permit each time.

Discussion among commissioners touched on the practical enforceability of such a mechanism. Director Maloy acknowledged that active monitoring would be complaint-driven rather than proactive. Commissioner Oberg expressed the view that the commission tends to over-regulate parking requirements relative to actual real-world demand, noting that full occupancy of all stalls simultaneously represents only a few hours per year at most. Commissioner Sickles raised two concerns: first, the lack of certainty about where exactly the 63 deficit would be made up, and second, whether approving the use could, over time, convert commercially zoned land that was planned for buildings into surface parking while undermining the walkable commercial character envisioned for the area. Commissioner Oberg suggested that the marketplace and future business owners would self-regulate conflicts between uses organically.

Planner Hoadley also briefly mentioned that the Advantage Arts Academy is located within the 500-foot radius required by city code for off-site parking agreements and could be a viable future option, while Herriman High School, though farther than 500 feet, could be contacted by the applicant regarding a potential parking arrangement. Any formal off-site parking agreement would need to be returned to the Planning Commission for approval.

During the discussion, it was clarified that Haven Event Center itself would not hold an alcohol license; instead, vendors who book events at the space would be responsible for obtaining their own licenses.

Planner Hoadley confirmed that the distances from nearby schools were within permissible limits and that preschools do not count toward that distance calculation.

Item 4.2, the Intermountain Health Bingham Canyon Clinic, Planner Hoadley noted the application was straightforward. The site currently exceeds the parking requirement by ten stalls, which was viewed as providing a buffer for an anticipated future expansion. The area along the Mountain View Corridor contained rocks and boulders rather than live plantings due to a UTA easement prohibiting irrigation or permanent plantings in that strip, which she noted so commissioners would not be surprised when reviewing the landscape plan.

Item 4.3, the Sneaker Club Preschool conditional use permit, Planner Hoadley noted that the application required ten parking stalls and involved primarily six employees with morning and afternoon drop-off windows. Staff observed that there was no anticipated conflict with the adjacent Haven Event Center, as the preschool would operate predominantly during daytime hours while the event center's activity would be concentrated in the evenings.

- 1.4. Review and discuss pending amendments to the Herriman Land Development Code (Title 10) to ensure compliance with Utah Code and implementation of the Herriman City General Plan
– Michael Maloy, AICP, Planning Director

Planning Director Maloy provided an update on several pending and anticipated Land Development Code amendments. He confirmed that the small lot ordinance discussion would be returning to the Planning Commission with a new public hearing advertisement for the meeting in two weeks. He noted that the city administration was exploring potential surplus property, though the formal surplus declaration and council approval processes would need to run their course before any action could occur.

On the topic of accessory dwelling units, Director Maloy reported that the detached Accessory Dwelling Unit (ADU) ordinance was generating real-world applications, though the complexity and cost of detached ADUs relative to internal or basement ADUs meant uptake was slower. He noted that second kitchen permit applications continued to come in, in part because they remain simpler to obtain than ADU permits. He clarified that second kitchen permits do not allow a fully separated dwelling unit. He also noted a nuance that had arisen in practice: the code does not specify whether ADU square footage is measured from the exterior or interior wall plane, and he indicated the city intended to clarify that distinction in an upcoming amendment. He confirmed that ADUs are typically measured from the exterior.

Director Maloy also noted that a text amendment was being prepared to address outstanding state code references that needed to be reflected in Herriman City Code. He indicated that the amendment would likely be brought forward within the next few weeks.

He acknowledged that staff time had been substantially devoted to implementing a new digital application and permit processing platform, which required a comprehensive review of the city's procedures to allow the software vendor to configure the system appropriately.

Director Maloy then invited commissioners to revisit their legislative priorities in anticipation of a planned joint meeting with the City Council on an upcoming fifth Wednesday in September. Commissioners identified the following areas of focus: fencing regulations (specifically the requirement

for semi-private fencing along trails and open space), commercial parking standards (with broad consensus that current standards over-require parking), residential parking requirements (including a suggestion to reduce the four-space-per-household requirement), park strip standards including tree planting and turf elimination, water conservation and xeriscape requirements, wildfire interface mapping, RV parking and storage enforcement, outdoor lighting regulations (particularly sports court lighting and high-intensity residential fixtures triggering motion sensors), protection of commercially-zoned land from non-revenue-generating uses, and landscaping maintenance standards in older neighborhoods. Commissioner Sickles noted that the commission previously worked on RV parking regulations, and Planner Hoadley confirmed that current enforcement issues center on residents installing unapproved parking surfaces rather than unmaintained vehicles. Director Maloy noted that a manufacturing technology zone table amendment addressing data centers would be brought forward separately, at which time commissioners could discuss that use.

2. Adjournment

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

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

Chair Andrea Bradford called the meeting to order at 7:03 p.m.

3. Call to Order

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

Justin Ruch 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 July 01, 2026 Planning Commission Meeting

Commissioner Powell motioned to approve the Minutes for the July 01, 2026 Planning Commission meeting with the following correction “Motion to approve item 4.2 - Commissioner ~~Powell~~ Jacobson seconded the motion”; 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 approval of a Conditional Use Permit for a “Conference and Reception Center” (i.e., Haven Event Center) at 6087 W 11800 South in the C-2

Commercial Zone.**Applicant: Swen Nielsen, Real Estate Essentials (authorized agent)****Acreage: ±1.46 (5,824 sf lease)****File No: C2026-079**

Staff Hoadley presented the application. She reiterated the parking situation as discussed in the agenda review, noting that the revised parking study used the appropriate Institute of Transportation Engineers (ITE) reference category for reception centers and demonstrated a 63-stall deficit on Lot 2 at peak times. Building 1 on Lot 2 would require approximately 40 stalls and Building 2 (the event center) approximately 73, broken down as follows: 19 stalls for the board game café, 42 for the large event space, and 12 for the small event space. Applying the city's parking schedule and a 2.5-occupants-per-stall ratio, the current on-site supply of 50 stalls yields 182 occupants. Once Lots 1 and 3 are built out and their combined 68 additional stalls are available through the cross-access agreement, and assuming the 38 on-street stalls are also available, the total accessible supply for Building 2 reaches 111 stalls, yielding approximately 277.5 occupants but still below the applicant's desired maximum of 306. Staff presented three recommended conditions: that daytime occupancy be limited to 25 (on-site only) or up to 120 (including on-street parking), that nighttime occupancy be limited to 105 (on-site only) or up to 200 (including on-street), and that the occupancy cap be permitted to increase proportionally as additional parking becomes available, without requiring a formal Conditional Use Permit (CUP) amendment.

Staff Hoadley also noted that a vendor alcohol license could be obtained by event vendors and confirmed that the preschool next door would not trigger any licensing distance conflict. The distances from nearby schools were confirmed compliant.

Authorized agent Swen Nielsen addressed the commission, presenting a hand-drawn diagram illustrating the on-street parking layout. He confirmed that Lot 1 had a previously approved site plan for two drive-through buildings and one office building with 33 parking stalls, and that the permit had expired but could be renewed. He also indicated that Lot 3 was planned for a smaller drive-through building with approximately 8 stalls. He explained that the developer had contractual obligations through the master development agreement to continue progressing on the lots, and that it was feasible to complete the parking infrastructure for Lot 1 ahead of building construction. Contractor Shane Peterson confirmed that the Lot 1 permits had been ready for purchase but had expired, and that the site plan approval remained valid.

Christopher Viehweger, owner of Haven Event Center, then addressed the commission. He stated that he had invested approximately \$1.4 million in the tenant improvement on the 6,000-square-foot space and that the parking situation was his central concern from the outset. He noted that he had been told at the time of lease signing that ample parking from a future big-box store across the street would be available and expressed concern that the current limitations of 25 occupants during the day were not commercially viable given his monthly rent and loan obligations. He indicated that his primary revenue model depended on evening events including wedding receptions, craft markets, daddy-daughter dances, and catered school events. He further expressed concern about the safety of parking along 11800 South and stated that he needed a clear pathway to sufficient parking before opening. Commissioners engaged in extensive discussion regarding the feasibility and enforceability of the tiered occupancy cap approach. Commissioner Fenn expressed discomfort with the degree of conditionality and ifs involved and

suggested that a clearer map of parking commitments would be preferable. Commissioner Powell noted that the applicant had submitted a parking study and that the staff conditions provided a workable framework. He confirmed with staff that as Lots 1 and 3 are developed, occupancy would increase administratively without the need to return to the commission, except for any formal off-site parking agreements, which would require commission review. Commissioner Oberg reiterated his view that the current parking code over-regulates and that the business would self-regulate based on market demand.

Commissioner Sickles raised concern about the reliability of accounting for shared parking from Lots 1 and 3. He noted that even if these lots were developed with their planned parking, the net surpluses would only be 2 and 1 stalls respectively. This would leave an approximate 60-stall deficit that remains after both lots are built out. He expressed doubts about the feasibility of relying on these lots to fully mitigate the parking shortage, given the limitations in their contributions. He emphasized the need for certainty in the parking solutions before moving forward.

*Commissioner Jacobson moved to approve item 4.1 **Review and consider approval of a Conditional Use Permit for a “Conference and Reception Center” (i.e., Haven Event Center) at 6087 W 11800 South in the C-2 Commercial Zone with staff’s recommendations 1. Acknowledge and address all remaining recommendations from other agencies. 2. The applicant shall operate the Haven Event Center in compliance with the occupancy limits established by the parking study completed by Anderson Psomas, dated July 27, 2026. Maximum event-center occupancy shall not exceed the number calculated by the formula: Available Parking Spaces x 2.5 occupants per space, evaluated separately for daytime conditions (i.e., all businesses open) and night-time conditions (i.e. dental office, preschool, and medical office/medical spa are closed). The maximum allowable occupancy based on available parking is proved in the table below. 3. If addition parking capacity is created, the occupancy cap may be increased without requiring an amendment to the CUP by the Planning Commission, provided the applicant submits written documentation of the additional parking to the Community Development Department and it is deemed acceptable by the City.***

Condition	On-Site Only	On-site + On-Street
Daytime	25	120
Nighttime	105	200

Commissioner Powell seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>

Alternate Commissioner Forest Sickles *No*

Alternate Commissioner Preston Oberg *Aye*

The motion passed with a vote of 5:1.

4.2. Review and consider approval of a Conditional Use Permit for a “Medical Service” (i.e., Intermountain Health Bingham Canyon Clinic) located at 5121 W Denali Park Drive in the C-2 Commercial Zone.

Applicant: Alex Booth (project architect, authorized agent)

Acreage: ±5.33 acres

File No: C2026-071

Staff Hoadley presented the application. The clinic is located within the Anthem Commercial area near the Mountain View Corridor. The site encompasses three parcels; only one is being developed at this time. The lower parcel is designated for the existing drainage creek and will not be built upon, and a second parcel to the west will be touched only for necessary frontage improvements related to drainage and right-of-way access, with full planning deferred to a future phase. The proposed building features primary materials of brick and stone, supplemented by metal panels, with extensive glazing. Staff noted that the applicant had provided a material coverage chart confirming compliance with the Master Development Agreement (MDA) standards following a concern raised during the Design Review Committee phase.

The site currently exceeds the parking requirement by ten stalls, which staff characterized as a buffer for a planned future expansion that would mirror the existing building. Staff confirmed that the detention pond on-site would potentially be relocated underground if a second building phase is pursued. The rocky strip along the Mountain View Corridor side of the site lacks live plantings due to a UTA easement prohibiting irrigation and permanent plantings in that area. Staff confirmed that the overall landscape plan otherwise meets the 50 percent live growth coverage requirement.

Staff's eight recommended conditions of approval focused primarily on ensuring compliance with floodplain development standards given the site's proximity to the creek, and on ensuring that lighting be contained within the property boundaries to avoid spillover into adjacent residential areas. The applicant's representatives were present and had no additional comments to add.

Commissioner Fenn moved to approve item 4.2 Review and consider approval of a Conditional Use Permit for a “Medical Service” (i.e., Intermountain Health Bingham Canyon Clinic) located at 5121 W Denali Park Drive in the C-2 Commercial Zone with staff’s recommendations 1. Acknowledge and address all comments from applicable reviewing agencies. 2. Obtain a Floodplain Development Permit from Herriman City before commencement of sitework. 3. Complete and record with Salt Lake County a Long-term Stormwater Maintenance Agreement for the private stormwater system, in a form acceptable to the City Engineer, before issuance of a building permit. 4. Obtain a Flood Control Permit from Salt Lake County for the storm drain outfall to Midas Creek before issuance of a building permit. 5. All future signage shall require separate applications and permits per HCC Chapter 10-27. 6. All exterior lighting shall comply with Herriman City standards and shall be shielded to prevent light “spillover” onto neighboring properties or residential uses. 7. Any future expansion of the building will require a proportional increase in parking consistent with HCC § 10-24-8, Chart 10-24, and be subject to applicable site plan review requirements. 8. The conditional use permit shall expire if the building,

activity, construction or occupancy authorized by the permit is not commenced within two years of the date of approval, per HCC § 10-5-10 (J).

Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

4.3. Review and consider approval of a Conditional Use Permit for a “Daycare/Preschool Center” (i.e., Sneaker Club Preschool) at 6089 W 11800 South, Suite 3, in the C-2 Commercial Zone.

Applicant: Jenny Ellermeier (authorized agent)

Acres: ±1.46

File No: C2026-103

Staff Hoadley presented the application. The Sneaker Club Preschool would occupy units 3, 4, and 5 of Building 1 on Lot 2 within Teton Commercial, across from Haven Event Center. The operation would include both a daycare component (Kids Club) and a preschool component housed in separate suites with separate entrances. The facility anticipated 50 students in the morning session and 34 in the afternoon, with approximately 6 employees and a staff-to-child ratio of 1:8.

The applicant proposed a staggered drop-off and pick-up schedule in ten-minute intervals approximately one hour before each class period to manage traffic flow. Drop-off would occur in a designated pedestrian zone to eliminate direct auto-pedestrian conflicts, and additional parking along the side of the building could accommodate parents during peak pick-up windows. The site meets the required ten parking stalls (four general use stalls plus six stalls based on square footage at one stall per 500 square feet).

Commissioner Fenn inquired about the circulation plan and whether the exit onto 11800 South was right-turn only. Staff Engineer Petersen confirmed that the exit at that location is right-turn only, and that left-turn movements are accommodated at the eastern entrance of the development. He noted that multiple internal routes exist within the private road network to provide circulation options for parents. Staff noted that the hours of peak use (morning and afternoon) do not conflict with the evening-oriented Haven Event Center operations.

The commission asked about required signage for pick-up and drop-off zones. Staff confirmed that directional signage for those areas is not currently required by code but could be implemented voluntarily during the tenant improvement phase.

The applicant did not add comment.

*Commissioner Jacobson moved to approve item 4.3 **Review and consider approval of a Conditional Use Permit for a “Daycare/Preschool Center” (i.e., Sneaker Club Preschool) at 6089 W 11800 South, Suite 3, in the C-2 Commercial Zone with staff’s recommendations 1. Acknowledge and address all recommendations from other agencies. 2. Obtain and maintain a business license as required by the City of Herriman. 3. Obtain and maintain a business license as required by the Utah Department of Health and Human Services (DHHS) Office of Licensing (if applicable).***

Commissioner Garcia seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</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 Comment

Commissioner Sickles clarified his no vote on Item 2.1 for the record. He cited two concerns: first, the inability to definitively identify the location of sufficient parking to meet city code, which he characterized as irresponsible to approve without that certainty; and second, the presence of an alcohol vending opportunity within the same building as a board game café that caters to children. He acknowledged staff's clarification that Haven Event Center itself would not hold a liquor license but maintained that the simultaneous availability of alcohol vendors and a child-centric use within the same building warranted additional scrutiny by the city.

6. Future Meetings

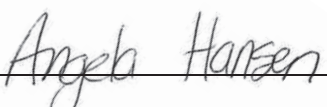
6.1. Next City Council Meeting: August 12, 2026

6.2. Next Planning Commission Meeting: August 19, 2026

7. Adjournment

Commissioner Powell moved to adjourn the meeting at 7:53 p.m. Seconded by Commissioner Garcia and all voted aye.

I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 05, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder



STAFF REPORT

DATE: September 2, 2026

TO: Planning Commission

FROM: Laurin Hoadley, Planner I

SUBJECT: Review and consider approval of a Conditional Use Permit to construct a Planned Center Sign for Garage Plaza and adjacent tenants in Midas Crossing Development at approximately 4892 W 12600 South in the C-2 Commercial Zone.
Applicant: Jeremy Ford (authorized agent)
Acres: ±0.840 acres
File No: C2026-116

RECOMMENDATION:

Staff recommends that the Planning Commission approve the following findings:

- Subject to compliance with the recommended conditions of approval, the proposed multi-tenant sign complies with the following:
 - a. The proposed use complies with the Conditional Use standards.
 - b. The proposed use complies with all other zoning ordinance requirements.

Staff recommends ***approval*** of a Conditional Use Permit for a planned center monument sign for multiple tenants in Midas Crossing Development at approximately 4892 W 12600 South in the C-2 Commercial Zone with the following conditions:

1. Acknowledge and address all recommendations from all applicable departments and agencies.
2. Provide Public Utility Easement (PUE) waivers if the sign location encroaches within the PUE.
3. Applicant shall provide evidence to City that the sum of acreage for all lots that include businesses that will advertise on the sign is at least 3 acres, in accordance with HCC 10-27-7.

ISSUE BEFORE COMMISSION:

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

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

BACKGROUND & SUMMARY:

Jeremy Ford, on behalf of Garage Plaza, submitted a Conditional Use Permit to construct a planned center sign within a "sign easement" at 4892 W 12600 South, subject to easement restrictions or allowances. The proposed sign is 6 feet high and 8 feet long, for a total of 48 square feet, which is less than the 200-square-foot maximum for a planned center sign.

The proposed sign will include a digital component that will advertise multiple tenants within the commercial development. The proposed sign location is 15 feet from the west property line and 21 feet from the south property line. The City Engineer has reviewed the plans and confirmed the sign will not be within the clear-view triangle.

DISCUSSION:

ENGINEERING REVIEW

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

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

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

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

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

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

compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.

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

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

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

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

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

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

Staff Finding: No environmental impacts have been identified.

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

Staff Finding: The applicant addressed concerns regarding waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, high groundwater, sensitive lands, and environmental health hazards during site review

and development, or they are not expected to have an impact. As such, staff finds the proposal will not have a detrimental effect on the environment.

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

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

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

Staff Finding: *The materials, design, and scale of the proposed sign are compatible with adjacent land uses and appropriate for frontage along 12600 South. While not considered adjacent, property across the right-of-way includes residential and commercial uses. As such, staff does not find that the proposed sign would negatively impact the neighborhood or fall out of character with similar development.*

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

Staff Finding: *The proposed sign will provide identification and wayfinding for a new commercial business in a C-2 Commercial Zone. Effective business identification is a customary and necessary component of commercial development, allowing customers to locate the business safely and efficiently. The sign also complies with applicable development standards and is compatible with the scale and character of surrounding commercial uses.*

Based on the foregoing, staff finds the proposed sign will not have detrimental effects on the tax base and property values of the surrounding area. Rather, it supports legitimate commercial activity and is consistent with the established commercial character of the C-2 Zone.

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

Staff Finding: *Herriman is not providing any economic incentives for the proposal, and approval of the monument sign—on private property—will not obligate or impact governmental expenditures.*

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

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

k) Detrimental effects on usable open space.

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

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

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

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

ALTERNATIVES:

The Planning Commission may consider the following alternatives:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval facilitates visibility of commercial businesses in Herriman	Approval without conditions may not achieve full compliance with City standards
Approve proposal with conditions	Yes	Approval facilitates visibility of commercial businesses in Herriman with conditions to ensure compliance with City Code	None identified by staff
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research and review. A motion to postpone should identify any additional information required	Staff has not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal based on findings relative to the applicable standards	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Vicinity Map
- C. Subdivision Plats
- D. Site Plan

E. Sign Plans



Conditional Use Application

PROPERTY INFORMATION			
Property Address: 12547 HERRIMAN AUTO ROW			
Parcel Numbers: 26-25-476-005			
Acres: 1.3		Proposed building square footage: SIGN ONLY	
Request: APPROVAL OF OFF PREMISE SIGN SECURED BY ACCESS FROM GRANT OF PERMANENT EASEMENT			
APPLICANT INFORMATION			
Name of Applicant: APP HGP			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
☒ Owner ☐ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above) N/A			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable) N/A			
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), Jeremy Ford, 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.

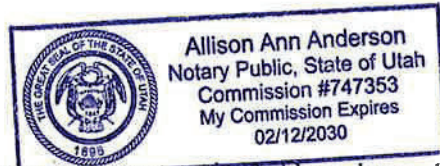
Signed _____

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this 29 of JULY, in the year 2026, before me Allison Ann Anderson, personally appeared Jeremy Ford, 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.

Allison Ann Anderson

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



CONDITIONAL USE STANDARDS

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

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

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

When Recorded Return To
AFP HGP, LLC
3963 East Alpine Valley Circle
Sandy, Utah 84092

14381296 B: 11569 P: 5335 Total Pages: 6
05/07/2025 12:46 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: AFP HGP LLC
3963 E ALPINE VALLEY CIR SANDY, UT 84092



Tax Parcel: 2625476004

**ASSIGNMENT OF INTEREST IN
MEMORANDUM OF GRANT OF EASEMENT AND AGREEMENT**

THIS MEMORANDUM OF GRANT OF EASEMENT AND AGREEMENT is made this 28th day of April 2025 as a reaffirmation of that certain Grant of Easement and Agreement dated April 9, 2021 by and between Herriman 73 Partners and AFP HGP 2, LLC.

1. Tender of Easement. On or about April 19, 2021 Herriman 73 Partners, LLC, a Utah limited liability, executed that certain Grant of Easement and Agreement as part of the consideration under that certain Purchase and Sale Agreement dated August 13, 2018 and delivered it to Backman Title Company, 5255 North Edgewood Drive, Suite 150, Provo, Utah 84604, a copy of which is attached hereto as Exhibit A that transverses Salt Lake County Tax Parcel 2625476004 (the "Easement").
2. Assignment of Interest. On February 1, 2024, AFP HGP 2 transferred all of its right, title and interest in and to, among other things, the Easement to AFP HGP, a Utah limited liability company
3. Affirmation. This Memorandum serves notice of the affirmation of the transfer of interest in and to the Easement by AFP HGP 2 and acceptance of the transfer by AFP HGP.

AFP HGP:

By: 
Manager, AFP HGP, LLC

AFP HGP 2:

By: 
Manager, AFP HGP 2

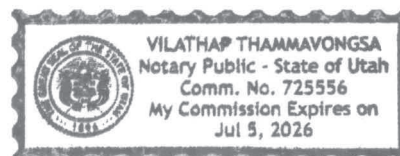
State of Utah)
) ss:
Salt Lake County)

The foregoing instrument was acknowledged before me on the 28th day of April 2025 by Steve Pruitt, Vice President of Equiwest, Manager of both AFP HGP, LLC and AFP HGP 2.


Notary Public

My Commission Expires:

July 5th 2026



Grant of Easement and Agreement

THIS GRANT OF EASEMENT AND AGREEMENT ("Easement Agreement") is made and entered into the 9th day of April, 2021, by and between Herriman 73 Partners, LLC ("Grantor") having the address 10771 South Rippling Bay, South Jordan, UT 84095, and AFP HGP, LLC ("Grantee"), having the address 3963 E Alpine Circle, Sandy, UT 84093.

RECITALS

A. Grantor is a Utah limited liability company owning a parcel of real property identified as Parcels 2, 3 and 4 on Midas Crossing Retail Center Subdivision Phase 2 Plat ("Subject Property"). See Exhibit A.

B. Grantee is a Utah limited liability company and owning a parcel of real property, Lot 1, Phase 1 in the Midas Crossing Retail Center Subdivision. See Exhibit A.

C. Grantor's property described in paragraph A. is adjacent to Grantee's property described in paragraph B.

D. Grantee operates a business with signage located on 12600 South that requires utility access, specifically, electricity.

E. Electrical conduit must cross Grantor's property in order for electricity to reach Grantee's sign.

NOW THEREFORE, in consideration of the covenants, promises, obligations and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

EASEMENT

1. Grant of Easement. Grantor hereby grants to Grantee and Grantee's successors and assigns, a non-exclusive easement of access to enable Grantee to have the perpetual right to construct, service, maintain, improve, and/or modify a pylon sign to be located along 12600 South (the "Sign") to have as many advertising faces, including changeable copy facers or electronic faces, as are allowed by local and state law, replace, or rebuild any outdoor advertising structure on the property described. This right shall include but not be limited to a right of ingress and egress, a right to install, repair, replace and maintain underground and/or above ground electrical service, a right to maintain telecommunication devices as it pertains to the advertising structure only and a right of view, prohibiting vegetation or improvements on the property described herein that would obstruct the view of advertising structure from 12600 South. Grantor agrees that Grantee may trim any or all trees and vegetation in, on or about the Easement as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the structure. Grantee, its successors and

assigns hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities on the property described.

2. Service Conduits. Grantor further grants to Grantee an easement in the general location depicted on Exhibit A for the installation and maintenance of conduits containing electrical and data lines necessary to the operation of the Sign. (the "Easement"). The property impacted by the easement is more specifically described in Exhibit A, attached hereto and incorporated herein by reference.

3. Governmental Compliance. It is the intent of this Easement Agreement that the easement granted herein is for the purpose of insuring that the Sign, except for design elements and size, be compliant with Herriman City ordinances. To the extent it may become necessary to modify this Easement Agreement to so comply, the parties agree to enter into an amendment for such purpose.

4. Easement Runs with the Land. The Easement shall be appurtenant to the Subject Property and shall run with the Subject Property, and all provisions of this agreement, including benefits and burdens, are binding upon and inure to the benefit of Grantee and Grantor, their respective successors, assigns, mortgages, tenants and any person or persons claiming under or through any of them.

5. Duration. This Agreement and the Easement shall be perpetual and shall not be terminated or deemed abandoned by reason of non-use or change in use of the Subject Property. This Easement Agreement and the Easement may be terminated only by a duly recorded instrument expressly so providing, duly executed and acknowledged by Grantee (or its successors in interest).

6. Notices. All notices and other communications provided for in this Easement Agreement shall be in writing and shall be sent to the following:

To Grantor: Herriman 73 Partners, LLC
c/o Larry Myler
10771 South Rippling Bay
South Jordan, UT 84009
Email: lj@larrymyler.com

To Grantee: Steve Pruitt
3963 E Alpine Circle
Sandy, UT 84093
Email: equiwest@gmail.com

7. Costs. Grantor and Grantee each shall pay their own costs and expenses incurred in the preparation, execution, recording and performance under this Easement.

8. Entire Agreement. This Easement Agreement, including Exhibit A, constitutes the entire agreement between the parties. This Easement Agreement may not be amended or modified except in writing executed by all of the parties hereto.

9. Interpretation. This Easement Agreement shall be governed by and construed in accordance with the law of the state of Utah.

10. Counterparts and Digital Signatures. This Easement Agreement may be executed in a number of counterparts, each of which when executed and delivered shall be deemed to be an original. Original, digital or power of attorney signatures shall be binding upon the executing party.

11. No Waiver. Acceptance by either party of any performance less than required hereby shall not be deemed to be a waiver of the rights of such party to enforce all of the terms and conditions hereof. Except as otherwise expressly provided herein, no waiver of any such right hereunder shall be binding unless reduced to writing and signed by the party to be charged therewith.

12. Covenants Run with the Land. Each right and obligation in this Easement Agreement (a) shall constitute a covenant running with the land; (b) shall benefit and bind every person having any fee, leasehold or other interest in any portion of the Subject Property; and (c) shall benefit and be binding upon any person whose title is acquired by voluntary conveyance, judicial foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise.

13. Attorney's Fees. In the event of any legal, equitable or administrative action or proceeding brought by any party against any other party under this Easement Agreement, the prevailing party shall be entitled to recover the reasonable fees of its attorneys, and any costs incurred in such action or proceeding including costs of appeal, if any, in such amount as the court or administrative body having jurisdiction may award.

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the day and year first written above.

GRANTOR:
Herriman 73 Partners, LLC

GRANTEE:
AFP HGP, LLC

By: _____
Its Manager



By: _____
Its Manager



State of Utah)
County of Salt Lake) ss

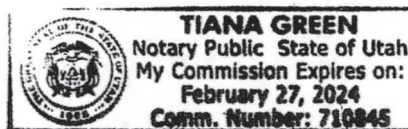
The foregoing instrument was acknowledged before me on the 9th day of April, 2021, by Larry Myler, Manager of Herriman 73 Partners, LLC.

Notary Public
Residing at:

Tiana Green
Riverton Utah

My Commission Expires:

2/27/2024



State of Utah)
County of Salt Lake) ss

The foregoing instrument was acknowledged before me on the 20th day of April, 2021, by Steve Pruitt, Vice President of Equiwest, Manager of AFP HGP, LLC.

Notary Public
Residing at:

Vilathap Thammavongsa
2039 E 9400 S Sandy Utah 84093

My Commission Expires:

July 5th 2026

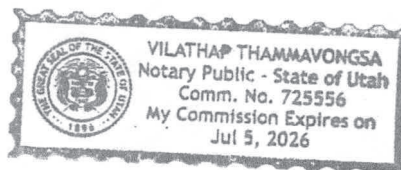
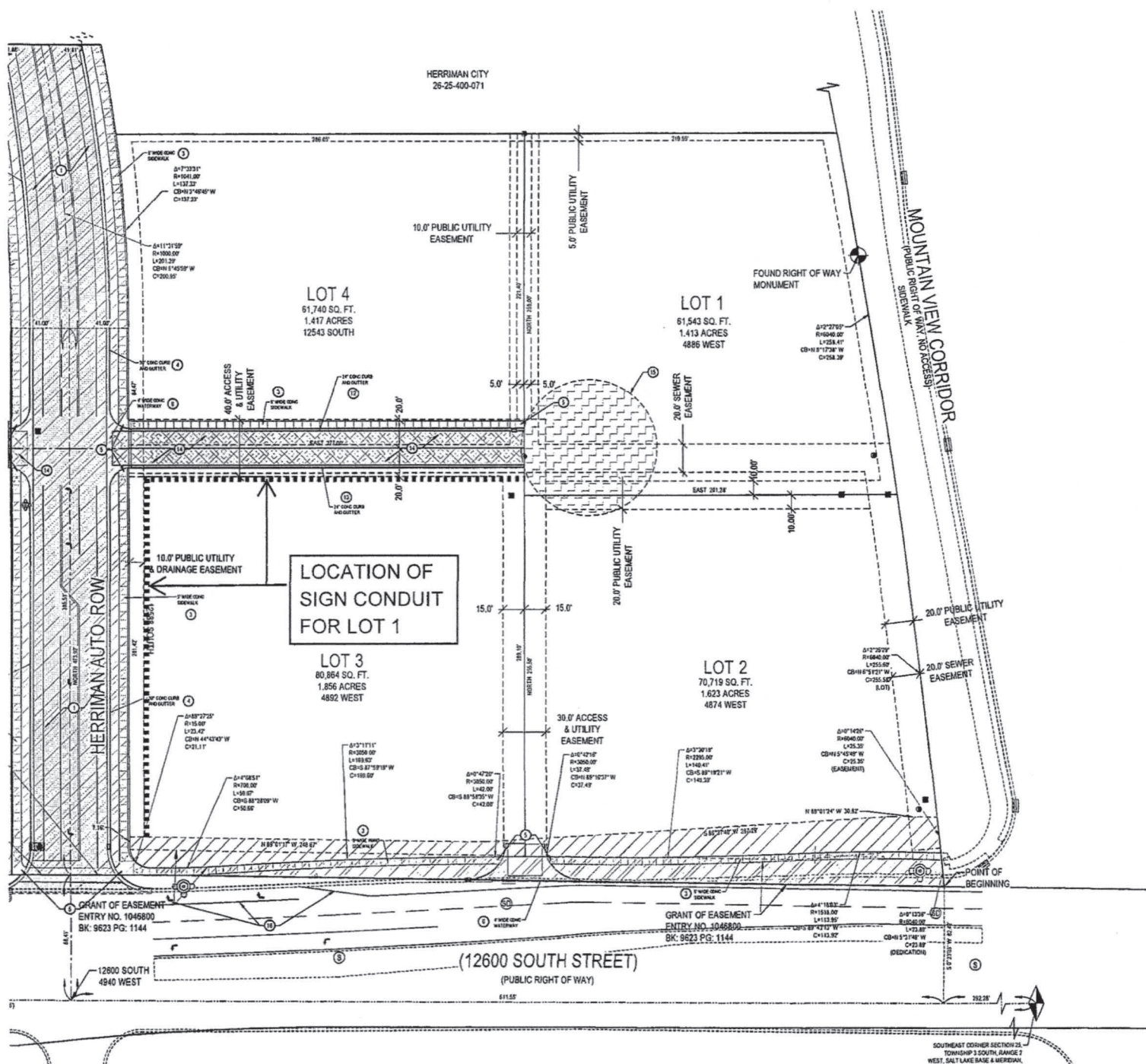


EXHIBIT A

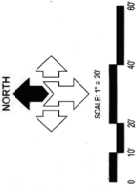


ATTACHMENT B – VICINITY MAP



SURVEYOR'S CERTIFICATE

DAVID A. LEATHER, SANDY PARKWAY, SUITE 100, UTAH 84070, 801-955-7700, AND THAT HE DEDICATED IN ACCORDANCE WITH TITLE 8, CHAPTER 23, PROFESSIONAL ENGINEERS AND SURVEYORS ACT, HAS COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN PROFESSIONAL WITH SECTION 17.21 AND 17.22, AND HAS VERIFIED ALL MEASUREMENTS AND HAS PLACED MONUMENTS AS DESCRIBED IN THIS DESCRIPTION TO CORRECTLY DESCRIBE THE LAND AND THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION IN CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THAT SAME HAS BEEN CONSTRUCTED IRVING CRESTAL BUILDING PHASE 1, A BURNED PLANT, BUILDING LOT 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND SIGNED ON THE GRAY STAMP ON THIS PLAT.

[illegible][illegible]HERMAN Y PARTNERS, LLC
 800 777 7777

QUESTAR GAS COMPANY
an ENERGY SERVICES COMPANY
BY: Karlyn Powere
TITLE: Proc Construction Rep.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

on the 10th day of JUNE A.D. 2025, LARRY MYLER PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID
STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT PERMANENT PARTNERS, LLC,
A UTAH LIMITED LIABILITY COMPANY, AND THAT LARRY MYLER, AN INDIVIDUAL, SIGNED THE OWNERS
STATEMENT OF THE COMPANY, AND THAT SAID LIMITED LIABILITY COMPANY SPECIFIED THE SAME
PURPOSES, REASONS AND MOTIVES, AND THAT SAID LIMITED LIABILITY COMPANY SPECIFIED THE SAME.

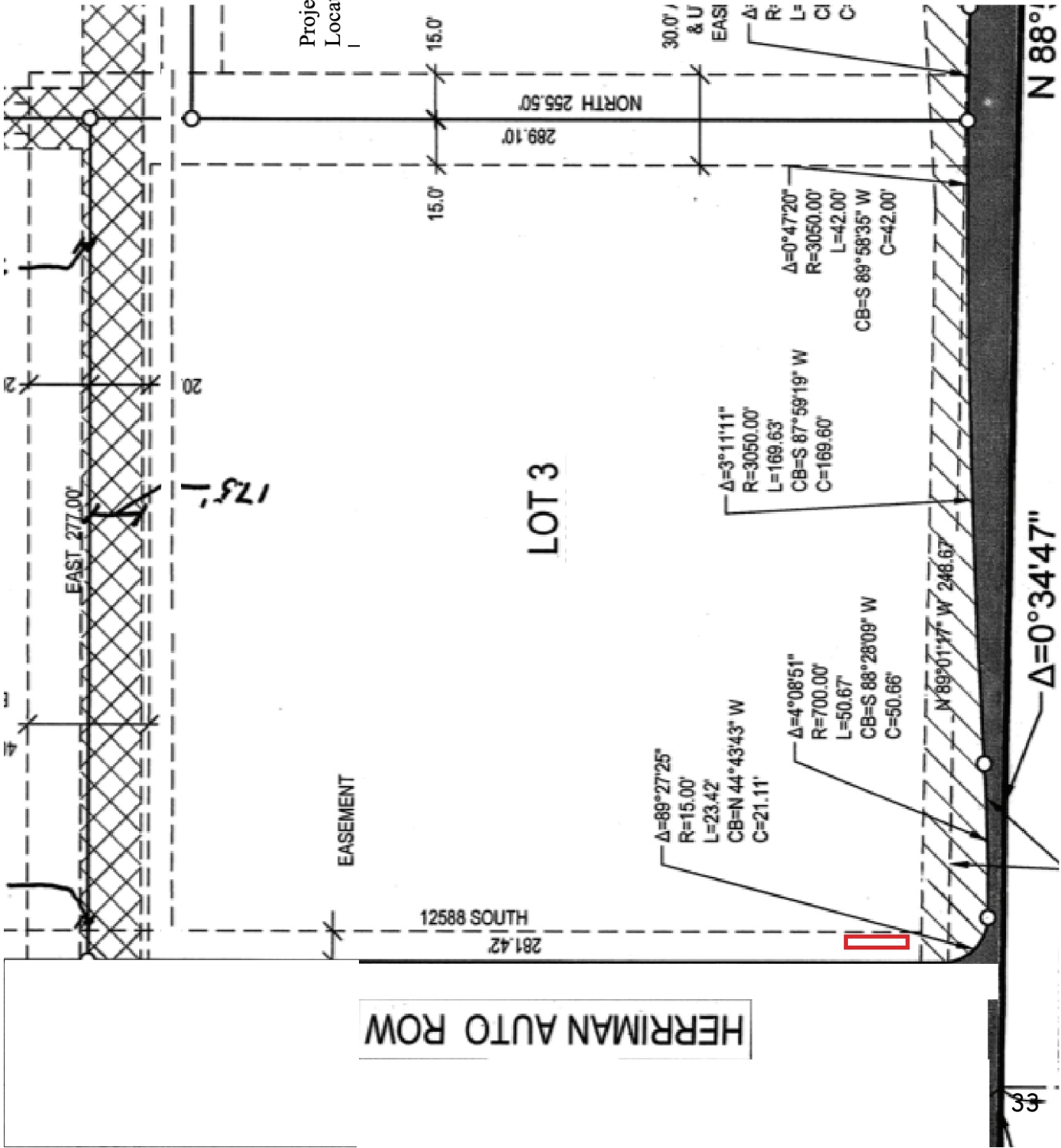
MY COMMISSION EXPIRES: 6/6/2028 BRADEN ALLEN HANSLAW
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY
Braden Hanslaw
 6/6/2028
 (COMM. # 737575)

AMIDAS CROSSING RETAIL CENTER SUBDIVISION PHASE 1 AMENDED
AMENDING LOT 3
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN

RECORD NO. 14405044
STATE OF ILLINOIS COUNTY OF DECATUR
DEPT. OF REVENUE
DATE 7/07/2025 TIME 11:17 AM
PAGE 160
ENTRY NO. 14405044
\$ 54.00
COUNTY CLERK
COUNTY CLERK

2025P-160

26-25-476-004



Project: AFP HGP Sign
Location: Within recorded easement on Lot 3

FRONT VIEW BY DAY



FRONT VIEW BY NIGHT



PERSPECTIVE



DETAILS BY NIGHT



ORDER NUMBER: 67321

DESCRIPTION:

Aluminum monument sign, double-sided, with EMC and push-through acrylic, brick application.

DIMENSIONS:

96"(W) x 72"(H) x 27"(D)
48 SQ FT

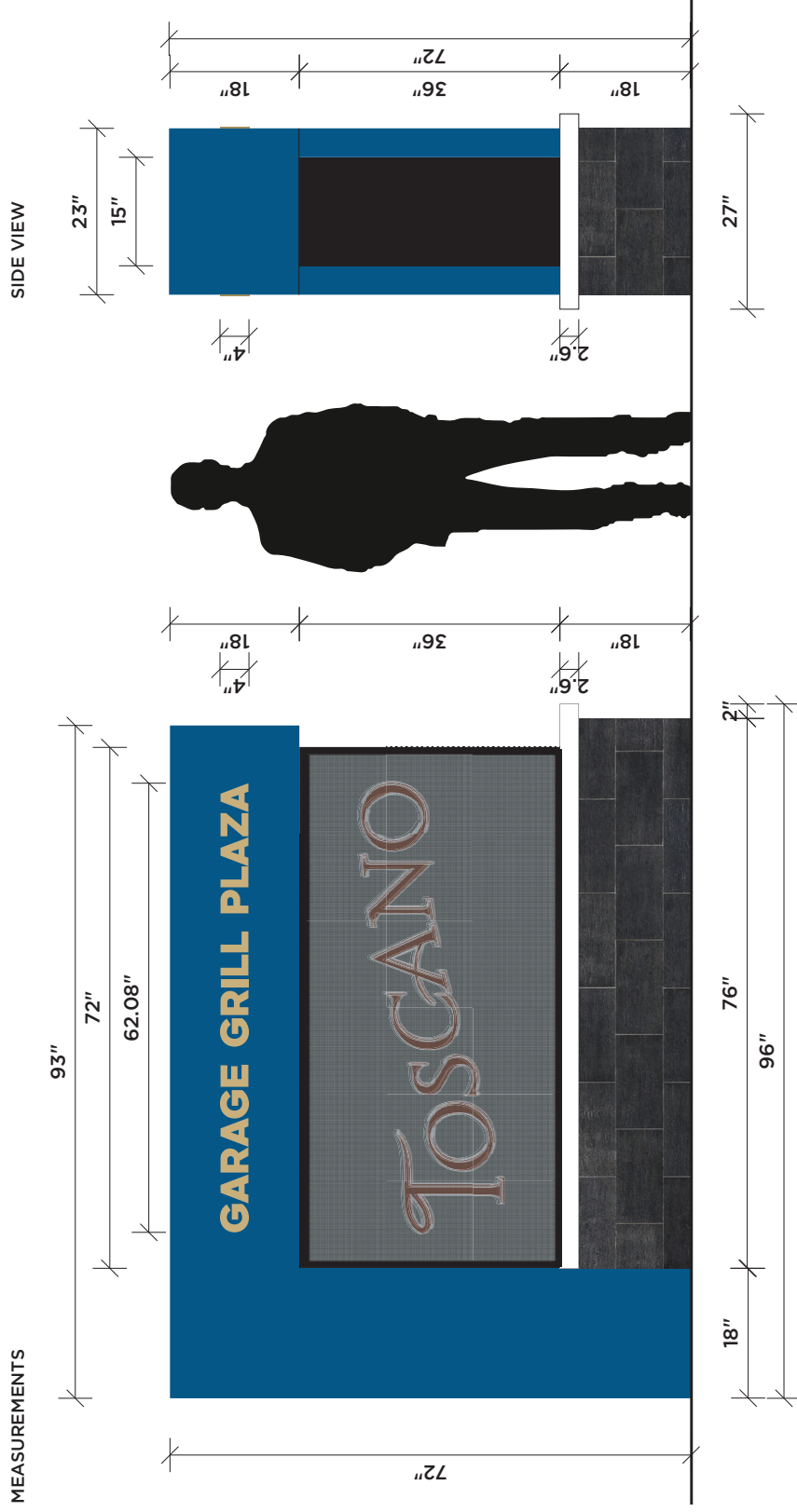
FACE COLORS:

-  BLUE
-  STONE
-  3M 3630 GOLD NUGGET
-  WHITE

CONTACT INFO

Corbin Rowley
corbin@visibilitysign.com
801.734.7359
visibilitysign.com

MEASUREMENTS



ORDER NUMBER: 67321

DESCRIPTION:

Aluminum monument sign, double-sided, with EMC and push-through acrylic, brick application.

DIMENSIONS:

96"(W) x 72"(H) x 27"(D)
48 SQ FT

FACE COLORS:

 BLUE

STONE

3M 3630 GOLD NUGGET

WHITE

CONTACT INFO

Corbin Rowley
corbin@visibilitysign.com
801.734.7359
visibilitysign.com

**STAFF REPORT**

DATE: September 2, 2026
TO: Planning Commission
FROM: Laurin Hoadley
SUBJECT: Review and consider approval of a Site Plan for a new commercial restaurant (Mixturas) at 4948 W 12600 South in the C-2 Commercial Zone.
Applicant: Fernando Mendoza (property owner)
Acres: ±0.184
File No: P2026-121

RECOMMENDATION:

Staff recommends the Planning Commission ***approve*** the following findings:

- Subject to compliance with staff recommendations, the proposed site plan and use comply with all zoning requirements of the Herriman City Code; and
- The proposed design complies with the Midas Crossing Subdivision and development requirements.

Staff recommends ***approval*** of a Site Plan for a new commercial building at 4948 W 12600 South in the C-2 Commercial Zone with the following conditions:

1. Applicant shall acknowledge and address all remaining corrections from City Departments.
2. Complete and submit a long-term stormwater maintenance agreement.
3. Applicant shall show the dumpster location on the site plan and provide any necessary agreements to use an off-site dumpster.

ISSUE BEFORE COMMISSION:

Based on the enclosed findings and conditions, should the Planning Commission approve the proposed Site Plan for the Mixturas restaurant in the Midas Crossing development?

If the Planning Commission approves the proposal (with conditions), the applicant will continue working with staff to make all necessary corrections before any permits are issued.

BACKGROUND & SUMMARY:

The applicant is requesting Site Plan approval to construct a new restaurant on Lot 6 (approximately 0.18 acres) within Phase 2 of the Midas Crossing Subdivision. The proposed building will contain 4,176 square feet of floor area. Because the development does not include a drive-thru facility, the City's vehicle stacking requirements do not apply.

Required parking for the restaurant will be accommodated through shared parking and cross-access arrangements with Lots 7 and 11. Based on the approved development plan, Lot 11 is anticipated to provide approximately ten surplus parking spaces once developed.

The proposal consists of a single commercial building featuring a brick-and-glass exterior. Architectural detailing includes horizontal banding within the brick façade, providing visual interest and enhancing the building's appearance.

DISCUSSION:

ENGINEERING REVIEW

Staff Finding: *The Engineering Department reviewed the proposal and had no significant concerns. Any remaining (minor) issues will be addressed during final Engineering and Building Permit review process.*

ZONING ORDINANCE REVIEW

Staff Finding: *The applicant's proposal (with conditions) meets all City Code requirements.*

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

ALTERNATIVES:

The Planning Commission may consider the following alternatives when voting on the proposal:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval facilitates the creation of additional commercial services and employment within the City	Without further correction, the proposal may conflict with City Code
Approve proposal with conditions	Yes	Approval facilitates the creation of additional commercial services and employment within the City in compliance with City Code	Commission may determine additional conditions are warranted
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research. A motion to postpone should identify what additional information is required	Staff has not identified issues that warrant postponement
Deny proposal		Commission may deny proposal if it finds it does not comply with City standards	Staff has not identified findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Subdivision Plat
- C. Building & Floor Plan
- D. Landscape Plan

Attachment A



Site Plan Application

PROPERTY INFORMATION			
Property Address: 4948 WEST 12600 SOUTH HERRIMAN UTAH			
Parcel Numbers: MIDAS CROSSING PHASE 2 LOT 6 26254770090000			
Acres: .18			
Request: NEW RESTAURANT SITE PLAN REVIEW			
APPLICANT INFORMATION			
Name of Applicant: FERNANDO MENDOZA			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
☒ Owner ☐ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above) McNeil Engineering - Ted Didas			
Email of Engineer: [REDACTED]		Phone of Engineer: [REDACTED]	
Architect: (if applicable) Nelson, Howden and Associates - Larry Howden			
Email of Architect: [REDACTED]		Phone of Architect: [REDACTED]	
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

Need this document
signed and notarized

State of Utah)
City of Herriman)

I (we), _____, 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 _____ 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

*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



Site Plan Checklist		City Use Only	
Applicant Submitted	All information should be submitted electronically to planning@herriman.org	Accepted	N/A Initials
Initial _____	Site Plan Application, including the appropriate fee		
	Site Plan submittal information (Land Development Code 10-5-12), which includes:		
Site plan showing the following:			
Initial <u>TJD</u>	All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary		
Initial <u>TJD</u>	Layout, dimensions, and names of existing and future road rights-of-way		
Initial <u>TJD</u>	Project name, north arrow, and tie to a section monument		
Initial <u>TJD</u>	The boundary lines of the project site with bearings and distances		
Initial <u>TJD</u>	Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas		
Initial <u>TJD</u>	Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment		
Initial <u>n/a</u>	Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings		
Initial <u>TJD</u>	A tabulation table, showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density		
Initial <u>n/a</u>	Identification of property, if any, not proposed for development		
Grading and drainage plan showing the following:			
Initial <u>TJD</u>	North arrow, scale, and site plan underlay		
Initial <u>TJD</u>	Topography contours at two foot (2') intervals		
Initial <u>TJD</u>	Areas of substantial earth moving with an erosion control plan		
Initial <u>TJD</u>	Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water		
Initial <u>n/a</u>	Location of any designated FEMA floodplain and/or wetland boundaries;		
Initial <u>TJD</u>	Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City standards and specifications; and		
Utility plan showing the following:			

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

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN

1. DAVID B. DAVEN, DOREEN B. DAVEN, CERTIFY THAT: (1) WE ARE THE LAND SURVEYOR WITH LICENSE NO. 088166, WHO LOCATED THE MONUMENTS SET BY UTAH COUNTY, JOB 266,700, AND THAT I HOLD CERTIFICATE NO. 088166, IN COMPLIANCE WITH THE UTAS, CHAPTER 2, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED THE SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17.23.7 AS AVOIDING THE NEED FOR A SUBDIVISION PLAT, (2) THE MONUMENTS SET BY UTAH COUNTY, JOB 266,700, IN ACCORDANCE WITH THE UTAS, CHAPTER 2, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, (FURTHER CERTIFY THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED **MIDAS CREEK RAIL, SUBDIVISION PHASE 2** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

[illegible]

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREFTER KNOWN AS:

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.
ON THIS 9 DAY OF August, IN THE YEAR 2021, BEFORE ME, Devinde Bodden PERSONALLY APPEARED LARRY WYLER, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A MANAGER OF HERMAN 73 PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

CELINDA BOBRESO

STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF

Herriman 73 Partners LLC

DATE 8/17/2021 TIME 9:26am BOOK 2021P PAGE 203

\$ 70.00

PAGES 2

COUNTY CLERK JENNIFER DEERY
JENNIFER DEERY
CLERK

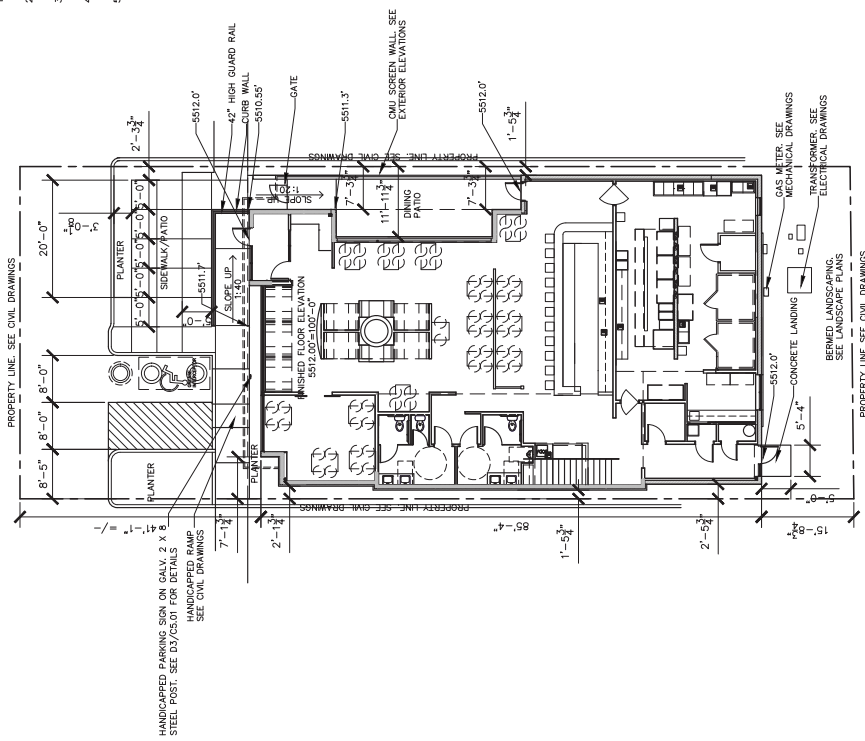
FILED 2021 AUG 17 PM 5:42 \$ 70.00



Attachment C

GENERAL NOTES:
1. ALL DIMENSIONS SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
2. ALL DIMENSIONS SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
3. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
4. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
5. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
6. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
7. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
8. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
9. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.
10. THE FOLLOWING SHALL BE GIVEN IN ACCORDANCE TO THE 2021 IRC, AND ALL OTHER CODES.

NOTES:
1. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITES AND UTILITY INFORMATION.
2. SEE MECHANICAL DRAWINGS FOR ADDITIONAL SITE PLUMBING INFORMATION.
3. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL SITE PLUMBING INFORMATION.
4. SEE LANDSCAPE PLANS FOR LANDSCAPING IN THE PLANTERS AND ON THE BERM ON THE SOUTH SIDE OF THE BUILDING.
5. SEE LANDSCAPE PLANS FOR LANDSCAPING IN THE PLANTERS AND ON THE BERM ON THE SOUTH SIDE OF THE BUILDING.



BUILDING MAIN FLOOR AREA 4176 SQ. FT.
61% SITE COVERAGE



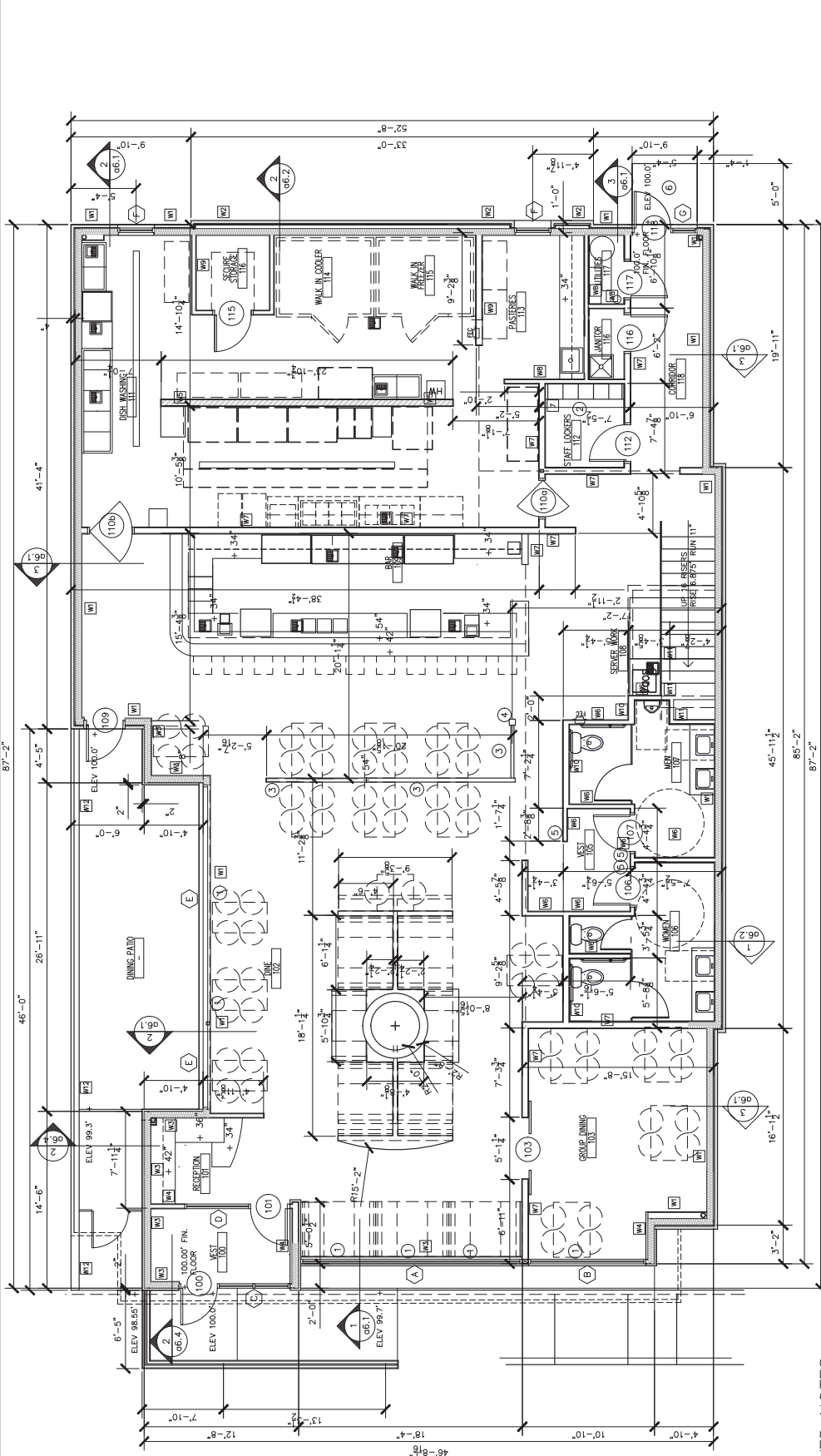
SCALE VERIFICATION
0 1/2" 1" 2"
FULL SCALE
24x36
OTHER
N.T.S.

ARCHITECT
NELSON · HOWDEN & ASSOCIATES
1219 S. 1000 E.
SALT LAKE CITY, UT 84143
PHONE: 801-492-9330
FAX: 801-492-9331

DATE: 06/20/25
SHEET: 00.1

NH&A
NELSON · HOWDEN & ASSOCIATES
architects / planners

MIDAS CROSSING PHASE 2 LOT 8, HERMAN UTAH
FOR FERNANDO MENDOZA
MIXTURA'S RESTAURANT



KEYED NOTES:

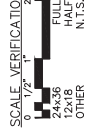
1. INSTALL HUNTER DOUGLAS RB 500 (OR EQUAL) ROLLER SHADES AT ALL DINING ROOM WINDOWS. FABRIC AND COLOR TO BE SELECTED.
2. LOCKERS: Penco, REPUBLIC OR EQUAL TRIPLE HIGH METAL LOCKERS W/ LOCK POCKET FOR PADLOCK AND LOCKER NUMBERS. COLOR TO BE DETERMINED. 12" WIDE 15" DEEP 24" HIGH EA.
3. 54" HIGH SCREEN WALL BETWEEN BAR AND DINING.
4. COLUMN
5. RESTROOM SIGNAGE
6. CONCRETE LANDING

WALL TYPES

- W1 2" X 4" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO CEILING ABOVE.
- W2 2" X 6" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO STRUCTURE ABOVE.
- W3 2" X 4" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO CEILING.
- W4 2" X 6" WOOD STUD WALL TO STRUCTURE ABOVE W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO 6" ABOVE CEILING.
- W5 2" X 6" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO CEILING ABOVE.
- W6 2" X 4" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. ONE SIDE TO CEILING ABOVE.
- W7 8" BRICK VENEER WALL

FIRE EXTINGUISHER AND CABINET

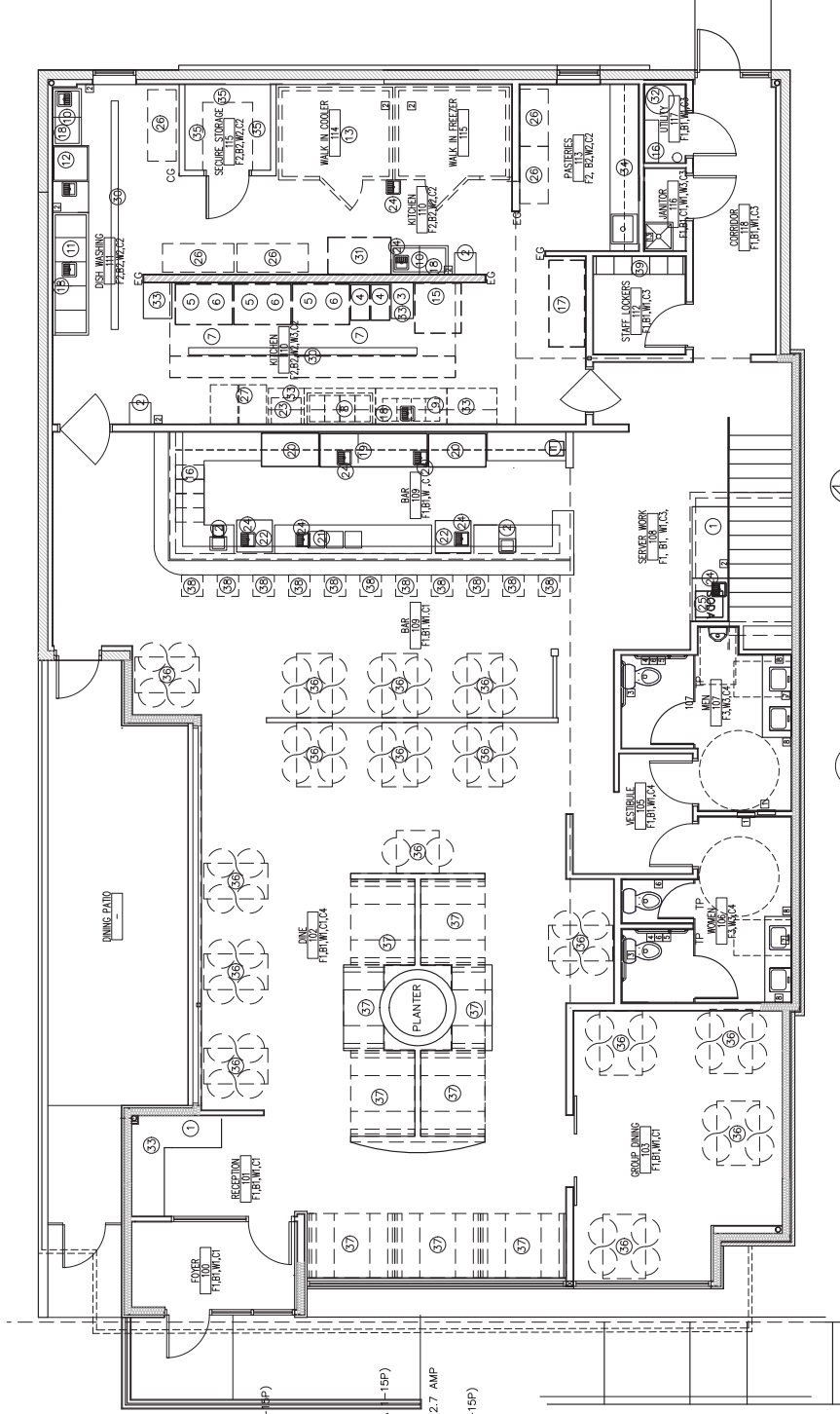
SYMBOL	MAKE	TYPE	MODEL	EXTINGUISHER
EXT	AMERICAN	ABC	2020-02	2020-02
EXT	AMERICAN	ABC	2020-02	2020-02



ALL DIMENSIONS ON EXTERIOR WALLS GO TO FACE OF EXTERIOR SHEATHING TO FACE OF STUD OR INSIDE FACE OF CMU TO FACE OF STUD. ALL DIMENSIONS OF INTERIOR WALLS GO TO FACE OF STUD UNLESS OTHERWISE NOTED.

KEYED NOTES:

- 1 POS SALES
- 2 HAND WASHING SINK.
- 3 FRY DUMP / WARMER
- 4 GAS FRYER. (150000 BTU)
- 5 48" 8 BURNER STOVE
- 6 48" CHEF BASE (115 V)
- 7 TYPE 1 HOOD ABOVE
- 8 HOT WELL
- 9 COLD WELL
- 10 1 COMPARTMENT PREP SINK W/ APRON.
- 11 3 COMPARTMENT SINK W/ APRONS
- 12 LOW TEMP. DISH WASHER. (120V 17.1A NEMA 5-15P)
- 13 WALK IN REFRIGERATOR
- 14 WALK IN FREEZER.
- 15 DOUBLE OVEN
- 16 SYRUP RACKS & CO2
- 17 REACH IN REFRIGERATOR. (115V 6.1 AMPS NEMA 5-15P)
- 18 FIXED STAINLESS STEEL SHELVING
- 19 BEER KEG REFRIGERATOR / DISPENSER (115 V, 2.7 AMP NEMA 5-15P)
- 20 UNDERCOUNTER REFRIGERATOR (120 V NEMA 5-15P)
- 21 NEW 3 COMPARTMENT SINK
- 22 ICE MACHINE (115V 5.2 AMP NEMA 5-15P)
- 23 MICROWAVE ON SHELF
- 24 FLOOR SINK. SEE PLUMBING
- 25 SODA FOUNTAIN MACHINE W/ ICE MACHINE
- 26 STAINLESS STEEL SHELVING
- 27 FOOD WARMER / C & H
- 28 MOP SINK
- 29 RESTROOM SIGN
- 30 TRENCH DRAIN. SEE PLUMBING
- 31 SALAD PREP.
- 32 WATER HEATER. SEE PLUMBING
- 33 STAINLESS STEEL TABLE
- 34 P. LAM CABINETS
- 35 5 ADJ. P. LAM SHELVES ON HD KV TRACK SEE 3/67.2
- 36 TABLE AND CHAIRS
- 37 BOOTH
- 38 HIGH BAR STOOL
- 39 PHENOLIC STAFF LOCKERS



1 MAIN FLOOR PLAN/EQUIPMENT PLAN
SCALE: 1/4"=1'-0"

FLOOR	FINISH SCHEDULE
F1 LVP	W1 8" TYPE X GYP. BD. SMOOTH WALL PAINTED.
F2 SLIP RESISTANT THINSET TILE	W2 FRP TO 8' AFF W/ PAINTED GYP. BD. ABOVE.
F3 12 X 24 TILE	W3 STAINLESS STEEL PANELS TO CEILING ABOVE OVER GYP. BD.
BASE	W4 12 X 24" THINSET TILE
B1 5" STAIN GRADE WOOD BASE	CEILING
B2 4" TILE BASE	C1 PAINTED OPEN STRUCTURE ABOVE.
B3 4" RUBBER BASE	C2 2 X 4 VINYL COATED GYP. BD. PANELS (USG SHEETROCK BRAND)
	C3 2 X 2 USG FISSED W/ REGULAR EDGE 506 IN USG DA SUSPENSION SYSTEM
	C4 8" GYP. BD. ON METAL OR WOOD STRUCTURE (PAINTED)

SYMBOL	MAKE	TYPE	MODEL	REMARKS
1	POS SALES	POS SALES	POS SALES	POS SALES
2	HAND WASHING SINK	HAND WASHING SINK	HAND WASHING SINK	HAND WASHING SINK
3	FRY DUMP / WARMER	FRY DUMP / WARMER	FRY DUMP / WARMER	FRY DUMP / WARMER
4	GAS FRYER	GAS FRYER	GAS FRYER	GAS FRYER
5	48" 8 BURNER STOVE	48" 8 BURNER STOVE	48" 8 BURNER STOVE	48" 8 BURNER STOVE
6	48" CHEF BASE	48" CHEF BASE	48" CHEF BASE	48" CHEF BASE
7	TYPE 1 HOOD ABOVE	TYPE 1 HOOD ABOVE	TYPE 1 HOOD ABOVE	TYPE 1 HOOD ABOVE
8	HOT WELL	HOT WELL	HOT WELL	HOT WELL
9	COLD WELL	COLD WELL	COLD WELL	COLD WELL
10	1 COMPARTMENT PREP SINK W/ APRON	1 COMPARTMENT PREP SINK W/ APRON	1 COMPARTMENT PREP SINK W/ APRON	1 COMPARTMENT PREP SINK W/ APRON
11	3 COMPARTMENT SINK W/ APRONS	3 COMPARTMENT SINK W/ APRONS	3 COMPARTMENT SINK W/ APRONS	3 COMPARTMENT SINK W/ APRONS
12	LOW TEMP. DISH WASHER	LOW TEMP. DISH WASHER	LOW TEMP. DISH WASHER	LOW TEMP. DISH WASHER
13	WALK IN REFRIGERATOR	WALK IN REFRIGERATOR	WALK IN REFRIGERATOR	WALK IN REFRIGERATOR
14	WALK IN FREEZER	WALK IN FREEZER	WALK IN FREEZER	WALK IN FREEZER
15	DOUBLE OVEN	DOUBLE OVEN	DOUBLE OVEN	DOUBLE OVEN
16	SYRUP RACKS & CO2	SYRUP RACKS & CO2	SYRUP RACKS & CO2	SYRUP RACKS & CO2
17	REACH IN REFRIGERATOR	REACH IN REFRIGERATOR	REACH IN REFRIGERATOR	REACH IN REFRIGERATOR
18	FIXED STAINLESS STEEL SHELVING	FIXED STAINLESS STEEL SHELVING	FIXED STAINLESS STEEL SHELVING	FIXED STAINLESS STEEL SHELVING
19	BEER KEG REFRIGERATOR / DISPENSER	BEER KEG REFRIGERATOR / DISPENSER	BEER KEG REFRIGERATOR / DISPENSER	BEER KEG REFRIGERATOR / DISPENSER
20	UNDERCOUNTER REFRIGERATOR	UNDERCOUNTER REFRIGERATOR	UNDERCOUNTER REFRIGERATOR	UNDERCOUNTER REFRIGERATOR
21	NEW 3 COMPARTMENT SINK	NEW 3 COMPARTMENT SINK	NEW 3 COMPARTMENT SINK	NEW 3 COMPARTMENT SINK
22	ICE MACHINE	ICE MACHINE	ICE MACHINE	ICE MACHINE
23	MICROWAVE ON SHELF	MICROWAVE ON SHELF	MICROWAVE ON SHELF	MICROWAVE ON SHELF
24	FLOOR SINK	FLOOR SINK	FLOOR SINK	FLOOR SINK
25	SODA FOUNTAIN MACHINE W/ ICE MACHINE	SODA FOUNTAIN MACHINE W/ ICE MACHINE	SODA FOUNTAIN MACHINE W/ ICE MACHINE	SODA FOUNTAIN MACHINE W/ ICE MACHINE
26	STAINLESS STEEL SHELVING	STAINLESS STEEL SHELVING	STAINLESS STEEL SHELVING	STAINLESS STEEL SHELVING
27	FOOD WARMER / C & H	FOOD WARMER / C & H	FOOD WARMER / C & H	FOOD WARMER / C & H
28	MOP SINK	MOP SINK	MOP SINK	MOP SINK
29	RESTROOM SIGN	RESTROOM SIGN	RESTROOM SIGN	RESTROOM SIGN
30	TRENCH DRAIN	TRENCH DRAIN	TRENCH DRAIN	TRENCH DRAIN
31	SALAD PREP	SALAD PREP	SALAD PREP	SALAD PREP
32	WATER HEATER	WATER HEATER	WATER HEATER	WATER HEATER
33	STAINLESS STEEL TABLE	STAINLESS STEEL TABLE	STAINLESS STEEL TABLE	STAINLESS STEEL TABLE
34	P. LAM CABINETS	P. LAM CABINETS	P. LAM CABINETS	P. LAM CABINETS
35	5 ADJ. P. LAM SHELVES ON HD KV TRACK	5 ADJ. P. LAM SHELVES ON HD KV TRACK	5 ADJ. P. LAM SHELVES ON HD KV TRACK	5 ADJ. P. LAM SHELVES ON HD KV TRACK
36	TABLE AND CHAIRS	TABLE AND CHAIRS	TABLE AND CHAIRS	TABLE AND CHAIRS
37	BOOTH	BOOTH	BOOTH	BOOTH
38	HIGH BAR STOOL	HIGH BAR STOOL	HIGH BAR STOOL	HIGH BAR STOOL
39	PHENOLIC STAFF LOCKERS	PHENOLIC STAFF LOCKERS	PHENOLIC STAFF LOCKERS	PHENOLIC STAFF LOCKERS

EQ=STAINLESS STEEL END GUARD
TC=TOILET COMPARTMENT

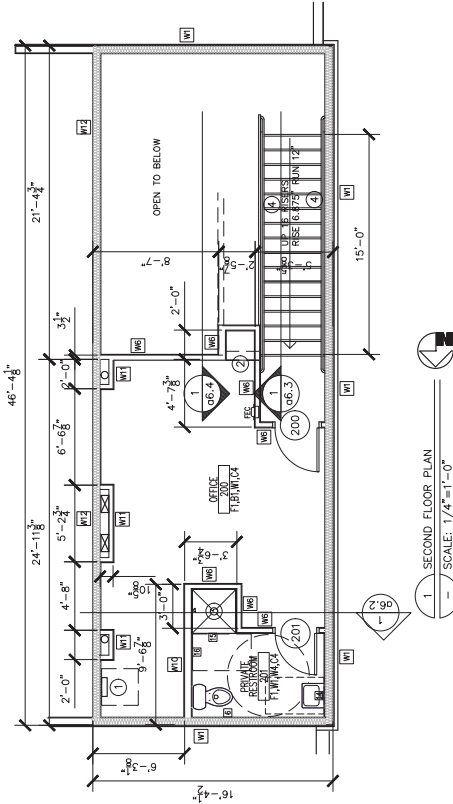
drawing title: FLOOR PLAN

date: 06/20/25
sheet: a1.1



Nelson & Associates
architects / planners
380 east main st.
oakland, ca 94603
tel: 415-442-9330
fax: 415-442-9331

MIXTURA'S RESTAURANT
FOR FERNANDO MENDOZA
MIDAS CROSSING PHASE 2 LOT 8, HERRMAN UTAH



KEYED NOTES:

- 1 LADDER TO ROOF HATCH
- 2 BUILT IN PLASTIC LAMINATE STORAGE CABINET
- 3 SHOWER
- 4 1 1/2" DIA. POWDER COATED STEEL HANDRAILS

WALL TYPES

- NOTE: SEE 46.0 FOR WALL TYPE SECTIONS
- W1 2" X 6" WOOD STUD WALL W/ BRICK VENEER AND 1/2" FIRE RESISTANT GYP. BD. ON THE INSIDE. INSULATE W/ R-19 BATT INSULATION. UL U348
 - W2 8" CMU WALLS W/ 2 X 4 WOOD STUD Furring W/ 1/2" TYPE X GYP. BD. ON INSIDE FACE. INSULATE W/ R-23 SPRAY IN URTHAN ON INSIDE FACE.
 - W3 2" X 6" WOOD STUD WALL W/ CULTURED STONE VENEER AND 1/2" FIRE TREATED PLYWOOD SHEATHING ON THE EXTERIOR AND 1/2" TYPE X GYP. BD. ON THE INSIDE. INSULATE W/ R-19 BATT INSULATION. UL U348
 - W4 2" X 6" WOOD STUD WALL W/ CULTURED STONE VENEER AND 1/2" FIRE TREATED PLYWOOD SHEATHING ON THE EXTERIOR AND 1/2" TYPE X GYP. BD. ON THE INSIDE. INSULATE W/ R-19 BATT INSULATION. UL U348
 - W5 18 GA. METAL STUDS W/ 1 LAYER OF 1/2" TYPE X GYP. BD. ON BOTH SIDES TO STRUCTURE ABOVE STAINLESS STEEL PANELS ON HOOD SIDE. FRP TO 96" ON OTHER SIDE.
 - W6 2" X 4" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO CEILING ABOVE.
 - W7 2" X 6" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO STRUCTURE ABOVE.
 - W8 2" X 4" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO 6" ABOVE CEILING.
 - W9 2" X 6" WOOD STUD WALL TO STRUCTURE ABOVE W/ 1/2" TYPE X GYP. BD. ON INSIDE. INSULATE W/ R-19 BATT INSULATION. UL U348
 - W10 2" X 6" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. BOTH SIDES TO CEILING ABOVE.
 - W11 2" X 4" WOOD STUD WALL W/ 1/2" TYPE X GYP. BD. ONE SIDE TO CEILING ABOVE.
 - W12 2" X 6" WOOD STUD WALL W/ 7/16" FIRE TREATED PLYWOOD SHEATHING ON THE EXTERIOR AND 1/2" TYPE X GYP. BD. ON THE INSIDE. INSULATE W/ R-19 BATT INSULATION. UL U348

FINISH SCHEDULE	
FLOOR	WALL
F1 LVP	W1 1/2" TYPE X GYP. BD. SMOOTH WALL PAINTED.
F2 SLIP RESISTANT THINSET TILE	W2 FRP TO 8' AFF W/ PAINTED GYP. BD. ABOVE.
F3 12 X 24 TILE	W3 STAINLESS STEEL PANELS TO CEILING ABOVE OVER GYP. BD.
BASE	W4 12 X 24" THINSET TILE
B1 3/4" STAIN GRADE WOOD BASE	C1 PAINTED OPEN STRUCTURE ABOVE.
B2 4" TILE BASE	C2 2 X 4 VINYL COATED GYP. BD.
B3 4" RUBBER BASE	C3 2 X 2 USG FISURED W/ TEGULAR EDGE. 506 IN USG DX SUSPENSION SYSTEM
	C4 1/2" GYP. BD. ON METAL OR WOOD STRUCTURE (PAINTED)

TOILET ROOM ACCESSORIES

SYMBOL	MAKE	TYPE	MODEL	REMARKS
11	BRONCK	PAPER TUBE DISP.	B-4384	RECESSED
12	BRONCK	PAPER TUBE DISP.	B-4352	
13	BRONCK	12" GRAM BAR	B-4384-12	
14	BRONCK	12" GRAM BAR	B-4384-12	
15	BRONCK	12" GRAM BAR	B-4384-12	
16	BRONCK	12" GRAM BAR	B-4384-12	
17	BRONCK	12" GRAM BAR	B-4384-12	
18	BRONCK	12" GRAM BAR	B-4384-12	
19	BRONCK	12" GRAM BAR	B-4384-12	
20	BRONCK	12" GRAM BAR	B-4384-12	
21	BRONCK	12" GRAM BAR	B-4384-12	
22	BRONCK	12" GRAM BAR	B-4384-12	
23	BRONCK	12" GRAM BAR	B-4384-12	
24	BRONCK	12" GRAM BAR	B-4384-12	
25	BRONCK	12" GRAM BAR	B-4384-12	
26	BRONCK	12" GRAM BAR	B-4384-12	
27	BRONCK	12" GRAM BAR	B-4384-12	
28	BRONCK	12" GRAM BAR	B-4384-12	
29	BRONCK	12" GRAM BAR	B-4384-12	
30	BRONCK	12" GRAM BAR	B-4384-12	
31	BRONCK	12" GRAM BAR	B-4384-12	
32	BRONCK	12" GRAM BAR	B-4384-12	
33	BRONCK	12" GRAM BAR	B-4384-12	
34	BRONCK	12" GRAM BAR	B-4384-12	
35	BRONCK	12" GRAM BAR	B-4384-12	
36	BRONCK	12" GRAM BAR	B-4384-12	
37	BRONCK	12" GRAM BAR	B-4384-12	
38	BRONCK	12" GRAM BAR	B-4384-12	
39	BRONCK	12" GRAM BAR	B-4384-12	
40	BRONCK	12" GRAM BAR	B-4384-12	
41	BRONCK	12" GRAM BAR	B-4384-12	
42	BRONCK	12" GRAM BAR	B-4384-12	
43	BRONCK	12" GRAM BAR	B-4384-12	
44	BRONCK	12" GRAM BAR	B-4384-12	
45	BRONCK	12" GRAM BAR	B-4384-12	
46	BRONCK	12" GRAM BAR	B-4384-12	
47	BRONCK	12" GRAM BAR	B-4384-12	
48	BRONCK	12" GRAM BAR	B-4384-12	
49	BRONCK	12" GRAM BAR	B-4384-12	
50	BRONCK	12" GRAM BAR	B-4384-12	
51	BRONCK	12" GRAM BAR	B-4384-12	
52	BRONCK	12" GRAM BAR	B-4384-12	
53	BRONCK	12" GRAM BAR	B-4384-12	
54	BRONCK	12" GRAM BAR	B-4384-12	
55	BRONCK	12" GRAM BAR	B-4384-12	
56	BRONCK	12" GRAM BAR	B-4384-12	
57	BRONCK	12" GRAM BAR	B-4384-12	
58	BRONCK	12" GRAM BAR	B-4384-12	
59	BRONCK	12" GRAM BAR	B-4384-12	
60	BRONCK	12" GRAM BAR	B-4384-12	
61	BRONCK	12" GRAM BAR	B-4384-12	
62	BRONCK	12" GRAM BAR	B-4384-12	
63	BRONCK	12" GRAM BAR	B-4384-12	
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65	BRONCK	12" GRAM BAR	B-4384-12	
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67	BRONCK	12" GRAM BAR	B-4384-12	
68	BRONCK	12" GRAM BAR	B-4384-12	
69	BRONCK	12" GRAM BAR	B-4384-12	
70	BRONCK	12" GRAM BAR	B-4384-12	
71	BRONCK	12" GRAM BAR	B-4384-12	
72	BRONCK	12" GRAM BAR	B-4384-12	
73	BRONCK	12" GRAM BAR	B-4384-12	
74	BRONCK	12" GRAM BAR	B-4384-12	
75	BRONCK	12" GRAM BAR	B-4384-12	
76	BRONCK	12" GRAM BAR	B-4384-12	
77	BRONCK	12" GRAM BAR	B-4384-12	
78	BRONCK	12" GRAM BAR	B-4384-12	
79	BRONCK	12" GRAM BAR	B-4384-12	
80	BRONCK	12" GRAM BAR	B-4384-12	
81	BRONCK	12" GRAM BAR	B-4384-12	
82	BRONCK	12" GRAM BAR	B-4384-12	
83	BRONCK	12" GRAM BAR	B-4384-12	
84	BRONCK	12" GRAM BAR	B-4384-12	
85	BRONCK	12" GRAM BAR	B-4384-12	
86	BRONCK	12" GRAM BAR	B-4384-12	
87	BRONCK	12" GRAM BAR	B-4384-12	
88	BRONCK	12" GRAM BAR	B-4384-12	
89	BRONCK	12" GRAM BAR	B-4384-12	
90	BRONCK	12" GRAM BAR	B-4384-12	
91	BRONCK	12" GRAM BAR	B-4384-12	
92	BRONCK	12" GRAM BAR	B-4384-12	
93	BRONCK	12" GRAM BAR	B-4384-12	
94	BRONCK	12" GRAM BAR	B-4384-12	
95	BRONCK	12" GRAM BAR	B-4384-12	
96	BRONCK	12" GRAM BAR	B-4384-12	
97	BRONCK	12" GRAM BAR	B-4384-12	
98	BRONCK	12" GRAM BAR	B-4384-12	
99	BRONCK	12" GRAM BAR	B-4384-12	
100	BRONCK	12" GRAM BAR	B-4384-12	

SCALE VERIFICATION

0 1/2" 1"

24-36

24-36

OTHER

N.T.S.

SEAL

REGISTERED ARCHITECT

STATE OF UTAH

121963

FIRE EXTINGUISHER AND CABINET			
SYMBOL	MAKE	TYPE	MODEL
EXT-1	LIBERTY	DRY	2.5-GAL
EXT-2	LIBERTY	DRY	5-GAL
EXT-3	LIBERTY	DRY	10-GAL
EXT-4	LIBERTY	DRY	20-GAL
EXT-5	LIBERTY	DRY	35-GAL
EXT-6	LIBERTY	DRY	50-GAL
EXT-7	LIBERTY	DRY	75-GAL
EXT-8	LIBERTY	DRY	100-GAL
EXT-9	LIBERTY	DRY	150-GAL
EXT-10	LIBERTY	DRY	200-GAL
EXT-11	LIBERTY	DRY	250-GAL
EXT-12	LIBERTY	DRY	300-GAL
EXT-13	LIBERTY	DRY	350-GAL
EXT-14	LIBERTY	DRY	400-GAL
EXT-15	LIBERTY	DRY	450-GAL
EXT-16	LIBERTY	DRY	500-GAL
EXT-17	LIBERTY	DRY	550-GAL
EXT-18	LIBERTY	DRY	600-GAL
EXT-19	LIBERTY	DRY	650-GAL
EXT-20	LIBERTY	DRY	700-GAL
EXT-21	LIBERTY	DRY	750-GAL
EXT-22	LIBERTY	DRY	800-GAL
EXT-23	LIBERTY	DRY	850-GAL
EXT-24	LIBERTY	DRY	900-GAL
EXT-25	LIBERTY	DRY	950-GAL
EXT-26	LIBERTY	DRY	1000-GAL



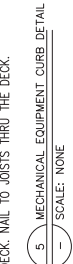
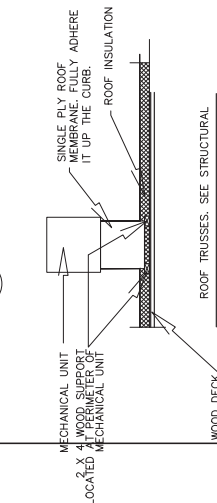
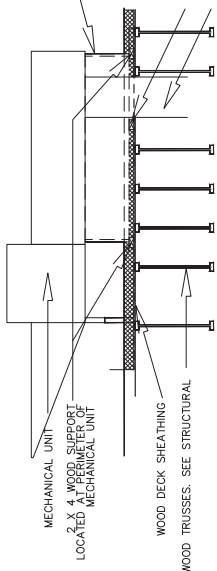
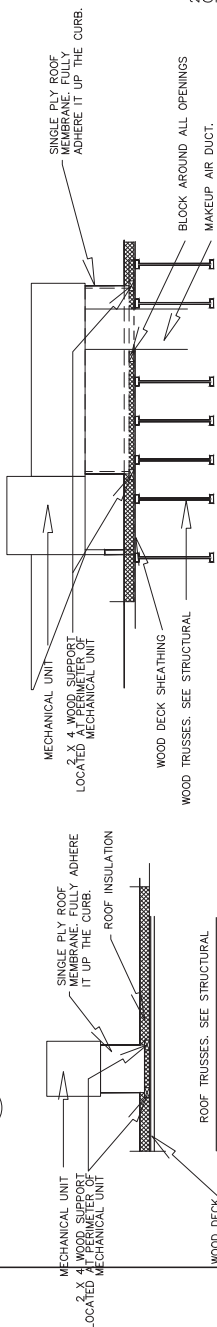
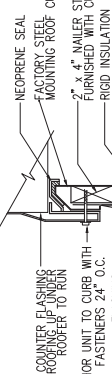
C-1	CEILING TYPES: C-1-1 UNPAINTED GRID C-1-2 PAINTED GRID C-1-3 UNPAINTED GRID, COATED GYP. BD. TILES ON SUSPENDED GRID SYSTEM (USG 3270 W/ SQUARE EDGE AND USG DX/DXL GRID. USG KITCHEN LAY IN PANEL, (2 X 4) USG 3410 W/ SQUARE EDGE AND USG DX/DXL GRID. SEE A7.0 FOR DETAILS.
C-2	PAINTED GYP. BD.
C-3	CEILING STRUCTURE (TRUSSES AND DECK AND DUCTS) PAINTING HEIGHT VARIES. TRUSSES @ 16'-0" O.C.
C-4	2X4 ACOUSTIC TILE ON SUSPENDED GRID SYSTEM (USG RADIAR 2225 W/ SLT EDGE, BLACK (205) AND USG DX/DXL GRID (BLACK). SEE A7.0 FOR DETAILS.
C-5	2X4 ACOUSTIC TILE ON SUSPENDED GRID SYSTEM (USG RADIAR 2225 W/ SLT EDGE WHITE (050) AND USG DX/DXL GRID (WHITE). SEE A7.0 FOR DETAILS.

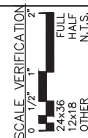
- A. SEE MECHANICAL FOR INSTRUCTIONS REGARDING MECHANICAL AIR GRILLS.
- B. SEE ELECTRICAL FOR LIGHTING SPECIFICATIONS.
- C. SEE SHEET 07.0 FOR CEILING DETAILS AND 06.0 FOR WALL AND SOFFIT SECTIONS..
- D. UNISTRUT WILL BE NEEDED TO HANG SOME LIGHT FIXTURES.

EXHAUST FAN

- ① CABLE MOUNT STRIP. HANG AT 9' TO 10' TO BOTTOM OF FIXTURE. MOUNT FROM UNISTRUT AS NEEDED.
- ② PENDANT LIGHT FIXTURE. HANG AT 8' TO BOTTOM OF FIXTURE.
- ③ EXIT SIGN, WALL OR CEILING MOUNT ABOVE WINDOW.

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ALL BRICK SHALL BE SEALED W/ SUPERSEAL M
OR EQUAL.
FINISH: MATTE

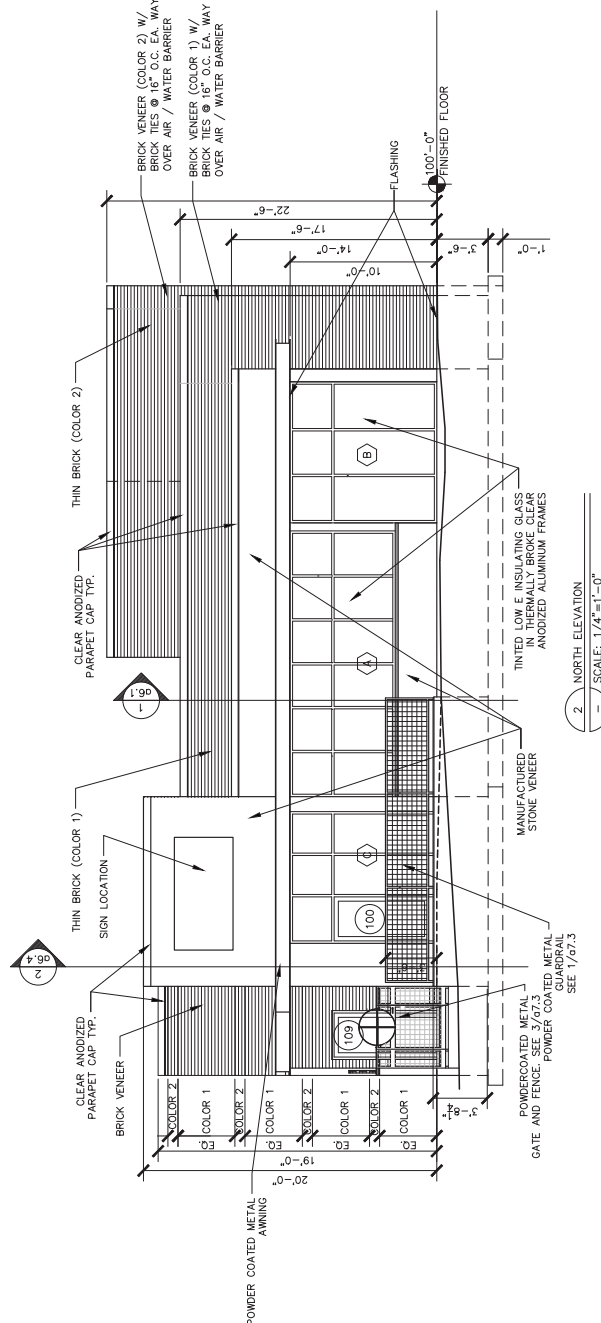
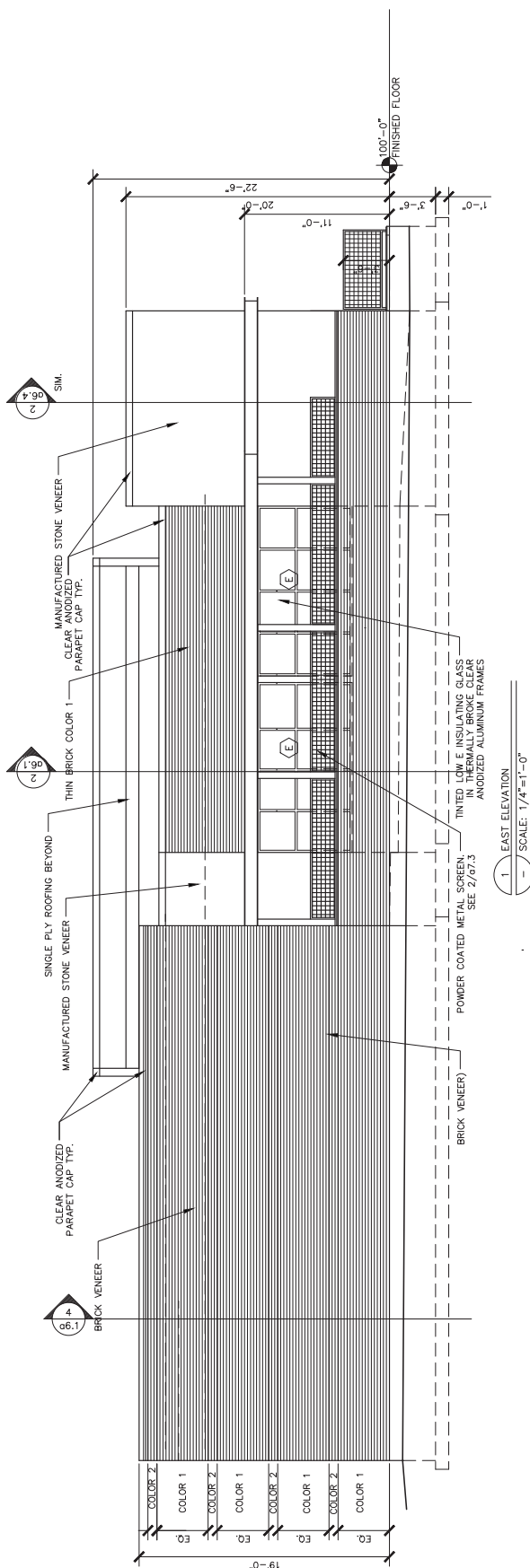
BRICK:
INTERSTATE KING 2^{5/8"} X 2^{1/4"} X 9^{5/8"}
COLOR 1: BRONZE STONE
COLOR 2: IRONPORT

THIN BRICK:
INTERSTATE KING
COLOR 1: BRONZE STONE
COLOR 2: IRONPORT

LAY BRICK WITH 1/4" OVERLAP

BRICK: 3. SMOKY MOUNTAIN (TBD W/ SAMPLE)
COLOR: 3. 2 1/2" x 9 1/2"
TEXTURE: SCRATCH
STYLE: WOODSTONE SERIES
COLOR: TBD

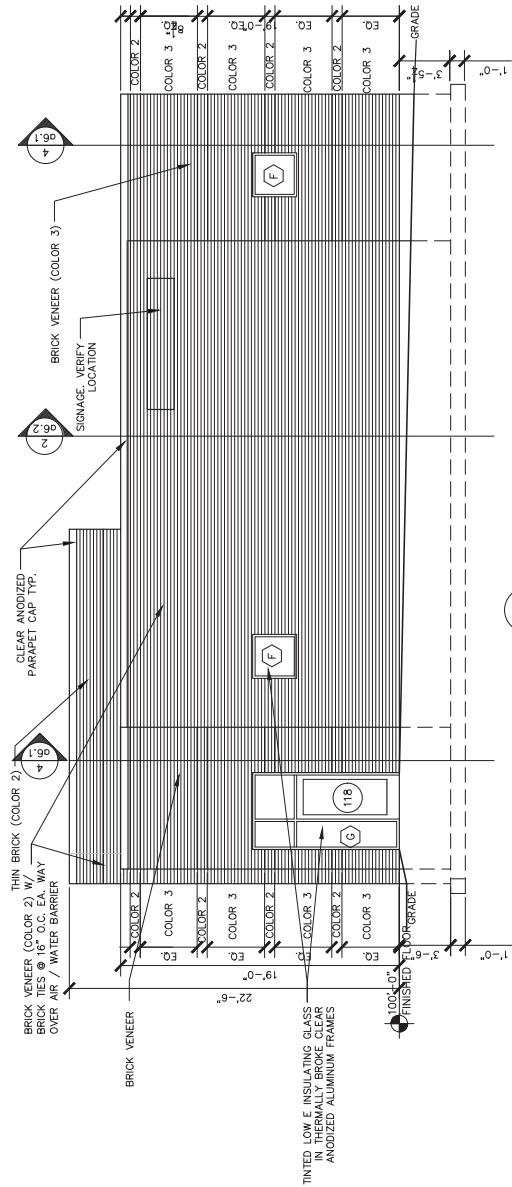
BRICK VENEER (COLOR 2) W/
BRICK TIES @ 16" O.C. EA. WAY
OVER AIR / WATER BARRIER



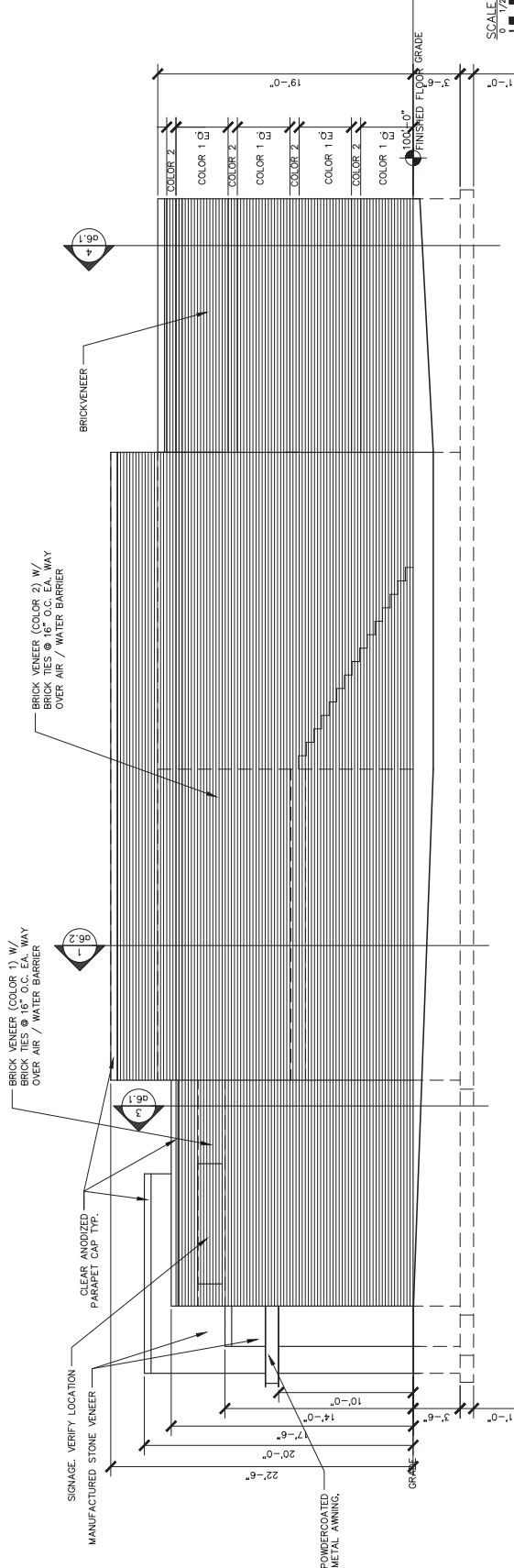
BRICK:
INTERSTATE KING 24" X 24" X 98"
COLOR 1: BRONZE STONE
COLOR 2: IRONPORT
THIN BRICK:
INTERSTATE KING 24" X 24" X 54"
COLOR 1: BRONZE STONE
COLOR 2: IRONPORT
LAY BRICK WITH 1/2" OVERLAP

BRICK:
COLOR 3: SMOKY MOUNTAIN (TBD W/ SAMPLE)
24" X 24" X 98"
TEXTURE: SCRATCH
MANUFACTURED STONE VENEER
CORONADO STONE
STYLE: WOODSTONE SERIES
COLOR: TBD

ALL BRICK SHALL BE SEALED W/ SUPERSEAL M
OR EQUIV. ON EXTERIOR SURFACES
FINISH: MATTE



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

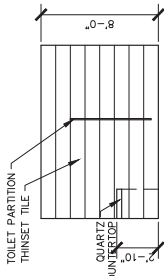
SCALE VERIFICATION
0 1/2" 1' 2'
FULL
SCALE
24x36
OTHER
N.T.S.

drawing title: EXTERIOR ELEVATIONS

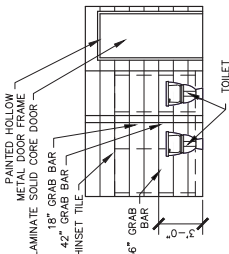
date: 11/06/25

sheet: a21

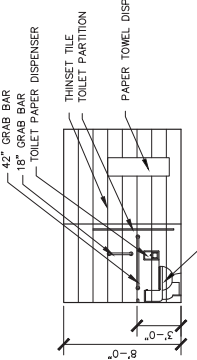
11.06.25



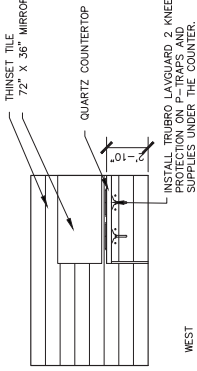
NORTH



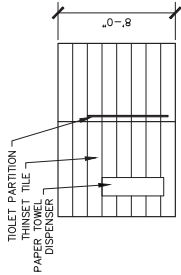
EAST



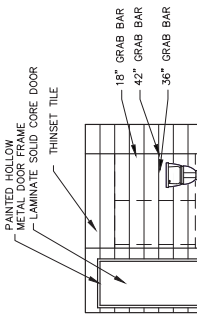
SOUTH
FOR TOILET ACCESSORY MOUNTING
INFORMATION SEE SHEET 07.0



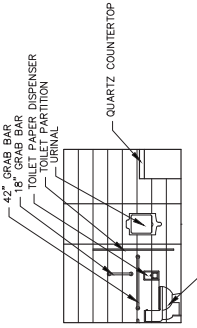
WEST
4 106 WOMENS HCT
SCALE: 1/4"=1'-0"



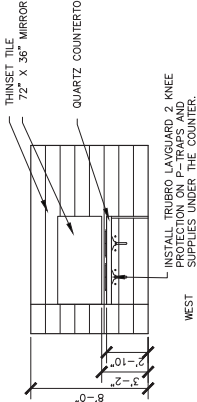
NORTH



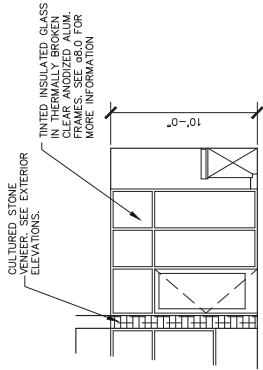
EAST



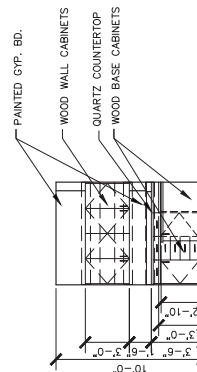
SOUTH
FOR TOILET ACCESSORY MOUNTING
INFORMATION SEE SHEET 07.0
INSTALL TRIBURO LAVAGUARD 2 KNEE PROTECTION P-TRAPS AND SUPPLIES UNDER THE COUNTER.



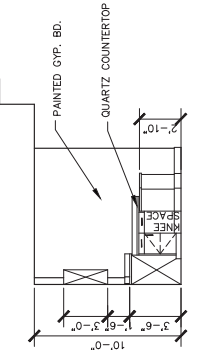
WEST
3 107 MENS HCT
SCALE: 1/4"=1'-0"



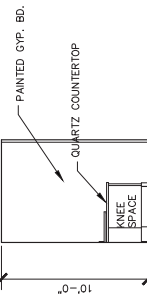
NORTH



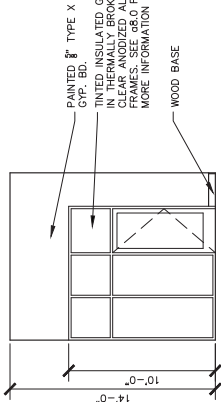
EAST



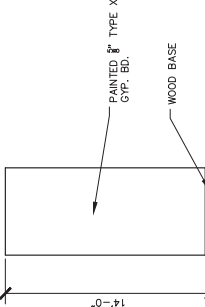
SOUTH



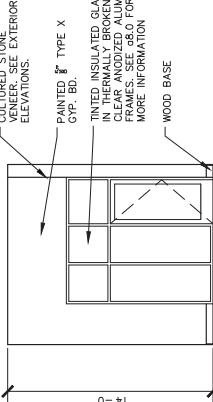
WEST
2 101 RECEPTION
SCALE: 1/4"=1'-0"



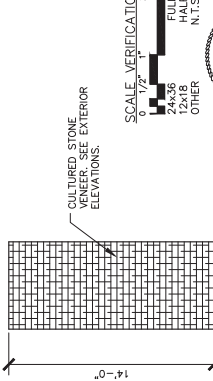
NORTH



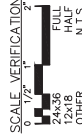
EAST



SOUTH



WEST
1 100 FOXER
SCALE: 1/4"=1'-0"



SCALE VERIFICATION
0 1/2" 1" 2"
FULL SCALE
24x36
1/4" = 1'-0"
OTHER
N.T.S.



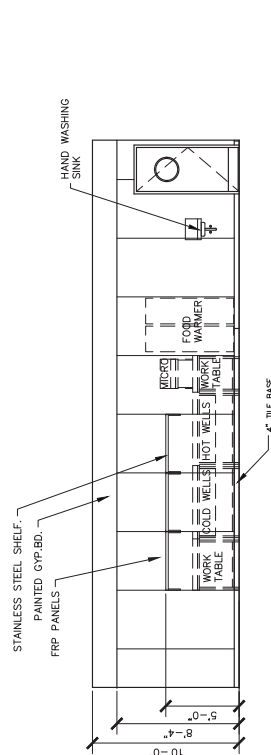
INTERIOR ELEVATIONS

drawing title:

date: 06/20/25
sheet: 03.0

MIXTURAS RESTAURANT
FOR FERNANDO MENDOZA
MIDAS CROSSING PHASE 2 LOT 8, HERRIMAN UTAH

Nelson · Howden & Associates
architects / planners
380 east main st.
Salt Lake City, UT 84103
phone 801-462-9330
fax 801-462-9331
NHA

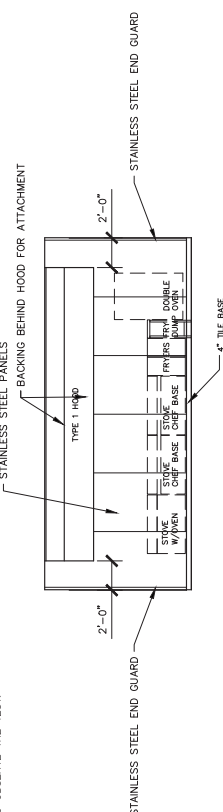


NORTH

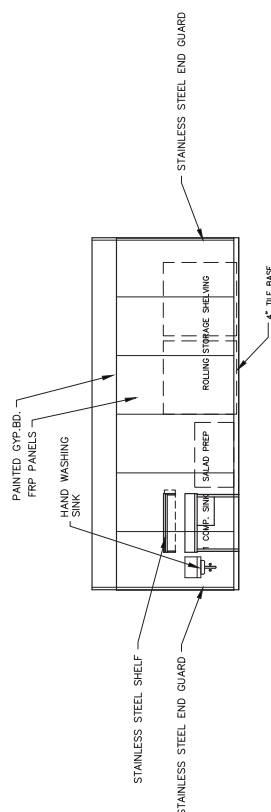
NOTE: GREASE DUCTS FROM HOOD TO EXHAUST FANS SHALL BE CONDUCTED THROUGH ROOF. EXHAUST FANS SHALL HAVE GROUNDING AND SHALL BE WRAPPED IN 2" 3M FIRE BARRIER 615+ DUCT INSULATION.

NORTH

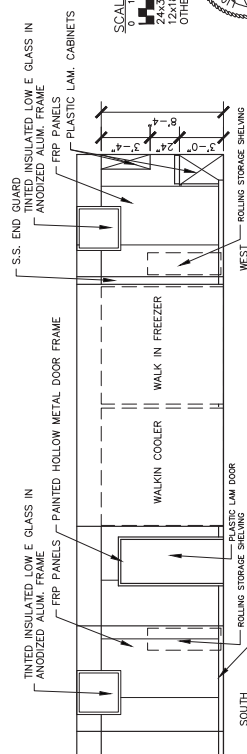
NOTE: CONTRACTOR SHALL ARRANGE FOR A LIGHT TEST TO BE PERFORMED ON GREASE DUCTS PRIOR TO INSTALLATION. THE BARRIER DUCT SHALL BE INSPECTED PRESENT TO OBSERVE THE TEST. THE CONTRACTOR SHALL PROVIDE THE INSPECTION LIGHT AND LADDERS PROVIDE ACCESS FOR THE INSPECTOR TO OBSERVE THE TEST.



SOUTH COOKING
APPLIANCE WALL



NORTH BEHIND
COOKING APPLIANCES



1 KITCHEN 111

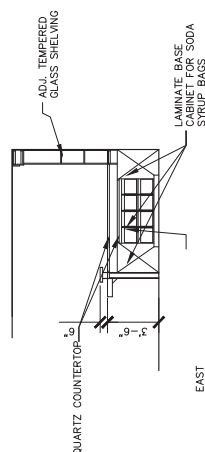
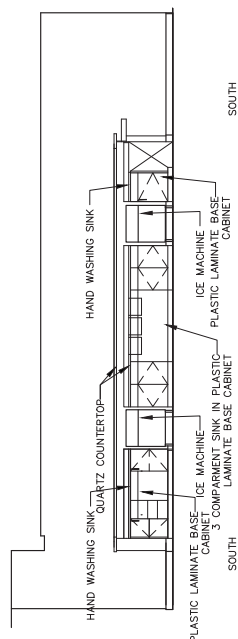
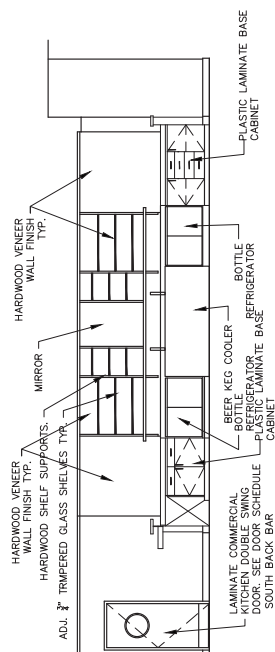
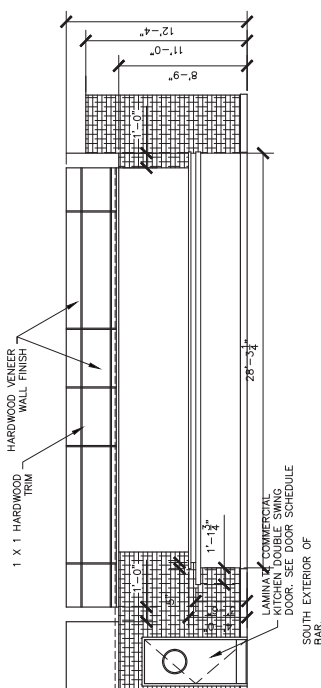
SCALE VERIFICATION

24x36
F III

12x18
OTHER

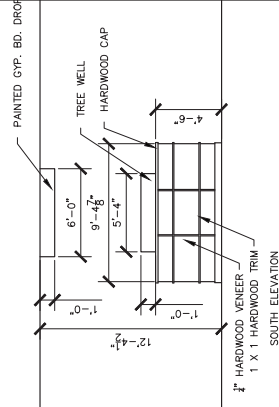
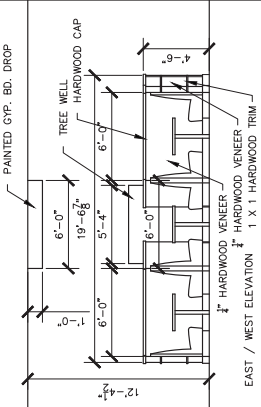
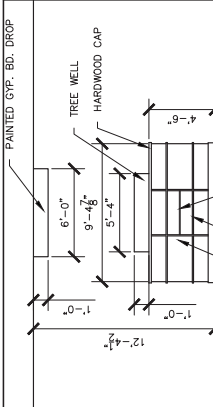
CT
MARRY L
LARRY

UTAH
STATE
NOV 12 1963

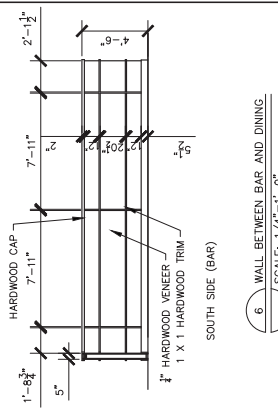
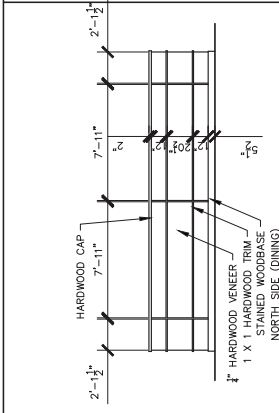


At least

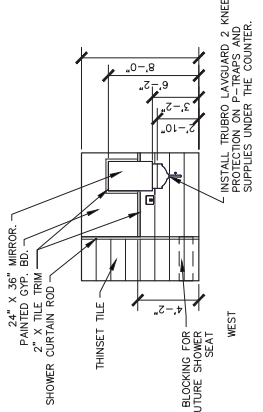
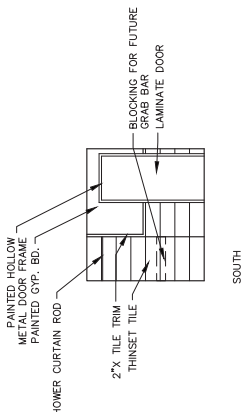
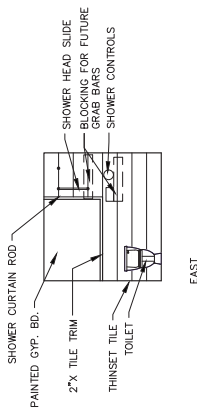
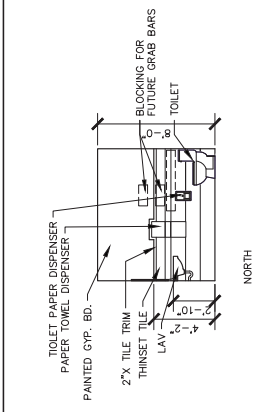
2 (BAR 109)
- SCALE: 1/4"=1'-0"



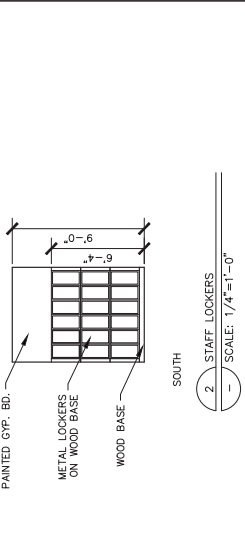
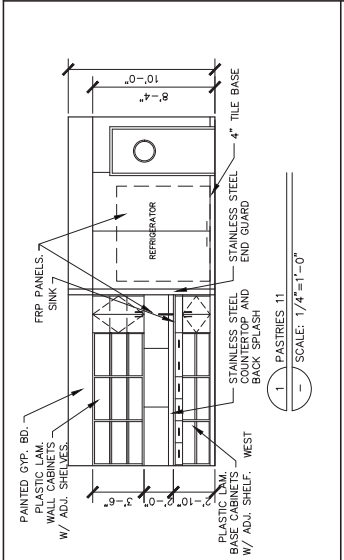
7 CENTER SEATING BOOTHS / TREE WELL
SCALE: 1/4"=1'-0"



6 WALL BETWEEN BAR AND DINING
SCALE: 1/4"=1'-0"



5 PRIVATE BATHROOM 201
SCALE: 1/4"=1'-0"



2 STAFF LOCKERS
SCALE: 1/4"=1'-0"

3
SCALE: 1/4"=1'-0"

SCALE VERIFICATION

0 1/2" 1" 2"

FULL SCALE

24x36

OTHER

N.T.S.

ARCHITECT

12195

STATE OF CALIFORNIA

06/20/25

WEST
4
SCALE: 1/4"=1'-0"

drawing title: INTERIOR ELEVATIONS

date: 06/20/25
sheet: 03.2

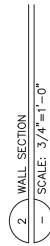
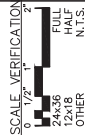
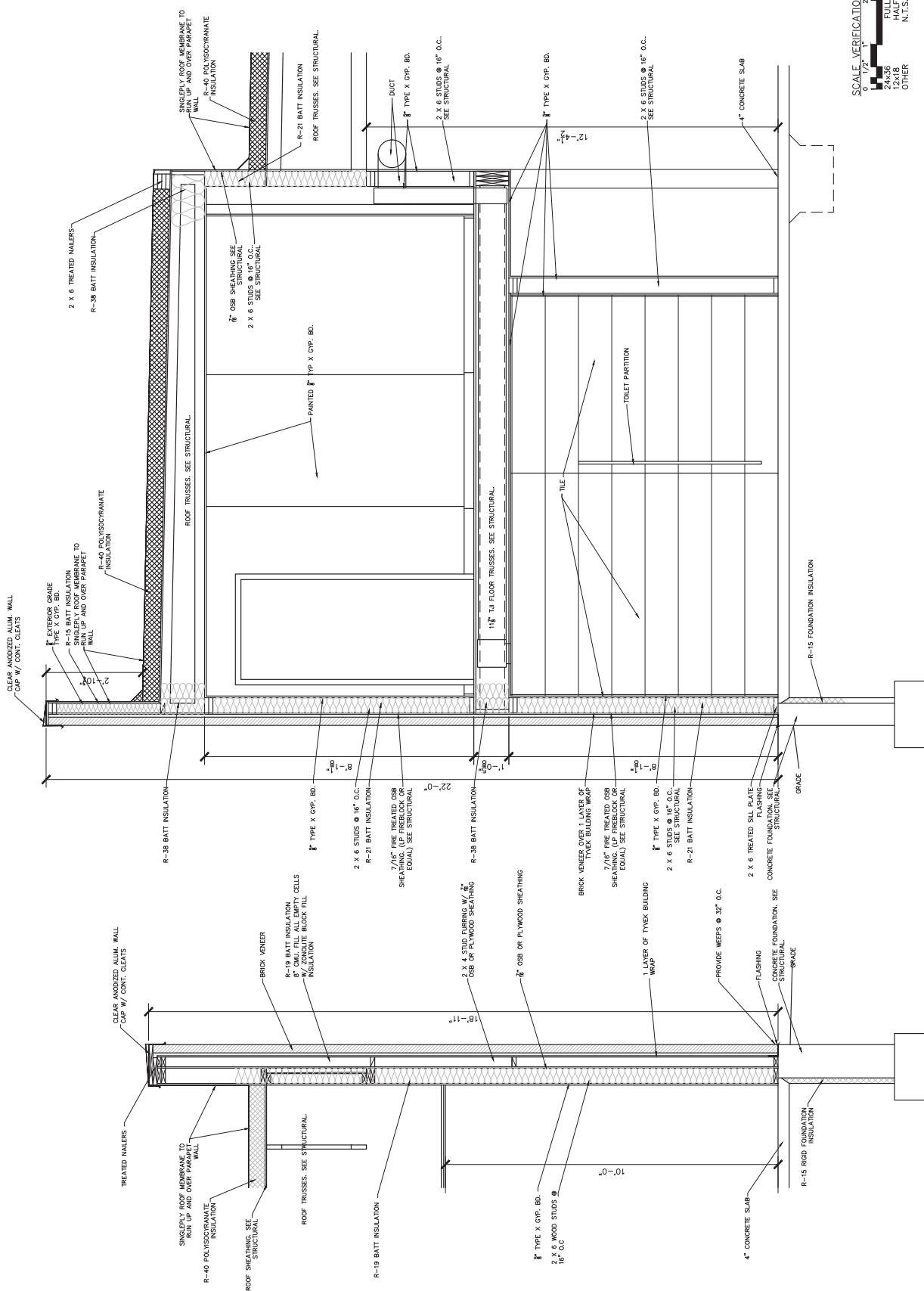
Nelson · Howden & Associates
architects / planners
380 east main st.
oakland, ca 94612
phone: 415.774.8003
fax: 415.774.8003

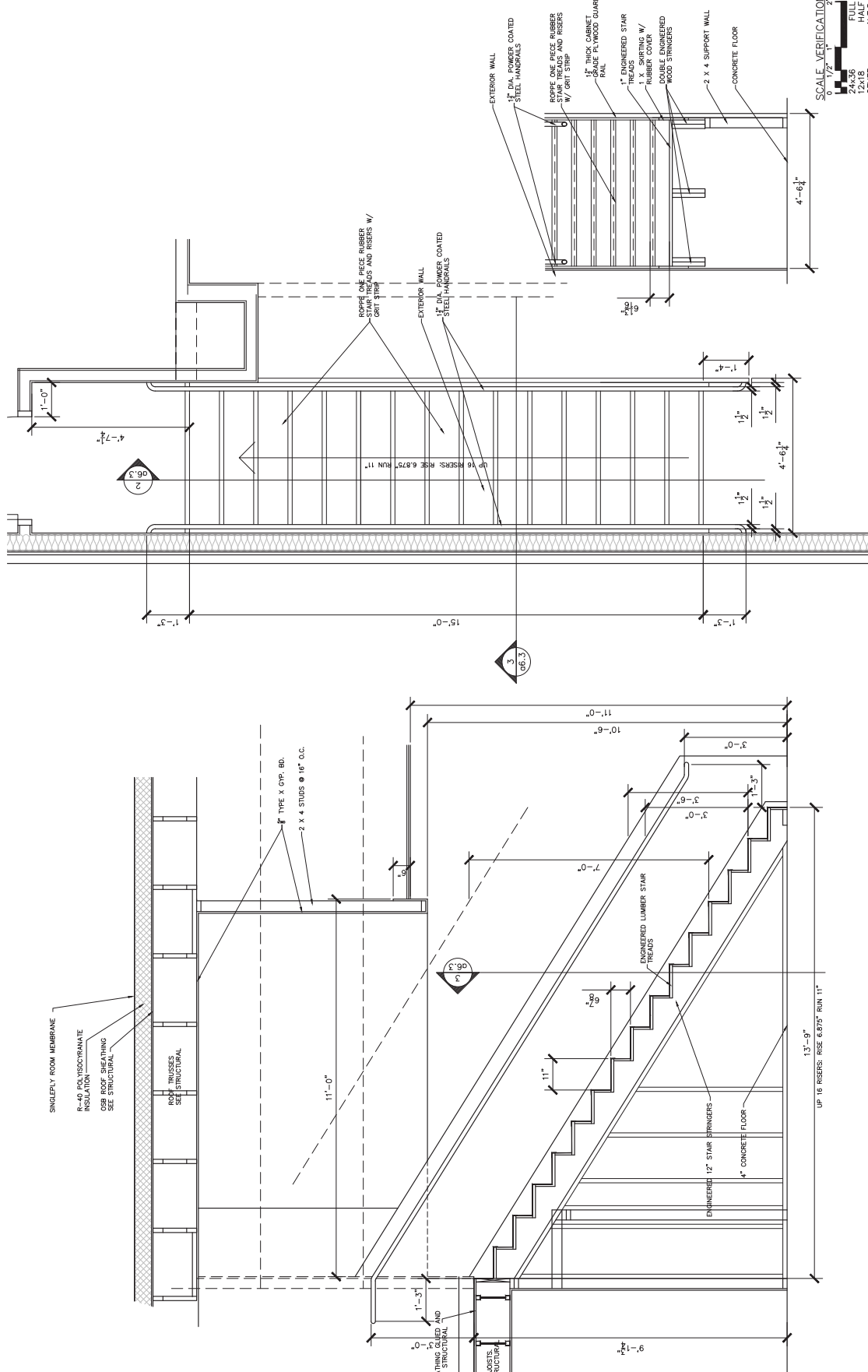
MIXTURA'S RESTAURANT
FOR FERNANDO MENDOZA
MIDAS CROSSING PHASE 2 LOT 8, HERRMAN UTAH



SCALE VERIFICATION

11/06/25





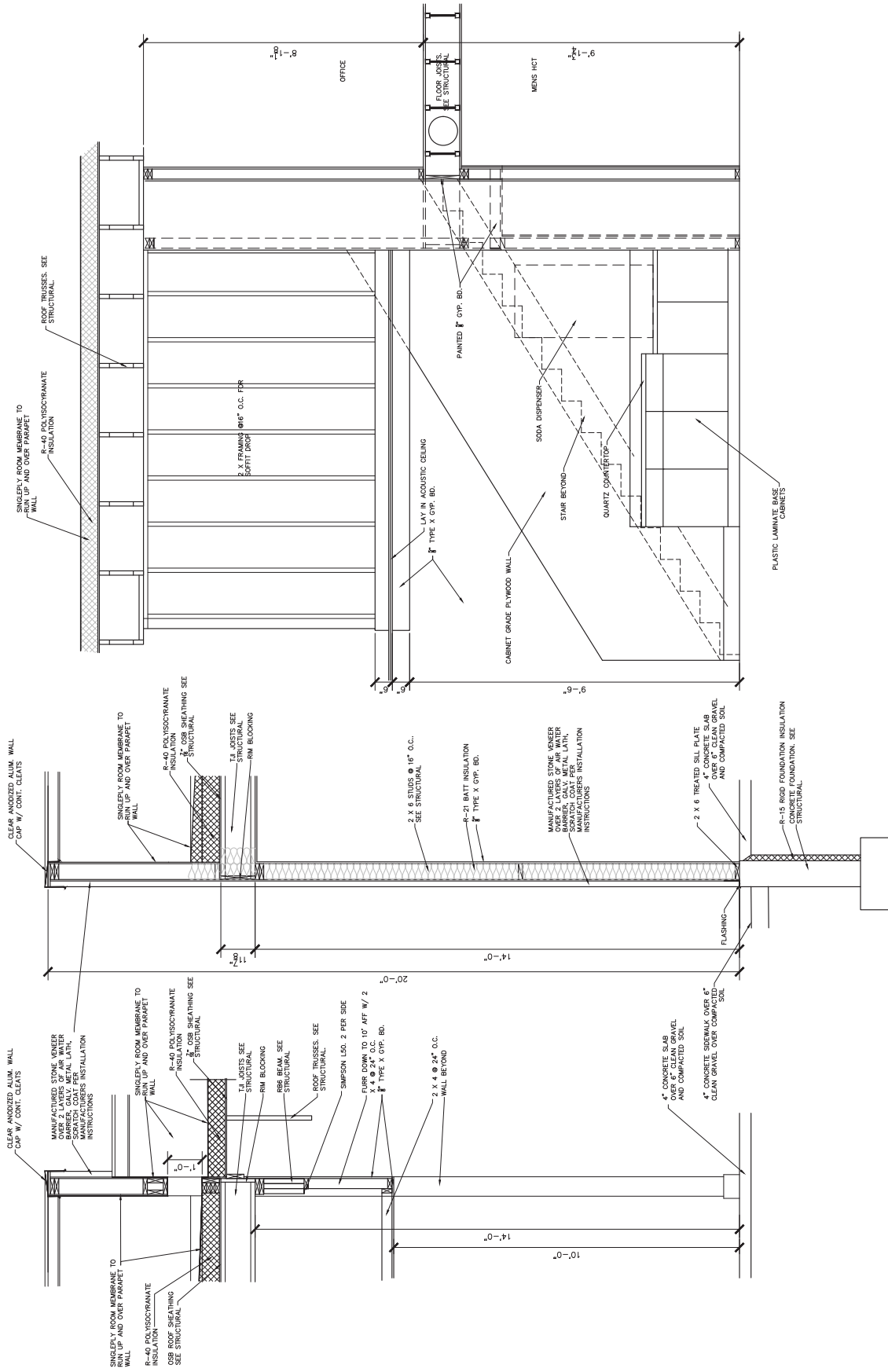
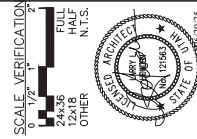
SCALF VERIFICATION

0 1/2" 1" 2"
24x36
12x18
OTHER
FULL
HALF
N.T.S.

3 STAIR SECTION
- SCALE: 3/4"=1'-0"

1 STAIR PLAN
- SCALE: 3/4"=1'-0"

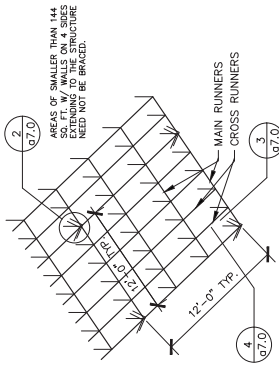
2 STAIR SECTION
- SCALE: 3/4"=1'-0"



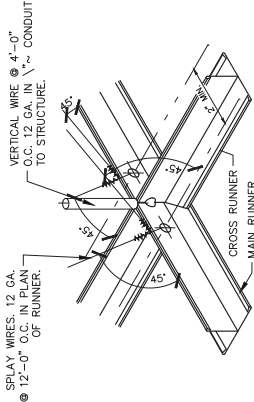
1 WORK STATION DETAIL
SCALE: 3/4"=1'-0"

2 WALL SECTION
SCALE: 3/4"=1'-0"

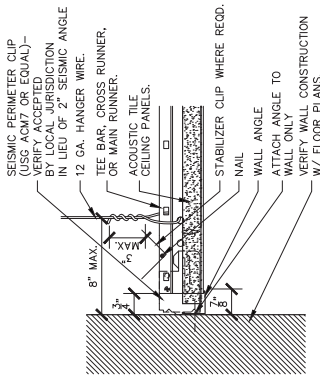
3 WALL SECTION
SCALE: 3/4"=1'-0"



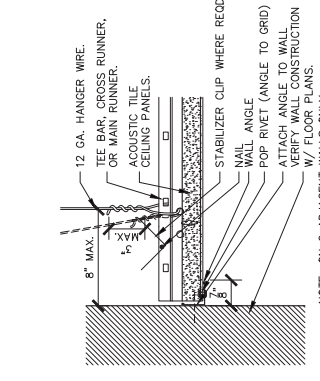
1 TYP. SEISMIC CEILING LAYOUT
SCALE: NONE



2 SEISMIC BRACING DETAIL
SCALE: NONE



3 FLOATING WALL ATTACHMENT @ WALLS
SCALE: NONE



4 FIXED WALL ATTACHMENT @ WALLS W/ POP-RIVET
SCALE: NONE

ACOUSTIC CEILINGS SHALL CONFORM TO IBC SECTION 1704.3.1, 1705.12.4 AND 808.1.1.1 AND BE INSTALLED IN ACCORDANCE WITH ASTM C 635/636

MEETS REQUIREMENTS OF ICC-ES AC156 & ICC-ES AC308.8
ASTM C 635/636. COMPLYS W/ IBC SECTIONS 1704.3.1 AND 1705.12.4

MEETS REQUIREMENTS OF ICC-ES AC156 & ICC-ES AC308.8
ASTM C 635/636. COMPLYS W/ IBC SECTIONS 1704.3.1 AND 1705.12.4

TENANT IMPROVEMENT

TITLE 2

UTAH

Nelson Howden Associates
architects / planners
380 east main st.
Salt Lake City, UT 84103
phone (801) 492-9330
fax (801) 492-9331



PROTECT WASTE AND WATER SUPPLY LINES PER PLUMBING FIXTURE SPECS.

24" x 36" MIRROR

LAV

36" MIN.

42" MIN.

60" MIN.

6" MIN.

12" MIN.

18" MIN.

24" MIN.

30" MIN.

36" MIN.

42" MIN.

48" MIN.

54" MIN.

60" MIN.

66" MIN.

72" MIN.

78" MIN.

84" MIN.

90" MIN.

96" MIN.

102" MIN.

108" MIN.

114" MIN.

120" MIN.

126" MIN.

132" MIN.

138" MIN.

144" MIN.

150" MIN.

156" MIN.

162" MIN.

168" MIN.

174" MIN.

180" MIN.

186" MIN.

192" MIN.

198" MIN.

204" MIN.

210" MIN.

216" MIN.

222" MIN.

228" MIN.

234" MIN.

240" MIN.

246" MIN.

252" MIN.

258" MIN.

264" MIN.

270" MIN.

276" MIN.

282" MIN.

288" MIN.

294" MIN.

300" MIN.

306" MIN.

312" MIN.

318" MIN.

324" MIN.

330" MIN.

336" MIN.

342" MIN.

348" MIN.

354" MIN.

360" MIN.

366" MIN.

372" MIN.

378" MIN.

384" MIN.

390" MIN.

396" MIN.

402" MIN.

408" MIN.

414" MIN.

420" MIN.

426" MIN.

432" MIN.

438" MIN.

444" MIN.

450" MIN.

456" MIN.

462" MIN.

468" MIN.

474" MIN.

480" MIN.

486" MIN.

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552" MIN.

558" MIN.

564" MIN.

570" MIN.

576" MIN.

582" MIN.

588" MIN.

594" MIN.

600" MIN.

606" MIN.

612" MIN.

618" MIN.

624" MIN.

630" MIN.

636" MIN.

642" MIN.

648" MIN.

654" MIN.

660" MIN.

666" MIN.

672" MIN.

678" MIN.

684" MIN.

690" MIN.

696" MIN.

702" MIN.

708" MIN.

714" MIN.

720" MIN.

726" MIN.

732" MIN.

738" MIN.

744" MIN.

750" MIN.

756" MIN.

762" MIN.

768" MIN.

774" MIN.

780" MIN.

786" MIN.

792" MIN.

798" MIN.

804" MIN.

810" MIN.

816" MIN.

822" MIN.

828" MIN.

834" MIN.

840" MIN.

846" MIN.

852" MIN.

858" MIN.

864" MIN.

870" MIN.

876" MIN.

882" MIN.

888" MIN.

894" MIN.

900" MIN.

906" MIN.

912" MIN.

918" MIN.

924" MIN.

930" MIN.

936" MIN.

942" MIN.

948" MIN.

954" MIN.

960" MIN.

966" MIN.

972" MIN.

978" MIN.

984" MIN.

990" MIN.

996" MIN.

1002" MIN.

1008" MIN.

1014" MIN.

1020" MIN.

1026" MIN.

1032" MIN.

1038" MIN.

1044" MIN.

1050" MIN.

1056" MIN.

1062" MIN.

1068" MIN.

1074" MIN.

1080" MIN.

1086" MIN.

1092" MIN.

1098" MIN.

1104" MIN.

1110" MIN.

1116" MIN.

1122" MIN.

1128" MIN.

1134" MIN.

1140" MIN.

1146" MIN.

1152" MIN.

1158" MIN.

1164" MIN.

1170" MIN.

1176" MIN.

1182" MIN.

1188" MIN.

1194" MIN.

1200" MIN.

1206" MIN.

1212" MIN.

1218" MIN.

1224" MIN.

1230" MIN.

1236" MIN.

1242" MIN.

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1308" MIN.

1314" MIN.

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1344" MIN.

1350" MIN.

1356" MIN.

1362" MIN.

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1374" MIN.

1380" MIN.

1386" MIN.

1392" MIN.

1398" MIN.

1404" MIN.

1410" MIN.

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1464" MIN.

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1494" MIN.

1500" MIN.

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1596" MIN.

1602" MIN.

1608" MIN.

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1680" MIN.

1686" MIN.

1692" MIN.

1698" MIN.

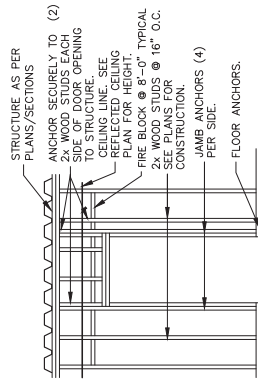
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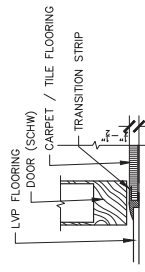
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1722" MIN.

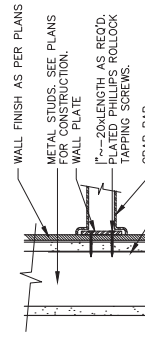
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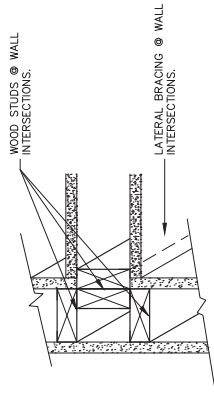
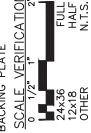
4 TYP. DOOR ANCHOR DETAIL
- SCALE: NONE



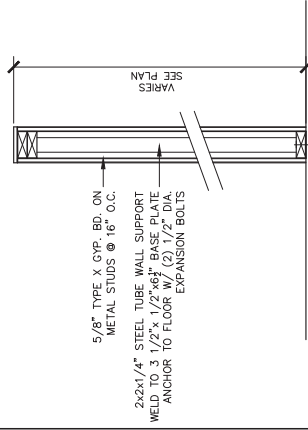
7 DETAIL @ CARPET / VCT FLOOR JOINT
- SCALE: NONE



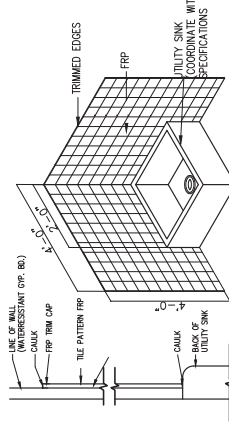
12	TYP. GRAB BAR DETAIL
-	SCALE: NONE



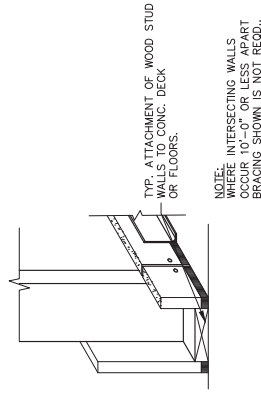
3 TYP. WALL INTERSECTION DETAIL
- SCALE: NONE



7	LOW WALL BRACING DETAIL
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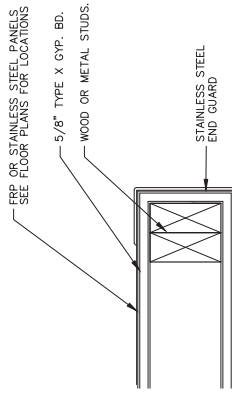


11	SERVICE SINK DETAIL
-	SCALE: NONE

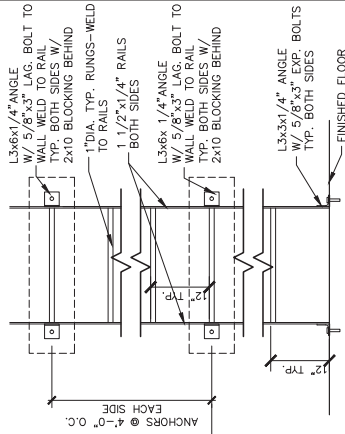


2 WALL ANCHOR DETAIL

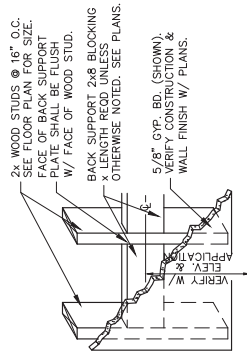
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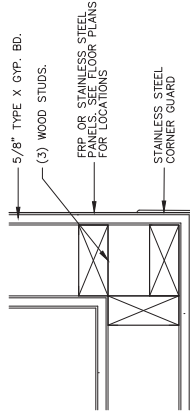
5 CORNER / CORNER GUARD DETAIL
- SCALE: NONE



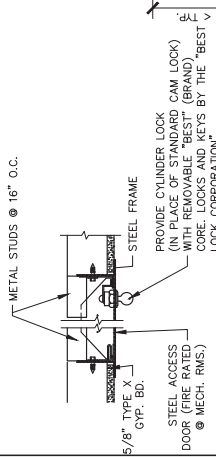
10	ROOF ACCESS LADDER	FINISH
-	SCALE: NONE	



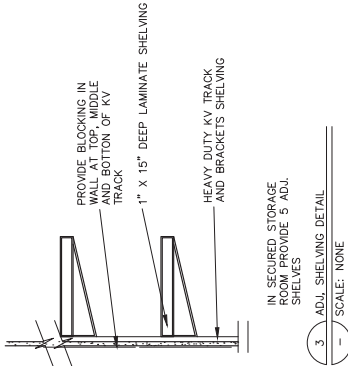
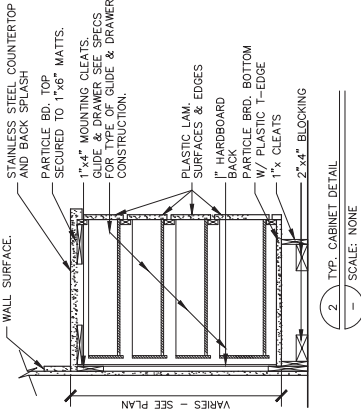
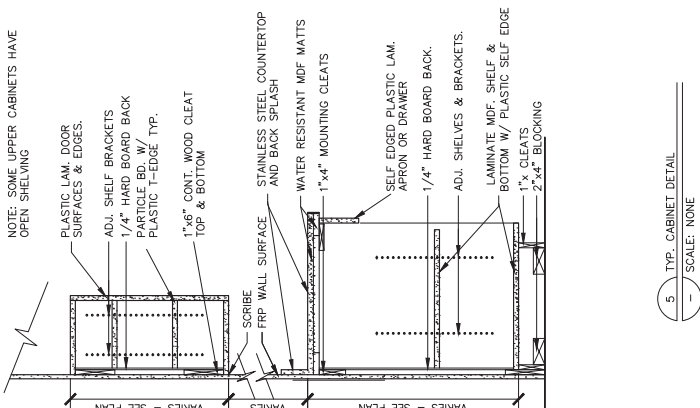
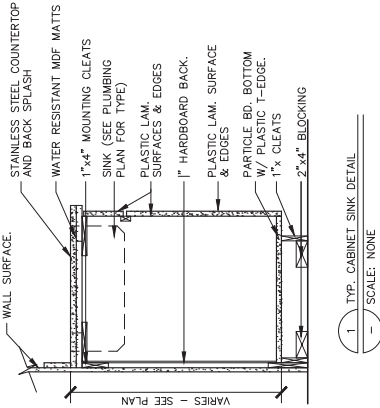
1	TYP. BACKING SUPPORT DETAIL
-	SCALE: NONE



5 CORNER / CORNER GUARD DETAIL
- SCALE: NONE



9	WALL / CEILING ACCESS PANEL
-	SCALE: NONE



GENERAL CABINET NOTES:

ALL BACK SPLASHES AND COUNTERTOP SHALL BE CAULKED WHERE THEY COME IN CONTACT WITH THE WALL.
SCRIBE CABINETS, COUNTERTOPS AND BACK SPLASHES TO THE WALL
DOOR AND DRAWER PULLS SHALL BE 6" BRUSHED STAINLESS OR NICKEL BAR PULLS.
DRAWER GUIDES SHALL BE SIDE MOUNT HEAVY DUTY FULL EXTENSION GUIDES.
DOOR HINGES SHALL BE BUM. GRASS OR EQUAL 110 DEGREE EUROPEAN CONCEALED STYLE HINGES.
LAMINATE AND SOLID SURFACE COLOR ARE TO BE DETERMINED.

FIELD VERIFY ALL ROOM DIMENSIONS BEFORE FABRICATING CABINETS
DIMENSIONS ARE CABINET BASE DIMENSIONS AND DO NOT REFLECT COUNTERTOP OVERHANGS EXCEPT WHERE NOTED.
CABINET DESIGN AND FINISHES ARE SUBJECT TO CHANGE.
SEE SHEET 03.0 AND 03.1 FOR CABINET ELEVATIONS



1111525

CABINET & MISC. DETAILS

drawing title:

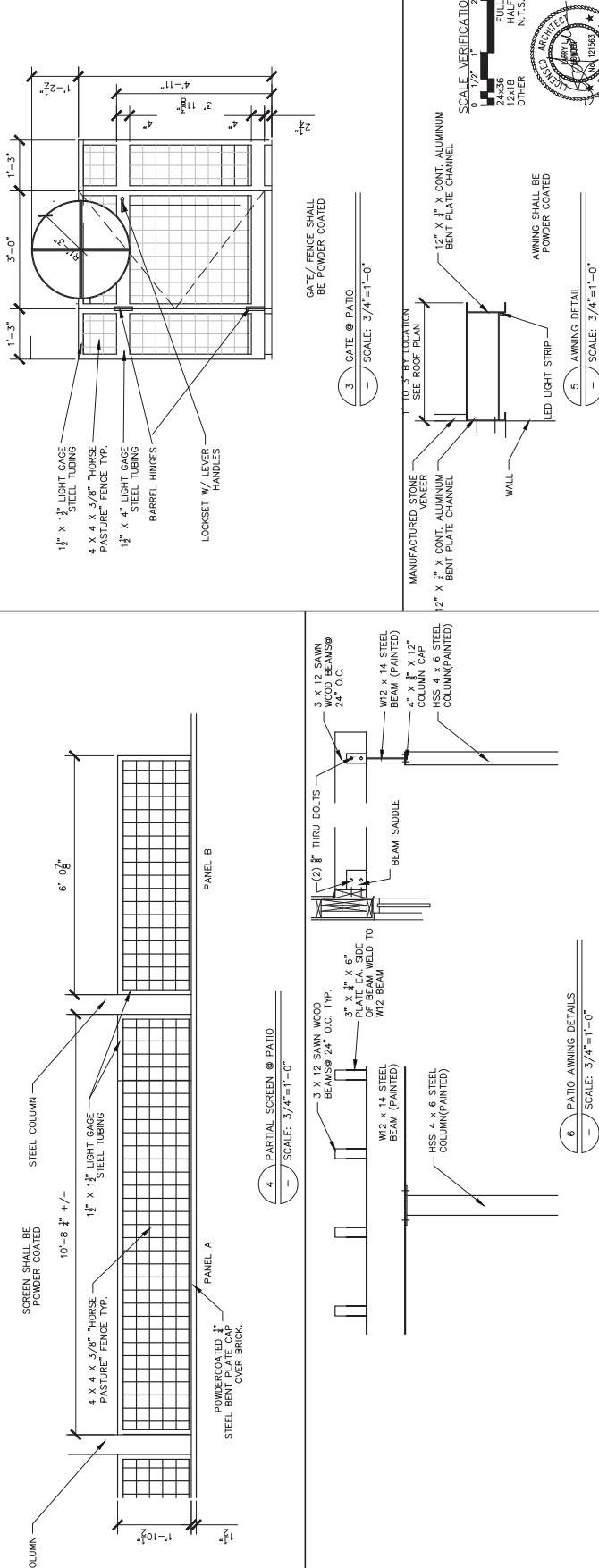
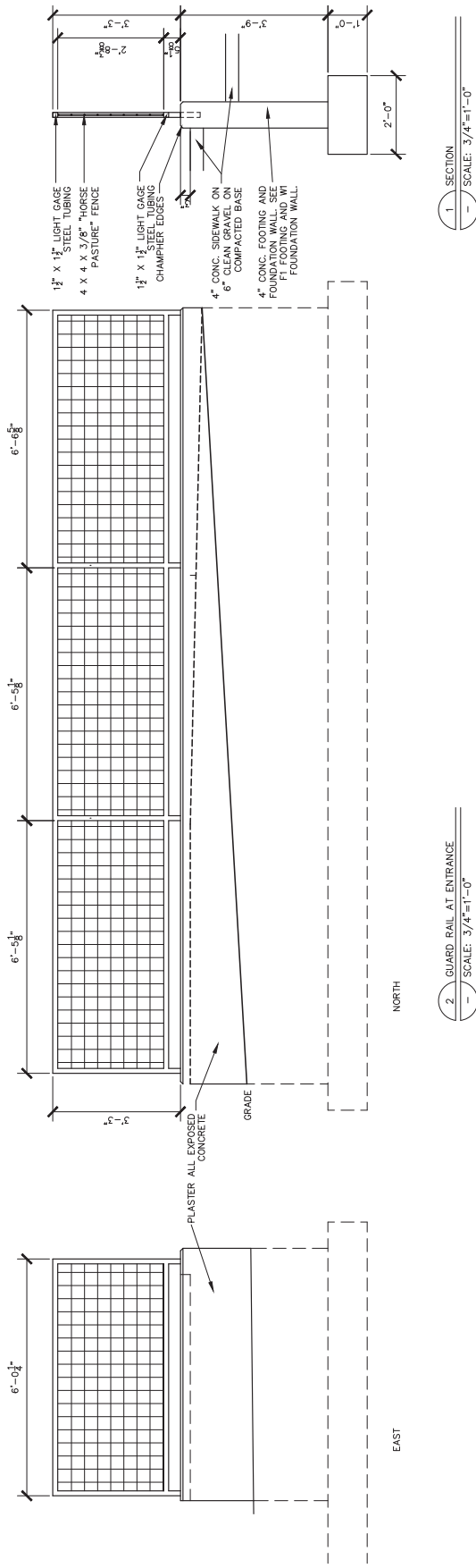
date: 11/15/25

sheet:

07.2

MIXTURA'S RESTAURANT
FOR FERNANDO MENDOZA
MIDAS CROSSING PHASE 2 LOT 8, HERRIMAN UTAH

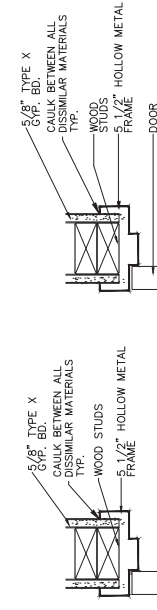
Nelson · Howden & Associates
architects / planners
380 east main st.
orem utah 84003
phone 801-225-9330
fax 801-492-9330
NHA



DOOR SCHEDULE

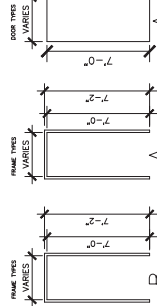
NO.	FROM	TO	SIZE	DOOR MAT.	FRAME MAT.	HRDWR GROUP	DOOR TYPES	REMARKS
100	EXT.	100	3'-0" x 7'-0"	ALUM.	ALUM.	1	C	A
101	100	101	3'-0" x 7'-0"	ALUM.	ALUM.	2	C	A
103	104	103	(2) 3'-2" x 7'-2" P. LAM	H.M.	H.M.	4	A	BARN DOOR
106	105	106	3'-0" x 7'-0" P. LAM	H.M.	H.M.	6	A	A
107	105	107	3'-0" x 7'-0" P. LAM	H.M.	H.M.	6	A	A
109	EXT.	109	3'-0" x 7'-0" ALUM.	ALUM.	ALUM.	1	C	A
110	109	110	3'-0" x 7'-0" P. LAM	S.S.	S.S.	3	A	3/4" SOLID WOOD CORE W/ ABS EDGE TRIM
110	109	110	3'-0" x 7'-0" P. LAM	S.S.	S.S.	3	B	3/4" SOLID WOOD CORE W/ ABS EDGE TRIM
111	110	111	3'-0" x 7'-0" P. LAM	H.M.	H.M.	6	A	A
112	110	112	3'-0" x 7'-0" P. LAM	H.M.	H.M.	6	A	A
113	111	113	3'-0" x 7'-0" P. LAM	H.M.	H.M.	5	A	A
114	113	114	3'-0" x 7'-0" P. LAM	H.M.	H.M.	5	A	A
117	118	117	3'-0" x 7'-0" P. LAM	H.M.	H.M.	1	C	A
118	EXT.	118	3'-0" x 7'-0" ALUM.	ALUM.	ALUM.	1	C	A
200	108	200	3'-0" x 7'-0" P. LAM	H.M.	H.M.	5	A	A
201	200	201	3'-0" x 7'-0" P. LAM	H.M.	H.M.	4	A	A

- NOTES:
1. FLASH & CAULK ALL DOORS AS PER MANUFACTURER'S SPECIFICATIONS.
2. DOORS TO HCT ROOM 106 SHALL HAVE A 6x9 PLASTIC BLACK ON WHITE WOMEN HANDICAP SIGN W/ BRAILLE (COMPLIANCE SIGNS-MODEL# RRE-130 BLACK ON WHITE-OR EQUAL). HCT ROOM 107 SHALL HAVE A 6x9 PLASTIC BLACK ON WHITE MEN HANDICAP SIGN W/ BRAILLE (COMPLIANCE SIGNS-MODEL# RRE-130 BLACK ON WHITE-OR EQUAL). HCT ROOM 108 SHALL HAVE A 6x9 PLASTIC BLACK ON WHITE WOMEN HANDICAP SIGN W/ BRAILLE (COMPLIANCE SIGNS-MODEL# RRE-130 BLACK ON WHITE-OR EQUAL). HCT SIGNS SHALL BE WALL MOUNTED ON THE WALL NEAR THE OPENING SIDE OF THE DOOR TO WHICH THE SIGN PERTAINS AT THE RECOMMENDED ADA COMPLIANT HEIGHT) ENTRANCE TO RESTROOMS SHALL HAVE A 9" x 9" BLACK ON WHITE HTC "RESTROOMS" SIGN W/ BRAILLE (COMPLIANCE SIGNS-MODEL RRE 115-99 BLACK ON WHITE OR EQUAL)
3. DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF IBC SECTION 1010.1.9.1. HARDWARE SHALL NOT REQUIRE PINCHING, TIGHT GRIPPING, OR TWISTING TO OPERATE.
4. INTERIOR DOORS SHALL BE 1 1/2" THICK PLASTIC LAMINATE SOLID CORE DOORS. LAMINATE TO BE SELECTED.



1. TYP. H.M. DOOR JAMB DETAIL
SCALE: 3"=1'-0"

2. TYP. H.M. DOOR HEADER DETAIL
SCALE: 3"=1'-0"

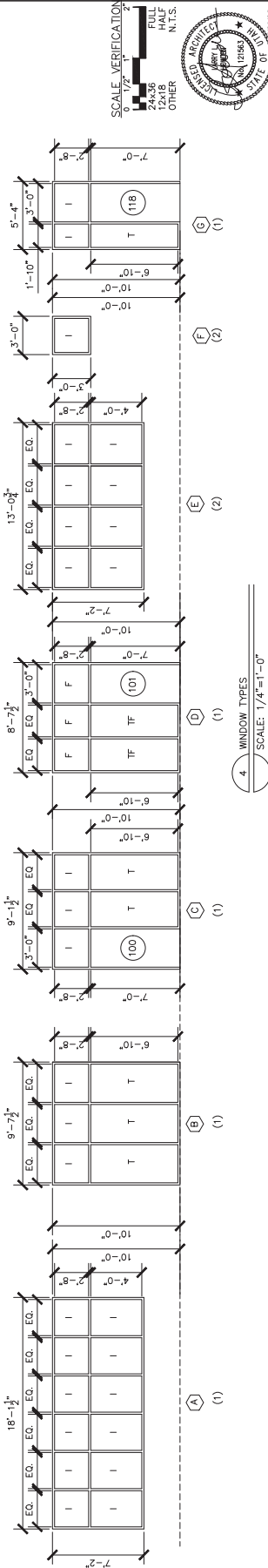


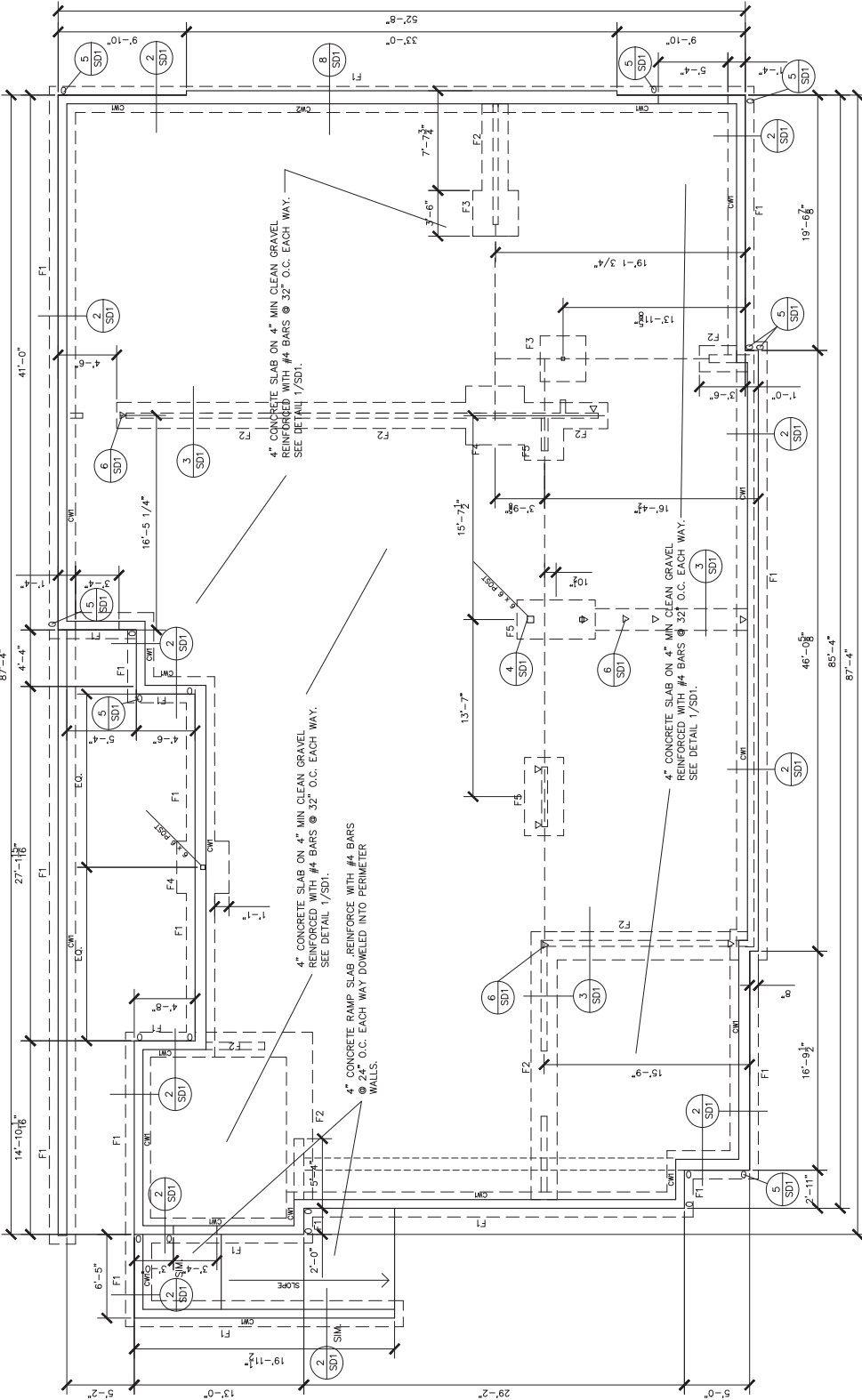
3. DOOR & FRAME TYPES
SCALE: 1/4"=1'-0"

HARDWARE GROUP SCHEDULE

- Hardware Set 1
Hardware By Door Manufacturer)
Each to Receive:
1 EA Panic
1 EA Pull
1 EA Cylinder Lock
1 EA Weatherstripping
1 EA Threshold
- Hardware Set 2
Hardware By Door Manufacturer)
Each to Receive:
3 EA Bearing Hinge 12x714 4.5" x 4.5" 260 MC KINNEY
1 EA Surface Coater 351-UO EN SARGENT
1 EA Stop Arm Coater 351-PS EN SARGENT
1 SET Weatherstripping 303AS x LAR AL PEMKO
1 EA Wall Stop 409 520 ROCKWOOD
- Hardware Set 3
Hardware By Door Manufacturer)
Each to Receive:
1 Heavy Duty Door Hinges
1 EA Round Window
2 EA Kick Plates
Stainless Steel Frame
- Hardware Set 4
Each to Receive:
1 SET Double Door Barn Door Hardware
- Hardware Set 5
Each to Receive:
3 EA Bearing Hinge 12x714 4.5" x 4.5" 260 MC KINNEY
1 EA Surface Coater 351-UO EN SARGENT
3 EA Slender 608 GREY ROCKWOOD
- Hardware Set 6
Each to Receive:
1 EA Surface Coater 351-UO EN SARGENT
1 EA Passage Latch 28-10415 LL 260 SARGENT
3 EA Slender 608 GREY ROCKWOOD

ALL FRAMES SHALL BE KAWNEER TRIFAB 451UT OR EQUAL BY EFCO 2" FRAMES W/ THERMAL BREAK
FRAME COLOR: CLEAR ANODIZED
INSULATED GLASS
UNIT SPACING: 1/2" (VITRO) SOLARBAN 60 SOLEXYA 6MM
AIR SPACE: 1/2" (VITRO) CLEAR 6MM SUNGUARD SNX COATING (SURFACE 3)
INNER LITE: PPG (VITRO) CLEAR 6MM
PERFORMANCE: SHADING COEFFICIENT .27, SHGC .32, U VALUE WINTER .29, U VALUE SUMMER .27
PERFORMANCE W/ FRAME: SHGC .22, U VALUE .40
PROVIDE TEMPERED GLASS WHERE SHOWN





1 FOOTING AND FOUNDATION PLAN
SCALE: 1/4"=1'-0"



- ▽ = SIMPSON HDLS HOLDOWN ANCHOR INSTALLED AT INTERIOR SHEAR WALLS AS SHOWN.
0 = SIMPSON STRAP14 HOLDOWN STRAP INSTALLED FOR EXTERIOR BUILDING CORNERS AND EDGE OF EXTERIOR OPENS AS SHOWN.

CONCRETE WALL SCHEDULE			
MARK	WALL DESCRIPTION	REINFORCING BARS	REMARKS
CW1	8" THICK CONCRETE WALL	VERTICAL #4 @ 16" O.C.	LOCATE VERT. STEEL IN CENTER OF WALL
CW2	12" THICK CONCRETE WALL	#4 @ 16" O.C. EACH FACE	LOCATE VERT. STEEL 3" FROM EACH FACE

NOTES:
1. 4000 PSI CONCRETE AND GRADE 60 REINFORCING STEEL FOR ALL CONCRETE WALLS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

CONCRETE BUILDING

FOOTING SCHEDULE				
MARK	FOOTING SIZE THICKNESS x WIDTH x LENGTH	REINFORCING BARS		REMARKS
		LENGTHWISE	CROSSWISE	
F1	12" x 24" x CONT.	(3) #4	NONE	THICKENED SLAB FOOTING
F2	12" x 24" x CONT.	(3) #4	NONE	
F3	12" x 4'-6" x 3'-0"	(6) #4 x 3'-0"	(6) #4 x 3'-0"	
F4	12" x 4'-6" x 4'-0"	(7) #4 x 4'-0"	(7) #4 x 4'-0"	
F5	12" x 3'-0" x 6'-0"	#4@5'-0" @ 5'-0"	#4@5'-0" @ 8'-0"	

NOTES:
1. 4000 PSI CONCRETE AND GRADE 60 REINFORCING STEEL FOR ALL FOOTINGS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

CONCRETE BUILDING



SCALE: VERIFICATION
0 1/2" 1"
FULL
24x36
OTHER
N.T.S.

drawing title: FOOTING AND FOUNDATION PLAN
date: 11/13/25
sheet: s1.0

1111325

54

Nelson · Howden & Associates
architects / planners
380 east main st.
downtown los
angeles, ca 90013
tel 801-492-9330
fax 801-492-9331



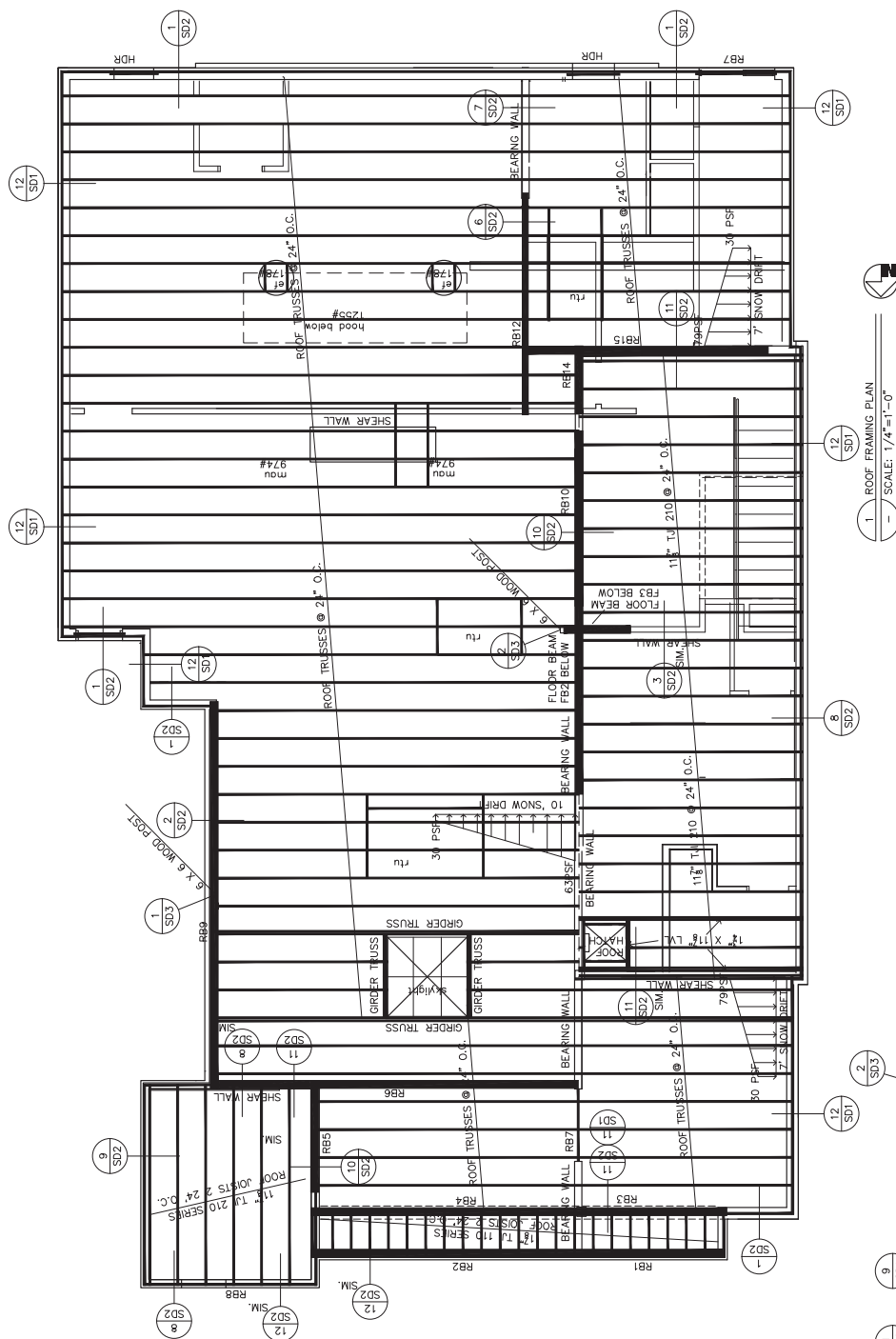
MIXTURAS RESTAURANT
FOR FERNANDO MENDOZA
MIDAS CROSSING PHASE 2 LOT 8, HERMAN UTAH



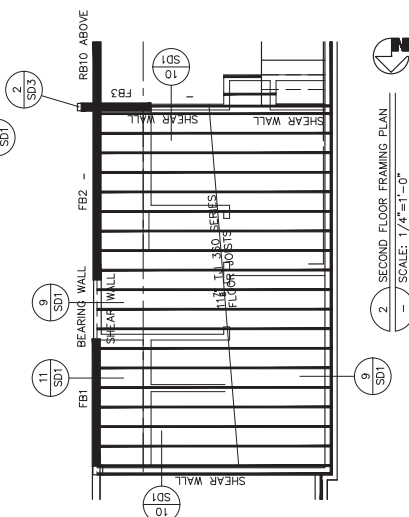
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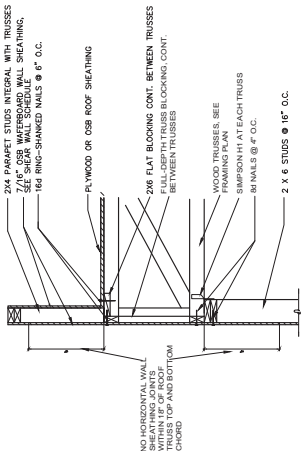
0	1/2"	1"	2"
24x36			FULL
12x18			HALF
OTHER			N.T.S.

11/14/25

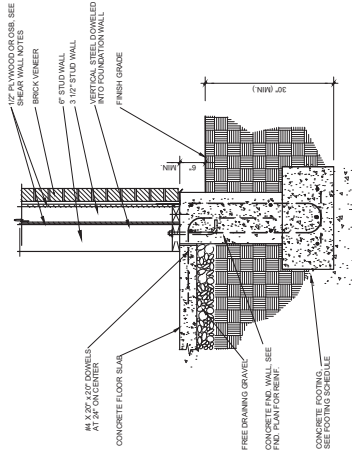


HDR = WOOD HEADER. SEE HEADER SCHEDULE ON SHEET S04

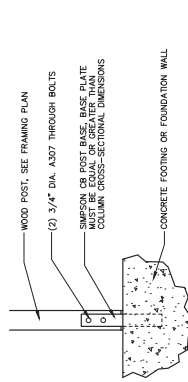




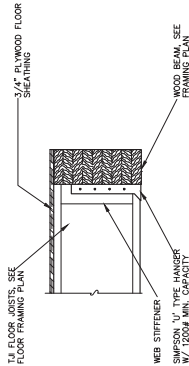
TRUSS BEARING DETAIL
TRUSS/PAKET/TRAUSING SCALE: 1" = 1'-0"



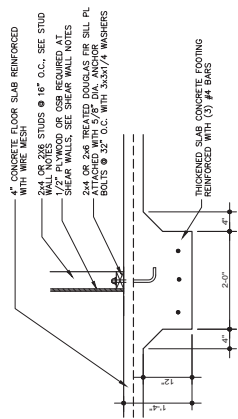
MASONRY FOUNDATION DETAIL
MASSING-BRICK VENEERING SCALE: 1" = 1'-0"



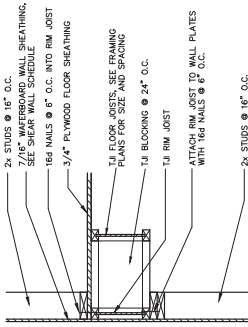
POST BEARING DETAIL
POST/BERGEL/TRAUSING SCALE: 1" = 1'-0"



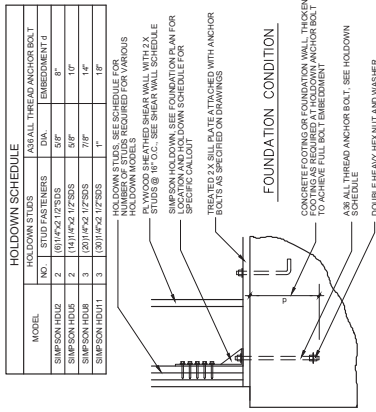
FLOOR FRAMING DETAIL
FLUR/BERGEL/TRAUSING SCALE: 1" = 1'-0"



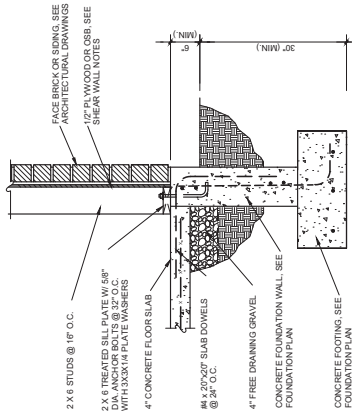
CONCRETE FOOTING DETAIL
FUSING/BERGEL/TRAUSING SCALE: 1" = 1'-0"



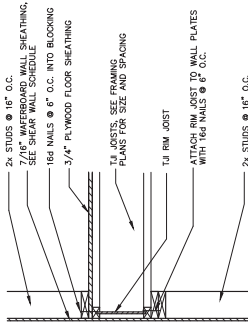
FLOOR FRAMING DETAIL
US/TRAUSING SCALE: 1" = 1'-0"



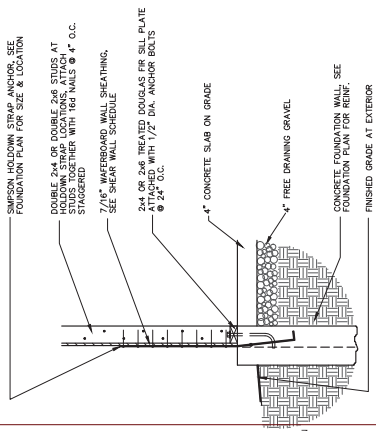
HOLD-DOWN DETAIL
HIDE/TRAUSING SCALE: 1" = 1'-0"



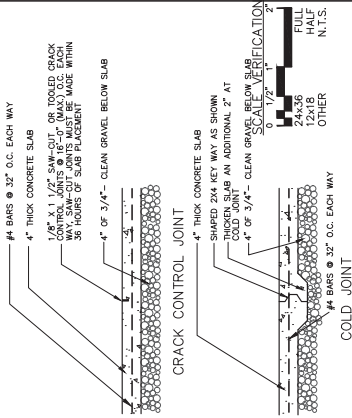
FOUNDATION DETAIL
FND/TRAUSING SCALE: 1" = 1'-0"



FLOOR FRAMING DETAIL
US/TRAUSING SCALE: 1" = 1'-0"



HOLD-DOWN STRAP DETAIL
HSTR/TRAUSING SCALE: 1" = 1'-0"



CONC. FLOOR SLAB DETAIL
SLAB/TRAUSING SCALE: 1" = 1'-0"

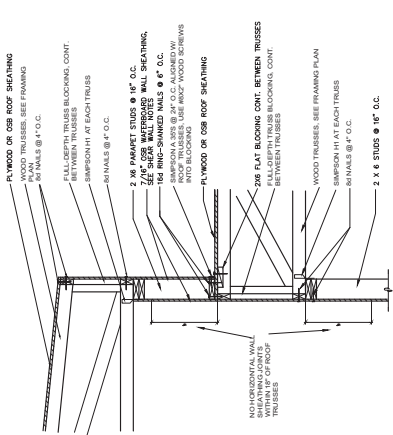
	ROOF FRAMING DETAIL 12 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	ROOF FRAMING DETAIL 11 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	ROOF FRAMING DETAIL 10 TRUSSES/RAFTERS SCALE: 1" = 1'-0"		ROOF FRAMING DETAIL 9 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	ROOF FRAMING DETAIL 7 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	ROOF FRAMING DETAIL 6 TRUSSES/RAFTERS SCALE: 1" = 1'-0"		TRUSS BEARING DETAIL 5 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	TRUSS BEARING DETAIL 3 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	TRUSS BEARING DETAIL 2 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	NOT USED SCALE: 1" = 1'-0"	ROOF FRAMING DETAIL 1 TRUSSES/RAFTERS SCALE: 1" = 1'-0"	NOT USED SCALE: 1" = 1'-0"
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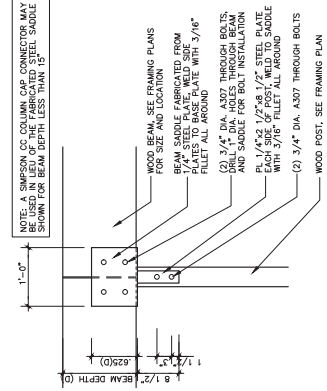
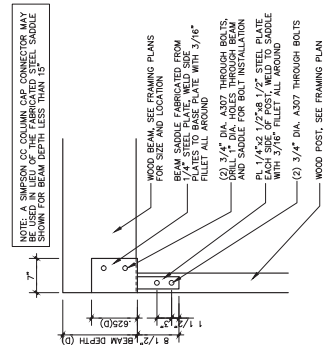
STRUCTURAL DETAILS

drawing title:
date: 11/11/25
sheet: sd-3

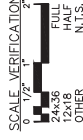
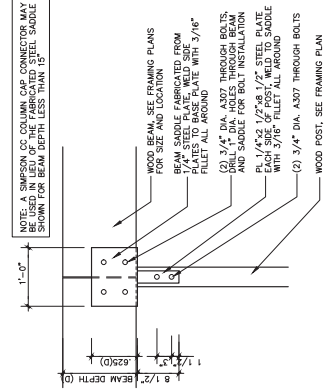
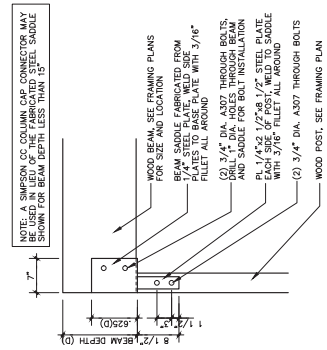
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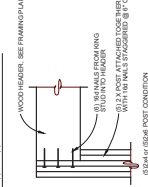
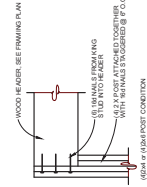
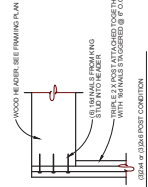


4	3	2	1
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NOT USED SCALE: 1" = 1'-0"	NOT USED SCALE: 1" = 1'-0"	BEAM BEARING DETAIL SCALE: 1" = 1'-0"	BEAM BEARING DETAIL SCALE: 1" = 1'-0"
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WOOD HEADER, SEE FRAMING PLAN



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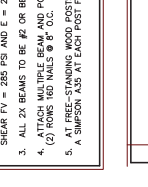
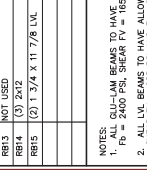
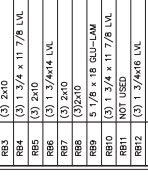
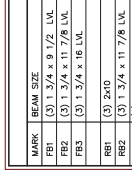
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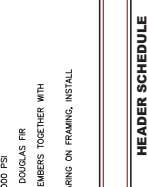
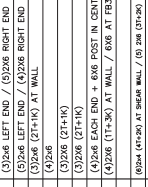
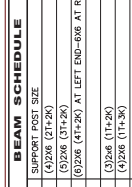
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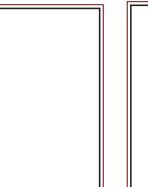
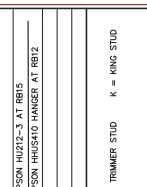
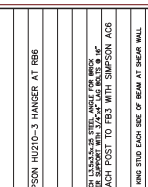
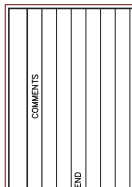
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BEAM SCHEDULE		
MARK	BEAM SIZE	COMMENTS
FB1	(3) 1 3/4 x 9 1/2 LVL	(4)2x6 (2)1-2x
FB2	(3) 1 3/4 x 11 7/8 LVL	(5)2x6 (3)1-2x
FB3	(3) 1 3/4 x 16 LVL	(6)2x6 (4)1-2x AT LEFT END-6x6 AT RIGHT END
RB1	(3) 2x10	(3)2x6 (1)1-2x
RB2	(3) 2x10	(3)2x6 (1)1-2x
RB3	(3) 2x10	(3)2x6 (1)1-2x / (3)2x6 RIGHT END
RB4	(3) 1 3/4 x 11 7/8 LVL	(5)2x6 LEFT END / (4)2x6 RIGHT END
RB5	(3) 2x10	(3)2x6 (2)1-1x AT WALL
RB6	(3) 1 3/4x14 LVL	(3)2x6
RB7	(3) 2x10	(3)2x6 (2)1-1x
RB8	(3)2x10	(3)2x6 (2)1-1x
RB9	5 1/8 x 18 GLU-LAM	(4)2x6 EACH END + 6x6 POST IN CENTER
RB10	(3) 1 3/4 x 11 7/8 LVL	(4)2x6 (1)1-2x AT WALL / 6x6 AT FB3
RB11	NOT USED	
RB12	(3) 1 3/4x16 LVL	6x6x4 (4)1-2x AT BEAM WALL / (3) 2x6 (3)1-2x
RB13	NOT USED	
RB14	(3) 2x10	(3)2x6 (2)1-1x
RB15	(2) 1 3/4 x 11 7/8 LVL	(3)2x4 AT WALL
		SIMPSON HUSKETO HANGER AT RB12

NOTES:
1. ALL GLU-LAM BEAMS TO HAVE ALLOWABLE BENDING STRESS
F_b = 2400 PSI, SHEAR F_v = 185 PSI AND E = 1,800,000 PSI
2. ALL LVL BEAMS TO HAVE ALLOWABLE BENDING STRESS F_b = 2850 PSI
SHEAR F_v = 255 PSI AND E = 2,000,000 PSI
3. ALL 2x BEAMS TO BE #2 OR BETTER DOUGLAS FIR
4. ATTACH MULTIPLE BEAM AND POST MEMBERS TOGETHER WITH
(2) ROWS 16d NAILS @ 6" O.C.
5. ALL POSTS - STANDING AND POSTS BEARING ON FRAMING, INSTALL
A SUPPRESSOR AT EACH POST BASE
T = TRIMMER STUD K = KING STUD

HEADER SCHEDULE			
SPAN	HEADER SIZE		JAMB STUDS
3'-0" OR LESS	(3) 2x6	2x4 WALLS	2x4 WALLS
3'-1" TO 4'-0"	(3) 2x8	(2) 2x8	(2) 2x4 (1T+1x)
4'-1" TO 6'-0"	(3) 2x10	(2) 2x10	(2) 2x6 (1T+1x)
6'-1" TO 8'-0"	(3) 2x12	(2) 2x12	(3) 2x6 (1T+2x)
8'-1" TO 10'-0"	(3) 1 3/4 x 9 1/2 LVL	(2) 1 3/4 x 9 1/2 LVL	(4) 2x4 (2T+2x)
10'-1" TO 12'-0"	(3) 1 3/4 x 11 7/8 LVL	(2) 1 3/4 x 11 7/8 LVL	(5) 2x6 (2T+3x)
12'-1" TO 14'-0"	(3) 1 3/4 x 14 LVL	(2) 1 3/4 x 14 LVL	(6) 2x4 (3T+3x)
NOTES:			
1. USE #2 OR BETTER DOUGLAS FIR LUMBER FOR ALL 2x HEADERS			
2. NAIL HEADERS AND JAMB STUDS TOGETHER WITH (2) ROWS			
3. 16d NAILS @ 6" O.C.			
4. THE ABOVE SCHEDULE APPLIES TO ALL EXTERIOR AND BEARING			
5. SEE DETAILS ON THIS SHEET FOR TYPICAL HEADER DETAILS.			

QUALITY ASSURANCE PLAN

STATEMENT OF SPECIAL INSPECTION AND QUALITY ASSURANCE		
Project Name:	Heriman Restaurant	
Special inspection and quality assurance, as required by section 1704 and 1705 of the 2021 IBC, shall be provided by an independent agency employed by the owner unless waived by the building official.		
The names and credentials of the Special Inspectors to be used shall be submitted to the Building Official for approval.		
Responsibilities of the Special Inspector		
Special Inspector shall review all work listed in the special inspection schedules herein for conformance with the approved construction plans, specifications, and 2018 IBC.		
All testing and inspection reports shall be sent within 24 hours of the test to the architect, engineer, building official, and contractor for review. All items not in compliance shall be brought to the immediate attention of the contractor for correction, and if uncorrected, to the architect, engineer, and building official.		
Once corrections have been made by the contractor, the special inspector shall submit a final signed report to the building official stating that the work requiring special inspection was, to the best of the Special Inspector's knowledge, in conformance with the approved construction plans, specifications and 2018 IBC.		
Responsibilities of the Contractor		
The contractor shall submit a written statement of responsibility to the owner and the building official prior to the commencement of work in accordance with 2018 IBC section 1704.4. This statement shall indicate that the contractor will coordinate and cooperate with the required inspections contained herein.		
The contractor shall notify the designated special inspector that work is ready for inspection at least 24 hours before said inspection is required.		
All work requiring special inspection shall remain open and accessible until it has been observed by the special inspector and deemed acceptable through inspection report.		
Special inspection during fabrication is not required if the fabricator is registered and approved to perform such work without special inspection.		

SOILS CONSTRUCTION INSPECTIONS		
Item for verification & inspection	Inspection Frequency	Scope
Site Preparation	Continuous	Verify that the site has been prepared in accordance with the geotechnical report.
Compacted Fill Material	X	Perform classification and testing of compacted fill materials.
Material Below Foundations	X	Verify that materials below shallow foundations are adequate to achieve the design bearing capacity.
Excavations	X	Verify excavations are extended to proper depth and have reached proper material.
Compacted Fill Execution	X	Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill.
Subgrade	X	Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.

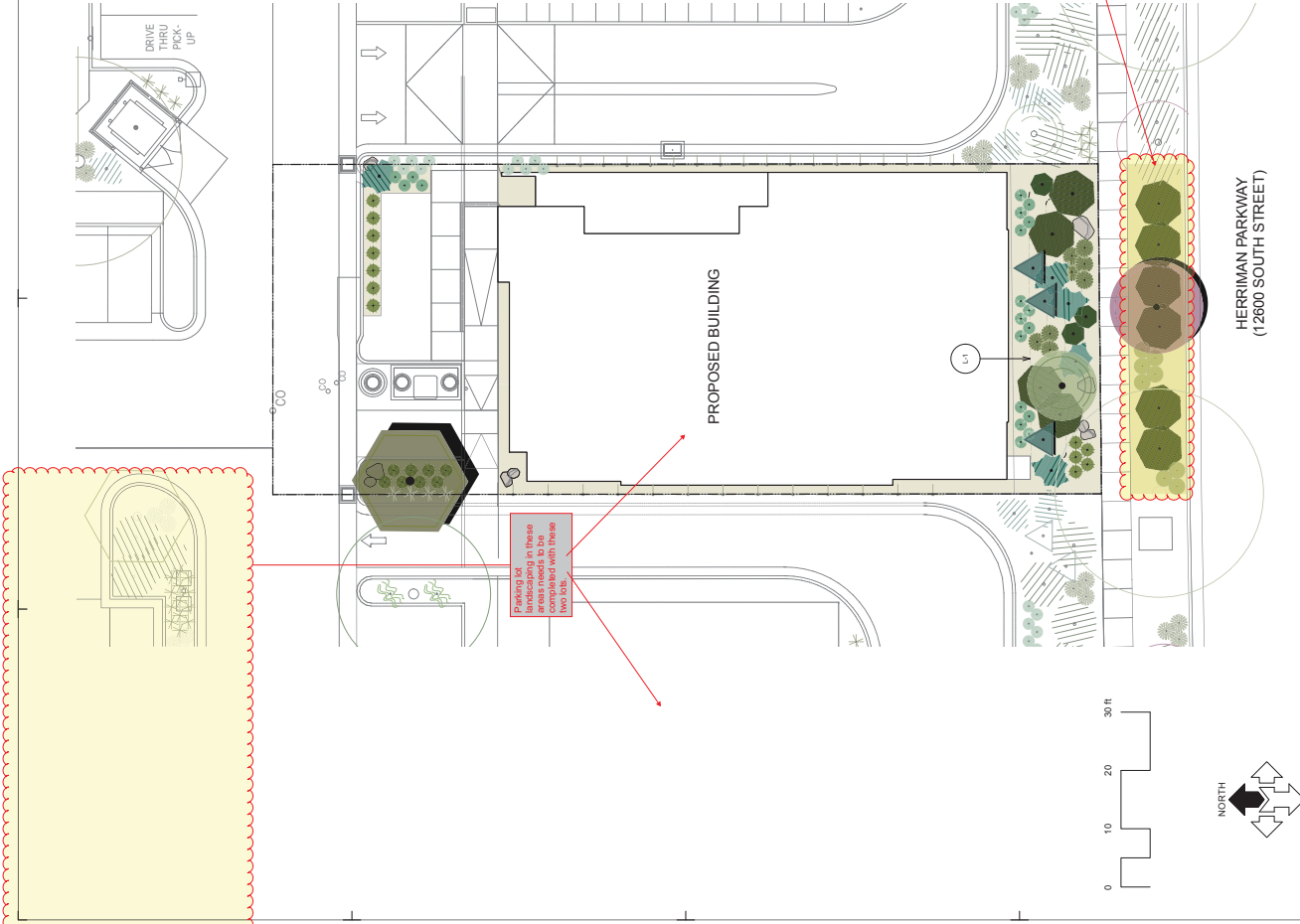
POST-INSTALLED ANCHOR INSPECTIONS		
Item	Inspection Frequency	Scope
Epoxy Anchors and Reinforcing Bars	Continuous	Special inspection shall be performed per manufacturer's instructions and ICC-ES ESR-501 reports verify site depth and installation procedures.
Mechanical Anchors and Screw Anchors	X	Special inspection shall be provided per manufacturer's requirements and approved ICC-ES reports verify site depth and installation procedures.

WOOD INSPECTIONS		
Item	Inspection Frequency	Scope
Fabricator Certification/Quality Control Procedures - Fabricator Exempt	Continuous	Inspect shop fabrication and quality control procedures for wood truss plant.
Material Grading	X	Verify that materials comply with notes, details, and specifications shown on the structural documents and IBC.
Connections	X	Verify that connections comply with notes, schedules, details, and specifications shown on the structural documents and IBC.
Framing and Details	X	Verify that connections comply with the structural documents and IBC.
Diaphragms and Shear Walls	X	Inspect size, configuration, blocking and fastening of shear walls and diaphragms. Verify panel grade and thickness.
Prefabricated Wood Trusses	X	Inspect the fabrication of wood trusses.
Permanent Truss Bracing	X	Verify that truss bracing complies with truss manufacture requirements and IBC.

MASONRY INSPECTIONS		
Item	Inspection Frequency	Scope
Material Certification	Periodic	Verify that the materials used comply with project specifications and/or general structural notes.
Mixing of Mortar and Grout	X	Inspect proportioning, mixing and retempering of mortar and grout.
Installation of Masonry	X	Inspect size, layout, bonding and placement of masonry units.
Mortar Joints	X	Inspect construction of mortar joints including tooling and finishing.
Reinforcement Installation	X	Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.
Grouting Operations	X	Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.
Weather Protection	X	Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against moisture.
Evaluation of Masonry Strength	X	Test compressive strength of masonry and grout. Test samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314).
Anchor and Ties	X	Inspect size, location, spacing and embedment of dowels, anchors and ties.

CONCRETE INSPECTIONS		
Item	Inspection Frequency	Scope
Mix Design	N/A	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
Material Certification	N/A	Verify that the materials used comply with project specifications and/or general structural notes.
Reinforcement Installation	X	Inspect size, spacing, cover, positioning and grade of reinforcement. Verify that reinforcement is free of oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters.
Welding of Reinforcing	X	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect positioning of steel when required.
Anchor Rods	X	Inspect size, positioning and embedment of anchor rods.
Concrete Placement	X	Inspect concrete placement and consolidation around anchors.
Sampling and Testing of Concrete	X	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
Curing and Protection	X	Inspect curing, cold weather protection and hot weather protection procedures.





LANDSCAPE SCHEDULE				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
	1	ROYAL PALM TREE	MAURITIA ROYAL PALM TREE	2" CAL
	1	MAURITIA ROYAL PALM TREE	MAURITIA ROYAL PALM TREE	2" CAL
EVERGREEN TREES				
	3	HOISTMAN BLUE ATLAS CEDAR	CEDRUS ATLANTICA HOISTMAN	6" HT
	1	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5" CAL
	5	BLUE BUG JUNIPER	JUNIPERUS HORIZONTALIS VILLOSA	5" CAL
	3	JACKPINE MUGO PINE	PINUS MUGO JACKPINE	5" CAL
	10	GRASSY FRAGRANT SUMAC	RHUS AROMATICA GRASSY	5" CAL
ORNAMENTAL GRASSES				
	16	BLONDE AMBITION BLUE GRASS	BOULEYELLA GRACILIS BLONDE	1" CAL
	20	FORESTIERA FEATHER REED GRASS	FORESTIERA FEATHER REED	1" CAL
	19	SAPPHIRE BLUE OAT GRASS	HECTOCHLOA SAPHIRE	1" CAL
SYMBOLS				
	8	8" DIA. BOLLARDS FROM BROWNS CANYON QUARRY		8" DIA.
	2,000 S.F.	"SOUTH TOWN" CRUSHED ROCK		2,000 S.F.
		ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL		

NOTICE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

Call

UTILITIES

BEFORE YOU DIG

NOTICE

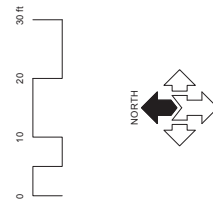
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GENERAL NOTES

- REFER TO COMMON EARTHWORK, TOPSOIL & GRADING AND PLANTING NOTES ON SHEET L2.01

HERRIMAN CITY DATA

CH. 23. LANDSCAPING AND SCREENING	
ZONED AS	COMMERCIAL (C-2)
TOTAL SITE AREA	8,031 S.F.
TOTAL ON-SITE LANDSCAPE AREA	1,525 S.F.
GENERAL	
REQUIRED LANDSCAPE AREA	15% MIN.
REQUIRED TREES - 1 PER 600 S.F. OF LANDSCAPE AREA	3
PLANT COVERAGE IN LANDSCAPE AREAS	MIN. 50%
FRONT YARD	20'
PARKING TRIP	97' / 10' + 2
TREES MUST BE FROM APPROVED TREE LIST	YES
TOTAL PARKING LOT AREA	742 S.F.
MIN. LANDSCAPE AREA	MIN. 5%
PARKING ISLANDS - 1 PER 12 STALLS	1 STALLS / 12 = 1
1 TREE & SHRUBS PER PARKING LOT ISLAND	YES
PARKING LOT LANDSCAPE ISLAND SIZE	MIN. 25 S.F.



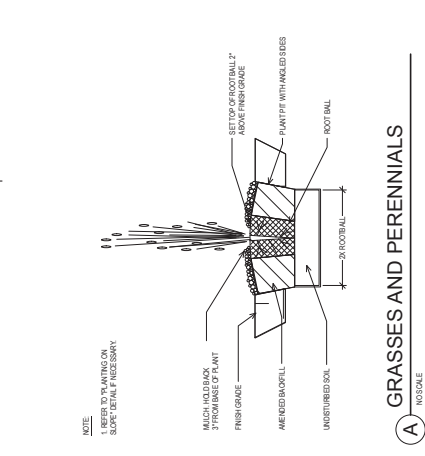
GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

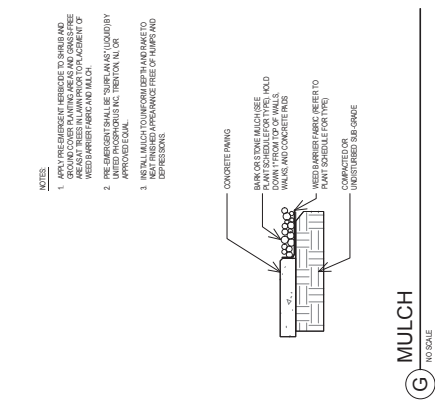
4948 WEST 12600 SOUTH
HERRIMAN, UTAH

PROJECT NO:18381.V	
DRAWN BY: TG	
CHECKED BY: SS	
DATE: JUNE 2026	
PROPERTY NO:	
	LANDSCAPE DETAILS

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GRASSES AND PERENNIALS

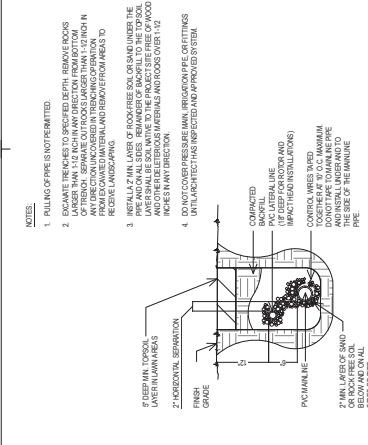


MULCH

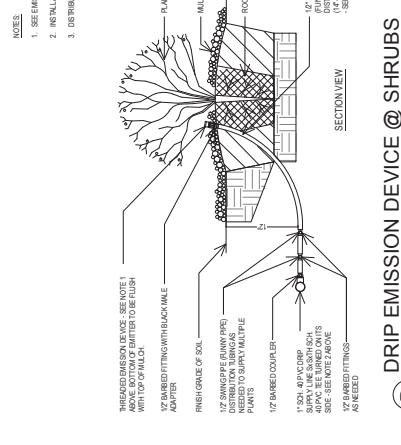
Diagram illustrating the components of a mulch layer:

- MULCH HELED DOWN FROM TOP OF STEEL EDGING
- 1/4" X 1/2" METAL EDGING SINGLE-ON BOTH SIDES
- MULCH (SEEK AN OR DEPTH)
- WEEK WATERER FABRIC
- 1/4" X 1/2" METAL EDGING SINGLE-ON BOTH SIDES
- REMOVE SOIL, SANDLED COMPACTOR TO COMPACT MULCH AND SOIL COMPACTION ON EACH EDGING

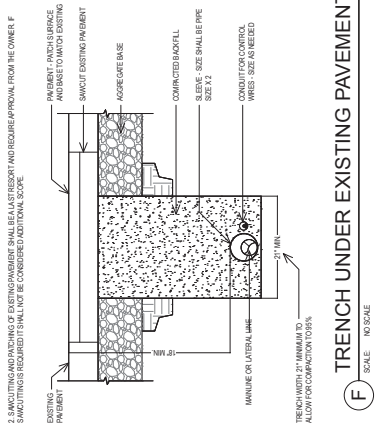
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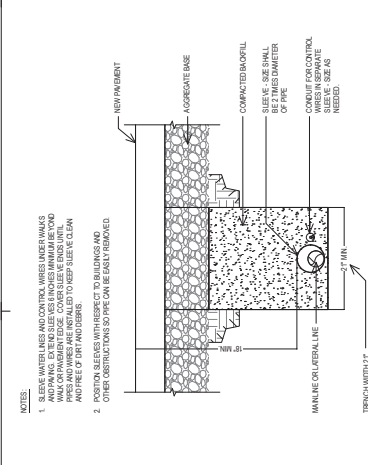
A TRENCH
NO SCALE



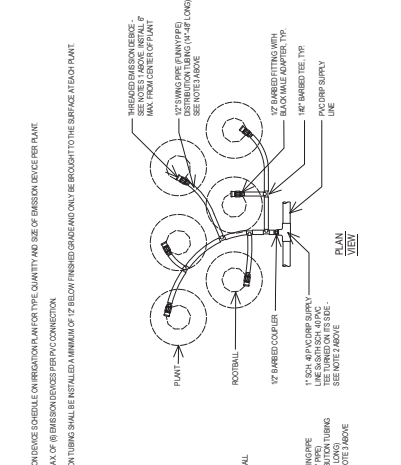
B TRENCH UNDER NEW PAVEMENT
NO SCALE



C TRENCH UNDER EXISTING PAVEMENT
NO SCALE



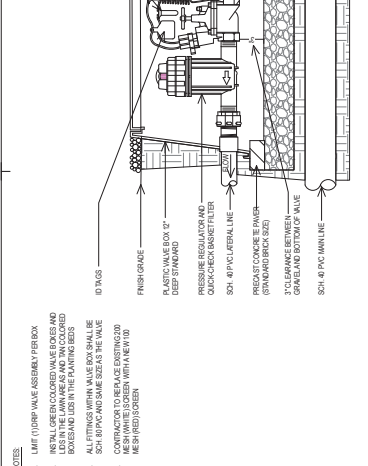
D DRIP EMISSION DEVICE @ SHRUBS
NO SCALE



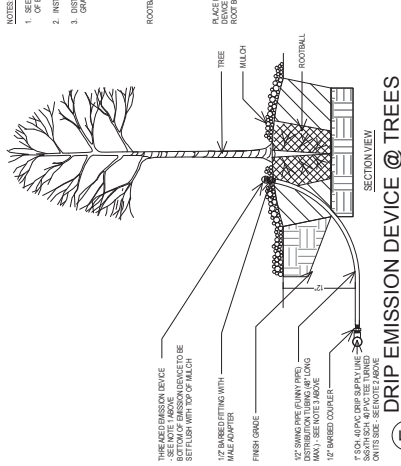
E DRIP EMISSION DEVICE @ TREES
NO SCALE



F DRIP EMISSION DEVICE @ TREES
NO SCALE



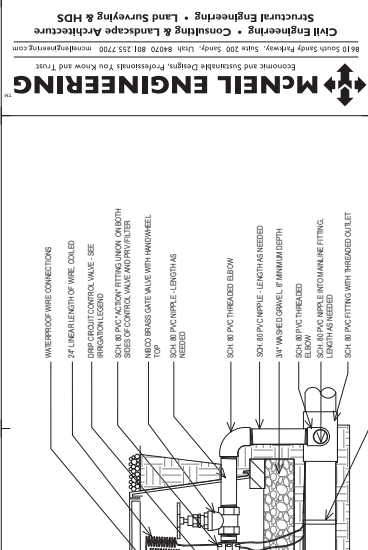
G CONTROL VALVE - DRIP CIRCUIT
NO SCALE



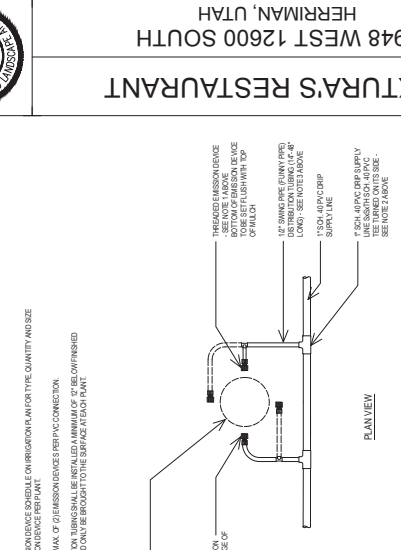
H DRAP EMISSION DEVICE @ TREES
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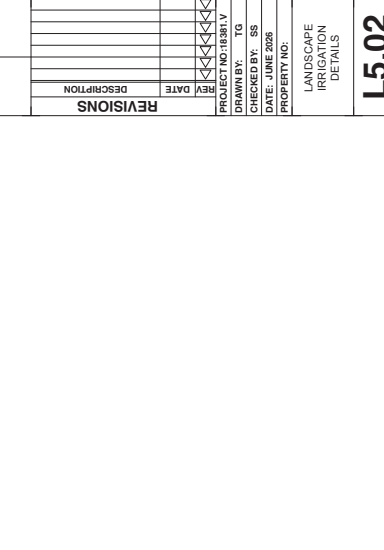
I DRAP EMISSION DEVICE @ TREES
NO SCALE



J DRAP EMISSION DEVICE @ TREES
NO SCALE



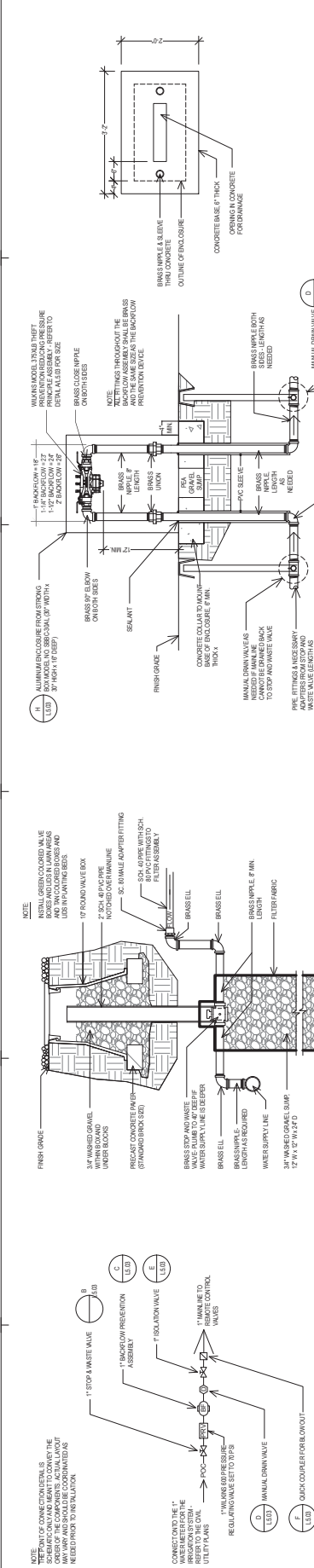
K DRAP EMISSION DEVICE @ TREES
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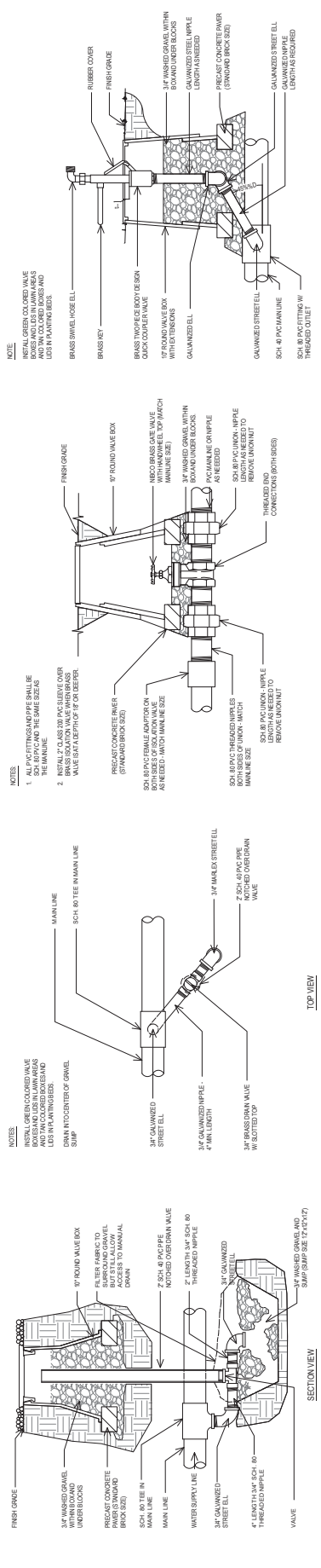
L DRAP EMISSION DEVICE @ TREES
NO SCALE



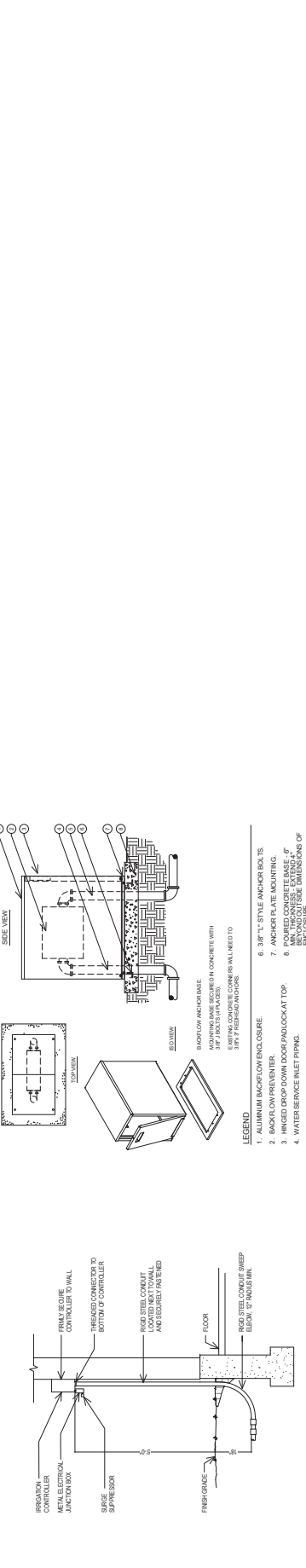
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A POC SCHEMATIC LAYOUT
NO SCALE



B STOP & WASTE VALVE
NO SCALE



C BACKFLOW PREVENTER
NO SCALE



D MAINLINE DRAIN VALVE
NO SCALE



E ISOLATION VALVE - THREADED
NO SCALE

F QUICK COUPLER VALVE
NO SCALE

G CONTROLLER - EXTERIOR MOUNT
NO SCALE

H BACKFLOW ENCLOSURE
NO SCALE



STAFF REPORT

DATE: September 2, 2026

TO: The Planning Commission

FROM: Michael Maloy, AICP, Planning Director

SUBJECT: Review and consider a recommendation to amend Title 10 (Land Development Code) of the Herriman City Code to amend regulations and development standards applicable to Commercial, Mixed Use, and Manufacturing zoning districts regarding commissaries, outdoor retail displays associated with retail businesses, and seasonal sales activities. **(Public Hearing)**
Applicant: Herriman City
File No: Z2026-123

RECOMMENDATION:

Review and consider a recommendation to the City Council to approve the proposed amendments to Title 10 Land Development Code as described in the attached draft ordinance.

ISSUE BEFORE COMMISSION:

Should the City update Title 10 of Herriman City Code as proposed?

BACKGROUND & SUMMARY:

City staff has identified the following amendments to Title 10 Land Development for consideration and recommendation of the Planning Commission:

- Recommendation to permit food truck “commissaries” in C-1, C-2, and M-1 zoning districts; and
- Permitting outdoor uncovered seasonal sales for established commercial businesses.

DISCUSSION:

The primary objective of the proposal is to address inconsistencies within the current Herriman City Code due to the adoption of the CF Zone and introduction of the Commissary land use into the code. Commissary was not listed in the land use table before the creation of the CF Zone. When it was introduced, it created a need to include the land use in other zones but that was not

done when the CF Zone was adopted. Food trucks are required to be present at their commissary kitchen at least once per day per Salt Lake County Health Department requirements, so it is often the location where they are parked overnight.

Additionally, several potential businesses have expressed interest in having outdoor/seasonal displays such as pumpkin patches, Christmas markets, etc. This use is not allowed in the MU-2 Zone. The proposed amendment to §10-14-4(D) creates a pathway for these uses to be allowed in the MU-2 Zone.

Amendments to Title 10 Land Development Code require the Planning Commission to conduct a public hearing and forward a recommendation to the City Council based on the following standards:

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

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
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.

Finding: Staff published and posted the public hearing notice on August 21, 2026, as required by State and City Code, and finds that the proposed amendment is consistent with the applicable factors listed above.

ALTERNATIVES:

The Planning Commission may consider the following alternatives:

- ✓ **Recommend approval of the amendment as proposed.**
- Recommend approval of the amendment with modifications by the Commission.
- Recommend denial of the amendment based on findings stated by the Commission.
- Close the public hearing and “table” the proposal for further review and consideration; the Commission may request additional information or modifications, if needed.
- Continue the public hearing and “table” the proposal for further consideration; the Commission may request additional information or modifications, if needed.

ATTACHMENTS:

- A. Draft Amendment

Attachment “A”

Herriman City Code Chapter 10-16 Table of Uses

The following amendments are proposed to the use table in §10-16-1(B):

Uses	Zones																			
	A-1-10	A-1-21	A-1-43	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR2	R C	O P	C-1	C-2	M-1	T-M	M-2	M U	M U-2
Commissary														P	P	P				P
																			ASMD	C-F

§ 10-14-4(D) Shall amended as follows:

D) *Business and uses; conditions.* The stores, shops, or businesses ~~designated in this chapter in this zone~~ 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:
 - i. Parking and automobile service, and
 - ii. Temporary or seasonal outdoor display and sales areas associated with an existing retail establishment.
2. All products, whether primary or incidental, shall be sold at retail on the premises.
3. All uses shall be free from objection due to odor, dust, smoke, noise, vibration, or similar causes.
4. ~~No large box retail is allowed~~