



PLANNING COMMISSION AGENDA

Thursday, August 18, 2016

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

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

1. Introduction of new Planning Commissioners
2. Election of Officers
3. 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: **August 4, 2016**

2. Administrative Items:

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

- 2.1 **41C16** – CEI Engineering Associates – 5402 W 13400 S – Conditional Use for a Carl's Jr Zone: MU-2 – Acres: .82
- 2.2 **39C16** – Technology Associates/Verizon Wireless – 15305 S 3200 W – Proposed Verizon Wireless Monopole – Zone: A-1 – Acres: 110.88
- 2.3 Review and approval of the Design Book for the Anthem Commercial Center – 5401 W 11800 S
- 2.4 **25C06** – Oak Hollow – 6767 W Rose Canyon Rd – Proposed exception to the CC&Rs for a home in Oak Hollow
- 2.5 **25S16** – Brad Baldauf – 6952 Dusty Rose Circle – Proposed Subdivision of 6 single family lots – Zone: A-.25 – Acres: 3.8 *(Public Hearing)*
- 2.6 **28S16** – Think Architecture – 12547 S 6000 W – Proposed Subdivision of 85 Townhome units – Zone: R-2-10 – Acres: 9.11 – Units: 85 *(Public Hearing)*
- 2.7 **38C14-06** – Think Architecture – 12547 S 6000 W – Final PUD approval of 85 Townhome units (Miller Crossing Pod 14) – Zone: R-2-10 – Acres: 9.11 – Units: 85

- 2.8 **19S16-01** – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Proposed Subdivision Amendment to add 28 Townhome Units for a total of 125 units (Rosecrest Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 125 (**Public Hearing**)
- 2.9 **56C07-16** – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Proposed Amendment to the final PUD approval to add 28 Townhome Units for a total of 125 units (Rosecrest Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 125

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 **16Z16** – DeHaan – 7575 W Rooster Cove – Proposed Rezone from A-1 (Agricultural, one acre) to A-.50 (Agricultural, half acre) – Acres: 4.879 (**Public Hearing**)
- 3.2 **15Z16** – Herriman City – Text change to the Land Use Ordinance to allow chickens on lots in residential zones (**Public Hearing**)

4. **Chair and Commission Comments:**

5. **Future Meetings:**

- 5.1 City Council – Wednesday, **August 24, 2016 @ 7:00 PM**
- 5.2 Planning Commission Meeting – Thursday, **September 1, 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 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, on the Utah State Website www.utah.gov/pmn/index.html and on Herriman City's website www.herriman.org.

Posted and Dated this 11th day of August, 2016

Cindy Quick, CMC
Deputy Recorder



PLANNING COMMISSION MINUTES

Thursday, August 4, 2016

Waiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on **Thursday, August 4, 2016 at 6:00 p.m.** in the Herriman City Community Center, 13011 South Pioneer Street (6000 West), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

Presiding: Chair Clint Smith

Commission Members Present: Adam Jacobson, Robyn Shakespear, Wade Thompson

Council Members Present: Mayor Carmen Freeman

City Staff Present: City Planner Bryn McCarty, Planner I Sandra Llewellyn, Assistant City Manager Gordon Haight, City Engineer Blake Thomas, City Attorney John Brems

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

6:06:40 PM **Item 2.8** – regarding the road around the school, the applicant wondered whether or not the commission had any questions they would like him to address during the meeting. He reported on interested retail for the area and explained that the sidewalk needed to be installed for the charter school. The commission felt fine about the item and excused the applicant.

6:09:10 PM City Planner Bryn McCarty reminded the commission about an email she sent regarding an upcoming training. She asked them to report back to her whether or not they would be able to attend.

6:09:10 PM City Planner McCarty reported about the neighborhood meeting, regarding the new zone, held on August 3, 2016. Information was posted on the city about the process to rezone property. Staff was also working on a detailed explanation of the process for developers and was given direction to slow down the process. Part of the policy has been that applications are required 21 days before being placed on a planning agenda and that has become too fast to accomplish. Therefore, the application will now be required 30 days before being placed on an agenda. Every applicant has been required to attend a DRC Development Review Committee Meeting. Admittedly, that meeting has not always been held. Staff recommitted to ensure those meetings are held to make sure the applicant is better prepared and ready for the planning meeting. Staff will be adding an additional procedure of holding an agenda review meeting to go over the agenda and make sure that those who are on the agenda are prepared and ready for the meeting. After the meeting the agenda will be finalized. Planner McCarty asked whether or not the commission would like to see the draft agenda or if they

only wanted to see the final agenda. The response was to see the final agenda. Planner McCarty requested that the commission read through the packet before the meeting and let her know of any additional information they might need before the meeting. She informed the commission that Senior Planner Heather Upshaw is officially no longer part of the planning commission. However, she may attend the meeting when there are commercial items on the agenda and may still act as a backup to Planner McCarty from time to time.

6:21:20 PM Mayor Carmen Freeman offered a brief update regarding the neighborhood meeting. During the meeting, John Gust, provided a different description of the project. He explained that the development could have commercial, business offices, a data center and hotel. The residents embraced his description much better. Mayor Freeman felt the description of the zone would need to have a lot of detail and flexibility. He requested that the commission keep the public hearing open to allow for recommendations and any needed adjustments. City Planner Bryn McCarty explained she did let the residents know the difference between the proposal of the new zone and zoning property. The proposed zone could be anywhere in the city; there is not a specific spot in the city yet. When the proposal is for a specific property it will be noticed differently.

1. 6:24:45 PM Election of Officers

Regarding the election of officers, Jeramy Burkinshaw had sent an email to let the commission know that he was not going to be at the work meeting and was running late. He also announce that he was stepping down as the Vice Chair. Chair Clint Smith indicated that Commission Burkinshaw had mentioned being concerned with his work traveling schedule and wanted to make sure that there was leadership in that role. Chair Smith asked the commission whether or not they wanted to move forward and take action regarding the election of officers or if they would rather wait when more of the commission members were present. The consensus was to wait until the next meeting to take action.

2. 6:28:20 PM Review of Agenda Items

City Planner Bryn McCarty mentioned that slowing down processes may cause the agenda to be longer and longer. Chair Clint Smith added that it may, however, make hearing the items easier because all the information would be in the packet and ready. Planner McCarty reported that her department had been very busy, for the last three months the city has broken building records every month.

Item 2.1 – CC&R's for Oak Hollow – commission members had requested the applicant to add city criteria with an exception that if a home elevation was different from that criteria that the elevation be presented to the commission on a case by case basis. The model home and a mountain contemporary home with a different roof pitch were shown. City Planner Bryn McCarty asked if the commission had questions or any issues with the homes shown. Commission members noted that this type of home should be placed on the agenda for approval. The applicant would like to get a permit to get the development started. He was advised to talk to staff to see how he can move forward. Commission members indicated that they did not have issue with the two elevations presented.

Item 2.2 & 2.3 – Rosecrest Pod 32 – the item was continued from the last meeting because of issues with the storm drain, entrance, the adjacent pod and the private road. The applicant wanted the item continued to work through those issues.

Item 2.4 & 2.5 – Townhomes to Single Family – the proposal was adding 20 single family lots. At the last meeting there was concern with a few lots on the side and with the road alignment. The applicant flipped the lots and will show the alignment of the road. Chair Clint Smith asked about the included phasing plan. It was explained that the phasing plan was part of the original application and included the entire development as a comparison.

Item 2.6 – Pod 8 Elevations – a brief discussion amongst the commissioners regarding square footage, garages and walk out basements for the units took place. Matt Watson provided color boards for the elevations.

Item 2.7 – Academy Parkway – Commissioner Adam Jacobson wanted to see the lane configuration. City Engineer Blake Thomas explained that the cross section showed the trail on the wrong side of the road. The road will be five lanes and the name will be Real Vista and Academy Parkway. Parking would not be allowed on the road because there would not be a shoulder.

Item 2.8 – Mustang Trail Way Road Dedication – City Engineer Blake Thomas requested a larger road width to allow for passing and parking of cars. Chair Clint Smith asked about the sidewalk. The response was that the school will have a sidewalk. Mr. Young had referred to extending the sidewalk to the subdivisions for a safe walking route.

Item 2.9 – DeHaan 28 Lots – the proposal was rezoned under the old general plan with 2.8 units per acre and approximately 11,000 square foot lots. The detention is across the street. None of the homes will face 7530 West.

Item 2.10 – Callahan Subdivision – subdividing four individual townhomes to be sold. All townhomes are in one building. City Engineer Blake Thomas reported that the applicant did get individual meters for each building which would be the correct way to individual units and the proposal would be the last step for plat approval.

Item 3.1 – Technology and Manufacturing Zone – City Planner Bryn McCarty suggested leaving the public hearing open for recommended changes. The requested changes to the zone will need to come from the commission. Assistant City Manager Gordon Haight explained that the zone has a number of uses and it can be given a zoning condition later on. Planner McCarty noted that list of prohibited uses will be taken out of the ordinance. Any conditional use or development agreement would come before the council. The zone could be utilized in several different areas of the city. When the zone is considered in a specific location, it will be given a zoning condition at that time. The commissioners were encouraged to provide feedback and it will be brought back in a few weeks with any requested changes.

Item 3.2 – Transportation Master Plan – City Engineer Blake Thomas explained that it's been some time since it was last reviewed. Trails will be discussed further in the meeting.

Meeting Adjourned [7:01:33 PM](#)

7:00 PM - Regular Planning Commission Meeting:

Presiding: Chair Clint Smith

Commission Members Present: Adam Jacobson, Robyn Shakespear, Wade Thompson

Council Members Present: Mayor Carmen Freeman

City Staff Present: City Planner Bryn McCarty, Planner I Sandra Llewellyn, City Recorder Jackie Nostrom, Assistant City Manager Gordon Haight, City Engineer Blake Thomas, City Attorney John Brems

1. General Business:

7:07:22 PM Welcome

Chair Clint Smith welcomed those in attendance.

1.1 7:07:33 PM Invocation and Pledge

Mayor Carmen Freeman offered the invocation and City Engineer Blake Thomas led us in the pledge.

1.2 7:09:21 PM Roll call:

Full Quorum ~ Jessica Morton, Chris Berbert and Jeramy Burkinshaw absent

1.3 7:09:35 PM Approval of Minutes for: July 7, 2016

Chair Clint Smith noted a correction to the minutes; page 16 at the start of the last paragraph should be Commissioner Burkinshaw not Berbert. Commissioner Robyn Shakespear noted that on page 10, the second paragraph and third sentence should say that Jim would be moving into the back lot and that Rodney asked for the exception.

Commissioner Robyn Shakespear MOVED to approve the minutes for July 7, 2016 with two corrections noted.

Commissioner Adam Jacobson SECONDED the motion.

The motion passed unanimously.

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 Clint Smith reviewed the public comment policy and procedure.

2.1 7:12:40 PM 25C06 – Jessop – 6767 W Rose Canyon Rd – Final Approval of the CC&R's for Oak Hollow – Zone: A-.25

City Planner Bryn McCarty explained that the commission had requested changes to the architectural requirements in the CC&Rs. The applicant complied and added the requirements from the city ordinance, as

well as, an exception to allow the Planning Commission to review on a case by case basis, the homes that would not meet those requirements.

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

Commissioner Robyn Shakespear SECONDED the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

2.2 7:15:09 PM 17S16 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Proposed Subdivision of 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46 (Public Hearing held on June 16, 2016)

Chair Clint 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. Item 2.2 and 2.3 are for PUD and Subdivision. Engineering staff worked with the applicant regarding detention issues that needed to be changed. There are now two public access points. All homes will meet Rosecrest Design Guidelines. There will be a requirement that the homes face the interior roads. Commissioner Adam Jacobson asked about the width of the roads.

Matt Watson, Rosecrest Communities, responded about the width of the roads. Off of Juniper Crest Road would be a 60 foot right of way. The t-intersection would be a 53 foot Herriman City cross section. The entrance on the west side would be the same thing, 60 foot to the first intersection and then 53 foot. Commissioner Jacobson requested that item number eight in staff requirements clearly state, ‘off of the main neighborhood for lot 17’ since it’s off of that same road. Mr. Watson continued that concerns of the site plan and engineering concerns had been addressed. He asked the commission if there were any additional questions.

Commissioner Adam Jacobson MOVED to approve the item as outlined on the agenda for 82 single family lots with staff’s recommendations, with number eight modification so it shall say, lots 117, 49 and 82 may not access off of the 60 foot right of way.

Commissioner Wade Thompson SECONDED the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

2.3 7:20:05 PM 56C07-15 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46

*Commissioner Wade Thompson MOVED to approve the item with 82 lots and staff's recommendations.
Commissioner Robyn Shakespear SECONDED the motion.*

The vote was recorded as follows:

- Commissioner Adam Jacobson Yes*
- Commissioner Robyn Shakespear Yes*
- Commissioner Wade Thompson Yes*
- Chair Clint Smith Yes*

The motion passed unanimously.

2.4 7:20:58 PM 14S15-01 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Subdivision Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94 (Public Hearing held on June 16, and July 7, 2016)

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

City Planner Bryn McCarty explained that the original request was to change 44 single family lots to 94 townhomes. The applicant revised the request back to single family with an additional 20 single family lots. The proposal will be for 64 single family lots instead of 44 single family lots and no townhomes. Chair Smith asked for clarification of the total lot count.

Matt Watson explained that the original approval was for 181 single family lots. The current proposal would be for 201 single family lots. He reminded the commission about the concern with two lots that faced the first entrance road; those lots were turned. The alignment between the subdivision was adjusted. There are no driveways that face Autumn Crest Road. Commissioner Adam Jacobson requested that lot number 198 face the private road.

*Commissioner Adam Jacobson MOVED to approve the item with staff's recommendations with number eight to require that lot 198 accesses off of the private lane.
Commissioner Wade Thompson SECONDED the motion.*

The vote was recorded as follows:

- Commissioner Adam Jacobson Yes*
- Commissioner Robyn Shakespear Yes*
- Commissioner Wade Thompson Yes*
- Chair Clint Smith Yes*

The motion passed unanimously.

2.5 7:12:40 PM 56C07-10 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Planned Unit Development Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94

Commissioner Adam Jacobson MOVED to approve the item with staff's recommendations to add 20 additional single family lots, totaling 201 in the entire pod.

Commissioner Robyn Shakespear SECONDED the motion.

The vote was recorded as follows:

- Commissioner Adam Jacobson Yes*
- Commissioner Robyn Shakespear Yes*
- Commissioner Wade Thompson Yes*
- Chair Clint Smith Yes*

The motion passed unanimously.

2.6 7:30:06 PM 56C07-16 – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Final Approval of Elevations (Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 97

City Planner Bryn McCarty explained that the item was for the elevations in pod 8. An elevation for a four story building with a walk out was pointed out. The garage of the building will face the back and the front doors face the road. The elevations were displayed and applicant presented a color board during the work meeting.

Matt Watson, Rosecrest Communities, presented the color board to the commission. Commissioner Adam Jacobson asked for clarification of how the walkout would work. The response was that the walkout would avoid having a retaining wall.

Commissioner Robyn Shakespear MOVED to approve the item with colors as submitted.

Commissioner Adam Jacobson SECONDED the motion.

The vote was recorded as follows:

- Commissioner Adam Jacobson Yes*
- Commissioner Robyn Shakespear Yes*
- Commissioner Wade Thompson Yes*
- Chair Clint Smith Yes*

The motion passed unanimously.

2.7 7:34:23 PM 21S16 – Herriman City – 3950 W Academy Parkway – Proposed Subdivision for a Public Right of Way – Zone: A-1, MU-2, R-2-15 – Acres: 10 (Public Hearing held on July 7, 2016)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to show the location of the road and the layout of the road.

Commissioner Wade Thompson MOVED to approve the item.

Commissioner Adam Jacobson SECONDED the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

2.8 7:36:19 PM 26S16 – Anthem Utah, LLC – 12309 S Mustang Trail Way – Proposed Plat Approval for Road Dedication – Zone: R-2-10– Acres: 3.912 – (Public Hearing)

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to show the location of the road. The commission would not be approving the building lots they would only be approving the dedication of the road. Commissioner Wade Thompson wondered how much room was on the south side for the homes to Herriman Parkway. City Engineer Blake Thomas responded that there was about 100-120 feet. Commissioner Adam Jacobson had a concern about including a statement regarding the overlay. City Engineer Thomas explained that it had already been a comment on preliminary plans and Chair Smith explained that it was already part of the agreement with the developer.

7:38:45 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

7:39:19 PM Chair Smith closed the public hearing.

Commissioner Wade Thompson clarified that no driveways can be on Herriman Parkway and the response was affirmative.

*Commissioner Adam Jacobson MOVED to approve the item with the proposed plat and requirements as staff has outlined.
Commissioner Robyn Shakespear SECONDED the motion.*

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

2.9 7:40:44 PM 22S16 – DeHaan – 13850 S 7530 W – Proposed Subdivision of 28 Single Family Lots – Zone: A-.25 – Acres: 9.68 – Units: 28 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to show the location of the subdivision. The property was rezoned A-.25 a couple of years ago under the old general plan and therefore does not have the same density requirements as the current general plan. It was

approved with a zoning condition for up to four units per acre with half acre lots next to High Country. The road has been paved along 7530 West. The agricultural fence would be required along the back. Detention is off-site across the street. Chair Clint Smith asked about fencing requirements for north and south property lines. City Planner Bryn McCarty responded that it would be south of Prarie Oaks and nothing was required because it was next to vacant property, however, a requirement could be added.

Greg DeHaan (applicant), 7575 West Rooster Cove, explained that the development is just doubling what had been done in an adjacent property. The road was in and the storm drain was across the road to the west.

Chair Clint Smith asked about the development south and the fencing that had been installed. The response was that it had not been installed yet but he understood that there was a requirement for fencing that development.

7:46:26 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

7:46:48 PM Chair Smith closed the public hearing.

Commissioners discussed the fence and felt that a solid vinyl fence should be included along the north side.

Commissioner Adam Jacobson MOVED to approve the item with staff's recommendation with an adjustment to item five (fencing) to state along 7530 West and the north side of the property.

Commissioner Wade Thompson SECONDED the motion

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

2.10 7:47:53 PM 18S14-01 – Callahan – 14369 S Oakfield Way – Proposed Subdivision Amendment – Zone: MU-2 – Acres: .28 – Units: 4 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The subdivision would be part of the overlook subdivision under construction. The proposal was for townhome units platted as one unit. The applicant has now requested to subdivide the building into four individual units to be sold individually. The utilities have been stubbed individually.

Jeff Callahan (applicant), 5664 West Boulder Creek Road in West Jordan, would like the building to be four townhomes.

7:50:04 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

7:50:28 PM Chair Smith closed the public hearing.

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

Commissioner Wade Thompson SECONDED the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

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 7:51:13 PM 14Z16 – Herriman City – Text change to the Land Use Ordinance to create a Technology and Manufacturing Zone (Public Hearing)

City Planner, Bryn McCarty oriented the commission with information regarding a new zone. At the last general plan a category titled light industrial park/business park was added. A couple areas in the city were designated but there was not a zone to match that category. The purpose could include business office including retail, a technology/data center and office park with several types of uses. A master plan for the entire site would be required. Staff suggested removing the list of prohibited uses because if it were not listed as a conditional use it will not be allowed on the site. The commission was asked to look at the uses for this zone in several areas in the city, not only for a specific site. The zoning condition will be placed with each property. Requirements proposed for landscaping, design criteria and development agreements were briefly described. It was recommended to leave the public hearing open to take comments into consideration.

Commissioner Wade Thompson reported a concern from residents with how the buildings would look. However, he felt that the buildings would look nice and be a good change. Chair Clint Smith added that it was never a small task to implement a new zone into the city. He thanked staff for their excellent work.

7:59:31 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:

Greg Poulsen, 13657 S 6315 W, had concerns for the environment due to the proximity of the development being close to residential. He thought some thresholds for noise pollution and light pollution should be included.

A ratio for the vehicles going in and out of the development during the day should also be included as well as an set amount that could not be exceeded. He felt the traffic lights and street lights should dim at night. He would also like to see a requirement that the noise not exceed a certain decibal.

City Planner Bryn McCarty explained that most zones have permitted uses and prohibited uses. There are conditions placed to mitigate those very factors Mr. Poulsen was concerned about. The only area it could currently be located would be on Redwood Road. Any other area would have to ammend the general plan which could be denied by the commission.

Commissioner Wade Thompson asked for clarification that the only area where this zone could be allowed would be on Redwood Road. City Planner McCarty reiterated that the Redwood Road area is shown on the general plan as light industrial/business park. If a property wanted to rezone they would need to ammend the general plan to that business park designation and match the zoning. Additionally reiterating again that the general plan has to match the zoning.

Greg Poulsen understood about the conditional use, however, he was still concerned about ambiguity. He would like language that would provide stipulations stating what it would be required to operate under.

8:06:35 PM Chair Clint Smith left the public hearing open.

Chair Smith commented that the commission is trying to figure out the balance of the area and thanked Mr. Poulsen for his comments. He also felt that the conditional use process does allow the commission to look at each request individually to include stipulations. He was still weighing the decision of whether or not the allowed and prohibited uses should be included.

Commissioner Adam Jacobson felt that medical and dental clinics should not be allowed in the zone and a brief discussion took place. Commissioner Jacobson felt that it needed to be larger scale businesses, not medical and dental clinics. The hope was to entice larger projects. Planner McCarty suggested removing golf course. A discussion about specific language for obnoxious or offensive, large manufacturing services and landscaping took place. Commissioner Jacobson again voiced that the focus should be for larger projects.

Commissioner Adam Jacobson MOVED to continue the item without date, leaving the public hearing open.

Commissioner Robyn Shakespear SECONDED the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

3.2 **8:21:15 PM** 02G16 – Herriman City – Update to the Transportation Master Plan (*Public Hearing*)

City Engineer Blake Thomas updated the commission with information regarding the transportation master plan explained that the engineering staff had been working on the plan for some time. The purpose of the plan is to create a document that can help meet the transportation goals of the city and allow future development to enhance the city while minimizing negative impacts of new development. The main reason for the update is due to the growth in the city. The population in Herriman during 2000 was approximately 1,500 and in 2010 the population was 21,785. That was 1,330 percent growth which makes Herriman the second fastest growth in the state by a city by percentage. The city's latest population estimate is 34,703. The master plan develops traffic analysis zones (TAZ). The traffic demand model was based on households and employment. A table for roadway capacity was displayed. Existing traffic volumes were displayed. The average existing level of service was level A or B. Future volumes could become very busy and level of service moves to D. A request for proposal went out for a road going from Butterfield Canyon to Tooele. Options for alternative modes of transportation were shown (sidewalks, bicycle network, bus routes and trax).

8:33:29 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:

Greg Poulsen, 13657 S 6315 W, asked if the diagrams were available online. The response was the diagrams are on the city website. He wanted to be able to see the detail of the diagrams. He also wanted another chance to make comment after reviewing those diagrams.

City Planner McCarty explained that the council will have an additional public hearing and the draft will be online for a couple of weeks.

8:35:05 PM Chair Smith closed the public hearing.

Commissioner Adam Jacobson questioned why there were no roads shown south of mountain view corridor and including the mountain view extension. City Engineer Thomas explained that the mountain view extension would be a UDOT project that could be shown but it would not affect city funding. The other roads up through the west side of mountain view do not have a very good plan and may need to go through another update. If those roads were added now they would be eligible for impact fee reimbursement. However, if the impact fee is not used within six years it would have to be paid back and the roads are over six years out. Commissioner Jacobson worried that if development started in that area it may be difficult to have larger corridors in the area and have appropriate funding.

Commissioners thanked staff for the work on the plan. Chair Smith thanked staff for their work on the master plan. He was grateful for the preparation with the demand planned for proper infrastructure. He wondered when the next update to the master plan would be necessary. City Engineer Thomas' response was with every annexation and about every 2-3 years.

Commissioner Adam Jacobson felt fine with the plan, he suggested that the council look at the area south of mountain view corridor, including the mountain view extension because it is a concern and since the fee would be a council decision it makes sense that they should decide whether or not they want to plan ahead for that area.

Commissioner Adam Jacobson MOVED to recommend approval of the item with staff recommendations and the comment to the council as discussed.

Commissioner Robyn Shakespear SECONDED the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Yes

Commissioner Robyn Shakespear Yes

Commissioner Wade Thompson Yes

Chair Clint Smith Yes

The motion passed unanimously.

4. 8:41:56 PM Chair and Commission Comments:

Commissioner Adam Jacobson realized during the meeting that there was a school without a road to it. He felt the city needed to protect themselves in the future. He felt there was a lot of pressure on staff to catch things like road cuts in developments. He understood that the road was being tied in but he didn't feel it was fair that staff had to deal with that. He advised, for the future, that the subdivision road be part of the school. Chair Smith thought that was a very good point and noted that when the city grows so fast sometimes it's tough to stay ahead of the curve.

5. Future Meetings:

5.1 City Council – Wednesday, August 10, 2016 @ 7:00 PM

5.2 Planning Commission Meeting – Thursday, August 18, 2016 @ 7:00 PM

6. Adjournment:

Chair Smith called for a motion to adjourn.

Commissioner Adam Jacobson MOVED to adjourn the meeting. All voted yes and the motion passed unanimously. The meeting adjourned at 8:43:53 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 August 4, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder



Date of Meeting: 08/18/16	
File #	41C16
Applicant	CEI Engineering Associates
Address	5402 W 13400 S
Request	Conditional Use for a Carl's Jr

Request for 41C16 - Meeting Date 8/18/2016

The applicant is requesting approval of a conditional use permit for a Carl's Jr.

Site

The parcel is located at approximately 5402 W 13400 S and contains 0.82 acres.

Zoning

The site is zoned MU-2.

Discussion

The property is part of the Herriman Towne Center. The HTC is zoned MU-2, Mixed Use. The MU-2 zone requires an approved master plan that allows for specific areas of residential and commercial. Each user comes in for final site plan and building elevation approval. The HTC has an approved master plan that shows this area along 13400 South as commercial.

The application is for a Carl's Jr restaurant. The restaurant is proposed to have a drive-thru. A restaurant requires 3 spaces per 100 square feet of customer floor area. Staff calculates this to be 25 parking spaces. The site plan indicates there are 31 spaces provided.

The property is adjacent to residential on the north and east sides. The applicant will be required to install a 6 foot precast masonry wall along the north and east property lines.

The HTC Architectural Review Committee has to review and approve all site plans and buildings elevations. The HTC ARC has reviewed and approved the information as submitted.

Recommendation

Staff recommends granting approval of the conditional use permit for a Carl's Jr 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 north property line.
7. Building elevations, including materials board, are approved as submitted.
8. Provide a 6 foot precast masonry wall along the north and east property lines. This wall should match the existing wall adjacent to America First Credit Union.
9. Install curb, gutter, sidewalk, and park strip on all public streets.
10. No signs are approved with this request, separate approval will be required.
11. Screen all outside trash and dumpster areas.
12. Minimum of 31 parking stalls.
13. Site lighting to meet the Herriman Towne Center light requirements.
14. Provide on-site storm water detention if overall development did not account for detention in their system.





Land Use Application

Address or location of site 5402 13400 South, Herriman, Utah, 84096

Size of Parcel 35650 sq ft (0.82 acre)

What is Requested (explain in detail)?

Current zoning of the site is MU-2 Mixed Use- 2 (C-2 Commercial Zone Land use regulations used). The proposed land use of Carl's Jr. requires a Permit to be allowed.

If applicable, square footage of proposed building(s) or addition (all stories combined), 2,450 square feet

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

Property Owner's Name America First Federal Credit Union

Mailing Address Po Box 9199

City Ogden State UT Zip Code 84409

Telephone 801-827-7161 Cell Number 801-827-7161 E-mail Cshaw@americafirst.com

Applicant/Agent CEI Engineering Associates

Mailing Address 3030 LBJ Freeway, Suite 100

City Dallas State TX Zip Code 75234

Telephone 479-254-1475 Cell Number 913-707-8580 E-mail msilva@ceieng.com

Subject to Purchase or Lease: _____ or Present Owner of Property: _____

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

Current Use of Subject Property Vacant land

Proposed Development Name Carl's Jr

For Herriman Use Only

Date of Submittal 7-29-16 Filing Fee \$1,000 File Number _____
Receipt Number _____ Accepted by pm DRC -PC 8-18-16

Sandra Llewellyn

From: Christopher Grayson <graysoninc@gmail.com>
Sent: Wednesday, August 10, 2016 6:19 PM
To: Plan
Subject: Objection to proposed Carl's Jr.

I just received a notice in the mail that you're planning on letting a Carl's Jr be build right next to our house. Needless to say I'm not very thrilled about this.

How do I register an official complaint or objection to this?

Also, what is the time and location for the Aug 18th meeting?

Regards,
Chris Grayson

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



Matt Watson
HTC Communities, LLC
Design Review Committee Chairman
4393 Riverboat Road, #450
Salt Lake City, UT 84123

August 12 2016

Megan Silva
CEI

RE: Herriman Towne Center Carl's Jr. design review

Dear Ms. Silva,

The Herriman Towne Center Design Review Committee (HTCDRC) has reviewed the revised site plan, landscape plan, elevations, and monument sign sent on 8/12/16. The plans are approved with the attached comments. Thank you for your submittal.

Sincerely,

A handwritten signature in dark ink, appearing to read "Matt Watson", with a long horizontal line extending to the right.

Matt Watson
HTCDRC Chairman

1. Site Plan

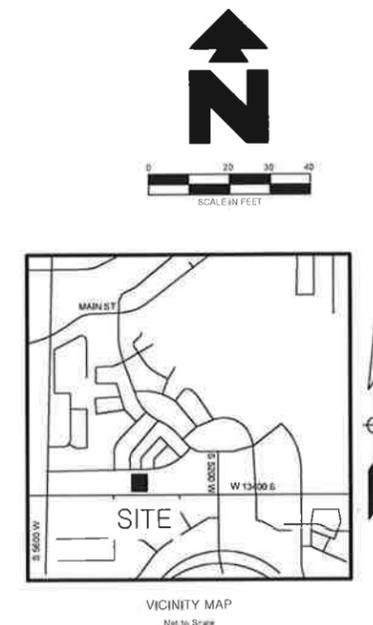
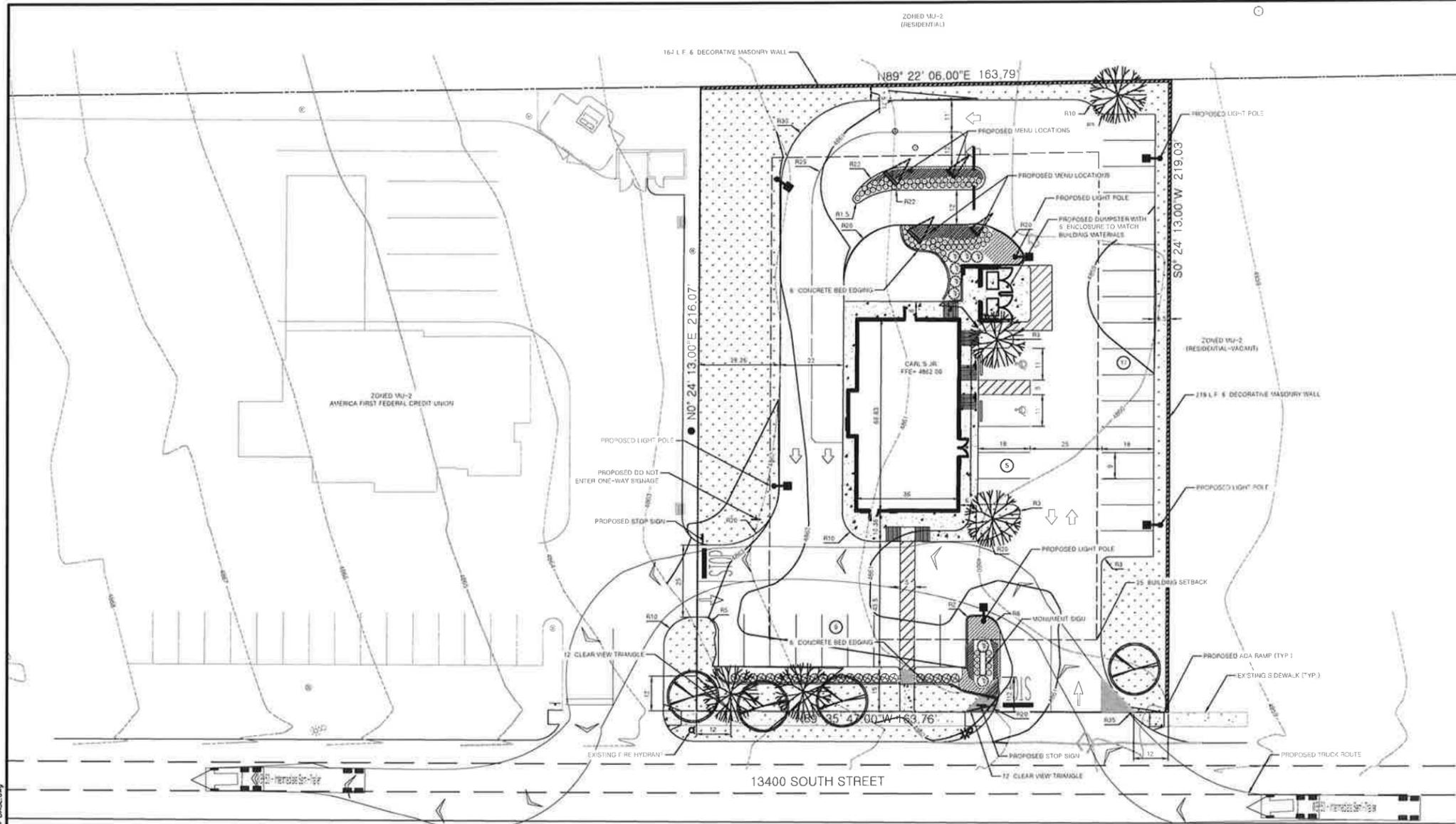
- (a) Parking lot lights are required to meet Herriman City Standards. The pole and fixture approved for this shopping center can be found in the City's engineering standards (SL-14 and/or SL-15).

2. Signage

- (a) Order board max. height 6 feet. Max. Menu board area is 25 SF.

3. Attachments

- (a) 8/12/16 Site plan redlined
- (b) 8/12/16 Landscape plan redlined
- (c) 8/12/16 Elevations redlined
- (d) 8/12/16 Monument Sign redlined



PROPOSED

- PROPERTY LINE
- CONCRETE CURB AND GUTTER
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS
- ADA STRIPING
- TRAFFIC SIGN
- LIGHT FIXTURE

SITE DATA

EXISTING ZONING:	MU-2 (MIXED USE-2), COMMERCIAL ZONE
PROPOSED ZONING:	SAME (USE WILL REQUIRE SPECIAL USE PERMIT)
PROPOSED USE:	CARL'S JR.
SQUARE FOOTAGE OF SITE:	±35,650 SQ. FT. (±0.82 ACRE)
BUILDING AREA (GROSS SQUARE FOOTAGE):	±2,450 SQ. FT.
REQUIRED PARKING (3 SPACES PER 100 S.F. CUSTOMER FLOOR AREA):	25
PROVIDED PARKING:	31 SPACES

CONTACT INFORMATION

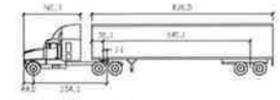
APPLICANT	CEI ENGINEERING ASSOCIATES 3030 LBJ FRIEWAY, SUITE 100 DALLAS, TX 75234 (972) 488-3737 MSUVA@CEIENG.COM
OWNER	AMERICA FIRST CREDIT UNION PO BOX 9189 ODEN, UT 84409 (801) 827-7161 CSHAW@AMERICAFIRST.COM
DEVELOPER	VERDAD REAL ESTATE DEREK BROWN 1240 CAMP STREET NEW ORLEANS, LA 70130 DBROWN@VERDADREAL.COM

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
PARK STRIP LANDSCAPE	ONE (1) TREE SHALL BE PLANTED PER 30 LINDER FEET OF STREET FRONTAGE	164 LF OF STREET FRONTAGE = 6 TREES REQUIRED	6 TREES PROVIDED
SITE LANDSCAPE AREA	ALL NEW DEVELOPMENT SHALL REQUIRE AT LEAST FIFTEEN PERCENT (15%) OF THE TOTAL SITE LANDSCAPED	TOTAL SITE AREA = 35,650 S.F. LANDSCAPED AREA = 5,348 S.F.	28.0% SITE LANDSCAPED
PARKING LOT LANDSCAPE	INTERIOR PARKING LOT LANDSCAPE IS REQUIRED FOR ANY VEHICULAR USE OF TWELVE (12) PARKING SPACES OR FIVE THOUSAND (5,000) SQUARE FEET OF PAVEMENT, WHICHEVER IS GREATER	31 PARKING SPACES = INTERIOR LANDSCAPING REQUIRED	PROVIDED
	DECIDUOUS SHADE TREES SHALL BE PLANTED WITHIN ALL PARKING LOTS ON THE BASIS OF ONE TREE FOR EACH TWELVE (12) PARKING SPACES.	31 PARKING SPACES = 3 TREES REQUIRED	3 TREES PROVIDED
	PLANTER BAYS OR ISLANDS CONTAINING TREES SHALL HAVE A MINIMUM PLANTING AREA OF TWENTY-FIVE (25) SQUARE FEET, AND SHALL HAVE A MINIMUM WIDTH OF FIVE FEET (5') MEASURED FROM THE BACK OF THE CURB.		PROVIDED

LANDSCAPE SCHEDULE

TREES						
QTY	COMMON NAME BOTANICAL NAME	ROOT	SIZE/HT AT PLANTING	SPACING	NOTES	
4	RED MAPLE ACER RUBRUM "AUTUMN FLAME"		3" CALIPER	SEE PLAN		
5	LACE BARK ELM ULMUS PARVIFOLIUM		3" CALIPER	SEE PLAN		
SHRUBS / GROUNDCOVERS						
QTY	COMMON NAME BOTANICAL NAME	ROOT	SIZE/HT AT PLANTING	SPACING	NOTES	
8	WILLIAM PENN BARBERRY BERBERIS GLADWYNENSIS "WILLIAM PENN"	CONTAINER	5 GAL	48" O.C.		
24	BROOKSIA GREENSTEM FORSYTHIA VIRIDISSIMA "BROOKSIA"	CONTAINER	1 GAL	24" O.C.		
24	GULF STREAM NANDINA NANDINA DOMESTICA "GULF STREAM"	CONTAINER	5 GAL	36" O.C.		
24	HARBOR DWARF NANDINA NANDINA DOMESTICA "HARBOR DWARF"	CONTAINER	1 GAL	36" O.C.		
28	"BALLERINA" INDIAN HAWTHORN RHAPHILOPIS INDICA "BALLERINA"	CONTAINER	3 GAL	24" O.C.		
	KENTUCKY BLUE GRASS				SOLID 800	



WB-67
Truck Width: 96.0' (to top of the trailer)
Truck Trail: 152.0' (to rear of the trailer)
Truck Height: 13.0' (to top of the trailer)

NOTE: THIS DRAWING IS A PRELIMINARY CONCEPT ONLY. THE INFORMATION AND DATA SHOWN HEREIN ARE FOR GENERAL INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

JOB # 28604 DRAWING: 28604 BASE.DWG BY: MP/ARCS LOCATION: F:\28604\28604-01\Drawings\Concept\Rev-01\28604 BASE.DWG

28604
CEI PROJECT NO. INITIAL DATE: 7/29/16
SPCH: MPM DES: MMS
MMS: MMS

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ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3030 LBJ FRIEWAY, SUITE 100 DALLAS, TX 75234 (972) 488-3737 FAX (972) 488-8732

CARL'S JR
5402 W 13400 S

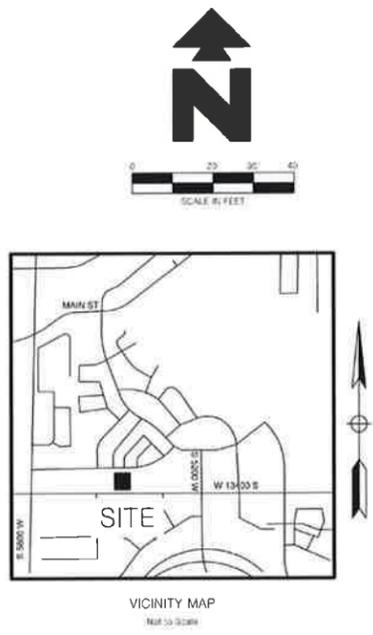
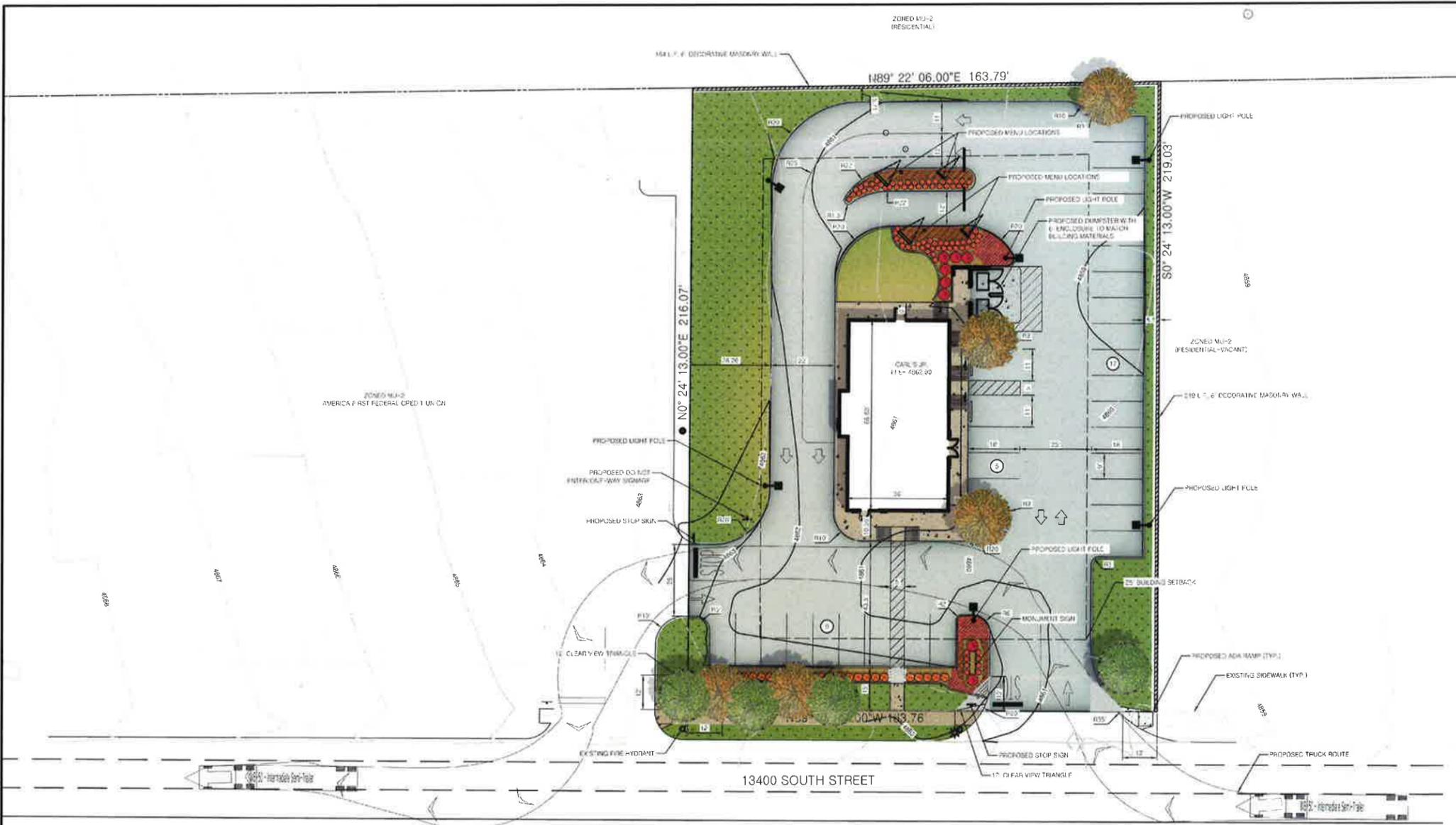
UTAH

SITE PLAN

REV DATE: 7/29/16
REV: 0

SHEET NO. c-1

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PROPOSED

- CONCRETE CURB AND GUTTER
- PROPOSED PARKING SPACES
- LANES OF SIDEWALKS AND CONCRETE APRONS
- ADA STRIPING
- TRAFFIC SIGN
- LIGHT FIXTURE

SITE DATA

EXISTING ZONING:	MU-2 (MIXED USE-2), COMMERCIAL ZONE
PROPOSED ZONING:	SAME (USE WILL REQUIRE SPECIAL USE PERMIT)
PROPOSED USE:	CARL S JR
SQUARE FOOTAGE OF SITE:	±35,650 SQ. FT. (±0.82 ACRE)
BUILDING AREA (GROSS SQUARE FOOTAGE):	±2,450 SQ. FT.
REQUIRED PARKING:	25
(5 SPACES PER 100 S.F. CUSTOMER FLOOR AREA)	
PROVIDED PARKING:	31 SPACES

CONTACT INFORMATION

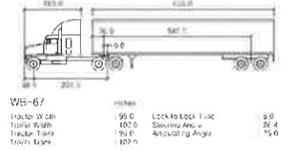
APPLICANT	CE ENGINEERING ASSOCIATES 5230 LBJ FREEWAY, SUITE 100 DALLAS, TX 75234 (972) 465-3727 MSLVA@CE-ENG.COM
OWNER	AMERICA FIRST CREDIT UNION 6301 ROCK SPRING CADDEN, LA 70449 (801) 827-7161 CS@AMFIRSTCREDIT.COM
DEVELOPER	VERDAD REAL ESTATE GEREK BROWN 1273 CAMP STREET NEW ORLEANS, LA 70130 0693W@VERDADREAL.COM

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
PARK STRIP LANDSCAPE	ONE (1) TREE SHALL BE PLANTED PER 30 LINEAR FEET OF STREET FRONTAGE	164 LF OF STREET FRONTAGE = 6 TREES REQUIRED	6 TREES PROVIDED
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PARKING LOT LANDSCAPE	DECIDUOUS 5-10' TREES SHALL BE PLANTED WITHIN ALL PARKING LOTS ON THE BASIS OF ONE TREE FOR EACH TWELVE (12) PARKING SPACES	31 PARKING SPACES = 3 TREES REQUIRED	3 TREES PROVIDED
	DECIDUOUS 5-10' TREES SHALL BE PLANTED WITHIN ALL PARKING LOTS ON THE BASIS OF ONE TREE FOR EACH TWELVE (12) PARKING SPACES	31 PARKING SPACES = 2 TREES REQUIRED	2 TREES PROVIDED
	PLANTING ISLANDS CONTAINING TREES SHALL HAVE A MINIMUM PLANTING AREA OF TWENTY-FIVE (25) SQUARE FEET AND SHALL HAVE A MINIMUM WIDTH OF FIVE FEET (5') MEASURED FROM THE BACK OF THE CURB		PROVIDED

LANDSCAPE SCHEDULE

QTY	COMMON NAME BOTANICAL NAME	ROOT	SIZE/HT AT PLANTING	SPACING	NOTES
6	RED MAPLE ACER RUBRUM CULTIVAR FLAME		5' CALIPER	SEE PLAN	
5	LACE BARK ELM ULMUS PARVIFLUM		5' CALIPER	SEE PLAN	
SHRUBS / GROUNDCOVERS					
18	WILLAM PENN BARBERRY BERBERIS GLADYNIENSIS WILLAM PENN	CONTAINER	1 GAL	48" O.C.	
24	BROWNESSIA GREENSTEM FORSYTHIA V RIDISSIMA BROUXENSIS	CONTAINER	1 GAL	24" O.C.	
24	SOFT STEAM NANNINA NANNINA DOMESTICA HARBOR DWARF	CONTAINER	1 GAL	36" O.C.	
25	HAWTHORN INDIAN BUSH BALLERINA	CONTAINER	1 GAL	36" O.C.	
	KENTUCKY BLUE GRASS				SOLID SOG



NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

JOB # 28604 DRAWING: 28604 BASE.dwg LAST SAVED BY: MPM/MS LAST SAVED: 11/29/2016 10:51:13 AM

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3630 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234

CARL'S JR
6502 W 13400 S

SITE PLAN

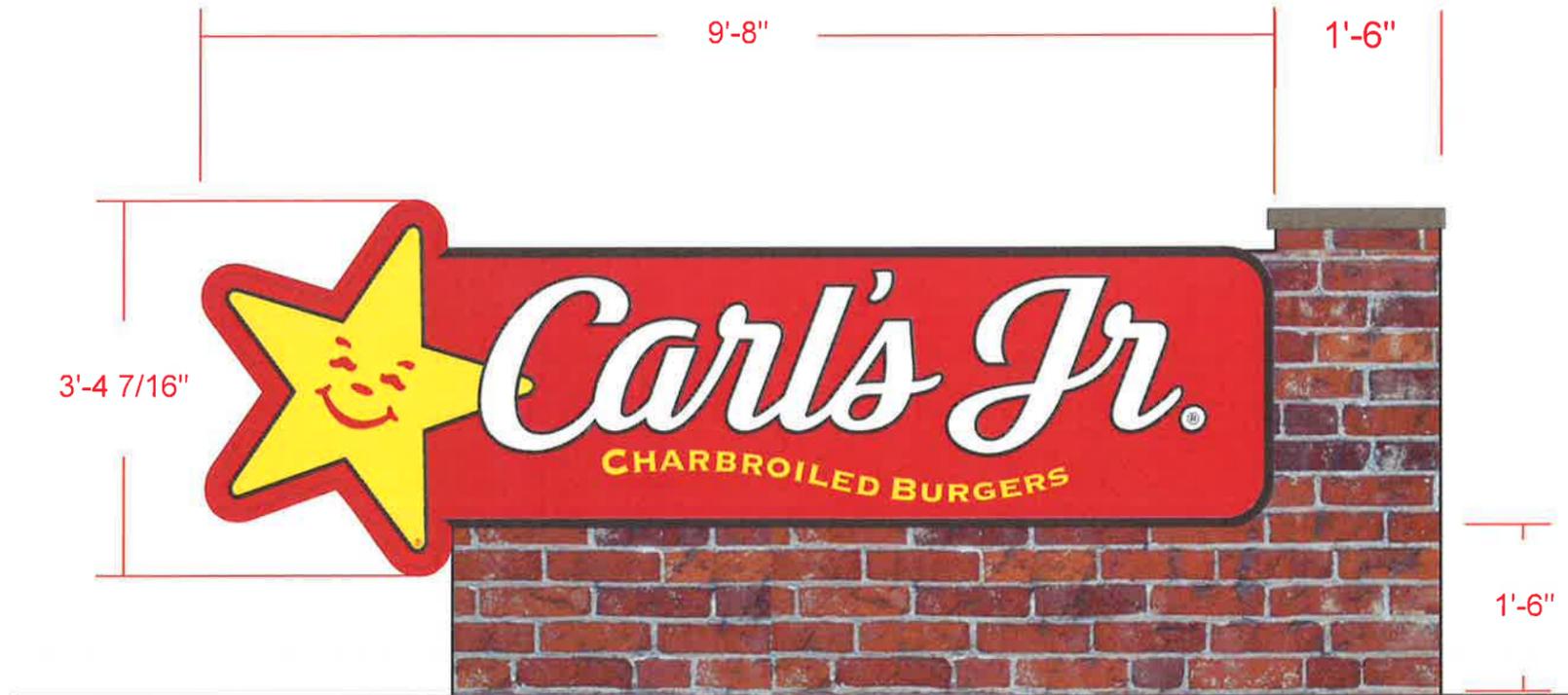
REV DATE: 7/29/16
REV: 0

SHEET NO: C 1

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CUSTOM MONUMENT

Base by the GC or "others"



- BLACK #N923SP (MAP) SATIN FINISH
PROCESS BLACK (PMS)
- MATCH #403 WHITE (LACRYL)
- MATCH #3630-73 RED (3M)
- MATCH #3630-015 YELLOW (3M)



Location: Herriman UT	AGI Rep: C.M.	Drawn by: MAH
Survey ID: 5402 W 13400 S	Project Title: Hardee's	This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. If submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was rendered, nor any special features peculiar to this design be incorporated in other projects.
Site ID: N/A	Scale: 1/2"=1'	
Date: 8/4/16	Date Revised: 8/9/16	



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Date of Meeting: 08/18/16	
File #	39C16
Applicant	Technology Associates/Verizon Wireless
Address	15305 S 3200 W
Request	Proposed Verizon Wireless Monopole

Request for 39C16 - Meeting Date 8/18/2016

The applicant is requesting conditional use approval for a communication monopole.

Site

The parcel is located at approximately 15305 S 3200 W and contains 110 acres.

Zoning

The site is zoned A-1.

Ordinance

10-19-30: MONOPOLES:

In addition to the other provisions of this title, monopoles are allowed in the zones in which they are listed, subject to the conditions set forth in this section:

A. Monopoles must be constructed so as to allow a collocation of a second user on the base or original pole.

B. The height of the pole is limited to fifty feet (50') above grade, unless approved by the planning commission for a greater height, but in no case greater than one hundred feet (100') above grade.

C. The planning commission shall determine the distance between a monopole and residential uses. The suggested distance is one hundred fifty feet (150').

D. The applicant shall submit images or drawings of the proposed monopole to show what it will look like when built. The images or drawings shall show two (2) vantage points as determined by the staff.

E. Property owners within six hundred feet (600') of the monopole shall be given notice of the public meeting before the planning commission granting conditional use.

F. Every effort should be made to keep the pole one hundred feet (100') from a public street.

G. Each telecommunication company requesting a monopole must submit a general master plan of the proposed number of poles projected within the city limits over the subsequent three (3) years.

H. The monopole and the site the pole occupies are to be properly maintained. The pole must be removed within sixty (60) days after the communications use is discontinued.

I. Poles may be required to be designed to blend into their surroundings. (Ord. 14-22, 8-14-2014)

Background

A monopole is listed as a conditional use in this zone, as long as it's on a public or quasi-publicly owned utility site. The tower is proposed on property owned by Jordan Valley Water Conservancy District.

Issues

The proposed tower is 80 feet tall. The ordinance limits towers to 50 feet above grade, but allows the Planning Commission to approve towers up to 100 feet tall.

The applicant has submitted photo simulations showing what the tower will look like from three different locations. The proposed location of the tower is approximately 1,500 feet from the edge of the Jordan Valley property to the west. The Mountain View Corridor is directly to the south.

Recommendation

Staff recommends granting approval of the conditional use permit for a communication monopole with the following:

Requirements

1. Receive and agree to the recommendations from other agencies.
2. Install a 6' high solid visual barrier fence around the periphery of the property.
3. The tower must be constructed so as to allow a collocation of a second user on the base or original pole.
4. The height of the pole is limited to 80 feet above grade.
5. The monopole and the site the pole occupies are to be properly maintained. The pole must be removed within sixty (60) days after the communications use is discontinued.



Land Use Application

Address or location of site 15305 South 3200 West, Herriman, UT 84065

Size of Parcel 110.88 Acres

What is Requested (explain in detail)?

Verizon is requesting the installation of an unmanned wireless communication facility including an 80' monopole with a 12'x26' equipment shelter at the base. This will act as a relocation of an existing rooftop site on the JVWCD building.

If applicable, square footage of proposed building(s) or addition (all stories combined). 2500 sq. feet

If the request is residential, how many and what type of units (apartment, condo, etc). N/A

Property Owner's Name Jordan Valley Water Conservancy District

Mailing Address 8215 South 1300 West

City West Jordan State UT Zip Code 84088

Telephone 801-565-4300 Cell Number 801-865-8189 E-mail jtc@jvwcd.org

Applicant/Agent Technology Associates/Verizon Wireless (Dakota Hawks)

Mailing Address 5710 South Green Street

City Murray State UT Zip Code 84123

Telephone 801-651-4769 Cell Number 801-651-4769 E-mail dakota.hawks@taec.net

Subject to Purchase or Lease: or Present Owner of Property:

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

Current Use of Subject Property Jordan Valley Water District Facility

Proposed Development Name SAL Bluffdale (Verizon Site Name)

For Herriman Use Only

Date of Submittal 7-27-16 Filing Fee \$1000 File Number 39C16

Receipt Number 372483 Accepted by Tom DRC — PC 8-18-16



SAL BLUFFDALE

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - MONOPOLE

EAST

View From Mountain View Corridor Eastbound

EXISTING SITE



PHOTO SIMULATION - 80' MONOPOLE TOWER



AERIAL LOCATION



Drawn By: Daniel Thurgood
Salt Lake City Office
Drawn For: Herriman City
Planning Commission

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275





SAL BLUFFDALE

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - MONOPOLE

WEST

View From Mountain View Corridor Westbound

EXISTING SITE



PHOTO SIMULATION - 80' MONOPOLE TOWER



AERIAL LOCATION



Drawn By: Daniel Thurgood
Salt Lake City Office
Drawn For: Herriman City
Planning Commission

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275



SAL BLUFFDALE

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - MONOPOLE

SOUTH

View From Canal

EXISTING SITE



PHOTO SIMULATION - 80' MONOPOLE TOWER



AERIAL LOCATION

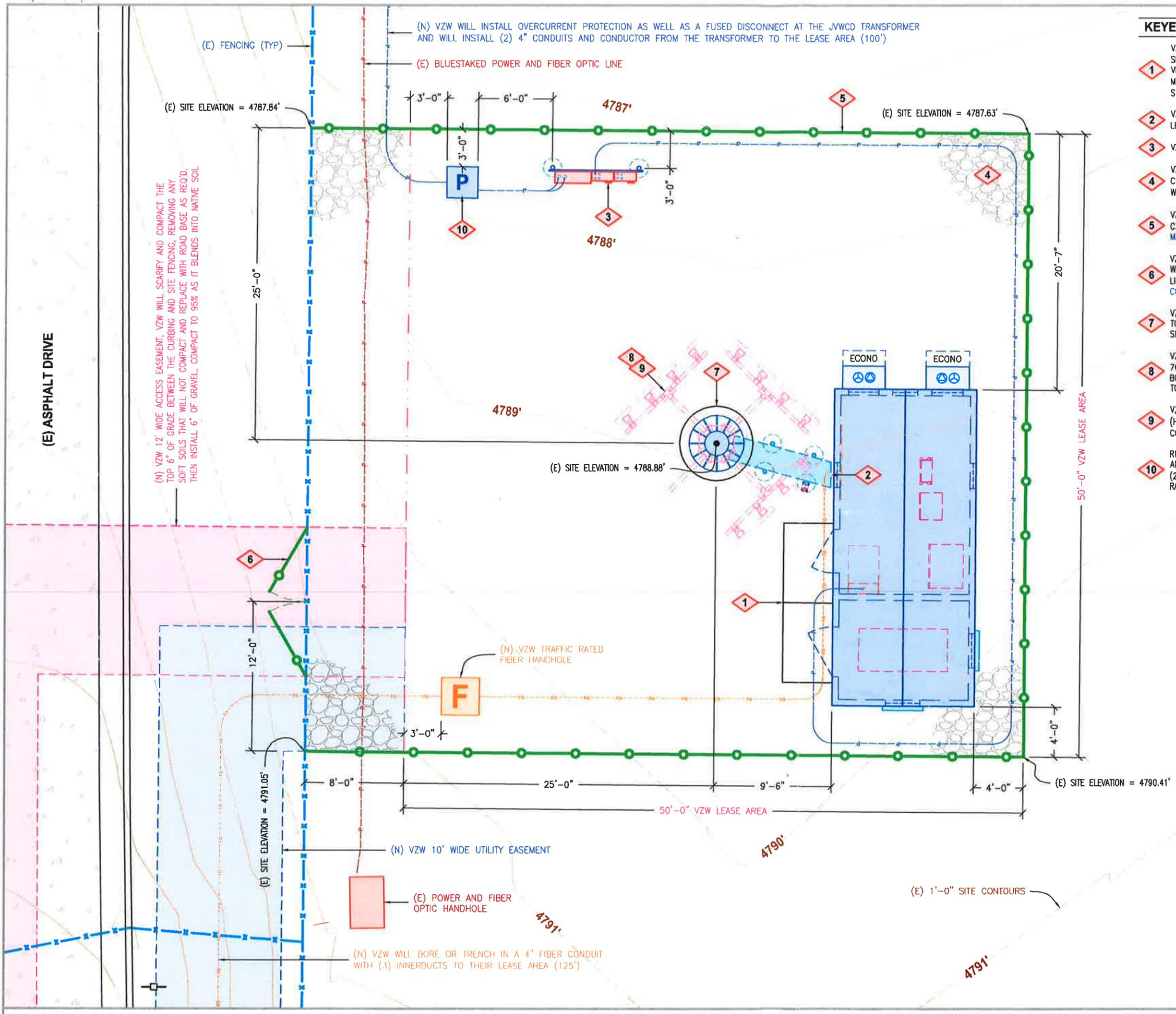


Drawn By: Daniel Thurgood
Salt Lake City Office
Drawn For: Herriman City
Planning Commission

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275





KEYED NOTES

- 1 VZW FIBREBOND 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
- 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 3 VZW UTILITY RACK, SEE C302/1.
- 4 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 5 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3. NEW FENCING MUST BE BLACK VINYL COATED TO MATCH EXISTING FENCING.
- 6 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE TO BE ADDED IN THE EXISTING FENCE LINE, SEE C302/4. NEW FENCING MUST BE BLACK VINYL COATED TO MATCH EXISTING FENCING.
- 7 VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 8 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRR'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 9 VZW CONTRACTOR TO INSTALL (2) 6" MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 10 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.



VERIZON WIRELESS
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088

TAEC
 Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
 CHECKED BY: DAKOTA H

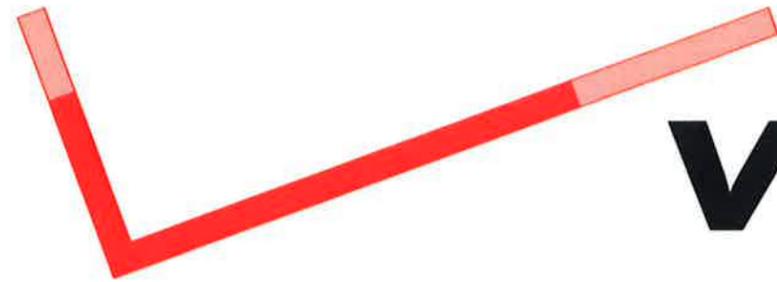
REV	DATE	DESCRIPTION
3	06.29.2016	REVISIONS PER LL
2	06.08.2016	REVISIONS PER RW
1	08.08.2016	REVISIONS PER RW
0	06.07.2016	ZONING DRAWINGS

SAL - BLUFFDALE
 SW SEC 16, T4S, R1W
 15305 SOUTH 3200 WEST
 RIVERTON, UTAH 84065
 -- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101





verizon wireless

SAL - BLUFFDALE

verizon
wireless

VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAKOTA H

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
15305 SOUTH 3200 WEST
RIVERTON, UTAH 84065

LATITUDE AND LONGITUDE:
N 40°28'16.67", W 111°58'01.70"

ZONING JURISDICTION:
RIVERTON CITY

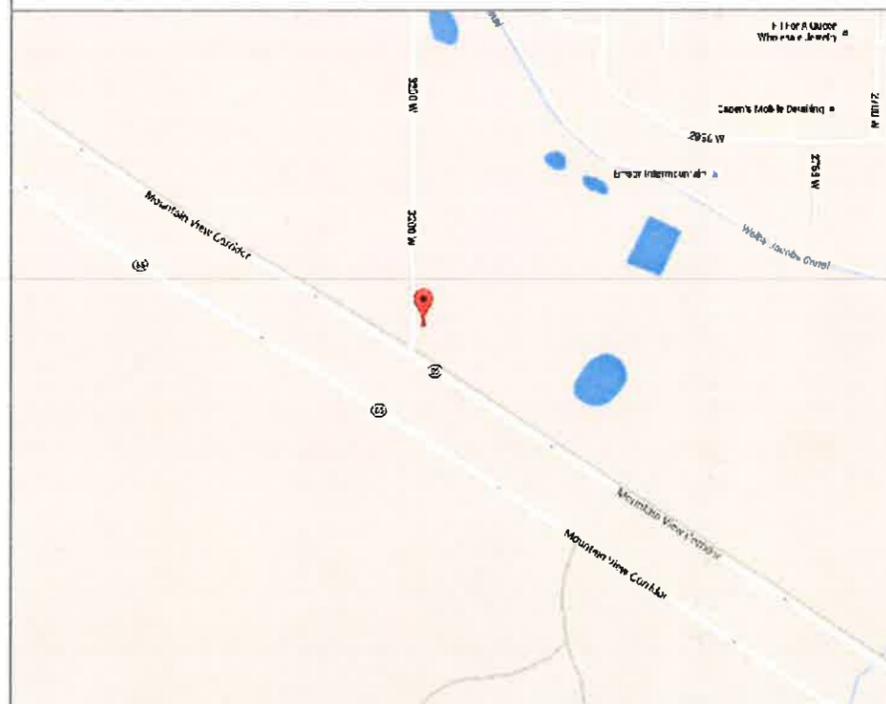
PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH EQUIPMENT LOCATED INSIDE A 11'-6" X 25'-5.5" PREFABRICATED EQUIPMENT SHELTER

TYPE OF CONSTRUCTION:
PRE-FAB SHELTER, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
JORDAN VALLEY WATER CONSERVANCY DISTRICT

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE MOUNTAIN VIEW CORRIDOR SOUTH 9 MILES TO PORTER ROCKWELL BLVD (THE END OF MOUNTAIN VIEW CORRIDOR). TURN LEFT AND TAKE ANOTHER LEFT ONTO NORTHBOUND MOUNTAIN VIEW CORRIDOR AND CONTINUE NORTH FOR 0.9 MILES TO THE SOUTH ENTRANCE OF THE JORDAN VALLEY WATER TREATMENT PLANT (3200 WEST). THE SITE WILL BE LOCATED ON THE EAST SIDE OF THE ROAD JUST PAST THE GATES.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:

VERIZON WIRELESS RF ENGINEER:

TAEC SITE ACQUISITION:

TAEC CONSTRUCTION MANAGER:

SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	3	06.29.2016
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	3	06.29.2016
C101	ENLARGED SITE PLAN	3	06.29.2016
C200	SITE ELEVATIONS	2	06.08.2016

REV	DATE	DESCRIPTION
3	06.29.2016	REVISIONS PER LL
2	06.08.2016	REVISIONS PER RW
1	06.08.2016	REVISIONS PER RW
0	06.07.2016	ZONING DRAWINGS

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: DAKOTA HAWKS
PHONE: 801-651-4769

SAL - BLUFFDALE
SW SEC 16, T4S, R1W
15305 SOUTH 3200 WEST
RIVERTON, UTAH 84065
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100

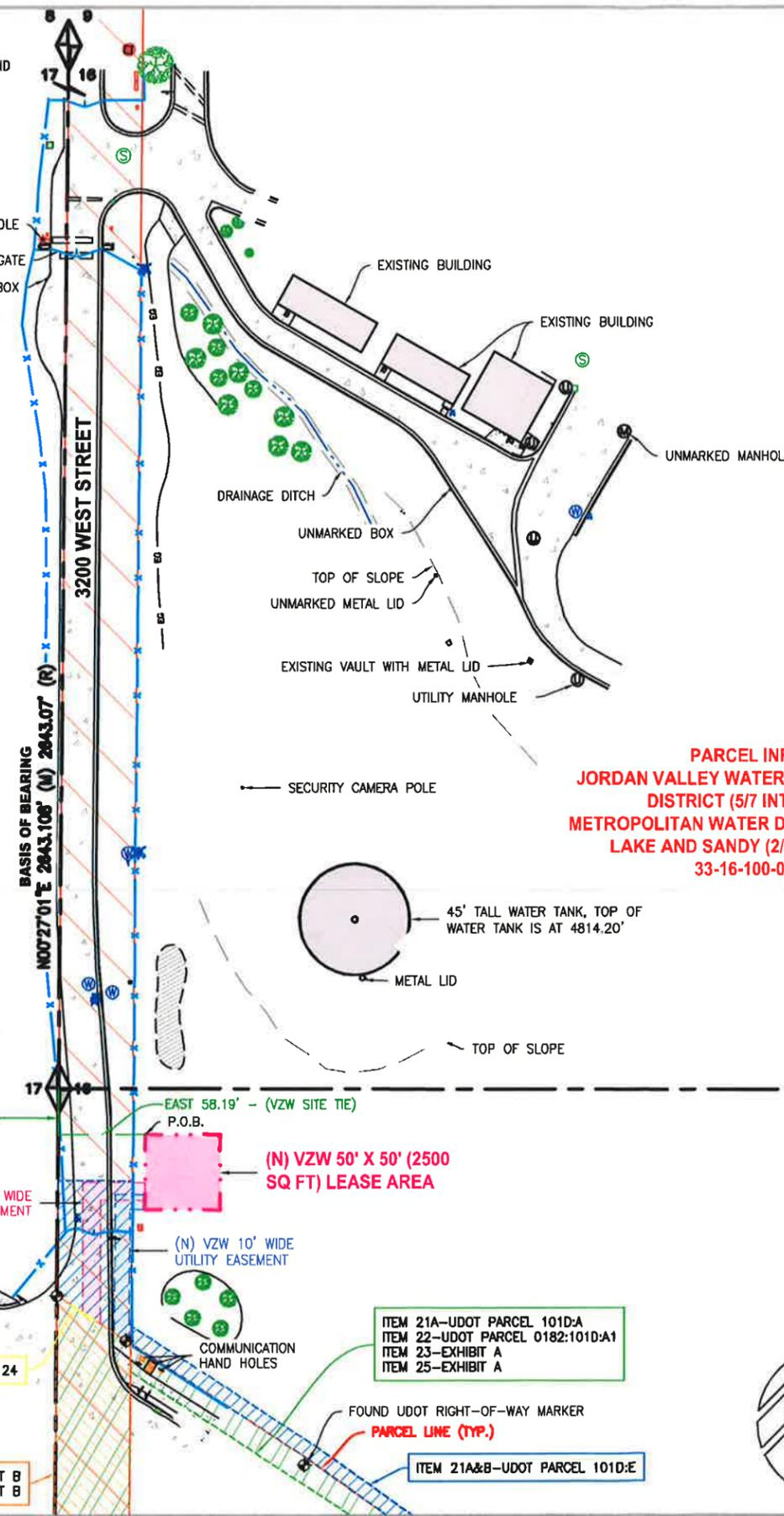


UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG



FOUND BRASS CAP MONUMENT
NORTHWEST CORNER
SECTION 16, TOWNSHIP 4 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN

LIGHT POLE
LIFT GATE
LIFT GATE CONTROL BOX



INFORMATION FOR THE CENTER OF THE VZW LEASE AREA

STATE PLANE COORDINATES - NAD 83 (FT)
NORTHING=7340744.33, EASTING=1510451.67

GEODETIC COORDINATES - NAD 83
LATITUDE = N 40°28'16.67"
LONGITUDE = W 111°58'07.70"

GROUND ELEVATION - NAVD88
4789' A.M.S.L.

STATE OF UTAH, CENTRAL ZONE

PARCEL INFO:
JORDAN VALLEY WATER CONSERVANCY DISTRICT (5/7 INTEREST)
METROPOLITAN WATER DISTRICT OF SALT LAKE AND SANDY (2/7 INTEREST)
33-16-100-032

FOUND BRASS CAP MONUMENT
WEST QUARTER CORNER SECTION 16,
TOWNSHIP 4 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SOUTH 30.90'
(VZW SITE TIE)

EAST 58.19' - (VZW SITE TIE)
P.O.B.

(N) VZW 12' WIDE
ACCESS EASEMENT

(N) VZW 50' X 50' (2500
SQ FT) LEASE AREA

(N) VZW 10' WIDE
UTILITY EASEMENT

ITEM 21A-UDOT PARCEL 101D:A
ITEM 22-UDOT PARCEL 0182:101D:A1
ITEM 23-EXHIBIT A
ITEM 25-EXHIBIT A

FOUND UDOT RIGHT-OF-WAY MARKER

PARCEL LINE (TYP.)

ITEM 21A&B-UDOT PARCEL 101D:E

ITEM 23-EXHIBIT B
ITEM 25-EXHIBIT B



CERTIFICATE OF SURVEY:

I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 30.90 FEET AND EAST 58.19 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARING BEING NORTH 00°27'01" EAST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE SOUTH 89°34'47" EAST 50.00 FEET; THENCE SOUTH 00°25'13" WEST 50.00 FEET; THENCE NORTH 89°34'47" WEST 50.00 FEET; THENCE NORTH 00°25'13" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2500 SQ. FT. OR 0.057 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 88.90 FEET AND EAST 57.91 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARING BEING NORTH 00°27'01" EAST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 89°34'47" WEST 35.56 FEET; THENCE SOUTH 84.83 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR AND TERMINATING.

CONTAINS: 0.033 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS / ROCKY MOUNTAIN POWER UTILITY EASEMENT DESCRIPTION:

A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 75.90 FEET AND EAST 57.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARING BEING NORTH 00°27'01" EAST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 89°34'47" WEST 14.74 FEET; THENCE SOUTH 00°23'48" WEST 90.72 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR AND TERMINATING.

CONTAINS: 0.024 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:

- (1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.
- (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.

- (M) = MEASURED BEARING OR DISTANCE.
- (R) = RECORDED BEARING OR DISTANCE.
- (CALC) = CALCULATED BEARING OR DISTANCE.

(3) REFERENCE PLATS:

(A) SURVEY NO. S2005-12-0829, PARCEL COMBINATION SURVEY FOR JORDAN VALLEY WATER CONSERVANCY DISTRICT, DATED DECEMBER 1, 2005.

(4) SCHEDULE B NOTES PER BONNEVILLE SUPERIOR TITLE COMPANY COMMITMENT NO. 01459-12826, DATED MARCH 31, 2016:

- (A) ITEM 13 - REFERENCES POSSIBLE EASEMENTS ON PARCEL, HOWEVER NO EASEMENT DOCUMENTS LISTED OR PROVIDED (NOT SHOWN ON PLAT).
- (B) ITEM 14 & 15 - WELBY CANAL IS LOCATED ALONG THE NORTH LINE OF PARCEL OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
- (C) ITEM 16 - TELLURIDE POWER EASEMENT IN BOOK 3C OF LEAS AND LEASES AT PAGE 396. IS A BLANKET EASEMENT AFFECTING AN AREA NORTHWEST OF SITE, OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
- (D) ITEM 17 - UTAH POWER & LIGHT CO. POLE LINE EASEMENT IN BOOK 3104 AT PAGE 375, LOCATED NORTH OF SITE, OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
- (E) ITEM 18 - UTAH POWER & LIGHT CO. POLE LINE EASEMENT IN BOOK 3104 AT PAGE 376, LOCATED NORTH OF SITE, OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
- (F) ITEM 19 - DEED IN BOOK 9489 AT PAGE 8020, REFERENCES SURVEY MAP S2005-12-0829 AS SURVEY FOR PARCEL, AND STATES SUBJECT TO WELBY CANAL RIGHT-OF-WAY ALONG THE NORTH LINE OF PARCEL OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
- (G) ITEM 20 - 50 FOOT WIDE ACCESS AGREEMENT IN BOOK 9817 AT PAGE 2870 AND IN BOOK 9817 AT PAGE 5495, ALLOWS FOR AN ACCESS AREA SOUTHEAST OF SITE AND RELINQUISHES PRIOR 50 FOOT EASEMENT ALONG THE WEST 50' OF PARCEL. NEW EASEMENT OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
- (H) ITEM 21 - TEMPORARY EASEMENT IN BOOK 9855 AT PAGE 1647, WAS TO EXPIRE ON FEBRUARY 15, 2011 OR AS AGREED BY PARTIES IN WRITING. LATER EXTENDED IN BOOK 10103 AT PAGE 8117 TO EXPIRE THREE YEARS FROM FEBRUARY 2, 2012 OR AS MAY BE EXTENDED AS AGREED BY PARTIES IN WRITING. LOCATED ALONG SOUTH LINE OF PARCEL. (SHOWN ON PLAT)
- (I) ITEM 22 - DEED IN BOOK 10103 AT PAGE 8131, DEEDS A PARCEL TO UDOT AND RELINQUISHES ACCESS ALONG MOUNTAIN VIEW CORRIDOR. LOCATED ALONG SOUTH LINE OF PARCEL. (SHOWN ON PLAT)
- (J) ITEM 23 & 25 - UTILITY AGREEMENT IN BOOK 10103 AT PAGE 8160 AND IN BOOK 10115 AT PAGE 403, APPEAR TO BE SAME DOCUMENT RECORDED BY BOTH PARTIES AND STATES THAT AREA IN EXHIBIT A WILL BE DEEDED TO UDOT (SEE ITEM 22), AND AREA IN EXHIBIT B WILL BE A UTILITY EASEMENT FOR THE DISTRICT. LOCATED ALONG SOUTH LINE OF PARCEL. (SHOWN ON PLAT)
- (K) ITEM 24 - GRANT OF ACCESS IN BOOK 10103 AT PAGE 8169, ALLOWS FOR A 20 FOOT WIDE ACCESS FOR INGRESS AND EGRESS TO MOUNTAIN VIEW CORRIDOR, LOCATED ALONG SOUTH LINE OF PARCEL. (SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORTS HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.



VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
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TECHNOLOGY ASSOCIATES

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5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-8888
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F.

CHECKED BY: JERRY F.

REV	DATE	DESCRIPTION
0	04.28.2016	SITE SURVEY



SAL - BLUFFDALE
SW SEC 16, T4S, R1W
15305 SOUTH 3200 WEST
RIVERTON, UTAH 84065
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: JUNE 06, 2016

Re: SAL - BLUFFDALE
SW 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°28'16.67", and the longitude of W 111°58'01.70", are accurate to within 15 feet horizontally and the site elevation of 4789 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064

verizon
wireless

VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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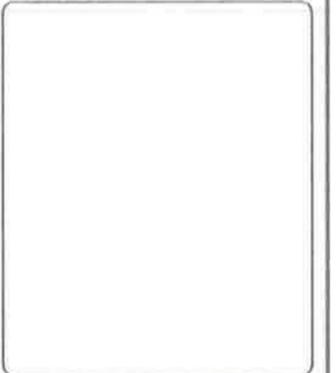
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
3	06.29.2016	REVISIONS PER LL
2	06.08.2016	REVISIONS PER RW
1	06.08.2016	REVISIONS PER RW
0	06.07.2016	ZONING DRAWINGS

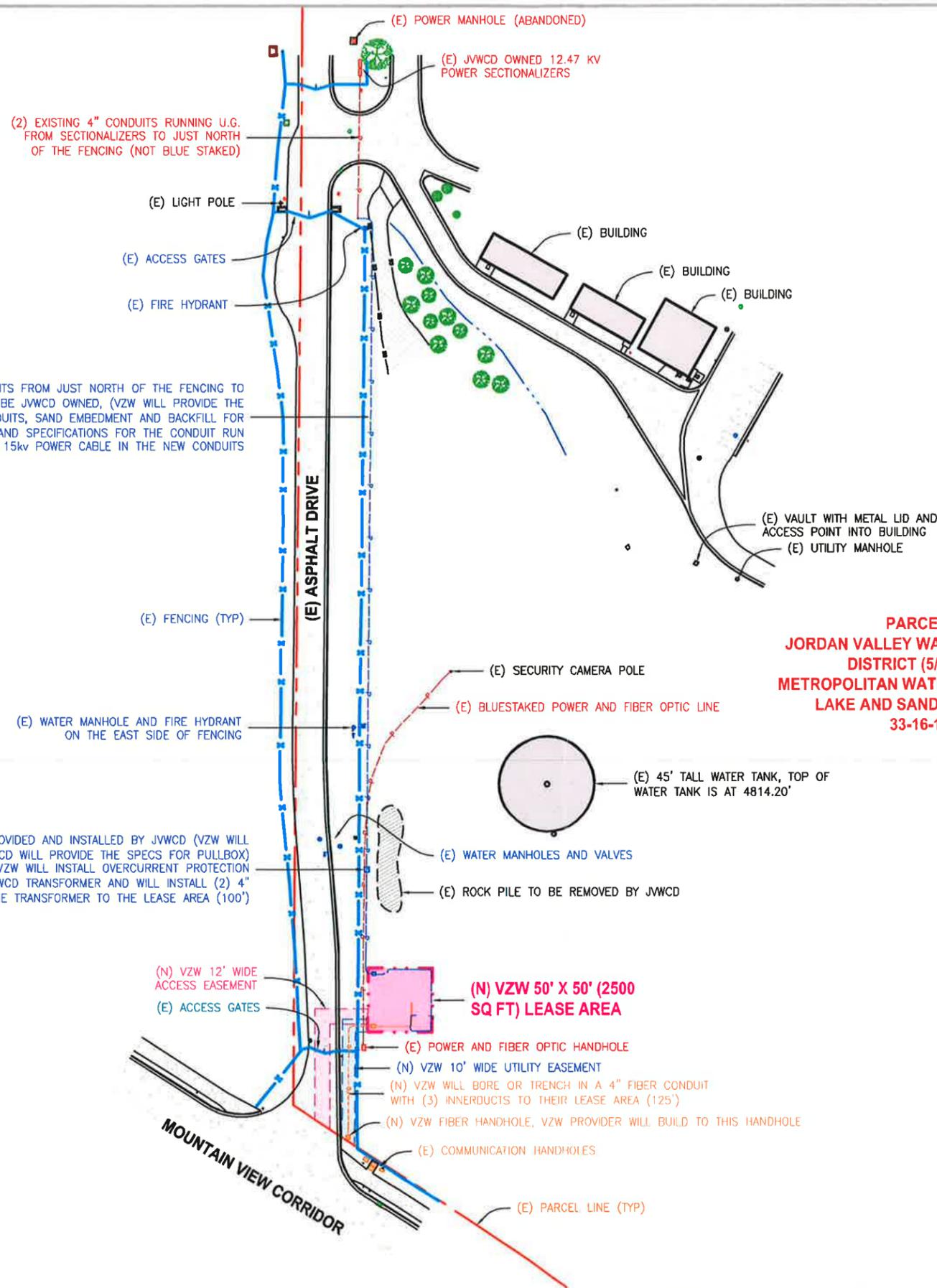
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SAL - BLUFFDALE
SW SEC 16, T4S, R1W
15305 SOUTH 3200 WEST
RIVERTON, UTAH 84065
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



PARCEL INFO:
JORDAN VALLEY WATER CONSERVANCY
DISTRICT (5/7 INTEREST)
METROPOLITAN WATER DISTRICT OF SALT
LAKE AND SANDY (2/7 INTEREST)
33-16-100-032

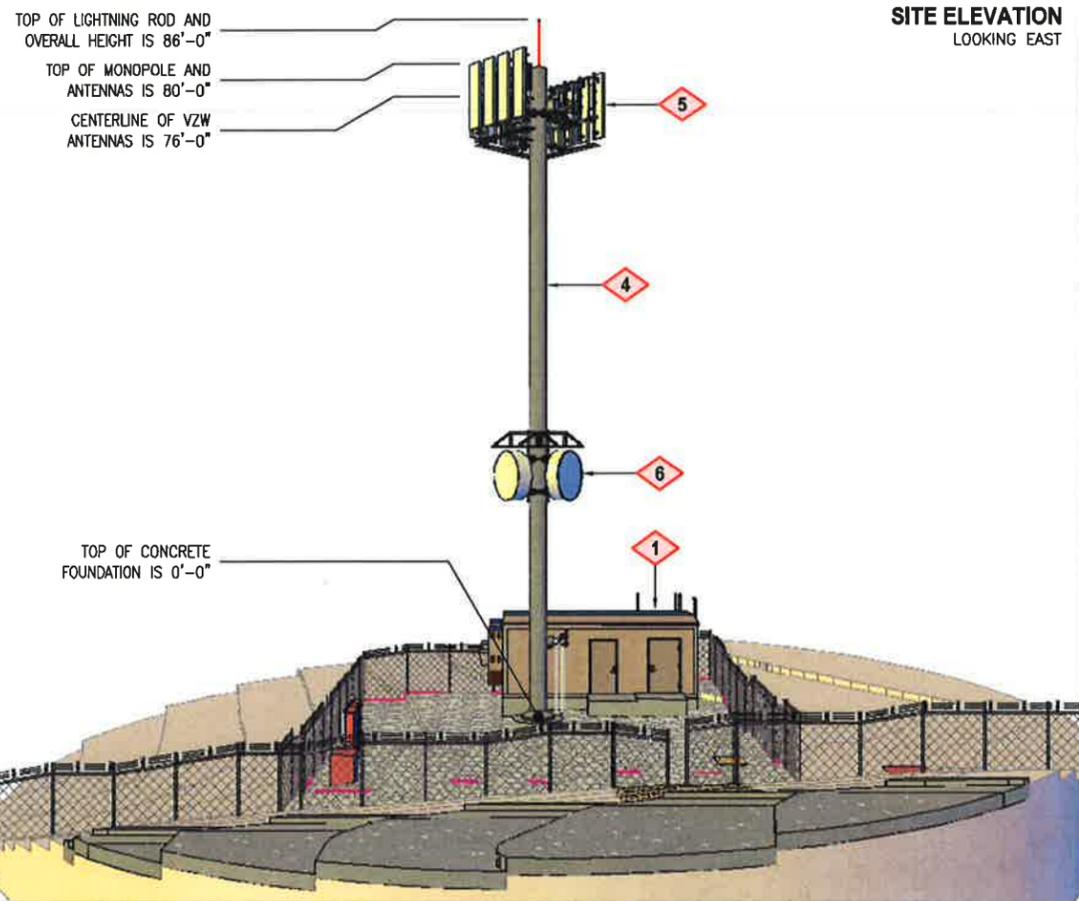
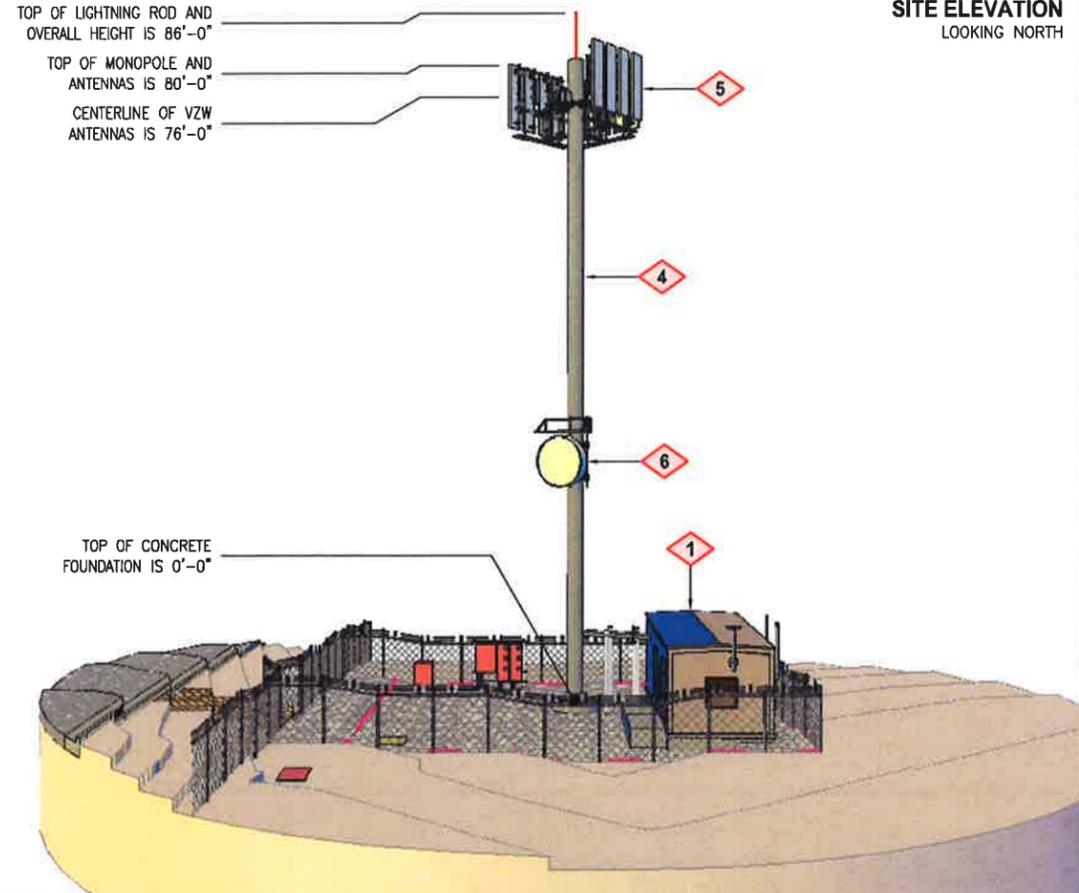
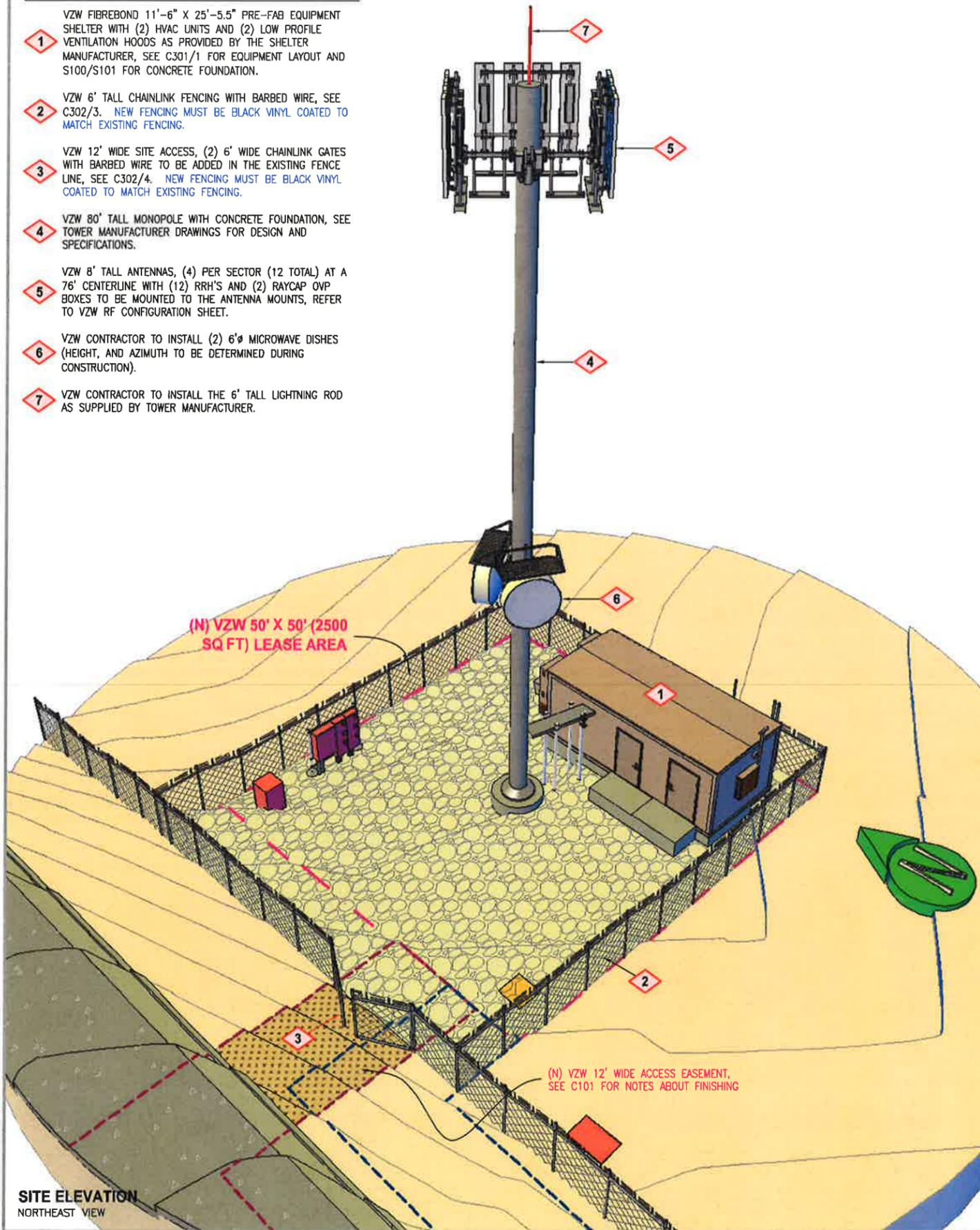
(N) VZW WILL EXTEND THE (2) EXISTING 4" CONDUITS FROM JUST NORTH OF THE FENCING TO THE NEW TRANSFORMER LOCATION, CONDUITS WILL BE JWCD OWNED, (VZW WILL PROVIDE THE TRENCHING, (2) PARALLEL 4" PVC ELECTRICAL CONDUITS, SAND EMBEDMENT AND BACKFILL FOR THIS 550' RUN), JWCD WILL PROVIDE DRAWINGS AND SPECIFICATIONS FOR THE CONDUIT RUN AND WILL PROVIDE AND INSTALL THE 15kv POWER CABLE IN THE NEW CONDUITS

(N) 150kva 120/208 3Ø TRANSFORMER WILL BE PROVIDED AND INSTALLED BY JWCD (VZW WILL PROVIDE A PRECAST CONCRETE PULLBOX WITH LID, JWCD WILL PROVIDE THE SPECS FOR PULLBOX) TO BE INSTALLED TO SERVE COMMUNICATON FACILITY, VZW WILL INSTALL OVERCURRENT PROTECTION AS WELL AS A FUSED DISCONNECT AT THE JWCD TRANSFORMER AND WILL INSTALL (2) 4" CONDUITS AND CONDUCTOR FROM THE TRANSFORMER TO THE LEASE AREA (100')



KEYED NOTES

- 1 VZW FIBREBOND 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
- 2 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3. NEW FENCING MUST BE BLACK VINYL COATED TO MATCH EXISTING FENCING.
- 3 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE TO BE ADDED IN THE EXISTING FENCE LINE, SEE C302/4. NEW FENCING MUST BE BLACK VINYL COATED TO MATCH EXISTING FENCING.
- 4 VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 6 VZW CONTRACTOR TO INSTALL (2) 6'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 7 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



verizon wireless

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DRAWN BY: JAY C
CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
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1	06.08.2016	REVISIONS PER RW
0	06.07.2016	ZONING DRAWINGS

**SAL - BLUFFDALE
SW SEC 16, T4S, R1W
15305 SOUTH 3200 WEST
RIVERTON, UTAH 84065
-- RAWLAND SITE --**

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200



Date of Meeting: 08/18/16	
File #	
Applicant	Anthem Commercial Center
Address	
Request	Review and Approval of the Design Book

Request - Anthem Design Book – Meeting Date 08/18/16

The applicant is requesting approval for the retail design book for the Anthem Center.

Site

The parcel is located at approximately 5400 W Anthem Park Blvd and contains approximately 55 acres.

Zoning

The site is zoned MU-2.

Background

Anthem Center is approximately 55 acres and is located adjacent to the Mountain View Corridor. The retail center will have approximately 450,000 square feet of commercial space. The design book will help guide the development to create a well-planned commercial center. The retail center will add significantly to the tax base of the City.

The developer has met with Staff, Planning Commission and City Council on several occasions to gather input on the design of the buildings and the project signs incorporated in the design book. The developer has made several changes based on the feedback received at these meetings. The book includes materials, design, benches, signage, etc.

Ordinance

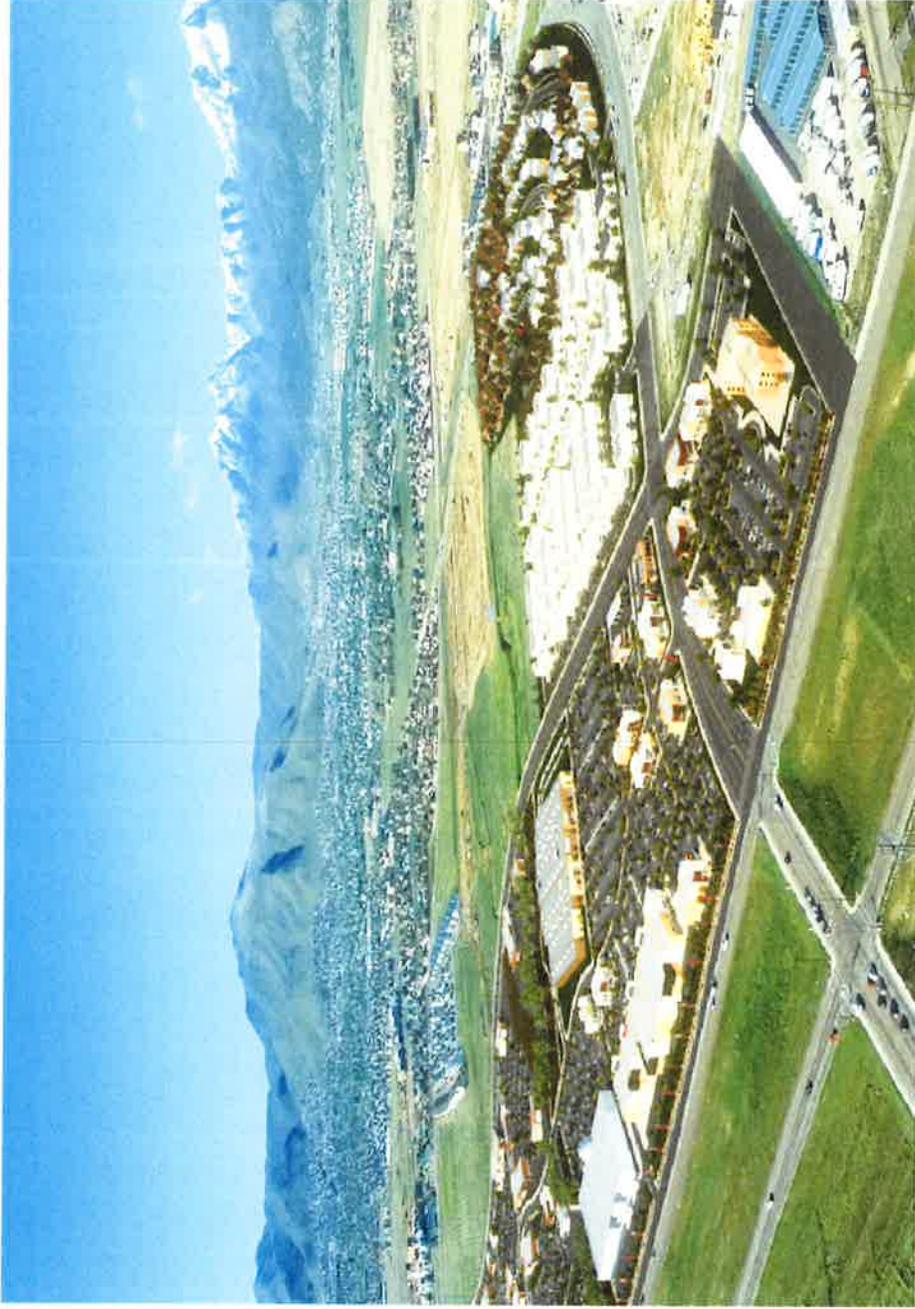
Building Exteriors: All facades, including back and side elevations shall be constructed with a minimum of sixty percent (60%) brick or stone that is not part of the support structure. The balance of exterior wall area shall consist of two (2) other materials including brick, stone, glass, decorative 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.***

The Planning Commission will make a recommendation to the City Council. The design book requires approval by the City Council as part of the Development Agreement.

Recommendation

Staff recommends approval of the Design Book for the Anthem Retail Center.

Anthem Center
Development Plan
Herriman, Utah



Index

- 1 Aerial View
- 2 Site Plan
- 3 Conceptual View
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- 7 Conceptual Elevations
- 8 Conceptual Elevations
- 9 Conceptual Elevations
- 10 Color Board
- 11 Site Plan Signage
- 12 Street Furnishings



Anthem Development Plan 1

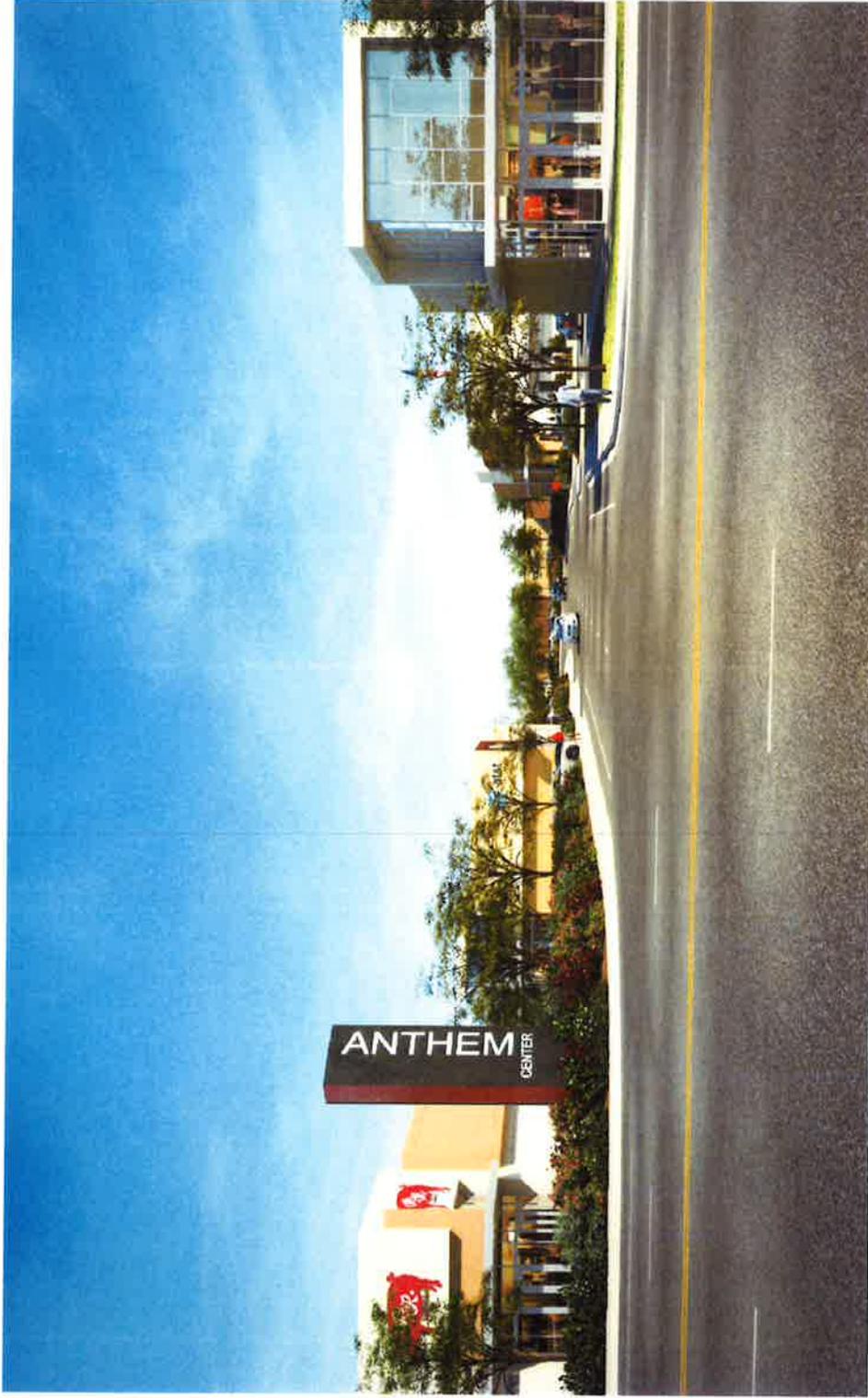
Aerial View

babcock design group

52 Exchange Place, Suite 100, Westborough, MA 01581 | 508.853.1144 | Fax: 508.853.3333 | www.babcockdesign.com

July 22, 2015





Anthem Development Plan 3

Conceptual View

Street View
July 27, 2016

babcock design group

317 WASHINGTON BLVD, SUITE 1000, WASHINGTON, DC 20001-1124 | PHONE: 202.462.1132 | WWW.BABCOCKDESIGN.COM



Anthem Development Plan 4

Conceptual View

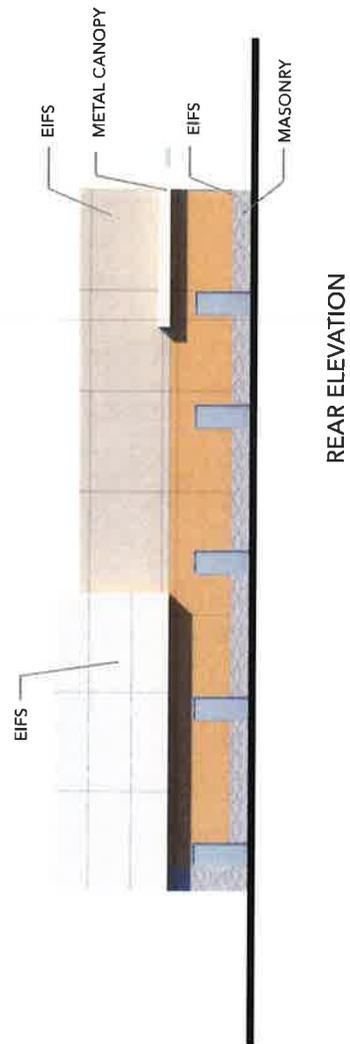
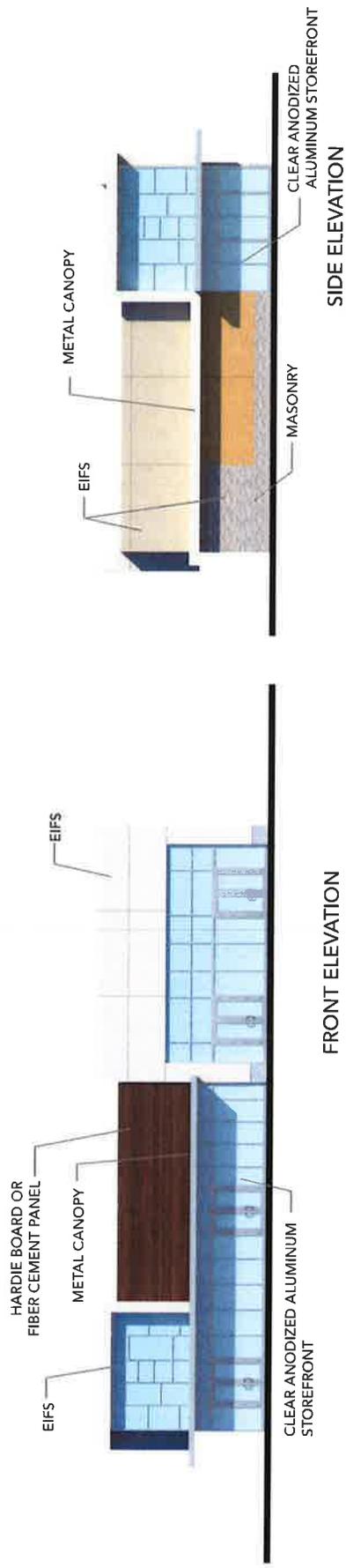
Street View
July 26, 2016

babcock design group

www.babcockdesign.com

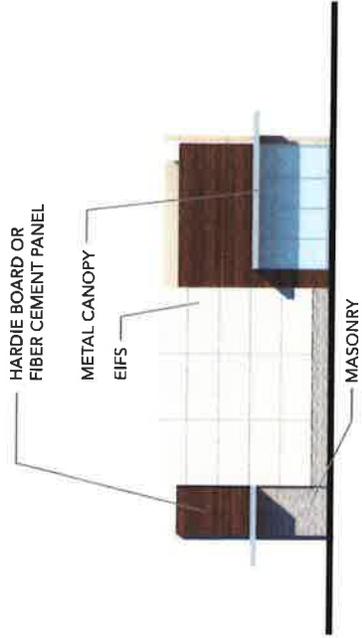


TRELLIS DETAIL

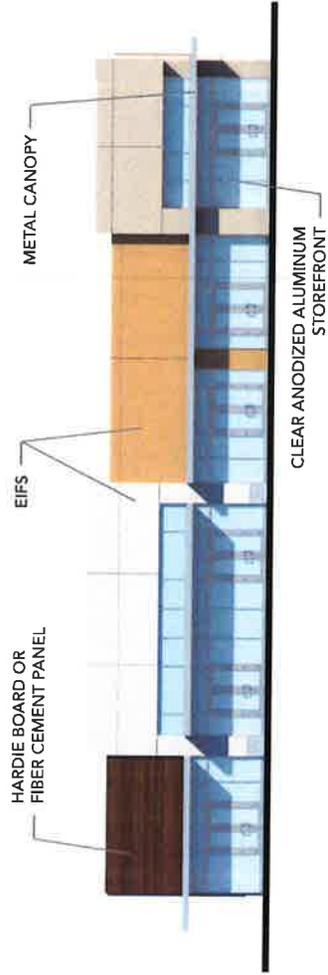


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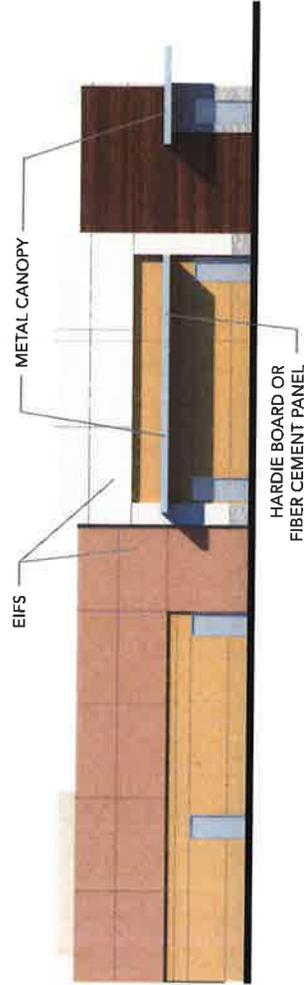
1201 221 1177 | 201 307 3127 | www.babcockdesign.com



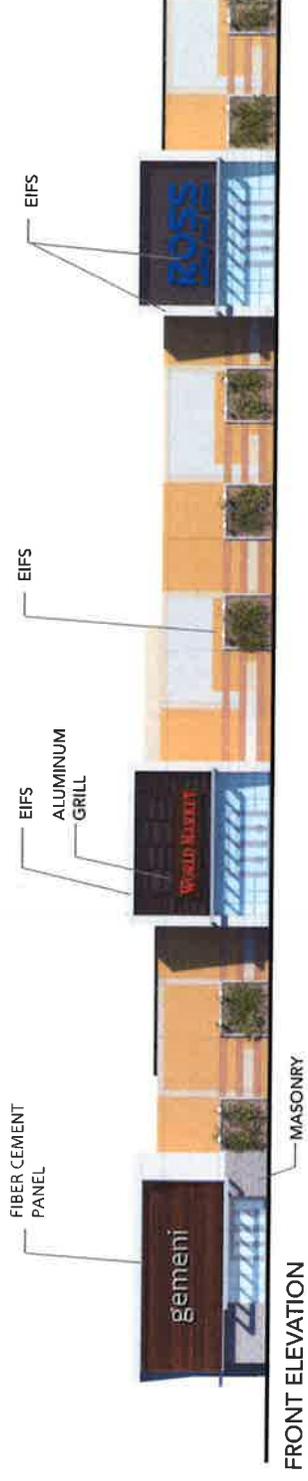
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



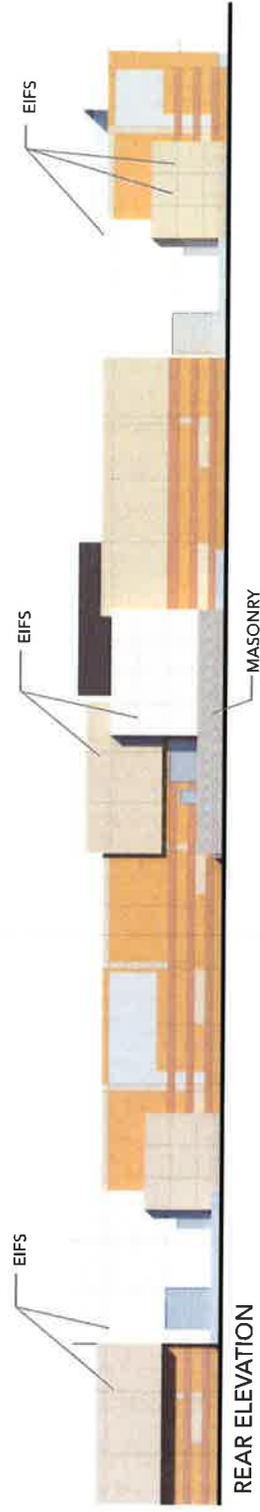
FRONT ELEVATION

babcock design group

Big Box Conceptual Elevations



REAR ELEVATION



REAR ELEVATION

Big Box Conceptual Elevations

babcock design group

22 Exchange Plaza, Suite 100, Phoenix, AZ 85004 | 602.251.1144 | 602.251.1177 | www.babcockdesign.com



**ANTHEM CENTER
EXTERIOR FINISHES**

BABCOCK DESIGN GROUP 1-27-2016

METAL CAP FLASHINGS

M-1 BERRIDGE "SIERRA TAN"

PAINTED METAL / PAINTED HARDIE PANEL

- P-1 SHERWIN WILLIAMS #7718 "OAK CREEK"
- P-2 SHERWIN WILLIAMS #6095 "TOASTY"
- P-3 SHERWIN WILLIAMS #6054 "CANYON CLAY"
- P-4 SHERWIN WILLIAMS #6202 "CAST IRON"

FIBER CEMENT PANEL

NICHIAH - VINTAGE WOOD: "CEDAR"

E-1.5

- E-1 DRYVIT #112 "SANDALWOOD BEIGE"
- E-2 DRYVIT #117 "COLONIAL TAN"
- E-3 SYNERGY 3086 "LIONS MANE"
- E-4 DRYVIT (TO MATCH SW #6095) "TOASTY"
- E-5 SYNERGY 3070 "BRUNET"
- E-6 KWAL HOWELLS 8715D "MOOSE POINT"
- E-7 DRYVIT (TO MATCH SYNERGY#3072) "BULLGAR"
- E-8 DRYVIT (TO MATCH ICI #B04) "BRYCE LODGE"

STORE FRONT - METAL CANOPIES

S-1 US ALUMINUM CLEAR ANODIZED FINISH

STONE

ST-1 PANELIZED LEDGE STONE





Date of Meeting: 08/18/16	
File #	25C06
Applicant	Oak Hollow
Address	6767 W Rose Canyon Road
Request	Proposed Exception to the CC&R's for a home in Oak Hollow

Request for 25C06– Meeting Date 08/18/2016

The applicant is requesting an exception to the CC&R's for a home in Oak Hollow.

Site

The parcel is located at approximately 6767 W Rose Canyon Rd.

Zoning

The site is zoned A-.25.

Discussion

The Planning Commission recently approved CC&R's for the Oak Hollow development. The CC&R's require 40% brick or stone on each home, but allows the Planning Commission to grant an exception.

The applicant is asking for an exception to build a model home that does not meet the standards in the CC&R's. The Planning Commission will need to decide if it meets the intent of the design criteria, even though there is no brick or stone on the home.

Recommendation

Staff recommends the Planning Commission review the proposed building elevations and determine if they are willing to grant an exception for this home.





- CURRENT APPROVED PLANS MUST BE ON JOB FOR ALL INSPECTIONS.
- Builder is responsible for compliance with all building codes and ordinances.
- Applicant and contractor sign off will be direct responsibility of applicant and contractor. It is the responsibility of the contractor to coordinate with all trades.
- Plumbing, Mechanical and Electrical must coordinate with other trades.

Revision
1
2
3
4
5
6

Drawn By: J. Bailey	Engineered By: Frank Engstrom
Plan #:	Plan Name:

Notes

Each Sub-Contractor Shall Check And Understand All Dimensions, Notes And Other Aspects Of This Project Applicable To Their Trade And Affecting Other Trades Prior To And During Construction.

Notify Designer Or Engineer In Writing Of Any Discrepancies Or Changes On The Drawings Before Proceeding With Any Work.

Each Sub-Contractor Shall Coordinate Work With Other Trades Through The General Contractor.

The Designer Will Not Assume Responsibility For Any Misuse Or Misreading Of These Plans Where Information Is Available. Do Not Under The Fences Using These Plans Is Responsible For Clarifying Any Questions According To The Conditions Stated Above.

Oak Hollow Lot #13

6777 West Smoky Oaks Lane
Herriman, Utah

HERRIMAN, UTAH
BUILDING INSPECTION
JUN 23 2015
6777 West Smoky Oaks Lane
Contractor Copy



Area Schedule	
Name	Area
BASEMENT FLOOR	1141 SF
COLD STORAGE	168 SF
MAIN FLOOR	1855 SF
GARAGE	1030 SF
UPPER FLOOR	1326 SF

CODE USED: 2012 IRC

Sheet List	
Sheet Number	Sheet Name
A0.0	COVER SHEET
C1.0	SITE PLAN
A1.0	EXTERIOR ELEVATIONS
A1.1	EXTERIOR ELEVATIONS
A2.0	BASEMENT / FOOTING & FOUNDATION PLAN
A3.0	MAIN FLOOR PLAN
A3.1	UPPER FLOOR PLAN
A4.0	MAIN FLOOR FRAMING PLAN
A4.1	UPPER FLOOR FRAMING PLAN
A4.2	ROOF FRAMING PLAN
A5.0	SECTIONS
A5.1	SECTIONS
E1.0	MAIN FLOOR ELECTRICAL PLAN
E1.1	UPPER FLOOR ELECTRICAL PLAN

NOTE: Plan reviews are not exhaustive and approval of plans does not relieve the designer or contractor of the responsibility of full compliance with all the applicable Building Codes and ordinances including those items that may be called during inspections up to and including the final inspection for the issuance of the certificate of occupancy.

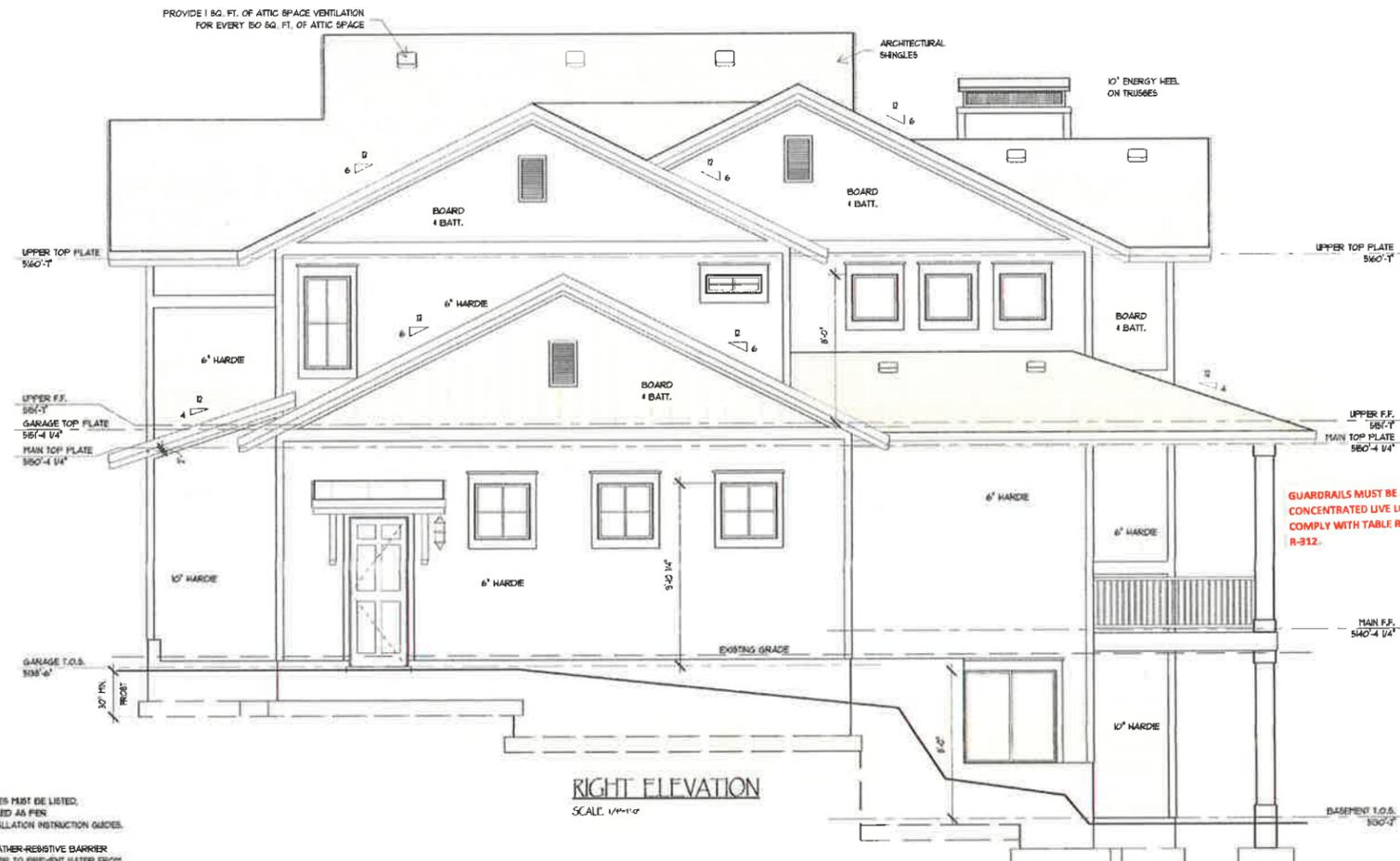
ROCKWALL OVER 4' FROM BOTTOM OF BOTTOM ROCK TO TOP OF TOP ROCK REQUIRE AN ENGINEERED DESIGN AND A PERMIT. CAN'T BE LOCATED ON PUE.

ANY WALKING SURFACE INCLUDING DRIVEWAYS LEADING TO THE PUBLIC WAY STEEPER THAN 12.5% MUST INCLUDE STAIRS.

COVER SHEET

Oak Hollow Lot #13
6777 West Smoky Oaks Lane
Herriman, Utah

DATE: November 23, 2015
SHEET: A0.0



RIGHT ELEVATION
SCALE 1/8"=1'-0"

- NOTES:
1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.
 2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED. R1015
 3. ALL FOOTINGS SHALL BEAR 30" OR 36" MIN. BELOW FINISH GRADE (VERIFY DEPTH WITH LOCAL CODES), BUT NO LESS THAN 12" BELOW NATURAL GRADE.
 4. HOUSE DRAINAGE FINISH GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOUSE.



FRONT ELEVATION
SCALE 1/8"=1'-0"

Revision	
#	Description
1	
2	
3	
4	
5	
6	

Drawn By: J.Banks
Engineered By: J.Banks
Plan #: -
Plan Name: -

Notes

Each Sub-Contractor Shall Check And Understand All Dimensions, Notes And Other Aspects Of This Project Applicable To Their Trade And Allowing Other Trades Prior To And During Construction.

Notify Designer Or Engineer In Writing Of Any Discrepancies Or Changes On The Drawing Before Proceeding With Any Work.

Each Sub-Contractor Shall Coordinate Work With Other Trades Through The General Contractor.

The Designer Will Not Assume Responsibility For Any Misuse Or Misreading Of These Plans, Where Information Is Available But Unclear, The Person Using These Plans Is Responsible For Clarifying Any Questions According To The Conditions Stated Above.

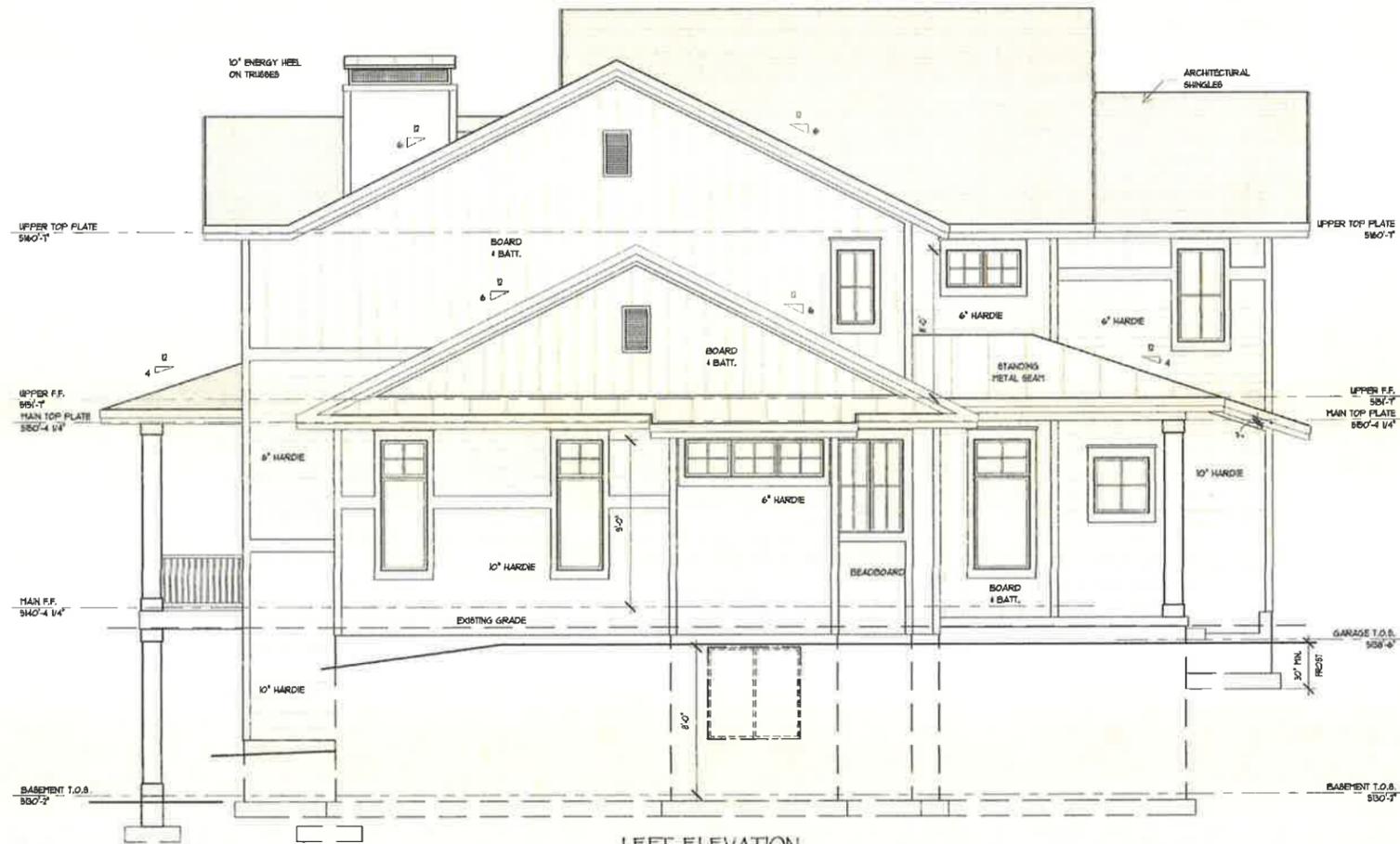
HERMANN, UTAH
BUILDING INSPECTION
JUN 23 2016



Oak Hollow Lot # 13
6777 West Smoky Oaks Lane
Herriman, Utah

PRINT DATE: November 23, 2015
SHEET: A1.0

EXTERIOR ELEVATIONS



LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

- NOTES
1. EXTERIOR WALL FINISHES MAY BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.
 2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHINGS IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED. R109.13
 3. ALL FOOTINGS SHALL BEAR 30" OR 34" MIN. BELOW FINISH GRADE (VERIFY DEPTH WITH LOCAL CODES), BUT NO LESS THAN 12" BELOW NATURAL GRADE.
 4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 4" OF FALL FOR FIRST 12' FROM HOME.

HERRIMAN, UTAH
BUILDING INSPECTION
JUN 23 2015
BY: [Signature]



Oak Hollow Lot #13
6777 West Smoky Oaks Lane
Herriman, Utah

November 23, 2015

A1.1

EXTERIOR ELEVATIONS

#	Revision
1	
2	
3	
4	
5	
6	

Drawn By: J. Baskin
Engineered By: [Signature]
Professional Engineer
Plan #: [Blank]
Plan Name: [Blank]

Notes
Each Sub-Contractor Shall Check And Understand All Dimensions, Notes And Other Aspects Of This Project Applicable To Their Trade And Affecting Other Trades Prior To And During Construction.

Notify Designer Or Engineer In Writing Of Any Discrepancies Or Changes On The Drawings Before Proceeding With Any Work.

The Designer Will Not Assume Responsibility For Any Missed Or Missing Or Incomplete Information Or Information In Available But Unclear. The Person Using These Plans Is Responsible For Checking Any Questions According To The Conditions Stated Above.



Date of Meeting: 08/18/16	
File #	25S16
Applicant	Brad Baldauf
Address	6952 Dusty Rose Circle
Request	Proposed Subdivision for 6 Single Family Lots

Request for 25S16 - Meeting Date 08/18/2016

Brad Baldauf is requesting approval for a subdivision of 6 Single Family Lots on a private road.

Site

The parcel is located at approximately 6952 W Dusty Rose Circle and is approximately 3.88 acres.

Zoning

The site is zoned A-.25.

Discussion

The A-.25 zone allows a density of 1.8 dwelling units per acre. The proposed subdivision is for 6 lots on a 3.88 acre parcel. This is a density of 1.55 units per acre.

The current lot is accessed off of a private driveway. The current driveway would be paved and improved as a private road to provide access to the subdivision.

The driveway is owned by the adjacent property owners to the west. The owners of the driveway have granted approval for the property to be used for the subdivision. However, staff is concerned that the property owner isn't aware that they will be giving up that property and it will be platted as a private road. The road will need to be owned by a Homeowners Association (HOA) and will no longer be owned by the current property owner.

There is also a strip of property that appears to be approximately 25 feet wide between the proposed road and lot number 6. This small strip is owned by the current owner of the driveway and would be leftover as a remnant piece. Staff would like to see this property incorporated into lot 6.

Staff had a Development Review Committee (DRC) meeting with the applicant prior to them submitting their proposed subdivision. Engineering indicated that they would like to see the private road realigned to tie in at a 90 degree angle to Dusty Rose Circle. This change has not been made by the applicant.

Recommendation

Staff recommends holding the public hearing and continuing the item to allow staff to work with the applicant on several of these concerns.



Proposed Subdivision
File #25S16





Land Use Application

Address or location of site (No Post Office Box #) 6952 DUSTY ROSE CIRCLE

Size of Parcel 3.88 ACRES

What is Requested (explain in detail)?
Subdivide the residence of 6952 Dusty Rose Circle into (5) .50 acre residential building lots and (1) 1.3 acre lot (Existing Home).

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

If the request is residential, how many and what type of units (apartment, condo, etc). 6 - HOMES

Property Owner's Name BRAD BALDAUF

Mailing Address 6952 DUSTY ROSE CIRCLE HERRIMAN, UT 84096

Telephone _____ Cell Number 801-703-6158 E-mail BLBALDAUF@GMAIL.COM

Applicant BRAD BALDAUF

Mailing Address 6952 DUSTY ROSE CIRCLE HERRIMAN, UT 84096

Telephone _____ Cell Number 801-703-6158 E-mail BLBALDAUF@GMAIL.COM

Subject to Purchase or Lease: _____ or Present Owner of Property:

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

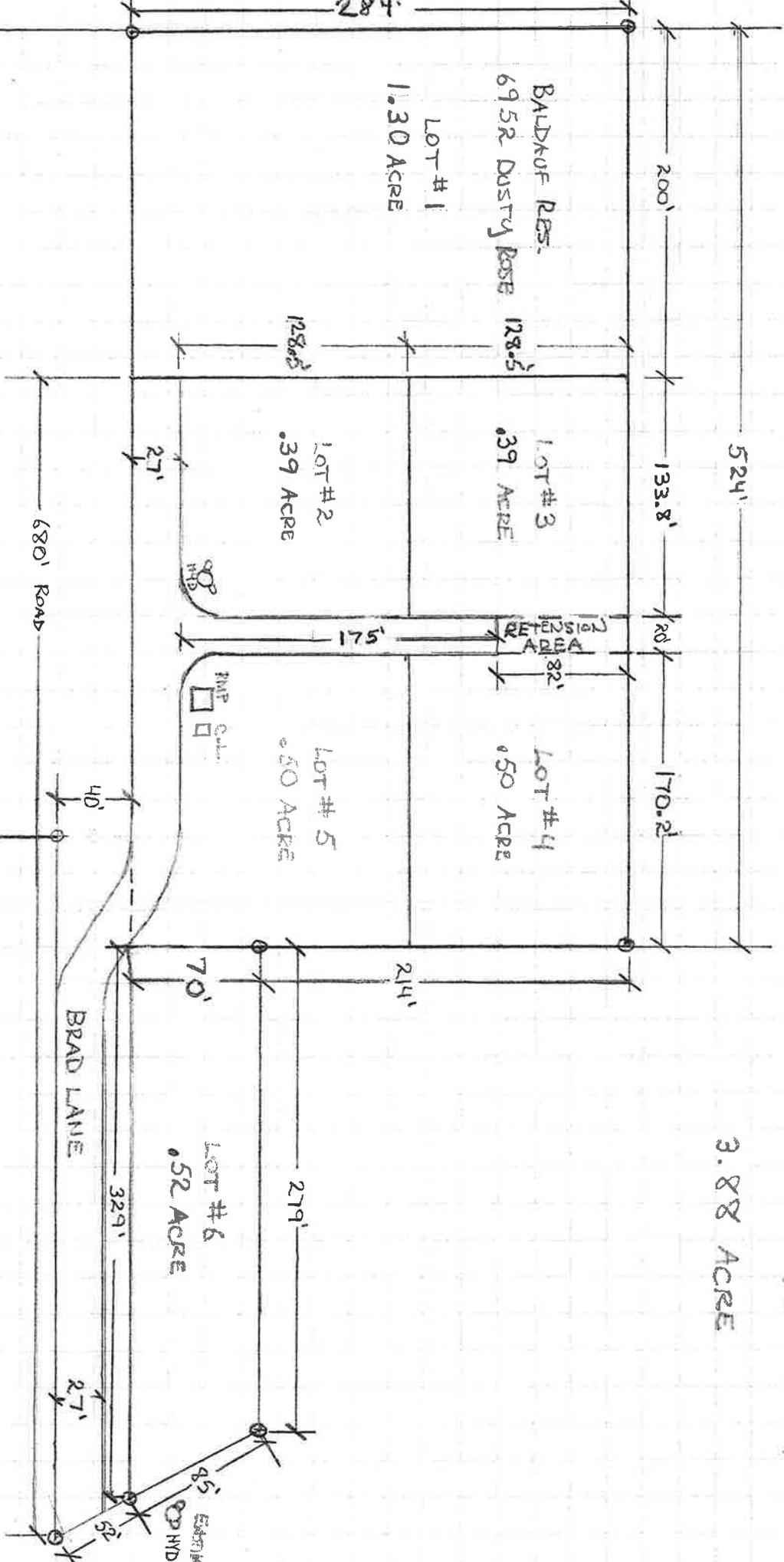
Current Use of Subject Property RESIDENTIAL

Proposed Development Name 'SAGE MEADOWS'

For Herriman Use Only			
Check Number _____	Date of Submittal <u>7/13/16</u>	File Number <u>25516</u>	
Filing Fee <u>370573</u>	Receipt Number _____	Accepted by _____	

SAGE MEADOW'S
 6952 DUSTY ROSE CIR
 HEPPINUM, UT 84096

3.88 ACRE



○ = FIRE HYDRANT
 [UT] = UTILITY TRANSFORMER
 □ = CAPTURED LINK PAVEMENT

SCALE - NTS

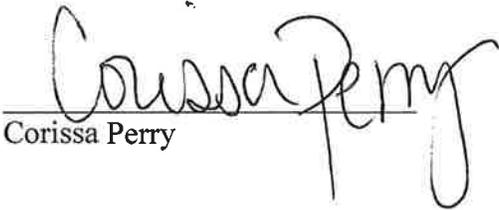
Christopher and Corissa Perry
6966 W. Dusty Rose Circle
Herriman, UT 84096

Dear Christopher and Corissa,

This letter is written for the purpose of subdividing the property at 6952 Dusty Rose Circle, Herriman, UT 84096. The intention is to provide Herriman City with your consent to allow the use of your property as the entrance to the future development for Brad and Sharon Baldauf. This would also serve as the entrance to your residence and would be paved and upkeep would be provided by the Baldaufs'.


Christopher Perry

06/27/16
Date


Corissa Perry

6/27/16
Date

Sandra Llewellyn

From: kacee hayden <kacee42@gmail.com>
Sent: Friday, August 12, 2016 12:34 PM
To: Plan
Subject: Subdivision of Baldauf Property

To whom this may concern,

I am writing in response to the submitted application for a subdivision of the Baldauf property.

My issue is not with the subdivide but with the road situation on Dusty Rose Circle.

Dusty Rose Circle runs parallel with Rose Canyon Drive . A turn off from Rose Canyon Drive to Maria Way is a dangerous intersection. Dusty Rose Circle turns onto Maria Way with a quick stop to to turn onto Rose Canyon Drive. There have been numerous close calls at this intersection. I had a large tree right at the corner of Dusty Rose and Maria Way. I saw this was causing a problem with the ability to see on coming traffic, I took the tree out with my tractor to open the view up to traffic.. At that time the stop signs were on Maria Way to stop to traffic from Dusty Rose & Star Haven roads. The stops were changed later to Dusty Rose and Star.. However with all of the changes the probability of an accident still exists.

Traffic from Rose Canyon onto Maria Way is often at a high rate of speed.. Pulling out of Dusty Rose, with or with out a trailer, there is a danger of being broadsided by this on coming traffic. I've seen many near misses as well as myself being nearly broadsided. Also with a Trailer and the quick top onto Rose Canyon if the person coming down Maria Way isn't paying close attention there have been many close calls of rear ending the trailer.

With the proposed subdivision the traffic will increase to a much higher level and a much higher risk of an accident at this dangerous intersection.

I have already come in to Herriman City and spoken with Jory and Brin about this issue..

They agree it's a problem, however the cost of redirecting the traffic with a new road going directly onto Rose Canyon is a cost issue.

With the proposed subdivision and the road out to Dusty Rose should continue onto Rose Canyon Road to prevent this dangerous situation. Making this a turn off and on to Rose Canyon Road much safer. Both Jory and Brin felt this was a good option, they suggested I get with all the neighbors and talk about a solution and submit our proposal to Herriman City.

I feel this should be included in the proposed subdivision to continue the road out to Rose Canyon. I have another exit/entrance on my property to the west up higher on Maria Way and do not need to be included in this proposal. The road in front of my Home can be closed and the new Road to be a Private Drive for the new Subdivision, Sundance and Chris and Corie Perry.

This is a Much Safer Entrance and Exit for Everyone, and the dangerous intersection will no longer be a huge issue to us or to Herriman City. The two roads running parallel will no longer exist.

I see this as a win / win for everyone involved.

Thank You for your time ,

KaCee Bertinelli Christensen
6970 Dusty Rose Circle
Herriman, Utah
385-259-3159

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



Date of Meeting: 08/18/16	
File #	28S16
Applicant	Think Architecture
Address	12547 S 6000 W
Request	Proposed Subdivision of 85 Townhome Units



Date of Meeting: 08/18/16	
File #	38C14-06
Applicant	Think Architecture
Address	12547 S 6000 W
Request	Final PUD Approval of 85 Townhome Units

Request for 28S16/38C14-06 - Meeting Date 8/18/2016

The applicant is requesting subdivision and final PUD approval for 85 townhome units.

Site

The parcel is located at approximately 12547 S 6000 W and contains 9.11 acres. This is Pod 14 on the approved PUD land use plan.

Zoning

The site is zoned R-2-10.

Background

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

Issues

Pod 14 is proposed at 9.3 units per acre. The approved pod is for 12 units per acre. The overall density approved in the Miller Crossing PUD is 6 units per acre.

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

The ordinance requires 2 parking spaces per unit. The proposed townhomes each have a 2 car garage and 2 car driveway. The total parking provided is 340 spaces, which is 4.0 spaces per unit.

The Planning Commission should look at each phase of the PUD and attempt to incorporate the required open space in each phase. The applicant has indicated that this pod will have 4.09 acres of open space, including a tot lot and pavilion.

This property is adjacent to the future extension of Main Street. The applicant will be required to install a 6 foot precast masonry wall along Main Street. They will also be required to install sidewalk and park strip improvements along Main Street. The timing of this will be determined by when the construction of Main Street is completed by the City. Engineering may require a fee in lieu of the improvements, and then the City can install them once the road is complete.

The south side of the proposed development is adjacent to Midas Creek. The development will need to remain at least 20 feet back from the top of bank. The site plan indicates that this requirement has

been met.

Recommendation

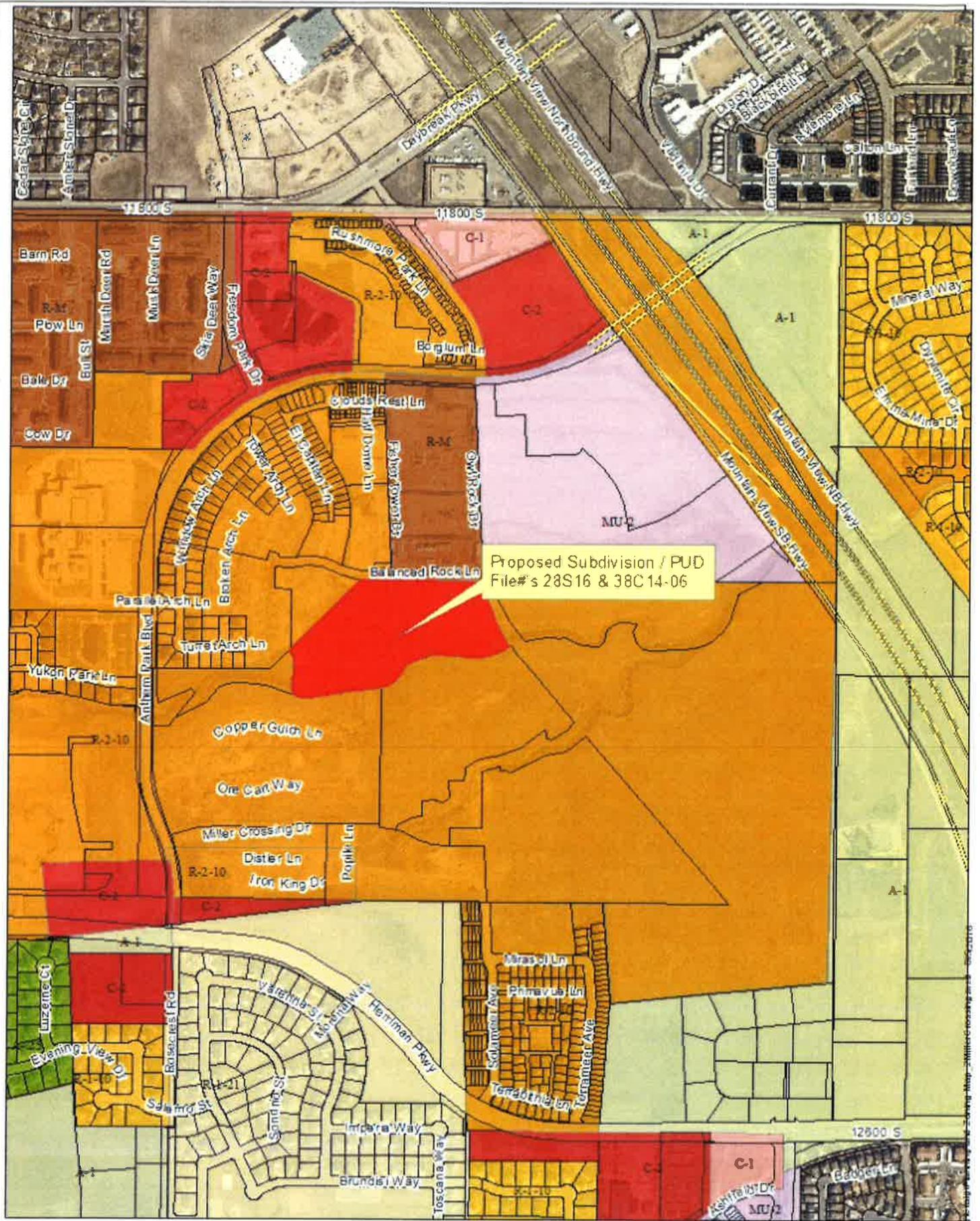
Staff recommends approval of the subdivision and final PUD of 85 townhomes with the following requirements:

Subdivision Requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter, sidewalk, and park strip on all public streets. This should include trees every 30 feet in the park strip. A fee in lieu may be paid for the improvements along Main Street.
4. No property lines may be within the flood plain.
5. No property lines shall be within 20 feet of the top of bank of Midas Creek, as determined by the City Engineer.
7. Provide a storm water analysis and detain to City standard. Detention may be off-site. Work with engineering on the overall detention of the project.
8. Provide a traffic study to the City engineer for review and approval.
9. Plat not to be recorded until a Development Agreement for Miller Crossing is approved by City Council.
10. Maximum of 30 units on one access per UFA.
11. The access onto Main Street shall line up with the Walmart access across the street.
12. Dedication of 73 feet from the center line of Main Street to Herriman City.
13. Receive an access easement agreement from the subdivision to the west to use their private roads.
14. The private roads will be signed as "No Parking" on one side of the road.

PUD Requirements:

1. Provide an open space summary.
2. Fencing along the creek shall be a 3-rail vinyl.
3. Install a 6 foot precast wall along Main Street. The design shall be reviewed and approved by the Planning Staff.
5. Setbacks from the public right of way shall be at least 20 feet. Setbacks between buildings shall be at least 10 feet.
6. All of the open space within the project will be maintained by the HOA.
7. Building elevations to be reviewed and approved by the Planning Commission, a minimum of 30% of the front exterior and any side or rear viewable from a street shall be brick or stone.
8. Maximum density in this pod of 11.2 du/acre.
9. Minimum of 340 parking spaces / 4.0 spaces per unit.



Proposed Subdivision / PUD
File#s 28S16 & 38C14-06



Proposed Subdivision / PUD
File#s 28S16 / 38C14-06



Pub. 0 Planning Department - 11/15/2016



Land Use Application

Address or location of site 12547 S. 6000 W. Herriman, UT

Size of Parcel 9.33 acres (POD #14 in Miller Crossing Development)

What is Requested (explain in detail)?
site plan and subdivision approval.

If applicable, square footage of proposed building(s) or addition (all stories combined). = 208,703 sf

If the request is residential, how many and what type of units (apartment, condo, etc). 85 townhomes

Property Owner's Name J & J Miller Farms, LLC

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone _____ Cell Number _____ E-mail _____

Applicant/Agent Think Architecture, inc. (Timothy Saffe, David Killpack)

Mailing Address 5151 S. 900 E, suite 200

City SLC State UT Zip Code 84117

Telephone 801-269-1508 Cell Number 269-0055 E-mail dkillpack@thinkaec.com

Subject to Purchase or Lease: or Present Owner of Property: _____

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

Current Use of Subject Property vacant

Proposed Development Name Autumn Sky Townhomes

For Herriman Use Only		
Date of Submittal <u>8-3-16</u>	Filing Fee <u>\$3550</u>	File Number <u>28516</u>
Receipt Number _____	Accepted by <u>bn</u>	DRC <u>8-3-16</u>



Land Use Application

Address or location of site 12547 S. 6000 W. Herriman, Utah

Size of Parcel 9.33 acres (pod #14 in Miller crossing Development)

What is Requested (explain in detail)?
P.U.D Amendment.

If applicable, square footage of proposed building(s) or addition (all stories combined). = 208,703 sf.

If the request is residential, how many and what type of units (apartment, condo, etc). 85 townhomes

Property Owner's Name J & J Miller Farms, LLC

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone _____ Cell Number _____ E-mail _____

Applicant/Agent Think Architecture, Inc. (Timothy Soffe, David Killpack)

Mailing Address 5151 S. 900 E. Suite 200

City SLC State UT Zip Code 84117

Telephone 801-269-1508 Cell Number 801-269-0055 E-mail dkillpack@thinkaec.com

Subject to Purchase or Lease: or Present Owner of Property: _____

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

Current Use of Subject Property vacant

Proposed Development Name Autumn sky Townhomes

For Herriman Use Only			
Date of Submittal	<u>8-3-16</u>	Filing Fee	<u>\$3550</u>
		File Number	<u>38C14-06</u>
Receipt Number	_____	Accepted by	<u>Ben</u>
		DRC	<u>8-3-16</u>

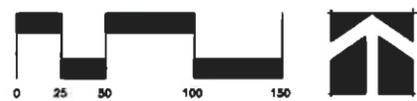


Site Summary

Total Site Area	9.30 Ac	
Total Units	85 Units	
Gross Density	9.13 du/ac	
Total Open Space	4.09 Ac	(44.79%)
Perimeter Bldg Setback	20' min	
Road Width (TBC to TBC)	28' min	
Sidewalks Width	6' min	
Garage Setback	18' min	
Building Height	35' max	
Total Garage Parking	170 Sp	
Total Tandem Parking (driveway)	170 Sp	
Parking Ratio	4 sp/unit	



11 July 2016



Concept Plan
Autumn Sky Development, Herriman, Utah



FACADE AREA WITHOUT OPENINGS = 1187 SQ. FT.
 FACADE AREA - BRICK = 415 SQ. FT.
 FACADE AREA PERCENTAGE - BRICK = 34.9%

FRONT ELEVATION - PRESENTATION



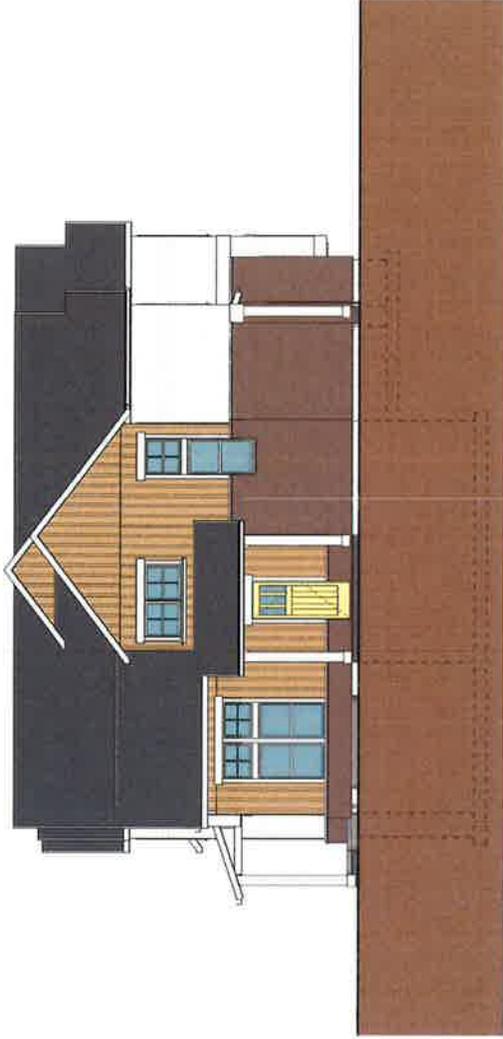
FACADE AREA WITHOUT OPENINGS = 654 SQ. FT.
 FACADE AREA - BRICK = 197 SQ. FT.
 FACADE AREA PERCENTAGE - BRICK = 30.1%

LEFT ELEVATION - PRESENTATION

AUTUMN SKY TOWNHOME BUILDING 3 PLEX BUILDING 'ADC'



BACK ELEVATION - PRESENTATION

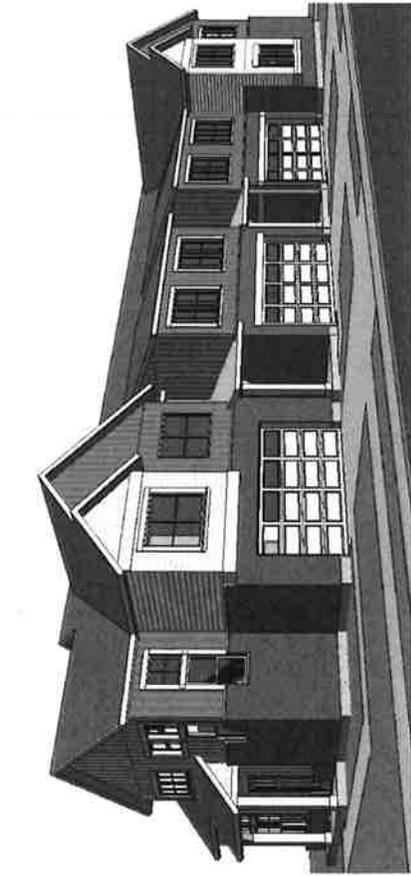


RIGHT ELEVATION - PRESENTATION



FACADE AREA WITHOUT OPENINGS = 715 SQ. FT.
 FACADE AREA - BRICK = 275 SQ. FT.
 FACADE AREA PERCENTAGE - BRICK = 37.7%

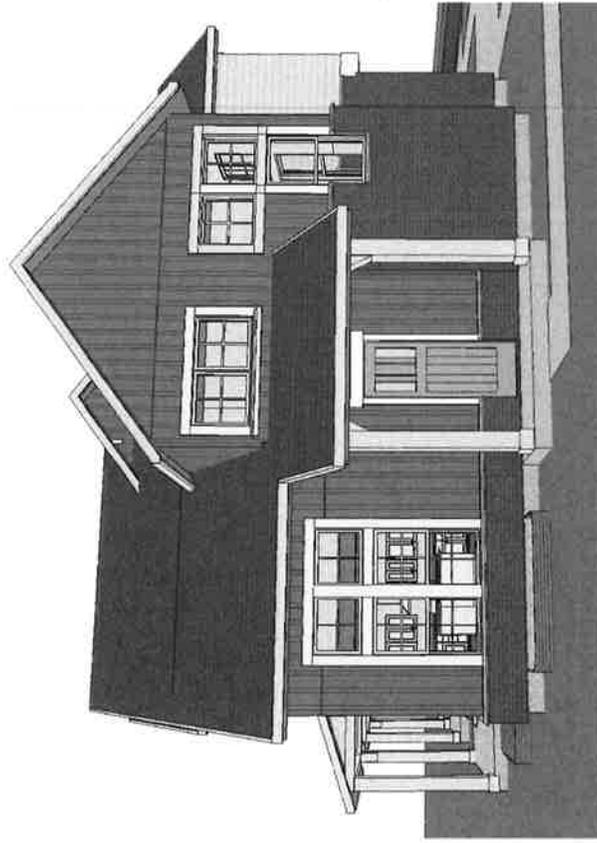
AUTUMN SKY TOWNHOME BUILDING 3 PLEX BUILDING 'ADC'



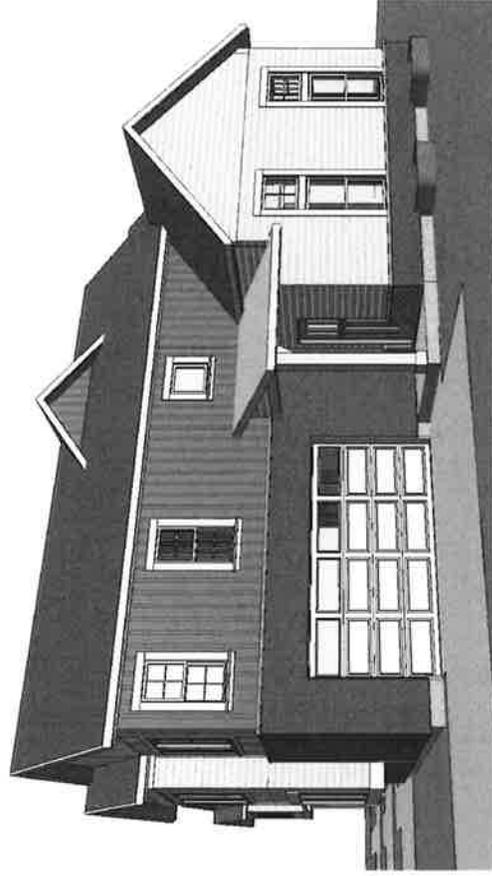
3D VIEW - FRONT



3D VIEW - BACK



3D VIEW - LEFT



3D VIEW - RIGHT

AUTUMN SKY TOWNHOMES 4 PLEX BUILDING (ADDC)

HERRIMAN CITY, UTAH



Date of Meeting: 08/18/16	
File #	19S16-01
Applicant	Rosecrest Communities, LLC
Address	14473 S Autumn Crest Blvd
Request	Proposed Subdivision Amendment to add 28 Townhome Units for a total of 125 Units (Rosecrest Pod 8)



Date of Meeting: 08/18/16	
File #	56C07-16
Applicant	Rosecrest Communities, LLC
Address	14473 S Autumn Crest Blvd
Request	Proposed Amendment to the final PUD approval add 28 Townhome Units for a total of 125 Units (Rosecrest Pod 8)

Request for 19S16-01/56C07-16 - Meeting Date 8/18/2016

Rosecrest Communities, LLC is asking for a subdivision and PUD amendment to add 28 townhomes to pod 8 for a total of 125 townhomes.

Site

The parcel is located at 14473 S Autumn Crest Blvd and contains 7.92 acres.

Zoning

The site is zoned MU-2.

Background

This property is part of the Rosecrest master plan. It has received final PUD and subdivision approval last month. The applicant is now amending the plan to add 28 additional townhome units.

Issues

The approval for pod 8 included a vacant parcel shown as "Lot A". Salt Lake Community College indicated that they would like to purchase the property shown as Lot A, so that they may retain the corner for the school. For the previous approval, the applicant submitted 2 plans, depending on if SLCC buys the 1.76 acres shown as lot A. If SLCC buys lot A, then there will only be 97 units.

Recommendation

Staff recommends approving the amendment to the PUD and subdivision to add 28 townhomes, for a total of 125 units, with the same requirements as the original approval:

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. Dedication of 66 feet to the City for street right-of-way for 4000 West.
4. Install curb, gutter and sidewalk on all public streets.
5. Provide a storm drain study.
6. Submit a phasing plan for the construction of roads. Only 30 units will be allowed off of one access point.
7. No driveways shall access on to 4000 West
8. Work with UFA to provide adequate turnarounds on any roads that exceed the maximum allowed length.

9. Provided an additional 40 feet of right of way along Autumn Crest Blvd for future transit. Until the right of way is needed, it shall be landscaped and maintained by the HOA.
10. Provide "No Parking" signage along Autumn Crest.
11. The plan with 125 units is approved. If Salt Lake Community College purchases the 1.76 acres, then only 97 units are approved.

PUD Requirements

1. Setbacks shall be as follows:
 - Front: 20 feet to living space; 17' to porch from public right of way.
 - All buildings shall be 5 feet minimum from private right of way.
2. All buildings shall be 10 feet apart from each other, including any porches or overhangs.
3. All buildings shall meet the clear view triangle on the corner.
4. Buildings elevations to meet the approved Rosecrest design guidelines and receive ARC approval.
5. Building elevations to come back to the PC for review and approval.
6. Provide 2.2 parking spaces per unit.



Land Use Application

Address or location of site 14473 South Autumn Crest Blvd

Size of Parcel 7.92 ac

What is Requested (explain in detail)?

It is being requested to amend
a subdivisions approval to add 28 townhome
units.

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

If the request is residential, how many and what type of units (apartment, condo, etc). 28 townhomes

Property Owner's Name Rosecrest Communities, LLC

Mailing Address 2511 S West Temple

City Salt Lake City State UT Zip Code 84115

Telephone 801-316-3215 Cell Number _____ E-mail matt@mdevg.com

Applicant/Agent Rosecrest Communities, LLC

Mailing Address 2511 S. West Temple

City Salt Lake City State UT Zip Code 84115

Telephone 801-316-3215 Cell Number _____ E-mail matt@mdevg.com

Subject to Purchase or Lease: _____ or Present Owner of Property:

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

Current Use of Subject Property Vacant land

Proposed Development Name Rosecrest Pad 8 (Payton's Quarry)

For Herriman Use Only

Date of Submittal 7-28-16 Filing Fee \$430.00 File Number 19516-01

Receipt Number _____ Accepted by bn DRC _____



Land Use Application

Address or location of site 14473 South Autumn Crest Blvd.

Size of Parcel 7.92 ac.

What is Requested (explain in detail)?

It is being requested to amend
a Final PUD approval for a subdivision to add
28 townhome units

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

If the request is residential, how many and what type of units (apartment, condo, etc). 28 townhomes

Property Owner's Name Rosecrest Communities, LLC

Mailing Address 2511 S West Temple

City Salt Lake City State UT Zip Code 84115

Telephone 801-316-3215 Cell Number _____ E-mail matt@mdevco.com

Applicant/Agent Rosecrest Communities, LLC

Mailing Address 2511 S. West Temple

City Salt Lake City State UT Zip Code 84115

Telephone 801-316-3215 Cell Number _____ E-mail matt@mdevco.com

Subject to Purchase or Lease: _____ or Present Owner of Property: X

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

Current Use of Subject Property Vacant land

Proposed Development Name Rosecrest PUD 8 (Payton's Quarry)

For Herriman Use Only

Date of Submittal 7-28-16 Filing Fee \$430.00 File Number 56C07-16

Receipt Number _____ Accepted by Bm DRC _____



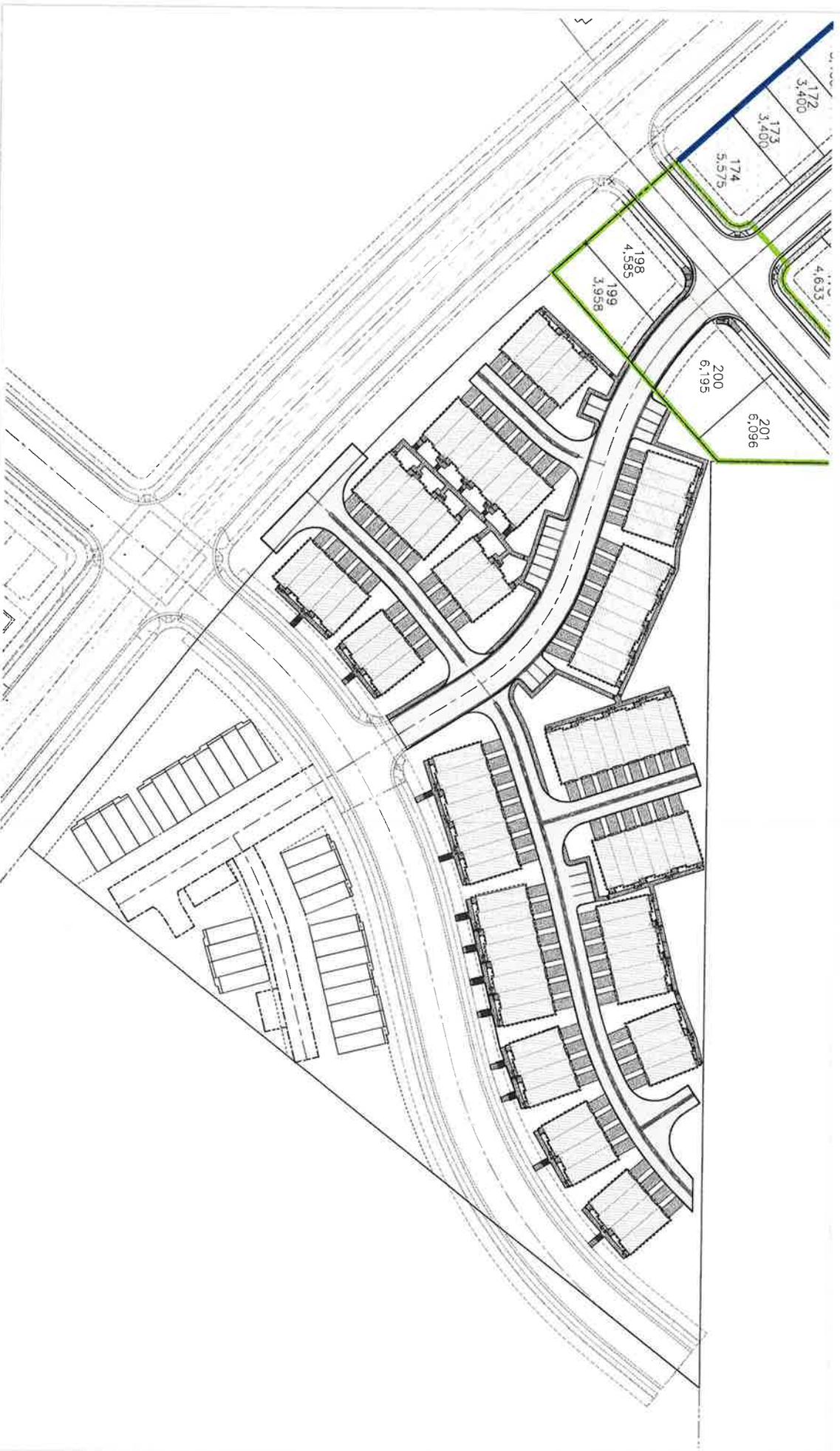
ROSECREST POD 8 LAND USE SUMMARY

TOTAL ACRES 7.91 AC
 TH UNITS 125
 PROJECT DENSITY 15.8 DU/AC



ROSECREST POD 8
 CONCEPT B (05.24.16)

SCALE: 1:150



POD 8 - PAYTON'S QUARRY
 Amended Concept with 28 Additional Units (07.27.16)



Date of Meeting: 08/18/16	
File #	16Z16
Applicant	DeHaan
Address	7575 W Rooster Cove
Request	Proposed Rezone from A-1 to A-.50

Request for 16Z16 - Meeting Date 8/18/2016

The applicant is requesting to rezone property from A-1 to A-.50

Site

The parcel is located at 7575 W Rooster Cove and contains 4.879 Acres.

Zoning

The site is zoned A-1.

General Plan

The current General Plan designates this property as Agricultural Residential.

Discussion

This property is currently developed as four 1 acre lots. A small portion of the south side of the property is being included in the subdivision to the south. It will make two of the lots less than 1 acre. The property owner also wants to divide one of the lots in the future to create two half acre lots.

Recommendation

Staff recommends approval of the rezone from A-1 to A-.50.





Land Use Application

Address or location of site 7575 W. ROOSTER CV. Herriman Ut.

Size of Parcel 4.879 acres.

What is Requested (explain in detail)?

Rezone to A-50

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

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

Property Owner's Name Greg C. De Haan & JOHN P. De Haan

Mailing Address 7575 W. ROOSTER COVE

City Herriman State Utah Zip Code 84096

Telephone 801 254 0589 Cell Number _____ E-mail _____

Applicant/Agent _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone _____ Cell Number _____ E-mail _____

Subject to Purchase or Lease: _____ or Present Owner of Property:

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

Current Use of Subject Property Residential

Proposed Development Name _____

For Herriman Use Only

Date of Submittal _____ Filing Fee _____ File Number _____

Receipt Number _____ Accepted by _____ DRC _____

PC
8-18-16



Date of Meeting: 08/18/16	
File #	15Z16
Applicant	Herriman City
Address	
Request	Text Change to the Land Use Ordinance to allow chickens on lots in residential zones

Request for 15Z16 - Meeting Date 8/18/2016

Herriman City is asking for a text change to the Land Use Ordinance to add chicken as a permitted use in residential zones.

Background

Staff proposed a chicken ordinance in 2011. The ordinance was recommended for approval by the Planning Commission, but was denied by the City Council.

Discussion

The City Council recently directed the staff to create an ordinance to allow chickens in residential areas. The proposed zone is similar to the zone that was first written in 2011. The ordinance outlines the requirements for coops and where they can be located on the property. It also has a table that allows a certain number of chickens based on lot size.

Recommendation

Staff recommends holding the public hearing and giving direction to staff on any changes to the ordinance. The public hearing should be left open in order to allow discussion on any text changes that come back at the next meeting.

“Backyard Chickens” to be added as a permitted use on single family lots in the R-1-10, R-1-15, R-2-10, R-2-15, and FR-1 zones.

10-19-35: BACKYARD CHICKENS:

Where permitted by the zoning ordinance, persons may keep backyard chickens on single-family owner occupied residential lots in accordance with the provisions of this section:

2. **At Large:** It is unlawful for any person who is the owner, keeper, or temporary custodian of any chicken to allow the animal(s) to be at large, off the premises or outside the approved enclosure.
3. **Unsanitary Conditions:** It is unlawful for any person to keep and maintain in an unclean or unsanitary condition any coop, enclosure or other structure or area in which any chicken is kept. All droppings must be cleaned at least once a week.
4. **Nuisance:** It is unlawful for the owner or keeper of any chicken to allow the animal(s) to be a nuisance to any neighbor, including, but not limited to, creating noxious odors from the animals, their waste, coop, or related structure or generating noise of a loud and persistent nature.
5. **Subject To Inspection:** All places where any backyard chickens are kept shall be subject to inspection for cleanliness, health, and sanitation purposes by a code enforcement official, animal control officer, or representative of the Salt Lake Valley health department. A code enforcement official, animal control officer, or representative of the Salt Lake Valley health department shall also be authorized to inspect any property where backyard chickens are kept based on any complaint or observation that the requirements of this section are in violation.
6. **Female Chickens Only:** Only female chickens may be kept. No ducks, geese, turkeys, peafowl, crowing hens, or roosters may be kept. No other bird species shall be kept except as provided by this code and birds normally and generally considered household or indoor pets.
7. **Accessory Buildings:** Chicken coops shall be considered accessory buildings and are subject to the area provisions of the Herriman zoning ordinance. Height and setback provisions shall be determined by this section but shall in no cases violate setback or height limitations of the zoning ordinance with the exception of proximity to a main structure.
8. **Feed And Water Access:** Chickens shall have access to feed and water at all times in an area that is protected from wild birds, rodents, and other predators, including dogs and cats. Any stored feed must be kept in a rodent and predator proof container.
9. **Personal Use Only:** Chickens shall be for personal use only. The selling of eggs or fertilizer or the breeding of chickens for commercial use is prohibited.
10. **Slaughtering:** The slaughtering of chickens on the premises is allowed in areas not visible to the public and must be accomplished in a humane and sanitary fashion. All entrails and by-products of the slaughtering process shall be discarded in accordance with Health Department Regulations.
11. **Dead Birds; Rotting Eggs:** Dead birds and rotting eggs shall be removed within twenty four (24) hours and properly disposed of.

13. Enclosure Standards:

- a. Chickens must be contained within an enclosure or fenced area at all times.
- b. Chicken enclosures shall be contained entirely in the rear yard. No enclosures will be permitted in any front or side yard.
- c. All enclosures shall have a maximum opening of two and one-half inches (2¹/₂").

14. Coop Standards:

- a. Any chicken shall be provided a covered, predator proof and well ventilated coop that must be impermeable to rodents, wild birds, and predators including dogs and cats. The coop shall provide a minimum of two (2) square feet per animal and be of sufficient size to permit free movement.
- b. Chicken coops shall be located within or adjacent to the enclosure and be contained entirely in the rear yard. No coops will be permitted in any front or side yard.
- c. All chicken coops shall be placed at least forty feet (40') from any dwelling on an adjacent lot.
- d. Chicken coops shall be maintained in good condition.
- e. Chicken coops shall be constructed such that:
 - (1) It is freestanding.
 - (2) Is easily accessible for cleaning and maintenance.
 - (3) Is enclosed on all sides and has a roof and door(s).
 - (4) Doors must be able to be shut and locked.
 - (5) No chicken coop shall exceed eight feet (8') in height.
 - (6) The coop shall be covered with predator and bird proof wire with a maximum opening of one-fourth inch (¹/₄"). The wire shall be buried at least three inches (3") and bent outward at least another twenty four inches (24") to prevent rodents from burrowing into the structure unless the coop is elevated off the ground at least twelve inches (12").
 - (7) All openings and vents shall be covered with predator and bird proof wire with a maximum opening of one-fourth inch (¹/₄").
- f. Coops may be relocated from time to time within the back yard provided that it remains within or adjacent to the enclosure and adheres to all setback standards.

16. Side And Rear Setbacks:

a. Minimum rear yard: Three feet (3') minimum from any coop to any rear property line.

b. Side yard setback: Three feet (3') minimum from any coop to any side property line.

17. Maximum Number Of Chickens Allowed for a Backyard Chicken Permit:

Lot Size (Square Feet)	Maximum Number Of Chickens
Less than 5,000	0
5,000 to 5,999	2
6,000 to 6,999	3
7,000 to 7,999	4
8,000 to 8,999	5
9,000 to 9,999	6
10,000 to 11,999	8
12,000 or more	10