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## PLANNING COMMISSION AGENDA

Thursday, April 21, 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)*

- ⬇ HTC Fence
- ⬇ Density Discussion
- ⬇ 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: **March, 17, 2016 & April 7, 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 **35C15** – Clayton – 14114 S 5600 W – Final Approval of Elevations on the Ivy House Reception Center – Zone: C-2 – Acres: 2.66
- 2.2 **12S16** – Anthem HOA – 5482 W Anthem Park Blvd – Lot Line Adjustment – Zone: R-2-10 – Acres: .033 *(Public Hearing)*
- 2.3 **09S16** – Edge Homes – 4300 W 14500 S – Proposed Subdivision of 210 Condominium Units – Zone: MU-2 – Acres: 9.52 *(Public hearing held on March 17, 2016)*
- 2.4 **56C07-13** – Edge Homes – 4300 W 14500 S – Final PUD Approval for 210 Condominium Units – Zone: MU-2 – Acres: 9.52 – Units: 210

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 **14Z15** – Herriman City – Southeast Herriman – Rezone of several Properties to Comply with the Approved General Plan – Zone: R-M, MU-2, R-1-15, and R-2-15 – Acres: 314.51 *(Public Hearing held June 18, 2015)*

3.2 04Z16 – Herriman City – Text change to the land use ordinance regarding accessory buildings (Public Hearing was opened on February 4, 2016)

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

5. **Future Meetings:**

5.1 City Council Meeting – Wednesday, April 28, 2016 @ 7:00 PM

5.2 Planning Commission Meeting – Thursday, May 5, 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/pmn/index.html> and on Herriman City's website [www.herriman.org](http://www.herriman.org).*

*Dated and Posted this 18<sup>th</sup> day of April, 2016*

*Cindy Quick, CMC  
Deputy Recorder*



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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, March 17, 2016

Waiting Formal Approval

6:02:05 PM 6:00 PM - Work Meeting: *(Front Conference Room)*

### Attendance

#### **Planning Commission Members:**

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

#### **Council Members:**

Mayor Freeman, Coralee Wessman-Moser

#### **City Staff:**

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Gordon Haight, Assistant City Manager  
Jonathan Bowers, Assistant City Engineer

### Review of Agenda Items

Item 2.1 – Moser – Conditional use for a basement apartment. The proposal was for a new home in Ft. Herriman Cove which incorporated plenty of parking.

Item 2.2 – Farmer – Exception to the side yard setback. The proposal was for a corner lot which would require 20 feet setback on the corner next to the street. The applicant was asking for 15 feet for a porch because of a side-entry garage.

Item 2.3 – Miller Crossing – Elevations for pod 5. Development agreement has approved design guidelines which need to be met. A discussion regarding the percentage of brick/stone took place. The applicant was asked to put more brick/stone where possible. It was explained that current design guidelines require 40%. A discussion of exterior colors ensued. It was suggested that the applicant remove the light/white and dark red colors. Applicant felt fine with removing the white, red and green colors requested. Planning Commission explained that it would be fine to use the red as an accent but did not want the whole home to be red.

Item 2.4 & 2.5 – Edge Homes – Subdivision and PUD for 210 condominium units. City Planner, Bryn McCarty explained that there had been emails received and information posted on Facebook regarding

the project. Comments from commission were of concern for the height. Applicant explained that there is a 12% grade and he explained that either a retaining wall needed to be installed or a foundation can be created and the two bottom units would act as a retaining wall. In the front of the building – everything would remain static or stay looking the same. The back would look like a four story building. The current ordinance calls for a maximum height of 45 feet. The building being described would be 56 feet. The building design would mitigate the hillside and the five buildings impacted were highlighted / pointed out on the plan. Imagery of what it would look like was shown. Tenants would need to go down a flight of stairs to get to the units in the buildings. The tenants would have detached garages. The design provides more greenspace. A discussion about the parking and detached garages took place. Applicant agreed to take another look at the parking and detached garages. The condos are for sale not for rent.

Matt Watson took time to explain the MU-2 zone density. There was an incorrect comment posted that the MU-2 zone has a max density of 7.5 units per acre. The MU-2 zone has up to 10 units per acre if your uses are separated horizontally (i.e. mixed commercial and residential in separate buildings). If they are joined together (i.e. residential above commercial) then you can go up to 15 units per acre. He outlined the area zoned MU-2. Any use cannot exceed 70% or it is not considered mixed use. Therefore, the most residential that could be done is 70%. He then reiterated that the proposal meets those requirements and it still met in the overall units per acre as well. He spoke about the history of the adoption of a few of the master plans and the changes that have been made accordingly and even changes made to projects providing less density then they could have according to the master plans. Chair Clint Smith asked Mr. Watson to provide that explanation during the regular meeting. He added that the design of the buildings in the project provide more useable open space / flat plain areas in between the buildings. Fencing will be a two-rail fence.

Item 3.1 – Text Change to Density – change from density in the A-.25 zone of 1.8 and up to 2.5 with a subdivision and up to 3 with a PUD. The proposed change would lower it to 2.8 with a PUD. The hope would be that would encourage larger lots. The other change would be in the combining of lots and a maximum for that credit. Bryn suggested requiring half acre lots but 10% would be too many for a large project. The commission would like a combination of lot sizes. Chair Smith suggested bringing scenarios of how it would work. Bryn suggested that a trade of open space for larger lots may be an option. She reported that there are 76 vacant half acre lots in the city.

Item 3.2 – Text Change to Open Space Requirements in a PUD – currently PUD's require 20% open space. Half of the open space is required to be one contiguous space. The hope being that there are larger parks. It is not working out that way. Commissioner Blayde Hamilton did not agree with the proposal because it takes away the land owner rights. Bryn suggested that it could state that the contiguous piece has to be a useable piece. Adam felt that the detention pond should not be counted as open space because it's required as part of the subdivision it is not an extra improvement. A discussion about options for what would be considered as a park, sports field or open space ensued.

Commissioner Jeremy Burkinshaw asked to discuss setback for apartments in certain areas of the city like being up against a main road.

Meeting Adjourned at 6:46:45 PM



7:08:06 PM

**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

**City Staff:**

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Cindy Quick, Deputy Recorder  
Gordon Haight, Assistant City Manager  
Jonathan Bowers, Assistant City Engineer

1. **General Business:**

Welcome

Chair Clint Smith welcomed those in attendance.

- 1.1 [7:00:48 PM](#) Invocation and Pledge  
Jeremy Moser offered the invocation and Curtis Leavitt led us in the pledge.
- 1.2 [7:02:27 PM](#) Roll call:  
Full Quorum
- 1.3 [7:02:33 PM](#) Approval of Minutes for: **March 3, 2016**  
Commissioner Blayde Hamilton **MOVED** to approve the minutes for March 3, 2016.  
Commissioner Jeremy Burkinshaw **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 [7:04:03 PM](#) **11C16** – Moser – 14324 S Herriman View Way – Conditional Use for a Secondary Unit (basement apartment) – Zone: A-.25 – Acres: 0.34

City Planner, Bryn McCarty oriented the commission with a site plan and other images prepared. It was noted that the home has not been built yet. A few requirements were outlined; the tenant will have to park off the street, the owner will need to maintain an appearance of a single family home and the must always live in the home.

Jeremy Moser (applicant), 1393 S 740 E Lehi, UT, would like to have a basement apartment currently for his father but would like the option of renting it to someone else after his father no longer needs the place. He reported that there is a separate rear entrance and parking lot in the back.

Commission members reported feeling fine about the proposal. They liked knowing about the plan to rent before it is even built.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with the recommendations as outlined by staff.

Commissioner Jessica Morton **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 Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 7:08:04 PM **15C16** – Farmer – 14312 S Herriman View Way – Request for a Special Exception to the Side Yard Setback – Zone: A-.25 – Acres: 0.36

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The exception was for a new home on a corner lot and they would like a side entry. The request was for a 15 feet instead of 20 feet for a porch. The ordinance does allow a request for the exception. The 15 feet would be for the patio only not for the home. Commissioner Jeramy Burkinshaw asked what the minimum setback from property to driveway is and what is required. The response was that the owner can pave to the property line.

Kristen Farmer (applicant), 14386 Ferndale Wy, the distance between the driveway and property line is about five feet and they plan to take four feet. There will be a foot of space between property line and the edge of driveway. The request would allow them to come out of the driveway to exit and enter easier.

Commissioner Jessica Morton **MOVED** to approve the item for fifteen feet just for the porch and with all the requirements outlined by staff.

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 Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.3 7:12:28 PM **38C14-05** – Miller Crossing– 12200 S 5100 W – Review and Approval of Proposed Building Elevations for Miller Crossing Pod 5 – Zone: R-2-10 – Acres: 13.87 – Units: 67

City Planner, Bryn McCarty oriented the commission with images of elevations and colors. The proposal is for a single family phase that was just approved. They do have design guidelines that they must meet but the commission is seeing them for final approval.

Shawn Poor (applicant), SLC, 269 1<sup>st</sup> Avenue, was willing to omit some of the requested colors (reds and whites).

City Planner, Bryn McCarty suggested approving the elevations subject to meeting their approved design guidelines. Chair Smith recognized that the applicant does have design guidelines and with a slight discrepancy in the stone requirement for front elevations, he encouraged the applicant to provide more stone where possible.

Commissioner Blayde Hamilton **MOVED** to approve the item with the exception of on the hardy board we strike out traditional red, evening blue, country yard red and park side green; and on the stucco we strike number 1, 101, 310, 89, 0, 102, 85 & 86; and to meet the Miller Crossing Design Guidelines.

Commissioner Robyn Shakespear **SECONDED** the motion.

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.4 **7:17:57 PM 09S16** – Edge Homes – 4300 W 14500 S – Proposed Subdivision of 210 Condominium Units – Zone: MU-2 – Acres: 9.52 (Public Hearing)

Chair Clint Smith noted that 2.4 and 2.5 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, layout, site plan and elevation images prepared. The proposal was for a subdivision and PUD approval for 210 condominium units. The trail through the development was pointed out.

Commissioner Blayde Hamilton questioned the fencing requirements. The response was that there was no fencing requirement because the front doors of the units face the road. It was also noted that the staff report was combined for both item 2.4 and 2.5.

Matt Watson (applicant), Rosecrest Communities, addressed the density for the project and the overall community. The original master plan adopted on August 14, 2008 was shown. Land uses have been adjusted which had an impact on the master plan. On April 5, 2012 a new Master Plan was adopted. He reminded the commission about changes made for Salt Lake Community College and Jordan School District proposals. The current Master Plan was shown. It was pointed out that the Master Plan is a guideline and part of the process requires final PUD approval for each subdivision and that several meetings and public hearings are held during each approval. He explained that the overall approved density isn't changing. The overall totals were shown. Rosecrest open space numbers were shown. He noted that they are slightly less dense than what was required. The developer was following through with the process and received public input. The zoning and density of the project was illustrated.

Jaran Nicholls, Edge Homes (applicant), 480 W 800 N, Orem UT, explained that the project will be for owned condominium units. There will be 210 units total. The units are in a 10-plex style, 10 garages along street side of each building. There are ten, 3 bedroom condo units per building with their own driveway and garage. He noted that there is quite a slope on the site. They have planned to step down to allow for the ADA use. He further explained that five of the units will be one level below the base level of the other units and it will create a flat space between the buildings instead of requiring a retaining wall. However, the ridge lines of each building will be the same regardless of the amount of stories or levels in the building. The height of the buildings will look the same.

Chair Clint Smith asked Mr. Nicholls to explain the difference between using the building as a retaining wall verses installing a retaining wall between the buildings. Mr. Nicholls responded that the structural integrity of the foundation being used as a retaining wall is far superior to using a retaining wall. The proposed design would also eliminated one ten-plex building. He described a need for more retaining in the common area if the foundation of the building used as a retaining wall was not approved. The proposed design allowed for more open space and grass areas, as well.

City Planner, Bryn McCarty clarified that the height is 45 feet and the planning commission can approve up to 75 feet. The height requested was 56 feet for the back buildings.

7:39:05 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:**

Steve Garrett, 5443 W Genoa Ct, mentioned running for city council and how he gained an understanding regarding high density housing. He felt that the high density housing does bring residents to the city that tend to move in an out and they don't stay. He was concerned about that affecting the community. He would like to see the zoning for the area reviewed and addressed. He'd like to see the residents of the city notified sooner to allow more time to review proposals like these.

David Watts, 14461 S Windom Rd, questioned the visitor lots behind the garages and wondered if they would be designated for specific units and concerned with parking. He reported that the master plan shown by the developer shows that the area was zoned as MU-2 not for the zoning being requested. He felt the density does make sense next to a college but the zoning process was not being followed. His understanding was that the density was 7.5 units per acre which would only allow for 72 units and now the request is three times that and he was confused as to how it didn't have to go through a rezoning process. Mr. Watts was also concerned with the height of the units. He felt the amount of units was excessive. He requested that the tot lot be required along with the approval if the proposal is approved. Concerned with open space in the project and in the overall project. Would like a better explanation of the overall density and zoning for the project.

7:45:36 PM Chair Smith closed the public hearing.

Matt Watson reiterated that the zoning plan and the master plan are very different. The uses being proposed meet the underlining zoning. The land use plan tells more specifics. For example, an MU-2 zone would have multiple uses and the master plan would show you how much is residential and how much would be commercial. There are regulations and ordinances tied to the zoning. The proposal meets the zoning and master plan.

Chair Clint Smith clarified that this proposal is a 'for sale' product. Commissioner Adam Jacobson had concern with detached garages and access to tot lots and garages. Commissioner Blayde Hamilton liked the height of the buildings and he would like the developer to 'massage the parking' as he stated he would do. Commissioner Wade Thompson had concern with the location of the garbage cans and Commissioner Jeremy Burkinshaw would like to see the locations of the dumpsters. The response from the applicant was that individual garbage cans are proposed. Commissioner Adam Jacobson would like to see a view from the clubhouse to the tot lot showing the walkway down to the pool and over to the 12-plex. Chair Clint Smith likes the building being used as retention and how it allows more flat space between the units he agreed with the suggestion of seeing a view from the clubhouse and over as well as between two of the buildings to see the grade.

Commissioner Adam Jacobson **MOVED** to continue the item without date for developer to incorporate the comments we've discussed.

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 Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.  
Motion carried.

2.5 7:52:47 PM **56C07-13** – Edge Homes – 4300 W 14500 S – Final PUD Approval for 210 Condominium Units – Zone: MU-2 – Acres: 9.52 – Units: 210

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

Commissioner Wade Thompson **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 Wade Thompson	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 7:53:19 PM **06Z16** – Herriman City – Proposed Text Change to the A-.25 zone Regarding Density (Public Hearing)

City Planner, Bryn McCarty oriented the commission with the text change. She recommended leaving the public hearing open due to the item being ongoing and changing. Ordinance states density of 1.8 up to 2.5 in a subdivision and up to 3 in a PUD. During work meeting the numbers were suggested to be changed. An additional change was to put a cap on the ability to combine lots for higher density with a maximum of .2 units.

Commissioner Blayde Hamilton questioned the combining of lots with one larger project, where they may have at least two ten acre parcels or two five acre parcels and if they would get .05 points. He felt fine with that as long as it was different owners for the parcels but he wondered about the person who only bought just one large lot and whether or not it would apply to him. City Planner, Bryn McCarty understood that it could work because the one large lot was multiple parcels, however she reported preferring that the parcels come from different owners.

7:56:51 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:**

David Watts, 14461 S Windom Rd, felt that the clarifications were clear and was supportive of the proposed changes.

7:57:47 PM Chair Smith left the public hearing open for future comments.

Chair Clint Smith turned to the commission for further discussion. Commissioner Adam Jacobson requested that staff bring an example of a few PUD's for comparison and to include Rosecreek, as well as two others. He would like to make sure the changes made would entice PUD's on the subdivision side. City Planner, Bryn McCarty also noted the suggestion of requiring some form of half acres and all commission members agreed. Commissioner Jeramy Burkinshaw wanted the ordinance to encourage larger lots. One way may be to mandate or require half acre lots as a requirement instead of only be optional. Chair Smith agreed and wanted to see an example using percentages. A brief discussion of options ensued. The commission agreed that the ordinance needs to be achievable and attainable.

Commissioner Adam Jacobson **MOVED** to continue the item without date and with the public hearing to remain open.

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 Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3.2 8:03:45 PM **07Z16** – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding Open Space Requirements in a PUD (Public Hearing)

City Planner, Bryn McCarty oriented the commission with changes being proposed. A PUD requires 20% open space. The requirement is that half of the open space be maintained in one contiguous parcel. Open space often is counted as channels, drainages and creeks, instead of larger fields and parks. One proposal change would be that the contiguous parcel has to be in a usable size and shape. Currently unbuildable open space counts at 50% towards the open space acreage. The proposal would be to change unbuildable open space to 25% instead of 50%. The desire would be to get a larger field and park as well as trails and drainages. This will be discussed with the council in a couple of weeks.

8:05:52 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:**

David Watts, 14461 Windom Rd, appreciated that the public hearing will remain open. He felt passionate about open space and supported the intent to make open space truly usable. He felt that unbuildable open space should only be worth 15%. He would like to see a better definition of unusable open space and would like to be able to kick and ball and play with friends in the open space.

8:08:38 PM Chair Smith left the public hearing open.

Chair Clint Smith turned to the commission for further discussion. Commissioner Blayde Hamilton agreed that the definition of open space needs to be more specific. He disagreed with the 25% and was not certain what the percentage of unbuildable open space should be. He felt frustrated that the ordinance was robbing people of the use of their land and that it should remain at 50% or more. Chair Clint Smith felt that Commissioner Hamilton had a very valid point and felt that providing a definition of open space would allow for a better

understanding and may solve the issue. City Planner, Bryn McCarty voiced frustration with the idea that park strips were being considered as open space. A discussion about different options of how open space is counted ensued. Chair Smith requested that the planning commission provide language to City Planner McCarty for the ordinance.

Commissioner Jessica Morton **MOVED** to continue the item without date and that the public hearing stays open.

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 Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

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

Commissioner Jeremy Burkinshaw requested a long range to do list. He would like the planning commission to prioritize that list and assign a completion date for each item. Commissioner Adam Jacobson agreed. He would also like to ensure that the changes made to ordinances be clear enough that a developer could show how they meet the ordinance and should be approved improving the process. Chair Clint Smith also agreed and expressed understanding the significant work for staff and appreciated them providing a list for them to work through.

#### 5. Future Meetings:

- 5.1 City Council Meeting – Wednesday, **March 23, 2016 @ 7:00 PM**
- 5.2 Joint City Council & Planning Commission Work Meeting – Thursday, **March 31, 2016 @ 6:00 PM**
- 5.3 Planning Commission Meeting – Thursday, **April 7, 2016 @ 7:00 PM**

#### 6. ADJOURNMENT:

Chair Clint Smith called for a motion to adjourn.

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

The meeting adjourned at 8:20:15 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 March 17, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Cindy Quick, CMC

Deputy Recorder



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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, April 7, 2016  
Waiting Formal Approval

[6:10:20 PM](#) **6:00 PM - Work Meeting:** *(Front Conference Room)*

### Attendance

#### **Planning Commission Members:**

Chris Berbert  
Jeremy Burkinshaw  
Adam Jacobson  
Robyn Shakespear  
Clint Smith  
Wade Thompson

#### **City Staff:**

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

#### Review of Agenda Items

2.1 – Sports Training Facility – Elevations for review and approval. Commercial design criteria has a way to do an exception. The council has to approve the exception and so planning would be making a recommendation.

2.2 & 2.3 – Edge Homes – 210 Condominium Units. The applicant provided a new site plan showing sidewalks and trails. They moved the garages and added parking spots. They added a basketball court and also provided different renderings showing the views that the commission requested.

2.4 – Athlos – Final fencing approval. Applicant provided images of the fence product – four foot rod iron.

2.5 – Rushton – Detached Garage. The home is not built yet. He does plan to have the garage match the home. Planning was reminded that the cove has very strict CCR's that the home will have to comply with.

2.6 – Johnson – Medical Office Building. Applicant is providing a condominium plat to sell the individual units within the building.

2.7 – Soffe – Final Master Plan for Phase 3 (retail portion) Belle Vea. Applicant provided building elevations and parking information. James Doolin with Oakwood Homes explained that the project has an impact on their development. Most issues can be worked through. He hoped to work through some of the issues tonight. Road alignments and access issues were discussed. 7.9 acres for his development. He was told that the developer was willing to pay for a road and he wanted that on the record. A development

agreement would be completed. He requested an easement from Rocky Mountain Power who would like to have an access road. Tim Soffe reported speaking with Mr. Doolin and for the most part it doesn't affect their layout and it shouldn't hold up approval during the meeting. Tim Soffe requested a change to phasing of the development due to it beginning sooner than expected.

2.8 & 2.9 – Church in Herriman – the lot was never subdivided as a subdivision and the applicant will be looking for approval for the church to be built.

Chair Clint Smith asked that information be provided during the meeting, on public record, regarding density for Edge Homes; how the density is reached and how it works with the zoning. City Planner, Bryn McCarty explained that it involved an agreement, a PUD and zoning and how those three layers work together. A development agreement states the amount of density allowed and it can be moved around within the PUD as long as it meets standard line zoning. The zoning in the area being discussed was mixed use zoning or MU2. The density was for the whole area and is ten units per acre, unless a true mixed use building is built and then it can be up to 15 units per acre. What was shown was 10 units per acre. The number 104.23 refers to the whole approved area, meaning 1024 units in the area. The whole area was 104 acres. The numbers provided were assuming the proposal was approved. Also shown was the 70 / 30 split required for areas of commercial and areas of residential. Commissioner Adam Jacobson questioned how much development can occur before commercial has to be built. Chair Smith read that any mixed use development shall be completed in phases and that the commercial component shall begin prior to 25% of the residential units being completed unless planning commission approved a different phasing requirement at the time of approval. Matt Watson mentioned that there were plans to comply with the requirement and a discussion ensued.

Meeting Adjourned at [6:45:51 PM](#)



[7:04:10 PM](#) **7:00 PM - Regular Planning Commission Meeting:**

**Attendance**

**Planning Commission Members:**

Chris Berbert  
Jeremy Burkinshaw  
Adam Jacobson  
Robyn Shakespear  
Clint Smith  
Wade Thompson

**City Staff:**

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Heather Upshaw, Senior Planner  
Cindy Quick; Deputy Recorder  
Gordon Haight, Assistant City Manager

**1. General Business:**

Welcome

Chair Clint Smith welcomed those in attendance.

1.1 [7:04:39 PM](#) Invocation and Pledge

[Jaran Nicholls offered the invocation and Matt Watson led us in the pledge.](#)

- 1.2 [7:06:07 PM](#) Roll call:  
Full Quorum, Blayde Hamilton and Jessica Morton absent
- 1.3 [7:06:23 PM](#) Approval of Minutes for: **March 17, 2016**  
Commissioner Chris Berbert **MOVED** to continue the minutes for March 17, 2016.  
Commissioner Wade Thompson **SECONDED** the motion.  
The voting was unanimous.
- Vote passed.  
Motion carried.

## 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.*

Chair Smith reviewed the public comment policy and procedure.

- 2.1 [7:08:24 PM](#) **02C16** – Lindsley – 3600 W Autumn Crest Dr – Final Approval of Elevations for a Sports Training Facility – Zone: C-2 – Acres: 42.08

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The building proposed was a unique building that does not meet the criteria for brick or stone typically required and therefore the applicant asked for an exception. The planning commission would make recommendation to city council.

Craig Martin (applicant), 9256 S State Street, Sandy, asked for an exception on some of the out buildings and major portions of the main building. He mentioned that there was a plan for LED lighting on the outside of the building but nothing had been decided yet.

Chair Clint Smith turned to the commission for further discussion and noted that the item would be a recommendation to the city council for an exception. He felt the commercial guidelines were intended for buildings with a different use; the proposed building is a recreation facility and it was appropriate to consider the exception. Commissioner Chris Berbert asked whether or not the split face would be used on the main building. The response was that it will be incorporated on every building on the property where there isn't metal used. Commissioner Berbert liked the split face style and wondered if there would be a certain percentage of that style for each building. Eric Migacz, EDA Architects described the honed face style and stated that the plan was to have 75% of honed and 25% of split faced as a feature area, around the entrance, etc. Commissioner Jeremy Burkinshaw was excited about the facility but felt concerned with the amount of color being used on the building. Mr. Martin explained that the colors were driven by a famous artist who holds a special place with the owner. Commissioner Berbert differed in opinion and felt the colors of the building represented what REAL Salt Lake was all about.

City Planner, Bryn McCarty requested that planning commission provide a reason for the exception. A suggestion was the unique design of the building and how it is not typical commercial use but for recreational use.

Commissioner Chris Berber **MOVED** to recommend approval for the exception; partially because to me I look at it as McDonalds has yellow arches and REAL Salt Lake has these colors, and then it's a training facility for sports. The one thing that I do add in this recommendation, is that we require at least 25% of the split face in areas where they use the block.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson                      Yes

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

Vote passed.  
Motion carried.

2.2 [7:19:28 PM 09S16](#) – Edge Homes – 4300 W 14500 S – Proposed Subdivision of 210 Condominium Units – Zone: MU-2 – Acres: 9.52 (Public hearing held on March 17, 2016)

Chair Smith noted that item 2.2 and 2.3 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. At the last meeting the commission requested information regarding parking, garages, connections and renderings.

Jaran Nicholls (applicant), Edge Homes 480 W 800 N, Orem, UT liked the suggestions made by the commission at the last meeting and he outlined changes made to the proposal. A basketball court was added to the plan and garage locations were changed. Elevations for the project were shown. Renderings showing the roof lines and the grading around the tot lot and club house were shown. An image of a similar club house planned for this development was shown.

Planning commission members thanked Mr. Nicholls for the renderings and changes made. Commissioner Adam Jacobson felt concerned about how the mixed use would be tied to the commercial. City Planner, Bryn McCarty explained that it would be dependent on building permits. Commissioner Jacobson would like to continue the item until the phasing for the project with the commercial and mixed use is understood more clearly. Chair Smith agreed that there should be a clear understanding of the phasing. Commissioner Chris Berbert requested the amount of current building permits that have been issued and wanted to see the development agreement.

Commissioner Adam Jacobson **MOVED** to continue without date until we can resolve the mixed use issue.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.  
Motion carried.

2.3 [7:29:10 PM 56C07-13](#) – Edge Homes – 4300 W 14500 S – Final PUD Approval for 210 Condominium Units – Zone: MU-2 – Acres: 9.52 – Units: 210

Commissioner Adam Jacobson **MOVED** to continue without date until we can resolve the mixed use issue.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes

Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

2.4 [7:29:39 PM](#) [27S15](#) – Athlos Academy – 12309 S Mustang Trail Way – Final Approval of Fencing at the Athlos Academy Charter School – Zone: R-2-10 – Acres: 10.5

City Planner, Bryn McCarty oriented the commission with a site plan and other images prepared. A picture of the fence style was shown.

Adam Zaragoza (applicant), 918 S 9th Street, Boise, ID appreciated the commission approving the Charter School. He asked the commission to consider postponing the installation of the fence to allow their model to work. He noted that if their model doesn't work then they would be happy to build the fence.

Commissioner Adam Jacobson reminded Mr. Zaragoza that the school was approved with the condition of installing the fence. The commissioners agreed. Mr. Zaragoza requested again that the commission allow the traffic flow model to work without installing the fence; proving to the commission that it will work without a fence. He reported that maximum enrollment would be 1,200 and there are already over 800 students enrolled. The fence was required on two sides of the project.

Commissioner Adam Jacobson announced that he liked the fence and would like to stay with the current requirement. Commissioner Thompson, Burkinshaw and Shakespear all agreed.

Commissioner Adam Jacobson **MOVED** to approve the fence type and reiterate that the fence is the requirement to be put in.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.  
Motion carried.

2.5 [7:35:32 PM](#) [18C16](#) – Rushton – 7012 Echo Bluff Drive – Conditional Use for a 2200 square foot Detached Garage – Zone: FR-1 – Acres: 0.75

City Planner, Bryn McCarty oriented the commission with a site plan, aerial map, layout and other images prepared. The detached garage proposed would be 2200 square feet. The lot is about 3/4 acre and will sit behind the home. The owner would like the garage to match the home. No additional elevations were provided.

Shane Rushton (applicant), 3971 Fawn Hill Ln, Bluffdale, UT, would like to build a detached garage to match the his home. He plans to put away junk and keep the yard clean. The exterior materials would be split faced block for the entire structure. He has not gone through the HOA approval process yet. If the garage is not approved he plans to attach it to the home. There are no houses around his lot, but staff did notify neighbors.

Chair Smith turned to the commission for further discussion. The commission wants to be sure that the front of the garage matches the materials of the home. They would like to see the home plans before approving it. City Planner, Bryn McCarty reminded the commission that The Cove has strict design guidelines. Chair Smith requested that the commission approve the item and ask for elevations to come back for final approval.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with other requirements; add an eighth requirement to state that the elevations need to come back to the planning commission for final approval. With an emphasis on number seven that the front elevations need to match including colors and material.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.6 [7:42:37 PM](#) **10S16** – Johnson – 5532 W Herriman Main St – Proposed Subdivision of 4 Office Condominiums – Zone: MU-2 – Acres: 1.03 – Units: 4 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. There will be four units in the proposed office condominium subdivision. The condo plat was proposed in order to sell the individual units inside the office building.

Chaz Johnson (applicant), 9544 S Willow Trail Wy, South Jordan, explained that the tenants will take ownership of the space instead of leasing it from them. There will be medical and dental users. He confirmed that the HOA fees will take care of exterior maintenance.

[7:44:59 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

[7:45:24 PM](#) Chair Smith closed the public hearing.

Chair Smith turned time to the planning commission for further discussion. Commissioner Jeramy Burkinshaw would like to better understand where the ownership lines are, how the HOA is responsible and how it's managed and funded, etc. He felt that was key to the long term success of the project. Commissioner Chris Berbert agreed especially with the location; he would like to know how it will be maintained. Commissioner Jacobson wanted to understand the way the subpieces inside the building will be divided.

Mr. Johnson responded that he provided a subdivision plat showing the deliniation of the four units. He explained that each unit would be occupied by doctors that are already in the city who would like to own their own space. The lobby would be owned collectively by the HOA. Each building would be separately owned with separate utilities and meters. There will be CCR's that dictate those items and how the properties should be professionally managed by a third party. HOA dues will be paid, which, in part, will pay for the third party management fee. The tenants basically own the airspace; interior walls would be managed by tenants. All of which would be outlined on the plat and in the plan. The HOA takes care of the maintenance of the outside of the building. Mr. Johnson reiterated that the tenants want to maintain and increase a professional look by

moving to these offices. Commissioner Adam Jacobson wanted to see the CCR's and Commissioner Jeremy Burkinshaw agreed, he also wanted to see the plat. Mr. Johnson recommended that the commission require a process from staff for this type of unit in the future because there currently is not one for this type of unit.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations and two additional requirements; that the lineation of the lot comes back to us and the second one, to see the CCR's for approval.

Commissioner Chris Berbert **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.7 [7:55:16 PM](#) [45C01-01](#) – Soffe – 14199 S 4800 W – Final Master Plan Approval for Phase 3 of Belle Vea – Zone: MU-2 – Acres: 12.27 – Units: 300

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The overall density was already approved and the third phase was being presented with more information requested.

Tim Soffe (applicant), Think Architecture, 5151 S 900 E, explained that phase three may be new to Herriman. The property will be unique and plays into the phasing of the project. There are no major arterial roads to support the commercial and therefore, the project is true mixed use. He reported having great support from SLCC and was encouraged by their activity. The development is tied to the SLCC and SLCC is tied to the development. He reported that the parking analysis led them to have 2.28 parking stalls instead of the required two. There are 30 elevations for the development and he did not include them all, however he did show renditions of the buildings. The project was described as being more like a hotel; with interior corridors and stairways. The pool area was shown. There are a mixture of materials and texture changes. The buildings are four story apartments above commercial units. The units can be for sale and for rent. Signage for the businesses will be monument signs. There are one, two and three bedroom units. There will be an extra 100 parking stalls for commercial use. There will be a parking garage with assigned parking stalls for each unit. Behind the building will be additional reserved parking for the units. The parking for commercial tenants would be in front of the buildings. Mr. Soffe responded to the commission that garbage would be collected in the garages and the retail tenants will have dumpsters in an enclosure. Building heights will be 45 and 65 feet. The only unit that will be 65 feet was pointed out. Mr. Soffe requested that the planning commission waive the phasing requirement because they will not be able to build the building at all without building the commercial. A concern with the pool side and height of the units was mentioned by commission members. It was reported that each unit would be individually metered.

Chair Clint Smith turned time to the commission for further discussion. Commissioner Adam Jacobson would like to see how the process for phasing would be; he didn't feel there should be an exception to the phasing. He preferred that 4000 West be installed before the 25% completion because he felt it would feed the commercial growth.

James Doolin, Oakwood Homes, explained that the road (4000 W) that the commission is asking for the applicant to complete, would go through property that the applicant does not own. Chair Smith explained that the commission understood that the alignment and right-of-way issues would have to be worked out with the owners and developer in order for the installation of the road and the completion of the project.

City Planner, Bryn McCarty requested that the commission reiterate their concerns. The response was garbage, phasing and accesses (to the lower commercial piece - the roads). Commissioner Adam Jacobson would like to see the height of each phase. He would like to see the phase line with parking areas and elevations.

Commissioner Adam Jacobson **MOVED** to continue the item without date for the reasons as discussed previously.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.8 [8:36:36 PM](#) **19C16** – Evans & Associates – 5520 W Mirasol Ln – Conditional Use for an LDS Church – Zone: R-2-10 – Acres: 3.287

Chair Clint Smith noted that item 2.8 and 2.9 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposal was for a conditional use for the church and the lot. The proposed elevations were shown along with the subdivision plat for the one lot subdivision. The ordinance would require an element of rock and stone for buildings like this and staff required fencing on the north and east property lines.

Chad Spencer (applicant), 11576 S State Street, felt like everything had been covered. The roofing would be black, asphalt shingles and the brick had not yet been selected yet. Commissioner Adam Jacobson would like to see a drawing of the building, including the color and materials before approving. Planning Commission asked several questions about the amount of stone or brick used, the roof, parking stalls, landscaping, etc. Chair Clint Smith requested moving to the public hearing on item 2.9.

[8:43:06 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

[8:43:33 PM](#) Chair Smith closed the public hearing.

Commissioner Jeremy Burkinshaw **MOVED** to continue without date to see actual elevations including the rock and stone, material boards and an accurate rendering of the exterior elevations of the building and landscaping too.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Commissioner Adam Jacobson Yes

Vote passed.  
Motion carried.

2.9 [8:45:20 PM](#) **11S16** – Evans & Associates – 5520 W Mirasol Ln – Proposed One Lot Subdivision Zone: R-2-10 – Acres: 3.287 (Public Hearing)

Commissioner Jeremy Burkinshaw **MOVED** to approve the item with recommendations as outlined by staff.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jeremy Burkinshaw Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.  
Motion carried.

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

[8:45:56 PM](#) Commissioner Adam Jacobson requested that staff add to the 'to do list' a commercial development plan or process for the condos.

4. **Future Meetings:**

4.1 City Council Meeting – Wednesday, April 13, 2016 @ 7:00 PM

4.2 Planning Commission Meeting – Thursday, April 21, 2016 @ 7:00 PM

5. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

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

The meeting adjourned at [8:47:09 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 April 7, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Cindy Quick, CMC  
Deputy Recorder



<b>Date of Meeting:</b> <b>04/21/16</b>	
<b>File #</b>	35C15
<b>Applicant</b>	Clayton
<b>Address</b>	14114 S 5600 W
<b>Request</b>	Final Approval of Elevations on the Ivy House Reception Center

## **Request for 35C15 - Meeting Date 4/21/2016**

The applicant is requesting approval of building elevations for a Reception Center.

### **Site**

The parcel is located at approximately 14114 S 5600 W and contains 2.66 acres.

### **Zoning**

The site is zoned C-2.

### **Ordinance**

*R. Building Exteriors: All facades, including back and side elevations shall be constructed with a minimum of sixty percent (60%) brick or stone that is not part of the support structure. The balance of exterior wall area shall consist of two (2) other materials including brick, stone, glass, decorative block or concrete, stucco or simulated stone panels. The city council may grant an exception to this criteria for a building that is part of a large commercial project that has approved design guidelines and is greater than forty thousand (40,000) square feet.*

### **Background**

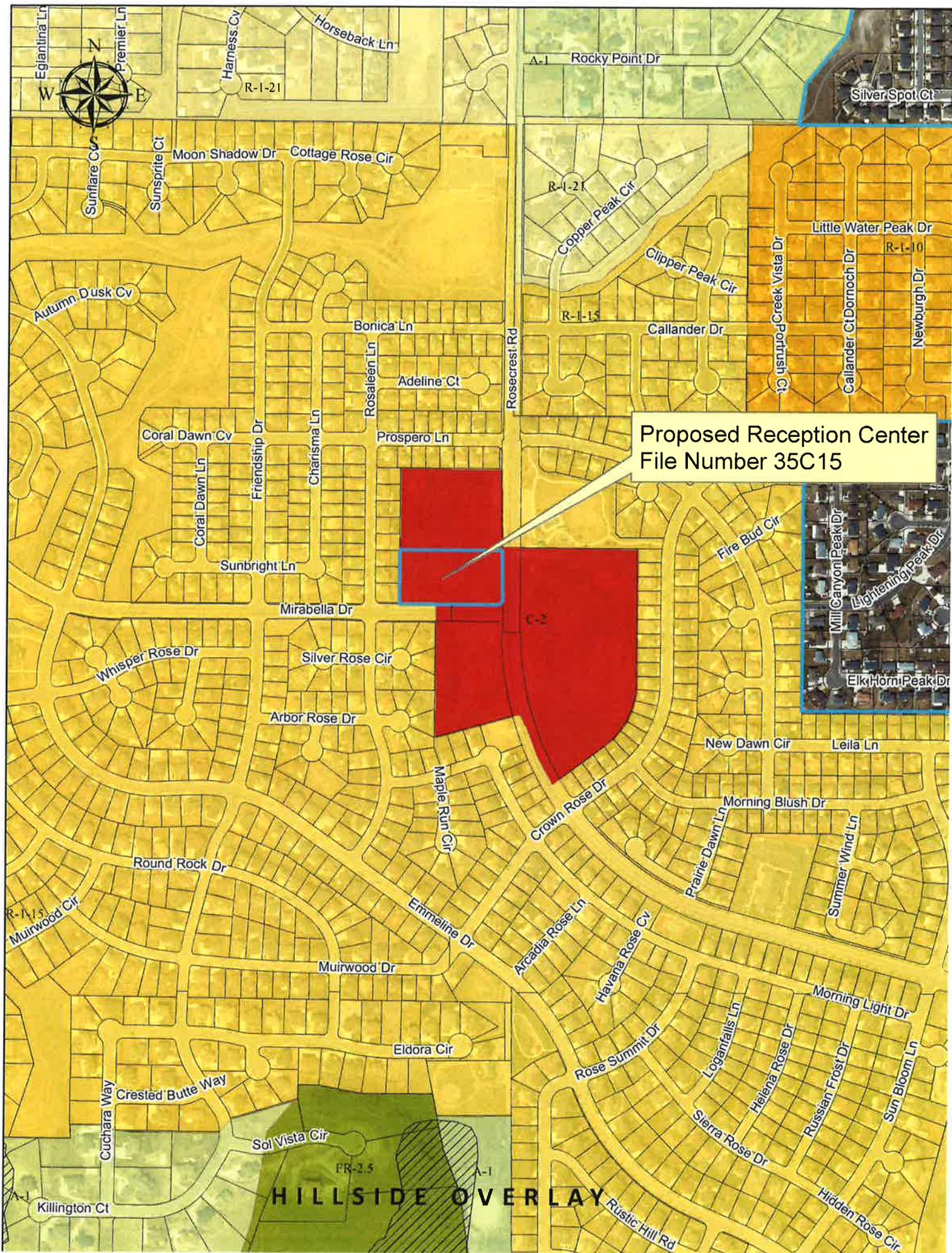
The Planning Commission approved a conditional use for the Reception Center on October 22, 2015. The building elevations were required to come back to the PC for final review and approval.

### **Issues**

The ordinance requires commercial buildings to have “*All facades, including back and side elevations shall be constructed with a minimum of sixty percent (60%) brick or stone...*” The elevations as submitted show the building with adequate stone to meet the ordinance.

### **Recommendation**

Staff recommends approval of the building elevations as submitted.



Proposed Reception Center  
File Number 35C15



**HILLSIDE OVERLAY**

Killington Ct

PR-2.5

A-1

Rustic Hill Rd

Hidden Rose Cir

Sunflare Ct

Sunsprite Ct

Moon Shadow Dr

Cottage Rose Cir

Rocky Point Dr

Silver Spot Ct

Autumn Dusk Cv

Coral Dawn Cv

Sunbright Ln

Mirabella Dr

Crown Rose Dr

Morning Blush Dr

Summer Wind Ln

Whisper Rose Dr

Arbor Rose Dr

Silver Rose Cir

Maple Run Cir

Emmeline Dr

Arcadia Rose Ln

Sierra Rose Dr

Muirwood Cir

Round Rock Dr

Muirwood Dr

Eldora Cir

Rose Summit Dr

Loganfalls Ln

Helena Rose Dr

Cuchara Way

Crested Butte Way

Sol Vista Cir

Maple Run Cir

Emmeline Dr

Loganfalls Ln

Helena Rose Dr

Friendship Dr

Charisma Ln

Mirabella Dr

Maple Run Cir

Emmeline Dr

Loganfalls Ln

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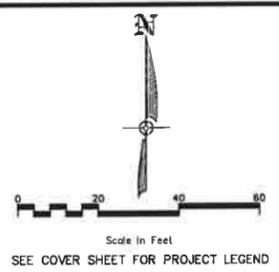
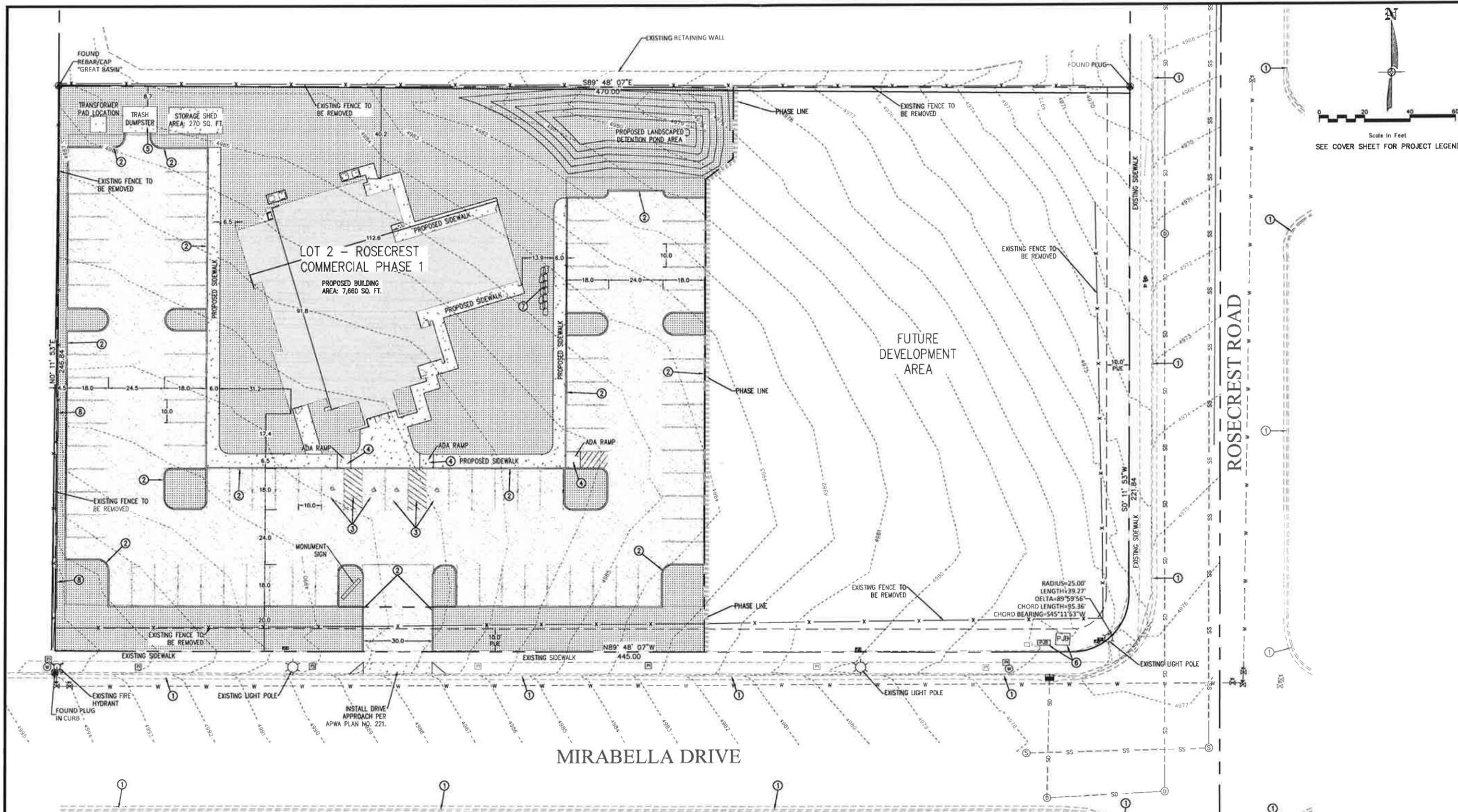
Emmeline Dr

Loganfalls Ln

Helena Rose Dr

Friendship Dr

Charisma Ln



PROJECT SUMMARY	
TOTAL GROSS ACREAGE (ACRES)	2.66 ACRES 115,881 SF
CURRENT PHASE AREA	70,464 SF
FUTURE PHASE AREA	45,417 SF
BUILDING AREA	8,030 SF
LANDSCAPING AREA (SQ.FT.)	27,346 SF
LANDSCAPING AREA (% OF CURRENT PHASE)	38.8%
PARKING LOT AREA (SQ.FT.)	35,088 SF
PARKING LANDSCAPING AREA (CURRENT PHASE)	3,049 SF (8.7%)
PARKING REQUIRED: 1 STALL/3.5 SEATS 244 SEATS/3.5=70 STALLS	70 STALLS
ADA (76 TO 100) = 4 ADA STALLS REQUIRED	4 ADA STALLS
PARKING PROVIDED:	90 TOTAL (4 ADA)

- SITE PLAN NOTES:**
- ① EXISTING CURB & GUTTER.
  - ② PROPOSED 6" CURB WALL. SEE DETAIL SHEET 2/C4.
  - ③ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
  - ④ ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C5.
  - ⑤ PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
  - ⑥ EXISTING POWER JUNCTION BOX.
  - ⑦ CONTRACTOR TO INSTALL 3' (MAX) HIGH ROCK WALL.
  - ⑧ PROPOSED 6' HIGH CMU WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.

NO.	REVISIONS	BY	DATE

**CIR**  
**ENGINEERING, L.L.C.**  
 3032 SOUTH 1030 WEST SUITE 202  
 S.C. Utah 84119  
 BOJ-949-6296

HERRIMAN RECEPTION CENTER  
 5650 WEST MIRABELLA DRIVE, HERRIMAN, UTAH 84096

SITE PLAN

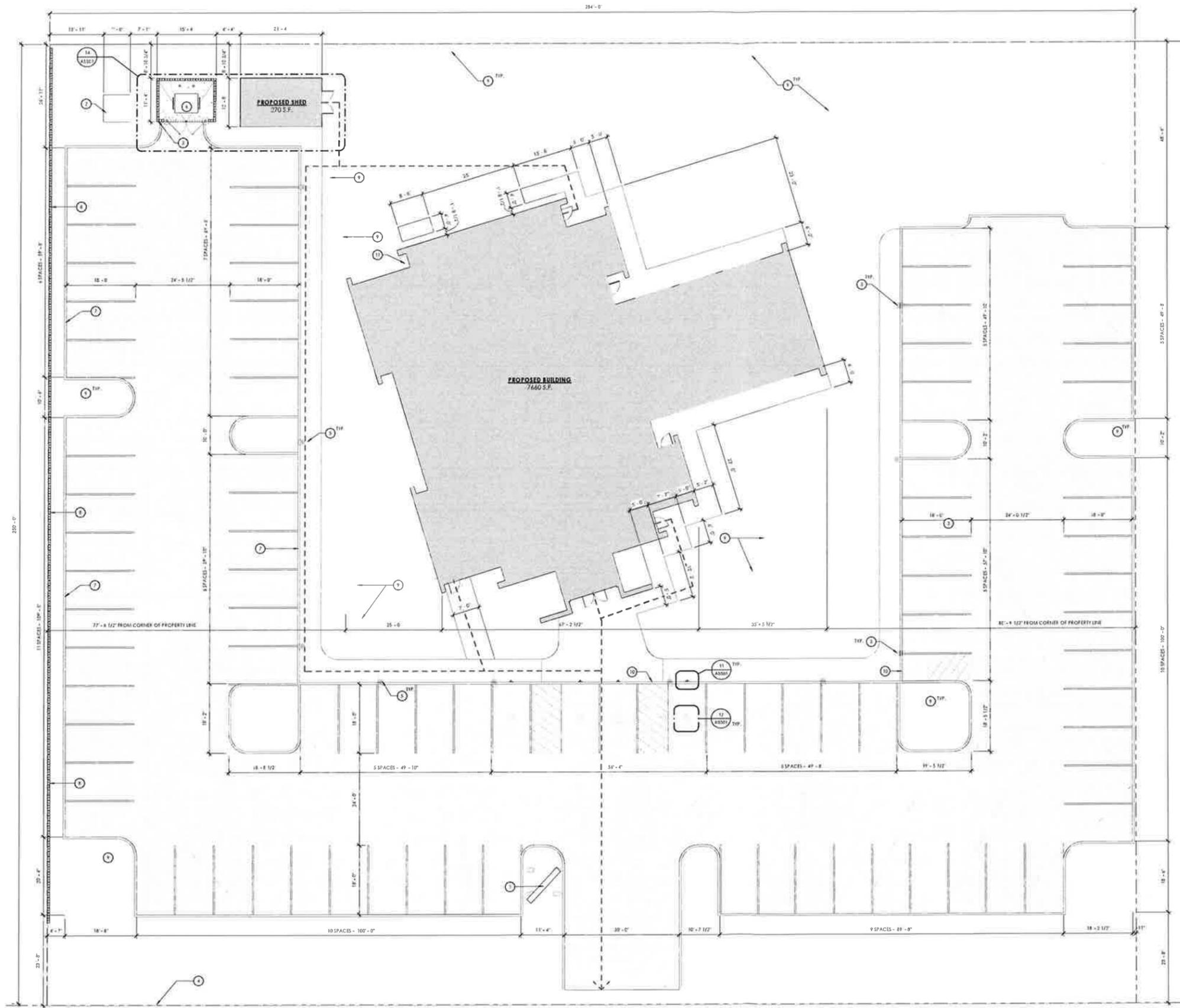


SHEET NO.	C1
PROJECT ID	T1047-01
DATE	03/30/15
FILE NAME	PRJ-HWG
SCALE	1"=20'

BID/PERMIT SET  
 MARCH 30, 2015



C.V.

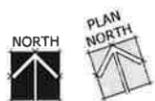


- GENERAL NOTES**
- COORDINATE WITH CIVIL FOR LIMITS OF CONSTRUCTION
  - COORDINATE WITH CIVIL FOR ALL GRADING, UTILITY CONNECTIONS OR ANY OTHER STREWORK INFORMATION. INFORMATION SHOWN HERE IS SCHEMATIC
  - COORDINATE WITH OWNER FOR PLANTING AND BRIGATON INFORMATION SHOWN HERE IS SCHEMATIC
  - COORDINATE WITH ELECTRICAL AND MECHANICAL FOR UTILITY CONNECTIONS INFORMATION SHOWN HERE IS SCHEMATIC
  - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- SHEET NOTES**
- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. MEASUREMENTS SHOWN BY OWNER
  2. TRANSFORMER PAD
  3. DUMPSTER ENCLOSURE - SEE DETAILS
  4. WRENCH CORBING FENCE
  5. SITE LIGHTING
  6. BUMPSTER
  7. 6" CURB
  8. 4" HIGH CMU WALL
  9. VEGETATION BY OWNER
  10. ADA COMPLIANT CURB CUT - COORDINATE WITH CIVIL
  11. ELECTRICAL PANEL RE ELECTRICAL
- PARKING COUNT**
- REQUIRED:  
 1 STALL/2 5 SEATS  
 244 SEATS/ADA = 70 STALLS TOTAL  
 ADA 7.8% = 100 STALLS = 4 ADA
- PROVIDED:  
 84 STALLS TOTAL  
 4 ADA STALLS

DATE	01/21/24	PROJECT NUMBER	15204
DRAWN		PROJECT STATUS	BIDDING/POST SET
CHECKED		PROJECT NAME	HERRIMAN RECEPTION CENTER
DATE		PROJECT ADDRESS	5650 WEST MIRABELLA DRIVE HERRIMAN, UTAH

**Herriman Reception Center**  
 Western Gardens  
 5650 WEST MIRABELLA DRIVE  
 HERRIMAN, UTAH

**BID/PERMIT SET**  
 babcock design group  
 sheet title: **SITE PLAN**  
 sheet number: **AS101**

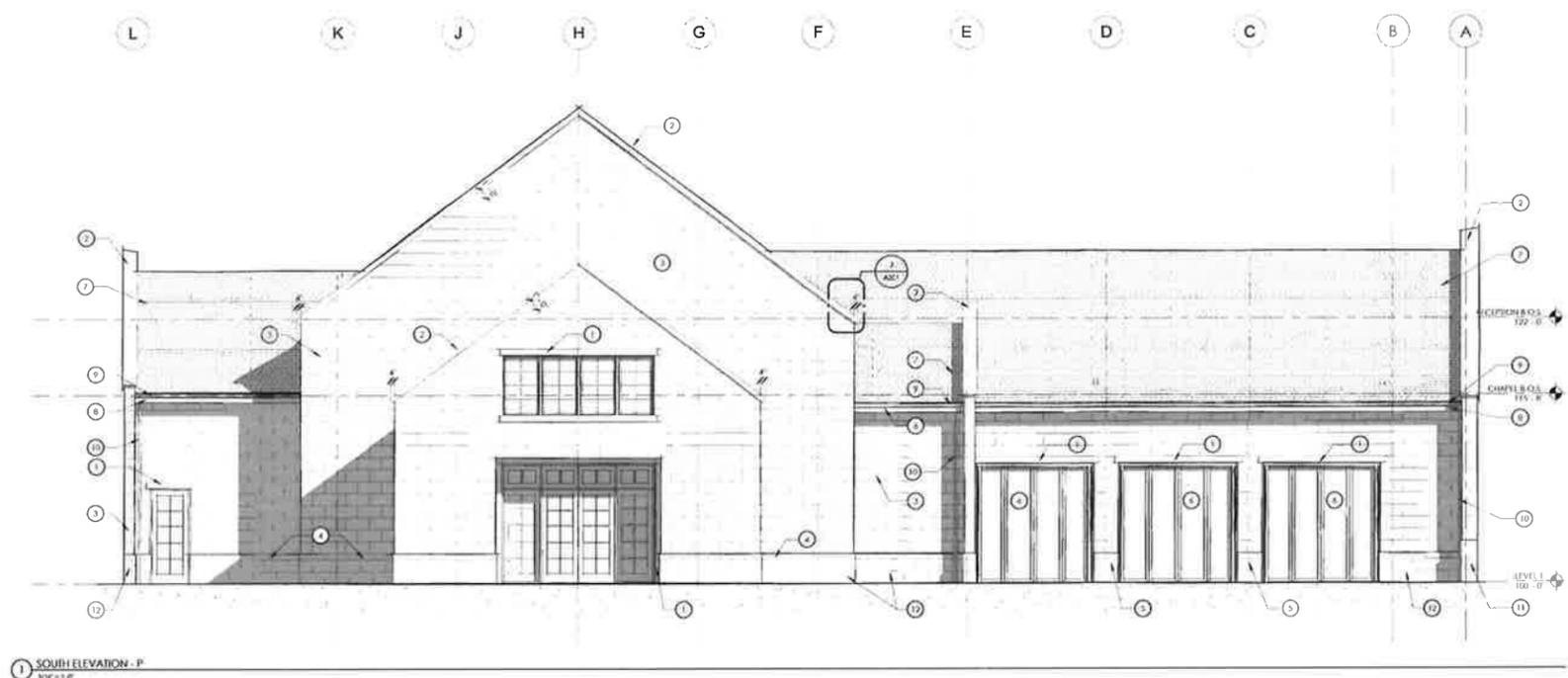


1 SITE PLAN  
 1" = 60'

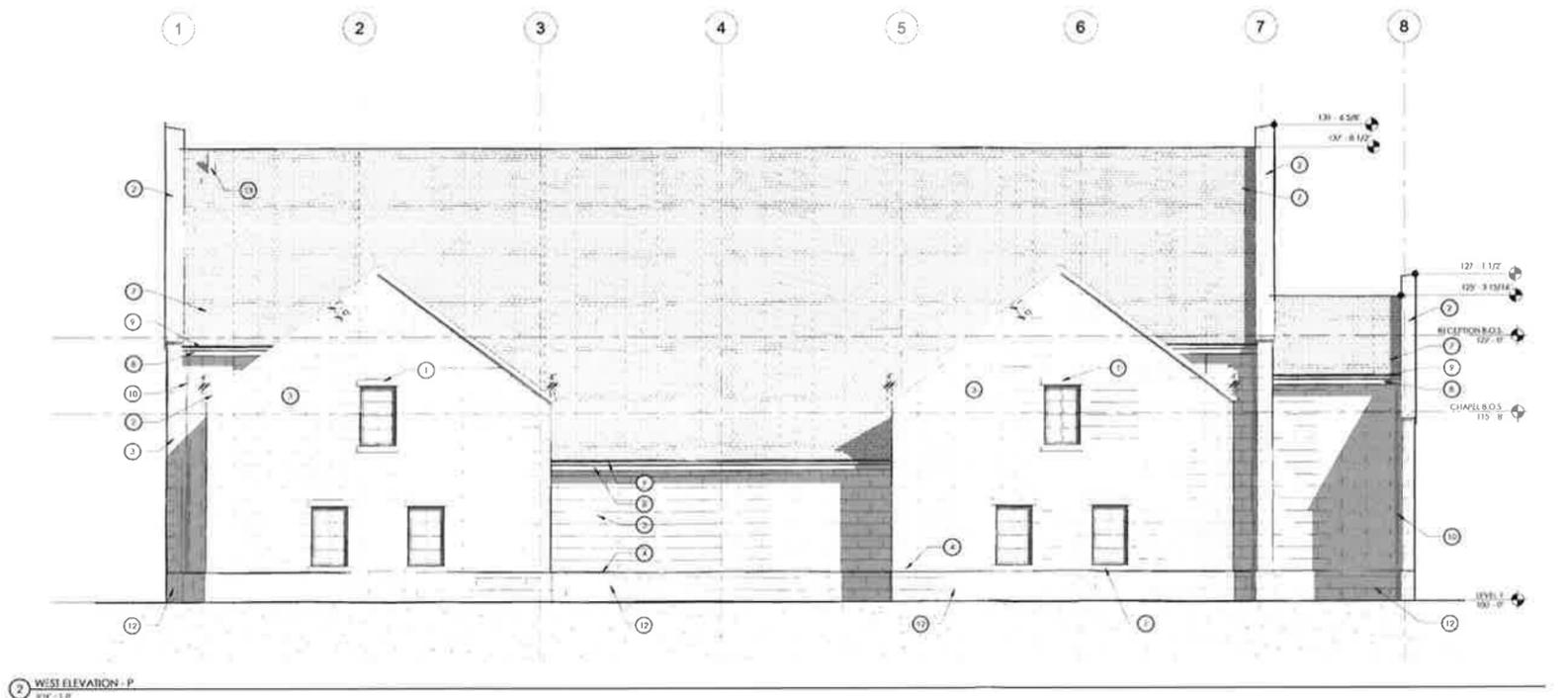
MARK	DESCRIPTION	MANUFACTURER	SIZE	COLOR
CMU 1	CONCRETE MASONRY UNITS			
EPF	EPOXY PAINT			SELECTED BY OWNER
CR	CROWN MOULDING			
GL 1	INSULATED, LOWE - CLEAR GLASS			
MDP 1	MDF, PAINTED			SELECTED BY OWNER
P 1	PAINT, SELECTED BY OWNER			SELECTED BY OWNER
PCC 1	PRECAST CONCRETE CAP	UNIMATED DESIGN		MISQ/21E
PCC 2	PRECAST CONCRETE PIM	UNIMATED DESIGN		MISQ/21E
PL 1	PLAID LAMINATE			SELECTED BY OWNER
SV 1	MANUFACTURED STONE	UNIMATED DESIGN	3/4" X 12" X 24"	HAVERHINE FINISH COLOR SELECTED BY OWNER
SV 2	MANUFACTURED STONE BASE	UNIMATED DESIGN	1/2" X 12" X 24" X 1/2" X 24" X 24"	HAVERHINE FINISH COLOR SELECTED BY OWNER
W AC 1	WASHABLE BLEND CLEANING			SELECTED BY OWNER
W 1	WALL TILE	SELECTED BY OWNER		SELECTED BY OWNER

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. PRECAST CONCRETE IRM - COORDINATE WITH STRUCTURAL
2. PRECAST CONCRETE WALL CAP - COORDINATE WITH STRUCTURAL
3. MANUFACTURED STONE - AS SCHEDULED
4. 4" CORREL
5. AUGER MORTAR JOINT WITH DOOR FRAMES - CENTER ANCHOR ELEVATION
6. TWO - PANEL IN FOLD DOORS - SEE DOOR SCHEDULE
7. ASPHALT SINGLETS AS SCHEDULED
8. ALUMINUM FASCIA
9. PRE-FINISHED METAL GUTTER
10. PRE-FINISHED METAL DOWN SPOUT
11. 42X12-1/4" MANUFACTURED STONE BASE AS SCHEDULED
12. 30X6 1/4" MANUFACTURED STONE BASE AS SCHEDULED
13. VENT - COORDINATE WITH MECHANICAL



1 SOUTH ELEVATION - P  
3/16" = 1'-0"



2 WEST ELEVATION - P  
3/16" = 1'-0"

**BID/PERMIT SET**

babcock design group

**EXTERIOR ELEVATIONS**

**Herriman Reception Center**  
Western Gardens  
5650 WEST MIRABELLA DRIVE  
HERRIMAN, UTAH

100 WEST MAIN STREET SUITE 440, EDWARDS, UTAH 84302 | P: 308-428-7825 | www.babcockdesign.com





<b>Date of Meeting:</b> <b>04/21/16</b>	
<b>File #</b>	12S16
<b>Applicant</b>	Anthem HOA
<b>Address</b>	5482 W Anthem Park Blvd
<b>Request</b>	Lot Line Adjustment

**Request for 12S16 - Meeting Date 4/21/2016**

The applicant is asking for a lot line adjustment.

**Site**

The parcel is located at 5482 W Anthem Park Blvd and contains .033 acres.

**Zoning**

The site is zoned R-2-10.

**Discussion**

This property is located in the Yosemite Park subdivision, which is part of the Anthem development. The applicant is proposing to adjust the lot line between property that the HOA owns for an entry monument and an adjacent lot. The adjustment adds 1,429 square feet to the single family lot.

**Recommendation**

Staff recommends approval of the lot line adjustment with the following requirements:

**Requirements**

1. Receive and agree to the recommendations from other agencies.
2. Plat to be reviewed and approved by the City Engineer.



Skita Deer Way

R-M

Brocket Deer Dr

Springbok Dr

C-2

Freedom Park Dr

Proposed Lot Line Adjustment  
File Number 12S16

Anthem Park Blvd

C-2

Clouds Rest Ln

R-2-10

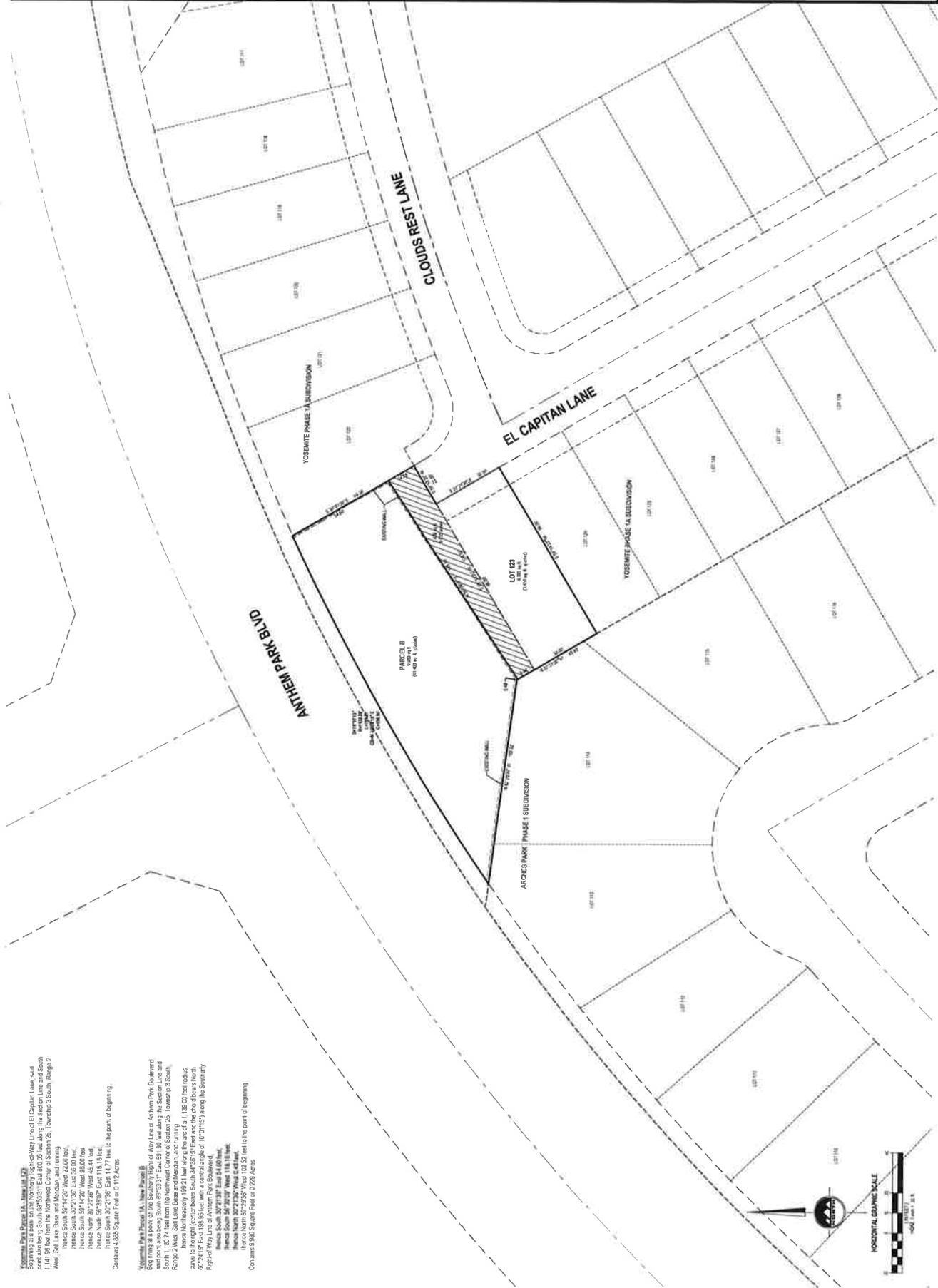
Window Arch Ln

El Capitan Ln

Wall Arch Ln

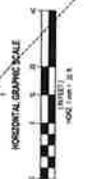
Tower Arch Ln

Broken Arch Ln



**YOSEMITE PARK PHASE 1A, NEW LOTS 122**  
Beginning at a point on the Northern Right-of-Way Line of El Capitan Lane, and  
1.44185 feet from the Northwest Corner of Station 25, Towering 3, South,  
1.44185 feet from the Northwest Corner of Station 25, Towering 3, South,  
West, Salt Lake State and Macdonald, and running  
thence South 89°14'20" West 22.02 feet,  
thence North 89°14'20" West 83.00 feet,  
thence North 30°21'58" West 45.47 feet,  
thence North 59°39'27" East 118.15 feet,  
thence South 32°07'38" East 147.77 feet to the point of beginning.  
Contains 1.995 Square Feet of 1712 Acres.

**YOSEMITE PARK PHASE 1A, NEW LOTS 123**  
Beginning at a point on the Southern Right-of-Way Line of Anthem Park Boulevard  
east point, also being South 89°53'31" East 55.19 feet along the Section Line and  
South 1,192.74 feet from the Northwest Corner of Station 25, Towering 3, South,  
thence North 89°14'20" West 22.02 feet,  
thence North 89°14'20" West 83.00 feet,  
thence North 30°21'58" West 45.47 feet,  
thence North 59°39'27" East 118.15 feet,  
thence South 32°07'38" East 147.77 feet to the point of beginning.  
Contains 1.995 Square Feet of 1712 Acres.





<b>Date of Meeting:</b> <b>04/21/16</b>	
<b>File #</b>	09S16
<b>Applicant</b>	Edge Homes
<b>Address</b>	4300 W 14500 S
<b>Request</b>	Proposed Subdivision of 210 Condominium Units

## **Request for 09S16/56C07-13 - Meeting Date 4/21/2016**

Edge Homes is asking for subdivision and final PUD approval of 210 condominium units.

### **Site**

The parcel is located at approximately 4300 W 14500 S and contains 9.52 acres.

### **Zoning**

The site is zoned MU-2.

### **Background**

This property is pod 18 of the Rosecrest development. The entire PUD has received preliminary approval. Each pod has to come back for subdivision and final PUD approval.

The Rosecrest PUD is subject to a Master Development Agreement (MDA). The Rosecrest development is governed by the city ordinances that were in place at the time of the MDA's adoption, as well as any provisions within the MDA for density, phasing, etc., that are expressly different than current or past ordinances.

### **Issues**

This property is just west of the future Salt Lake Community College campus. The approved master plan, in the area between Mountain View Corridor and Autumn Crest Boulevard, is approved at 11 units per acre overall, which is 1,083 units. All of the pods in this area have received final approval, except for the subject property. With this proposal of 210 units, the area will be at 10.4 units per acre, which is 974 units.

The units are planned to be condos, and will be "for sale", not for rent. The applicant has submitted building elevations for review and approval.

The ordinance for the MU-2 states "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')". Due to the grade on the site, some of the buildings will be 3 stories along the front, and 4 stories in the back. The applicant has indicated that the buildings will be approximately 56 feet tall at the highest point. The PC will need to approve this height.

The ordinance requires 2 parking spaces per unit. The proposed units each have a single car garage and a driveway. There are a few units which do not have an attached garage. They have a designated garage and parking spot elsewhere on the property. The previous plan had 35 guest parking stalls. The revised plan has 45 guest parking spaces. This totals 2.21 parking spaces per

unit.

At a prior meeting, the PC asked to see the sidewalk connections on the site. The applicant has submitted a revised site plan with this information. They have also shown a pavilion and basketball court.

The MU-2 zone requires the commercial component of a mixed use development to 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. The PC asked whether the MDA addressed the phasing requirement, and how many building permits had been issued. The developer has reviewed the MDA and will be prepared to present that information at the PC meeting.

Staff has confirmed that 138 residential units, or 11% of the available units in the mixed use area, have been completed (received certificate of occupancy). There have been 329 building permits issued within the zone boundary as of April 8, 2016 (this includes the 138 units with C of O).

### **Recommendation**

Staff recommends approval of the subdivision and final PUD for 210 condominium units 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. Construct Autumn Crest and Meadow Rose where it fronts this project
4. Install curb, gutter and sidewalk on all public streets.
5. The approval is for 210 condo units.
6. Complete a traffic impact study. Provide recommendation on alignment of access points with neighboring developments
7. Provide residential street lighting along Meadow Rose Blvd and arterial street lighting along Autumn Crest Blvd.
8. Provide "No Parking" signage along Autumn Crest.
9. All storm water must be retained either on-site or in a regional retention pond.
10. Provide asphalt paved connection to Juniper Canyon trail.

### **PUD 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. Building elevations to meet the approved Rosecrest design guidelines and receive ARC approval.

4. Building elevations and materials are approved as submitted, including the color palette shown.
5. The condo buildings should be 10 feet apart, and setback at least 15 feet from any public street and have the following setbacks:
  - Front – 10 feet (18 feet to garage) from the private streets
6. Parking for the condos should include a garage and a driveway for each unit, and at least 45 guest parking spaces.
7. Install a 2-rail fence along Meadow Rose Drive, and Autumn Crest.
8. Install a 6 foot vinyl privacy fence along the north property line.
9. Maximum height of 56 feet.

**POD 18 LAND USE SUMMARY**

PROJECT AREA	9.52 AC
CONDO UNITS	210
PROJECT DENSITY	22 DU/AC
TOTAL PARKING REQUIRED	420
TOTAL PARKING PROVIDED	465
VISITOR PARKING PROVIDED	45
DETACHED GARAGES (22' X 12')	10

**LEGEND:**

- 20' X 20' PAVILION
- 30' X 30' SPORT COURT
- DETACHED GARAGES
- STAIRS
- 8.0' PUBLIC TRAIL
- 4.0' SIDEWALK
- 4.0' PRIVATE TRAIL



**EAGLE VIEW (ROSECREST POD 18)**  
**Pod 18 Concept (03.28.16)**



SCALE: 1/80



Eagle View Vicinity Map (03.02.16)





<b>Date of Meeting:</b> <b>04/21/16</b>	
<b>File #</b>	56C07-13
<b>Applicant</b>	Edge Homes
<b>Address</b>	4300 W 14500 S
<b>Request</b>	Final PUD Approval for 210 Condominium Units



<b>Date of Meeting:</b> <b>04/21/16</b>	
<b>File #</b>	14Z15
<b>Applicant</b>	Herriman City
<b>Address</b>	
<b>Request</b>	Rezone of Several Properties to Comply with the Approved General Plan

## **Request for 14Z15 - Meeting Date 4/21/2016**

Herriman City has submitted an application to rezone several properties in Southeast Herriman in order to comply with the General Plan.

### **Site**

The parcels are located in Southeast Herriman, near Redwood Road and Porter Rockwell Boulevard. It is approximately 315 acres.

### **Zoning**

The site is zoned R-1-15, R-2-15, MU-2, and RM.

### **General Plan**

The general plan shows the properties as Commercial, Light Industrial Park, Low Density Residential, and Single family residential.

### **Discussion**

The City Council amended the General Plan in 2014 to change the property along Redwood Road from High Density and Mixed Use designations to Commercial and Light Industrial/Business Park. The 2014 General Plan also called out a Military Compatibility area adjacent to Camp Williams. The rezone is being done in order to comply with the General Plan in this area.

The City has been working with Camp Williams for several years on a Joint Land Use Study (JLUS). One of the recommendations of the study was to limit development in the half mile buffer adjacent to Camp Williams to commercial or low density residential. The recommendation was for density of one unit per acre. The proposed rezone is to A-1, which allows for one acre agricultural lots.

The property along Redwood Road was previously designated on the General Plan as Commercial, High Density Residential, and Light Industrial/Business Park. The General Plan was amended in 2014 to change this area to Commercial and Light Industrial/Business Park.

A public hearing was held on this rezone on June 18, 2015. The Planning Commission continued the item in order to allow for further discussion at a joint work meeting with the City Council. A joint meeting was held on October 29, 2015, and the proposed rezone was discussed. The Council and PC also discussed amending the General Plan. Another joint work meeting was held on January 27, 2016, to discuss the General Plan amendment and how it would affect some of the properties along Redwood Road. Some of the property owners were given time to present their

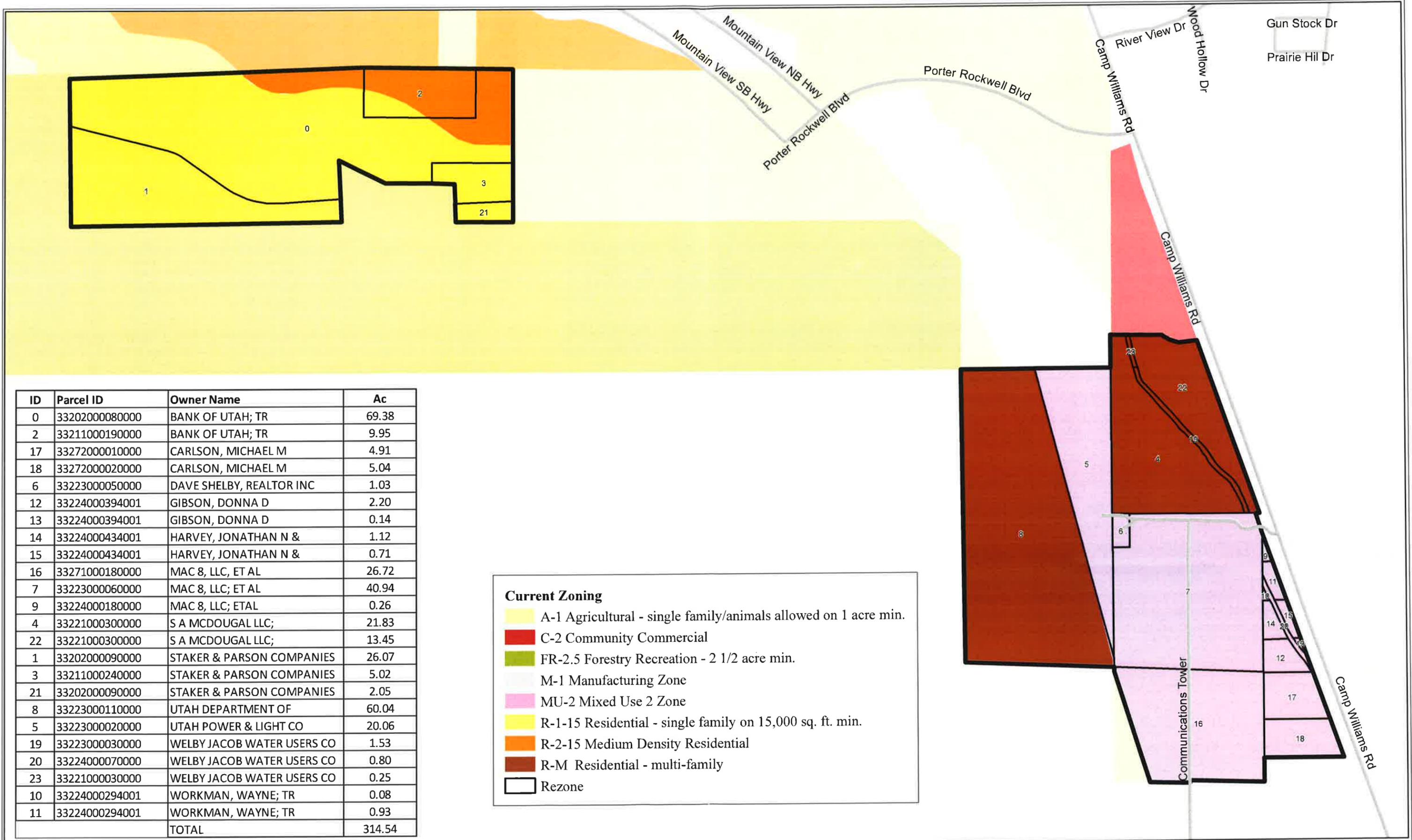
ideas for the area to the Council and PC.

The Council has indicated that they want this area to remain commercial and industrial, so staff is moving forward with the rezone at this time.

**Recommendation**

Staff recommends approval of the rezone as listed below in order to comply with the General Plan.

<b>Property Owner</b>	<b>Current Zone</b>	<b>Proposed Zone</b>	<b>Parcel Numbers</b>
Bank of Utah	R-1-15, R-2-15	A-1	33202000080000 33211000190000
Michael Carlson	MU-2	M-1	33272000010000 33272000020000
Dave Shelby	MU-2	M-1	33223000050000
Donna Gibson	MU-2	M-1	33224000394001
Jonathan Harvey	MU-2	M-1	33224000434001
Mac 8 LLC	MU-2	M-1	33223000060000 33224000180000
S A McDougal LLC	R-M	C-2	33221000300000
Mac 8 LLC	MU-2	M-1	33271000180000
Staker & Parsons	R-1-15	A-1	33202000090000 33211000240000
UDOT	R-M	M-1	33223000110000
Utah Power	MU-2	M-1	33223000020000
Welby Jacob Water	R-M, MU-2	C-2, M-1	33223000030000 33224000070000 33221000030000
Wayne Workman	MU-2	M-1	33224000294001



ID	Parcel ID	Owner Name	Ac
0	33202000080000	BANK OF UTAH; TR	69.38
2	33211000190000	BANK OF UTAH; TR	9.95
17	33272000010000	CARLSON, MICHAEL M	4.91
18	33272000020000	CARLSON, MICHAEL M	5.04
6	33223000050000	DAVE SHELBY, REALTOR INC	1.03
12	33224000394001	GIBSON, DONNA D	2.20
13	33224000394001	GIBSON, DONNA D	0.14
14	33224000434001	HARVEY, JONATHAN N &	1.12
15	33224000434001	HARVEY, JONATHAN N &	0.71
16	33271000180000	MAC 8, LLC, ET AL	26.72
7	33223000060000	MAC 8, LLC; ET AL	40.94
9	33224000180000	MAC 8, LLC; ETAL	0.26
4	33221000300000	S A MCDUGAL LLC;	21.83
22	33221000300000	S A MCDUGAL LLC;	13.45
1	33202000090000	STAKER & PARSON COMPANIES	26.07
3	33211000240000	STAKER & PARSON COMPANIES	5.02
21	33202000090000	STAKER & PARSON COMPANIES	2.05
8	33223000110000	UTAH DEPARTMENT OF	60.04
5	33223000020000	UTAH POWER & LIGHT CO	20.06
19	33223000030000	WELBY JACOB WATER USERS CO	1.53
20	33224000070000	WELBY JACOB WATER USERS CO	0.80
23	33221000030000	WELBY JACOB WATER USERS CO	0.25
10	33224000294001	WORKMAN, WAYNE; TR	0.08
11	33224000294001	WORKMAN, WAYNE; TR	0.93
	TOTAL		314.54

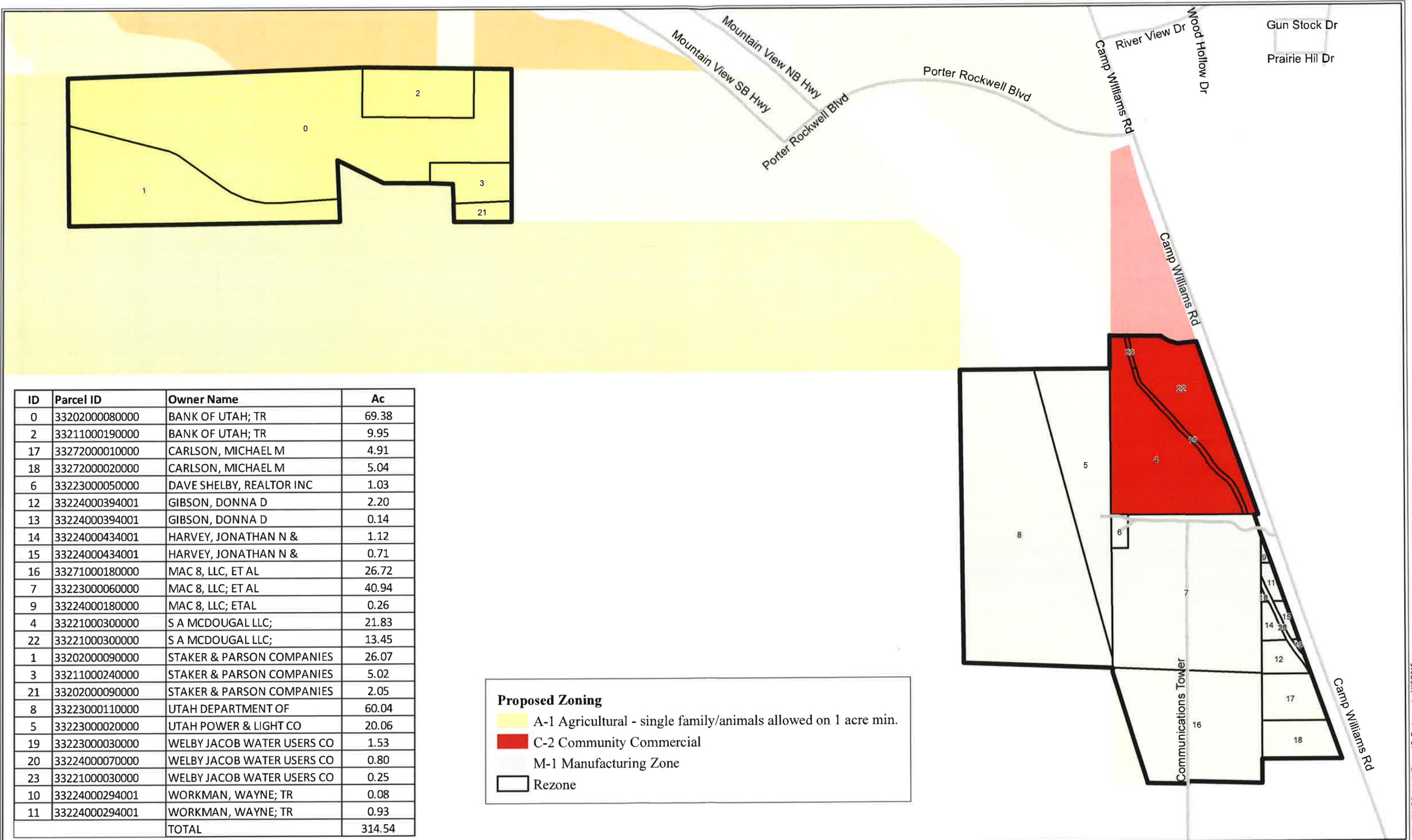
**Current Zoning**

- A-1 Agricultural - single family/animals allowed on 1 acre min.
- C-2 Community Commercial
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- M-1 Manufacturing Zone
- MU-2 Mixed Use 2 Zone
- R-1-15 Residential - single family on 15,000 sq. ft. min.
- R-2-15 Medium Density Residential
- R-M Residential - multi-family
- Rezone



## HERRIMAN CITY POTENTIAL REZONE





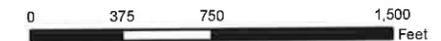
ID	Parcel ID	Owner Name	Ac
0	33202000080000	BANK OF UTAH; TR	69.38
2	33211000190000	BANK OF UTAH; TR	9.95
17	33272000010000	CARLSON, MICHAEL M	4.91
18	33272000020000	CARLSON, MICHAEL M	5.04
6	33223000050000	DAVE SHELBY, REALTOR INC	1.03
12	33224000394001	GIBSON, DONNA D	2.20
13	33224000394001	GIBSON, DONNA D	0.14
14	33224000434001	HARVEY, JONATHAN N &	1.12
15	33224000434001	HARVEY, JONATHAN N &	0.71
16	33271000180000	MAC 8, LLC, ET AL	26.72
7	33223000060000	MAC 8, LLC; ET AL	40.94
9	33224000180000	MAC 8, LLC; ETAL	0.26
4	33221000300000	S A MCDUGAL LLC;	21.83
22	33221000300000	S A MCDUGAL LLC;	13.45
1	33202000090000	STAKER & PARSON COMPANIES	26.07
3	33211000240000	STAKER & PARSON COMPANIES	5.02
21	33202000090000	STAKER & PARSON COMPANIES	2.05
8	33223000110000	UTAH DEPARTMENT OF	60.04
5	33223000020000	UTAH POWER & LIGHT CO	20.06
19	33223000030000	WELBY JACOB WATER USERS CO	1.53
20	33224000070000	WELBY JACOB WATER USERS CO	0.80
23	33221000030000	WELBY JACOB WATER USERS CO	0.25
10	33224000294001	WORKMAN, WAYNE; TR	0.08
11	33224000294001	WORKMAN, WAYNE; TR	0.93
	TOTAL		314.54

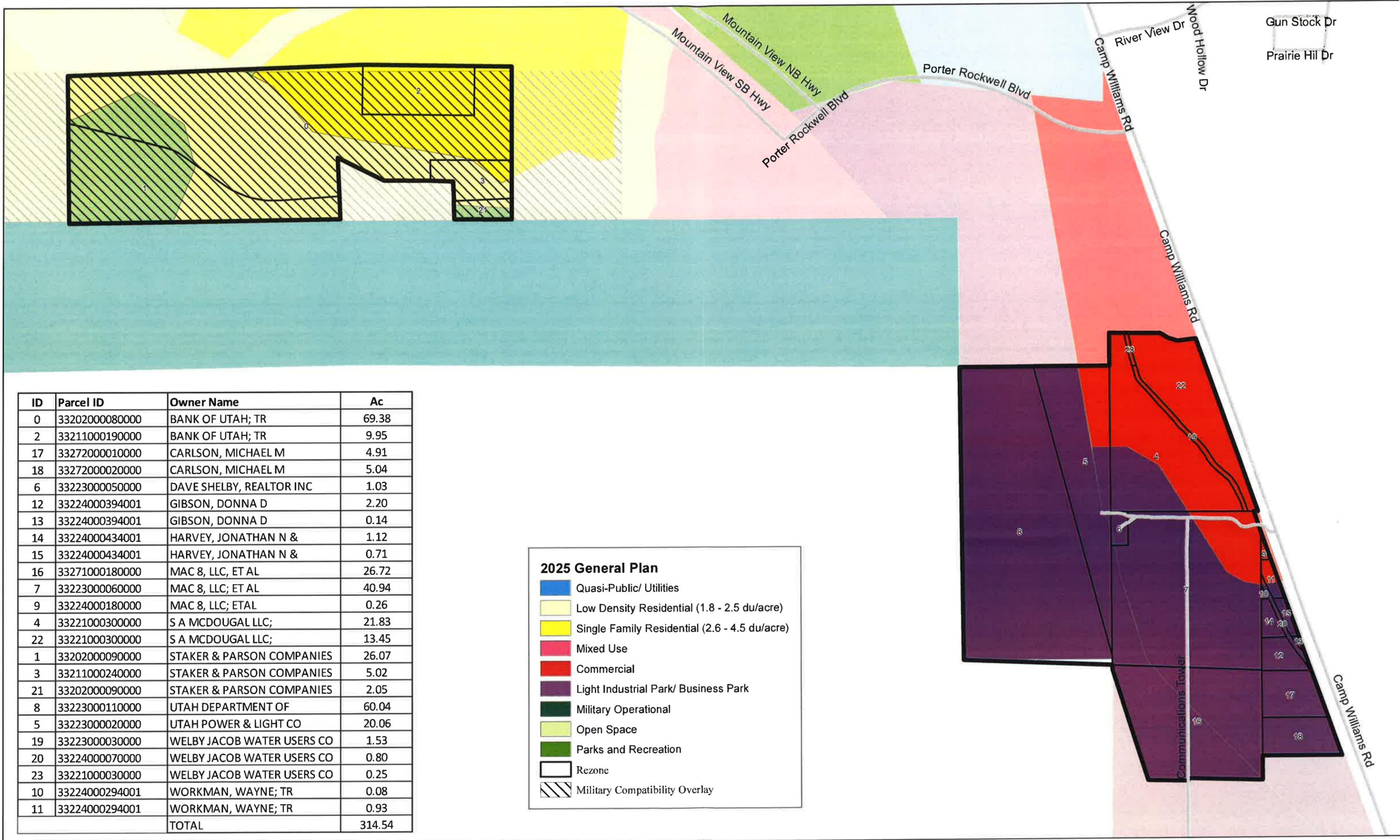
**Proposed Zoning**

- A-1 Agricultural - single family/animals allowed on 1 acre min.
- C-2 Community Commercial
- M-1 Manufacturing Zone
- Rezone



## HERRIMAN CITY POTENTIAL REZONE







<b>Date of Meeting:</b> <b>04/21/16</b>	
<b>File #</b>	04Z16
<b>Applicant</b>	Herriman City
<b>Address</b>	
<b>Request</b>	Text Change to the Land Use Ordinance regarding Accessory Buildings

## **Request for 04Z16 - Meeting Date 4/21/2016**

Herriman City is asking for a text change regarding Accessory Buildings.

### **Discussion**

The Planning Commission has had several discussions regarding changing the ordinances regarding accessory buildings. The changes mainly have to do with size, coverage of the rear yard, and the look of the building. The proposed changes are meant to create greater consistency, and allow more flexibility on larger lots.

Some of the changes include the following:

- On lots one-half acre or larger, accessory buildings can cover 25% of the rear yard. There is no longer a maximum square footage.
- On lots one-half acre or larger, staff can now approve up to 25 feet high if the setbacks are increased to 10 feet.
- All accessory buildings must be similar in style and color to the primary residence.

### **Recommendation**

Staff recommends approval of the text change regarding accessory buildings.

# A-.25

## 10-8A-2: PERMITTED USES

Accessory uses and buildings customarily incidental to permitted uses; provided the total square footage of all accessory buildings does not exceed eight hundred (800) square feet and cover more than twenty five percent (25%) of the rear yard on lots under one-half (1/2) acre. On lots 1/2 acre or larger no accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard. ~~one thousand two hundred (1,200) square feet~~

## 10-8A-3: CONDITIONAL USES:

Any accessory building or buildings where the total square footage exceeds eight hundred (800) square feet on lots under one-half (1/2) acre. ~~or one thousand two hundred (1,200) square feet on lots one-half (1/2) acre or larger~~ No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard.

## 10-8A-7: BUILDING HEIGHT:

C. Accessory buildings shall be a maximum of sixteen feet (16') in height, except on lots one-half (1/2) acre or larger, the accessory building may be a maximum of twenty feet (20') in height. The planning ~~commission~~ staff may approve up to twenty five feet (25') high on lots one-half (1/2) acre or larger if the side and rear yards are increased to ten feet (10') each. (Ord. 06-52, 10-19-2006)

## 10-8A-8: COVERAGE OF REAR YARD:

No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard. (Ord. 08-41, 10-16-2008)

## 10-8A-10: ACCESSORY STRUCTURES:

- A. Style, Color: Detached garages or sheds must be similar in style and color to the primary residence. The Planning Commission may grant an exception to buildings being used for agricultural purposes (i.e. barns or other such buildings to house animals)

# A-.50

## 10-8B-2: PERMITTED USES:

Accessory uses and buildings customarily incidental to permitted uses; provided the total square footage of all accessory buildings does not exceed eight hundred (800) square feet and cover more than twenty five percent (25%) of the rear yard on lots under one-half (1/2) acre. On lots 1/2 acre or larger no accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard.

## 10-8B-3: CONDITIONAL USES:

Any accessory building or buildings where the total square footage exceeds eight hundred (800) square feet on lots under one-half (1/2) acre and no accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard on lots one-half (1/2) acre or larger.

## 10-8B-7: BUILDING HEIGHT:

C. Accessory buildings shall be a maximum of sixteen feet (16') in height, except on lots one-half (1/2) acre or larger, the accessory building may be a maximum of twenty feet (20') in height. The planning ~~commission~~ staff may approve up to twenty five feet (25') high on lots one-half (1/2) acre or larger if the side and rear yards are increased to ten feet (10') each.

D. Agricultural buildings shall be a maximum of seventy five feet (75').

## 10-8B-8: COVERAGE OF REAR YARD:

No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard. (Ord. 08-41, 10-16-2008)

## 10-8B-9: ACCESSORY STRUCTURES:

- A. Style, Color: Detached garages or sheds must be similar in style and color to the primary residence. The Planning Commission may grant an exception to buildings being used for agricultural purposes (i.e. barns or other such buildings to house animals)

# A-1

## 10-8C-2: PERMITTED USES:

Accessory uses and buildings customarily incidental to permitted uses provided the total square footage of all accessory buildings does not exceed eight hundred (800) square feet and cover more than twenty five percent (25%) of the rear yard on lots under one-half (1/2) acre. On lots 1/2 acre or larger no accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard.

## 10-8C-3: CONDITIONAL USES:

Any accessory building or buildings where the total square footage exceeds eight hundred (800) square feet on lots under one-half (1/2) acre and no accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard on lots one-half (1/2) acre or larger.

## 10-8C-7: BUILDING HEIGHT:

- C. Accessory buildings shall be a maximum of sixteen feet (16') in height, except on lots one-half (1/2) acre or larger, the accessory building may be a maximum of twenty feet (20') in height. The planning ~~commission~~ **staff** may approve up to twenty five feet (25') high on lots one-half (1/2) acre or larger if the side and rear yards are increased to ten feet (10') each.
- D. Agricultural buildings shall be a maximum of seventy five feet (75'). (Ord. 06-52, 10-19-2006)

## 10-8C-8: COVERAGE RESTRICTIONS:

No building or structure, or group of buildings, with their accessory buildings, shall cover more than seventy percent (70%) of the lot area. (Ord. 00-06, 1-20-2000)

## 10-8C-9: ACCESSORY STRUCTURES:

- A. Style, Color: Detached garages or sheds must be similar in style and color to the primary residence. The Planning Commission may grant an exception to buildings being used for agricultural purposes (i.e. barns or other such buildings to house animals)

# R-1-10, R-1-15, R-1-21, R-1-43

## 10-9A-2: PERMITTED USES:

Accessory uses and buildings customarily incidental to permitted uses; provided the total square footage of all accessory buildings does not exceed eight hundred (800) square feet and cover more than twenty five percent (25%) of the rear yard on lots under one-half (1/2) acre. On lots 1/2 acre or larger no accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard. ~~one thousand two hundred (1,200) square feet~~

## 10-9A-3: CONDITIONAL USES:

Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred (800) square feet on lots under one-half (1/2) acre ~~or one thousand two hundred (1,200) square feet on lots one-half (1/2) acre or larger.~~ No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard

## 10-9A-6: BUILDING HEIGHT:

B. Accessory buildings: Sixteen feet (16'), and less than the top elevation of the main building. All accessory buildings shall not exceed one story. (Ord. 09-01, 1-8-2009)

## 10-9A-7: COVERAGE OF REAR YARD:

No accessory building or group of accessory buildings shall cover more than twenty five percent (20%) (25%) of the rear yard. The footprint shall be less than the footprint of the main building by a minimum of twenty percent (20%). (Ord. 99-20, 11-18-1999)

## 10-9A-8: Accessory Structures:

- A. Style, Color: Detached garages or sheds must be similar in style and color to the primary residence. The Planning Commission may grant an exception to buildings being used for agricultural purposes (i.e. barns or other such buildings to house animals)

# R-2-10, R-2-15

## 10-9B-3: PERMITTED USES:

### A. All medium density residential zones:

Accessory uses and buildings customarily incidental to a permitted use, provided the total square footage of all accessory buildings does not exceed eight hundred (800) square feet on lots under one-half ( $1/2$ ) acre or ~~one thousand two hundred (1,200) square feet~~ no accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard on lots one-half ( $1/2$ ) acre or larger. The footprint shall be less than the footprint of the main building.

## 10-9B-4: CONDITIONAL USES:

Any accessory building or buildings where the total square footage exceeds eight hundred (800) square feet on lots under one-half ( $1/2$ ) acre, ~~or one thousand two hundred (1,200) square feet on lots one-half ( $1/2$ ) acre or larger~~ No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard. The footprint shall be less than the footprint of the main building.

## 10-9B-9: ACCESSORY STRUCTURES:

A. Style, Color: Detached garages or sheds must be similar in style and color to the primary residence.

B. Footprint: No accessory building or group of accessory buildings shall cover more than twenty five percent ~~(20%)~~ (25%) of the rear yard. The footprint shall be less than the footprint of the main building by a minimum of twenty percent (20%). (Ord. 09-01, 1-8-2009)