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## PLANNING COMMISSION AGENDA

**Thursday, June 2, 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)*

 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: **May 19, 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 **22C16** – Lujan – 6343 W 13100 S – Conditional Use Approval for a Proposed Secondary Unit (basement) – Zone: A-.25 – Acres: .23 *(Continued from May 19, 2016)*
- 2.2 **15S16** – Anthem Center LLC – 5401 W 11800 S – Proposed 5 Lot Commercial Subdivision Plat – Zone: MU-2 – Acres: 55.378 **(Public Hearing)**
- 2.3 **28C16** – Galloway & Company Inc – 5401 W 11800 S – Conditional Use Approval for a Proposed Walmart Supercenter – Zone: MU-2 – Acres: 17.96
- 2.4 **26C16** – Hill – 13292 S 5600 W – Conditional Use Approval for a Proposed Commercial Retail Building – Zone: C-2 – Acres: .73
- 2.5 **10S16** – Johnson – 5532 W Herriman Main St – Final Approval of CC&R's and Subdivision Plat for Herriman Health Center – Zone: MU-2 – Acres: 1.03
- 2.6 **38C14-01** – Leisure Villas – 12200 S 5100 W – Final Approval for CC&R's and Elevations Zone: R-2-10 – Acres: 22.2 – Units: 120

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 **09Z16** – Herriman City – Proposed Text Change to the Land Use Ordinance to Create an Agricultural Low Density Zone (Public Hearing)

3.2 **11Z16** – Herriman City – 5430 W Herriman Pkwy– Proposed Rezone of Property from R-1-21 to C-2 – Zone: R-1-21 – Acres: 15.16 (Public Hearing)

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

5. **Future Meetings:**

5.1 City Council Meeting – **Wednesday, June 8, 2016 @ 7:00 PM**

5.2 Planning Commission Meeting – **Thursday, June 16, 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 27<sup>th</sup> day of May, 2016**

**Cindy Quick, CMC  
Deputy Recorder**



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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, May 19, 2016  
Waiting Formal Approval

6:33:40 PM 6:30 PM - Work Meeting: *(Front Conference Room)*

**Attendance**

**Planning Commission Members:**

Chris Berbert  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear  
Clint Smith

**City Staff:**

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

Chair Clint Smith revealed that Blayde Hamilton tendered his resignation. He reported the necessity for the city to start the process of obtaining more alternates for the planning commission and encouraged everyone to spread the word. Herriman City will hold a recognition for Blayde Hamilton at the next City Council Meeting on June 8, 2016. Chair Smith noted that he, unfortunately, will be out of town but encouraged commission members to attend in support. Chair Smith then voiced appreciation for Blayde's many years of service to the city and this community. City Planner Bryn McCarty reported that she will post advertisement for the position with a requirement for a small application and interviews with someone from the council.

A brief discussion about upcoming agenda items took place.

 **Ivy House Building Elevations**

The building elevations for the Ivy House have not been provided to staff but they will continue to work with the applicant to find out concerns or questions they might have.

 **Discussion of Upcoming Amendments**

City Planner, McCarty provided commission members with an updated text change list and reordered the items based on requests from the commission. She mentioned that the ordinance for chickens might need to be moved up, due to recent calls. Herriman's sign ordinance was being reviewed and worked on. Taylorsville City's sign ordinance was very thorough and being used as a comparison to ours. The city needs something similar for our sign ordinance.

 **Review of Agenda Items**

2.1 Softe – Phase 3 of Belle Ve. The applicant added more brick to upper levels of the front of the buildings. At the last meeting, the issues that came up were for phasing and alignment of the road. The applicant has

worked with the adjacent developer and community college and came up with a location and alignment for the road. The timeframe for the installation of the road was discussed. A plat map was shown and a discussion took place about different areas and the plans for those areas.

2.2 Lujan – Basement apartment. The home is off of Main Street. The entrance for the rental will be in the main entrance. The tenants are family and the applicant wanted to go through proper procedures for the basement apartment. Separate entrances have not been required in the past but the planning commission felt concerned with the rental entrance being in main entrance of the home, for the future tenant who is not family.

City Planner, Bryn McCarty briefly outlined upcoming agenda items. Commissioner Chris Berbert voiced concern with new townhome owner responsibilities. The townhomes were in the Herriman Town Center. It was Commissioner Berbert's understanding that the HOA is requiring owners to have the responsibility of maintaining roofing and exterior of the buildings. It was concerning especially with implication to adjoining neighbors. The information obtained was disclosed to a potential buyer.

Meeting Adjourned [7:00:26 PM](#)



[7:03:52 PM](#)

**7:00 PM - Regular Planning Commission Meeting:**

**Attendance**

**Planning Commission Members:**

Chris Berbert  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear  
Clint Smith

**City Staff:**

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

**1. General Business:**

Welcome

Chair Clint Smith welcomed those in attendance.

- 1.1 [7:04:16 PM](#) Invocation and Pledge  
Brett Glassey offered the invocation and JJ Sorensen led us in the pledge.
- 1.2 [7:05:22 PM](#) Roll call:  
Full Quorum, Blayde Hamilton, Jeramy Burkinshaw and Wade Thompson absent
- 1.3 [7:05:29 PM](#) Approval of Minutes for: **May 5, 2016**  
Commissioner Robyn Shakespear **MOVED** to approve the minutes for May 5, 2016.  
Commissioner Jessica Morton **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 **7:06:57 PM** **45C15-01** – Soffe – 14199 S 4800 W – Final Master Plan Approval for Phase 3 of Belle Vea – Zone: MU-2 – Acres: 12.27 – Units: 300 (Continued from April 7, 2016)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Preliminary approval was received a few months ago for the 300 condo units and now the applicant is looking for final approval for the last phase. There will be retail on the main floor with residential above. At the last meeting, the phasing of residential and commercial, along with the road alignment was discussed. In regards to the alignment of the road, the applicant has worked through issues and have indicated that they will build the road for the third phase. Slides were shown with an exhibit displaying the corner heights of each building; condition number 13 speaks to that exhibit. A dumpster plan was shown to outline where the garbage cans and dumpsters will be placed throughout the community. The retail elevation was altered, adding extra brick to the front of some of the buildings.

Tim Soffe with Think Architecture, 5151 S 900 E, offered to address any questions the commission may have. The commission thanked Mr. Soffe for providing all of the information that was requested. Mr. Soffe felt that all points were addressed; height at every corner of the building, trash collection and the road alignment. Chair Smith asked Mr. Soffe to confirm that there would not be a problem constructing the road prior to the beginning of the third phase. Mr. Soffe responded affirmatively. In response to Commissioner Adam Jacobson, he reported that the construction of the buildings will happen all at once. Chair Smith thanked Mr. Soffe for the work that has been done.

Commissioner Adam Jacobson requested that the heights of the buildings be adjusted in the conditions to refer to the exhibit. Staff agreed to make those changes.

Commissioner Chris Berbert **MOVED** to approve the item with staff recommendations and modify condition number 13 and refer to heights on the exhibit.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 **7:14:18 PM** **22C16** – Lujan – 6343 W 13100 S – Conditional Use for a secondary unit (basement) – Zone: A-.25 – Acres: .23

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Basement apartments are conditional use in agricultural zones. Requirements for a basement apartment may include sufficient parking and to maintain the look of a single family home.

Elizabeth Lujan (applicant), 6343 W 13100 S, would like to rent her basement. She reported that right now, there is not a separate entrance for her tenant. She explained that there would be an option to have the entrance in the front doorway; creating a common landing. The applicant would like to convert the basement into a place for family to live and wanted to follow the proper protocol. Ms. Lujan did not have any pictures of the entrance nor a drawn plan show how they will separate the entrance into two.

Commission members were concerned about the second entrance, due to the possibility of renting the space to someone other than family in the future. The commission requested a picture of the entrance and a drawn plan showing how they will separate it for both owner and tenant; commission members felt a separation was important.

Ms. Lujan asked how she should proceed and City Planner McCarty directed her to bring the pictures in to the office or email them in to staff and she could be put on the next agenda, in two weeks.

Commissioner Adam Jacobson **MOVED** to continue the item without date; with a requirement to have the second entrance pictures and diagram of how they are planning to do that.

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 Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

### 3. New Items of Subsequent Consideration:

Chair Clint Smith reported that Blayde Hamilton tendered his resignation. He expressed thanks for the many years of service he has provided and further added that he was one of the first members on the commission and was even involved prior to the incorporation of the city. Blayde has brought dedication and insight and has demonstrated how much he truly cares about our community. The City Council will be honoring him at the next council meeting on June 8<sup>th</sup>. Commissioner Robyn Shakespear echoed Chair Smith's comments and added that he has been a valuable member of the commission and he will be missed.

### 4. Future Meetings:

4.1 Planning Commission Meeting – Thursday, **June 2, 2016 @ 7:00 PM**

4.2 City Council Meeting – Wednesday, **June 8, 2016 @ 7:00 PM**

Chair Smith reported that the council meeting for May 25<sup>th</sup> has been cancelled due to the council attending ICSC.

### 5. ADJOURNMENT:

Chair Clint Smith called for a motion to adjourn.

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

The meeting adjourned at 7:23:14 PM.



<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	22C16
<b>Applicant</b>	Lujan
<b>Address</b>	6343 W 13100 S
<b>Request</b>	Conditional Use for a secondary unit (basement)

## **Request for 22C16 – Meeting Date 6/2/16**

Rico Lujan is requesting a secondary unit within the home.

### **Site**

The parcel is located at 6343 W 13100 S.

### **Zoning**

The site is zoned A-.25.

### **Ordinance**

SECONDARY UNIT WITHIN A SINGLE-FAMILY HOUSE: A living unit that is smaller than the main dwelling unit and situated within the main dwelling. One of the occupants of the dwelling must own the dwelling as their primary residence and the dwelling must maintain an appearance of a single-family dwelling.

Secondary unit within a single-family house. One parking stall must be provided for the unit.

### **Discussion**

As the last meeting, the PC had questions about the entrance to the second unit. The applicant has submitted pictures showing how the second entrance will look.

### **Recommendation**

The Staff recommends approval with the following requirements:

### **Requirements**

1. Owner must live in the home.
2. If the tenant has a vehicle, off street parking must be available.
3. Living unit must be smaller than the main dwelling unit.
4. Home must maintain the appearance of a single family dwelling.



6400 W

R-1-15

Hawks Bluff Rd

Sparrow Hawk Ln

A-1

Proposed Basement Apartment  
File Number 22C16

Main St

A-25

Dylan Ctr

Rose Cyn Rd

A-1

A-.50

May 19th



# Land Use Application

Address or location of site 6343 W. 13100 S

Size of Parcel .23

What is Requested (explain in detail)?

I WOULD  
APPROXIMATE LIKE TO RENT OUT MY  
BASEMENT AS A 2 BEDROOM APT.

Zone: A-.25

If applicable, square footage of proposed building(s) or addition (all stories combined). 3700

If the request is residential, how many and what type of units (apartment, condo, etc). 1 BASEMENT APT.

Property Owner's Name RICO & LIZ LUJAN

Mailing Address 6343 W 13100S

City Herriman State UT Zip Code 84096

Telephone 801-712-2802 Cell Number \_\_\_\_\_ E-mail \_\_\_\_\_

Applicant/Agent Rico Lujan

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Cell Number \_\_\_\_\_ E-mail \_\_\_\_\_

Subject to Purchase or Lease: \_\_\_\_\_ or Present Owner of Property: YES

Yes I am the authorized agent or owner of the subject property: \_\_\_\_\_

Current Use of Subject Property \_\_\_\_\_

Proposed Development Name \_\_\_\_\_

<b>For Herriman Use Only</b>			
Date of Submittal	<u>4/26/16</u>	Filing Fee	<u>\$250-</u> File Number <u>22C16</u>
Receipt Number	<u>347816</u>	Accepted by	<u>[Signature]</u> DRC _____



<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	15S16
<b>Applicant</b>	Anthem Center LLC
<b>Address</b>	5401 W 11800 S
<b>Request</b>	Proposed 5 Lot Commercial Subdivision

## **Request for 15S16 - Meeting Date 6/2/2016**

Fort Herriman Crossing LLC is requesting a 5 lot Commercial Subdivision.

### **Site**

The parcel is located at the southeast corner of Anthem Park Boulevard and future Main Street and contains 55.378 acres.

### **Zoning**

The site is zoned MU-2.

### **Ordinance**

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

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

### **Discussion**

This property is part of the Anthem Development. This is the area that has been set aside for commercial development. The applicant is proposing to subdivide the property into 5 lots in order to accommodate commercial development. One of the lots is the site of the proposed Walmart Supercenter.

### **Recommendation**

Staff recommends approval of the 5 lot Commercial Subdivision with the following requirements:

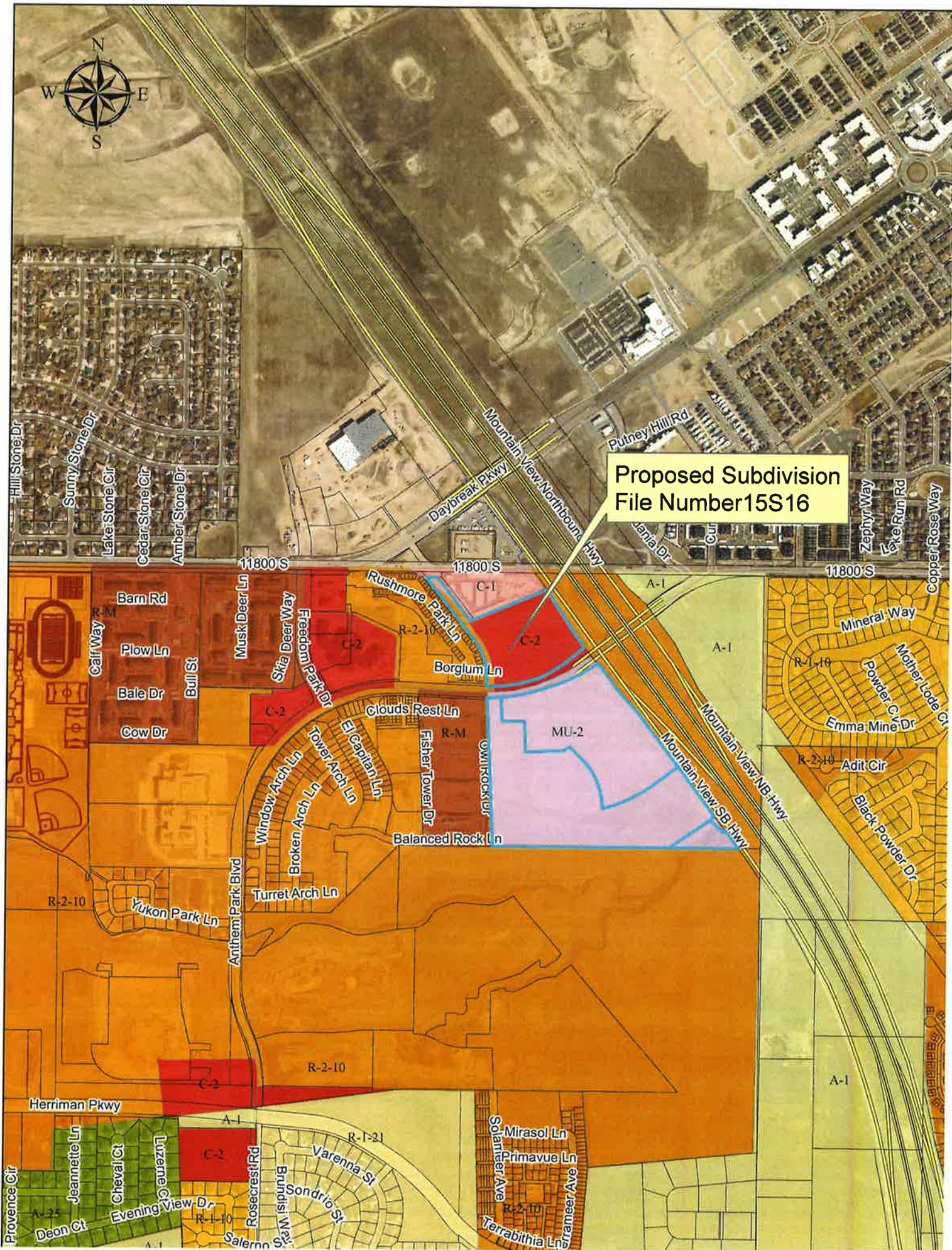
### **Requirements**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. Provide a storm drain study.
5. Detention ponds should be landscaped per City standards.
6. West edge of property boundary shall match Right of Way boundary of new Main Street Connector.
7. A six foot easement shall be provided along the west edge of the property for new Main Street Connector surface improvements (i.e. sidewalk and parkstrip).

8. An additional 10 foot public utility easement shall be provided parallel and adjacent to the aforementioned 6 foot easement.
9. A Traffic Impact Study shall be required within the development to ensure adequate roadway network.
10. Work with the Engineering Department to determine the extent of dedication required for the Denali Park Drive and Carlsbad Way.
11. Roadway and Right of Way width of Denali Park Drive shall match the location and design width of the access coming off the Mountain View Corridor for the Denali Park Drive per Utah Department of Transportation (UDOT).
12. Right of Way dedication for Anthem Park Boulevard shall be a minimum of 133 ft between the new Main Street Corridor and the Mountain View Corridor.
13. Developer shall reimburse Herriman City for any retaining wall needed along the new Main Street Connector to accommodate the commercial building pad elevations.



Proposed Subdivision  
File Number 15S16







<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	28C16
<b>Applicant</b>	Galloway & Company Inc
<b>Address</b>	5401 W 11800 S
<b>Request</b>	Proposed Walmart Supercenter

## **Request for 28C16 - Meeting Date 6/2/2016**

Galloway and Company is requesting approval of a conditional use permit for a Walmart Supercenter and gas station with convenience store.

### **Site**

The parcel is located at approximately 5401 W 11800 S and contains 17.96 acres.

### **Zoning**

The site is zoned MU-2.

### **Ordinance**

Conditional Use Factors to be considered:

- 1. The suitability of the specific property for the proposed use.*
- 2. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity.*
- 3. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity.*
- 4. The economic impact of the proposed facility or use on the surrounding area.*
- 5. The aesthetic impact of the proposed facility of use on the surrounding area.*
- 6. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area.*
- 7. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation.*
- 8. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use.*
- 9. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area.*
- 10. The impact of the proposed facility of use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.*

Conditional Uses shall comply with the following standards:

- 1. The conditional use is authorized in the district where the use is proposed.*
- 2. The use is consistent with the General Plan.*
- 3. Existing or proposed utility services are adequate to serve proposed development and are designed in a manner that will not adversely affect adjacent property or land uses.*

4. *The proposed use will not create a need for essential municipal services which cannot be reasonably met.*
5. *Streets and other means of access to proposed development are adequate to carry anticipated traffic and will not materially degrade the level of service on adjacent streets.*
6. *The proposed use will not cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.*
7. *The proposed use will not unreasonably interfere with the lawful use of surrounding property.*
8. *Fencing, screening, landscaping and other adequate buffering is provided as needed to protect adjacent property from light, noise, and visual impacts associated with the proposed conditional use.*
9. *The proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity.*

### **Discussion**

This proposed Walmart Supercenter is located in the commercial portion of the Anthem development. This is the first building that has been submitted for conditional use review.

Retail establishments are required to provide 1 parking space for each 200 square feet of retail floor space. The MU-2 zone limits the number of spaces to a maximum of 120 percent of the required parking. The store has 148,597 square feet of retail space, which would equal 743 spaces. The site plan shows 758 parking spaces, which meets the requirement.

The gas station and convenience store requires 7 parking spaces. The proposed site plan shows 17 spaces, which meets the requirement.

The ordinance requires that all commercial buildings provide 60% brick or stone on all sides of the building. The proposed elevations meet this requirement on all four sides.

The commercial design criteria also states the following:

*V. Franchise Architecture: Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with the architectural design standards. The applicant, at the request of the planning commission, shall provide color pictures of other national tenant buildings (nonprototype examples) that have been built in other cities and states.*

The Planning Commission should determine if they would like to see alternate elevations presented. The Anthem Commercial center will be adopting Design Guidelines for the rest of the buildings. The Planning Commission may want to have some architectural elements that are similar between the Walmart and the rest of the development.

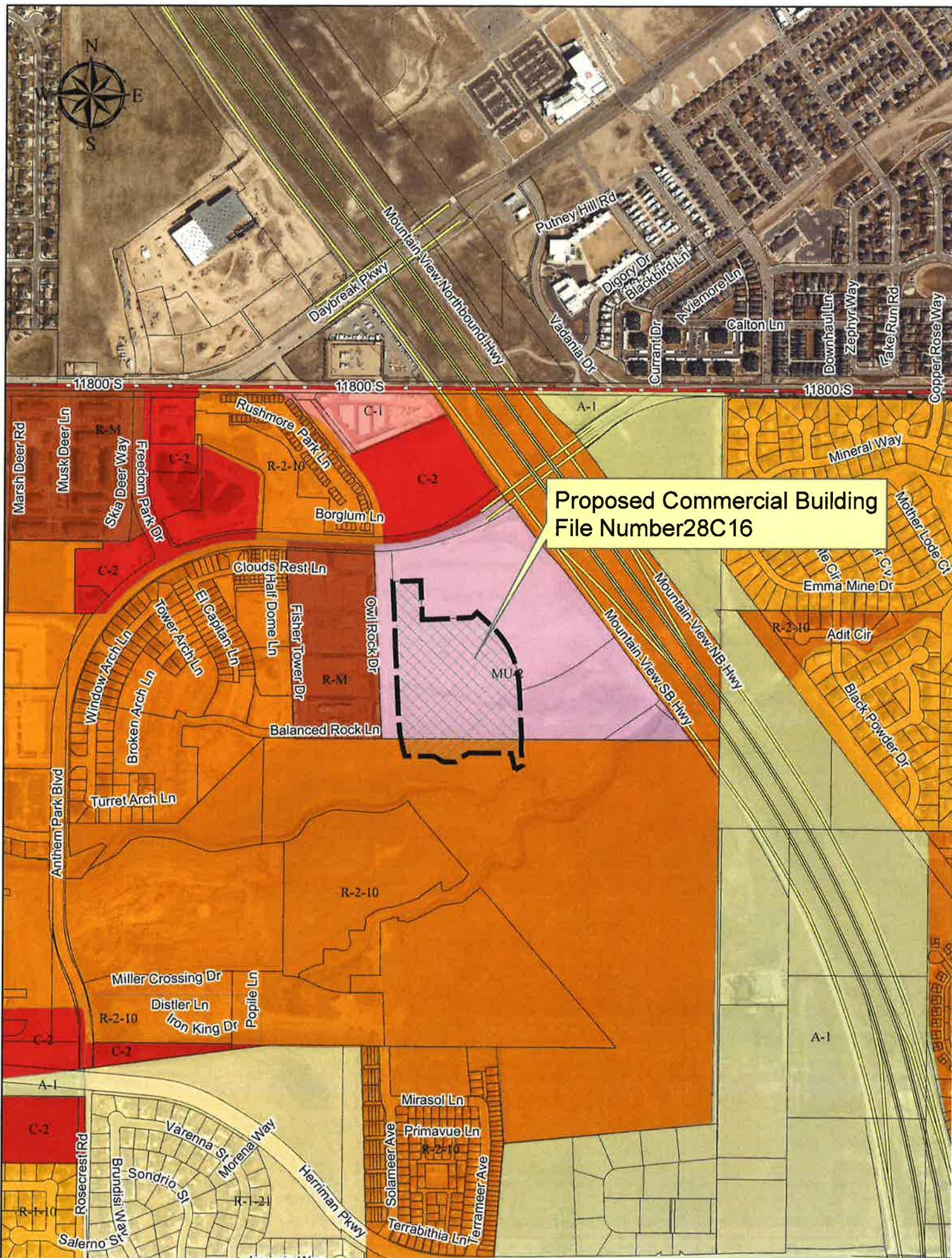
The applicant has submitted proposed sign elevations. However, no signs are being approved with this application. All signs will require a separate application and review.

## **Recommendation**

Staff recommends granting approval of the conditional use permit for a Walmart Supercenter and gas station with convenience store with the following requirements:

## **Requirements**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit a landscaping plan showing types, sizes and placement of plant material to the Staff for review and final approval.
4. Building elevations are approved as submitted.
5. Install curb, gutter and sidewalk on all public streets.
6. No signs are approved with this request, separate approval will be required.
7. Provide a traffic study to the engineering department for review and approval.
8. The subdivision plat shall be recorded prior to a building permit being issued.
9. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
10. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20'). This should include trees in the park strip every 30 feet.
11. Screen all outside trash and dumpster areas.
12. Provide storm drain detention to meet City standards.
13. Parking shall be provided at 1 space per 200 square feet of retail floor area, which would be 743 spaces.



Proposed Commercial Building  
File Number 28C16

11800 S

11800 S

11800 S

Marsh Deer Rd

Musk Deer Ln

Skia Deer Way

Frewooper Park Dr

Rushmore Park Ln

Borglum Ln

Clouds Rest Ln

Hair Dome Ln

Fisher Tower Dr

Owl Rock Dr

Balanced Rock Ln

Anthem Park Blvd

Window Arch Ln

Broken Arch Ln

Turret Arch Ln

Miller Crossing Dr

Distler Ln

Iron King Dr

Popple Ln

Mirasol Ln

Primavue Ln

Terrabithia Ln

Rosecrest Rd

Brundisi Way

Sondrio St

Varena St

Morena Way

Herriman Pkwy

Solameer Ave

Terrameer Ave

R-1-0

R-2-10

C-2

R-M

C-1

A-1

MU2

R-2-10

A-1

R-2-10

A-1

R-2-10

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R-2-10

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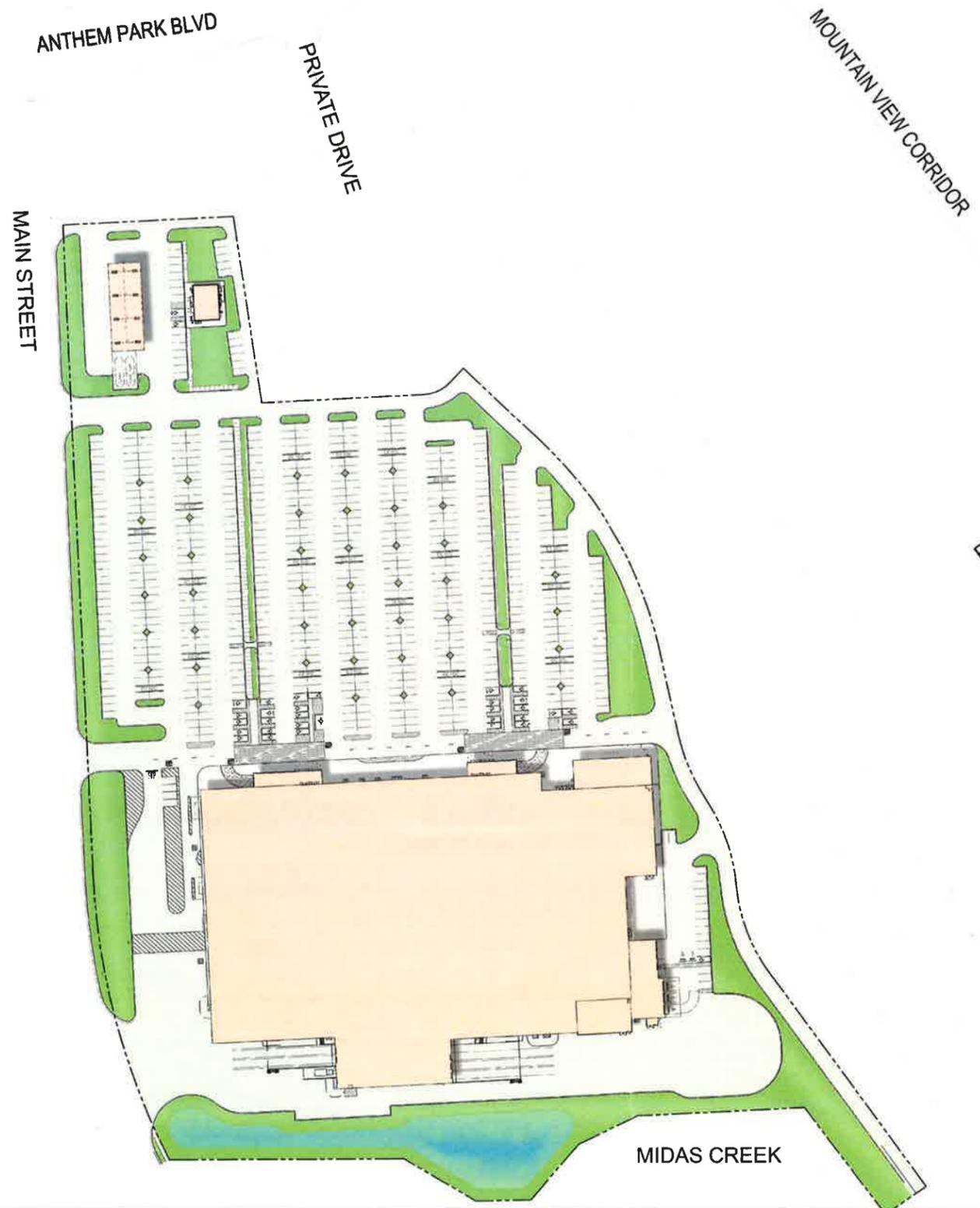
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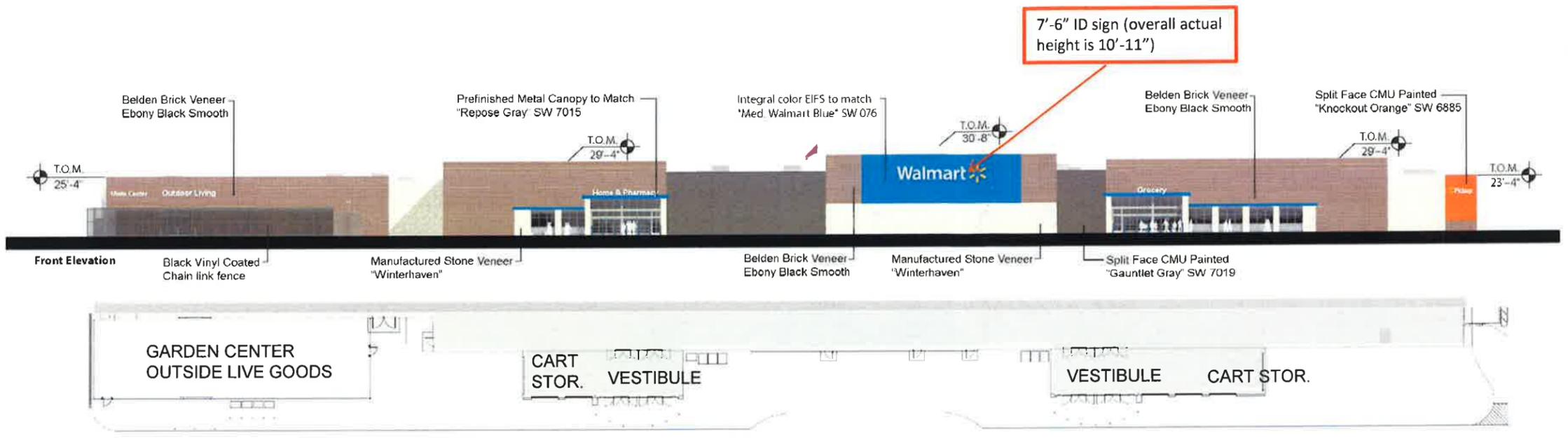
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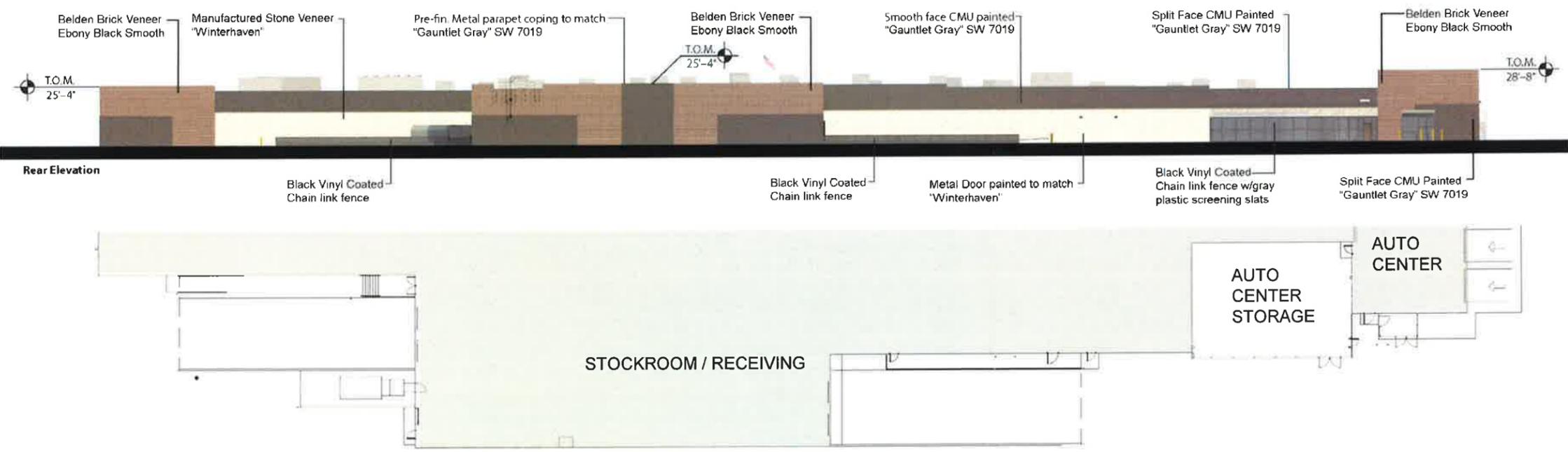
Site Data Table		
	Total Building Area	Total Retail Area
Store Size	189,543 SF	148,597 SF
Fuel Kiosk Size	1,481 SF	1,440 SF
	Required	Proposed
Store Parking*	743 Spaces	758 Spaces
Fuel Kiosk Parking*	7 Spaces	17 Spaces
	Required	Proposed
Interior Parking Landscape	21,803 SF	31,995 SF
Total Site Landscape	117,351 SF	128,814 SF

\* Parking spaces required are based upon the code requirement of 1 parking space per 200 SF of "Total Retail Area".



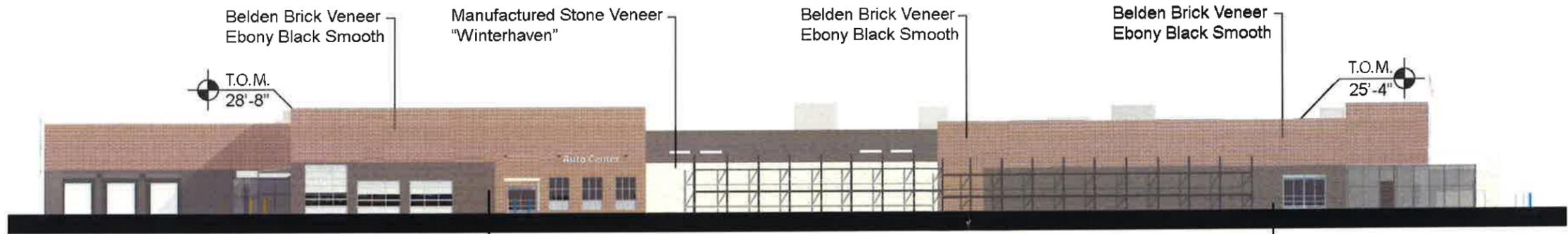
**Front Elevation Signage Guidelines**  
 Signs are limited in size to 20% of the wall area.  
 Allowable Signage Area: **2,852.24 sf**  
 Current Signage Area: **876.36 sf**

**Facade Material Calculation**  
 No less than 60% of the wall area to be decorative stone and/or brick.  
 Provided Area: **60.1%**



**Rear Elevation Signage Guidelines**  
 Signs are limited in size to 20% of the wall area.  
 Allowable Signage Area: **2,636.79sf**  
 Current Signage Area: **00.00 sf**

**Facade Material Calculation**  
 No less than 60% of the wall area to be decorative stone and/or brick.  
 Provided Area: **60.8%**

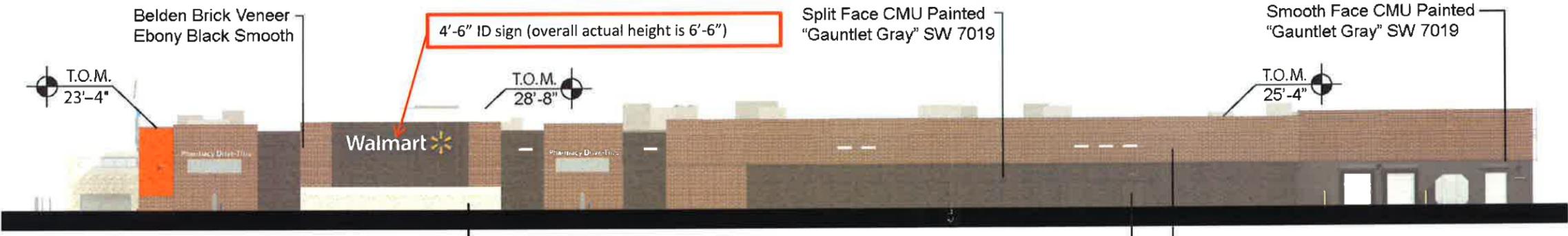


**Left Elevation**



**Left Elevation Signage Guidelines**  
 Sign area limited to no more than 20% of the façade area  
 Allowable Signage Area: **1,467.05 sf**  
 Current Signage Area: **230.89 sf**

**Façade Material Calculation**  
 No less than 60% of the wall area to be decorative stone and/or brick.  
 Provided Area: **64.8%**



**Right Elevation**



**Right Elevation Signage Guidelines**  
 Sign area limited to no more than 20% of the façade area.  
 Allowable Signage Area: **1,430.31 sf**  
 Current Signage Area: **279.18 sf**

**Façade Material Calculation**  
 No less than 60% of the wall area to be decorative stone and/or brick.  
 Provided Area: **60.1%**

**Fuel Station Signage Guidelines**  
 No fuel canopy/kiosk guidelines have been identified at this time. We can assume a calculation similar to the building signage. Signs are limited to 20% of the wall area.

Allowable Fuel Station Signage Area (Long Canopy): **79.38 SF**  
 Current Fuel Station Signage Area (Long Canopy): **18.63 SF**

Allowable Fuel Station Signage Area (Short Canopy): **22.00 SF**  
 Current Fuel Station Signage Area (Short Canopy): **18.63 SF**

Allowable Signage Area (Kiosk): **136.25 SF**  
 Current Signage Area (Kiosk): **18.63 SF**

**Proposed Monument Sign w/ Price Readers**

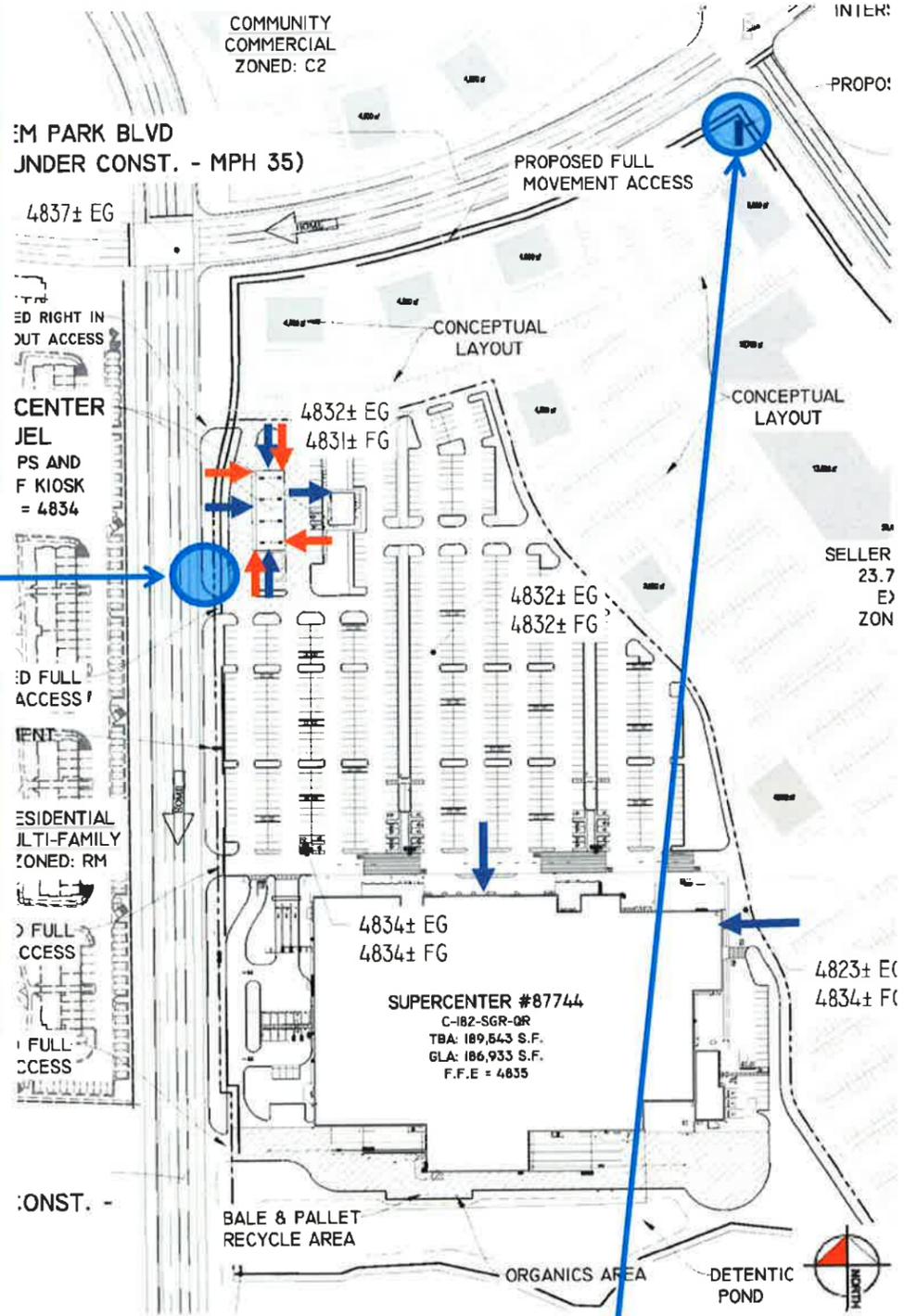
**Site Signage Guidelines**  
 Monument signs (single-tenant) – size shall not exceed an area of 64 SF; maximum height of 6'-0"; (1) sign per 300'-0" of frontage

Pylon signs – size shall not exceed 150 SF; maximum height of 16'-0".

Allowable Monument Signage Area: **64.00 sf**  
 Current Monument Signage Area: **60.00 sf**

Allowable Pylon Signage Area: **150.00 sf**  
 Current Pylon Signage Area: **104.00 sf**

**NOTE:**  
 Anticipating a shared Multi-Tenant Site Sign with developer.

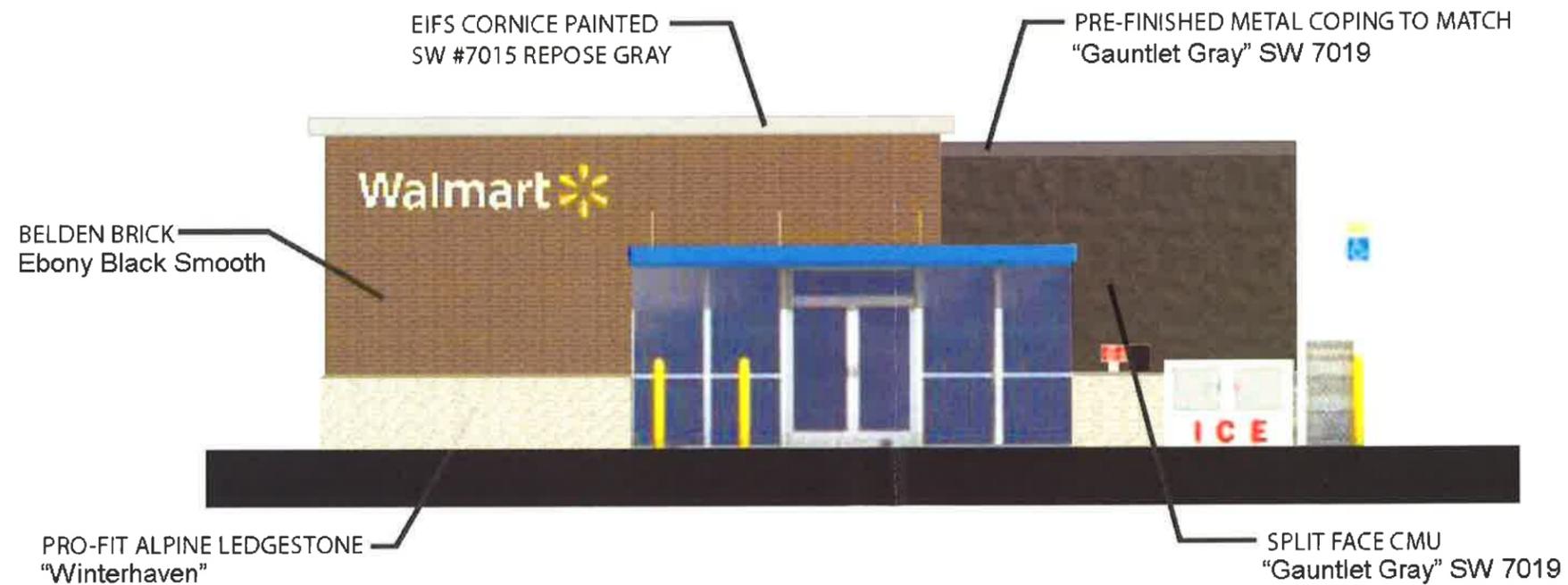
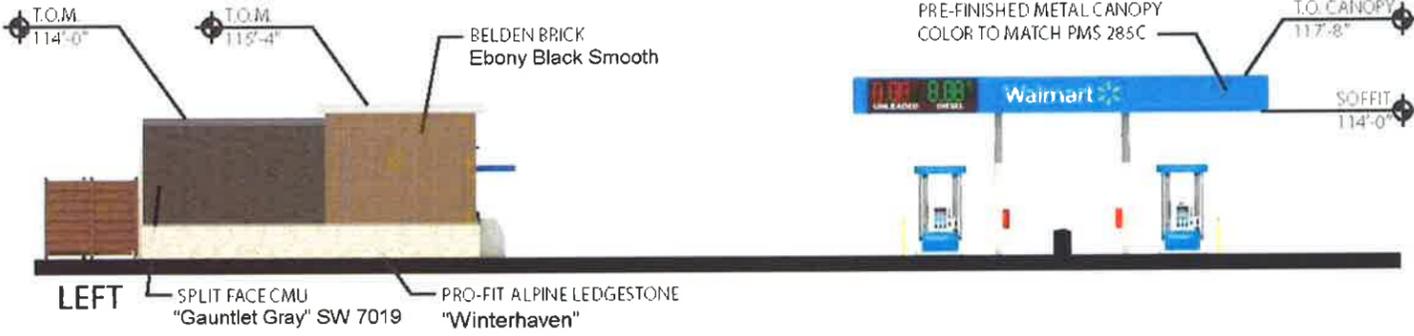
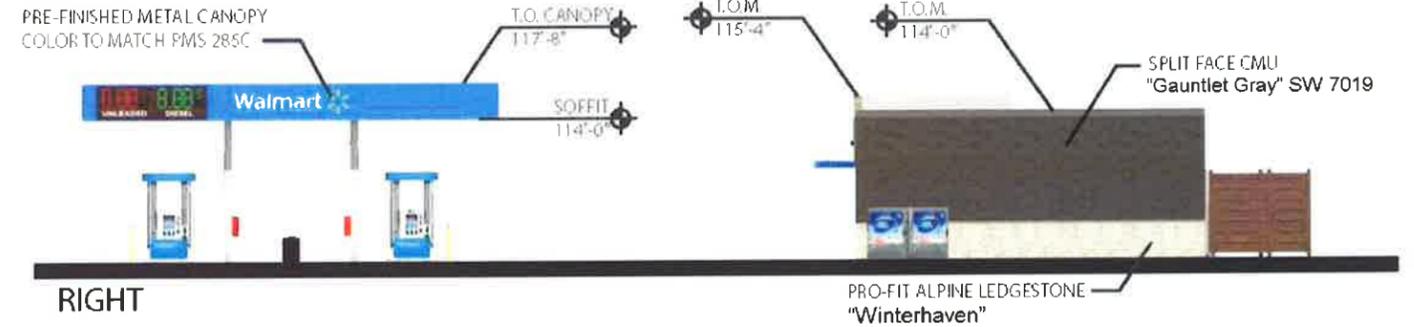
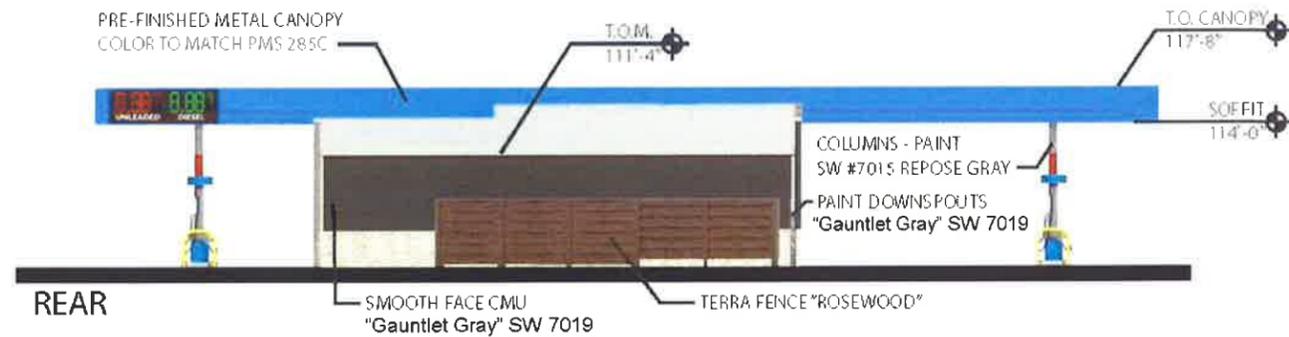


**Proposed Multi-Tenant Sign**

- ↑ Walmart ID Sign
- ↑ Unleaded / Diesel Price Reader



**Monument Sign**





<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	26C16
<b>Applicant</b>	Hill
<b>Address</b>	13292 S 5600 W
<b>Request</b>	Proposed Commercial Retail Building

## **Request for 26C16 - Meeting Date 6/2/2016**

The applicant is requesting approval of a conditional use permit for a Commercial Retail Building with 3 units.

### **Site**

The parcel is located at approximately 13292 S 5600 W and contains 0.73 acres.

### **Zoning**

The site is zoned C-2.

### **Ordinance**

The City has adopted Commercial Design Criteria, which includes the requirement for all commercial buildings to have 60% brick or stone on all elevations.

### **Discussion**

This building is proposed to have 3 different tenants. Parking will need to be calculated based on the users in the building. The applicant has indicated that one of the units will be a dental office, and another will be a Rancharitos restaurant. The restaurant is proposed to have a drive-thru. The parking ordinance requires 6 spaces per dental office. A restaurant requires 3 spaces per 100 square feet of customer floor area. The remaining vacant unit should meet the retail requirement, with 1 space per 200 square feet of retail floor space. Staff calculates this to be 42 parking spaces. The site plan indicates there are 46 spaces provided.

The property is adjacent to a trail on the south side. There is an existing 3-rail vinyl fence along the trail. This should be protected during construction and not damaged. Staff is not recommending any additional fencing be installed.

The applicant has indicated that they would like to install mostly dry-scape landscaping. Staff recommends that the landscaping along 5600 W be grass and trees, to maintain a consistent look with the rest of the commercial in that area.

### **Recommendation**

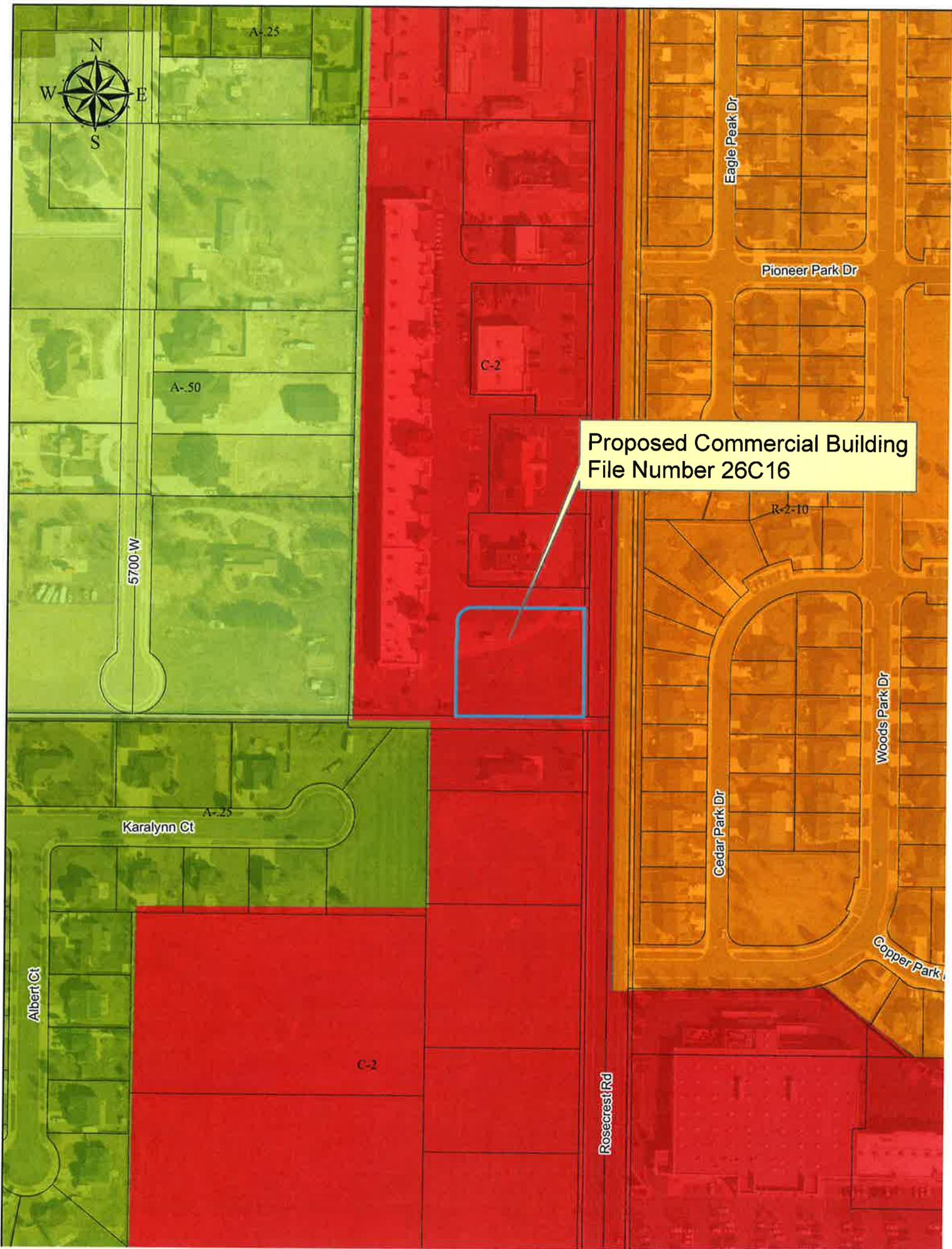
Staff recommends granting approval of the conditional use permit for a commercial building with 3 units with the following requirements:

## Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. All exterior lighting must be reviewed and approved by the City Engineer.
4. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
5. The front yard area which faces on a street shall be landscaped and maintained with live plant material, including sod, shrubs, flowers and trees for a minimum distance of twenty feet (20'). Trees with a minimum 2 inch caliper should be provided every 30 feet in the park strip.
6. Provide a minimum of 5 feet of landscaping along the south property line, adjacent to the trail. This should include a minimum of 7 trees to help buffer the trail.
7. Building elevations, including a materials board to be reviewed and approved by the Planning Commission. A minimum of 60 percent brick or stone, the balance of the exterior shall consist of 2 other materials including brick, stone, glass, decorative block or concrete, stucco or simulated stone panels.
8. Install curb, gutter, sidewalk, and park strip on all public streets.
9. No signs are approved with this request, separate approval will be required.
10. Screen all outside trash and dumpster areas.
11. Minimum of 42 parking stalls.
12. Setbacks as follows:
  - Front: 8 feet
  - Side Yards: None, when located adjacent to another commercial use.
  - Rear: None

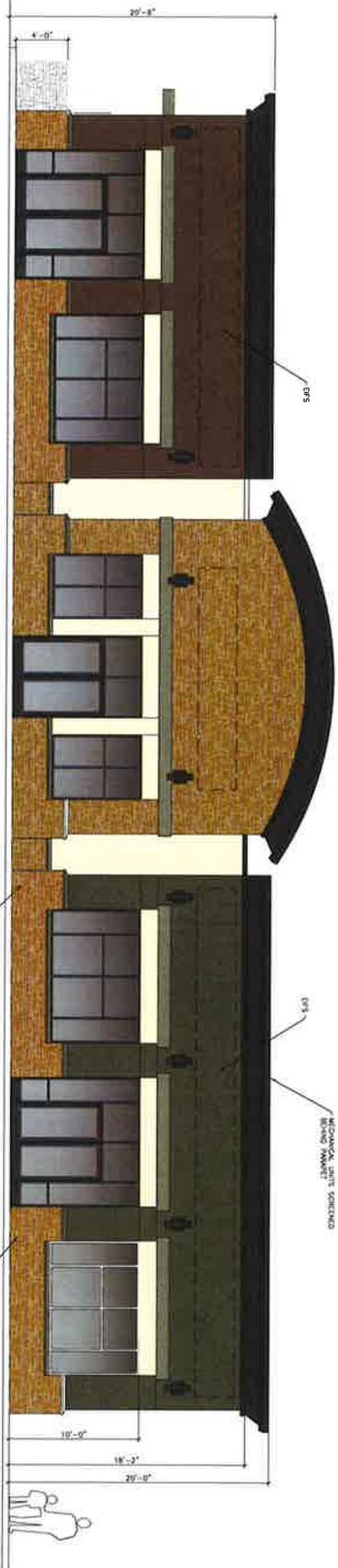
## Engineering Requirements:

1. Site lighting to match existing lighting within the Plaza Development
2. Provide on-site storm water detention if overall development did not account for detention in their system.
3. Ensure access and safety for trail that is adjacent to the south edge of the development.

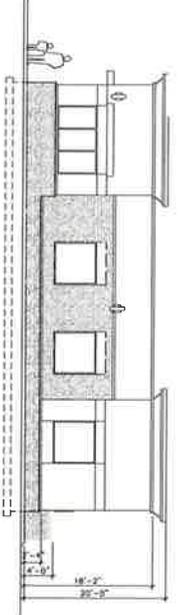


Proposed Commercial Building  
File Number 26C16

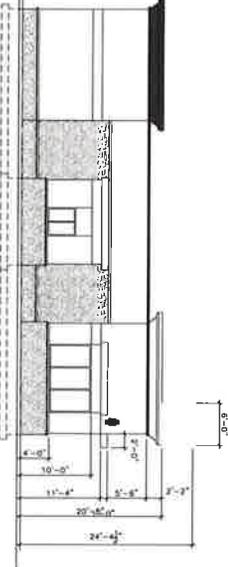




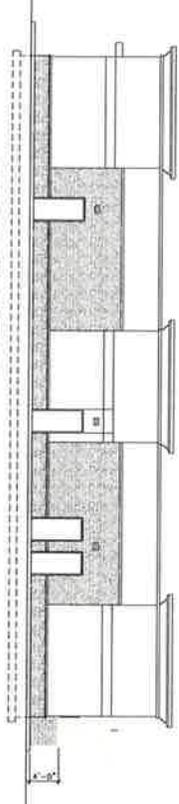
PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED FINISH PICTURE  
SCALE: NTS

ALL SCALE, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, DEVELOPED AND DESIGNED WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHOWN BE USED BY OR INCORPORATED IN ANY PERSONAL, COMMERCIAL OR INDUSTRIAL PROJECT WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. REPRODUCING OR TRANSMITTING IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT WRITTEN PERMISSION OF VINCENT DESIGN GROUP, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF VINCENT DESIGN GROUP, INC. IS STRICTLY PROHIBITED. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF VINCENT DESIGN GROUP, INC. IS STRICTLY PROHIBITED.

PROJECT NO.	13292 SOUTH 5600 WEST
DATE	11/11/2020
DESIGNER	JOHN W. HERRIMAN
CHECKED BY	JOHN W. HERRIMAN
DATE	11/11/2020
PROJECT NAME	NEW RETAIL STRIP MALL
CLIENT	ROMO DEVELOPMENT
LOCATION	13292 SOUTH 5600 WEST, HERRIMAN, UTAH
SCALE	AS SHOWN
DATE	11/11/2020
PROJECT NO.	13292 SOUTH 5600 WEST
DATE	11/11/2020
DESIGNER	JOHN W. HERRIMAN
CHECKED BY	JOHN W. HERRIMAN
DATE	11/11/2020
PROJECT NAME	NEW RETAIL STRIP MALL
CLIENT	ROMO DEVELOPMENT
LOCATION	13292 SOUTH 5600 WEST, HERRIMAN, UTAH
SCALE	AS SHOWN
DATE	11/11/2020

NEW RETAIL STRIP MALL:  
**HERRIMAN RETAIL STRIP**  
**ROMO DEVELOPMENT**

13292 SOUTH 5600 WEST  
 HERRIMAN, UTAH

PROPOSED EXTERIOR ELEVATIONS



**VINCENT DESIGN GROUP, INC.**  
 ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)484-2046

**A-2.00**  
 ARCHITECTURAL - 11/11/20



<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	10S16
<b>Applicant</b>	Johnson
<b>Address</b>	5332 W Herriman Main St
<b>Request</b>	Review of CC&R's and final plat for Herriman Health Center

## **Request for 10S16 - Meeting Date 6/2/2016**

Herriman Health Center, LLC is asking for review of CC&R's and plat approval for the Herriman Health Center.

### **Site**

The parcel is located at 5532 W Herriman Main St and contains 1.03 acres.

### **Zoning**

The site is zoned MU-2.

### **Discussion**

The Planning Commission approved the subdivision in April, 2016, with the following requirements:

1. Plat with lots to come back for final review and approval from the Planning Commission.
2. CC&R's to come back for review and final approval from the Planning Commission.

The applicant has submitted CC&Rs for the PC to review. The entire plat with greater details has also been included in the packet.

### **Recommendation**

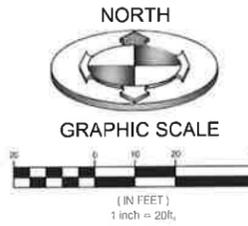
Staff recommends approval of the CC&Rs and final plat layout.

# HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS

AMENDING LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH



VICINITY MAP N.T.S.



**NOTES**

- AT THE TIME OF THIS PLAT, CONSTRUCTION HAD NOT YET BEEN COMPLETED FOR THIS PROJECT. THEREFORE, THE AREAS SHOWN FOR PRIVATE AND COMMON AREAS HAVE BEEN DETERMINED BASED UPON ARCHITECTURAL AND CIVIL ENGINEERING PLANS. ANY DISCREPANCY BETWEEN THE DIMENSIONS, AREAS OR LOCATION OF THESE UNITS, AS SHOWN IN THIS PLAT, AND THE FINAL AS-CONSTRUCTED UNITS SHALL BE THE SOLE RESPONSIBILITY OF THE DECLARANT AND/OR ITS SUCCESSORS.
- ALL EASEMENTS SHOWN HEREON ARE REFERENCED FROM THE HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND DOCUMENTS REFERENCED THEREIN.
- ALL AREAS ON THE EXTERIOR OF THE BUILDING ARE COMMON AREAS AND SHALL BE MAINTAINED BY THE OWNERS ASSOCIATION.

**SURVEYOR'S CERTIFICATE**  
I, KAGAN M. DIXON, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 9061091, AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE RECORD OWNER THEREOF, I HAVE SUPERVISED AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP. THE RECORD EXTERNAL BOUNDARIES OF WHICH ARE DESCRIBED HEREON. I FURTHER CERTIFY THAT THE REFERENCE MARKERS ON THIS CONDOMINIUM PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THIS SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ESTABLISH ACCURATELY THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE BUILDING AND UNITS LOCATED WITHIN SAID BUILDING ON THE TRACT OF LAND HERINAFTER DESCRIBED, AND THAT THIS SURVEY AND CONDOMINIUM PLAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

**BOUNDARY DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND ALSO BEING KNOWN AS LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL, SUBDIVISION, BEING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING NORTH 00°10'02" EAST ALONG THE SECTION LINE A DISTANCE OF 173.17 FEET AND EAST 237.76 FEET FROM THE WEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES, 1) NORTH 82°56'31" EAST 60.04 FEET, 2) NORTH 60°05'33" EAST 236.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND WEST RIGHT-OF-WAY LINE OF ELEMENTARY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG THE ARC OF A 543.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.00 FEET THROUGH A CENTRAL ANGLE OF 14°02'02" (CHORD BEARS SOUTH 15°22'08" EAST 132.67 FEET), 2) SOUTH 22°23'08" EAST 16.44 FEET TO THE POINT OF A 15.00 RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE A DISTANCE OF 22.60 FEET THROUGH A CENTRAL ANGLE OF 86°18'50" (CHORD BEARS SOUTH 20°45'57" WEST 20.52 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF HERRIMAN MAIN STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES, 1) ALONG THE ARC OF A 567.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 118.15 FEET THROUGH A CENTRAL ANGLE OF 11°56'22" (CHORD BEARS SOUTH 57°56'52" WEST 117.94 FEET), 2) SOUTH 51°58'42" WEST 104.89 FEET, 3) SOUTH 48°17'14" WEST 19.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 29°54'27" WEST 204.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,717 SQUARE FEET  
1.026 ACRES, MORE OR LESS



PRELIMINARY FOR REVIEW ONLY

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BECOME A UTAH CONDOMINIUM PROJECT

**HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY HAVE HEREUNTO SET THIS DAY OF A.D. 20\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
County of Salt Lake  
ON THE DAY OF A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME.  
COMMISSION NUMBER \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
County of Salt Lake  
ON THE DAY OF A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME.  
COMMISSION NUMBER \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS**  
AMENDING LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH SHEET 1 OF 3

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED THIS DAY OF A.D. 20\_\_ BY  
SOUTH VALLEY SEWER DISTRICT MANAGER

**HERRIMAN CITY MUNICIPAL WATER**  
APPROVED THIS DAY OF A.D. 20\_\_ BY  
HERRIMAN CITY

**RECORD OF SURVEY**  
RSC NO. \_\_\_\_\_  
SIGNED DATE

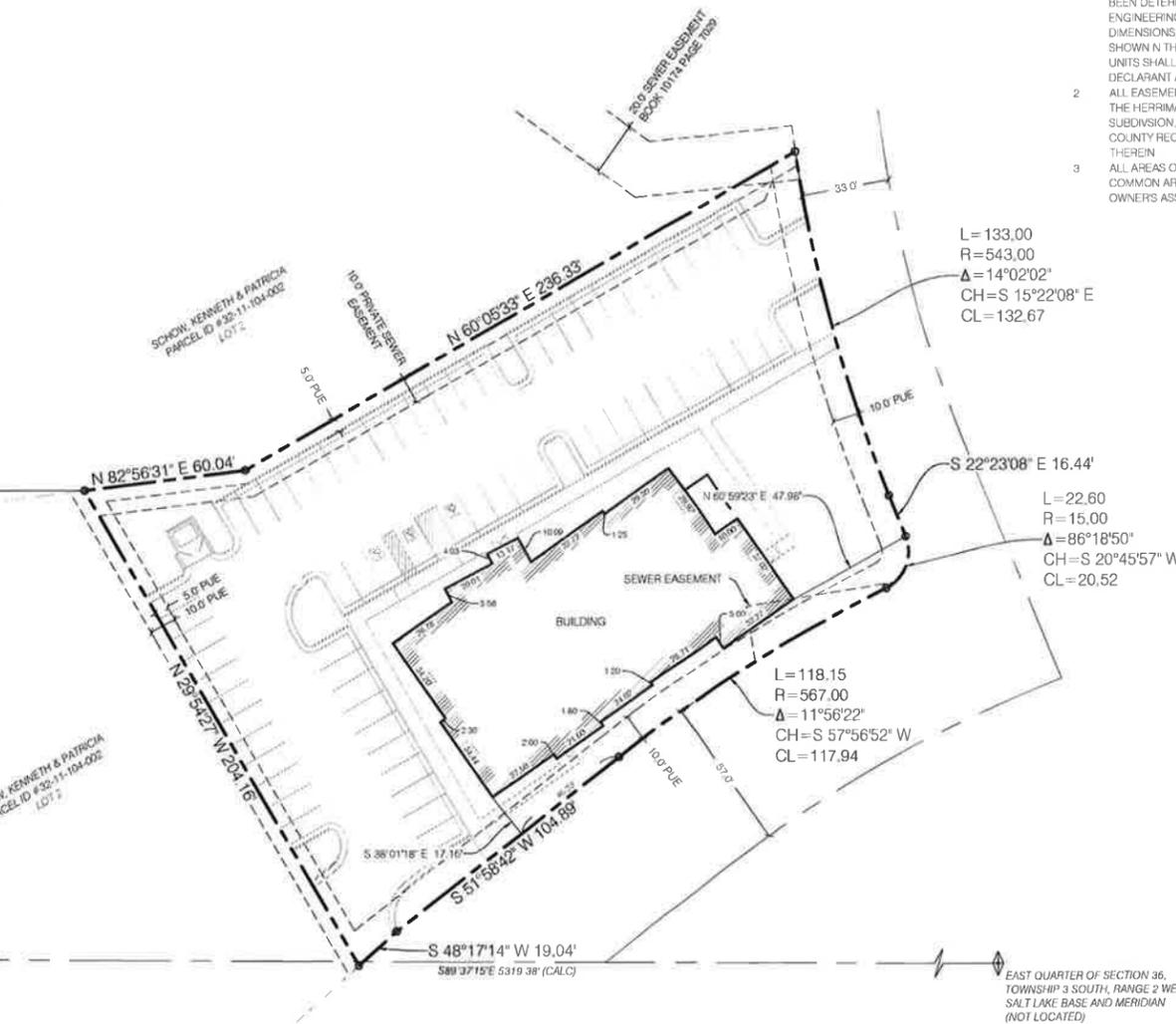
**CHECKED FOR ZONING**  
ZONE DATE  
AREA WIDTH  
NAME

**COMCAST**  
APPROVED THIS DAY OF A.D. 20\_\_ BY  
COMCAST

**CENTURY LINK COMMUNICATION**  
APPROVED THIS DAY OF A.D. 20\_\_ BY  
CENTURY LINK COMMUNICATION

**LEGEND AND ABBREVIATIONS**  
SECTION CORNER AND LINE (FOUND)  
SECTION CORNER AND LINE (NOT FOUND)  
PROPERTY CORNER AND LINE (NOT NOTED)  
ADJOINING DEED LINE  
STREET CENTERLINE  
EASEMENT  
CURB AND GUTTER

NORTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP MONUMENT  
BASIS OF BEARINGS NORTH 00°10'02" EAST 2632.16 (MEAS)  
WEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP MONUMENT  
EAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (NOT LOCATED)



**BENCHMARK ENGINEERING & LAND SURVEYING**  
9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com DATE: 07/21/2011

**PLANNING COMMISSION**  
APPROVED THIS DAY OF A.D. 20\_\_ BY THE HERRIMAN CITY PLANNING COMMISSION  
CHAIRMAN, HERRIMAN PLANNING COMMISSION

**ROCKY MOUNTAIN POWER**  
APPROVED THIS DAY OF A.D. 20\_\_ BY PACIFICORP.  
PACIFICORP

**HEALTH DEPARTMENT**  
APPROVED THIS DAY OF A.D. 20\_\_  
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

**QUESTAR GAS**  
APPROVED THIS DAY OF A.D. 20\_\_ BY QUESTAR GAS.  
QUESTAR GAS

**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.  
HERRIMAN CITY ENGINEER DATE

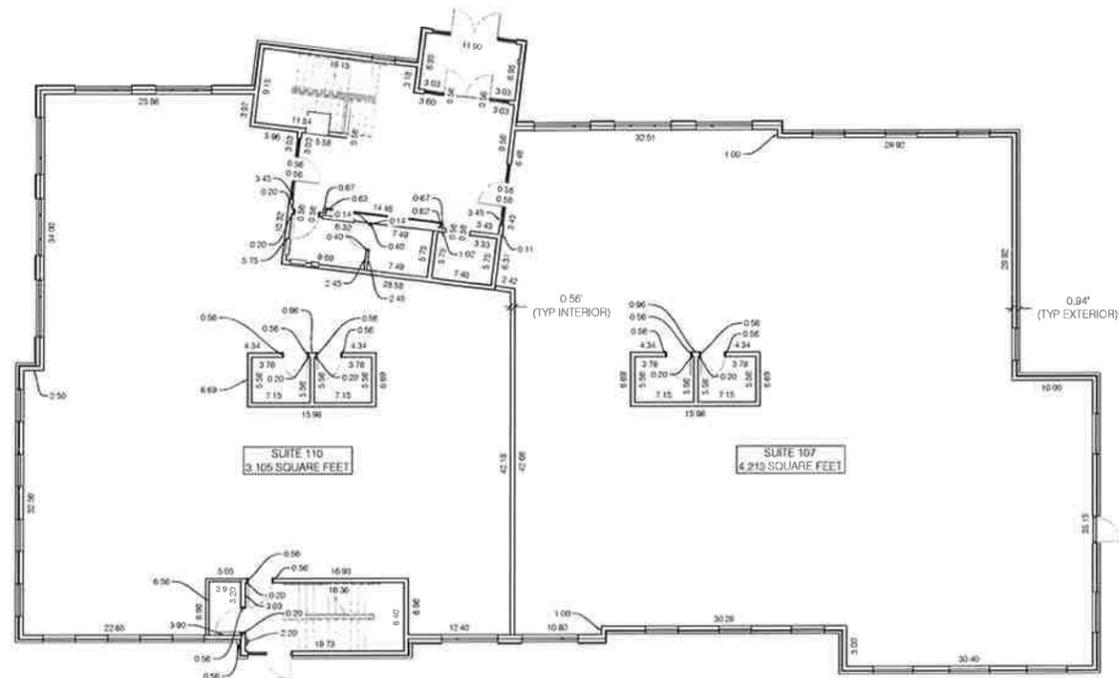
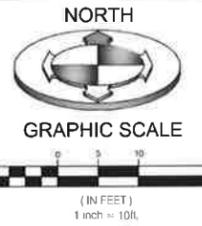
**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS DAY OF A.D. 20\_\_  
HERRIMAN CITY ATTORNEY

**HERRIMAN CITY**  
APPROVED THIS DAY OF A.D. 20\_\_ BY HERRIMAN CITY.  
ATTEST: RECORDER MAYOR

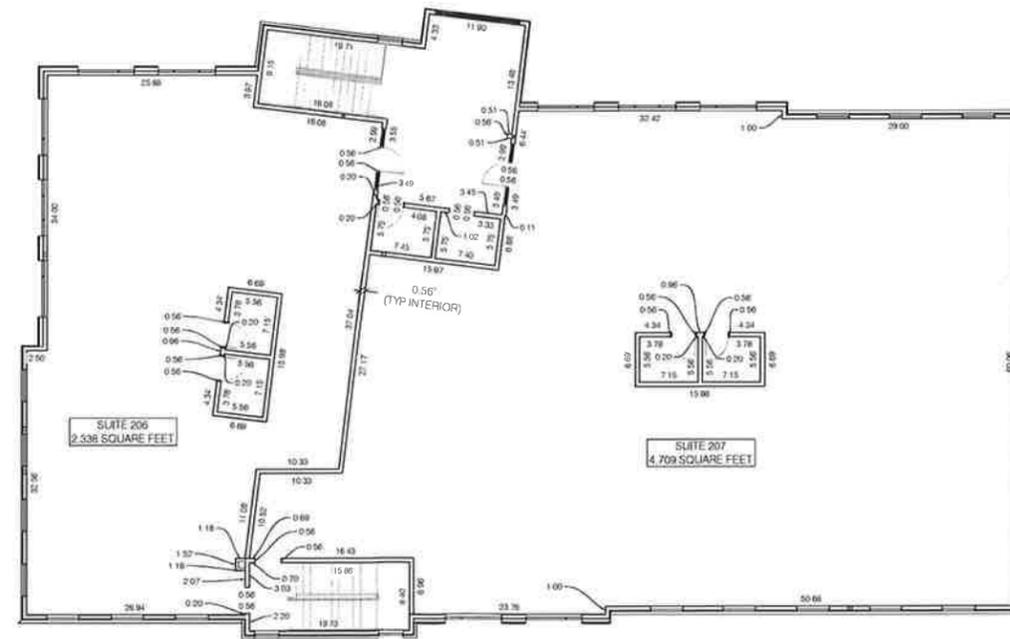
**SALT LAKE COUNTY RECORDER**  
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE TIME BOOK PAGE  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER

# HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS

AMENDING LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL  
 LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF  
 SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 SALT LAKE COUNTY, UTAH



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

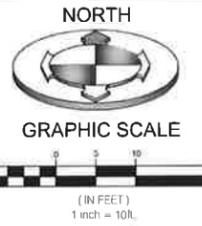
- PRIVATE OWNERSHIP
- COMMON AREA

PRELIMINARY FOR REVIEW ONLY

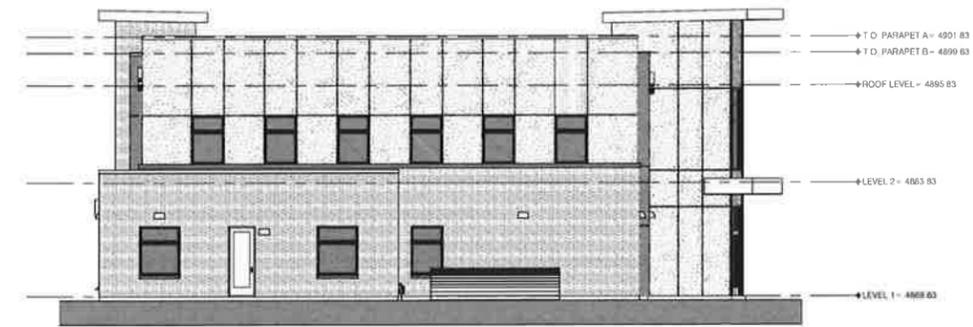
<p><b>HERRIMAN CITY</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>BY HERRIMAN CITY _____</p> <p>ATTEST: _____ RECORDER _____ MAYOR _____</p>	<p><b>SALT LAKE COUNTY RECORDER</b></p> <p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE \$ _____</p> <p>SALT LAKE COUNTY RECORDER</p>
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# HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS

AMENDING LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL  
 LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF  
 SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 SALT LAKE COUNTY, UTAH



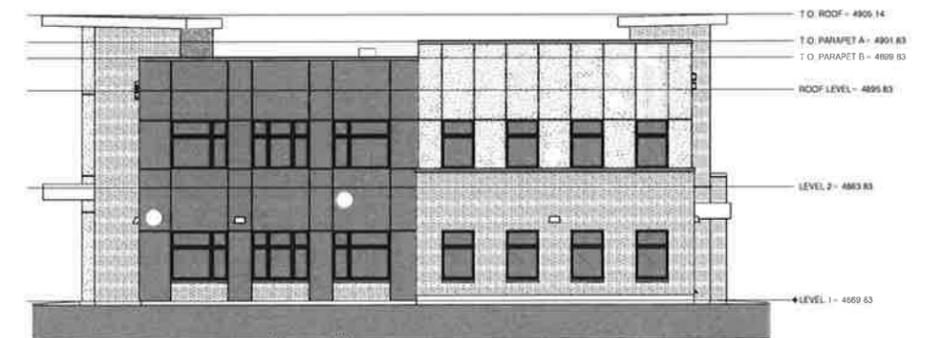
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

PRELIMINARY  
 FOR REVIEW ONLY

KAGAN M.  
 DIXON  
 No. 9061091  
 STATE OF UTAH

<p>HERRIMAN CITY</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20____</p> <p>BY HERRIMAN CITY.</p> <p>ATTEST: _____ RECORDER _____ MAYOR _____</p>		<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE \$ _____</p> <p>SALT LAKE COUNTY RECORDER</p>	
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CC&R's are  
attached  
separately



<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	38C14-01
<b>Applicant</b>	Leisure Villas
<b>Address</b>	12200 S 5100 W
<b>Request</b>	Final Approval for CC&R's and Elevations

## **Request for 38C14-01 - Meeting Date 6/2/2016**

The applicant is requesting building elevation and CC&R approval for Pod #1 of the Miller Crossing PUD, Midas Creek Villas.

### **Site**

The parcel is located at approximately 12200 S 5100 W and contains 22.2 acres.

### **Zoning**

The site is zoned R-2-10.

### **Discussion**

This pod received subdivision approval May 7, 2015. The approval was subject to building elevations and CC&Rs coming back to the Planning Commission for final review and approval.

The Miller Crossing PUD has CC&R's that cover the entire project. However, the nature of this product (55+ Community) requires a different level of CC&R's and therefore this pod will have additional requirements.

The Miller Crossing CC&Rs were adopted prior to the City adopting single family design criteria, and require 30% brick or stone on the elevations. The CC&Rs for Midas Creek Villas have the same 30% requirement.

### **Recommendation**

Staff recommends approval of the building elevations, materials board, and CC&R's as submitted.

CC&R's are  
attached  
separately



<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	09Z16
<b>Applicant</b>	Herriman City
<b>Address</b>	
<b>Request</b>	Proposed Text Change to the Land Use Ordinance to create an Agricultural Low Density Zone

### **Request for 09Z16 - Meeting Date 6/2/2016**

Herriman City is asking for a text change to the land use ordinance to create an Agricultural Low Density zone.

### **Discussion**

The City is proposing a new Agricultural Low Density zone. The City has made several changes in the last few months to the A-.25 zone. Additional changes were being considered, however, in order to not create non conforming uses in several subdivisions currently zoned A-.25, staff is proposing creating a new zone instead. This zone will be used for properties that have the General Plan designations of "Agricultural Residential".

The new zone is proposed to have a max density of 2.5 units per acre, and still allows the agricultural uses that the City desires to have in these areas. It has a base density of 1.8 units per acre, and has criteria listed that allow a development to achieve greater density. It also has a requirement for 10 percent of all the lots in a development to be half acres.

### **Recommendation**

Staff recommends approval of the text change to the land use ordinance to create an Agricultural Low Density zone.

ARTICLE A. AGRICULTURAL LOW DENSITY (THE ENTIRE CHAPTER IS NEW)

10-8A-1: PURPOSE OF PROVISIONS:

10-8A-2: PERMITTED USES:

10-8A-3: CONDITIONAL USES:

10-8A-4: LOT AREA:

10-8A-5: LOT WIDTH:

10-8A-6: YARDS:

10-8A-7: BUILDING HEIGHT:

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

10-8A-9: DENSITY:

10-8A-9-1: BASELINE DENSITY CALCULATIONS:

10-8A-1: PURPOSE OF PROVISIONS:

The purpose of the Agricultural Low Density zone is to provide areas in the city for large lot agricultural residential development. This zone is meant to encourage Planned Unit Developments with a range of larger lot sizes. Ideal developments should include a range of lot sizes and housing options in order to create a sustainable community.

10-8A-2: PERMITTED USES:

Permitted uses in the Agricultural Low Density zone include:

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 on lots under one-half ( $\frac{1}{2}$ ) acre or one thousand two hundred (1,200) square feet on lots one-half ( $\frac{1}{2}$ ) acre or larger.

Agriculture.

Animals and fowl for family food production, subject to section [10-2-1](#) of this title.

Apiary, subject to section [10-19-34](#) of this title.

Charter schools, subject only to setback, height, bulk and massing regulations, off site parking, curb cut, traffic circulation and construction staging requirements.

Foster animals.

Home business.

Model home sales office, subject to section [10-19-36](#) of this title.

Raising and grazing horses or cows as a secondary use on a lot with a single-family residence.

Residential facility for elderly persons.

Second kitchen in a single-family dwelling, subject to section 10-19-35 of this title.

Single-family dwelling.

10-8A-3: CONDITIONAL USES:

Conditional uses in the Agricultural Low Density zone include:

Accessory uses and buildings customarily incidental to a conditional use.

Animals and fowl for family food production, subject to section 10-2-1 of this title.

Any accessory building or buildings where the total square footage exceeds eight hundred (800) square feet on lots under one-half ( $\frac{1}{2}$ ) acre or one thousand two hundred (1,200) square feet on lots one-half ( $\frac{1}{2}$ ) acre or larger.

Bed and breakfast homestay.

Cemetery.

Daycare/preschool center, subject to section 10-19-25 of this title.

Fancier permit.

Golf course.

Hobby permit.

Home occupation.

Monopole, on a public or quasi-publicly owned utility site, and not in public parks unless an exception is granted by the planning commission, subject to section 10-19-30 of this title.

Pigeons, subject to health department regulations.

Private educational institution having an academic curriculum similar to that ordinarily given in public schools.

Public and quasi-public uses.

Residential healthcare facility for up to five (5) residents on streets less than eighty feet (80') in width, and up to ten (10) residents on streets eighty feet (80') and wider, excluding the facility operator and his/her related family, with a maximum of one nonresident part time relief employee on the premises at any one time, unless additional staffing is required by the state

department of health, which use shall not change the residential appearance and character of the property.

Secondary unit within a single-family house. One parking stall must be provided for the unit.

Planned Unit Development, subject to Title 10 Chapter 20 and the following requirements:

1. Ten (10) percent of all of the lots in new PUDs shall be one-half acre lots.
2. A maximum of ten (10) percent of all of the lots shall be at or within 500 square feet of the smallest lot size possible.
3. All PUDs that are less than 300 acres shall consist of single family dwellings only.
4. PUDs that are 300 acres and greater may include multi-family dwellings, not to include apartments. A maximum of ten (10) percent of the units in the PUD shall be multi-family dwellings.
5. All PUDs of 100 acres and greater shall have a development agreement that has been reviewed and approved by the City Council.

Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety (90) days upon completion of construction and thirty (30) days after notice, the buildings will be removed by the city at the expense of the owner.

Wild, dangerous and exotic animal permit.

#### 10-8A-4: LOT AREA:

A. In the Agricultural Low Density zone, the minimum lot area shall be fourteen thousand five hundred twenty (14,520) square feet, except smaller lots may be allowed in a planned unit development subject to the requirements found in section 10-8A-9. For the raising or grazing of up to two (2) horses or two (2) cows, the minimum lot area shall be one-half ( $\frac{1}{2}$ ) acre.

B. Ten (10) percent of all of the lots in new developments shall be one-half acre lots.

#### 10-8A-5: LOT WIDTH:

In the Agricultural Low Density zone, the minimum width of any lot shall be eighty five feet (85').

#### 10-8A-6: YARDS:

A. The minimum yard requirements for a dwelling unit are set forth in the chart at subsection [10-9A-5A](#) of this title.

B. The minimum yard requirements for an accessory building are set forth in the chart at subsection [10-9A-5B](#) of this title.

10-8A-7: BUILDING HEIGHT:

Except as otherwise specifically provided in this title, no building or structure shall exceed the following height:

- A. Residential buildings shall be a maximum of thirty five feet (35').
- B. No dwelling shall contain less than one story.
- C. Accessory buildings shall be a maximum of sixteen feet (16') in height, except on lots one-half ( $\frac{1}{2}$ ) acre or larger, the accessory building may be a maximum of twenty feet (20') in height. The planning commission may approve up to twenty five feet (25') high on lots one-half ( $\frac{1}{2}$ ) acre or larger if the side and rear yards are increased to ten feet (10') each.

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.

10-8A-9: DENSITY:

The baseline density in any residential development in the Agricultural Low Density zone shall be one and eight-tenths (1.8) lots per acre. A density bonus may be considered for projects which comply with the bonus density requirements of this section. The amount of density bonus shall be determined by the type of bonus density requirements and improvements incorporated in the development proposal as set forth in the following chart. For applicants requesting a density greater than the baseline density, the planning commission shall determine whether the applicant has complied with the necessary design components as set forth in the following chart and shall determine the resulting density. The additional units per acre allowed above the baseline density shall be determined by adding the density bonus points to the baseline density. This figure is the additional number of units per acre allowed above the baseline density. This number, when added to the baseline, will determine the total density per acre for the project. (Example: A 100 acre Planned Unit Development is proposed. The resulting maximum density per acre is 2.0 lots per acre calculated by adding the 1.8 baseline density and the 0.2 density bonus points.) Provided, however, in no event shall the resulting density exceed two and one-tenths (2.1) lots per acre in a subdivision or two and five-tenths (2.5) lots per acre in a planned unit development. Planned Unit Developments of 300 acres or greater may exceed 2.5 units per acre upon approval of a development agreement by the City Council.

<b>Bonus Density Requirements</b>	<b>Density Bonus Points</b>
Dedicating and installing at least a 10 foot park strip behind the sidewalk adjacent to a collector or arterial road.	0.1 units per acre

In a subdivision, dedicating and installing a trail that provides an amenity for the larger community and is designated in the parks master plan.	0.1 units per acre
Dedicating and installing infrastructure that is identified as a "system improvement" by the city.	0.2 units per acre
Donating to the city a site for a public school, public buildings, or other public community facilities.	0.3 units per acre
Combining 2 or more properties to create 1 larger project of at least 50 acres. The properties must be contiguous to each other and must be combined from different owners.	0.05 units per acre for each 10 acres combined ; maximum credit of 0.2 units per acre
Developing a planned unit development of at least 50 acres and providing the required 20 percent open space and trails designated in the parks master plan. The minimum lot size shall be 12,500 square feet.	0.1 units per acre
Developing a planned unit development of at least 100 acres and providing the required 20 percent open space and trails designated in the parks master plan. The minimum lot size shall be 10,000 square feet.	0.2 units per acre
Developing a planned unit development of at least 200 acres and providing the required 20 percent open space and trails designated in the parks master plan. The minimum lot size shall be 8,500 square feet.	0.3 units per acre
Developing a planned unit development of at least 300 acres and providing the required 20 percent open space and trails designated in the parks master plan. The minimum lot size shall be 7,500 square feet.	0.4 units per acre

10-8A-9-1: BASELINE DENSITY CALCULATIONS:

The baseline density shall be calculated by dividing the total number of units anticipated with respect to the project by the total aggregate acreage of the project. (Example: The total acreage of a proposed project is 50 acres and 90 units are anticipated in the project resulting in a baseline density of 1.8 calculated by dividing 90 by 50.)



<b>Date of Meeting:</b> <b>06/02/2016</b>	
<b>File #</b>	11Z16
<b>Applicant</b>	Herriman City
<b>Address</b>	
<b>Request</b>	Rezone of property from R-1-21 to C-2

**Request for 11Z16 - Meeting Date 6/2/2016**

Herriman City is asking for approval to rezone property from R-1-21 to C-2 (Commercial).

**Site**

The parcel is located at 5430 W Herriman Pkwy and contains 15.16 Acres.

**Zoning**

The site is zoned R-1-21.

**General Plan**

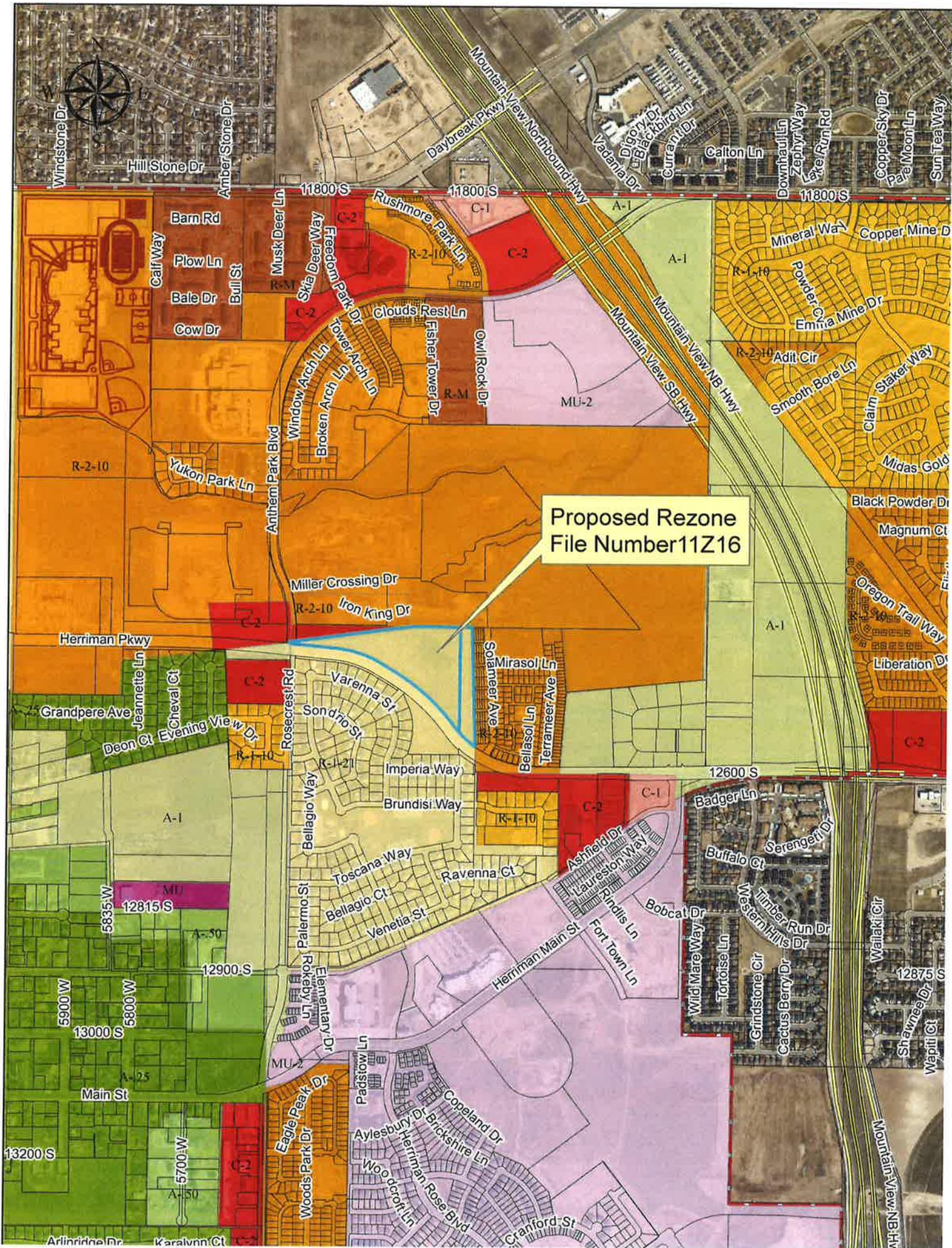
The general plan shows that the site is designated as Public use.

**Discussion**

This property has been owned by the City for several years. It is planned to be a future public works yard for the City.

**Recommendation**

Staff recommends approval of the rezone from R-1-21 to C-2.



Proposed Rezone  
File Number 11Z16

Windstone Dr  
Hill Stone Dr  
Amber Stone Dr  
11800 S  
Daybreak Pkwy  
Mountain View Northbound Hwy  
Vadama Dr  
Digory Dr  
Blackbird Ln  
Curtain Dr  
Calton Ln  
Downhaul Ln  
Zephyr Way  
Lake Run Rd  
Copper Sky Dr  
Palm Moon Ln  
Sun Tea Way  
Barn Rd  
Calf Way  
Plow Ln  
Bale Dr  
Bull St  
Musk Deer Ln  
Skita Deer Way  
Freedom Park Dr  
Rushmore Park Ln  
C-1  
A-1  
Mineral Way  
Copper Mine Dr  
Powder Ct  
Emina Mine Dr  
Adit Cir  
Smooth Bore Ln  
Claim Staker Way  
Midas Gold  
Black Powder Dr  
Magnum Ct  
Oregon Trail Way  
Liberation Dr  
C-2  
Yukon Park Ln  
Anthem Park Blvd  
Window Arch Ln  
Broken Arch Ln  
Tower Arch Ln  
Fisher Tower Dr  
Owl Rock Dr  
MU-2  
Mountain View NB Hwy  
Mountain View SB Hwy  
Miller Crossing Dr  
R-2-10  
Iron King Dr  
Herriman Pkwy  
Grandpere Ave  
Jeannette Ln  
Cheval Ct  
Deon Ct  
Evening View Dr  
Rosecrest Rd  
Varena St  
Sondrio St  
Imperia Way  
Brundisi Way  
Toscana Way  
Ravenna Ct  
Bellagio Way  
Bellagio Ct  
Venetia St  
Palermo St  
Rokeby Ln  
Elementary Dr  
MU-2  
A-1  
A-50  
12815 S  
5835 W  
5900 W  
13000 S  
5800 W  
12900 S  
A-25  
Main St  
13200 S  
5700 W  
A-50  
Arlinridge Dr  
Karalynn Ct  
Eagle Peak Dr  
Woods Park Dr  
Padstow Ln  
Aylesbury Dr  
Herriman Rose Blvd  
Copeland Dr  
Bickshire Ln  
Woo droff Ln  
Cranford St  
Solaner Ave  
Mirasol Ln  
Bellasol Ln  
Terrameer Ave  
12600 S  
C-2  
C-1  
Badger Ln  
Buffalo Ct  
Serengeti Dr  
Bobcat Dr  
Wild Mare Way Dr  
Tortoise Ln  
Grindstone Cir  
Cactus Berry Dr  
Western Hills Dr  
Timber Run Dr  
Wallaki Cir  
12875 S  
Shawnee Dr  
Wapiti Ct  
Mountain View NB Hwy