



PLANNING COMMISSION AGENDA

Thursday, February 18, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

6:00 PM - Work Meeting: *(Front Conference Room)*

- 📍 Rosecrest Pod 30
- 📍 Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. General Business:

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **February 4, 2016**

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 **02P16** – Jordan School District – Anthem Park Blvd and Herriman Parkway – Proposed Elementary School – Zone: R-2-10 – Acres: 11.76
- 2.2 **02S16** – Clayton Homes, Inc – 5500 W 12100 S – Proposed Subdivision of Townhomes Zone: R-2-10 – Acres: 8.91 – Units: 100 (Public hearing was held on January 21, 2016)
- 2.3 **38C14-03** – Clayton Homes, Inc – 5500 W 12100 S – Final PUD Approval for 100 Townhomes – Zone: R-2-10 – Acres: 8.91 – Units: 100 (Continued from January 21, 2016)
- 2.4 **04S16** – Miller Crossing – 12200 S 5100 W – Proposed Subdivision of Single Family Lots Zone: R-2-10 – Acres: 8.63 – Units: 37 (PUBLIC HEARING)
- 2.5 **38C14-04** – Miller Crossing – 12200 S 5100 W – Final PUD Approval for 37 Single Family Lots – Zone: R-2-10 – Acres: 8.63 – Units: 37
- 2.6 **05S16** – Miller Crossing – 12200 S 5100 W – Proposed Subdivision of Single Family Lots Zone: R-2-10 – Acres: 13.87 – Units: 67 (PUBLIC HEARING)

- 2.7 **38C14-05** – Miller Crossing – 12200 S 5100 W – Final PUD Approval for 67 Single Family Lots – Zone: R-2-10 – Acres: 13.87 – Units: 67
- 2.8 **03S16** – Johnson – 5734 W 12900 S – Proposed 3 Lot Subdivision
Zone: A-.50 – Acres: 2.23 – Units: 3 (PUBLIC HEARING)

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

4. **Future Meetings:**

- 4.1 City Council Meeting – Wednesday, February 24, 2016 @ 7:00 PM
4.2 Planning Commission Meeting – Thursday, March 3, 2016 @ 7:00 PM

5. **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/pmn/index.html> and on Herriman City's website www.herriman.org.

Dated and Posted this 12th day of February, 2016

**Cindy Quick, CMC
Deputy Recorder**



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES
Thursday, February 4, 2016
Waiting Formal Approval

6:04:50 PM **6:00 P.M. ~ Work Meeting** (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

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
John Brems, City Attorney

Review of Agenda Items

Item 2.1 – Demie – written decision was prepared. Commissioner Blayde Hamilton was absent at the last meeting and he will excuse himself from the vote.

Item 2.2 – Verizon Wireless – Cell Tower at High School.

Item 2.3, 2.4, 3.1 & 3.2 – Wasatch South Hills – The applicant will be present. Commissioner Hamilton questioned the density. City Planner, Bryn McCarty explained that the applicant kept their existing density and then they are adding property and will get 4.5 density with that property as well. They will be amending the PUD and zoning the property (the applicant has a zoning and the city has a zoning). There is also a conditional use permit. The two zonings are recommendations to the council. Chair Clint Smith asked about requirements for fencing around the development. The response was that perimeter fencing would be required to come back to the planning commission. Assistant City Manager, Gordon Haight reported about parking and traffic concerns.

Item 3.3 – Text change to Single Family Design Standards – when the design standards were approved there was an error (A-.25). The change will correct that error. A discussion about adding basements took place.

Item 3.4 – Text change to Accessory Buildings – the item was to see if any changes were needed. The

plan was to require that the accessory building match the existing home. The size of buildings in different zones was discussed. It was suggested that the size of the building be tied to the size of the lot. A discussion about the difference between a barn / agricultural building and a detached garage was also discussed. It was mentioned that a main concern was the color of the accessory building not necessarily the material of the building. In an R zone the height of the building allowed is 16 feet, in all other zones the height can be up to 20 feet, if the property is half an acre. A discussion about the color of the building and the materials required took place. A request was made that a definition of a barn could be added and described as a building with stalls to house animals. The commission suggested that the size of the building be a percentage of the rear yard. For buildings requested on lot that is over half an acre the planning commission would like to see it.

A brief update for item 1 – Demie – took place.

6:56:04 PM Meeting Adjourned



7:00 PM - Regular Planning Commission Meeting:

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Blake Thomas, City Engineer
John Brems, City Attorney

1. General Business:

7:06:23 PM Chair Clint Smith welcomed those in attendance.

1.1 7:06:59 PM Invocation and Pledge:

Porter James gave the invocation and Troup 1357 led us in the pledge.

1.2 7:10:14 PM Roll call: Full Quorum.

1.3 7:10:20 PM Approval of Minutes for: **January 21, 2016**

Commissioner Chris Berbert **MOVED** to approve the minutes for January 21, 2016.
Commissioner Jeremy Burkinshaw **SECONDED** the motion.
The voting was unanimous.

Vote passed.
Motion carried.

7:10:47 PM 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 application's compliance with the ordinance.

- 2.1 7:12:00 PM **01P16** – Demie – 13727 S Rocky Point Dr – Request for a Reasonable Accommodation for up to 12 Occupants for a Residential Recovery Facility – Zone: A-1 (Continued from January 21, 2016)

Chair Clint Smith explained that the item had been continued from a previous meeting where the planning commission received information and had prepared a written decision for a possible motion. Commissioner Blayde Hamilton asked to recuse himself from the vote because he was not present to receive the information at the last meeting.

Chair Smith called for a motion.

Commissioner Jessica Morton **MOVED** to approve the item with up to 10 occupants.

Commissioner Chris Berbert **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	No

Vote passed.
Motion carried.

Chair Clint Smith reported that the decision that had been approved was that Renew be granted a reasonable accommodation of no more than 10 residents at any one time at the property. Chair Smith took time to sign the written decision.

- 2.2 7:15:50 PM **25C15** – Verizon Wireless – 11917 S Mustang Trail Way – Proposed Monopole (Communication Facility) – Zone: R-2-10 (Continued from September 17, 2015)

City Planner, Bryn McCarty oriented the commission with an aerial map for the location of the monopole. Applicant was asked to bring back stealth options and presented a bell tower design. The Herriman High School logo will be included on the tower.

Pete Simmons (applicant), 3710 S. Green Street, Verizon Wireless, appreciated support from staff. The design was similar to another elementary school in Lehi. He requested chain link fencing instead of a six foot masonry wall. His concern was a masonry wall could create a place for people to hide. He noted that a chain link fence would mimic what would already be there and would tie into the existing fence line on the west side. Any future extension would have the screening extended.

Commissioner Jessica Morton and Blayde Hamilton felt fine with a chain link fence at the school. They also both really liked the design. Commissioner Chris Berbert was concerned with spacing away from the residential. The response was that there was a current barrier of at least 100 feet with the creek and open space.

Commissioner Adam Jacobson, Jeremy Burkinshaw and Robyn Shakespear felt like there should be

consistency with the requirement of the masonry wall because it would not be easily climbed over. However, all commissioners liked the design. City Planner, Bryn McCarty reminded the commission that it is on school property and asked them to please change number six to bell tower for consistency. Number two would be the fencing requirement.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with requirements outlined by staff with the exception of verbiage in item six from clock tower to bell tower.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Jessica Morton	No
Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	No
Commissioner Adam Jacobson	Yes
Chair Clint Smith	No

Vote failed.

Motion rejected.

Commissioner Chris Berbert **MOVED** to approve the item changing the requirement to number two, allowing them to put in a black chain link fence to match the high school and number six, change it to where it says the tower must be a stealth bell tower design.

Commissioner Jessica Morton **SECONDED** the motion.

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	No
Commissioner Jeramy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	No
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.3 7:26:30 PM **44C08-02** – Wasatch South Hills – 3600 W 15800 S – Proposed Amendment to the Approved Master Plan for the South Hills PUD – Zone: A-1 Acres: 17

Senior Planner, Heather Upshaw oriented the commission with an aerial map, site plan and other images prepared. The approved current Master Plan was shown. As part of the master plan if they purchase additional property they are able to include it with approval. The applicant was asking for zoning, as well as, including it in the master plan. Overall approval of 4.5 remains for 17 acres with up to 76 units. They will include a field as part of the open space requirement.

John Lindsley, 299 S. Main Street and Craig Martin, 9256 S State Street (applicants). Mr. Lindsley was excited to expand into the additional acres and planned to increase the foot print with the fields. The fields had been repositioned and will include a detention area, as well. He reported that applicants were lined up to provide programs and use of the fields.

Chair Clint Smith reiterated that units can be placed across the PUD but they are showing the units on the

proposed plan. Commissioner Jeramy Burkinshaw asked about the placement of the 76 units. The response was that the 76 units would not fit in the current area so they most likely would be carried to the other side of the property.

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

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.4 7:33:12 PM **02C16** – RSL Training Academy, LLC – 3600 W Autumn Crest Dr – Proposed Conditional Use Approval for Commercial Recreation – Zone: R-2-10 – Acres: 40

Senior Planner, Heather Upshaw oriented the commission with an aerial map for the location of the training academy, site plan and other images prepared. The plan had eight fields with two indoor fields. The request for a C-2 zone allows commercial recreation as a conditional use.

Craig Martin, 9256 S State Street and John Lindsley, 299 S Main (applicants), oriented the commission regarding the training facility. Mr. Martin described the fields. He reported that it's a 45-50 million dollar project. 250 kids will be in a charter school and will come from Arizona. He described the staff necessary to support the program. The majority of the use of the fields and facility would be for the academy. He described how the fields would be used in the program. He also described how the fields could be used for public use.

Commissioner Chris Berbert asked about the lighting of the fields. The response was that the stadium field would be the only field that will be lit.

Commissioner Blayde Hamilton **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 Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

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 7:43:34 PM **01Z16** – RSL Training Academy, LLC – 15102 S 3200 W – Proposed Rezone

from A-1 to R-2-10 – Acres: 17 (PUBLIC HEARING)

Senior Planner, Heather Upshaw showed the site plan.

7:45:06 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:

Aaron Harris, 3459 W Shiloh Creek Circle, Bluffdale, concerned with the amount of people the development would bring and light pollution. He would prefer the development be around mixed use commercial not residential.

Brian Hansen, 3448 W Shiloh Creek Circle, Bluffdale, thought there was going to be more of a buffer provided. He felt concerned with light pollution due to the comment that games will be starting at 9:30p. He was also concerned with traffic due to the high density housing. He felt that our community would not be able to use the fields and felt that it should not be next to residential.

7:51:26 PM Chair Smith closed the public hearing.

Craig Martin, spoke about the concern of light pollution. The only field that will have lights is the stadium field in the SW corner. He reported that the lights might be turned on about 30 times a year. He reported about how the fields could be used by the public. There will be rentals available for public use. He stated that it will not be an inclusive club; the public will be invited to use the fields.

Chair Clint Smith turned to the Planning Commission for further discussion or action and reported that it would be a recommendation to the City Council. Commissioner Blayde Hamilton questioned the concern about requiring more of a buffer request. The response was that this property was not discussed when the buffer was discussed. However, there is a buffer of 100 feet being provided. The buffer has been carried on next to the residential. Commissioner Chris Berbert stated that there should be a traffic study done. City Engineer, Blake Thomas stated that there is an 80 foot right-of-way planned to include five lanes.

Commissioner Chris Berbert **MOVED** to recommend the item with staff recommendations.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3.2 7:58:14 PM **02Z16** – Herriman City – 14199 S 4800 W – Proposed Rezone from R-2-10 to C-2 Acres: 31 (PUBLIC HEARING)

Senior Planner, Heather Upshaw oriented the commission with an aerial map explaining that the city needs to rezone to C-2 and it would be a recommendation to city council.

7:59:43 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:

None

8:00:01 PM Chair Smith closed the public hearing.

Commissioner Jessica Morton **MOVED** to recommend approval to the city council for the item.

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Jeremy Burkinshaw Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

3.3 8:00:52 PM **03Z16** – Herriman City – Text Change to Section 10-19-27; Single Family Design Standards (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with text changes to the single family design standards. It was explained that when the ordinance was recorded there was an error. The change will be to take out the section that says A-.25 because it should apply to all single family, in any zone.

8:02:00 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:

None

8:02:28 PM Chair Smith closed the public hearing.

Commissioner Chris Berbert **MOVED** to approve the item.

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Jeremy Burkinshaw Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

3.4 8:03:40 PM **04Z16** – Herriman City – Text Change to the Land Use Ordinance Regarding Accessory Buildings (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with changes made to the ordinance. The ordinance

addresses the sizes of accessory buildings. She reported receiving great feedback during the work meeting discussion. She requested that they go ahead with the public hearing but since she will be bringing the item back at a later date to leave it open.

8:05:06 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:

None. The public hearing will remain open for a future meeting.

Commissioner Jeremy Burkinshaw **MOVED** to continue the item without date.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Jeremy Burkinshaw Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

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

None

5. **Future Meetings:**

5.1 Planning Commission Meeting – Thursday, February 18, 2016 @ 7:00 PM

5.2 City Council Meeting – Wednesday, February 10, 2016 @ 7:00 PM

6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

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

The meeting adjourned at 8:07:09 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 February 4, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC

Deputy Recorder



Date of Meeting: 02/18/16	
File #	02P16
Applicant	Jordan School District
Address	Anthem Park Blvd and Herriman Pkwy
Request	Proposed Elementary School

Request for 02P16 – Meeting date 02/18/16

Jordan School District is proposing an elementary school.

Site

The parcel is located at approximately Anthem Park Boulevard and Herriman Parkway.

Zoning

The site is zoned R-2-10.

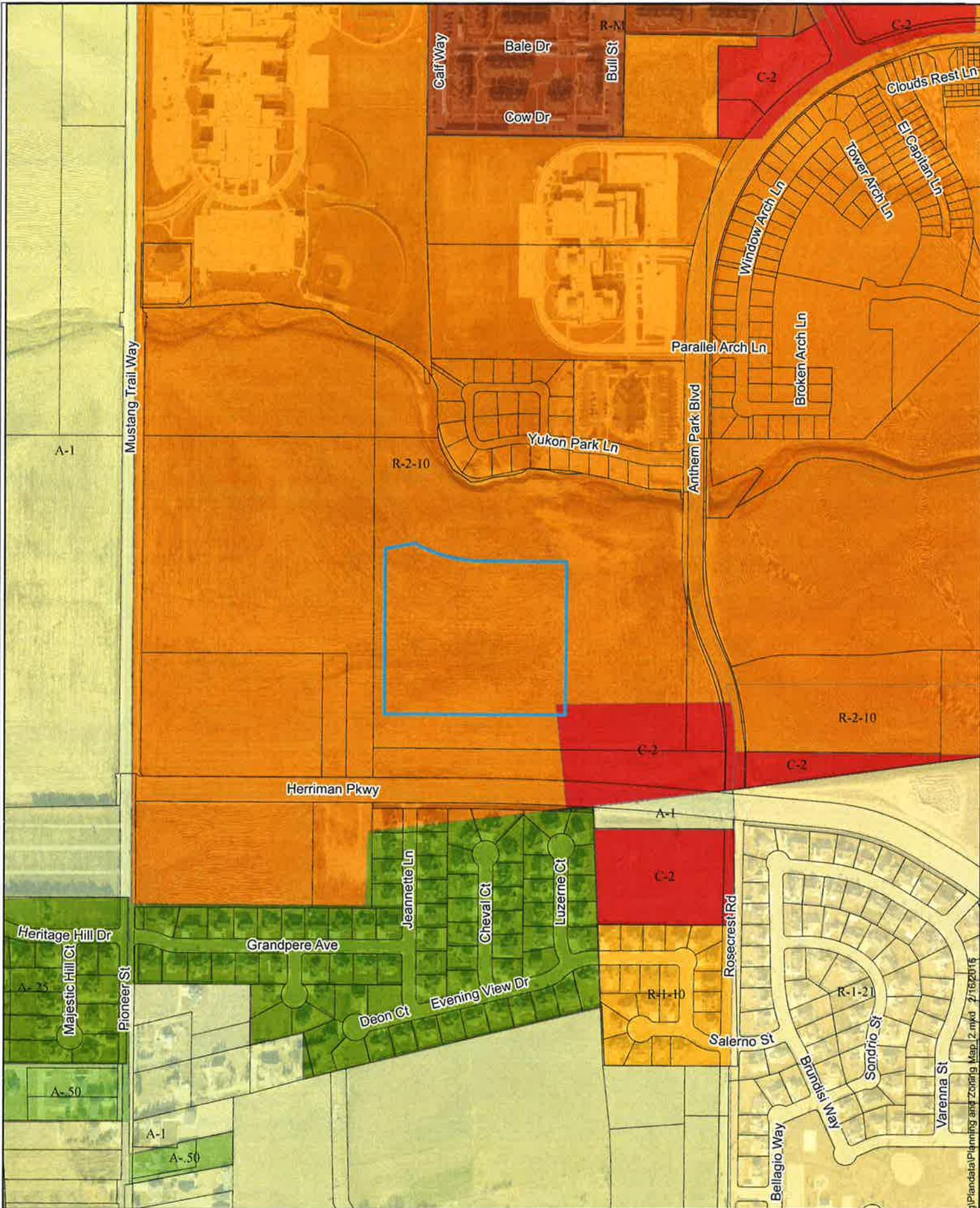
Ordinance

An elementary school is a public use. State statute states that municipalities may not impose requirements for *“landscaping, fencing, aesthetic considerations, construction methods”* The school shall coordinate the siting of a new school to *“avoid or mitigate existing and potential traffic hazards”* and to *“maximize school, student, and site safety.”*

The Planning Commission should review the site plan for any traffic or safety concerns.

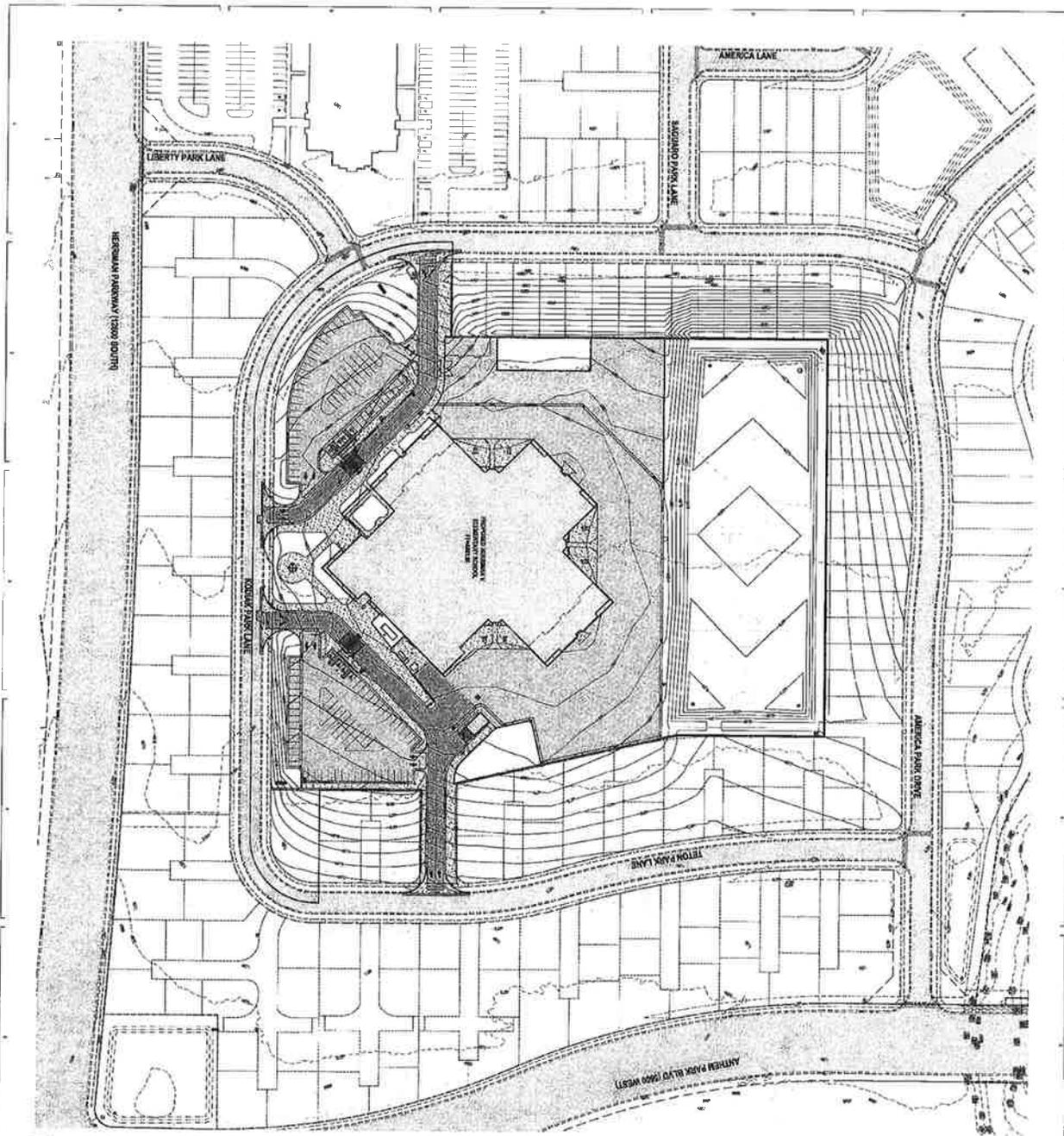
Recommendation

Staff recommends approval of the elementary school, subject to a subdivision plat being recorded for the property.



Elementary School





GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH GRADE.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT CONSTRUCTION.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
13. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH GRADE.
14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT CONSTRUCTION.
18. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.

JSD - HERRIMAN V ELEMENTARY SCHOOL
 JORDAN SCHOOL DISTRICT
 ANTHEM PARK BOULEVARD AND HERRIMAN PARKWAY, HERRIMAN, UTAH 84096
 BID SET - CONSTRUCTION DOCUMENTS

EN SIGN ARCHITECTURE
 675 N. 1000 E. SUITE 200
 HERRIMAN, UT 84003
 WWW.ENSIGNARCHITECTURE.COM

NCBO ARCHITECTURE

C-300





Date of Meeting: 02/18/16	
File #	02S16
Applicant	Clayton Homes, Inc
Address	5500 W 12100 S
Request	Proposed Subdivision of Townhomes

Request for 02S16/38C14-03 - Meeting Date 02/18/16

The applicant is requesting subdivision and final PUD approval for 99 townhome units.

Site

The parcel is located at approximately 5500 W 12100 S and contains 9.34 acres. This is Pod 8 on the approved PUD land use plan.

Zoning

The site is zoned R-2-10.

Background

The Miller Crossing PUD received approval in March of 2015. The approval was subject to several conditions. One of the conditions required each phase to come back to the Planning Commission for final approval.

Issues

Pod 8 is proposed at 10.7 units per acre. The pod is approved for 12 units per acre. The overall density approved in the Miller Crossing PUD is 6 units per acre.

The applicant has submitted building elevations for review and approval. The approved CCR's require a minimum of 30% of the front exterior and any side or rear viewable from a street shall be brick or stone.

The ordinance requires 2 parking spaces per unit. The proposed townhomes each have a 2 car garage. The site plan has been modified to add longer driveways to several of the units. The previous plan had 15 units with driveways. The amended plan now has 26 units with driveways long enough to park in. The total parking provided is 272 spaces, which is 2.7 spaces per unit. The plan has also been modified to rearrange several of the units that were fronting on the public road.

The Planning Commission should look at each phase of the PUD and attempt to incorporate the required open space in each phase. This phase has approximately 1.5 acres of open space. The applicant has provided a table that shows the open space for the entire project.

This phase is adjacent to the future Main Street. The developer will need to dedicate their half of Main Street adjacent to the property with this phase.

Recommendation

Staff recommends approval of the subdivision and final PUD of 99 townhomes with the following requirements:

Subdivision Requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. No property lines shall be within 20 feet of the top of bank of Copper Creek, as determined by the City Engineer.
5. Plat not to be recorded until a Development Agreement for Miller Crossing is approved by City Council.
6. Maximum of 30 units on one access per UFA.
7. Developer to complete Conditional Letter of Map Revision (CLOMR) for entire PUD.
8. Dedicate to Herriman City, seventy-three (73) feet of right-of-way from the centerline of Main Street for the new Main Street roadway.
9. Install 6 ft masonry or pre-cast wall along Main Street.
10. Install landscaping (including irrigation system) and lighting along all public and private roadways.
11. 100-year storm-water detention required with a maximum discharge rate of 0.2 cfs/acre.
12. No part of any limited common area shall be located within the FEMA designated floodplain.
13. Storm water discharge into Copper Creek will require Salt Lake County Approval.
14. Provide a buffer of 20 feet minimum width along top bank of Copper Creek for maintenance access. Improve 12 feet within the buffer with a road base surface for vehicle access.

PUD Requirements:

1. Provide an open space summary.
2. Fencing along the trail shall be 6 foot tan vinyl.
3. Install a 6 foot precast wall along Main Street; Staff to review and approve fence design.
4. Provide at least one trail connection between the buildings to connect to the trail along Copper Creek. Trails should be constructed to meet City standard.
5. Setbacks from the public right of ways shall be at least 15 feet, except along Main Street all buildings should be setback at least 20 feet from the right of way. Setbacks between buildings shall be at least 10 feet.
6. All of the open space within the project will be maintained by the HOA.
7. Building elevations to be reviewed and approved by the Planning Commission, a minimum of 30% of the front exterior and any side or rear viewable from a street shall be brick or stone.
8. Maximum density in this pod of 10.7 du/acre.
9. Minimum of 272 parking spaces / 2.7 spaces per unit.

Open Space Table

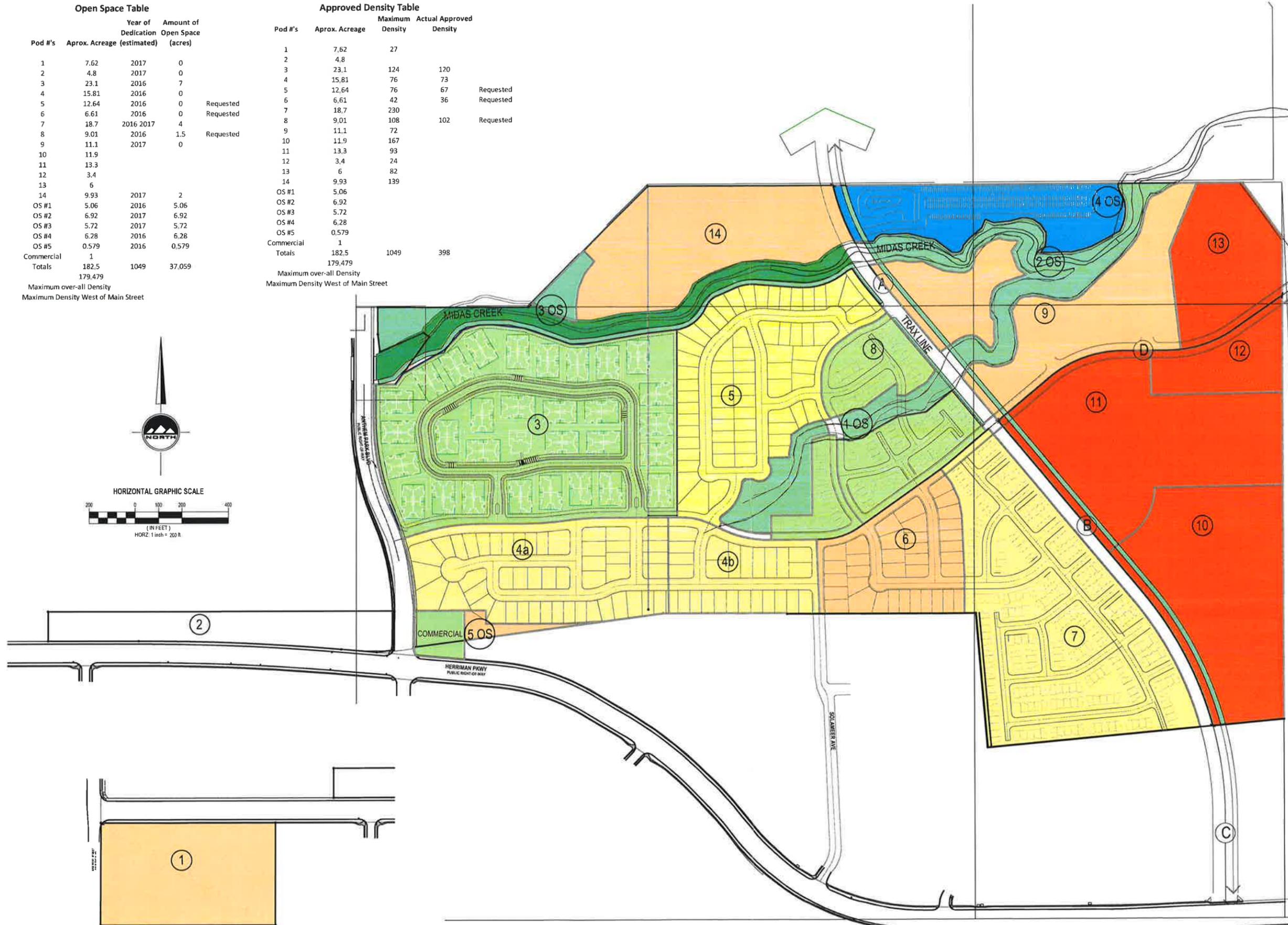
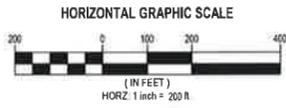
Pod #'s	Aprox. Acreage	Year of Dedication (estimated)	Amount of Open Space (acres)
1	7.62	2017	0
2	4.8	2017	0
3	23.1	2016	7
4	15.81	2016	0
5	12.64	2016	0
6	6.61	2016	0
7	18.7	2016 2017	4
8	9.01	2016	1.5
9	11.1	2017	0
10	11.9		
11	13.3		
12	3.4		
13	6		
14	9.93	2017	2
OS #1	5.06	2016	5.06
OS #2	6.92	2017	6.92
OS #3	5.72	2017	5.72
OS #4	6.28	2016	6.28
OS #5	0.579	2016	0.579
Commercial	1		
Totals	182.5	1049	37.059

Maximum over-all Density
Maximum Density West of Main Street

Approved Density Table

Pod #'s	Aprox. Acreage	Maximum Density	Actual Approved Density
1	7.62	27	
2	4.8		
3	23.1	124	120
4	15.81	76	73
5	12.64	76	67
6	6.61	42	36
7	18.7	230	
8	9.01	108	102
9	11.1	72	
10	11.9	167	
11	13.3	93	
12	3.4	24	
13	6	82	
14	9.93	139	
OS #1	5.06		
OS #2	6.92		
OS #3	5.72		
OS #4	6.28		
OS #5	0.579		
Commercial	1		
Totals	182.5	1049	398

Maximum over-all Density
Maximum Density West of Main Street



NOTE: EXACT BOUNDARIES OF PODS SHOWN ARE APPROXIMATE AND SHALL BE DEFINED BY FINAL PLATS

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.696.2983

COLORADO SPRINGS
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
BOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84084

CONTACT:
LYNN BOWLER
PHONE: (801) 718-8144

MILLER CROSSING
HERRIMAN, UTAH

MILLER CROSSING EXHIBIT

PROJECT NUMBER: 5971 PRINT DATE: 2/3/16
 DRAWN BY: C. HAMER CHECKED BY:
 PROJECT MANAGER: J. FORD

EX-100

UNIT TYPE SUMMARY			
TYPE	#	SQFT	BEDS
A*	8	1,673	3
B	7	1,504	3
C*	19	1,562	2 or 3
D*	35	1,390/1,565	2 or 3
E	30	1,255	3

TOTAL 99 10.70/units per acre

SITE SUMMARY		
AREA	ACRES	%
TOTAL SITE	9.39	100%
BUILDINGS	2.81	29.9%
ROADS/PARKING	--	--
DRIVEWAYS	--	--
OPEN SPACE	--	--

PARKING SUMMARY			
LOCATION	PROVIDED	REQ.	#/UNIT
GARAGES	198	-	2
DRIVEWAYS	52	18' MIN	.52
OFF STREET	22	-	.22
TOTAL	272	--	2.7



SITE PLAN
SCALE: 1"=40'



Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

3151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkpk.com

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SOMERSET VILLAS @
MILLER CROSSING
UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. _____
DATE: 05 OCT, 2015
REVISIONS: _____

SHEET TITLE:
TOWNHOME
MASTER-PLAN
SHEET NUMBER:
A 100

Approved Density Table

Pod #'s	Aprox. Acreage	Maximum Density	Actual Approved Density	
1	7.62	27		
2	4.8			
3	23.1	124	120	
4	15.81	76	73	
5	12.64	76	67	Requested
6	6.61	42	36	Requested
7	18.7	230		
8	9.01	108	102	Requested
9	11.1	72		
10	11.9	167		
11	13.3	93		
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OS #1	5.06			
OS #2	6.92			
OS #3	5.72			
OS #4	6.28			
OS #5	0.579			
Commercial	1			
Totals	182.5	1049	398	
	179.479			
Maximum over-all Density				
Maximum Density West of Main Street				

Open Space Table

Pod #'s	Aprox. Acreage	Year of Dedication (estimated)	Amount of Open Space (acres)	
1	7.62	2017	0	
2	4.8	2017	0	
3	23.1	2016	5	
4	15.81	2016	0	
5	12.64	2016	0	Requested
6	6.61	2016	0	Requested
7	18.7	2016 2017	4	
8	9.01	2016	1.5	Requested
9	11.1	2017	0	
10	11.9			
11	13.3			
12	3.4			
13	6			
14	9.93	2017	2	
OS #1	5.06	2016	5.06	
OS #2	6.92	2017	6.92	
OS #3	5.72	2017	5.72	
OS #4	6.28	2016	6.28	
OS #5	0.579	2016	0.579	
Commercial	1			
Totals	182.5	1049	37.059	
	179.479			

Maximum over-all Density

Maximum Density West of Main Street



Date of Meeting: 02/18/16	
File #	38C14-03
Applicant	Clayton Homes, Inc
Address	5500 W 12100 S
Request	Final PUD Approval for 100 Townhomes















Date of Meeting: 02/18/16	
File #	04S16
Applicant	Miller Crossing
Address	12200 S 5100 W
Request	Final PUD Approval for 37 Single Family Lots

Request for 04S16/38C14-04 - Meeting Date 02/18/16

The applicant is requesting subdivision and final PUD approval for 37 Single Family Lots.

Site

The parcel is located at approximately 12200 S 5100 W and contains 8.63 acres. This is Pod 6 on the approved PUD land use plan.

Zoning

The site is zoned R-2-10.

Background

The Miller Crossing PUD received approval in March of 2015. The approval was subject to several conditions. One of the conditions required each phase to come back to the Planning Commission for final approval.

Issues

Pod 6 is proposed at 4.28 units per acre. The pod is approved for 5.6 units per acre. The overall density approved in the Miller Crossing PUD is 6 units per acre.

These are proposed to be single family homes. They will have to meet the design guidelines approved with the Miller Crossing development

The Planning Commission should look at each phase of the PUD and attempt to incorporate the required open space in each phase. The applicant has provided a table that shows the open space for the entire project.

Recommendation

Staff recommends approval of the subdivision and final PUD of 37 Single Family Lots with the following:

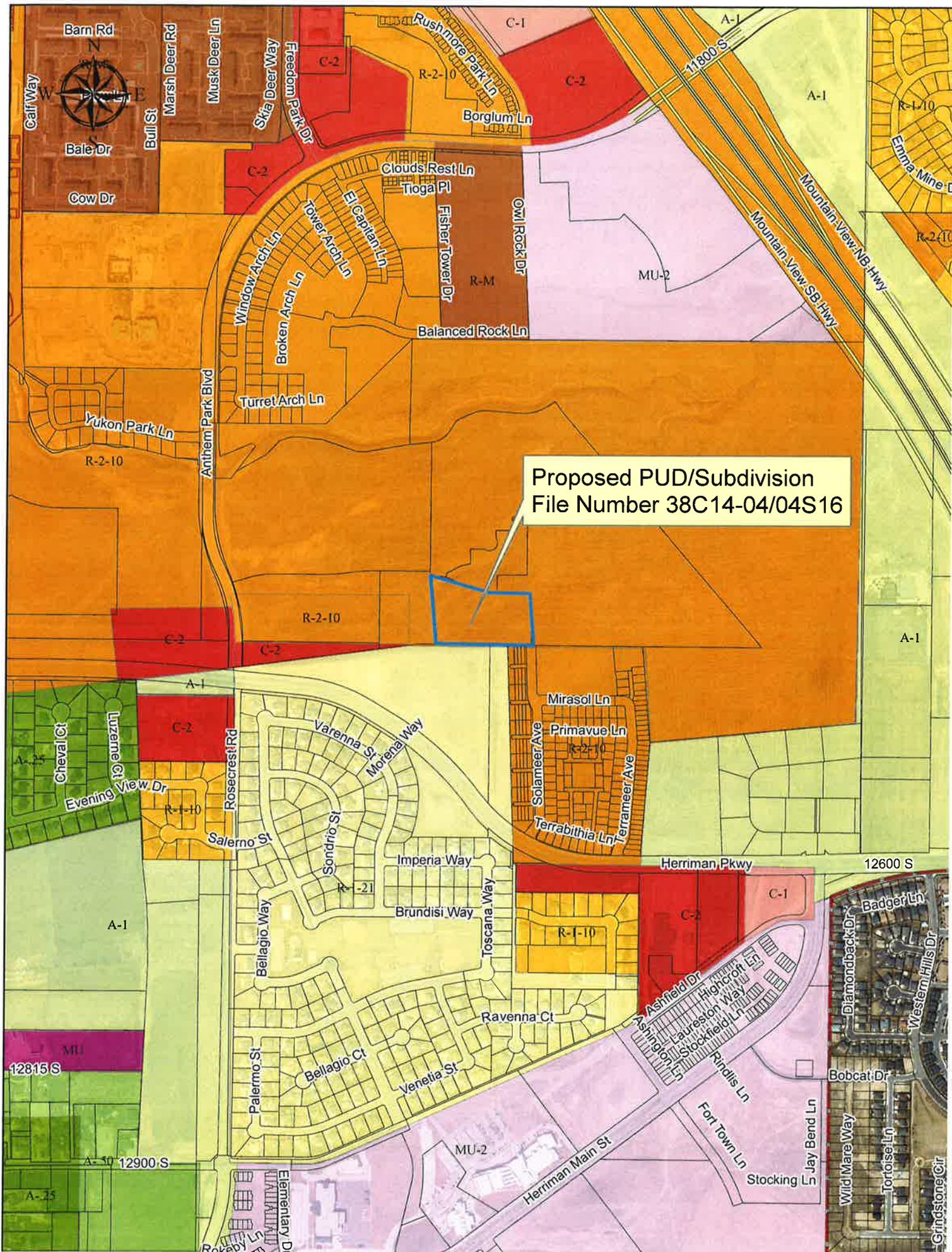
Subdivision Requirements:

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. Plat not to be recorded until a Development Agreement for Miller Crossing is approved by City Council.
5. Maximum of 30 units on one access per UFA.

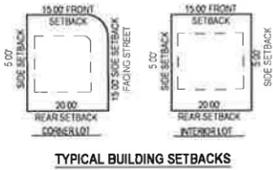
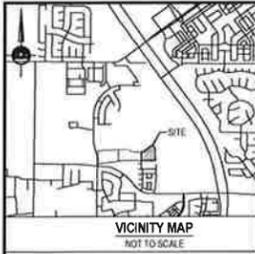
6. Developer to complete Conditional Letter of Map Revision (CLOMR) for entire PUD.
7. Install landscaping (including irrigation system) and lighting along all public and private roadways.
8. 100-year storm-water detention required with a maximum discharge rate of 0.2 cfs/acre.

PUD Requirements:

1. Receive and agree to the recommendations from other agencies, including UFA.
2. Install 6 foot high tan vinyl fence with masonry columns every 30 feet along Miller Crossing Blvd.
3. Fencing along the trail shall be 6 foot tan vinyl.
4. Setbacks to be as follows:
 - a. Front: 20'
 - b. Rear: 20'
 - c. Covered patio/deck: 15'
 - d. Side Yard: 5'
 - e. Corner Side: 14'
5. Building elevations to vary every 3 lots and across the street.
6. Building elevations to meet the approved designed guidelines for Miller Crossing.



Proposed PUD/Subdivision
File Number 38C14-04/04S16



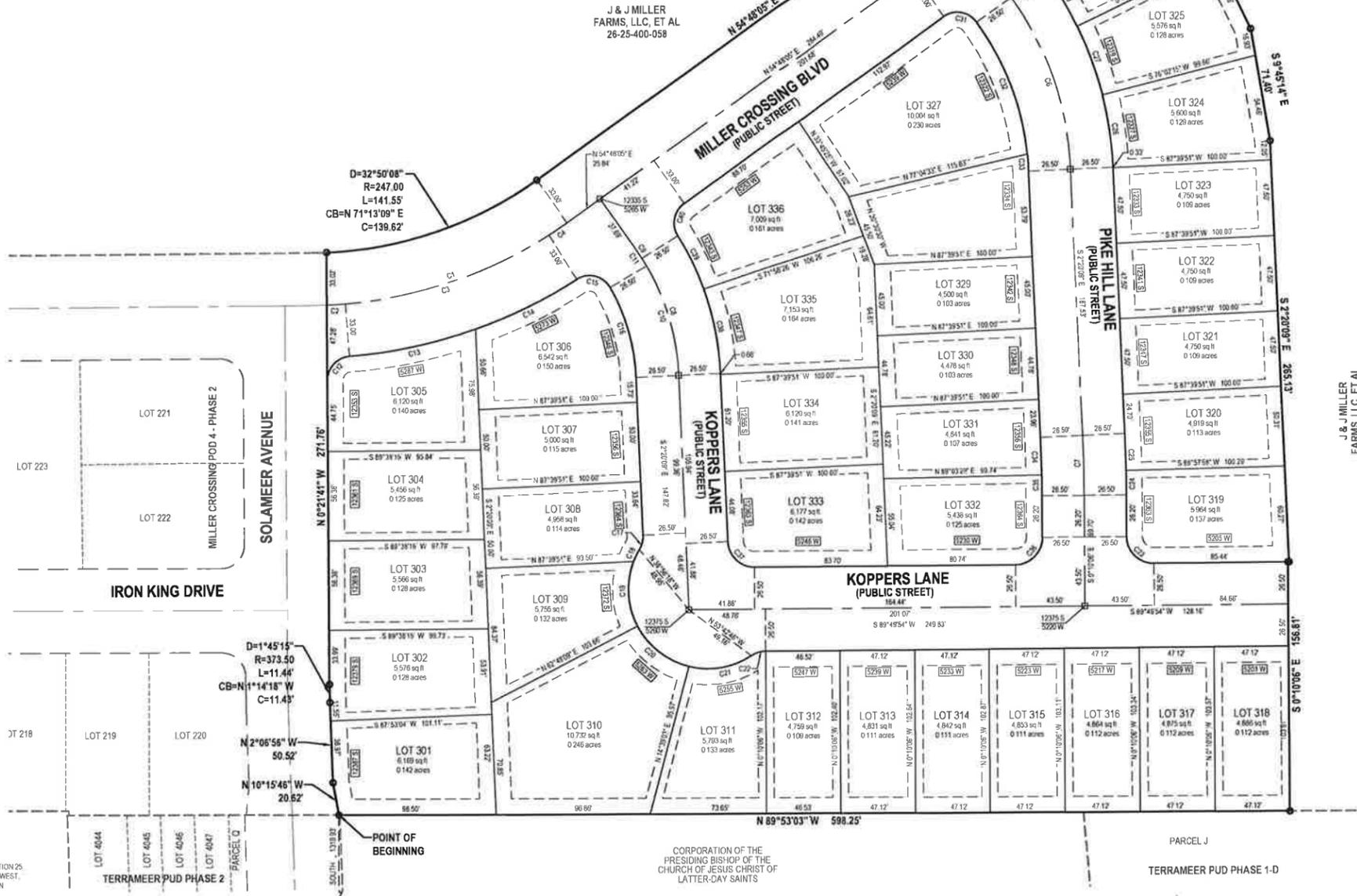
MILLER CROSSING POD 6 SUBDIVISION

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

D=1°42'36"
R=1467.00
L=43.79'
CB=N 53°56'47" E
C=43.78'

- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR WAS STAMPED 'ENSGN ENG & LAND SURV'
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE

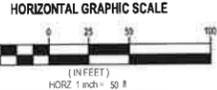
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	280.00	161.62	33°04'17"	N01°20'14"E	156.38
C2	280.00	11.58	2°21'56"	N88°41'26"E	11.69
C3	280.00	136.29	27°53'23"	N01°33'49"E	134.99
C4	280.00	13.76	2°49'00"	N66°12'35"E	13.76
C5	1500.00	44.77	1°42'36"	N63°56'47"E	44.77
C6	200.00	114.71	32°51'43"	N11°45'57"W	113.19
C7	1000.00	37.83	2°18'03"	N1°19'06"W	37.83
C8	150.00	77.96	29°46'39"	N17°13'29"W	77.08
C9	150.00	8.08	3°02'09"	N33°32'21"W	8.08
C10	150.00	72.31	27°37'18"	N16°08'49"W	71.67
C11	150.00	13.72	5°14'26"	N23°34'42"W	13.72
C12	15.00	22.48	85°52'09"	S47°34'24"W	20.42
C13	313.00	81.18	14°01'34"	N75°04'41"E	80.99
C14	313.00	71.18	13°09'49"	N64°08'00"E	71.03
C15	15.00	24.20	92°22'26"	N75°10'12"W	21.62
C16	123.50	69.54	27°37'18"	N15°38'49"W	68.90
C17	17.00	9.68	32°38'12"	N13°58'57"E	9.59
C18	50.00	8.16	9°20'48"	S26°37'39"W	8.15
C19	50.00	42.02	48°09'06"	S37°01'19"E	40.79
C20	50.00	42.82	48°09'06"	S51°16'24"E	40.79
C21	50.00	41.57	47°38'10"	N69°49'58"E	40.36
C22	17.00	9.74	32°48'00"	S73°25'24"W	9.60
C23	17.00	26.70	90°00'00"	S45°10'06"E	24.04
C24	1026.50	15.50	0°51'56"	N0°30'00"W	15.50
C25	1026.50	23.32	1°18'00"	N1°41'06"W	23.32
C26	226.50	45.98	11°37'35"	N8°08'55"E	45.88
C27	226.50	46.05	11°38'51"	N19°47'11"W	45.97
C28	226.50	38.89	3°48'45"	N37°31'02"W	38.75
C29	15.00	23.62	30°13'32"	S9°41'19"W	21.25
C30	1533.00	45.78	1°42'36"	N63°56'47"E	45.72
C31	15.00	23.47	88°39'23"	N80°22'13"W	21.18
C32	173.50	89.82	29°39'41"	N00°42'42"W	88.82
C33	173.50	10.72	3°32'42"	N4°36'30"W	10.72
C34	873.50	23.69	1°22'38"	N1°38'20"W	23.69
C35	873.50	13.14	0°46'25"	N0°33'18"W	13.14
C36	17.00	26.70	90°00'00"	N44°49'54"E	24.04
C37	17.00	26.06	87°43'57"	S46°15'06"E	23.56
C38	176.50	54.30	17°38'12"	N11°09'48"W	54.17
C39	176.50	37.35	12°07'26"	N26°83'00"W	37.28
C40	15.00	22.75	86°54'54"	S11°27'32"W	20.63



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

CORPORATION OF THE
PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS

DEVELOPER
BOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84084



ROCKY MOUNTAIN POWER NOTES

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(a)(1)(B) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 64, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

QUESTAR NOTE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532

HEALTH DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE HEALTH DEPARTMENT. DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT	COMCAST APPROVED THIS _____ DAY OF _____ 20____ BY THE COMCAST. COMCAST	CENTURYLINK COMMUNICATIONS APPROVED THIS _____ DAY OF _____ 20____ BY THE CENTURYLINK. CENTURYLINK COMMUNICATIONS	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ 20____ BY THE ROCKY MOUNTAIN POWER. ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS _____ DAY OF _____ 20____ BY THE SOUTH VALLEY SEWER DISTRICT. SOUTH VALLEY SEWER DISTRICT MANAGER	QUESTAR GAS APPROVED THIS _____ DAY OF _____ 20____ BY THE QUESTAR GAS. QUESTAR GAS
CHECKED FOR ZONING ZONE _____ DATE _____ AREA _____ WIDTH _____ NAME _____	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE HERRIMAN PLANNING COMMISSION. CHAIR, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS _____ DAY OF _____ 20____ BY THE HERRIMAN CITY MUNICIPAL WATER. HERRIMAN CITY	HERRIMAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS _____ DAY OF _____ 20____ BY THE HERRIMAN CITY. ATTEST: RECORDER MAYOR

ENSIGN
SALT LAKE CITY
45 W 10000 S, Suite 1000
Sandy, UT 84070
Phone: 801-255-0529
Fax: 801-255-4488
www.ensign.com

LAYTON
Phone: 801-464-1100
TOOLE
Phone: 801-813-1000
CRAB CITY
Phone: 801-813-1000
RICHFIELD
Phone: 801-813-1000

SHEET 1 OF 1

PROJECT NUMBER	59718
MANAGER	JMF
DRAWN BY	KPW
CHECKED BY	PNH
DATE	10/6/16

TABULATIONS

1. TOTAL PLAT ACREAGE	8.831 ACRES
2. TOTAL LOT ACREAGE	5.217 ACRES
3. TOTAL ACREAGE IN STREETS	3.414 ACRES
4. TOTAL ACREAGE IN OPEN SPACE	0.000 ACRES
5. AVERAGE LOT SIZE	6,142 SQ. FT.
6. NUMBER OF LOTS	37

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **26882**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plan and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as **MILLER CROSSING POD 6 SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°52'44" East 2.027-32 feet along the section line on the North 1,318.83 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running

thence North 10°15'48" West 20.62 feet,
 thence North 07°06'50" West 30.52 feet,
 thence Northwesterly 11.44 feet along the arc of a 373.50 foot radius curve to the right (center bears North 87°53'04" East and the chord bears North 05°14'18" West 11.43 feet with a central angle of 01°45'15"),
 thence North 00°21'41" West 271.76 feet,
 thence Northeastly 141.55 feet along the arc of a 247.00 foot radius curve to the left (center bears North 02°21'47" West and the chord bears North 71°23'59" East 136.52 feet with a central angle of 32°50'08"),
 thence North 54°46'09" East 388.19 feet,
 thence Northeastly 43.79 feet along the arc of a 1,467.00 foot radius curve to the left (center bears North 35°11'55" West and the chord bears North 53°56'47" East 43.78 feet with a central angle of 01°42'36"),
 thence South 38°54'31" East 108.88 feet,
 thence South 29°20'41" East 78.89 feet,
 thence South 09°45'14" East 71.40 feet,
 thence South 02°20'09" East 285.13 feet,
 thence South 68°49'54" West 0.79 feet,
 thence South 00°10'00" East 156.81 feet,
 thence North 88°53'03" West 586.25 feet to the point of beginning.

Contains 298,615 Square Feet or 6.855 Acres and 36 Lots.

DATE _____

PATRICK M. HARRIS
P.L.S. 26882

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereby known as the

MILLER CROSSING POD 6 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrances (as a dedicated street) which will interfere with the City's use, maintenance, and operation of the street.

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

By _____

By _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake

On the _____ day of _____ A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake

On the _____ day of _____ A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

MILLER CROSSING POD 6 SUBDIVISION

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

RECORDED # _____

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



Date of Meeting: 02/18/16	
File #	38C14-04
Applicant	Miller Crossing
Address	12200 S 5100 W
Request	Final PUD Approval for 37 Single Family Lots

Open Space Table

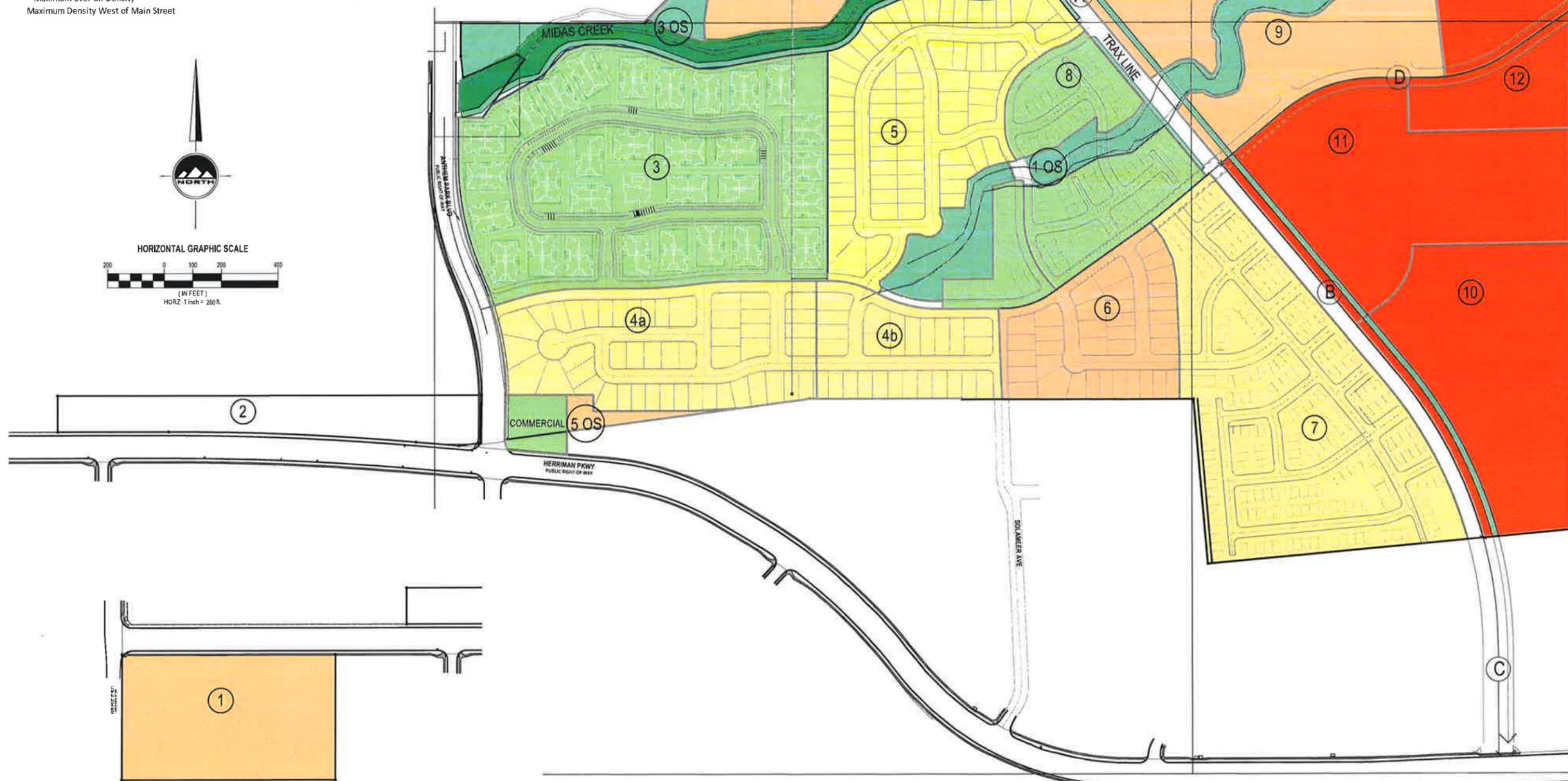
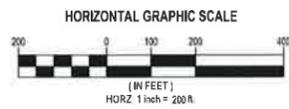
Pod #'s	Aprox. Acreage	Year of Dedication (estimated)	Amount of Open Space (acres)
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4	15.81	2016	0
5	12.64	2016	0
6	6.61	2016	0
7	18.7	2016 2017	4
8	9.01	2016	1.5
9	11.1	2017	0
10	11.9		
11	13.3		
12	3.4		
13	6		
14	9.93	2017	2
OS #1	5.06	2016	5.06
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Maximum Density West of Main Street

Approved Density Table

Pod #'s	Aprox. Acreage	Maximum Density	Actual Approved Density
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Maximum over-all Density
Maximum Density West of Main Street



NOTE: EXACT BOUNDARIES OF PODS SHOWN ARE APPROXIMATE AND SHALL BE DEFINED BY FINAL PLATS

EN SIGN
THE STANDARD IN ENGINEERING

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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

COLORADO SPRINGS
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
BOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84094

CONTACT:
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MILLER CROSSING

HERRIMAN, UTAH

MILLER CROSSING EXHIBIT

PROJECT NUMBER: 5577 DATE: 2/3/16
DRAWN BY: C. HAMMER CHECKED BY:
PROJECT MANAGER: J. FORD

EX-100



Date of Meeting: 02/18/16	
File #	05S16
Applicant	Miller Crossing
Address	12200 S 5100 W
Request	Final PUD Approval for 67 Single Family Lots

Request for 05S16/38C14-05 - Meeting Date 02/18/16

The applicant is requesting subdivision and final PUD approval for 67 Single Family Lots.

Site

The parcel is located at approximately 5100 W 12200 S and contains 13.876 acres. This is Pod 5 on the approved PUD land use plan.

Zoning

The site is zoned R-2-10.

Background

The Miller Crossing PUD received approval in March of 2015. The approval was subject to several conditions. One of the conditions required each phase to come back to the Planning Commission for final approval.

Issues

Pod 5 is proposed at 4.8 units per acre. The pod is approved for 5.7 units per acre. The overall density approved in the Miller Crossing PUD is 6 units per acre.

These are proposed to be single family homes. They will have to meet the design guidelines approved with the Miller Crossing PUD.

The Planning Commission should look at each phase of the PUD and attempt to incorporate the required open space in each phase. This phase has approximately 1.5 acres of open space. The applicant has provided a table that shows the open space for the entire project.

A portion of this phase is adjacent to the future Main Street. The developer will need to dedicate their half of Main Street adjacent to the property with this phase.

Recommendation

Staff recommends approval of the subdivision and final PUD of 67 Single Family Lots with the following:

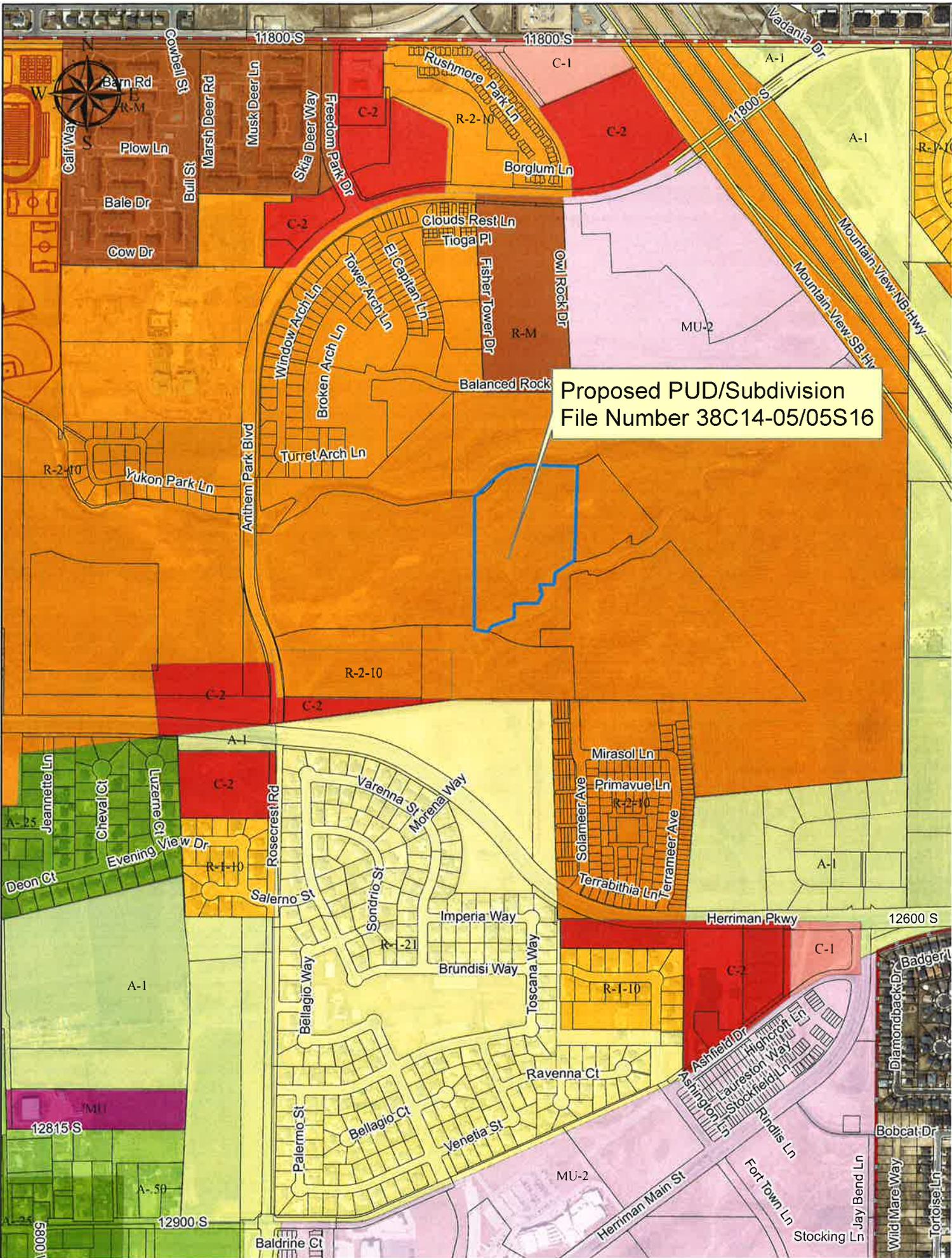
Subdivision Requirements:

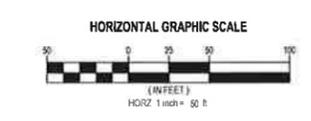
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.

4. No property lines shall be within 20 feet of the top of bank of Copper Creek or Midas Creek, as determined by the City Engineer.
5. Plat not to be recorded until a Development Agreement for Miller Crossing is approved by City Council.
6. Maximum of 30 units on one access per UFA.
7. Developer to complete Conditional Letter of Map Revision (CLOMR) for entire PUD.
8. Dedicate to Herriman City, seventy-three (73) feet of right-of-way from the centerline of Main Street for the new Main Street roadway.
9. Install 6 ft masonry or pre-cast wall along Main Street.
10. Install landscaping (including irrigation system) and lighting along all public and private roadways.
11. 100-year storm-water detention required with a maximum discharge rate of 0.2 cfs/acre.
12. Storm water discharge into Copper Creek will require Salt Lake County Approval.
13. Lot 429 shall front to the west, and have no driveway access to the south.
14. No part of any lot shall be located within FEMA designated floodplain.
15. Storm water discharge into Midas Creek or Copper Creek will require Salt Lake County Approval.
16. Provide a 20' wide trail along Midas Creek per Herriman City Standard Drawing LP-04
 - a. 8' wide equestrian, 8' wide asphalt paved with 2' native buffer between sections within the 20' trail corridor.
 - b. Coordinate with Midas Creek Villas Development to ensure trail connection is adequate vertically and horizontally.

PUD Requirements:

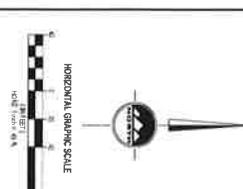
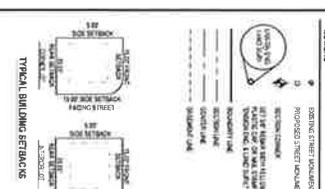
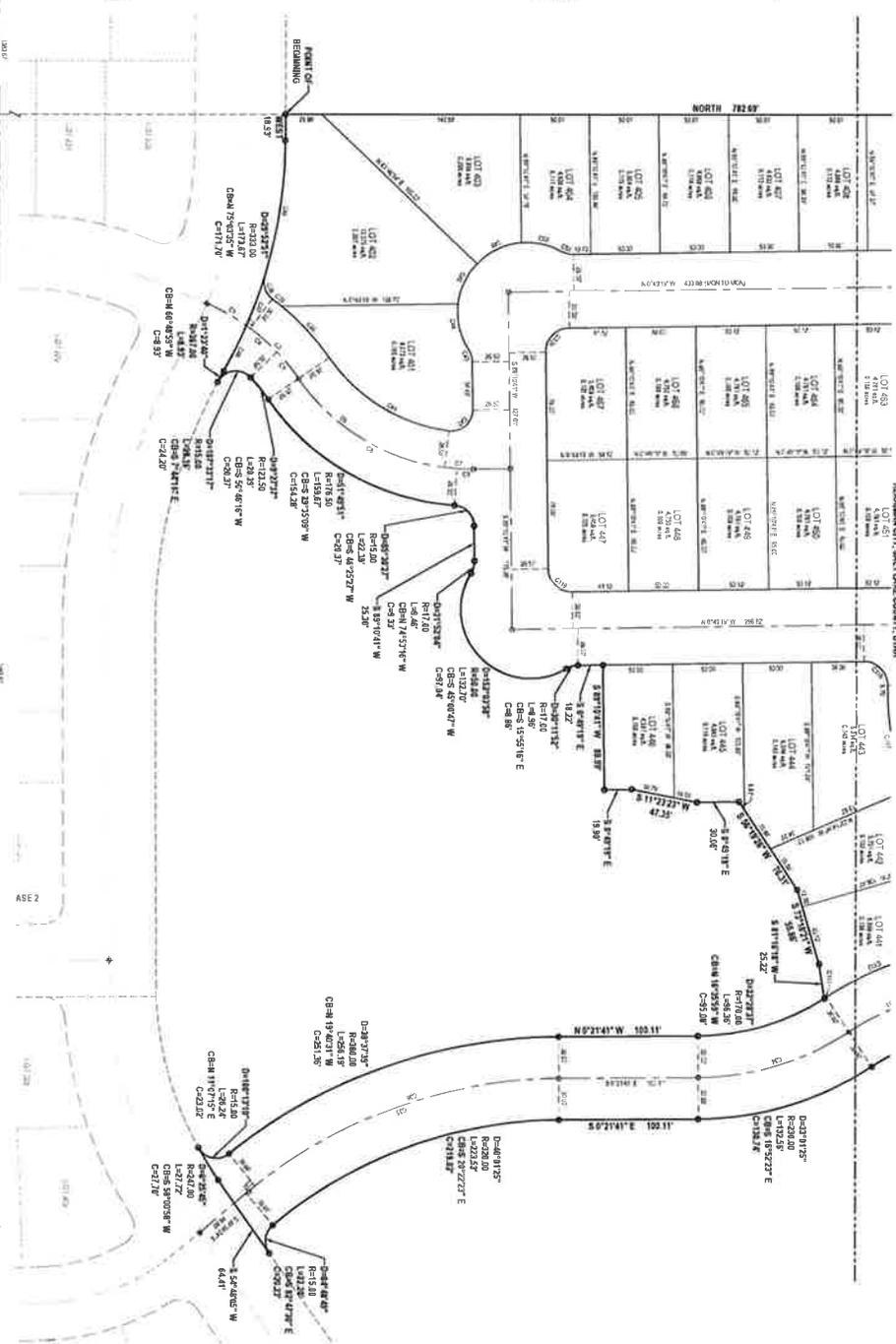
1. Receive and agree to the recommendations from other agencies, including UFA.
2. Install 6 foot high tan vinyl fence with masonry columns every 30 feet along Miller Crossing Blvd. Install a 6 foot precast wall along Main Street; Staff to review and approve fence design.
3. Fencing along the trail shall be 6 foot tan vinyl.
4. Setbacks to be as follows:
 - a. Front: 20'
 - b. Rear: 20'
 - c. Covered patio/deck: 15'
 - d. Side Yard: 5'
 - e. Corner Side: 14'
5. Building elevations to vary every 3 lots and across the street.
6. Maximum density in this pod of 4.8 du/acre.
7. Building elevations to meet the approved designed guidelines for Miller Crossing.





MILLER CROSSING POD 5 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE COUNTY, UTAH



ENSIGN
SALT LAKE CITY, UTAH
PLANNING & ENGINEERING

PROJECT NUMBER: 1012
DATE: 10/1/2011
PROJECT: MILLER CROSSING POD 5

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HEALTH DEPARTMENT APPROVAL	APPROVED BY: _____ DATE: _____
CHICKEN APPROVAL	APPROVED BY: _____ DATE: _____
PLANNING COMMISSION APPROVAL	APPROVED BY: _____ DATE: _____
HERNIMAN CITY COMMUNICATIONS	APPROVED BY: _____ DATE: _____
BOOBY MOUNTAIN POWER	APPROVED BY: _____ DATE: _____
HERNIMAN CITY ENGINEER	APPROVED BY: _____ DATE: _____
SOUTH VALLEY SENIOR DISTRICT	APPROVED BY: _____ DATE: _____
APPROVAL AS TO FORM	APPROVED BY: _____ DATE: _____
HERNIMAN CITY	APPROVED BY: _____ DATE: _____

OWNER'S DECLARATION

I, the undersigned, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

MILLER CROSSING POD 5 SUBDIVISION

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

I, the undersigned, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

MILLER CROSSING POD 5 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE COUNTY, UTAH



Date of Meeting: 02/18/16	
File #	38C14-05
Applicant	Miller Crossing
Address	12200 S 5100 W
Request	Final PUD Approval for 67 Single Family Lots



Date of Meeting: 02/18/16	
File #	03S16
Applicant	Johnson
Address	5734 W 12900 S
Request	Proposed 3 Lot Subdivision

Request for 03S16 - Meeting Date 02/18/2016

The applicant is asking for approval for a 3 lot subdivision.

Site

The parcel is located at 5724 W 12900 S and contains 2.23 acres.

Zoning

The site is zoned A-.50.

Background

The applicant applied for a subdivision on the property in 2007. The subdivision was denied by the Planning Commission, and the decision was appealed to the City Council. The Council approved the subdivision with 3 lots. The plat was never recorded and the approval expired, so the applicant had to start the process over. The applicant reapplied in November 2015 for a subdivision with 3 flag lots. The ordinance only allows one flag lot to be accessed by a driveway. The Planning Commission recommended denial of the subdivision, and the City Council denied granting an exception to allow the 3 flag lots.

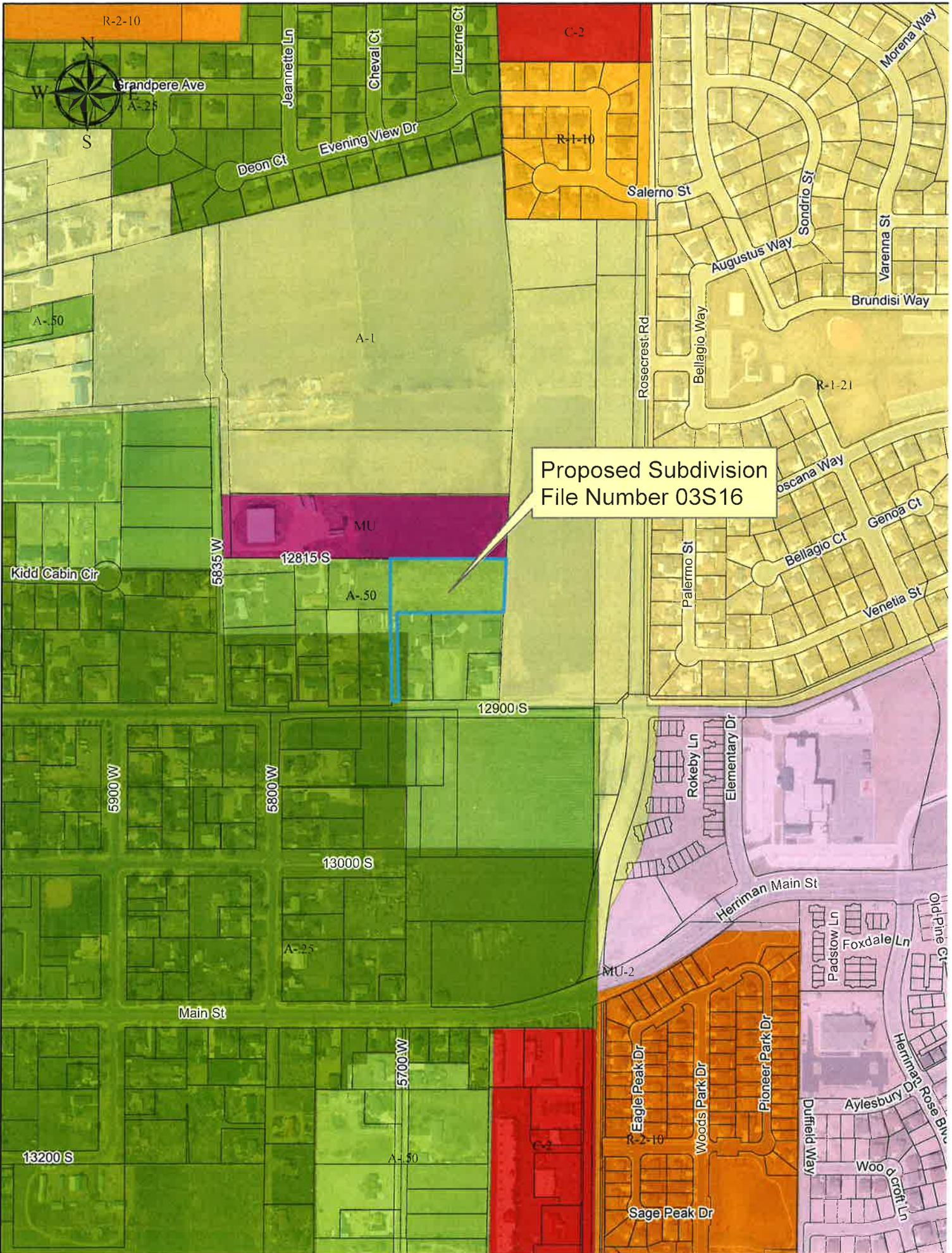
Issues

The subdivision has been modified so that the access will now be a private road. It meets the width requirements for a private road, and also the UFA requirements for fire access. All of the lots are one half acre, without including any of the road property. The applicant will need to record CC&Rs on the 3 lots that will address the ongoing maintenance of the road.

Recommendation

Staff recommends approval of the 3 lot subdivision with the following requirements:

1. Receive approval from other agencies, including UFA.
2. Meet with staff for review and final approval of the site plan.
3. The access must be a 25 feet wide right of way with 25 feet of hard surface.
4. Provide a turn-around or hammerhead that meets fire requirements.
5. CC&R's must be reviewed and approved by staff, and should include a maintenance agreement for the private road.
6. The road shall be signed "No Parking" to meet UFA requirements.
7. No more than 3 accesses are allowed on the private road.
8. Provide retention to meet City standard.



Proposed Subdivision
File Number 03S16

