



PLANNING COMMISSION AGENDA

Thursday, January 7, 2016

Notice is Hereby Given that the Herriman Planning Commission shall hold a meeting in the chambers of the Herriman Community Center, located at 13011 South Pioneer Street (6000 West), Herriman, Utah

6:00 P.M. Work Meeting

- 👤 Heseltine – Cocomo St
- 📅 Review of Agenda Items

7:00 P.M. Regular Planning Commission Meeting:

1. General Business:

Welcome

- 1.1 Reverence / Thought
- 1.2 Pledge of Allegiance
- 1.3 Roll call
- 1.4 Approval of Minutes for: **December 17, 2015**

2. Administrative Items:

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

- 2.1 **26S15** – KW Advisory Group – 7360 W 13300 S – Proposed Single Family Lot Subdivision – Zone: A-.25 – Acres: 13.75 – Units: 31 (**PUBLIC HEARING opened November 5, 2015**)
- 2.2 **32S15** – Edge Homes – 6400 W Herriman Parkway – Proposed Single Family Subdivision – Zone: R-2-10 – Acres: 38.23 – Units: 104 (**PUBLIC HEARING held on December 3, 2015**)
- 2.3 **42C15** – Edge Homes – 6400 W Herriman Parkway – Final PUD Approval Zone: R-2-10 – Acres: 38.23 – Units: 104 (**Continued from December 17, 2015**)
- 2.4 **36S15** – Tim Soffe – 14199 S 4800 w – Proposed Subdivision of Townhomes, Courtyard Units, Stacked Flats and Commercial – Zone: MU-2 – Acres: 37.32 – Units: 501 (**PUBLIC HEARING held on December 17, 2015**)

- 2.5 **45C15** – Tim Soffe – 14199 S 4800 w – Final Master Plan Approval of Townhomes, Courtyard Units, Stacked Flats and Commercial – Zone: MU-2 – Acres: 37.32
Units: 501 (Continued from December 17, 2015)
- 2.6 **09S14/23C14** – JEDSCO LLC – 7300 W Rose Canyon Rd – Proposal for a 2 Year Extension of Subdivision and PUD Approval – Zone: A-.25 – Acres: 32 – Units: 61
- 2.7 **39S15** – Edge Homes – 14508 S Autumn Crest Blvd – Proposed Subdivision of Townhomes – Zone: MU-2 – Acres: 17.8 – Units: 218 (PUBLIC HEARING)
- 2.8 **56C07-11** – Edge Homes – 14508 S Autumn Crest Blvd – Proposed Final PUD Approval of Townhomes – Zone: MU-2 – Acres: 17.8 – Units: 218
- 2.9 **38S15** – Edge Homes – 13295 S Herriman Rose Blvd – Proposed Subdivision of Single Family Cluster Units and Condos – Zone: MU-2 – Acres: 11.64 – Units: 148 (PUBLIC HEARING)
- 2.10 **14C08-19** – Edge Homes – 13295 S Herriman Rose Blvd – Final Master Plan Approval of Single Family Cluster Units and Condos – Zone: MU-2 – Acres: 11.64 – Units: 148
- 2.11 **51C15** – Herriman City – 15102 S 3200 W – Proposed Culinary Water Pump Station
Zone: A-1 – Acres: 4.77

3. **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.

- 3.1 **27Z15** – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding Family Food Production (PUBLIC HEARING)

4. **New Items of Subsequent Consideration:**

5. **Future Meetings:**

- 5.1 City Council Meeting – Wednesday, **January 13, 2016** @ 7:00 PM
- 5.2 Planning Commission Meeting – Thursday, **January 21, 2016** @ 7:00 PM

6. **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 planning commission 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 commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmni/index.html> and on Herriman City's website www.herriman.org.

Dated and Posted this 31st day of December, 2015

***Cindy Quick, CMC
Deputy Recorder***



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES
Thursday, December 17, 2015
Waiting Formal Approval

6:06:05 PM 6:00 P.M. ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Adam Jacobson
Clint Smith

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer

📍 6:06:35 PM Marble; 12609 S 6000 W

Senior Planner, Heather Upshaw oriented the commission with the location of the property. The owner would like to subdivide the front piece of the property. There is an existing private drive that two other lots access. Staff explained the current ordinance and added that if another lot were to be added to this property the access would need to be off Pioneer. Two lots access off of the flag lot and current city ordinance does not allow more than one. There is an option to access an additional lot off of Pioneer. A brief discussion amongst commission and owner ensued.

📍 6:15:15 PM Verizon Wireless (Pete Simmons)

City Planner, Bryn McCarty asked the applicant if they had met with the water department. The response was yes and meetings had taken place with owners and engineers as well. He requested input for a stealth design monopole in a new area of the city. The pole could be 60 feet. He briefly reported on the monopole by the High School and explained that pole is still moving forward. The stealth design preference was for a water tower and the preference was a maximum height of 60 feet for this location next to residential.

📌 6:26:19 PM Anthem Commercial Design Book

The Anthem commercial design book was discussed at a joint work meeting and some changes were made. The applicant presented to staff a different direction from the previous discussions. The developer is working on a project that had a design scheme that they would like to propose in Herriman, to stand out a little bit. A draft was presented and input was suggested. The look was termed industrial with metal and concrete it was not considered a modern look. The colors will be earth colors. Commissioners were open to see more.

📌 6:31:28 PM Review of Agenda Items

2.1 & 2.2 Edge Homes – Proposed Single Family Subdivision & Final PUD Approval. The applicant had moved lots completely out of the Rocky Mountain Power corridor. It was noted that regarding the alignment of the road, it does need to line up or be way off. The residents would prefer the roads to be further apart. The applicant wanted the commission to know that there isn't really a need for the road.

2.3 Edge Homes – Final Master Plan Approval for Condos and Single Family Lots. Commissioner Adam Jacobson voiced support of the plan.

2.4 & 2.5 Murdock – Commercial Buildings. There are two commercial building lots. The buildings are basically the same; one has a drive-through. The applicant will present a material board.

2.6 NovaSource – Retail Building. The proposal will be in the Town Center next to Popeye's. It has four tenants with a drive-through on the end. The applicant will present a material board. A brief discussion about access for the property took place.

2.7 & 2.8 Tim Softe – Townhomes, Courtyard Units, Stacked Flats and Commercial. A new plan was distributed amongst the commission. Tim Softe explained that he was happy to include more commercial and more space for parking. He briefly described the plan. The units will be four stories high. All units have two car garages. A discussion about on-street parking and public roads took place.

2.9 JLF Investments – Single Family Lot. The lot is one acre and the applicant would like to subdivide it in half. It is a flag lot and does not meet the current ordinance.

2.10 RDM Land & Development – CCR's Approval. The CCR's for the Ridge Subdivision were briefly reviewed.

Meeting adjourned 7:00:50 PM



7:08:06 PM 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

- Chris Berbert
- Blayde Hamilton
- Adam Jacobson
- Clint Smith

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

- Bryn McCarty, City Planner
- Sandra Llewellyn, Planner I
- Heather Upshaw, Senior Planner
- Cindy Quick, Deputy Recorder

1. **GENERAL BUSINESS:**

Chair Clint Smith welcomed those in attendance.

1.1 7:08:27 PM Reverence / Thought: Brandon Watson

1.2 7:08:59 PM Pledge of Allegiance: Brad Carter

1.3 7:09:36 PM Roll call: Full Quorum, Jeremy Burkinshaw, Jessica Morton, Robyn Shakespear and Wade Thompson absent

1.4 7:10:20 PM Approval of Minutes for: **December 3, 2015**

Commissioner Blayde Hamilton **MOVED** to approve the minutes for December 3, 2015.
Commissioner Chris Berbert **SECONDED** the motion.
The voting was unanimous.

Vote passed.
Motion carried.

Chair Clint Smith reviewed the public comment policy and procedure.

2. **Administrative Items:**

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

2.1 7:12:04 PM **32S15** – Edge Homes – 6400 W Herriman Parkway – Proposed Single Family Subdivision – Zone: R-2-10 – Acres: 38.23 – Units: 104 (**PUBLIC HEARING held on December 3, 2015**)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. In regards to the question about the Rocky Mountain Power corridor and the lots there, the applicant shifted the lots 10 feet outside of the corridor. They also added a drainage swell/ditch with access for maintenance. The roads in this subdivision need to line up with the neighboring subdivision or be offset for traffic reasons. The public hearing was held last week.

Brandon Watson (applicant), Edge Homes, 11094 S. Broadway Rd, South Jordan, explained that there was additional square footage added to the Rocky Mountain power easement. The easement has been taken out of the lots and the swell on the south is now 20 feet wide which would allow for swell and maintenance road. Regarding the alignment of the road, the plan was to work with engineering to figure out the best option. The road can also be eliminated all together because there are two accesses already.

Planning Commission members noted that working with engineering for the road alignment would be acceptable and they also liked the option of the road being eliminated all together. The size of the road and landscaping requirements were discussed.

Commissioner Blayde Hamilton **MOVED** to continue this item to an unknown date.
Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.2 7:22:41 PM **42C15** – Edge Homes – 6400 W Herriman Parkway – Final PUD
Approval Zone: R-2-10 – Acres: 38.23 – Units: 104 (Continued from December 3, 2015)

Commissioner Blayde Hamilton **MOVED** to continue this item to the next meeting on January 7, 2015.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.3 7:24:00 PM **44C15** – Edge Homes – 5000 W Herriman Rose Blvd – Final Master
Plan Approval for 110 Condos and 8 Single Family Lots – Zone: MU-2 – Acres: 7.68 –
Units: 118 (Continued from December 3, 2015)

City Planner, Bryn McCarty reminded the commission that at the last meeting the subdivision was approved but there were questions regarding parking and garbage placement. A plan was shown illustrating the garage with a car and garbage can inside. Three different building elevations were also shown and approval of those elevations was requested.

Matt Watson explained that there are 11 buildings overall and the color schemes would be spread evenly throughout the development. Jared Nichols, Edge Homes confirmed what was said regarding the building elevations.

Commissioner Adam Jacobson thanked the applicant for providing the illustration.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.4 7:28:10 PM **47C15** – Murdock – 13322 S Rosecrest Rd, Lot 8 – Proposed Commercial Building Zone: C-2 – Acres: .94

Item 2.4 and 2.5 were discussed together. Senior Planner, Heather Upshaw oriented the commission with an aerial map, site plan and other images prepared. The eight lot subdivision was approved earlier this year. The applicant is proposing two buildings; one was 8,800 sq feet and the other one was 9,300 sq feet. Building elevations were shown and did meet the ordinance of rock/brick/stone. The parking ordinance was met as well.

Brad Lasater (applicant), 216 N Redwood Rd, North Salt Lake, was looking forward to getting started. The building on lot 6 will be fully occupied and they are still working on tenants for lot 8. There will be four tenants will for lot 6 and possibly four tenants for lot 8. Mr. Lasater was not aware of the need for a material board. He will bring it back at a later date.

Commissioner Chris Berbert wanted to see a materials board. Chair Smith is excited for the development and felt it had a lot of potential and commercial value. Commissioner Blayde Hamilton felt the same way.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations and modify number six to have the material board come back.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.5 7:33:15 PM **48C15** – Murdock – 13356 S Rosecrest Rd, Lot 6 – Proposed Commercial Building Zone: C-2 – Acres: .87

Commissioner Chris Berbert **MOVED** to approve the item with adjusting six to have them bring back building elevations for approval at a later date.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.6 7:34:03 PM **49C15** – NovaSource Sunwest, LLC – 5136 W 13400 S, Lot 5 – Proposed Retail Building Zone: MU-2 – Acres: .97

Senior Planner, oriented the commission with an aerial map, site plan and other images prepared. The building does not need to meet the 60% rock/brick/stone ordinance because it is contingent upon the development agreement already in place. The applicant presented a material board. It also met the parking ordinance.

Brad Carter (applicant), NovaSource, 32 W. Fire Clay Ave, Murray, noted that there was a section on the plant that was carved out because it was owned by the LDS church. That section has now been deeded to them (lot 5 and the parcel had been combined). He felt excited about the project being the last parcel (lot five) deeded out. He commended Herriman Town Center and noted that they've been great to work with. Their submittal package had been approved and they were anxious to move forward.

Commissioner Chris Berbert asked about the north side of the lot and whether or not there will be a road coming off of Market Place. The response was that it will be pushed all the way through to 5200 W which will provide an additional ingress, egress point for the development.

Commissioner Adam Jacobson questioned how the engineering requirements were written. He requested it to say 'provide a cross access with adjacent users' instead of 'work with.' Matt Watson, CC Communities explained that the access easements are already platted. He described the cross access easements presently in place. There will be more that needs to be constructed in order to get to 5200 W and the buildings behind the development will trigger that extension/connection.

Chair Smith reported being excited for additional construction on one of the last lots there. Commissioner Chris Berbert was concerned with not having a back access road. Mr. Watson explained that the proposal will add a connection from Popeye's to Market Place Drive which satisfied Commissioner Berbert's concern.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.7 7:44:29 PM **36S15** – Tim Soffe – 14199 S 4800 w – Proposed Subdivision of Townhomes, Courtyard Units, Stacked Flats and Commercial – Zone: MU-2 – Acres: 37.32 – Units: 501 (PUBLIC HEARING)

Chair Smith explained that item 2.7 and 2.8 would be discussed together. City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Zone MU-2 was a master plan approval and subdivision approval. The plan submitted was shown. They were required to have 30% split between residential and commercial. One side of the split did not meet the 30% and so they increased that side to meet the requirement.

Tim Soffe & Corey Solum, Think Architecture, 5151 S 900 E, showed a revised plan because of the failure to meet the commercial area size. The area had eight acres before and with the change there was 11 acres. He explained that the change had helped them with planning out the topography, to separate the product types and give a buffer from one to another. He described that there will be a bottom level parking portion and three levels of living on top. He felt encouraged that Salt Lake Community College will be coming sooner rather than later. He noted that they will revise the parking and will have cross sections and unit plans. There will be generous open space with a park.

Chair Clint Smith reported appreciation of the changes seen and how concerns had been addressed. He noted that the plan is better than how it started. Mr. Soffe agreed and mentioned that the more they work it over the better it gets. They wanted it to be the premier product of this type.

Corey Solum gave an architectural walk through. There are three project types. Townhome type unit will be three and four plex buildings with more exterior units and open space. Courtyard units would face a well landscaped court yard. The mixed use portion will be four story units with ample parking. There would also be a large amount of commercial/retail space. Images to illustrate the courtyard building type were shown. Two story unit with two car garages and 950-1,250 square feet. Images to illustrate the townhome buildings were shown. The townhomes would be either three or four plex buildings with a two car garage and vaulted ceilings; masters on the main level and three or four bedrooms. Images of the commercial phase and amenities were shown. There will be basements in the courtyard and townhome units. Retail would be small businesses such as ice-cream shops, sandwich shops or clothing shops.

8:00:43 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Jessica Davenport, Assistant Facilities Manager of Salt Lake Community College, announced ownership of the property to the southeast of the development; approximately 90 acres. They have adopted a master plan for a future campus. They would like to talk to the applicant to make sure the access points match up and will not conflict.

8:02:17 PM Chair Smith closed the public hearing.

Chair Smith turned to the commission for further discussion and requested feedback for the applicant when they come back. He felt the plan was improved and was encouraged that there will be basements in the units. He thanked Ms. Davenport, representative from Salt Lake Community College, for being at the meeting. He was excited for the potential in the area. Commissioner Chris Berbert noted concern with access on the south side of the pool. He did not want the commercial parking area being used for pool access.

Commissioner Adam Jacobson **MOVED** to continue the item without date.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.8 8:05:17 PM **45C15** – Tim Soffe – 14199 S 4800 w – Final Master Plan Approval of Townhomes, Courtyard Units, Stacked Flats and Commercial – Zone: MU-2 – Acres: 37.32 Units: 501

Commissioner Adam Jacobson **MOVED** to continue the item without date.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.
Motion carried.

2.9 8:05:40 PM **37S15** – JLF Investments LLC – 14353 S Hillsdale Lane – Proposed Single Family Lot Subdivision – Zone: A-.25 – Acres: .97 – Units: 2 (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposed subdivision would be for an existing flag lot with access off of Hillsdale Lane. The applicant would like to subdivide and create half acre lots. The access would be off of Hillsdale Lane; with one access off of a driveway that is used by two other lots. Staff recommended denial because it does not meet the new flag lot ordinance.

Alicia Davis (representing applicant), 4343 W. Park Hollow Lane, Riverton, reported that the area has been a notorious trouble spot. Development to the west has created a drainage problem, washing out the road and residents have had a difficult time getting to their homes. The previous resident was collecting garbage and dumping it, not only on his property but on surrounding properties. The northwest neighbor has a lot of debris, as well. A manufactured home has been taken down. Ms. Davis offered that it was the applicant's desire to create a solution for all the neighbors in the area. They would like to be an asset to the community. She reported several planned improvements: debris removal, clearing up water issues, moving a detached garage and removing a retaining wall. The driveway will be cleaned up to the property line and contributions to the structure for sewage. They also plan to help with drainage and flooding problems. She reiterated that they want to be a solution. She divulged that the current access is already against the ordinance and asked for a variance to create a solution.

8:12:50 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Joe Egbert, 12781 S. 6000 W., owner of property adjacent to the development. He owns the driveway that they provides access. He noted that his driveway is the same width as Hillsdale Lane. Adding one house would make it three houses that access off the lane. He felt the current problem was due to decision made by Salt Lake County. He noted that JLF has come to the table regarding drainage issues and access to the utilities. He reported that there was a contract prepared if planning supports the proposal. There has been an agreement made with South Valley Sewer District to install an eight inch sewer main; a \$200,000 contribution. He reported that the only way to get sewer to Jennifer McAllen's, the Martin's and his own house would be off of his driveway. He felt the proposal would be more financially secure and a permanent fix or long term solution to the area. He hoped the planning commission would support the proposal. He declared that contributions won't happen if the lot cannot be split.

Jeff Fowler, 14321 Hillsdale Lane, represented Jennifer Painter-McAllen. She sits at the top of Hillsdale Lane and was opposed to paving the road. She would like to see the free standing building moved so it would be away from her lot. Mr. Fowler felt that he and his neighbors stood united regarding the drainage issues. He was not in favor of paving the road. He would like to see cleanup of the property to the south. He reported that chemicals and debris had been dumped on that property. He felt the proposal was not the solution. He asked that the commission consider the ownership of the roads and the neighborhood as a whole. He informed the commission that there would be a cost to some of the neighbors to help with this investment.

Angie Martin, 6307 W. 14300 S., reported that none of the homes were here when she originally bought her home. When the homes were built they added 15 feet of dirt which caused a drainage problem on the lots. The road was then lifted up about four feet higher. Ms. Davis' solution would be to raise the road which would make it so only two feet of her fence would be poking out of the ground. She mentioned that it would be a safety issue for her house (with snow drifts or any one riding a bike along the road). She doesn't want the road to be

paved or raised. If the road gets raised then she would live in a pit (all surrounding properties would drain to her home). An additional concern was being able to make the turn to get hay to her property with her trailer. It was her understanding that the road should be at least 20 feet. If the retaining wall is installed she would be worried about making that turn. She was also concerned with room for all the utilities coming up the road. She was told that they'd be hooked up to the sewer but now it's only going to be stubbed. She had been promised that the fence would be taken down. She asked about the difference between A.25 and A-2. Chair Smith explained that A-2 was a zoning in the county. She reported that A.25 only allows four horses but she was previously allowed to have ten horses.

8:29:23 PM Chair Smith closed the public hearing.

Ms. Davis (representing applicant) expressed that many of the concerns expressed by Ms. Martin were not due to her development. She outlined the benefits that Ms. Martin would receive if the development was approved.

Chair Smith turned time to the commission for further discussion. Commissioner Adam Jacobson commented not knowing how they could approve the proposal because it is against current city ordinance. Chair Smith realized that the area had issues and felt that there could be benefits if the proposal could move forward. However, the ordinance that is currently in place prevents them from allowing the proposal. Commissioner Blayde Hamilton felt the area is a tough area and felt that it could be cleaned up, however he too did not want to go against the ordinance. Commissioner Chris Berbert commented that it is difficult to look at the situation and reflect back to the ordinance but the ordinance does need to be enforced.

Commissioner Adam Jacobson **MOVED** to deny the item.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.10 8:36:50 PM **20S14** – RDM Land & Development – 6769 W 14600 S – Proposed Approval of the CCR's for The Ridge Subdivision

City Planner, Bryn McCarty oriented the commission with the location of the proposal. The CCR's needed final approval. The commission can approve or send them back to make changes. The applicant was not present. She reminded the commission of some of their concerns. Commissioner Adam Jacobson asked for staff to check on the Cove issues previously addressed. Chair Smith wanted there to be compatibility to the Cove CCR's. The primary change was 4.6 and 6.4 to recommend the fence. Commissioner Chris Berbert wondered if allowing the exterior would change the ordinance. Chair Smith explained that if the applicant felt they have an argument they can provide the documentation to the commission and be present in the meeting to provide that information. Commissioner Chris Berbert stated that the ordinance would need to be changed for this product type if the desire was to match the CCR's.

Commissioner Blayde Hamilton **MOVED** to continue the item with no date with recommendations from staff.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Chris Berbert	Yes

Commissioner Adam Jacobson Yes
Chair Clint Smith Yes

Vote passed.
Motion carried.

3. **New Items of Subsequent Consideration:**

None

4. **Future Meetings:**

- 4.1 Planning Commission Meeting - Thursday, **January 7, 2016** @ 7:00 PM
- 4.2 City Council Meeting – Wednesday, **January 13, 2016** @ 7:00 PM

5. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Chris Berbert **MOVED** to adjourn the meeting and Commissioner Adam Jacobson **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 8:43:00 PM .

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 17, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder



Date of Meeting: 01/07/16	
File #	26S15
Applicant	KW Advisory Group
Address	7360 W 13300 S
Request	Proposed Single Family Lot Subdivision

Request for 26S15 - Meeting Date 1/7/2016

The applicant is asking for approval for a subdivision of 32 Single Family Lots.

Site

The parcel is located at 7360 W 13300 S and contains 13.75 acres.

Zoning

The site is zoned A-.25.

Ordinance

11-2-2: COMPLIANCE WITH CITY GENERAL PLAN:

The lot layout, which includes the size, placement and number of lots, and street design for the subdivision that is submitted to the city for action, must comply with the intent and purpose of the general plan as adopted by the city.

General Plan

The general plan designation for this property is Agricultural Residential.

Background

A portion of this property was recently annexed into the City as part of the Dansie annexation. Half of the property was already in the City. The annexation is effective January 1, 2016. The property was approved for a rezone and was zoned A-.25 at the time of annexation.

Issues

The City Engineer has designed a roundabout for the intersection with 13100 S, due to the safety and sight issues on this road. It will also provide a gateway entrance to the City. The applicant has redesigned his subdivision to accommodate the roundabout.

There are some areas of contamination on the property. The applicant will need to hire an engineer and provide a remediation plan to the city for review and approval.

The A-.25 zone allows a density of 1.8 units per acre, with additional density if criteria are met. The applicant is requesting 2.4 units per acre. The applicant needs to demonstrate how they qualify for this additional density.

The applicant has submitted the following information with regards to the density:

- Additional 10 foot right-of-way to Herriman highway
- Storm drain for city service will be included once we can finally start designing infrastructure.
- Combining of two properties to create larger project

With a base density of 1.8, and the additional density of 0.35, the applicant qualifies for an overall density of 2.15. This would allow him to get approved for 30 lots.

Bonus Density Requirements	Density Bonus Points
Dedicating and installing at least a 10 foot park strip behind the sidewalk adjacent to a collector or arterial road.	0.1 units per acre
Dedicating and installing infrastructure that is identified as a "system improvement" by the city.	0.2 units per acre
Combining 2 or more properties to create 1 larger project of at least 10 acres. The properties must be contiguous to each other.	0.05 units per acre for each 10 acres combined
Providing 1/2 acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones.	0.1 units per acre
In a subdivision providing a local park at least 1/2 acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.	0.1 units per acre
In a subdivision providing a neighborhood park at least 1 acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.	0.2 units per acre

UFA requires a subdivision to have 2 access points in order to have more than 30 lots. The proposed subdivision currently has one access point and one future access point. This future access would be connected when the property to the north develops.

Recommendation

Staff recommends approving the subdivision with 30 lots and the following requirements:

1. Receive and agree to the recommendations from other agencies.
2. Dedication from center line of 13100 S to the City for street right-of-way.
3. Install curb, gutter and sidewalk on all public streets.
4. Install a 6 foot high solid visual barrier vinyl fence along the north, east, and west property lines.
5. Provide a storm drain study to show the amount of storage needed.
6. Provide adequate storm drain retention on site.
7. Provide a storm drain easement from 13100 South to the north property line, in order to get storm water to Butterfield Creek.
8. Provide a soil remediation plan to the City Engineer for review and approval. The remediation plan must be approved and clean up completed prior to any construction occurring on site.
9. Provide an additional 10 feet of right of way along 13100 South. This should be landscaped by the developer at the same time the sidewalk is completed on 13100 South.
10. The subdivision is allowed a maximum density of 2.15 units per acre based on the criteria, therefore only 30 lots are approved.

Sandra Llewellyn

From: Colby Bond <colbybond@gmail.com>
Sent: Tuesday, December 29, 2015 10:48 AM
To: Bryn McCarty; Blake Thomas; Craig North; Sandra Llewellyn
Subject: Re: Concept w/ corrected lot widths & lot restrictions

Bryn,

We would like to stick with our original plan for the Jan 7th submittal that we sent on Dec 22nd. My only comment would be that we are planning on a .02 system improvement density bonus as was discussed in the work meeting for accommodating the roundabout. This was a suggestion made by commissioner Jacobson, but it does get us to 2.35 units per acre if the other commissioners are in agreement. It puts the project at 2.4 units per acre, and we will have 2 restricted lots that will not have anything built on them for a number of years. This is the plan we submitted and would still like to submit to the commission with those items in mind.

Colby

On Tue, Dec 22, 2015 at 10:21 AM, Colby Bond <colbybond@gmail.com> wrote:
Bryn & Blake,

Hope you are both doing well and have a Merry Christmas! I have attached the latest and greatest concept that we would like to present to the planning commission. We will be restricting lots 123 and 125 until we have a secondary access. Blake and I were able to speak briefly on a call yesterday and it sounded as though this plan may be a winner. Of course we know there will be some work to be done in the engineering process.

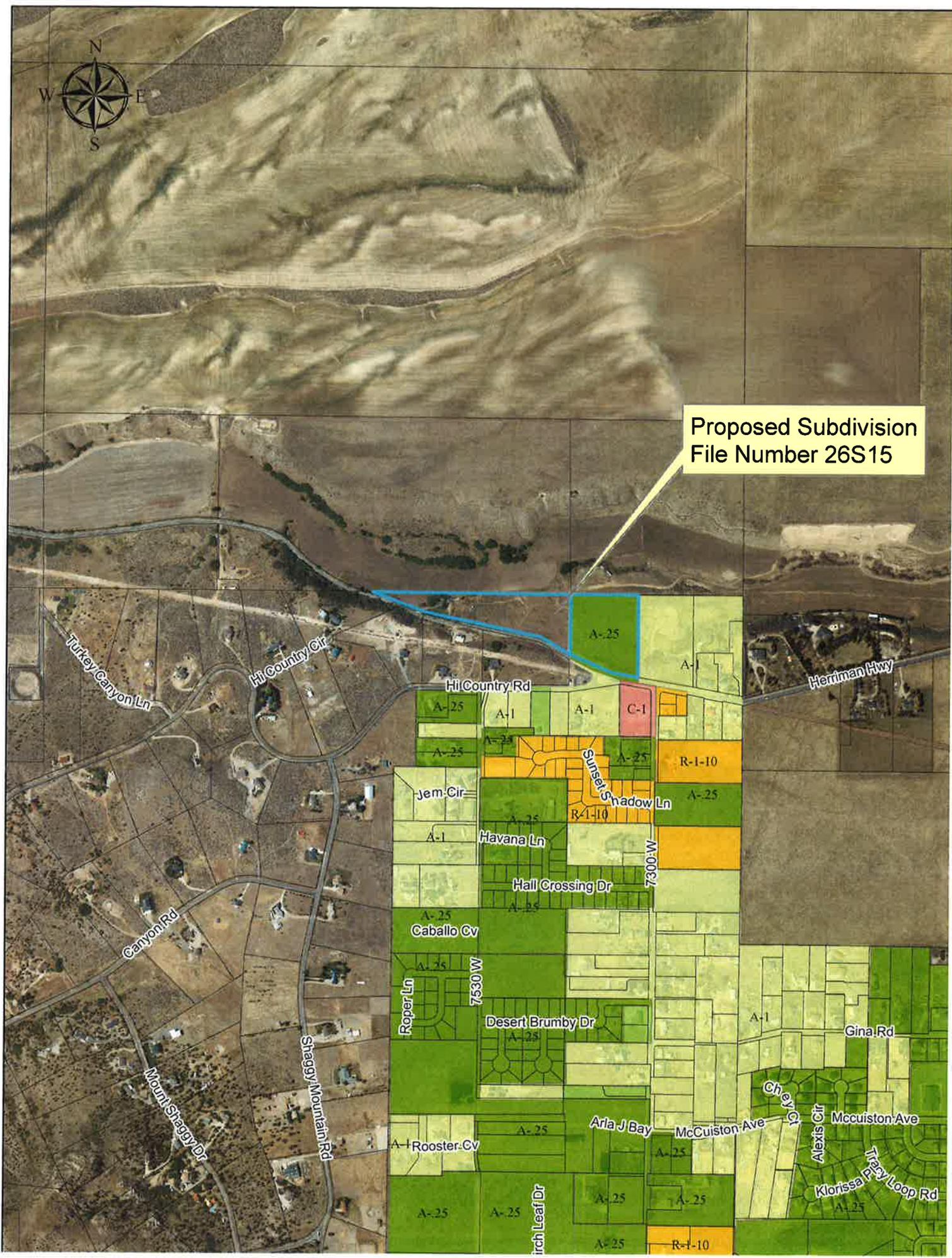
Regards,

Colby

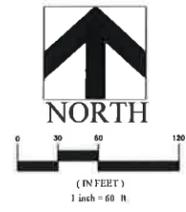
This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>



Proposed Subdivision
File Number 26S15



CONCEPT NARRATIVE RESIDENTIAL



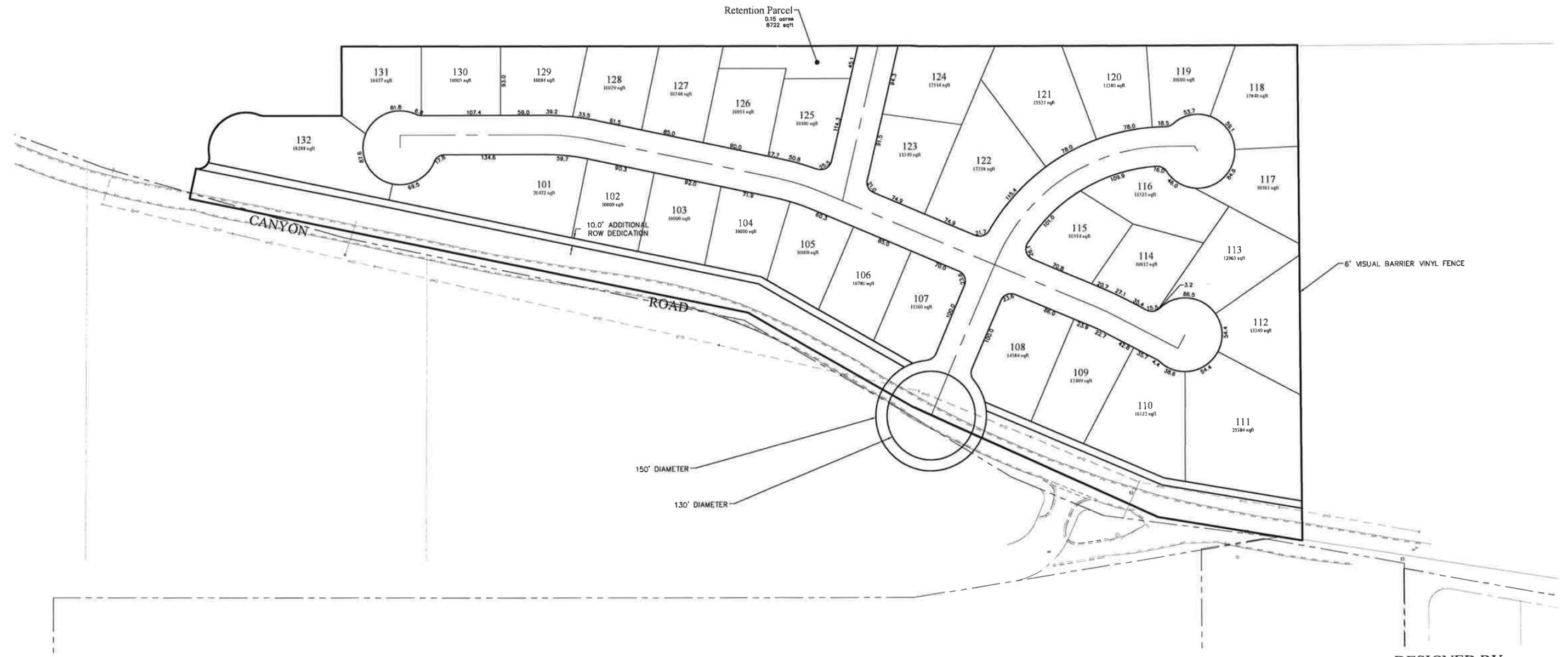
LOCATED AT:
 ORIGINAL PROPERTY 13.75 ACRES
 SINGLE FAMILY LOTS 32
 TOTAL DENSITY 2.33 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: A-.25
 LOT SIZE: 10,000 SF
 FRONTAGE: 80'
 CUL-DE-SAC RADIUS: 50'
 ROW WIDTH: 53'

NOTE:

- DEVELOPMENT OF LOT 125 TO BE RESTRICTED UNTIL SECOND CONNECTION ESTABLISHED WITH DEVELOPMENT TO NORTH
- ALTERNATIVELY, ALL HOMES COULD BE BUILT WITH FIRE SPRINKLER SYSTEMS



GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com



Date of Meeting: 01/07/16	
File #	32S15
Applicant	Edge Homes
Address	6400 W Herriman Parkway
Request	Proposed Single Family Lot Subdivision

Request for 32S15 - Meeting Date 1/7/2016

The applicant is asking for approval for a subdivision of 104 single family lots.

Site

The parcel is located at approximately 6400 W Herriman Parkway and contains 38.23 acres.

Zoning

The site is zoned R-2-10.

Background

The applicant has submitted a subdivision and PUD application for the subject property. This is part of the Creek Ridge PUD that was approved by the PC last year. The property is also subject to a development agreement.

Issues

The density on this property is shown as 3 units per acre on the preliminary PUD approval. The proposed plan has 3 units per acre.

The applicant is working with engineering on storm drain solutions to deal with water coming off the open fields to the west and south. This will include a swale and maintenance road along the south property line. This needs to be dedicated to the City and will be maintained by the City. The applicant has modified the site plan to show a 20 foot swale with a maintenance access.

The applicant also needs to construct a diversion structure for Copper Creek to flow into Midas Creek, according to the Salt Lake County master plan. The plans for this structure need to be finalized with engineering prior to any plats receiving final approval from engineering.

The developer is responsible to obtain a LOMAR from FEMA before occupancy permits will be given for any homes. The developer is responsible to obtain any state and county permits for this construction.

The Rocky Mountain Power (RMP) corridor runs along 6400 West. The original site plan showed the RMP easement approximately 10 feet inside the back of all of the lots along 6400 West. The applicant and the City have spoken to RMP and they are requesting that the lots be completely outside of the power easement. The applicant has submitted a new site plan showing all of the lots moved out of the power corridor. The applicant needs to demonstrate that these lots will be buildable and the homes will be able to meet the setbacks.

The development had a stub road onto 6400 W. The possibility of removing this road was discussed at the last meeting. The applicant has submitted a new site plan that has removed the road to 6400 W. This made all of the lots along 6400 W a little bit bigger. They also adjusted the second access point onto Herriman Parkway in order to meet the fire requirements. Only 30 lots will be allowed off of one access point. The second access on the west side of the project will need to be installed in order for more than 30 lots to be constructed. This will need to be a full width road, with a sidewalk on the east side. This road cannot be wider than 60 feet in order to have driveways backing onto it.

Recommendation

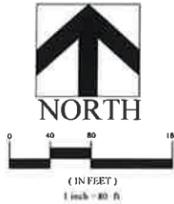
Staff recommends approving the subdivision with the following requirements:

Requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Construct Herriman Parkway from the end of the City's construction (500 feet west of 6400 West), to the second access point at the west edge of the property. This shall be a full width road from curb to curb, with sidewalk and park strip on the south side.
4. Install curb, gutter and sidewalk on all public streets.
5. Install a 6 foot high solid vinyl fence along the south property line, and a 6 foot masonry wall along Herriman Parkway and 6400 West.
6. Provide a storm drain study and adequate detention on site.
7. Submit a phasing plan for the construction of roads. Only 30 lots will be allowed off of one access point. The road on the west side of the property will need to be constructed in order for more than 30 lots to be built. This road will need to be constructed to the full width.
8. No driveways shall have access onto 6400 West or Herriman Parkway.
9. The number of lots approved is 104.
10. Meet all the requirements of the Creek Ridge Master Development Agreement that apply to this phase.
11. Coordinate with other utilities at the time of road improvements in order to minimize future road cuts.
12. Work with engineering on a storm drain plan that shows how water will be dealt with as it comes off the property to the south of the Project. This should include a swale plus an access maintenance road. This swale and road should be dedicated to the City and not be located on private property. The design and width shall be reviewed and approved by engineering. Provide a fence along the south side of the swale, unless a waiver from Last Holdout LLC can be obtained. This can be a chain link fence.
13. Work with engineering on a storm drain plan that shows how water will be dealt with as it comes off the property to the west of the Project. This should include a diversion structure. The expense for this storm drainage improvement will be reimbursed through impact fees. Any alteration to Midas and/or Copper Creek will need to be approved by

the County.

14. Heritage Hills Drive will be a secondary emergency access for the Project, but will be closed off to other vehicular traffic. This may be changed in the future when greater access is desired by the residents. Pedestrian and bicycle access will still be provided.
15. No lots shall be located within the Rocky Mountain Power easement along 6400 West.



CONCEPT NARRATIVE RESIDENTIAL

LOCATED IN HERRIMAN CITY, SALT LAKE COUNTY, UTAH

ORIGINAL PROPERTY 38.23± ACRES
 NET PROPERTY 34.62± ACRES
 SINGLE FAMILY LOTS 104
 NET DENSITY 3.0 UNITS/ACRE

LOT TABULATIONS

88' WIDE: 36 LOTS (34.6% OF 104 LOTS)
 81' WIDE: 42 LOTS (40.4% OF 104 LOTS)
 63' WIDE: 26 LOTS (25.0% OF 104 LOTS)

SETBACKS

SETBACKS WILL BE AS FOLLOWS:
 FRONT: 20' GARAGE, 10' LIVING
 SIDE: 5'
 REAR: 15'
 CORNER SIDE: 15'

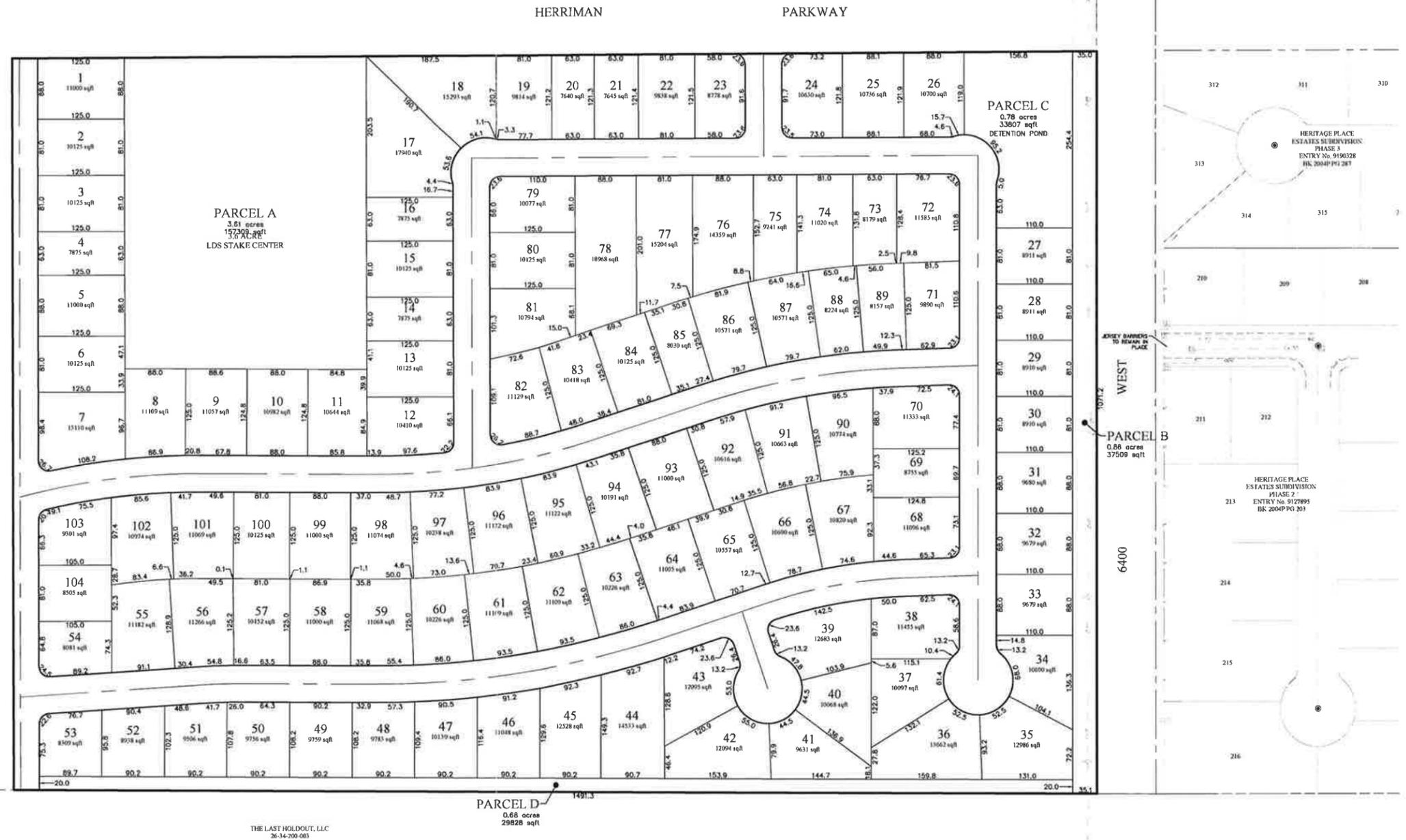
LEGAL DESCRIPTION

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 10061 PAGE 4488 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY LOCATED IN THE SE1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°45'57"W ALONG THE SECTION LINE 120.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 27, T3S, R2W, S.L.B. & M.; THENCE N89°45'57"W ALONG THE SECTION LINE 1,562.92 FEET; THENCE N0°20'27"W 1,055.50 FEET; THENCE N89°39'32"E 1,569.08 FEET TO THE WESTERLY LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL 15 IN DEED BOOK 8550 PAGE 6633 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE S0°00'26"E FEET ALONG SAID DEED AND PARALLEL WITH, AND 120.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 1,071.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: 38.23± ACRES

SUBURBAN LAND
 RESERVE, INC.
 100611488



THE LAST HOLDOUT, LLC
 26-34-200-003

PARCEL D
 0.68 acres
 29828 sqft

WEST 6400
 1071.2

DESIGNED BY:



GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



Date of Meeting: 01/07/16	
File #	42C15
Applicant	Edge Homes
Address	6400 W Herriman Parkway
Request	Final PUD Approval

Request for 42C15 - Meeting Date 1/7/2016

The applicant is asking for final PUD approval for 104 single family lots.

Site

The parcel is located at approximately 6400 W Herriman Parkway and contains 38.23 acres.

Zoning

The site is zoned R-2-10.

Background

The applicant has submitted a subdivision and PUD application for the subject property. This is part of the Creek Ridge PUD that was approved by the PC last year. The property is also subject to a development agreement.

Issues

The density on this property is shown as 3 units per acre on the preliminary PUD approval. The proposed plan has 104 lots and an LDS church site. The church site must be removed from the density calculation since the church doesn't count as open space. Without the church, the proposed plan is at 3 units per acre.

The Rocky Mountain Power (RMP) corridor runs along 6400 West. The original site plan showed the RMP easement approximately 10 feet inside the back of all of the lots along 6400 West. The applicant and the City have spoken to RMP and they are requesting that the lots be completely outside of the power easement. The applicant has submitted a new site plan showing all of the lots moved out of the power corridor. The applicant needs to demonstrate that these lots will be buildable and the homes will be able to meet the setbacks.

The applicant is asking for a reduced rear yard setback on the lots along the RMP corridor (6400 W) and along the drainage swale to the south. These facilities required each of the lots to be reduced in size, and the applicant believes a reduced rear yard setback will still allow their homes to fit on the lots.

The development had a stub road onto 6400 W. The applicant has submitted a new site plan that has removed the road to 6400 W. This made all of the lots along 6400 W a little bit bigger. They also adjusted the second access point onto Herriman Parkway in order to meet the fire requirements.

Recommendation

Staff recommends final approval on the PUD with the following requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install a 6 foot high solid vinyl fence along the south property line, and a 6 foot masonry wall along Herriman Parkway and 6400 West.
4. Setbacks shall be
 - Living area: 10 feet
 - Garage: 20 feet
 - Rear yard: 15 feet
 - Rear yard for lots backing 6400 West and along the southern property line: 10 feet
 - Side yard: 5 feet
 - Corner: 15 feet
5. Meet all the requirements of the Creek Ridge Master Development Agreement that apply to this phase, including the Design Guidelines.
6. At least 20 percent of the PUD must be preserved as open space, and 50 percent of the open space must be in one contiguous parcel. The large regional park that is approximately 45 acres provides the contiguous open space. The additional open space of approximately 13 acres shall be provided by, among other things, various parks and trails throughout the remainder of the project as well as portions of schools used as open space.
7. All development within the Master Plan area shall comply with the approved Project Guidelines, administered by the City, and Design Guidelines, administered by the Design Review Committee.
8. Dedicate and improve a 35 foot landscape buffer along the west side of 6400 West (under the RMP corridor), which will be part of the 45 acres of contiguous open space.
9. Improve the standard park strip and sidewalk within the right of way of 6400 West and install street lighting.



Date of Meeting: 01/07/16	
File #	36S15
Applicant	Tim Soffe
Address	14199 S 4800 W
Request	Proposed Subdivision of Townhomes, Courtyard Units, Stacked Flats and Commercial

Request for 36S15/45C15 - Meeting Date 1/7/2016

The applicant is requesting approval for a subdivision and master plan of townhomes, courtyard units, stacked flats and commercial.

Site

The parcel is located at approximately 14199 S 4800 W and contains 37.32 acres.

Zoning

The site is zoned MU-2.

Background

This property was part of the East Herriman annexation in 2008. It was zoned MU-2 at the time of annexation.

Ordinance

10-15B-6: MIX OF USES:

A. All mixed use development shall include residential and nonresidential uses. No one land use type should occupy more than seventy percent (70%) of a site. This determination will be made by calculating the square footage or acreage of each use, as determined in the master plan approval.

10-15B-8: MASTER PLAN:

A master plan shall be reviewed and approved by the planning commission prior to any development in a mixed use zone. The master plan shall include at least fifteen (15) acres. The plan will establish where residential and nonresidential uses will be located and the compatibility of adjacent uses in the development. It should be the goal of the master plan to create natural buffering through the location of compatible uses. The master plan should include the following:

- A. Building orientation, size and type;*
- B. A land use plan that determines where residential, commercial and other uses will be located;*
- C. Identification of buffering, screening or distance used to mitigate possible noncompatible uses;*
- D. Parking areas and vehicle access to the site;*
- E. Engineering issues, to include grading, drainage, sewer and other utilities;*

F. Compatibility with uses on adjacent properties.

10-15B-11: BUILDING HEIGHT:

No building or structure shall exceed forty five feet (45') in height, unless approved by the planning commission, but in no case over seventy five feet (75'); and no dwelling structure shall contain less than one story.

10-15B-18: PHASING OF DEVELOPMENT:

*Any mixed used development proposed to be constructed in phases shall include the full details relating thereto, including a time schedule for the completion of each phase. The commercial component shall begin construction prior to twenty five percent (25%) of the residential units being completed, **unless the planning commission approves a different phasing requirement at the time of plan approval.** For all mixed use projects, required open space shall be completed according to a phasing plan approved with the mixed use development.*

Issues

The project is proposed at 13.4 units per acre. The MU-2 zone allows density up to 15 units per acre. The development provides three different types of units. Phase 1 has 141 townhomes, phase 2 is 60 courtyard units, and phase 3 is 300 units of stacked flats. The stacked flats have commercial space on the ground floor. Phase 1 and phase 2 could be given final master plan approval at this time. Phase 3 should be given preliminary approval, including density, and come back for final approval.

All projects in the MU-2 zone are required to complete a master plan. The ordinance states “*All mixed use development shall include residential and nonresidential uses. No one land use type should occupy more than seventy percent (70%) of a site.*” The site plan shows 30,000 square feet of commercial in phase 3. The applicant has amended their plan to show 30% of the property in the commercial/mixed use area.

The density in the entire project is based on the required commercial component of the MU-2 zone. If the applicant comes back in the future and wants to remove the commercial from phase 3 and rezone the entire property, then the density in that phase will need to be reevaluated.

The applicant has submitted building elevations for the townhomes and courtyard units for review. They comply with the height requirement of the MU-2 zone. The stacked flats will come back for final approval when they are ready to move forward with that phase. They may exceed the 45 foot height requirement of the zone. The PC can approve an exception to the height when they review this phase.

The ordinance requires 2 parking spaces per unit. The proposed townhome units each have a

double car garage and a driveway. The courtyard units have a double car garage, and alley access with no driveway. The plan also has 45 guest parking stalls. This totals 3.6 parking spaces per unit. Phase 3, the mixed use/retail area, has 2.16 spaces per dwelling unit.

The applicant has indicated that they will be installing pre-cast masonry wall around the entire project. The main streets through the subdivision will be public right of ways. The courtyard units will have access off of private alleys. The development will have an HOA that will be responsible to maintain the alleys and all of the common open space.

The applicant is responsible for providing detention on the site. They are proposing a large detention pond on the north side of the property. The City is planning to combine this with the adjacent detention pond on the development to the northwest. There will also be a storm drain channel and trail required adjacent to the canal.

The project contains 30,000 square feet of retail along 4000 W. The ordinance states "*The commercial component shall begin construction prior to twenty five percent (25%) of the residential units being completed, unless the planning commission approves a different phasing requirement at the time of plan approval.*" A large portion of the residential will likely be built out before the commercial units are constructed. The timing of this will depend on the construction of the adjacent Salt Lake Community College. The PC can approve different phasing, as stated in the ordinance.

Recommendation

Staff recommends approving the subdivision and giving final master plan approval for phase 1 and phase 2 and preliminary approval for phase 3, with the following requirements:

Subdivision Requirements

1. Meet with Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter, and sidewalk along all public roads.
4. Limit of 30 units until a second access is provided.
5. Extend the intersection in phase 1 to provide a temporary hammerhead turnaround.
6. Provide detention on site to meet City standards. The pond must meet approval requirements from the Welby Jacob Canal company.
7. Provide a storm drain easement adjacent to the canal for storm drain conveyance. This may be an open channel or a pipe.
8. Install the full width of 4000 W, with just a curb/gutter on the east side of the road. This should be installed prior to any portion of phase 3 being constructed.

Master Plan Requirements

1. Setbacks for townhomes and courtyards to be as follows:
20' from public ROW
5' from Private ROW, but must still maintain the clear view on the corner
10' between buildings, including any porches
2. Park/Amenities to be installed by the developer or builder prior to 50 percent of the building permits being issued.
3. 6 foot precast masonry wall along the west, north, and south property lines, except no fence is required around the detention area at the northwest corner of the property.
4. Install a 12 foot hard surface trail along canal. This can be over the storm drain easement.
5. Provide trail connection from the project to the trail along the canal.
6. The total number of units approved is 501. This is 141 townhomes, 60 courtyards units, and 300 stacked flats.
7. The density of 13.42 units per acre is based on the retail component of the project. If the plan is changed to remove the retail, the density will be adjusted and must be below 10 units per acre overall.
8. Phase 1 and 2 are given final master plan approval. Phase 3 is given preliminary approval and will come back for final approval at a later date.
9. Elevations, material boards and colors approved as submitted for phase 1 and 2. Phase 3 will come back for final approval.
10. Provide at least 45 guest parking stalls. Townhome/Courtyard parking to be 3.6 sp/du and the Flats (Mixed Use) parking at 2.27 sp/du.
11. At least fifteen percent (15%) of the total site shall be landscaped.
12. Submit architectural design book to be reviewed and approved by the Planning Commission; this shall include, but not limited to, architectural design and theme, building materials, lighting, signage, landscaping, parking, vehicular, bike and pedestrian access and paths, accessory structures, etc.



Proposed Mixed Use Development
File Number 36S15 & 45C15

R-2-10

Rosecrest Rd
Autumn Crest Blvd
Ashburn Way
Oakfield Way
Figrove Way
Fenndale Way

MU-2

Mountain View NB Hwy
Mountain View SB Hwy

R-2-10

C-2

Bruin View Dr

R-2-10

Buck Hollow Dr

13950 S

4000 W

Deer Hill Way

Eik Hill Ct

White Tail Cv

Wasatch Vista Dr

Deer Orchard Cv

Deer Haven Cv

Deer Orchard Dr

Fawn Hill Ln

Pheasant Hollow Ln



MU-2 Zone

Site Summary

Total Parcel Area	37.32 Ac	
Residential Area	26.04 Ac	
Mixed-Use	11.28 Ac	(30.22%)
Total Units	501	(13.42 du/ac)

Unit Summary

Type	Units/Bldg	No. Bldgs	Total
B1	3	11	33
B2	4	14	56
B3	4	13	52

Total Townhomes	141
Courtyard Units	60
Stacked flats/lofts	300
Total Units	501

Street-level Retail 30,000 SF

Parking Summary

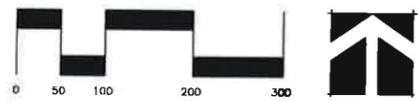
Surface / Guest	17 sp	
Townhome (Garage)	282 sp	
Townhome (Driveway)	282 sp	
Courtyard (Garage)	120 sp	
Courtyard (Guest)	28 sp	
Total Spaces	729 sp	3.6 sp/du

Mixed-Use Parking

Surface Spaces	346 sp	
Flats/lofts (structured)	199 sp	
Retail	136 sp	
Total Spaces	681 sp	2.27 sp/du



December 22, 2015



Belle Ve Development

Herriman, Utah



Date of Meeting: 01/07/16	
File #	45C15
Applicant	Tim Soffe
Address	14199 S 4800 W
Request	Final Master Plan Approval of Townhomes, Courtyard Units, Stacked Flats and Commercial



COURTYARD BUILDING
CONCEPT IMAGES

BELLA VEA MASTER PLAN COMMUNITY

Herriman, Utah



2015.11.24

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CONCEPT IMAGES



BELLA VEA MASTER PLAN COMMUNITY

Herriman, Utah

2015.11.24

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TOWNHOME BUILDING
CONCEPT IMAGES

BELLA VEA MASTER PLAN COMMUNITY

Herriman, Utah



2015.11.24



BELLA VEA MASTER PLAN COMMUNITY

Herriman, Utah

2015.11.24



FRONT LOADED BUILDING

CONCEPT IMAGES



BELLA VEA MASTER PLAN COMMUNITY

Herriman, Utah

2015.11.24



BELLA VEA MASTER PLAN COMMUNITY

Herriman, Utah

2015.11.24

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CONCEPT IMAGES

BELLA VEA MASTER PLAN COMMUNITY

Herriman, Utah

2015.11.24



Date of Meeting: 01/07/16	
File #	20S15
Applicant	RDM Land & Development
Address	6769 W 14600 S
Request	Proposed Approval of the CCR's for The Ridge Subdivision



Date of Meeting: 01/07/16	
File #	09S14/23C14
Applicant	JEDSCO LLC
Address	7300 W Rose Canyon Rd
Request	Proposal for a 2 Year Extension of Subdivision and PUD Approval

Request for 09S14/23C14 - Meeting Date 01/07/16

The applicant is requesting approval for a 2 year extension for a 61 lot subdivision and PUD.

Site

The parcel is located at 7300 W Rose Canyon Road and contains 32 acres.

Zoning

The site is zoned A-.25.

Background

The subdivision and PUD were approved in June 2014. Subdivisions and PUD's expire after two years if the plat has not yet been recorded. Extensions must be reviewed by the Planning Commission. The PC can grant a 1 or 2 year extension, or no extension at all.

Issues

There are no new issues with this subdivision. The developer will likely build the subdivision in the next year, but they wanted the 2 year extension just to be safe.

Recommendation

Staff recommends approval of the 2 year extension for a 61 lot subdivision/PUD with all of the original conditions of approval.

Paul K. Mendenhall

December 9, 2015

Herriman City Planning Commission
% Bryn McCarty
13011 South Pioneer Street (6000 West)
Herriman, UT 84096

Re: Extension Request – Rose Hill Subdivision
File Number 09S14
File Number 23C14

Dear Members of the Planning Commission:

We are respectfully requesting a two (2) year extension of the approvals granted for the development of the Rose Hill Subdivision located at approximately 7300 West Rose Canyon Road in the City of Herriman. The extension request fee of \$250.00 is enclosed.

The Subdivision was approved by action of the Planning Commission at its meeting on June 19, 2014. Plans for the Subdivision were approved by City's Engineering Department on February 9, 2015.

We preliminarily bid the site improvement in January of 2015. With this information we have been working with several major home builders to purchase and develop the property. Besides the overall costs to develop the site, one of the major deterrents to our ability to move forward has been the number of other develops occurring north of our property on 7300 West. Until these subdivisions have proven the depth of the market, there has been a hesitation by these home builders to add one more subdivision to the mix.

For this purpose, we are requesting an extension of our approvals to allow us to continue to refine the site development costs, to allow us to continue our marketing of the property, as well as to allow for the completion and absorption of these new subdivisions.

We appreciate your respectful consideration of this request.

Sincerely,

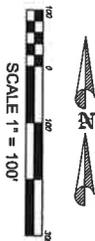
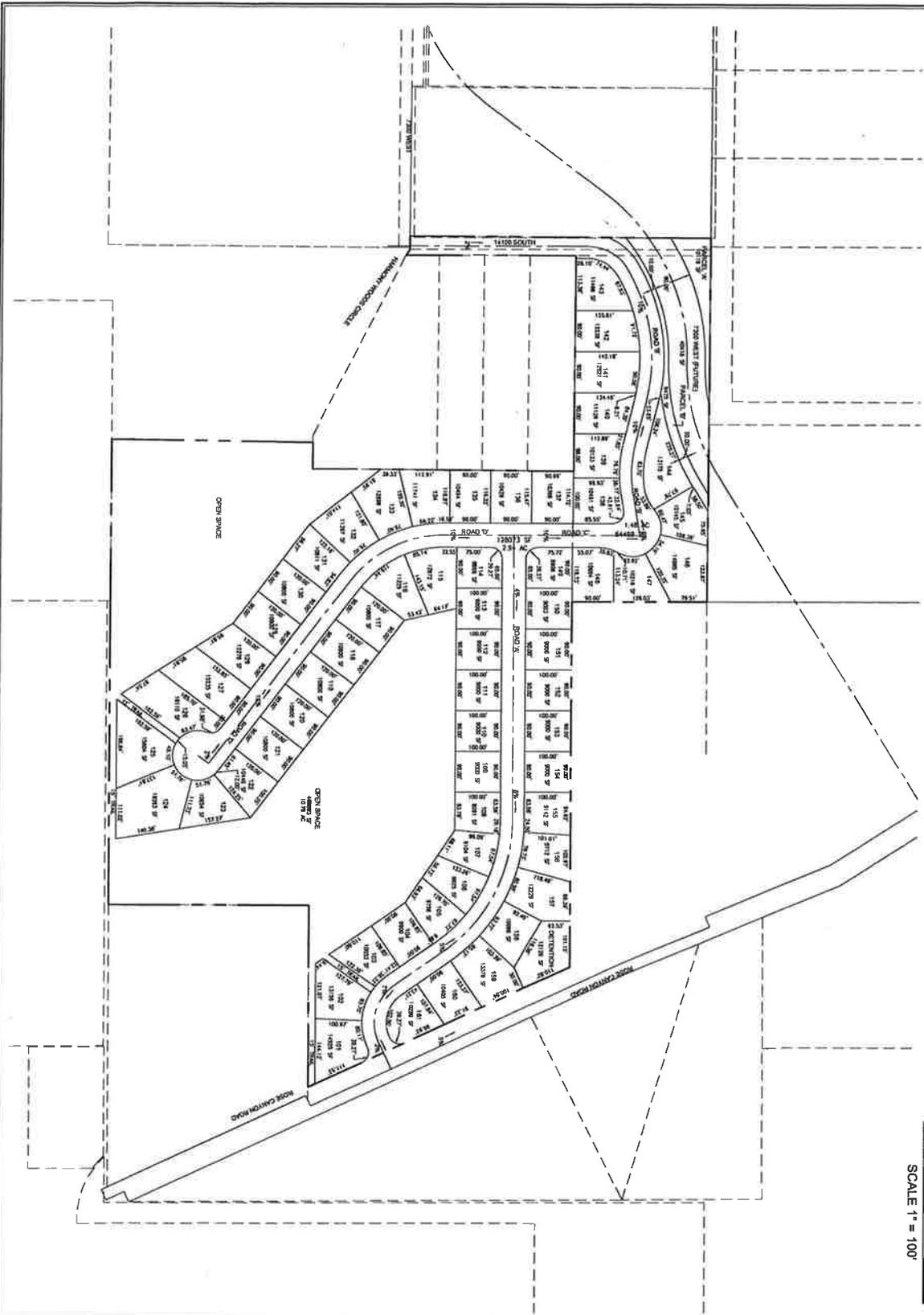


Paul K. Mendenhall
Agent for JEDSCO, LLC



ROSE HILL SUBDIVISION

SITE PLAN



*Approved
A.L.
6/19/14*



WILDLING
ENGINEERING

1479 E. 3000 SOUTH AVENUE SUITE 100
MOUNTAIN VIEW, UTAH 84040
WWW.WILDLINGENGINEERING.COM

EXAMINING NOTES:
 ROADWAY: 24.1 ACRES
 LOT COVER: 1.68 ACRES
 OPEN SPACE: 1.68 ACRES
 TOTAL: 27.46 ACRES
 ALL DIMENSIONS AND ANGLES ARE AS SHOWN EXCEPT 1/8" AND 1/16" DIMENSIONS TO BE FINISHED
 TOTAL CORNER AREA OF 0.2-0.2-0.2 ROAD IS 9.80 ACRES.

NO.	DESCRIPTION	DATE
1	PREPARED BY: JDL	05/22/2014
2	DESIGNED BY: DPW	05/22/2014
3	CHECKED BY: JDL	05/22/2014
4	APPROVED BY: JDL	05/22/2014

ROSE HILL SUBDIVISION
SITE PLAN
 HERZIMAN, UTAH

DATE: 05/22/2014
 SCALE: 1" = 100'
 SHEET: C101



June 20, 2014

Jedsco, LLC
Paul Mendenhall
149 W 1650 N
Centerville, UT 84104

Re: File Number 09S14

Dear Paul:

The Herriman Planning Commission at their regular meeting on June 19, 2014, granted approval to your request for a 61 lot subdivision located at 7300 W Rose Canyon Road. The approval is subject to the following conditions:

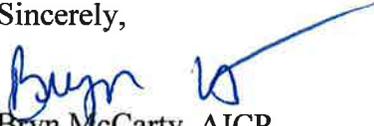
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Dedication of right-of-way for 7300 W to the City for street right-of-way.
4. Dedication of right-of-way for Rose Canyon Road to the City for street and trail right-of-way.
5. Install curb, gutter and sidewalk on all public streets, including Rose Canyon Road. A fee in lieu can be paid for the improvements on Rose Canyon Road.
6. Storm Drain plans to be reviewed and approved by engineering. Provide adequate detention on the site. All detention ponds shall be landscaped per City standard and dedicated to the City. Detention ponds also require access for maintenance vehicles.
7. Construct a trail along Rose Canyon Road matching the trail design along the east side of Rose Canyon Road adjacent to Hamilton Farms. Work with the City Parks Department on the exact cross section of the trail.
8. Provide a grading plan to be reviewed and approved by the Planning and Engineering Staff. This needs to show that each of the lots will have an adequate buildable area.
9. Mass grading of the site shall be done uniformly and not in a phased approach to avoid "long term" grading which will disrupt the future residents of the subdivision. All grading shall be complete prior to building permits being issued.
10. The applicant shall be responsible to grade all of the lots for development, prior to building permits being issued. This includes installation of all required retaining walls.
11. CC&R's to be submitted to Planning Commission for review and approval prior to plat recording. These should include (at a minimum); min. sq. ft of homes, landscaping requirements, fencing type and building materials. 30% of building materials to be rock, brick or stone material.

- 12. Provide a 6 foot solid privacy fence along the lots on the west property line, and along the existing homes at the north side of the property, and a 6' 4-rail City Standard fence along Rose Canyon Road.
13. Open space to be dedicated to the City or maintained by an HOA if not dedicated.
14. Provide a trail through the open space to connect 7300 W to Rose Canyon Road. This should be a 10 foot wide trail which includes 5' of paved asphalt and 5' of soft surface to be approved by the Parks Department. This trail should be constructed by the applicant.
15. Dust control plan must be approved and in place at the time of grading and approved by City Staff.
16. Work with engineering to provide proper traffic safety along slopes, which may include guard rails.
17. Improve a second access to connect to 7300 West. Work with engineering on the exact location. It must meet UFA requirements.
18. Receive an exception from UFA for the cul-de-sac that is greater than 750 feet.
19. Work with engineering to ensure that all roads are less than 10 percent grade. Engineering may grant a special exception for roads greater than 10 percent for short distances.
20. Submit a site plan showing building pads on the odd shaped lots, including lots 144, 145, 123, 138, 147, 101, and 161.

The subdivision plat will expire two years after the Planning Commission's June 19, 2014, approval. Failure to record the final plat within such two year time period renders the final plat void. The City may grant an extension if the request for extension is made in writing and received by staff prior to the expiration date.

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

Sincerely,


Bryn McCarty, AICP
Planning Supervisor
planning@herriman.org



Date of Meeting: 01/07/16	
File #	39S15
Applicant	Edge Homes
Address	14508 S Autumn Crest Blvd
Request	Proposed Subdivision of Townhomes

Request for 39S15/56C07-11 - Meeting Date 1/7/2016

The applicant is requesting a subdivision and PUD of 218 Townhome Units and Common Area.

Site

The parcel is located at approximately 14508 S Autumn Crest Blvd and contains 17.8 acres.

Zoning

The site is zoned MU-2.

Background

Each phase of the South Rosecrest PUD requires final PUD approval. This phase is shown as multi-family/townhomes on the approved PUD plan.

Issues

This is a continuation of the Shadow Run project in Rosecrest. Phase 1 is under construction. This request is for Phase 2 and Phase 3. The building elevations will be similar to those already constructed.

This phase is adjacent to the open space in Juniper Canyon. The site plan shows a trail connection to the trail that will be constructed down the Canyon.

The property is currently zoned MU-2 the applicant will need to rezone the property since it does not meet the MU-2 requirements.

The plan shows a total of 75 parking stalls in phase 2 and 3. All of the units are 2 car garages.

Recommendation

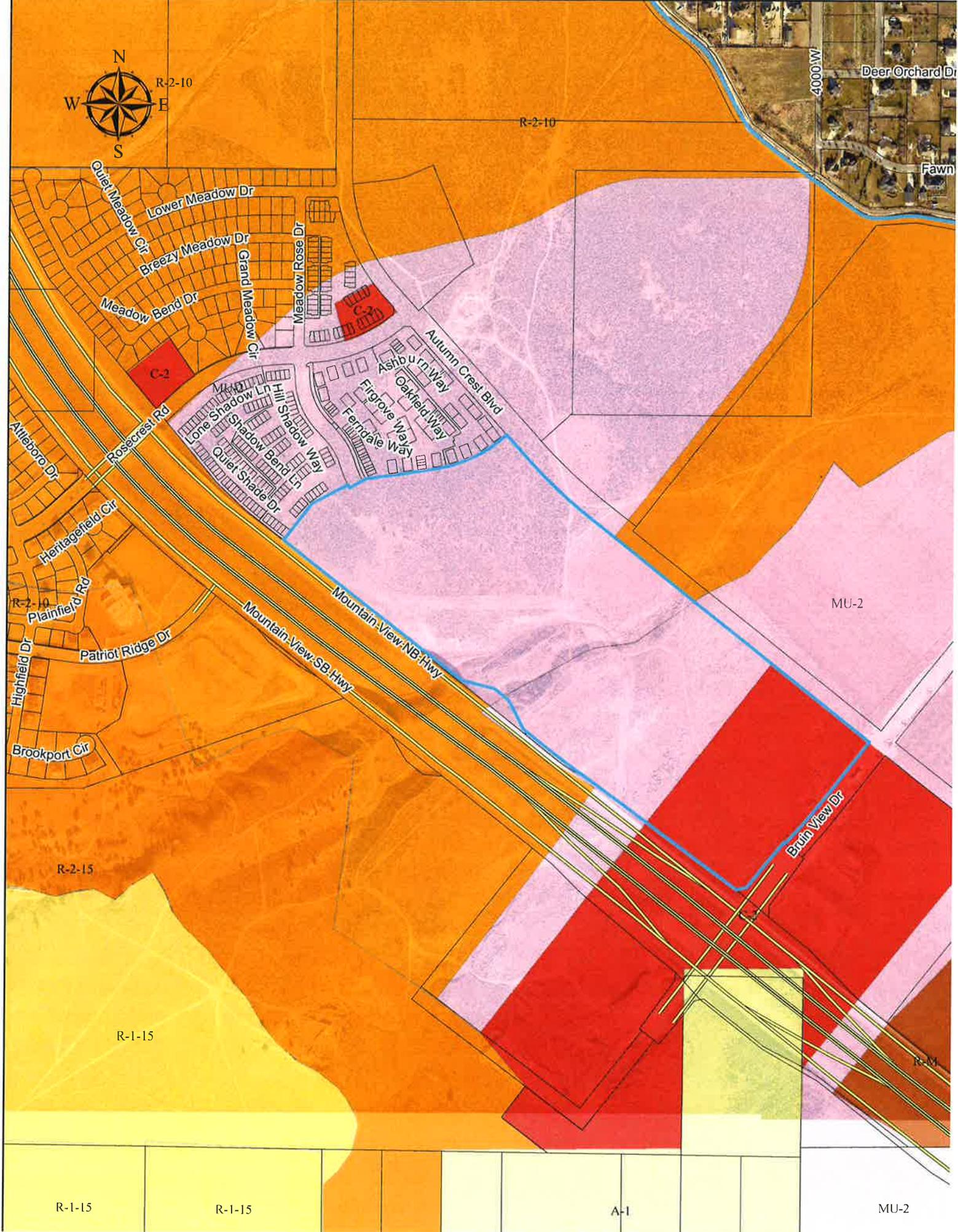
The Staff recommends approval of 218 townhome units with the following requirements:

Subdivision Requirements

1. Receive and agree to the recommendations from other agencies.
2. Dedication and improvement of all public roads for street right-of-way.
3. Install curb, gutter and sidewalk on all public streets.
4. Align 4000 W with the connection to the east.
5. Provide a traffic study for review and approval by the City Engineer.

PUD Requirements

1. Meet with Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Setbacks shall be as follows:
 - Front: 18'
 - Rear: 20' from public right of way
 - Side: 12' to adjacent building
 - Corner: 18'
4. Provide a 6 foot simulated precast wall along Mountain View Corridor. Provide adequate access to the City for maintenance adjacent to MVC.
5. Provide a landscape buffer, including 2 inch caliper trees every 30 feet, along Meadow Rose Drive.
6. Building elevations and colors approved as submitted.
7. Provide a trail connection through the project, from Meadow Rose Drive to the trail in Juniper Canyon.
8. Install a 2' rail vinyl fence along the south property line, adjacent to the Juniper Canyon open space.
9. Rezone property from MU-2 to R-2-10.
10. Provide a minimum of 75 parking stalls (4.3 sp/du).
11. Park/Amenities to be installed prior to 50 percent of the building permits being issued.

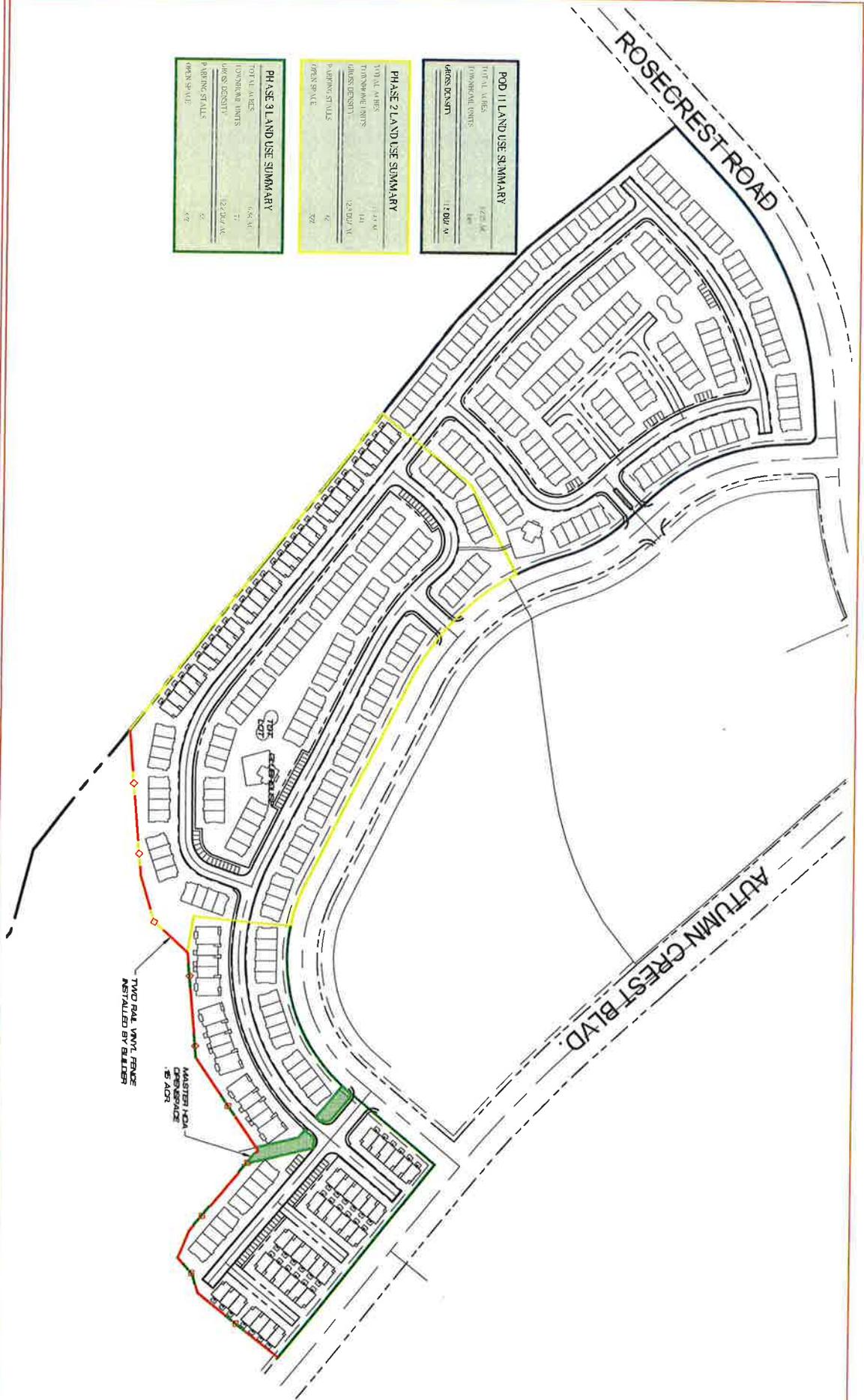


R-1-15

R-1-15

A-1

MU-2



POD 11 LAND USE SUMMARY

TOTAL LOTS	122
TOTAL UNITS	144
GROSS DENSITY	1.2 DU/AC

PHASE 2 LAND USE SUMMARY

TOTAL LOTS	114
TOTAL UNITS	141
GROSS DENSITY	1.23 DU/AC
PARKING STALLS	72
OPEN SPACE	20'

PHASE 3 LAND USE SUMMARY

TOTAL LOTS	65
TOTAL UNITS	77
GROSS DENSITY	1.22 DU/AC
PARKING STALLS	51
OPEN SPACE	47'

ROSECREST COMMUNITIES
 Shadow Run South Concept (12.22.15)



Date of Meeting: 01/07/16	
File #	56C07-11
Applicant	Edge Homes
Address	14508 S Autumn Crest Blvd
Request	Proposed Final PUD Approval of Townhomes











Date of Meeting: 01/07/16	
File #	38S15
Applicant	Edge Homes
Address	13295 S Herriman Rose Blvd
Request	Proposed Subdivision of Single Family Cluster Units and Condos

Request for 38S15/14C08-19 - Meeting Date 1/7/2016

The applicant is requesting a subdivision of 88 Single Family Cluster units and 60 Condo units.

Site

The parcel is located at 13295 S Herriman Rose Blvd and contains 11.64 acres.

Zoning

The site is zoned MU-2.

This property is part of the Herriman Towne Center. The entire project received preliminary approval in 2008 and each pod comes in for final approval. The HTC is approved at a minimum density of 5.5 units per acre overall, which is 2,032 units. They have received final master plan approval for 1,358 units in the HTC, which leaves 674 units that they need to build in order to meet their minimum density requirement.

Issues

The project is proposed at 12.7 units per acre. The units are planned to be condos and single family units. The condos will be "for sale", not for rent. The applicant has submitted building elevations for your review and approval.

Part of the property is adjacent to the future UTA transit line. Staff is proposing a 2 rail vinyl fence to help delineate the future transit corridor. This property will be open space until a transit line is built in the future. UTA will likely install a sound wall with the construction of the transit line.

The ordinance requires 2 parking spaces per unit, however the MU-2 zone allows for a 5 percent reduction in parking due to the location of the transit station. The MU-2 zone also requires that projects not provide more than 120% of the required parking. The proposed units each have a single car garage and a driveway. The plan also has 60 guest parking stalls. This totals 2.66 parking spaces per unit.

The applicant has submitted the same building elevations and color schemes that were recently approved in the adjacent phase of the HTC. They would like to have the same building elevations approved for this phase.

Recommendation

Staff recommends subdivision and final master plan approval of 60 condo units and 88 single family cluster units with the following:

Subdivision Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. Provide 100 year storm detention. This can be provided off-site as part of the Towne Center detention.
5. Provide a traffic study for review and approval by the City Engineer.
6. The alleys for the single family units should line up with each other or be offset to meet city standards.
7. The approval is for 60 condo units and 88 single family cluster units.

Master Plan Requirements

1. Receive and agree to the recommendations from other agencies.
2. Landscaping for the condos shall be installed by the builder and maintained by the HOA.
3. Install a 2 rail vinyl fence along the UTA transit corridor.
4. Building elevations to meet the approved HTC design guidelines and receive ARC approval.
5. Building elevations and materials are approved as submitted, including the color palettes shown.
6. Parking for the condos should include a garage and a driveway for each unit, and at least 60 guest parking spaces (2.66 sp/du).
7. The setbacks shall be as follows:

For lots with Driveways:

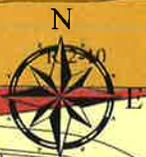
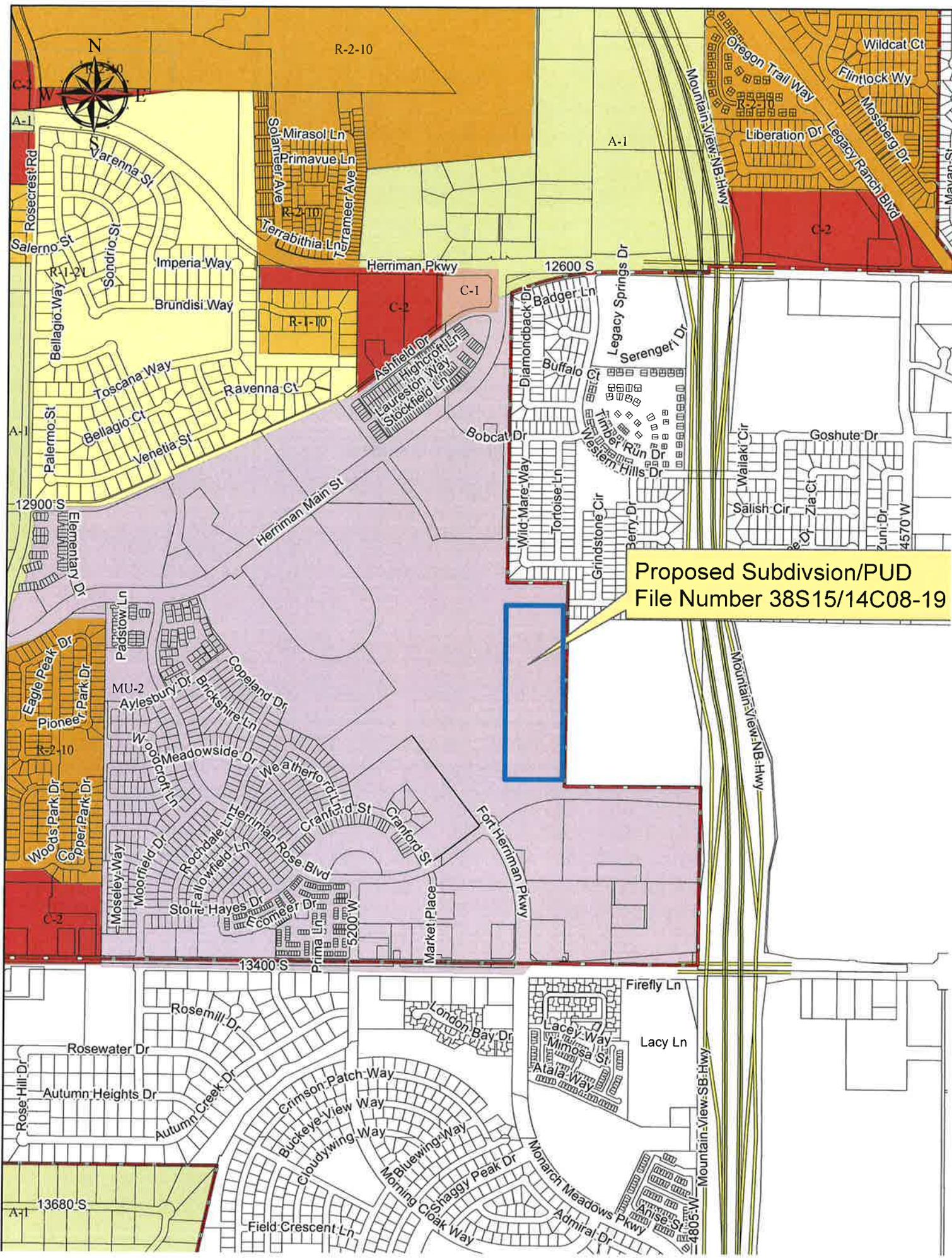
- 18' to the garage
- 14' to living space
- 5' side yard
- 5' rear yard

For lots without Driveways

- 3' to garage
- 3' to living space
- 5' side yard
- 5' rear yard

For Condos

- 18' to garage
- 10' to building
- 15' side yard
- 10' rear yard



Proposed Subdivision/PUD
File Number 38S15/14C08-19

R-2-10

A-1

C-2

Herriman Pkwy

12600 S

R-1-10

C-2

C-1

A-1

12900 S

R-2-10

C-2

MU-2

R-2-10

C-2

13400 S

A-1

13680 S

Firefly Ln

Lacy Ln

Mountain View NB HWY

Mountain View SB HWY

4805 S

POD 26 LAND USE SUMMARY

PROJECT AREA	11.64 AC
SINGLE FAMILY CLUSTER UNITS	88
CONDO UNITS	60
PROJECT DENSITY	12.7 DU/AC
OPEN SPACE	33% (condo unit only)
AVG. LOT SIZE	3,209 SF
PARKING STALLS	60

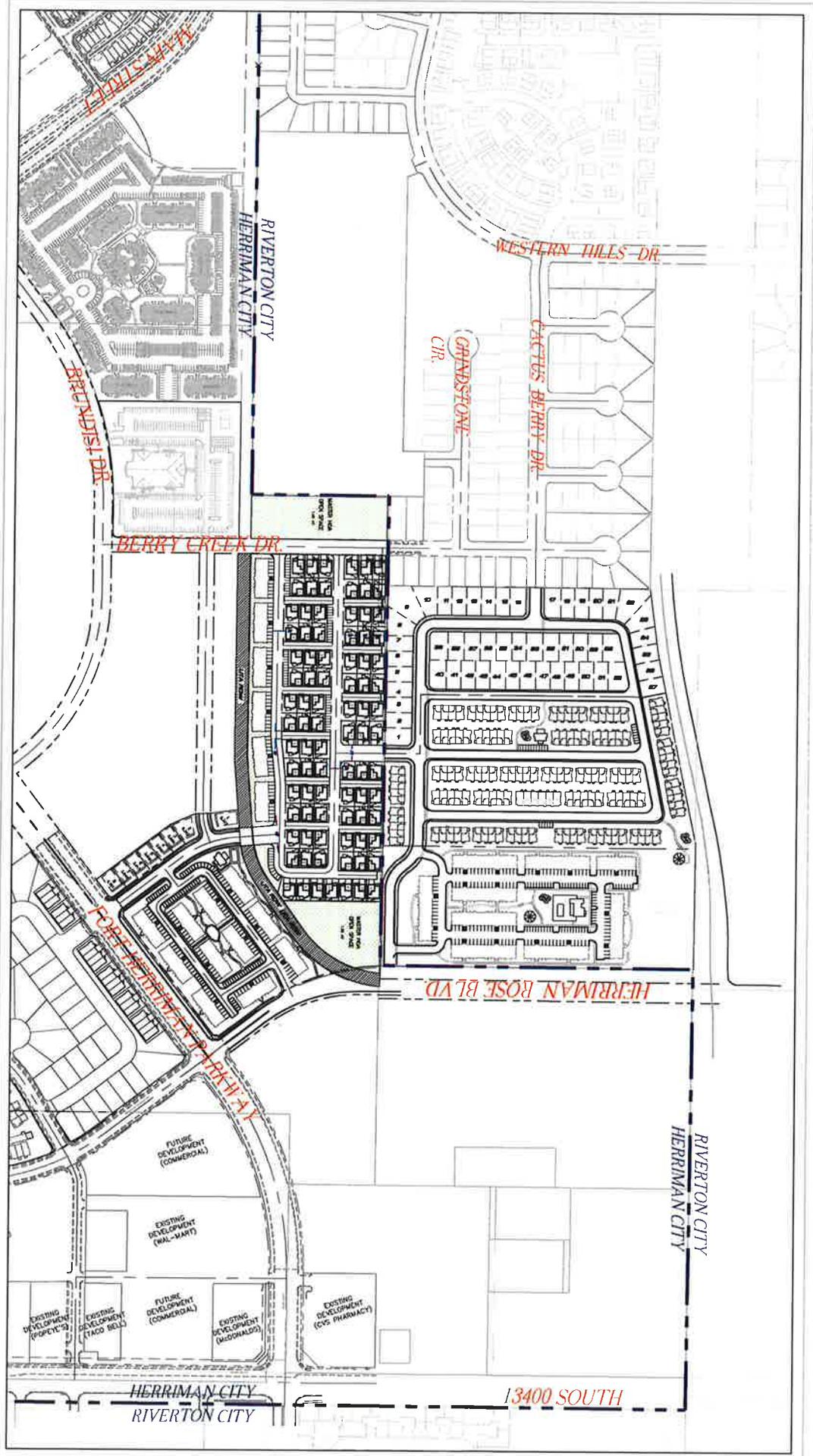
TOWER PROPERTY



Herriman Towne Center
Pod 26 Concept(12.23.15)



SCALE: 1:100



Herriman Towne Center
 Pod 26 Vicinity Map (12.21.15)

SCALE: 1:300





Date of Meeting: 01/07/16	
File #	14C08-19
Applicant	Edge Homes
Address	13295 S Herriman Rose Blvd
Request	Final Master Plan Approval of Single Family Cluster Units and Condos











Date of Meeting: 01/07/16	
File #	51C15
Applicant	Herriman City
Address	15102 S 3200 W
Request	Proposed Culinary Water Pump Station

Request for 51C15 - 1/7/2016

Herriman City is requesting a conditional use permit for a Culinary Water Pump Station.

Site

The parcel is located at 15102 S 3200 W and contains 4.77 acres.

Zoning

The site is zoned A-1.

Background

The City is proposing to build a culinary water pump station to service properties in east Herriman. Public uses are a conditional use in all zones.

Issues

The ordinance requires an “element of brick or stone” on all public buildings. The Planning Commission needs to determine if the proposed building elevations meet that requirement. The building itself is approximately 2,300 square feet.

The applicant is proposing to install a 6 foot black vinyl coated chain link fence around the entire property. The ordinance states “*Chain link fencing shall only be permitted where specifically approved by the planning commission as part of a site plan approval. If approved, only black coated vinyl chain link shall be allowed.*”

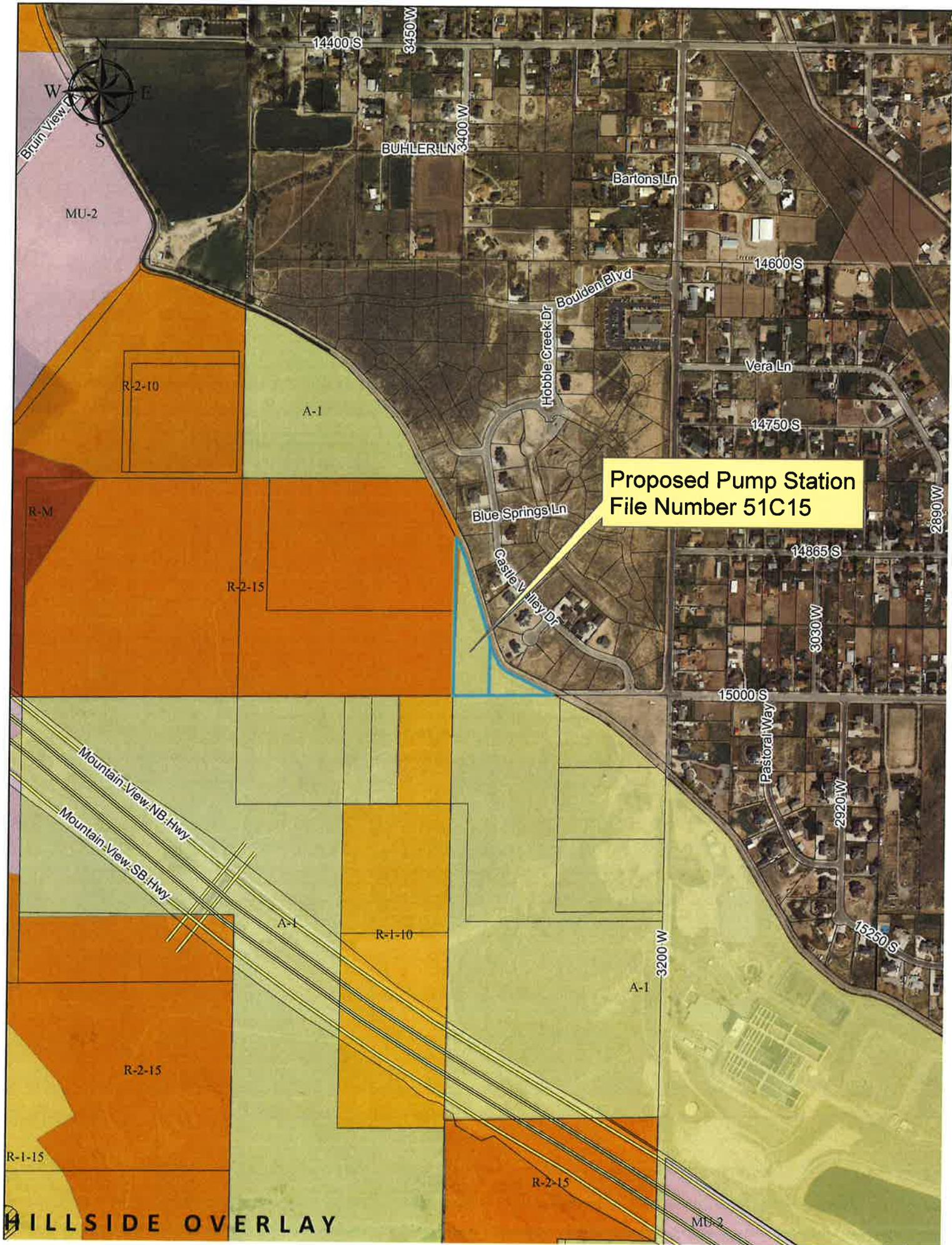
A one lot subdivision will need to be approved and a plat will need to be recorded.

Recommendation

Staff recommends approval of the request with the following:

Requirements

1. Meet with the Development Services Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install a 6 foot black vinyl coated chain link fence around the entire property . Gate shall be wrought iron.
4. Work with engineering to meet City storm drain requirements.
5. Record subdivision plat.



Proposed Pump Station
File Number 51C15

HILLSIDE OVERLAY

PIPING COORDINATES

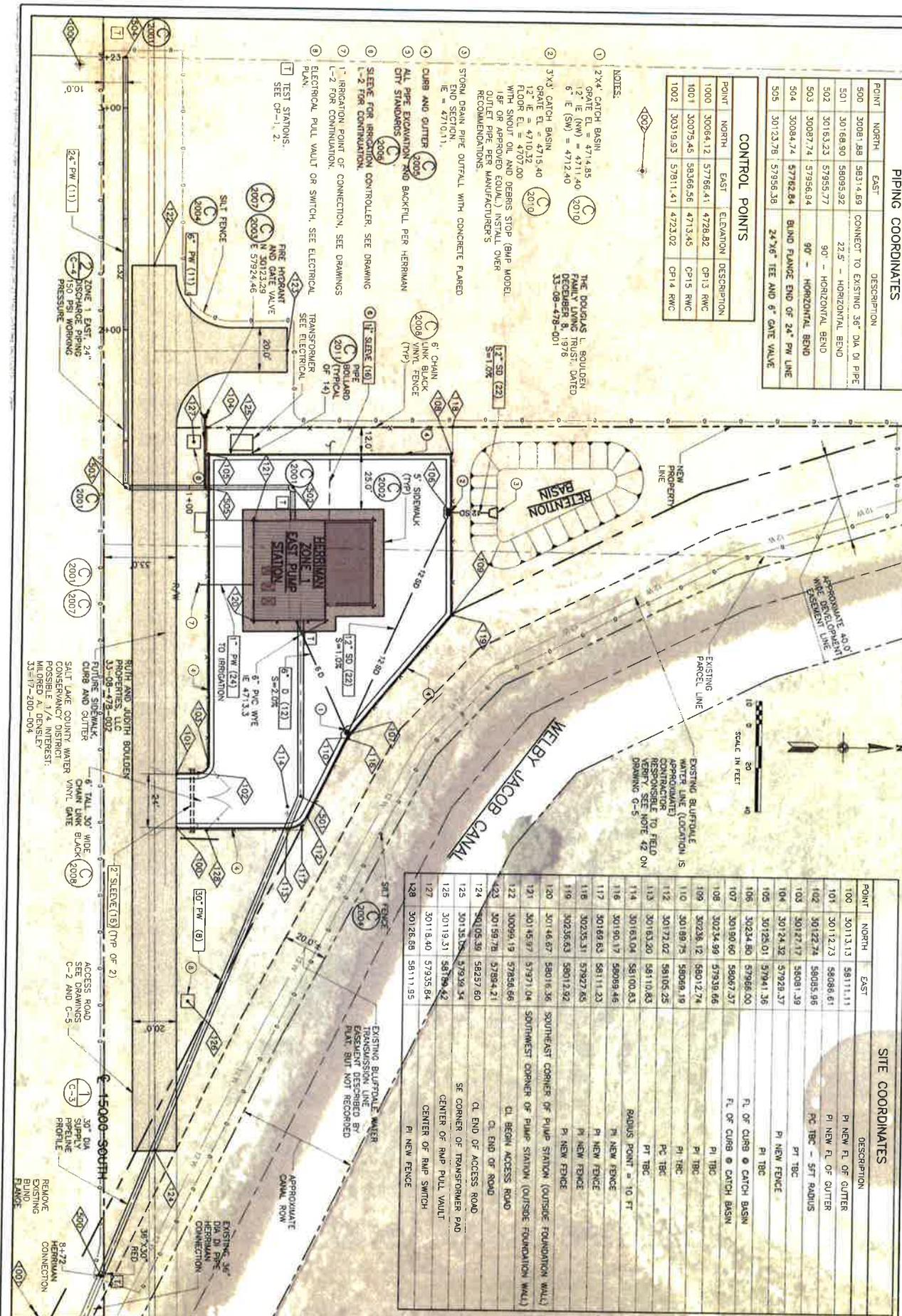
POINT	NORTH	EAST	DESCRIPTION
500	30081.88	58314.89	CONNECT TO EXISTING 36" DIA. DI PIPE
501	30166.90	58095.92	22.5' - HORIZONTAL BEND
502	30163.23	57995.77	90° - HORIZONTAL BEND
503	30089.74	57956.94	90° - HORIZONTAL BEND
504	30094.74	57822.84	BLIND FLANGE END OF 24" PW LINE
505	30123.78	57956.38	24"x6" Tee AND 6" GATE VALVE

CONTROL POINTS

POINT	NORTH	EAST	ELEVATION	DESCRIPTION
1000	30064.12	57766.41	4728.82	CP 13 RWC
1001	30075.45	58565.56	4713.45	CP 15 RWC
1002	30319.93	57811.41	4723.02	CP 14 RWC

NOTES:

- 2'x4' CATCH BASIN
GATE EL. = 4714.85
12" E (NW) = 4711.40
6" E (SW) = 4712.40
- 3'x3' CATCH BASIN
GATE EL. = 4716.40
12" E (NW) = 4713.00
FLOOR EL. = 4707.00
WITH SHUT OFF AND DEBRIS STOP (BMP MODEL 1B8 OR APPROVED EQUAL). INSTALL OVER OUTLET PIPE PER MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAIN PIPE OUTFALL WITH CONCRETE FLAGGED END SECTION
E = 4710.11.
- CURB AND GUTTER
ALL PIPE EXCAVATION TO BE BACKFILL PER HERRIMAN CITY STANDARDS.
- SLEEVE FOR IRRIGATION CONTROLLER. SEE DRAWING L-2 FOR CONTINUATION.
- IRRIGATION POINT OF CONNECTION. SEE DRAWINGS L-2 FOR CONTINUATION.
- ELECTRICAL PULL VAULT OR SWITCH. SEE ELECTRICAL PLAN.
- TEST STATIONS.
SEE CP-1, 2.



SITE COORDINATES

POINT	NORTH	EAST	DESCRIPTION
100	30113.13	58111.11	PI NEW FL OF GUTTER
101	30112.73	58086.61	PI NEW FL OF GUTTER
102	30122.74	58085.96	PC TBC - 5FT RADIUS
103	30127.17	58091.39	PT TBC
104	30124.32	57928.37	PI NEW FENCE
105	30128.01	57941.36	PI TBC
106	30234.80	57956.00	FL OF CURB @ CATCH BASIN
107	30190.60	58087.37	FL OF CURB @ CATCH BASIN
108	30234.99	57939.66	PI TBC
109	30228.12	58012.74	PI TBC
110	30199.75	58099.19	PI TBC
112	30172.02	58105.25	PC TBC
113	30183.20	58110.83	PT TBC
114	30163.04	58100.83	RADIUS POINT = 10 FT
116	30190.17	58099.46	PI NEW FENCE
117	30166.63	58111.23	PI NEW FENCE
118	30235.31	57927.65	PI NEW FENCE
119	30235.63	58012.92	PI NEW FENCE
120	30166.67	58016.36	SOUTHEAST CORNER OF PUMP STATION (OUTSIDE FOUNDATION WALL)
121	30165.97	57971.04	SOUTHWEST CORNER OF PUMP STATION (OUTSIDE FOUNDATION WALL)
122	30099.19	57856.66	CL BEGIN ACCESS ROAD
123	30159.78	57984.21	CL END OF ACCESS ROAD
124	30105.39	58257.60	CL END OF ROAD
125	30135.88	57939.34	SE CORNER OF TRANSFORMER PAD
126	30119.31	58179.42	CENTER OF RAMP PULL VAULT
127	30118.40	57935.64	CENTER OF RAMP SWITCH
128	30126.98	58111.95	PI NEW FENCE

HERRIMAN ZONE 1 EAST PUMP STATION
HERRIMAN CITY, UTAH

CIVIL

SITE PLAN AND YARD PIPING

DESIGN: B.P./R.G. REVIEW: B. MAYERS
 CHECKED: R. GARCIA APPROVED: E. NERL

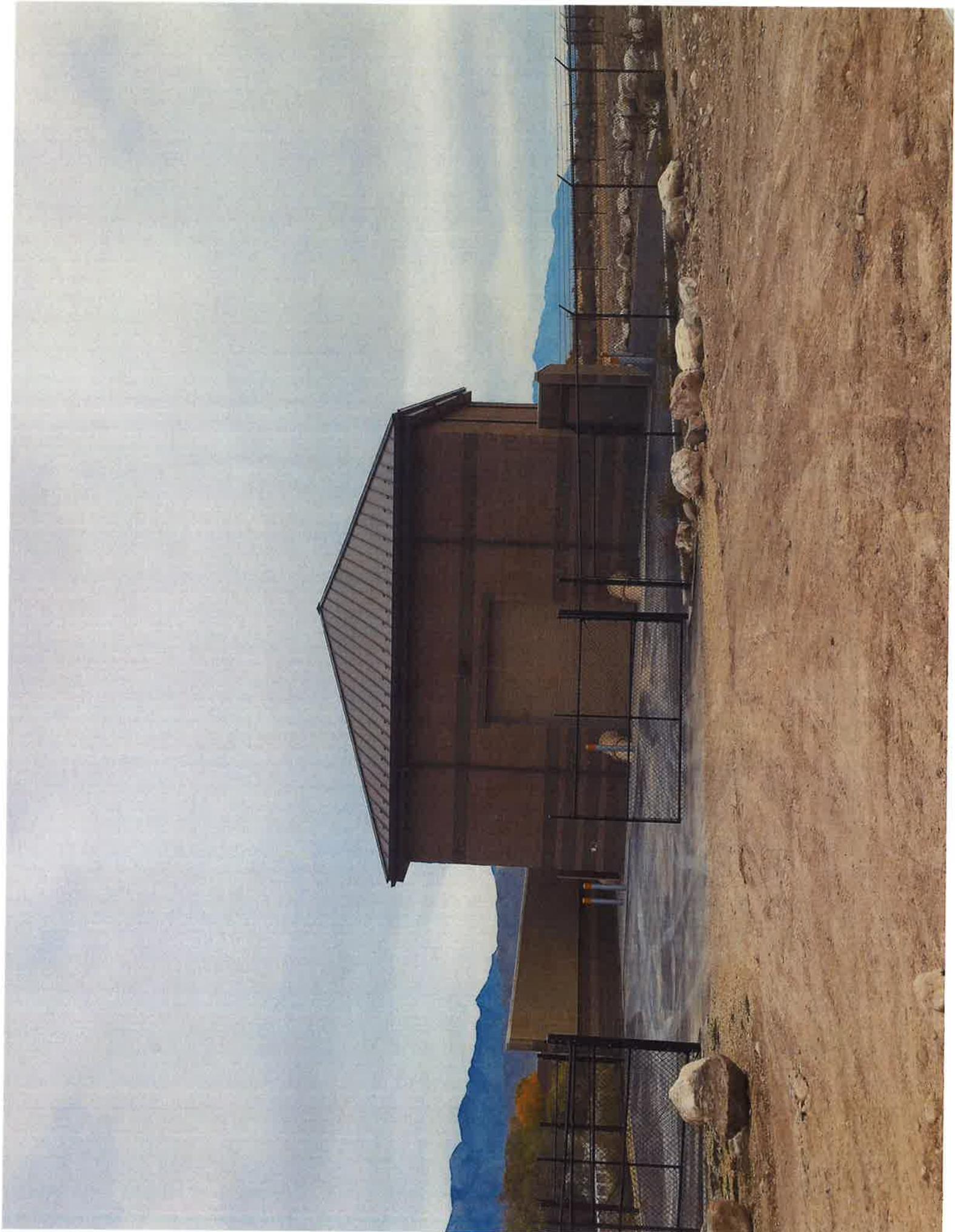
DATE: 28 DECEMBER 2015 PROJECT NUMBER: 217-15-03

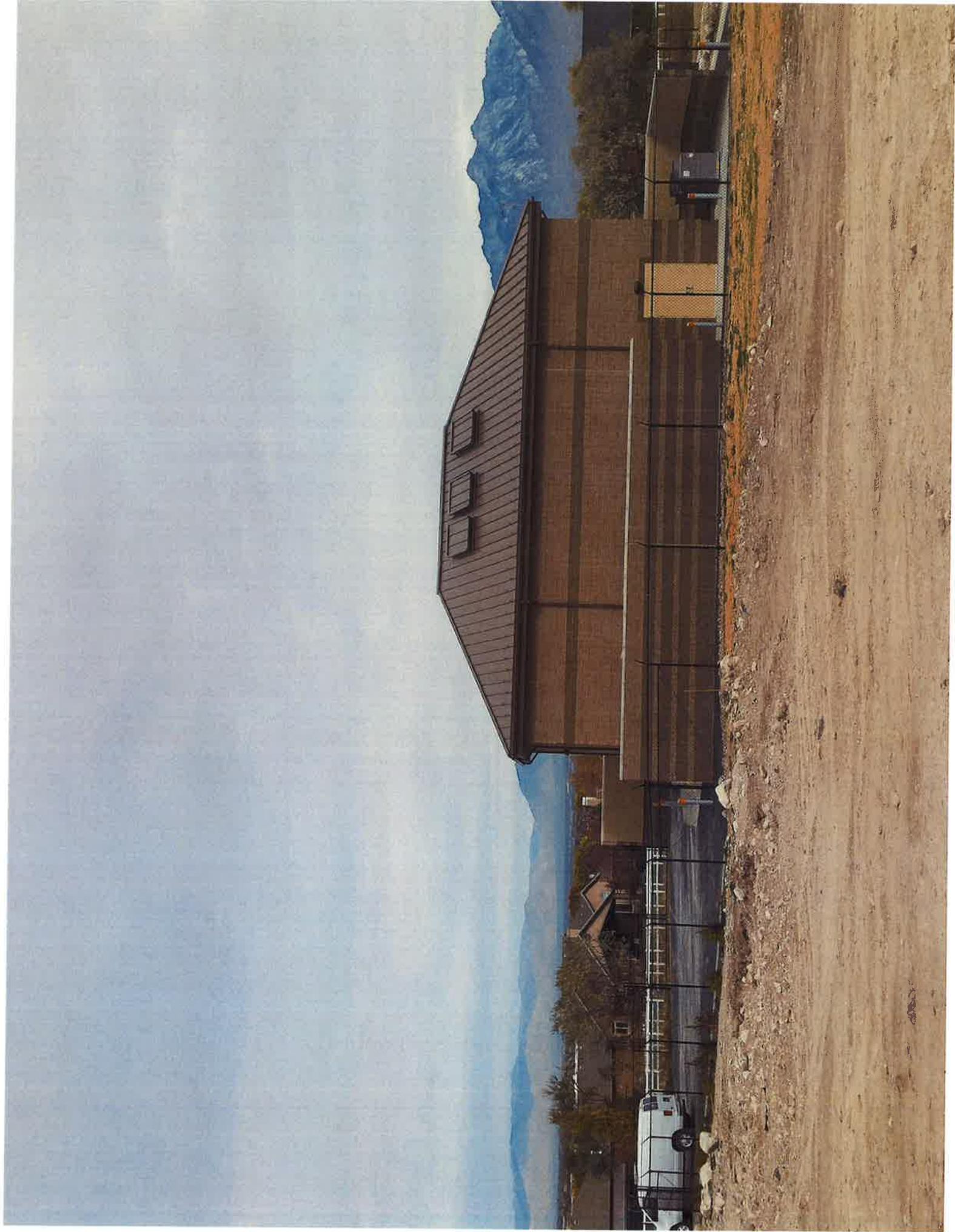
DRAWING NO: C-1 SHEET 15 OF 70

REVISIONS:

12/28/15

Bowen Collins & Associates, Inc.
 12722/15







NO.	DATE	REV. BY	DESCRIPTION

DESIGN	DESIGN	DESIGN	DESIGN
B.P./R.G.	B.P./R.G.	B.P./R.G.	B.P./R.G.
R. GARCIA	R. GARCIA	R. GARCIA	R. GARCIA

HERRIMAN ZONE 1 EAST PUMP STATION
HERRIMAN CITY, UTAH

REVIEW: CHECKED B. MAYERS
APPROVED E. NEIL

VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING

DATE: DECEMBER 2015
PROJECT NUMBER: 217-15-03

PIPING COORDINATES

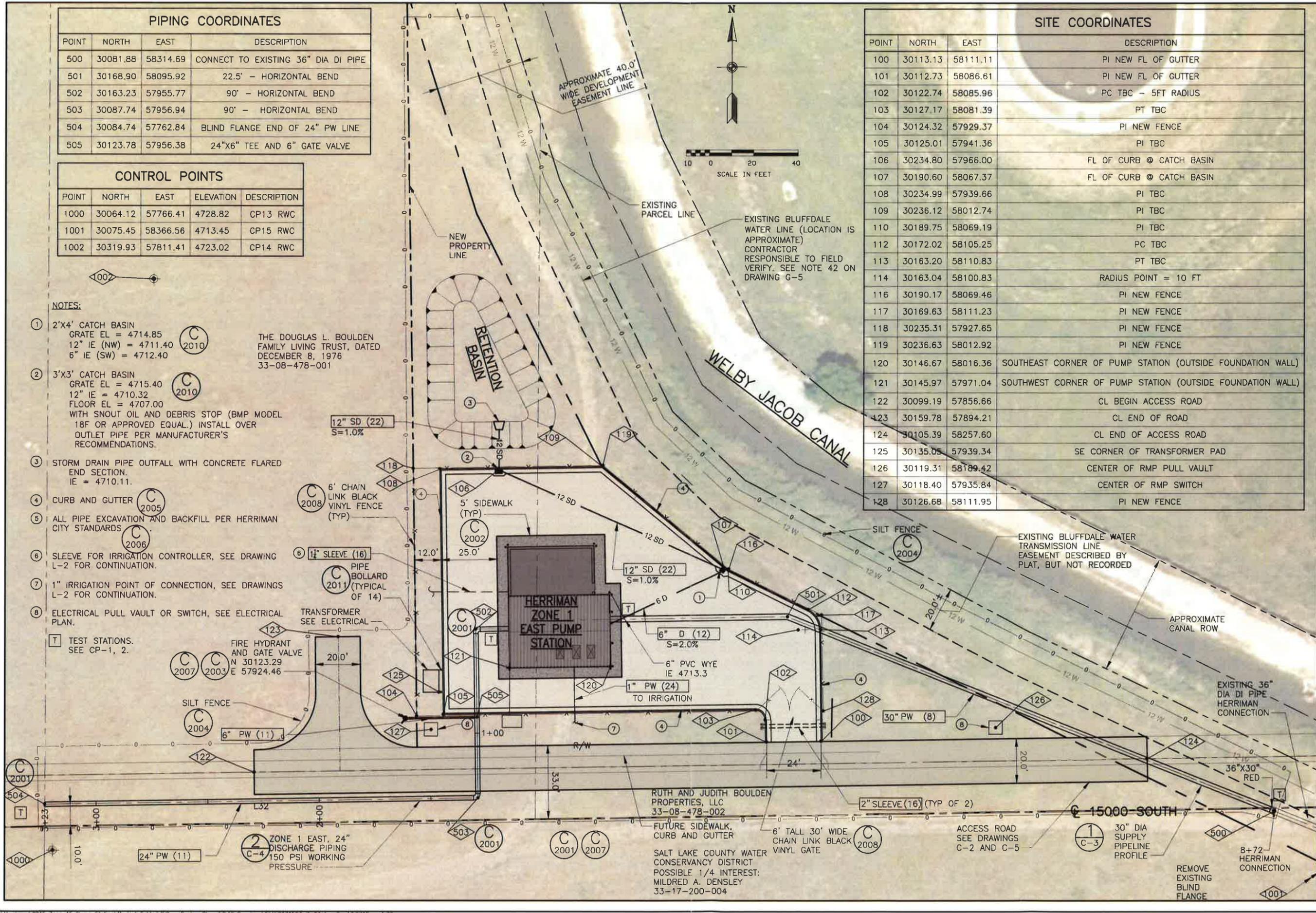
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104	30124.32	57929.37	PI NEW FENCE
105	30125.01	57941.36	PI TBC
106	30234.80	57966.00	FL OF CURB @ CATCH BASIN
107	30190.60	58067.37	FL OF CURB @ CATCH BASIN
108	30234.99	57939.66	PI TBC
109	30236.12	58012.74	PI TBC
110	30189.75	58069.19	PI TBC
112	30172.02	58105.25	PC TBC
113	30163.20	58110.83	PT TBC
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126	30119.31	58189.42	CENTER OF RMP PULL VAULT
127	30118.40	57935.84	CENTER OF RMP SWITCH
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- NOTES:**
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 - 3'x3' CATCH BASIN
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12" IE = 4710.32
FLOOR EL = 4707.00
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 - STORM DRAIN PIPE OUTFALL WITH CONCRETE FLARED END SECTION.
IE = 4710.11.
 - CURB AND GUTTER
 - ALL PIPE EXCAVATION AND BACKFILL PER HERRIMAN CITY STANDARDS
 - SLEEVE FOR IRRIGATION CONTROLLER, SEE DRAWING L-2 FOR CONTINUATION.
 - 1" IRRIGATION POINT OF CONNECTION, SEE DRAWINGS L-2 FOR CONTINUATION.
 - ELECTRICAL PULL VAULT OR SWITCH, SEE ELECTRICAL PLAN.
- T TEST STATIONS. SEE CP-1, 2.

THE DOUGLAS L. BOULDEN FAMILY LIVING TRUST, DATED DECEMBER 8, 1976
33-08-478-001

RUTH AND JUDITH BOULDEN PROPERTIES, LLC
33-08-478-002

FUTURE SIDEWALK, CURB AND GUTTER

SALT LAKE COUNTY WATER CONSERVANCY DISTRICT
POSSIBLE 1/4 INTEREST:
MILDRED A. DENSLEY
33-17-200-004

KEYED NOTES:

1. RE-VEGETATION SEEDING FOR ALL DISTURBED AREAS NOT LANDSCAPED OR IMPROVED WITH SITE IMPROVEMENTS WITH THE SEED MIX NOTED BELOW. RE-VEGETATION SEEDING AREAS TO RECEIVE 4" OF TOPSOIL. ON-SITE TOPSOIL TO BE STRIPPED AND STOCKPILED ON SITE. CONTRACTOR TO VERIFY ON-SITE TOPSOIL QUANTITY AND QUALITY AND REPORT BACK TO ENGINEER ANY DEFICIENCIES.
2. 3" LAYER OF NEPHI SOUTHTOWN 1.5" CRUSHED ROCK OVER DEWITT PRO 5 WEED BARRIER FABRIC OR APPROVED EQUAL. EXTEND GRAVEL MULCH WEST UNDER FENCE TO METAL EDGING WEST OF FENCE. DETAIL #L/6501 ON SHEET GL-2.
3. PERMALOC ALUMINUM METAL 4" TALL BY 3/16" WIDE OR APPROVED EQUAL WITH STAKING PER MANUFACTURE RECOMMENDATIONS. RUN METAL EDGING ON THE OUTSIDE EDGE OF THE FENCE (i.e., WESTSIDE OF THE FENCE ON PROPERTY LINE, ETC.) ALONG SHRUB PLANTING BED. DETAIL #L/6502 ON SHEET GL-2.
4. SHRUB BEDS TO RECEIVE 12" OF TOPSOIL. DIG SUBGRADE DOWN AS REQUIRED BEFORE PLACING TOPSOIL. FOR ISOLATED SHRUBS AND TREES, PROVIDE A 6' DIAMETER OF A 12" DEPTH OF TOPSOIL.
5. REFER TO PLANTING DETAILS AND NOTES ON SHEETS GL-1 & GL-2.
6. FUTURE LANDSCAPING SUBJECT TO NEW ROAD IMPROVEMENTS.

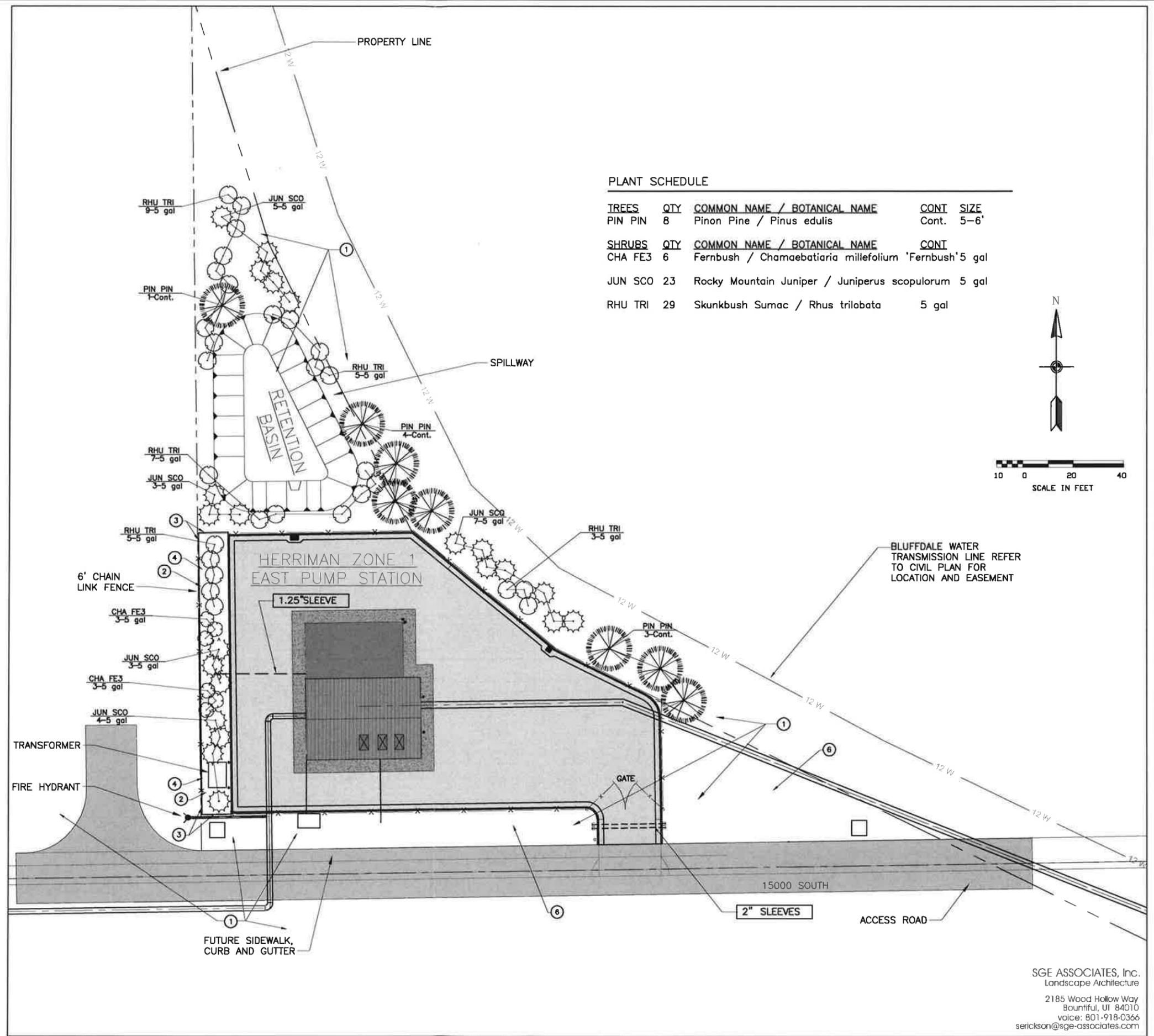
RE-VEGETATION SEEDING (NON-IRRIGATED)

PERCENT OF MIX & SPECIES
 30% CRESTED WHEATGRASS (FAIRWAY)
 30% STREAMBANK WHEATGRASS
 20% SHEEP FESCUE
 10% SLENDER WHEATGRASS
 10% ANNUAL RYE GRASS

THE AREAS THAT WILL BE SEEDING WILL HAVE THE FINISH GRADE ESTABLISHED AND THEN TILLED OR DISKED TO A DEPTH OF 4 INCHES. THE TILLED SEED BED SOIL WILL BE LEVELED TO A UNIFORM SURFACE. DURING GRADING, WASTE MATERIAL OF WEEDS, ROCK 2-INCHES AND LARGER, ETC. SHALL BE REMOVED. WEEDS SHALL BE DUG OUT BY THE ROOTS.

SEEDING TIME FROM OCT. 1 TO NOV. 30. IN THE FALL AND SPRING SEEDING TIME FROM MARCH 15 TO APRIL 15. SEED AT THE RATE OF 35 LBS. PLS PER ACRE. BROADCAST SEED IN TWO DIRECTIONS AND LIGHTLY HARROW AND/OR RAKE THE SEED IN TO THE SOIL 1/4 INCH. SLOPES OVER A 6 TO 1 AND AREAS THAT ARE SUSCEPTIBLE TO EROSION SHALL BE HYDRO-MULCHED AT 1600 LBS. PER ACRE WITH A WOOD FIBER MULCH AND A TACKIFIER. SPRAY UNDER PRESSURE A MIXTURE OF WATER AND "SILVA-FIBER" OR EQUAL, AT THE RATE OF 1600 LBS. OF SILVER FIBER MULCH AND 150 LBS. OF "M-BINDER" TACKIFIER PER ACRE ONTO THE SEED BED. THE ABOVE SEED MIX, ONCE ESTABLISHED WILL SURVIVE WITH NO ADDITIONAL IRRIGATION WATER. THE GRASS WILL GROW TO 12 TO 18 INCHES TALL AND BROWN OUT MID SUMMER.

THE RE-VEGETATION SEEDING AREAS WILL NEED TO BE MOWED MID SUMMER & AS REQUIRED TO CONTROL THE WEEDS AND THISTLE WEEDS FOR A COUPLE YEARS WHILE THE SEEDING FILL IN.



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	SIZE
PIN PIN	8	Pinon Pine / Pinus edulis	Cont.	5-6'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	
CHA FE3	6	Fernbush / Chamaebatiaria millefolium	'Fernbush'	5 gal
JUN SCO	23	Rocky Mountain Juniper / Juniperus scopulorum		5 gal
RHU TRI	29	Skunkbush Sumac / Rhus trilobata		5 gal

Bowen Collins & Associates, Inc.
CONSULTING ENGINEERS

HERRIMAN ZONE 1 EAST PUMP STATION
HERRIMAN CITY, UTAH

NO.	DATE	REV. BY	DESCRIPTION

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN: S. ERICKSON
 CHECKED: E. NEIL
 REVIEW: S. ERICKSON
 APPROVED: S. ERICKSON

LANDSCAPE
PLANTING PLAN
 PROJECT NUMBER: 217-15-03
 DATE: DECEMBER 2015

SGE ASSOCIATES, Inc.
 Landscape Architecture
 2185 Wood Hollow Way
 Bountiful, UT 84010
 voice: 801-918-0366
 serickson@sge-associates.com

DRAWING NO.
L-1
 SHEET 26 OF 70

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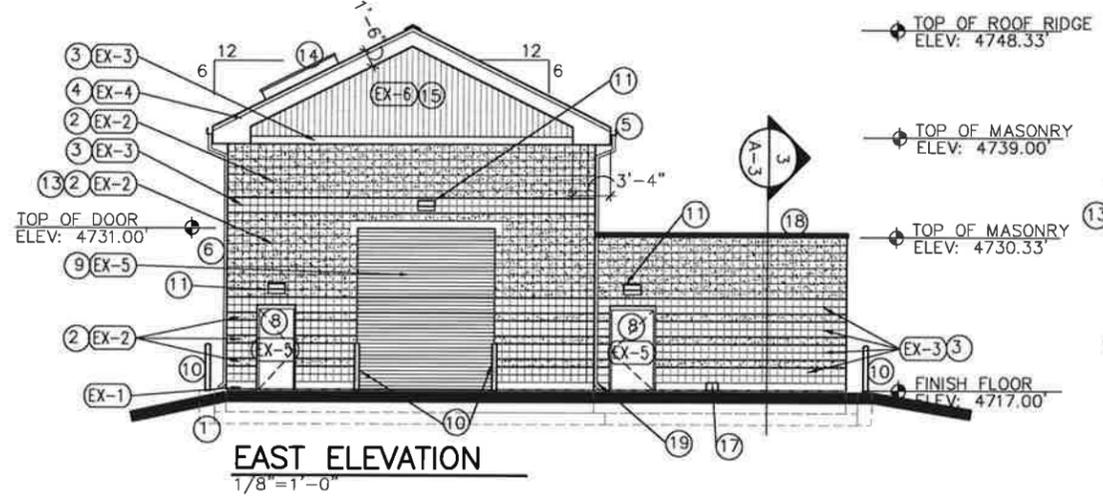


Bowen Collins & Associates, Inc.
CONSULTING ENGINEERS

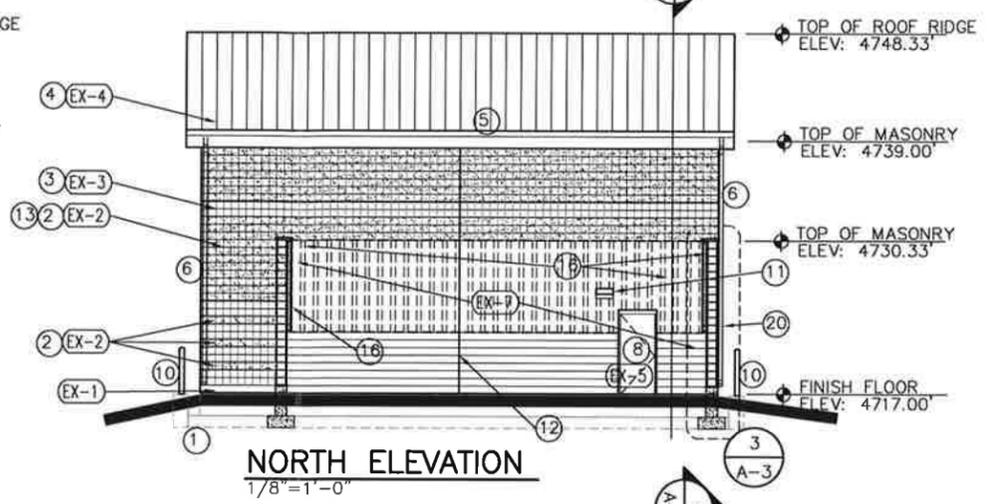


KEYED NOTES

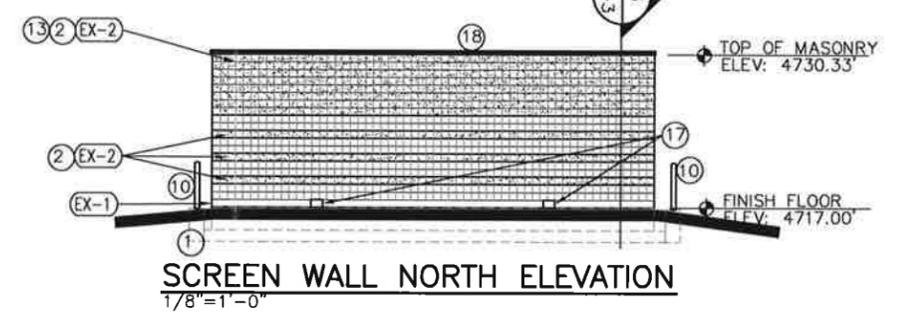
- 1 LINE OF FOOTING AND FOUNDATION REFER TO STRUCTURAL DRAWINGS
- 2 SPLIT-FACE CMU MASONRY SINGLE SCORE (FIELD) REFER TO WALL TYPES ON FLOOR PLAN.
- 3 SMOOTH-FACE CMU MASONRY (ACCENT BAND TYP) REFER TO WALL TYPES ON FLOOR PLAN.
- 4 PRE-FINISHED METAL STANDING SEAM ROOF, FASCIA & SOFFIT SYSTEM REFER TO ROOF PLAN.
- 5 RAIN GUTTER SYSTEM COLOR. NOTE: LOCATE BELOW SNOW SLIDE ZONE.
- 6 METAL DOWN SPOUT WITH PRE CAST CONCRETE SPLASH BLOCKS.
- 7 LOUVER. REFER TO HVAC DRAWINGS COORDINATE OPENING SIZE WITH HVAC EQUIPMENT MFR. AND STRUCTURAL DRAWINGS.
- 8 HOLLOW METAL DOOR INSULATED.
- 9 INSULATED OVERHEAD ROLL-UP DOOR.
- 10 PIPE BOLLARD TYPICAL AT OVERHEAD DOORS, SEE CIVIL DRAWINGS.
- 11 LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS.
- 12 MASONRY CONTROL JOINT CAULK COLOR TO MATCH MORTAR. REFER TO STRUCTURAL DRAWINGS.
- 13 EXTERIOR CMU MASONRY SHALL BE COATED WITH GRAFFITI CONTROL SEALER REFER TO SPECIFICATION SECTION 07190 WATER REPELLENTS.
- 14 REMOVABLE INSULATED R-28 ROOF PANEL 42"x72" INSIDE CURB DIMENSIONS, WITH STANDING SEAM ROOF TO MATCH ROOF COLOR. CENTERED OVER EACH PUMP BELOW COORDINATE WITH STRUCTURAL AND MECHANICAL DRAWINGS.
- 15 3", 26 GA. INSULATED METAL PANEL WITH CONCEALED ANCHOR CLIPS.
- 16 FURNISH AND INSTALL METAL SOUND PANELS COVERING THE INTERIOR SIDES OF THE UPPER 8 FT. OF THE GENERATOR COURT NOISE CONTAINMENT AREA ON ALL FOUR WALLS. SOUND PANELS SHALL BE POWDER-COATED ALUMINUM WITH CORRUGATED, PERFORATED, 0.032" ALUMINUM SKIN WITH STANDARD PATTERN -.0125" DIA. HOLES (APPROX. 13% OPEN AREA), 2" THICK 1.5 LB. DENSITY FIBERGLASS BAGGED IN BLACK POLYETHYLENE, NRC = 0.90. HARDWARE SHALL BE STAINLESS STEEL. PANELS, HARDWARE AND ALL COMPONENTS SHALL BE DESIGNED AND WELL SUITED FOR CONTINUOUS, PERMANENT, OUTDOOR, UNPROTECTED INSTALLATION AND EXPOSURE TO SUN, WIND, DUST, RAIN, SNOW AND ICE CONDITIONS. COLOR TO BE SELECTED BY OWNER. INSTALL ACCORDING TO MANUFACTURER INSTRUCTIONS. COORDINATE CONFIGURATION AND INSTALLATION OF PANELS WITH LIGHTING FIXTURES, SWITCHES, OUTLETS, DOORWAYS AND OTHER ELEMENTS AND FEATURES ON THE WALLS IN THIS AREA. DOORS SHALL NOT RECEIVE SOUND PANELS.
- 17 12" WIDE X 8" HIGH SCUPPER HOLES THROUGH CONCRETE FOUNDATION WALL FOR DRAINAGE OF AREA. SEE STRUCTURAL DRAWINGS.
- 18 PRE-CAST CONCRETE WALL CAP.
- 19 METAL DOWN SPOUT COLOR TO MATCH ROOF. CONNECT TO DRAIN LINE SEE CIVIL DRAWINGS.
- 20 RUN DOWN SPOUT ON THE OUTSIDE OF SCREEN WALL.



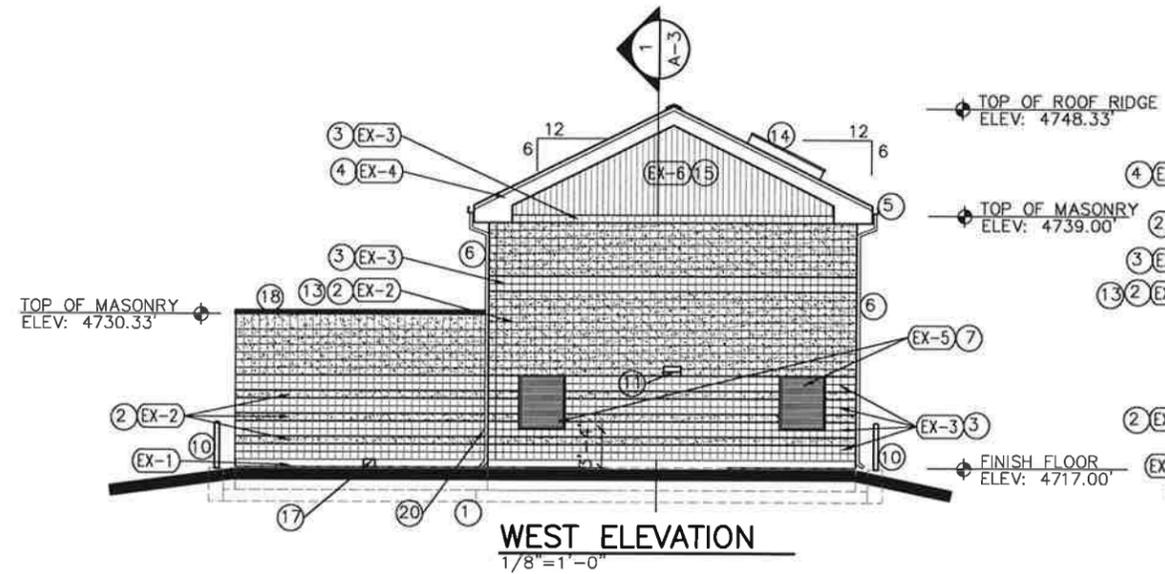
EAST ELEVATION
1/8"=1'-0"



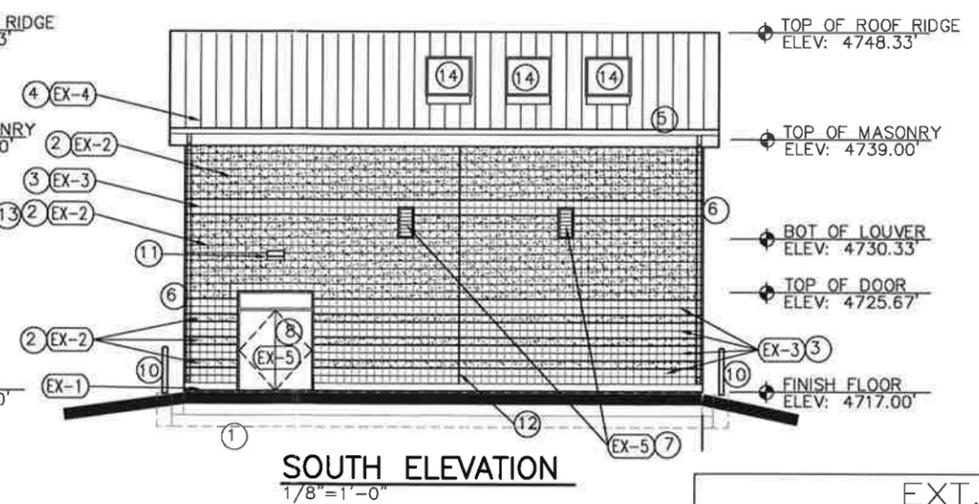
NORTH ELEVATION
1/8"=1'-0"



SCREEN WALL NORTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"

EXT. COLOR SCHEDULE

TAG	MATERIAL	MANUFACTURER	FINISH	COLOR	REMARKS
EX-1	CONCRETE		STONE RUBBED	NATURAL	
EX-2	CMU 8" HIGH	BUEHNER BLOCK	SPLIT FACE	#610	FIELD_COLOR SINGLE-SCORE-BLOCK
EX-3	CMU 8" HIGH	BUEHNER BLOCK	SMOOTH FACE	PEPPER CREAM	ACCENT_BAND SINGLE-SCORE-BLOCK
EX-4	STAND SEAM	MBCI	PRE-FINISHED	MEDIUM BRONZE	ROOF-FASCIA-SOFFIT-GUTTER
EX-5	LOUVER/DOOR	POWDER COAT	SW6108	LATTE	OVERHEAD-DOOR AND LOUVERS
EX-6	MTL WALL PANEL	MBCI	PRE-FINISHED	MEDIUM BRONZE	2.5" ECO-FICIENT-CLASSIC
EX-7	CMU 8" HIGH	BUEHNER BLOCK	SMOOTH FACE	#610	FIELD_COLOR

HERRIMAN ZONE 1 EAST PUMP STATION
HERRIMAN CITY, UTAH

EXTERIOR ELEVATIONS
ARCHITECTURAL
DATE: DECEMBER 2015
PROJECT NUMBER 217-15-03

DESIGN: F. THALMANN
CHECKED: B. MAYERS
APPROVED: F. THALMANN
DRAWN: F. THALMANN
REVISIONS
NO. DATE REV. BY DESCRIPTION
10 OF 70



Date of Meeting: 01/07/16	
File #	27Z15
Applicant	Herriman City
Address	
Request	Text Change to the Land Use Ordinance Regarding Family Food Production

Request for 27Z15 - Meeting Date 1/7/2016

Herriman City is requesting a text change to the land use ordinance regarding Family Food Production.

Background

The Family Food Production ordinance was modified in June 2015.

Issues

During the last modification to the definition of Family Food Production, no medium animals were allowed on lots smaller than a half acre. This eliminated the ability for people to keep one goat or sheep in these areas, which are often kept as 4-H projects. The proposed text change allows one medium animal on lots smaller than a half acre. Lots greater than one half acre can still keep 4 medium animals.

The definition has always allowed chickens, but roosters were never mentioned. Staff has always interpreted it to mean that roosters are not allowed. The proposed change will specifically exclude roosters from the definition.

Proposed Text

10-2-1 FAMILY FOOD PRODUCTION:

The keeping of the following animals is allowed as listed in the chart below in the zones where the use is permitted. The number of animals may be doubled temporarily if the increase is related strictly to meat or milk production. The keeping of more animals than listed in the chart or allowed temporarily for milk or meat production may be approved as a conditional use where listed as a conditional use in that zone. Small animals shall be rabbits, chickens (this includes hens and pullets, excludes roosters), pheasants, ducks, and pigeons. Medium animals shall be sheep, goats, turkeys, geese, and miniature horses. Large animals shall be cows, horses, and alpaca.

Zone	.49 acre or less	.5 acre to .99 acre	Per 1 acre +
A-.25 A-.50 A-1 R-1-21 R-1-43	Permitted: 40 small animals <u>1 medium animal</u>	Permitted: 75 small animals, 4 medium animals, and 2 large animals	Permitted: 100 small animals, 15 medium animals, and 4 large animals

Recommendation

Staff recommends approval of the text change to the definition of family food production.