THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24-HOURS NOTICE

PLANNING COMMISSION AGENDA

Thursday, September 15, 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. Training
2. Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. **General Business:**
   Welcome
   1.1 Invocation and Pledge
   1.2 Roll call

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 49C16 – Bourgeois – 5566 W Main Street – Proposed Convienence Store/Gas Station Zone: MU-2 – Acres: 1.6

   2.2 50C16 – Anthem Center LLC – 5400 W Anthem Park Blvd – Conditional Use Approval for a Commercial Center - Zone: MU-2 – Acres: 23.947

   2.3 48C16 – NuStar – 6212 W Freedom Hill Way – Request for an exception to the rear-yard setback for an addition to a single family dwelling – Zone: A-.25 – Acres: .28

   2.4 45C16 – Rasmussen – 5216 W Windom Rd – Proposed Home Occupation for a Preschool Zone: R-M – Acres: .04 *(Continued from September 1, 2016)*

   2.5 44C16 – Croney – 14638 S Highfield Dr – Proposed Detached Garage – Zone: R-2-15 Acres: .29 *(Continued from September 1, 2016)*

   2.6 24S16 – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Proposed Subdivision of 78 Single Family Lots and 16 Townhome Units (Pod 25) – Zone: MU-2 – Acres: 12.30 Units: 94 *(Public Hearing held on September 1, 2016)*

   2.7 14C08-21 – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Final Master Plan Approval for 78 Single Family Lots and 16 Townhome Units (Pod 25) – Zone: MU-2 Acres: 12.30 – Units: 94

2.8 28S16 – Think Architecture – Approx. 12100 S 5400 W – Proposed Subdivision of 96 Townhome units (Miller Crossing Pod 14) – Zone: R-2-10 – Acres: 10.17 – Units: 96 *(Public Hearing held on August 18, 2016)*

2.9 38C14-06 – Think Architecture – Approx. 12100 S 5400 W – Final PUD approval of 96 Townhome units (Miller Crossing Pod 14) – Zone: R-2-10 – Acres: 10.17 – Units: 96

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 17Z16 – Herriman City – 12100 S 5200 W – Proposed Rezone from R-2-10 (Medium Density Residential) to C-2 (Commercial) - Acres: 6 ***(Public Hearing)***

3.2 18Z16 – Anthem Utah LLC – 5200 W Anthem Park Blvd – Proposed Rezone from MU-2 (Mixed Use) to C-2 (Commercial) – Acres: 39.6 ***(Public Hearing)***

3.3 19Z16 – Anthem Utah LLC – 12600 S Anthem Park Blvd – Proposed Rezone from C-2 (Commercial) to R-2-10 (Medium Density Residential) – Acres: 1.8 ***(Public Hearing)***

4. Chair and Commission Comments:

5. Future Meetings:

5.1 City Council Meeting – Wednesday, **September 28, 2016** @ 7:00 PM
5.2 Joint Work Meeting – **September 29, 2016** @ 6:00 PM
5.3 Planning Commission Meeting – **October 6, 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 9th day of September, 2016

Cindy Quick, CMC
Deputy Recorder

PLANNING COMMISSION MINUTES
Thursday, September 1, 2016
Waiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on **Thursday, September 1, 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: Chris Berbert, Andrea Bradford, Jeramy Burkinshaw, Adam Jacobson, Curt Noble, Robyn Shakespear

Council Members Present: Mayor Carmen Freeman, Coralee Wessman-Moser

City Staff Present: City Planner Bryn McCarty, City Engineer Blake Thomas, Planning Intern Craig Evans

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

6:03:54 PM City Planner Bryn McCarty reported that UEA Weekend is October 20th and she will be out of town she may cancel the meeting. Chair Smith reported he'd be gone as well. Chris will be gone as well. Curt Noble was welcomed and introduced and the commission took opportunity to welcome him and quickly introduce themselves. Planner McCarty briefly reviewed a few processes. She asked who could attend the Utah League of Cities and Towns Conference/Training and provided information about an additional upcoming training.

The Miller Crossing Pod 15 plan was discussed. A revised plan will be on the planning commission agenda in two weeks. A discussion about the revised plan took place. There will be a ten foot trail and some additional units. Density would remain the same and would still be less than what was approved. The applicant is working through the secondary access.

There was a question regarding the fencing requirement for the eight lot Jacobson subdivision. The applicant wondered whether or not he was required to fence his existing home. The commission requirement was to fence around the entire subdivision all three sides.

1. 6:20:12 PM Review of Agenda Items

Item 2.1 & 2.2 – Subdivision and Final Master Plan – three single family lots, chapel and open space – the proposal would be in the Town Center which has a master plan. The master plan approval and subdivision approval are required. The master plan is for setbacks, design and architecture. The subdivision approval is for the subdivision and the lots. Both the master plan and subdivision approval are discussed together. The proposal would be for five lots; one lot for a church, one lot would be the open space and the other three lots are for single family homes. The proposal would include Berry Creek Drive which is a road that connects to Riverton. The staff report includes all city requirements and master plan requirements.

Item 2.3 & 2.4 – Subdivision and Final Master Plan – 78 single family lots and 16 townhomes – the item would be for the phase just below the previous one proposed. Townhome front doors face the parkway and garages are on Ft. Herriman. Transit lines go along east side (back side) of development. Density was briefly discussed. The Town Center has a minimum density and a total overall density and Matt Watson will provide an update. Mr. Watson revealed that the builder for the townhomes will be Holmes Homes and a brief discussion about the look of the townhomes and development took place.

Item 2.5 – Rasmussen Preschool – Staff can approve home occupations unless there are neighbor concerns and then it would come to the commission for approval and allow those concerns to be addressed. The applicant received HOA approval, however, there are some neighbor concerns due to a shared driveway. Fencing is not allowed in the subdivision and therefore, children will not be allowed outside. Preschools do not have to be licensed by the state and city ordinance does allow up to 12 children. There was concern for that amount of children at the proposed property. Commission voiced concerns of traffic, safety of the children and issues with the shared driveway.

Item 2.6 – Croney – Detached Garage – policy states that staff can approve a detached garage up to 1,600 square feet, however, staff notified neighbors and there were some concerns. When concerns are voiced, the proposal comes to commission for approval. The applicant did provide an HOA approval for the garage. Matt Watson reported that the applicant did submit an application a year ago. At that time the HOA provided comments to the applicant that needed to be addressed; the garage elevations would need to match the home and setback adjustments were requested. The applicant may have not understood that he needed to correct those items before his request was approved. The applicant did resubmit a request and the HOA will meet tomorrow. The changes can be resolved. The commission would like to see the size of the garage and the percentage of the backyard it covers.

Item 3.1 – Text Change to Allow Chickens – some restrictions were removed and the number of chickens allowed was adjusted. A discussion about the 40 foot side yard setback took place. The suggestion was to change it to 25 feet and to not allow chickens in the front yard.

Item 3.2 – Text Change for Technology and Manufacturing Zone – changes were made mostly to the allowed uses. A discussion about the allowed uses and how the uses will be approved took place. The ordinance requirements were briefly reviewed.

Meeting Adjourned 7:03:28 PM

7:06:06 PM 7:00 PM - Regular Planning Commission Meeting:

Presiding: Chair Clint Smith

Commission Members Present: Chris Berbert, Andrea Bradford, Jeramy Burkinshaw, Adam Jacobson, Curt Noble, Robyn Shakespear

Council Members Present: Mayor Carmen Freeman, Coralee Wessman-Moser

City Staff Present: City Planner Bryn McCarty, Deputy Recorder Cindy Quick, City Engineer Blake Thomas, Planning Intern Craig Evans

1. General Business:

7:05:59 PM Welcome

Chair Clint Smith welcomed those in attendance.

1.1 7:06:30 PM Invocation and Pledge

Andy Rasmussen offered the invocation and Jessica Croney led us in the pledge.

1.2 7:08:09 PM Roll call:

Full Quorum, Jessica Morton and Wade Thompson absent

1.3 7:08:15 PM Approval of Minutes for: August 18, 2016

Commissioner Chris Berbert MOVED to approve the minutes for August 18, 2016.
Commissioner Adam Jacobson SECONDED the motion.

The voting was unanimous.

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 7:09:45 PM 23S16 – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Proposed Subdivision of 5 lots which includes 3 Single Family Lots, LDS Chapel, and HOA Open Space – Zone: MU-2 – Acres: 8 – Units: 5 ***(Public Hearing)***

Chair Smith noted that item 2.1 and 2.2 will be discussed together.

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to indicate the location of the property in the town center. The approved plan for the town center was shown.

Matt Watson (applicant), HTC Communities, noted that he would discuss both item 2.1 & 2.2 together. The Herriman Town Center is a master planned community, mixed use development, approved with 5.5 units per acre. To date there has been approvals for 626 single family lots, 449 multi-family lots and 536 apartments. The total of lots to date approved in the town center are 1,611 and 421 remain. With the approval of both

applications 324 would remain. The town center is 370 acres. He pointed out everything that had been approved and noted the areas that would still need approval. The single lot for the LDS chapel would still come before the commission for site plan approval and conditional use approval. Single family lots would face the 114 foot right of way. Elevations and location for the townhomes as well as the setbacks were shown. Townhomes would be two story units, with a basement, two car garage and 20 foot driveway. The single family homes would be a mixture of single or two story, with a basement, two car garage and full length driveway. The cross section of a street view was shown which will include a center median, two travel lanes in each direction and a bike lane. The regional detention site would be about 1½ acres and unsure how many acre feet it would store. There are no amenities planned because it is fairly deep, however, it would be landscaped.

7:20:03 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

7:20:27 PM Chair Smith closed the public hearing.

Chair Smith turned the time over to the commission for further discussion and possible action. Commissioners felt concerned with minimal parking but it may accommodate what is needed.

Commissioner Adam Jacobson MOVED to approve the item with staff recommendations and five requirements.
Commissioner Chris Berbert SECONDED the motion.

The vote was recorded as follows:

Commissioner Chris Berbert	*Yes*
Commissioner Andrea Bradford	*Yes*
Commissioner Jeramy Burkinshaw	*Yes*
Commissioner Adam Jacobson	*Yes*
Commissioner Curt Noble	*Yes*
Commissioner Robyn Shakespear	*Yes*

The motion passed unanimously.

2.2 7:21:46 PM 14C08-20 – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Final Master Plan Approval for 5 lots which includes 3 Single Family Lots, LDS Chapel, and HOA Open Space – Zone: MU-2 – Acres: 8 – Units: 5

Commissioner Adam Jacobson MOVED to approve the item with staff's four requirements, with a fifth requirement that all three have basements.
Commissioner Chris Berbert SECONDED the motion.

The vote was recorded as follows:

Commissioner Chris Berbert	*Yes*
Commissioner Andrea Bradford	*Yes*
Commissioner Jeramy Burkinshaw	*Yes*

Commissioner Adam Jacobson *Yes*
Commissioner Curt Noble *Yes*
Commissioner Robyn Shakespear *Yes*

The motion passed unanimously.

2.3 7:23:00 PM 24S16 – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Proposed Subdivision of 78 Single Family Lots and 16 Townhome Units (Pod 25) – Zone: MU-2 – Acres: 12.30 – Units: 94 ***(Public Hearing)***

Chair Smith noted that item 2.3 and 2.4 will be discussed together.

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The townhomes will face Ft. Herriman and the rest of the pod will have single family. The future UTA transit line would run along the east side of the property. Staff had questions regarding the elevations and parking. No requirements were listed because they are waiting for additional information and will bring it back in a couple of weeks.

7:24:38 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

7:25:00 PM Chair Smith closed the public hearing.

Commissioner Adam Jacobson wondered whether or not the future UTA corridor was part of the plat. The response was no that it would not be part of the plat. The assumption was that at the beginning of 2018 UTA could be coming through and so they have preserved the right of way for that purpose. Commissioner Jacobson requested that staff recommendations require that the UTA Corridor is shown on the plat so that those moving in the area will be aware of it. Chair Clint Smith also requested that basements are included as a requirement.

Commissioner Jeramy Burkinshaw MOVED to continue the item without date.
Commissioner Adam Jacobson SECONDED the motion.

The motion passed unanimously.

2.4 7:27:57 PM 14C08-21 – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Final Master Plan Approval for 78 Single Family Lots and 16 Townhome Units (Pod 25) – Zone: MU-2 – Acres: 12.30 – Units: 94

Commissioner Jeramy Burkinshaw MOVED to continue the item without date.
Commissioner Adam Jacobson SECONDED the motion.

The motion passed unanimously.

2.5 7:28:25 PM 45C16 – Rasmussen – 5216 W Windom Rd – Proposed Home Occupation for a Preschool Zone: R-M – Acres: .04

City Planner Bryn McCarty explained that typically staff approves home occupations unless concerns are voiced. There were neighbor concerns and emails received for the proposal. The emails were included in the packet. Pictures of the property were shown. Two homes share one driveway. The applicant did receive approval from the HOA.

Jessica Rasmussen (applicant), 5216 W Windom Rd, detailed the proposed drop off and pick up route. She explained that children will be dropped off at the curb and she would take them to the home. Two sessions per day were proposed. Monday, Wednesday and Friday morning and afternoon class and Tuesday, Thursday morning and afternoon class. The afternoon class would be from 12:30-3:00pm with a maximum of 12 children for each session. Chair Smith questioned what would happen during inclement weather. The response was that she would hold hands and salt the driveway if it wasn't already done by the HOA. Commissioner Robyn Shakespear wondered if the area had a school bus route. The response was no there was not a bus stop. Commissioner Jeramy Burkinshaw wondered about staffing levels. The response was that it would be her and possibly a business partner. Planner McCarty reminded the commission that no employees are allowed.

Chair Clint Smith allowed comments to be shared.

Brandy Christensen, 5222 Windom Road, lives in front of the applicant, she felt fine about the curb side pickup, however, she was concerned about traffic and safety when backing out of her driveway.

Chair Smith revealed that fencing was not allowed in the subdivision. Commissioner Chris Berbert asked if the applicant planned to have children outside. The response was no.

Chair Smith then turned the time to the commission for further discussion and action. Commissioner Adam Jacobson commented that in a pod development there would be limited common use and wondered if staff had looked at what was allowed. Her further explained that sometimes limited common means that only those who live there can access the driveway. Planner McCarty explained that she expected that the HOA would have looked at that use allowed. Commissioner Chris Berbert explained that he had previously lived in the area and when it snowed, he saw one or two cars sliding on that road and felt concerned about the safety of the area. Chair Smith did not want to violate ordinances in the HOA and wanted to make sure safety was considered. Commissioner Berbert stated that there would be a possibility of 48 cars when sessions are maxed. He worried about parking becoming an issue and the commissioners agreed.

City Planner McCarty showed the plat which had hash marks in the driveway and the back porch. It was labeled as limited common area. Commissioner Jacobson felt that the hash marks indicated that it limits who can use the driveway. He felt that an attorney would need to look at it before making a decision and Chair Smith felt a legal decision should be obtained. Commissioner Berbert suggested that the amount of traffic that could occur when the sessions are full would need to be addressed. He was concerned that the area would not handle that much traffic all at once. He would like to see something saying it's an appropriate use for the area. Commissioner Jeramy Burkinshaw agreed. He likes home based businesses however, some may be better served in commercial areas than in a residential area. He was not sure the location was right for the proposed business. Commissioners all voiced concerns with potential traffic, safety of children and what the definition of limited common area would involve. The consensus was that the applicant obtain a legal opinion and provide a safety plan to mitigate the traffic and safety concerns.

Commissioner Adam Jacobson MOVED to continue the item without date.
Commissioner Curt Noble SECONDED the motion.

The motion passed unanimously.

2.6 7:50:25 PM 44C16– Croney – 14638 S Highfield Dr – Proposed Detached Garage – Zone: R-2-15 – Acres: .29

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to show the location of the garage. City ordinance allows for up to 800 square feet for a detached garage, however, the proposal was for 1,200 square feet. Pictures of the existing home were shown. Staff did receive concerns from neighbors. The applicant submitted the plan to the HOA and some changes need to be made before they will give an approval. The applicant was working on those changes for an approval. The suggestion was to continue the item until the applicant receives HOA approval.

Abe Croney (applicant), 14638 S Highfield Dr, reported that he started the process with the HOA last July and at thought the HOA manager at the time had approved his plan. However, three days ago, the new HOA manager made him aware of some changes needed. He was told that there shouldn't be an issue and they meet as a board tomorrow. He explained that most neighbors were fine with the garage and only a few behind him had concern with the height. He then put up a PVC pipe frame to show the height. He reported after the frame was on display only one neighbor still had concerns. The height would be 16 feet at mid roof, 19 feet to the peak. The elevation will match the home. The size of the garage would be 30 x 40 feet – 1,200 square feet to make the garage large enough for an RV. He was told that setbacks would need to be seven feet instead of five feet as shown on the plan. He believed the garage would cover approximately 17-18% of the back yard.

Commissioner Adam Jacobson suggested that the only thing needed was the HOA approval and the official percentage the garage would cover of the back yard. Commissioners wanted to ensure that the building materials match the home. Mr. Croney explained that he did send new plans to staff but he had been having issues with email so he would make sure they have the new plans.

Commissioner Chris Berbert MOVED to continue without date.
Commissioner Robyn Shakespear SECONDED the motion.

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 7:59:53 PM 15Z16 – Herriman City – Text change to the Land Use Ordinance to allow chickens on lots in residential zones ***(Public Hearing opened on August 18, 2016)***

City Planner Bryn McCarty oriented the commission with the proposed text change to allow chickens in residential zones. Based on comments received some changes were made to the ordinance. The ordinance was pretty intense before and some of the requirements had been eliminated. Roosters will not be allowed, the

requirements for rear yard and side yard were adjusted. The number of chickens allowed was adjusted to four with a maximum of ten. It was noted that this would be a recommendation to city council.

8:02:03 PM Chair Smith continued the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

8:02:27 PM Chair Smith closed the public hearing.

Chair Clint Smith felt the changes made were good and the most important aspects were kept. He reported that a lot of people have demonstrated that chickens can be kept and maintained in residential lots without impacting neighbors. He was in favor and good with the suggested numbers. He would like to see a change to distance B & D. He would like to include the suggestions made by Commissioner Adam Jacobson to say that no enclosures in the front yard would be allowed unless behind a fence and reducing forty feet rear and side yard to allow flexibility on a 5,000 square foot lot. He felt that requirement could be 25-30 feet from the neighbor.

Commissioner Chris Berbert MOVED for recommendation to the city council to approve the item with two changes. In 10 B, change that to, no enclosures will be permitted in any front yard and in 10 D recommending a change to, all chicken coops should be placed at least 25 feet from any dwelling on any adjacent lot. (Clarification provided by Commissioner Jacobson was to add to the first sentence, 'shall be contained entirely behind a fence' and 'no enclosures will be permitted in any front yard').
Commissioner Adam Jacobson SECONDED the motion.

Commissioner Curt Noble questioned the requirements for fencing. He was told that the area he lives in was zoned agricultural, however, the zoning requirement in the ordinance proposed was for residential.

City Planner Bryn McCarty requested that the ordinance state, chicken enclosures must be contained entirely behind a fence in the side or rear yard and will not be allowed in the front yard. Commission members were fine with that suggestion.

Commissioner Chris Berbert amended his recommendation to include Planner McCarty's suggestion.

Commissioner Chris Berbert MOVED for recommendation to the city council to approve the item with two changes. In 10 B, change that to, no enclosures will be permitted in any front yard and in 10 D recommending a change to, all chicken coops should be placed at least 25 feet from any dwelling and must be contained entirely behind a fence in the side or rear yard and will not be allowed in the front yard.
Commissioner Adam Jacobson SECONDED the motion.

The vote was recorded as follows:

Commissioner Chris Berbert	*Yes*
Commissioner Andrea Bradford	*Yes*
Commissioner Jeramy Burkinshaw	*Yes*
Commissioner Adam Jacobson	*Yes*
Commissioner Curt Noble	*Yes*

Commissioner Robyn Shakespear Yes

The motion passed unanimously.

3.2 8:10:16 PM 14Z16 – Herriman City – Text change to the Land Use Ordinance to create a Technology and Manufacturing Zone *(Public Hearing opened on August 4, 2016)*

City Planner Bryn McCarty oriented the commission with the proposed text change to create a Technology and Manufacturing Zone. The public hearing was opened a month ago to make a few changes to the uses. The ordinance would require a master plan, development agreement and zoning condition per property proposed. Food related manufacturing would be specifically prohibited. The landscaping and fencing requirements remained in the ordinance. The proposal was not for a specific property, just to create a zone. A change was suggested for the language of a development adjacent to the area closest to residential; the suggested language was compatible with existing adjacent uses or something with the general plan. Commissioner Chris Berbert suggested adding language regarding sound pollution and defining truck routes. City Planner Bryn McCarty reported that there are defined truck routes already in place she suggested adding that in the master plan. Chair Clint Smith suggested tightening up the language of purpose of provisions, where it says these areas are to be located in proximity to adequate transportation facilities and infrastructure. Commissioner Berbert reiterated that he felt the sound pollution requirements should be in the ordinance, especially with the materials used for facilities. City Planner McCarty explained that the sound pollution requirements would fall under the health ordinance and could be addressed with each individual application. Commissioner Berbert suggested that some categories be included in a different zone and a discussion about appropriate categories for the proposed zone took place. Commissioners suggested removing the following uses: commercial storage or distribution, light manufacturing assembly, outdoor storage and materials, medical clinics, manufacturing, printing and publishing and warehousing and wholesale distribution. It was suggested that the uses that support the light manufacturing business should be included. However, if the use was as a standalone entity, then the category should be removed from the zone. Planner McCarty suggested adding a description for example, 'warehousing and distribution incidental to another use.' Master plan requirements would include parking and vehicle areas to the site and an additional requirement adjacent traffic routes to be compatible with existing or future uses as shown on the general plan. Chair Smith felt that a reduction may be granted for landscaping but not a 50% reduction. This type of site does need more landscaping to soften and blend into the surrounding uses. Commissioner Adam Jacobson suggested that the landscaping state that developers shall incorporate amenities like these. The commissioners reviewed all uses. The commission continued suggestions to remove the following uses: agricultural, archery shop, cemetery and mortuary, commercial storage and distribution (unless incidental to an allowed use), conference center, convention centers and reception centers, financial institution and services (strike out the word institution and leave financial services), green house and nursery. Commissioner Chris Berbert would like the category of light manufacturing more clearly defined. The commission continued suggestions and the consensus was to remove: medical and dental clinics, facilities, printing and publishing facilities and state store. Commissioner Berbert would like to see accessory buildings come back for planning approval. City Planner McCarty explained that there was a requirement that all retail developments meet the retail criteria of 60% brick or stone. All other buildings have to be approved through the master plan which would be approved by the planning commission and metal buildings are specifically prohibited. Landscaping requirements would be included in the ordinance.

8:45:44 PM Chair Smith continued 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:

Gregg Poulsen, 13657 S 6315 W, appreciated what was discussed and was glad to have the uses narrowed down. He felt that there was ambiguity with light manufacturing as well. He wondered if there were regulations that would prevent extrusions and how much could be put out in a parking lot. He noted that trailers could be stacked in a welding facility, fork lifts could drop onto the concrete making lots of noise and bay doors could be openened allowing the noise of the equipment to be heard in surrounding facilities/neighborhoods. He suggested separating the two uses into different zones.

8:48:03 PM Chair Smith closed the public hearing.

Commissioner Chris Berbert reiterated that he would like more definition for light manufacturing.

Commissioner Adam Jacobson MOVED to continue the item without date.
Commissioner Robyn Shakespear SECONDED the motion.

The motion passed unanimously.

4. Chair and Commission Comments:

Commissioner Adam Jacobson would like home occupations in tight density areas reviewed. City Planner McCarty explained that home occupations cannot have employees and cannot use structures outside the home. There are home occupations in agricultural zones that allow for one employee and use of an outside building. However, there are larger lots that are not in agricultural zones and smaller lots in agricultural zones that should be allowed home occupations. It will be clarified as a special home occupations on a third acre or larger. Commissioner Jacobson would also like the parking ordinance addressed. Planner McCarty reported that staff contracted with an attorney to address the ordinance. The attorney would like to focus on processes and include those processes in the ordinance which will be very clarified. There will also be a table for all uses where something is allowed and where it is not allowed. It was noted that it might take five or six months to review and adjust the ordinance. Once it has been completed, the changes will be brought to them all at once, about 200 pages. The attorney would also help with the parking and sign ordinance. She reported that the home occupation would be done sooner.

5. Future Meetings:

5.1 City Council – Wednesday, **September 14, 2016** @ 7:00 PM
5.2 Planning Commission Meeting – **September 15, 2016** @ 7:00 PM
5.3 Joint Work Meeting – **September 29, 2016** @ 6:00 PM

6. Adjournment:

Chair Clint Smith called for a motion to adjourn.

Commissioner Adam Jacobson MOVED to adjourn the meeting and Commissioner Chris Berbert SECONDED the motion.
The motion passed unanimously.

The meeting adjourned at 8:55:12 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 September 1, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Cindy Quick

Cindy Quick, CMC
Deputy Recorder

DRAFT

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	49C16
Applicant	Bourgeois
Address	5566 W Main Street
Request	Proposed Convenience Store/Gas Station

Request for 49C16 – Meeting Date 9/15/2016

The applicant is requesting conditional use approval to construct a convenience store/gas station.

Site

The parcel is located at 5566 W Main Street and contains 1.6 acres.

Zoning

The site is zoned MU-2.

Discussion

This is part of the Herriman Towne Center. It needs to meet the design guidelines that have been approved by the HTC and receive approval from their Architectural Review Committee. The applicant is still working with the HTC ARC regarding the site plan and building elevations. The ARC is requesting that they modify the proposed elevations to show brick instead of stone accents, to match the rest of the HTC. They have also requested some changes to the site plan and landscaping. We have not yet received an approved site plan from the HTC ARC.

Recommendation

Staff recommends continuing the item until final approval is received from the HTC ARC. If the Planning Commission wants to approve the application subject to the ARC approval, then the following requirements should be included:

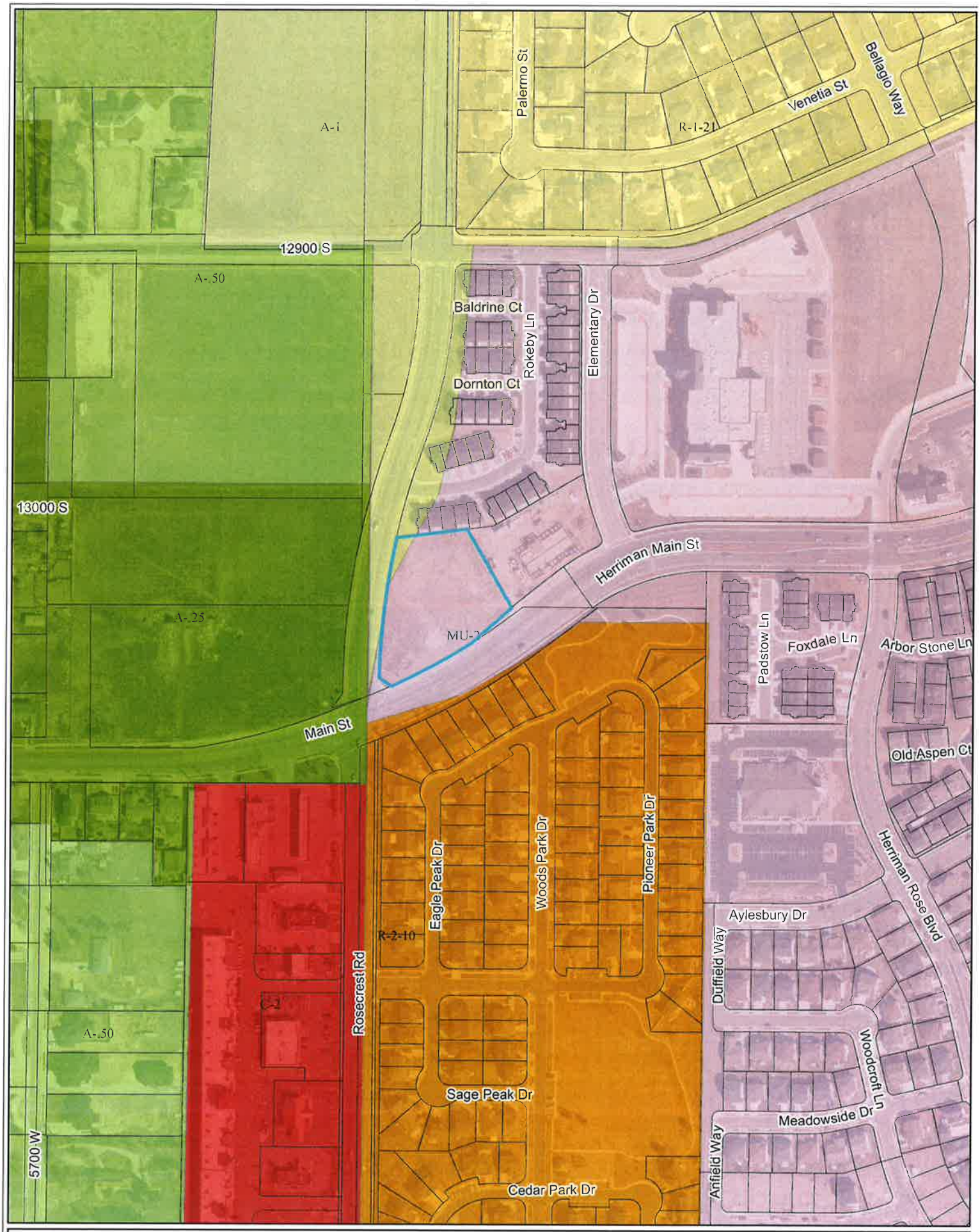
Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, this may require a traffic study.
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 and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20'). This should include trees in the park strip every 30 feet.
6. The read yard, on the north side of the building, shall be landscaped for a minimum of 20 feet. This can include xeriscape. This should include at least one 2-inch caliper tree per 30 feet.
7. Building elevations to come back to the Planning Commission for final review and approval.
8. Receive approval from the Herriman Towne Center Architectural Review Committee.
9. Install curb, gutter and sidewalk 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. Parking calculated at 1 space for each 200 square feet of retail floor space. Total of 32 stalls as shown on the site plan.
13. Install a 6 foot precast wall along the north property line to match the existing precast wall to the east.

Engineering Requirements:

1. The driveway off of Main Street should be shared with the medical office to the east.
2. Coordinate with development located to the east for stormwater outfall connection. If an agreement is made you can use the volume in their detention basin and not be required to have onsite stormwater detention.
3. Interior parking lot lights must meet the Herriman Towne Center standard.



HERRIMAN

Proposed C-Store

File Number 49C16

HERRIMAN CITY

Land Use Application

Address or location of site 13037 S 5566 W (Corner of Herriman Pkwy + Main St)

Size of Parcel 1.6 Acres

What is Requested (explain in detail)?
Land to be used for gasoline/c-store. Applicant owns + operates 3 fuel/c-stores in Uintah County.

If applicable, square footage of proposed building(s) or addition (all stories combined). Approx 4,000 SF

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

Property Owner's Name Bingham Family Alaska, LLC

Mailing Address 180 N University Ave Suite 250

City Provo State UT Zip Code 84601

Telephone 801-932-0316 Cell Number 801-598-6654 E-mail brandonb@bluedicap.com

Applicant/Agent Jessica + Danny Bourgeois

Mailing Address 180 N University Ave Suite 250

City Provo State UT Zip Code 84601

Telephone Danny 801-380-1030 Cell Number Jessica 801-360-2413 E-mail jessicab@bluedicap.com

Subject to Purchase or Lease: ✓ or Present Owner of Property: under contract to close 8/31/16.

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

Current Use of Subject Property Vacant Land

Proposed Development Name B's Herriman

For Herriman Use Only

Date of Submittal 8-18-16 Filing Fee $1160 File Number 49C16

Receipt Number 379656 Accepted by [illegible] DRC 8-24-16

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SITE PLAN

A NEW FACILITY FOR

B'S HERRIMAN C STORE

SITE PLAN

C1

8/28/2018

HARRIS ARCHITECTURE

3530 N UNIVERSITY AVENUE #200 PROVO UT 84604 | 801.377.0303 | WWW.HARRIS-ARCHITECTURE.COM

DRAWN BY
SKM

REVISIONS

NOTE:
Full toilet partion drawings will be submitted to verify compliance with section 604.9.3 of ICC A117.1-09 which will include accessible latch, closer, and door pulls on each side of the door.

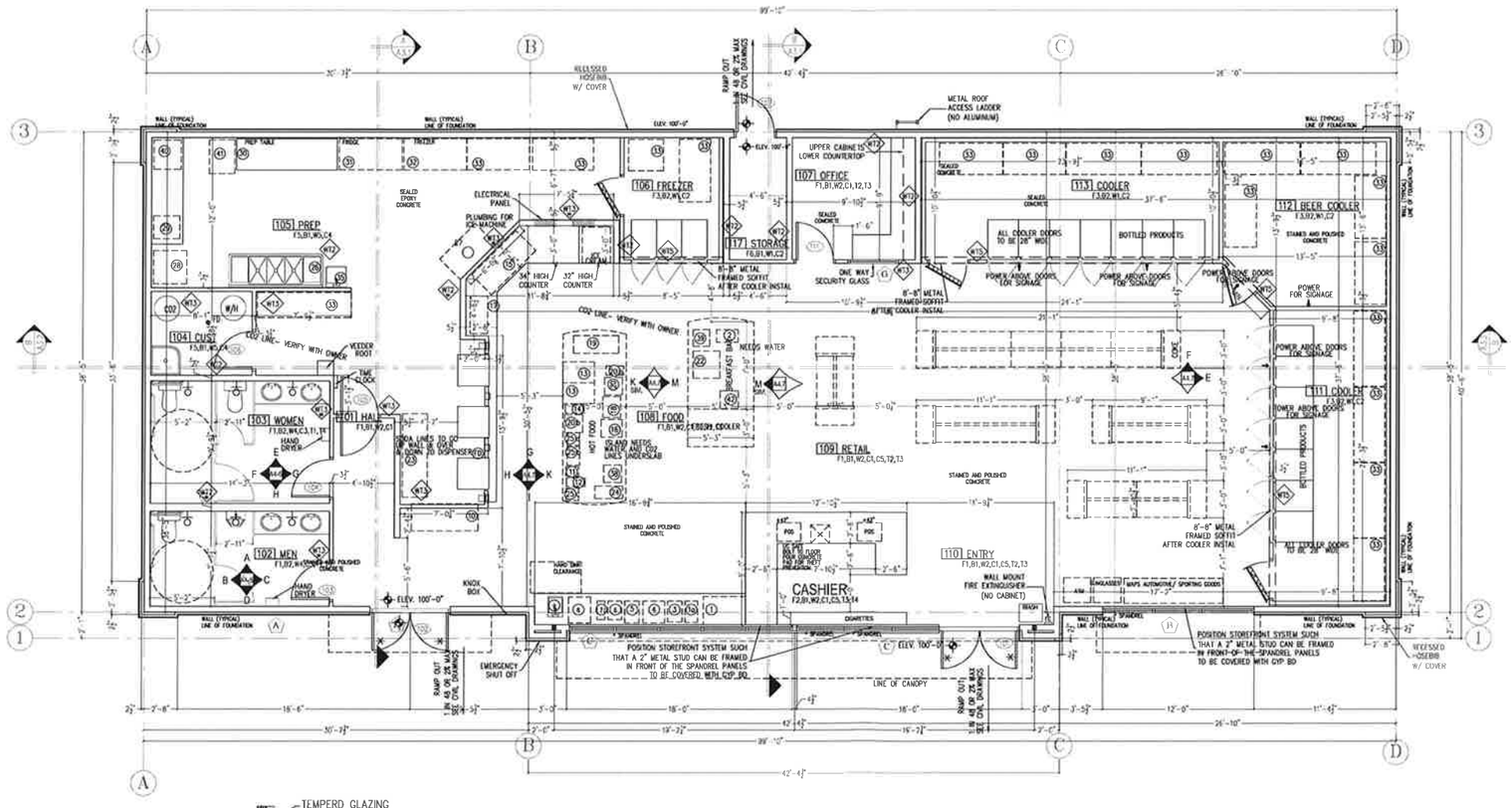
Full beer cooler submittals will be provided to verify that it complies with the requirements of Section 404.2.3 of ICC A117.1-09.

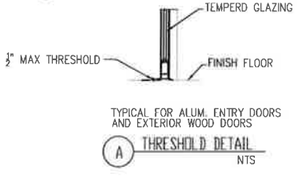
Provide information on all equipment used to verify that a hood is not required

Full signage package will be submitted to comply with section 703 of ICC A117.1-09 and directional signage to the restrooms per IBC 2904.1

FOODSERVICE SCHEDULE - OWNER TO VERIFY & APPROVE ALL EQUIPMENT

① TEA BREWER 1.5+2H BLEND MIST	⑯ LITTLE ENCLOSED WARMER - FLAVOR FRESH MATRIX 20"	㉗ SCOTTSMANS ICE MACHINE
①a INTERNATIONAL DELIGHT ICED COFFEE 1.8+2.2	⑰ 36" BIG B ROLLER GRILL PROGRAM	㉘ 32" DELUXE HIGH-4 CONVECTION OVEN
② 20" CAFE OATS; OATMEAL DISPENSER	⑱ 20" GOAL'S NACHO PROGRAM CHILI AND CHEESE	㉙ 24" PERFECT FRY FULLY AUTOMATIC
③ 14" DISPOSE-RITE; STK-C-4LB1	⑲ 45" SILVER KING 8 SECTION CONDIMENT STATION	㉚ 96" PREP TABLES
④ 22" CURTIS COFFEE BREWER; DUAL THERMOS SERVERS	⑳ MICROWAVE	㉛ 78" TRUE 3 DOOR REFRIGERATOR; T-72
⑤ 16" BUNN EIGHTY "COFFEE ON DEMAND" DISPENSER	⑳a 12" THUNDER GROUP SOUP KETTLE	㉜ 78" TRUE 3 DOOR MANUAL FREEZER
⑥ 25" CREAMER DISPENSER 2 HEAD	⑳a JUICE IT - 6+2	㉝ STORAGE RACKS
⑦ 8" CREAMER HOT SHOT DISPENSER	㉑ HOT WELL	㉞ SANITATION AND CLEANING PRODUCTS, DISPENSERS
⑧ 22" CURTIS CAPPUCCINO 5 HEAD DISPENSER	㉒ 24" FRESH FRUIT DISPLAY, TWO TIER WICKER BASKETS	㉟ HAND WASH SINK
⑨ 14" HAND SINK	㉓ 24" BIN RACK	㊱ TURBO AIR FREEZER
⑩ 50" RO 125 ICE CREAM COFFIN STYLE FREEZER	㉔ RACK FOR CHIPS AND PASTRY'S	㊲ TURBO AIR FRESH COOLUP
⑪ 9" PROMIXX TEA DUAL HEAD DISPENSER	㉕ STORAGE RACKS FOR FOODSERVICE EQUIPMENT	㊳ REDBULL, PEPSI, MONSTER FRIDGE
⑫ 8" CREAMER COLD SHOT DISPENSER	㉖a CRYSTAL LITE 12+2	㊴ OLIN FORD BAKERY DOUGHNUT CASE 76"x78"
⑬ 40" FRAZE (2 UNITS); FUR FROZEN BEVERAGE; 4 FLAVORS	㉖a FRESH TEA & LEMONADE 18+12	㊵ VOLLRATH WARM
⑭ CUPS FOR FRAZE	㉖a SYRUP FOR TEA	㊶ PROOFER 1RH-HOLT 21-30.75
⑮ 80" HATCO WARMER MODEL GRSDSS-3-60	㉙ 90" 3 COMPARTMENT SINK	㊷ MICROWAVE - OWNER TO VERIFY MAKE AND MODEL





TYPICAL FOR ALUM. ENTRY DOORS AND EXTERIOR WOOD DOORS

A THRESHOLD DETAIL
NTS

FIRST LEVEL FLOOR PLAN

3/16"=1'-0" (OCCUPANCY GROUP M) 3,965 SQ FT

FIRST LEVEL FLOOR ELEV. 100'-0" - TYPICAL

NOTE: SEE SHEETS A4.1 & A4.2 FOR DOOR & WINDOW DETAILS
NOTE: SEE SHEET A4.1 FOR DOOR SCHEDULE
NOTE: SEE CIVIL DRAWINGS FOR EXACT LOCATIONS OF CURBS AND WALKS
NOTE: SEE SHEET A4.3 FOR WALL TYPES
NOTE: USE METAL STUDS FOR ALL FRAMED SOFFITS ABOVE COOLERS
* = TEMPERED GLASS
NOTE: PROVIDE FIRE EXTINGUISHERS AT EACH FUELING STATION MOUNTED AND LABELED
NOTE: ADD DRAFTSTOP TO LIMIT ROOF AREA TO LESS THAN 3,000 SQ FT

NOTE: ALL EXTERIOR WALLS ARE SIMILAR TO

VERIFY BATHROOM FIXTURE AND FLOOR SINK LOCATIONS W/ TENANT BEFORE FOURING THE FLOOR SLABS

FINISH SCHEDULE

F1	= CONCRETE - SEALED-STAINED AMERIPOLISH RAW SIENNA
F2	= VCT MANNINGTON T18 PECAN
F3	= CONCRETE - SEALED-STAINED SPARTA-GUARD SAND BEIGE
F4	= TILE (NON SLIP) DALTILE HL04
F5	= CONCRETE - EPOXY SEALED-STAINED AMERIPOLISH RAW SIENNA
F6	= EXPOSED CONTRETE SEALED
B1	= 6" RUBBER MANNINGTON 1390 COFFEE
B2	= NONE
B3	= 6" TALL CERAMIC TILE
W1	= 5/8" TYPE X GYPSUM BOARD-FIRE TAPE ONLY
W2	= 5/8" TYPE X GYPSUM BOARD - PAINTED FIELD-SEMI-GLOSS HUMBLE GOLD SW 6388 ACCENT-SEMI-GLOSS CAVIAR SW 6990 DOORS & PRAIRIES-SEMI-GLOSS ANJOU PEAR SW 6381
W3	= 5/8" TYPE X GYPSUM BOARD - EPOXY PAINTED
W4	= 12x12 DALTILE HL04 - FULL HEIGHT - SEE LAYOUT ON ELEVATIONS WITH BLACK ACCENT TILE
W5	= FRP - WHITE
C1	= 2x2 ACOUSTICAL TILES ON SUSPENDED CEILING SYSTEM
C2	= STRUCTURE EXPOSED
C3	= 5/8" TYPE C GYPSUM BOARD - EPOXY PAINTED
C4	= 2x4 ACOUSTICAL TILES ON SUSPENDED CEILING SYSTEM - WASHABLE
C5	= 5/8" TYPE C GYPSUM BOARD SOFFIT - PAINTED
T1	= RESTROOM STALL DIVIDERS- ASPCO POWDER COATED METAL 12 ALMOND
T2	= LAMINATE COUNTERTOPS - SANDY TOPAZ
T3	= LAMINATE CABINETS - TANGERINE
T4	= SOLID SURFACE COUNTERS (BATHROOMS/CASHIER)- LIVING STONE- SAND CASTLE

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PLOT DATE: 9/7/2016 O:\ACAD\Rebar\plans\B2Set\Hermiman\B2Set\A1.1.dwg

REVISIONS

DRAWN BY BRM

HARRIS ARCHITECTURE
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

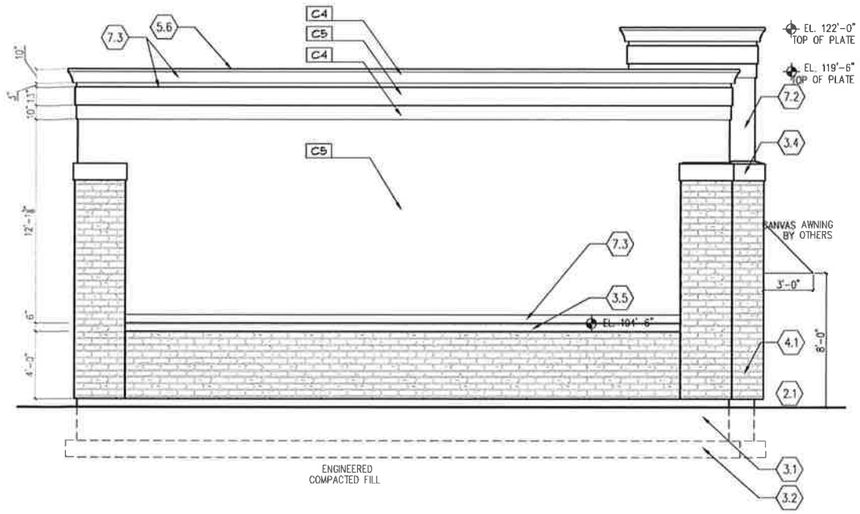
A RETAIL DEVELOPMENT PLAN FOR
B'S C STORE HERRIMAN
FIRST LEVEL FLOOR PLAN

8-26-2016
HERRIMAN, UTAH

A1.1

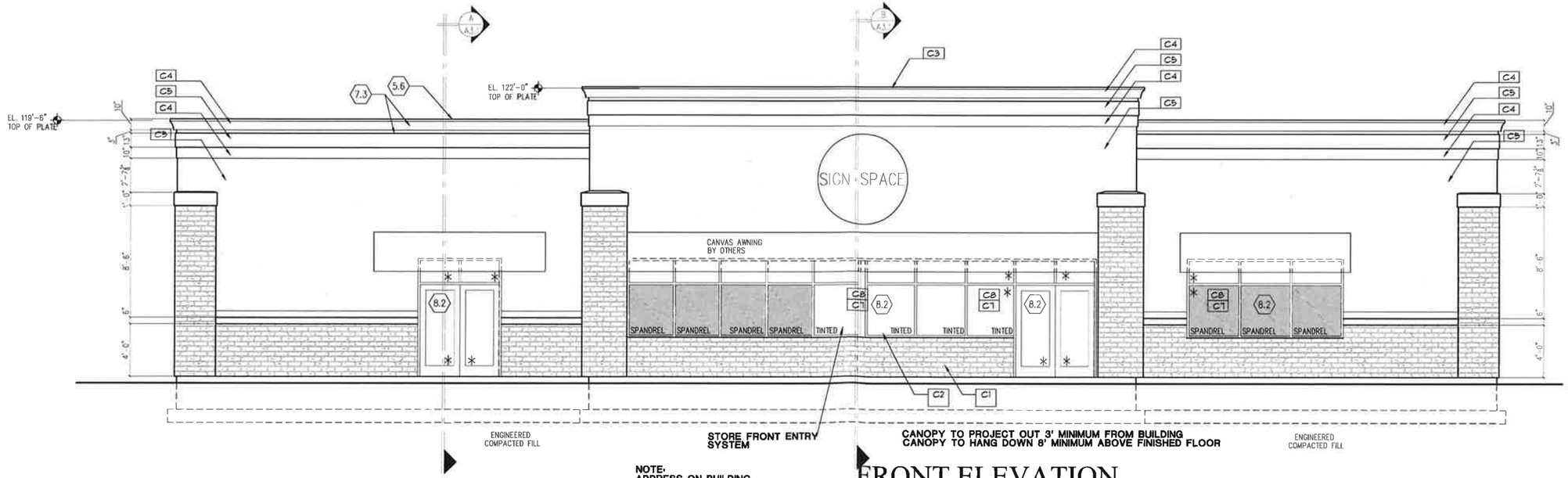
	MATERIAL	SPEC
C1	BRICK	
C2	BRICK BILL	
C3	ALUMINUM CAP	DARK BRONZE
C4	STUCCO 1	SW 6868 REAL RED
C5	STUCCO 2	SW 6373 HARVESTER
C6	STUCCO 3	SW 6868 REAL RED
C7	GLASS	CLEAR SHADED AREAS TO BE SPANDREL
C8	STOREFRONT	DARK BRONZE

OWNER TO APPROVE ALL FINAL COLORS
SUBMIT ACUTAL MOCKUPS



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

☐ NOTE: SEE SHEETS A4.1 & A4.2 FOR DOOR & WINDOW DETAILS

PROVIDE ADDRESS SIGN ON FRONT ELEVATION SO AS TO BE VISIBLE FROM THE ROAD – SEE CITY REQUIREMENTS

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PLOT DATE: 9/7/2016 C:\ACADFiles\drgnam C:\Users\harmanb\Desktop\B'S\H_A1-A3-1LP.dwg

REVISIONS

DRAWN BY
BRM

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A RETAIL DEVLOPMENT PLAN FOR
B'S C STORE HERRIMAN

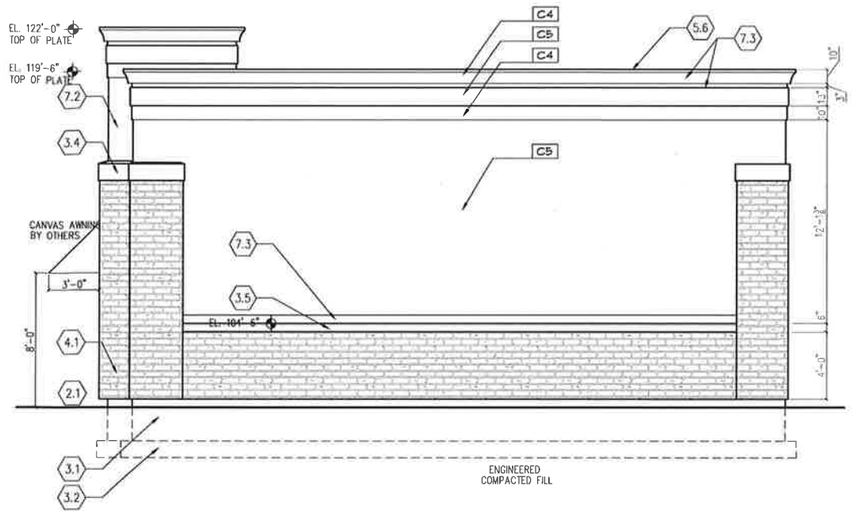
ELEVATIONS

8-26-2016
HERRIMAN, UTAH

A2.1

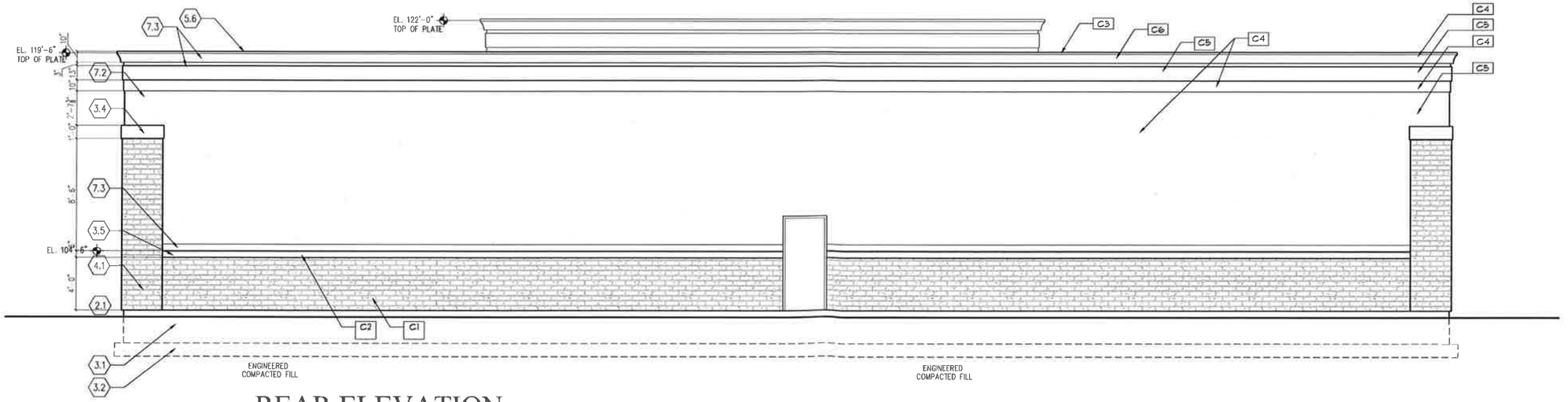
	MATERIAL	SPEC
C1	BRICK	
C2	BRICK SILL	
C3	ALUMINUM CAP	DARK BRONZE
C4	STUCCO 1	SW 6868 REAL RED
C5	STUCCO 2	SW 6373 HARVESTER
C6	STUCCO 3	SW 6868 REAL RED
C7	GLASS	CLEAR SHADED AREAS TO BE SPANDREL
C8	STOREFRONT	DARK BRONZE

OWNER TO APPROVE ALL
FINAL COLORS
SUBMIT ACUTAL MOCKUPS



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: SEE SHEETS A4.1 & A4.2 FOR DOOR & WINDOW DETAILS

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PLOT DATE: 9/7/2016 Q:\ACAD\Revit\singlam C-Store\Herriman\BCS-H_A1-01-1.P_dwg

REVISIONS

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BRM

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A RETAIL DEVLOPMENT PLAN FOR
B'S C STORE HERRIMAN

ELEVATIONS

8-26-2016
HERRIMAN, UTAH

A2.2

BUZZ IN
B's
BUZZ OUT
Give Flavor a Shot!
pepsi
New
22oz $1.09
32oz $1.19
44oz $1.49
52oz $1.59
B's Mug 94¢
Pellet Ice
32oz 99¢
44oz $1.09
52oz $1.19
64oz $1.39
1 Gallon $1.99

Frozen Foods
Fountain
Drinks
Hot Foods
ROCKSTAR
ENERGY DRINK
ROCKSTAR
ENERGY DRINK
pepsi
pepsi
Bon Appetit
donettes

Thank You for Buzzin In
BUZZ IN
Bs
BUZZ OUT
Cream
Coffee
Cappuccino
COFFEE
HOUSE DRINK

BUZZ IN
B's
BUZZ OUT
ICE
ICE

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	50C16
Applicant	Anthem Center LLC
Address	5400 W Anthem Park Blvd
Request	Conditional Use Approval for a Commercial Center

Request for 50C16 - Meeting Date 9/15/2016

Anthem Center LLC is requesting conditional use approval for a commercial center.

Site

The parcel is located at approximately 5400 W Anthem Park Blvd and contains 23.95 acres.

Zoning

The site is zoned MU-2.

Ordinance

Conditional Use Factors to be considered:

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

Conditional Uses shall comply with the following standards:

1. *The conditional use is authorized in the district where the use is proposed.*
2. *The use is consistent with the General Plan.*
3. *Existing or proposed utility services are adequate to serve proposed development and are designed in a manner that will not adversely affect adjacent property or land uses.*
4. *The proposed use will not create a need for essential municipal services which cannot be reasonably met.*

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

Discussion

The proposed Anthem Commercial Center is the commercial portion of the Anthem development. The Walmart has already received conditional use approval. This application is for the site plan for the next phase of the commercial property. This will be a preliminary approval for the overall site plan. Each individual building will come back for a final approval on specific buildings.

Retail establishments are required to provide 1 parking space for each 200 square feet of retail floor space. The site shows adequate parking to meet the requirement.

The Anthem Commercial center will be adopting Design Guidelines for all of the buildings on the site. The Planning Commission has made a recommendation on the Design Guidelines and they are now going to the City Council for final approval. Each building will come back to the PC for final approval to ensure compliance with the design guidelines.

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

We have discussed having a larger landscape buffer along Mountain View Corridor to screen the back of the buildings. The plan shows 30 feet of landscaping in most areas.

Recommendation

Staff recommends granting preliminary approval of the conditional use permit for the commercial center with the following:

Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit a landscaping plan showing types, sizes and placement of plant material to the Staff for review and final approval.
4. All building elevations shall meet the approved design guidelines.
5. This is a preliminary approval for the site. Each building shall come back for final approval.
6. Install curb, gutter and sidewalk on all public streets.
7. No signs are approved with this request, separate approval will be required.
8. The subdivision plat shall be recorded prior to a building permit being issued.
9. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
10. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20'). This should include trees in the park strip every 30 feet.
11. Provide a minimum of 30 feet of landscaping along Mountain View Corridor.
12. Screen all outside trash and dumpster areas.
13. Provide storm drain detention to meet City standards.
14. Parking shall be provided at 1 space per 200 square feet of retail floor area.
15. All buildings shall be setback a minimum of 20 feet from a public right of way.
16. Provide a preliminary engineering plan showing road network and storm water system.
17. Provide a traffic study that specifically addresses ingress/egress from each access point and a pedestrian walking route analysis. Study to verify if another lane is required for right turns from Anthem Park Blvd to Mountain View Corridor.
18. Adopt a design standard for interior parking lot lighting to ensure continuity of lighting style and type throughout the development.
19. Detention ponds should be landscaped per City standards.

SITE TABLE				
		PROPOSED PARKING	REQUIRED PARKING	LANDSCAPING
PHASE I				
	HOTEL	100	100	35%
	RETAIL	292	173	25%
PHASE II				
	RETAIL	123	81	25%
PHASE III				
	RETAIL	672	539	19%

MOUNTAIN VIEW CORRIDOR

ANTHEM PARK BLVD

ANTHEM MAIN STREET

PHASE I

PHASE II

PHASE III

FUTURE PHASE

FUTURE PHASE

HOTEL 27,000 SF

HP1 5,850 SF

HP2 9,006 SF

HP3 6,300 SF

HP4 6,300 SF

HP5 7,000 SF

AP1 4,800 SF

AP2 4,800 SF

AP3 6,300 SF

AP4 8,100 SF

AP5 4,000 SF

AP6 5,900 SF

AP7 6,580 SF

MT1 6,500 SF

MT2 8,450 SF

MB1 25,000 SF

MB2 20,000 SF

MB3 20,000 SF

MT3 10,000 SF

BB1 100,000 SF

PYLON SIGN

PIER SIGN

MONUMENT SIGN

PROJECT SIGN

HORIZONTAL GRAPHIC SCALE

0 40 80 160

(IN FEET)

HORZ 1 inch = 80 ft

ENSIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR
ANTHEM UTAH, LLC
6150 S REDWOOD ROAD
TAYLORSVILLE, UTAH

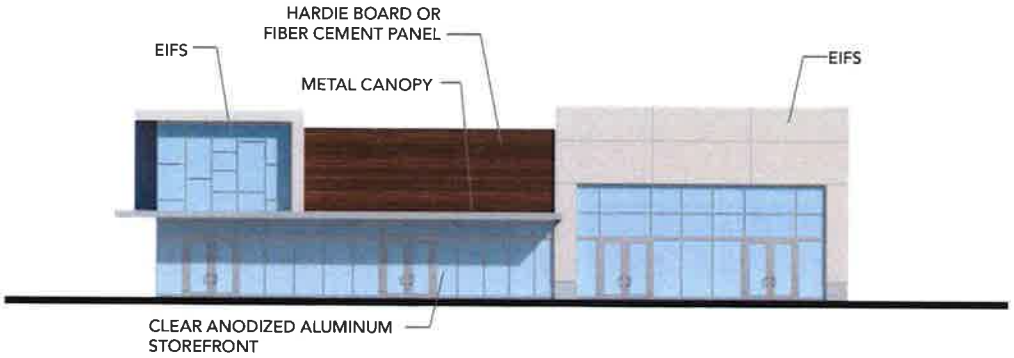
CONTACT
DOUG YOUNG
PHONE 801-205-6500

ANTHEM COMMERCIAL

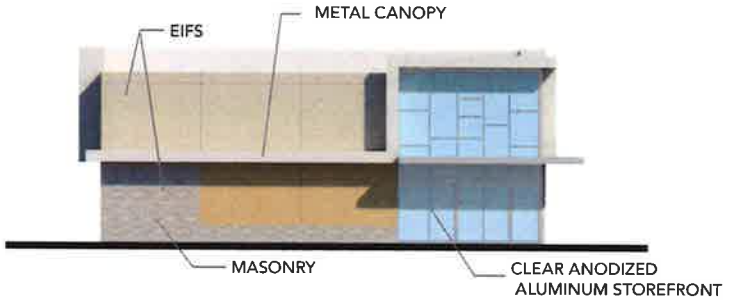
5400 WEST ANTHEM PARK BOULEVARD
HERRIMAN, UTAH

OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
4056	5/5/16
DRAWN BY	CHECKED BY
KFW	RQE
PROJECT MANAGER	
RQE	



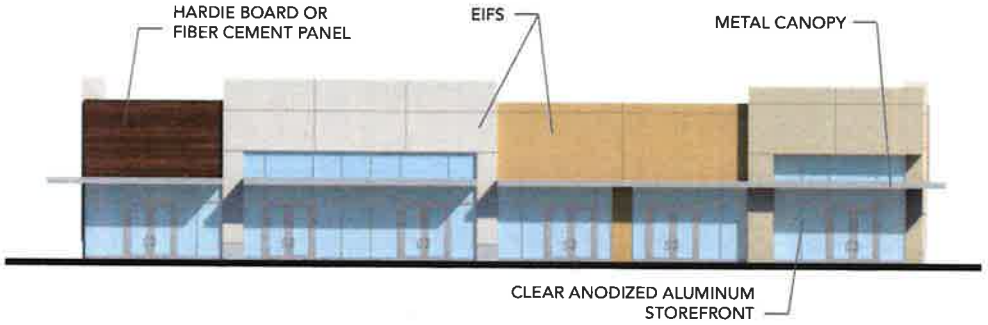
FRONT ELEVATION



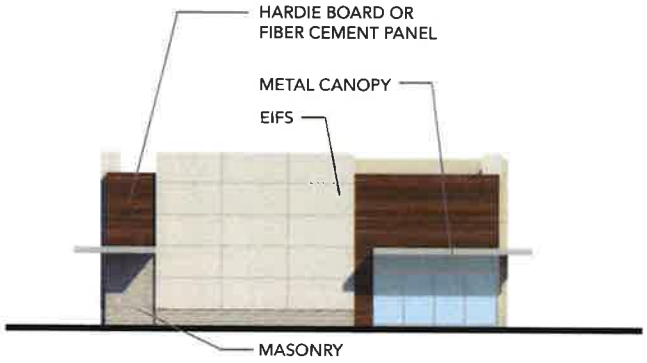
SIDE ELEVATION

REAR ELEVATION

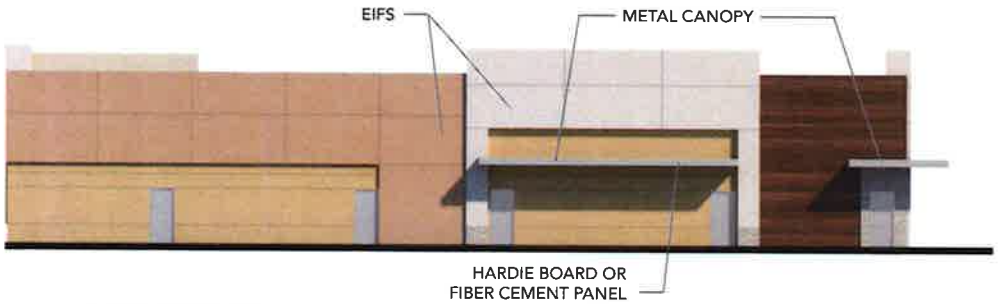
52 exchange place salt lake city, ut 84111 t 801 531 1144 f 801 363 3132 www.babcockdesign.com



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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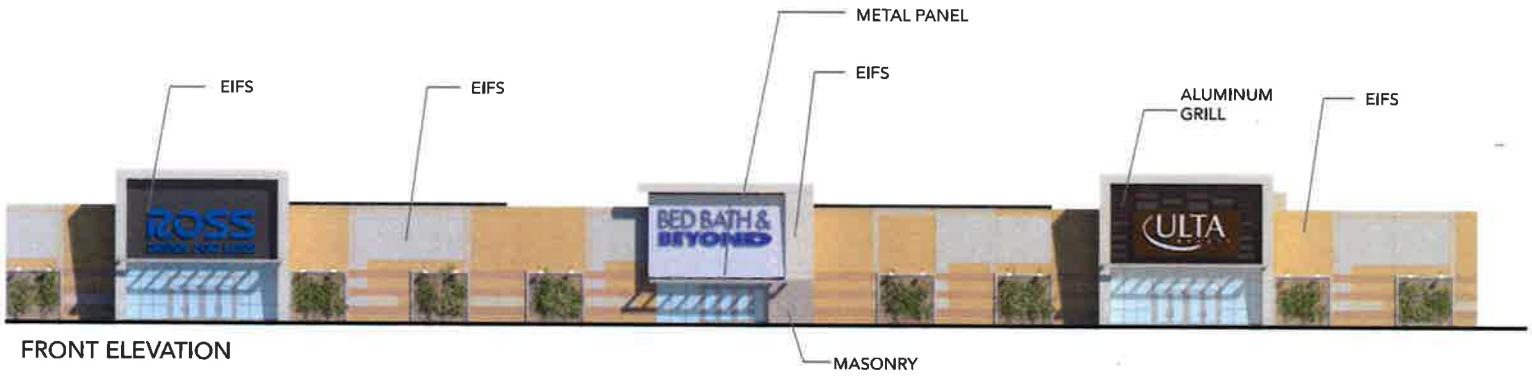
FRONT ELEVATION



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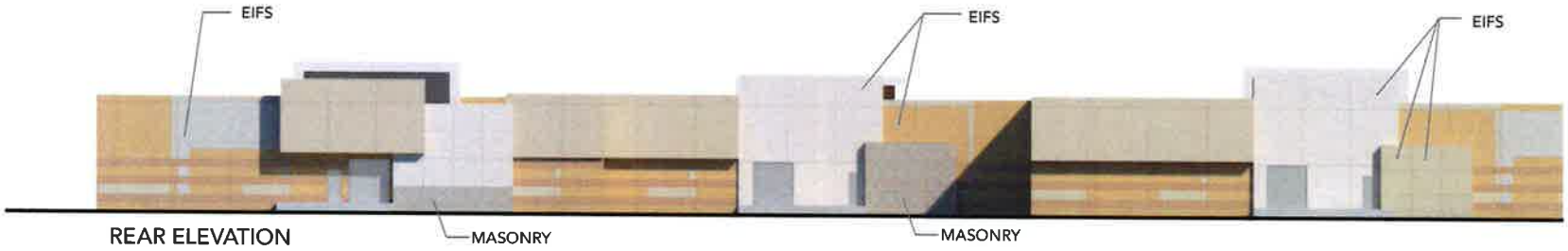
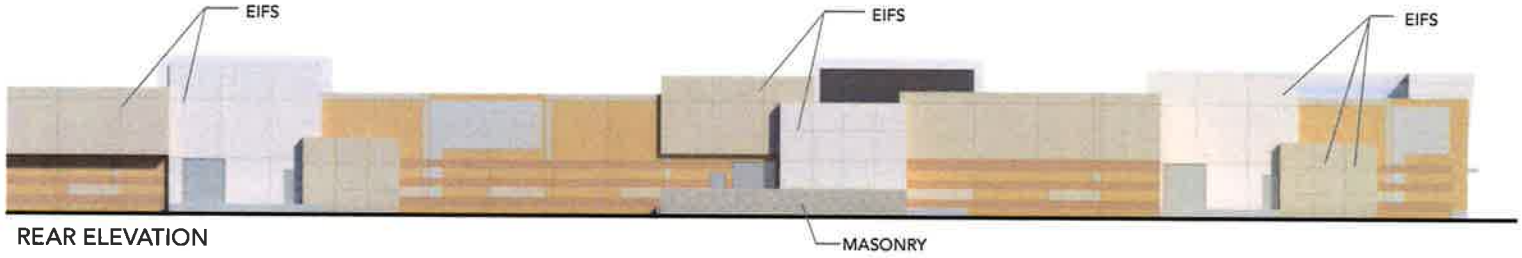


REAR ELEVATION



REAR ELEVATION

52 exchange place salt lake city, ut 84111 t:801.531.1144 f:801.363.3132 www.babcockdesign.com

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	48C16
Applicant	NuStar
Address	6212 W Freedom Hill Way
Request	Request for an exception to the rear-yard setback for an addition to a single family dwelling

Request for 48C16 – Meeting Date 09/15/16

The applicant is requesting approval for a special exception to the rear yard setback.

Site

The parcel is located at 6212 Freedom Hill Way and contains 0.27 acres.

Zoning

The site is zoned A-.25.

Ordinance

10-19-8: REAR YARD AND SIDE YARDS; SPECIAL EXCEPTION:

The planning commission, after receiving an application with a filing fee as established in the current fee schedule, may grant a special exception to the minimum rear yard or side yard setback in the R and A zones if they find any of the following to be true:

A. There is a unique situation with the shape of the lot.

B. The lot has slope that is difficult to design a house that meets the required rear yard setback.

C. The lot was in existence at the time this section in the ordinance was passed.

D. The lot is on the corner of two (2) public streets.

In no case shall the planning commission approve a rear yard setback less than twelve feet (12'); and in no case shall the planning commission approve a side yard setback less than five feet (5').

Issues

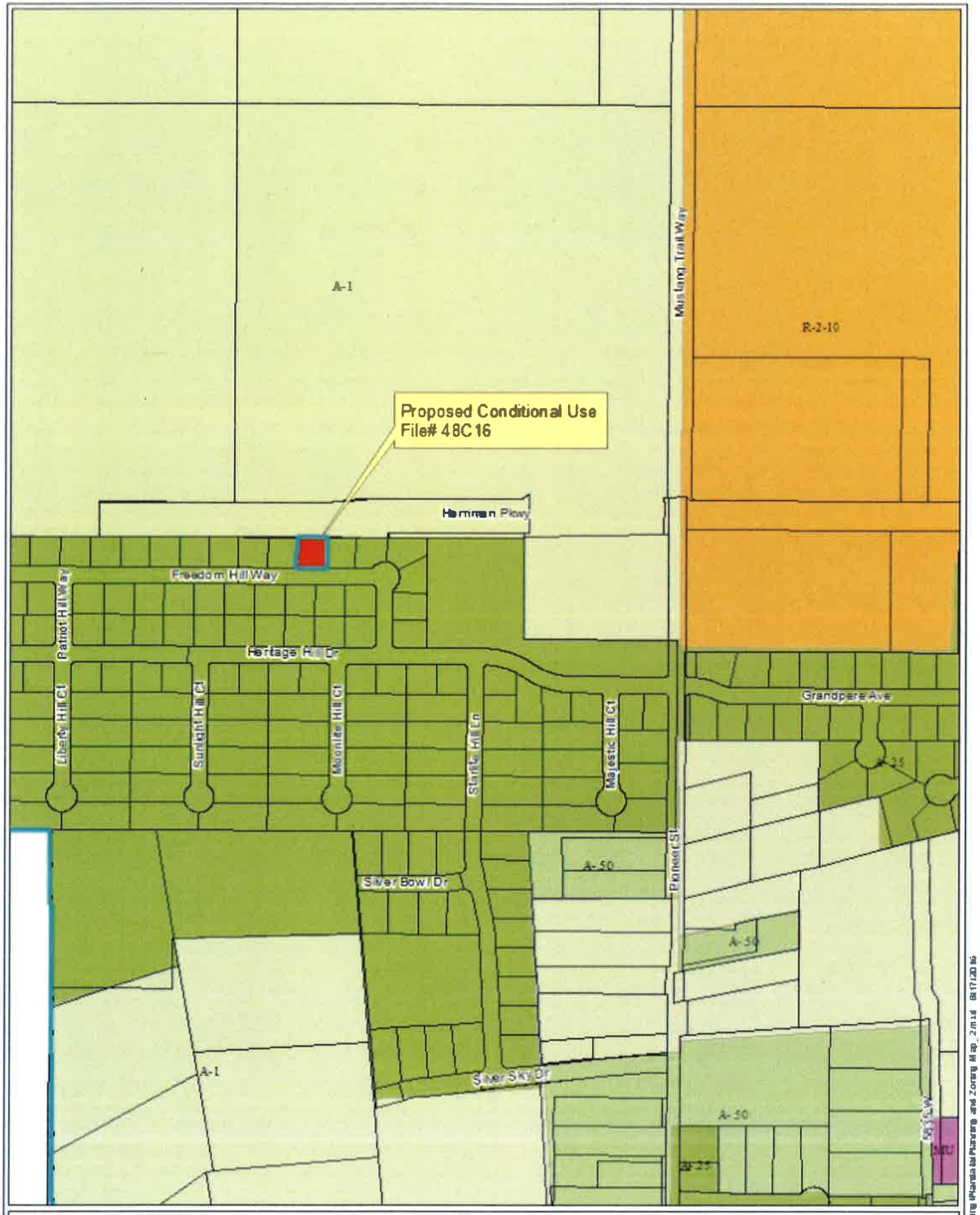
The applicant is proposing to do an addition on the back of their home. They currently have a covered patio that is setback 20 feet. The ordinance allows covered patios to be setback 20 feet, but a home has to be setback 25 feet. They would like to enclose the patio to do an addition on the home.

Recommendation

The Staff recommends approval of the special exception to reduce the rear yard setback with the following requirements:

Requirements

1. Minimum setback to be 20 feet.



Proposed Conditional Use
File# 48C16

Path: O:\Planning\Mandala\Planning and Zoning\Map_2.mxd 6/17/2016

Land Use Application

Address or location of site 6212 FREEDOM HILL WAY

Size of Parcel .27 ACRE

What is Requested (explain in detail)?
ALLOWANCE OF LIVABLE WALL TO BE BUILT UNDER EXISTING PATIO ROOF THAT CURRENTLY IS IN SETBACK FROM REAR PROPERTY LINE. DIFFERENCE OF 3'

If applicable, square footage of proposed building(s) or addition (all stories combined). 594 Sq. FT

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

Property Owner's Name RYAN & HEATHER PHILLIPS

Mailing Address 6212 FREEDOM HILL WAY

City HERRIMAN State UTAH Zip Code 84096

Telephone 801-599-0884 Cell Number 801-631-9703 E-mail HEATHERDPHILLIPS@GMAIL.COM

Applicant/Agent NUSTAR - JUSTON BATES

Mailing Address 3367 W SUNNY ACRE. DRIVE

City RIVERTON State UTAH Zip Code 84065

Telephone 801-523-8499 Cell Number 801-891-0725 E-mail NUSTARUTAH@GMAIL

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

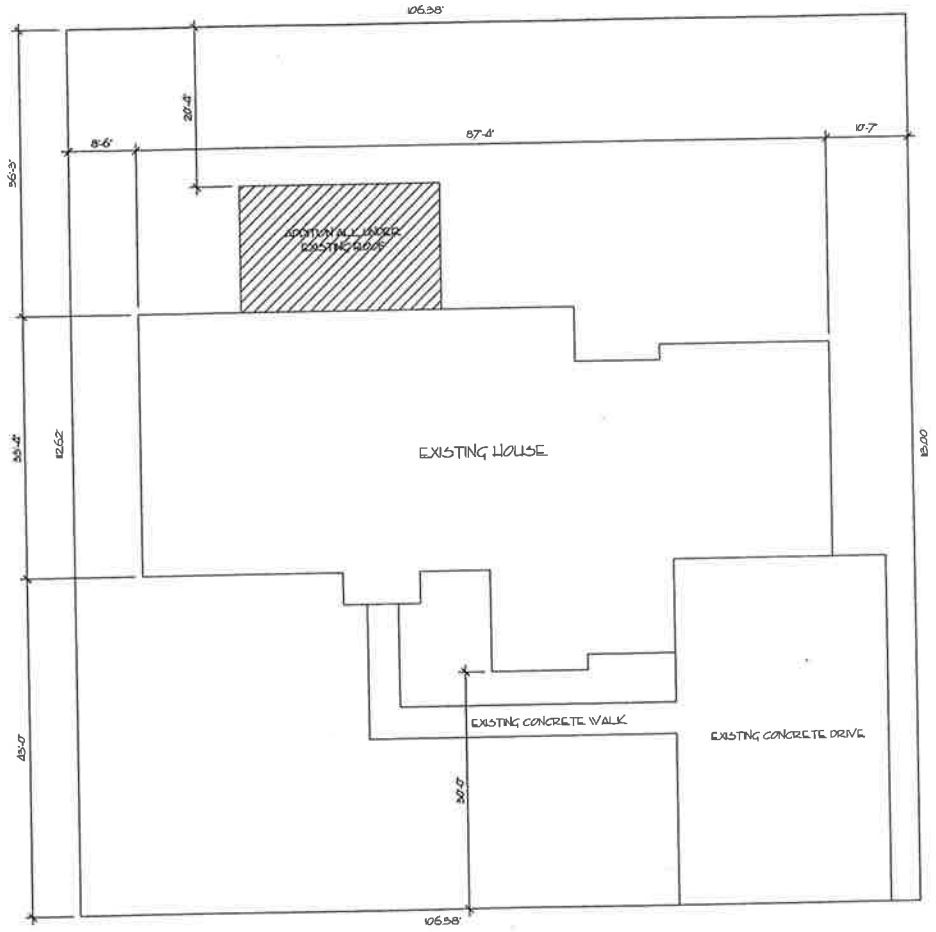
Proposed Development Name

For Herriman Use Only

Date of Submittal 8-12-16 Filing Fee 250.00 File Number 48C16

Receipt Number 378989 Accepted by AW DRC —

THIS SITE PLAN IS BASED ON INFORMATION PROVIDED TO T & K DESIGN GROUP BY OTHERS. ALTHOUGH EVERY EFFORT IS MADE TO INSURE ACCURACY, WE ASSUME NO LIABILITY FOR THE PLACEMENT OF THE HOUSE ON THE LOT. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ACTUAL SITE CONDITIONS AS WELL AS COMPLIANCE WITH ALL LOCAL ORDINANCES, EASEMENTS, SETBACKS ETC.



SITE PLAN
SCALE: 1"=10'

N

FREEDOM HILL WAY STREET

T & K Design Group, Inc
9338 Wisteria Way
West Jordan, Utah

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM T&K DESIGN GROUP.

THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

PHILLIPS REMODEL

NUSTAR CONSTRUCTION
6212 FREEDOM HILL WAY
HERRIMAN, UTAH
DATE: 9 MAY 2016

REVISIONS: date:	rev. #:
XX/XX/XX	0

CHK'D BY:

DRAWN BY: TNK

SHEET NO. 1

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	45C16
Applicant	Rasmussen
Address	5216 W Windom Rd
Request	Proposed Home Occupation for a Preschool

Request for 45C16 – Meeting Date 9/15/2016

The applicant is requesting a home occupation of a preschool.

Site

The parcel is located at 5216 W Windom Rd.

Zoning

The site is zoned R-M. A home occupation is a conditional use in this zone.

Background

There are four types of home occupations: First, is the phone and mail type with only paper work being done in the home; Second, is the type with no customers coming but work is done in the home; Third is this type with customers coming to the home. Fourth is the type that allows the work to be done on the premises, outside the home and allows employees to work on the lot. This type is reviewed by the Planning Commission with the neighbors notified of the meeting.

Issues

This application was being handled by Staff and we received several neighbor complaints, therefore the Planning Commission will make the decision. The complaints were regarding traffic, parking, and additional noise from the children.

The applicant has received approval from their HOA. This is included in your packet.

At the last meeting, the PC had several concerns about the shared driveway and the safety of the children being dropped off at the preschool. The applicant has submitted additional information that is included in the packet.

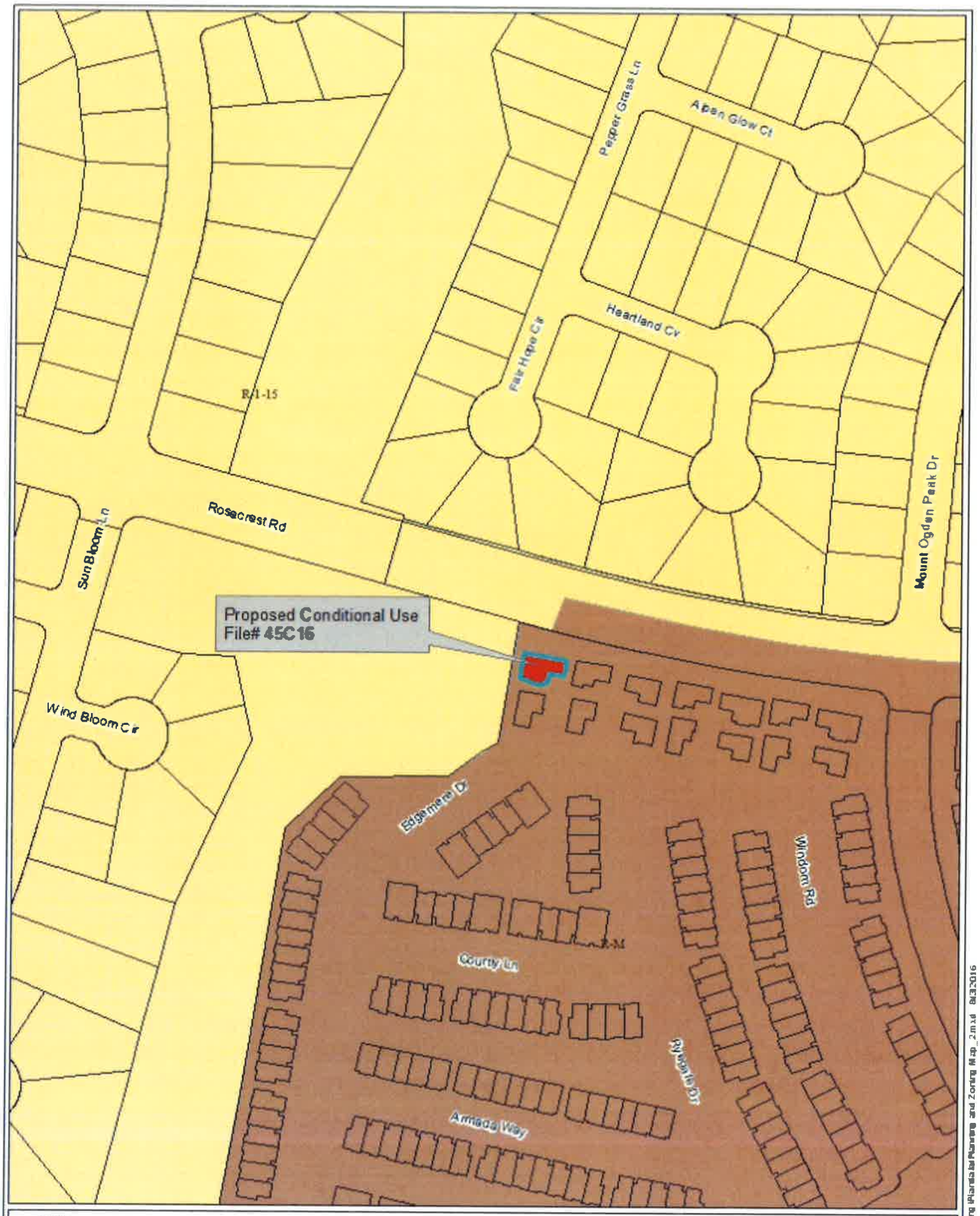
Recommendation

The Staff recommends approval with the following requirements:

Requirements

1. Comply with recommendations from other agencies, i.e. Fire Department, Health Department.
2. Subject to a review upon complaint.
3. Signage is limited to 3 square feet attached to and parallel to the dwelling.
4. Obtain a business license.
5. No employees are approved with this application.

6. No on-street parking.
7. Hours of operation to be 9:30a.m.-12:00 p.m. Mondays thru Friday
8. Maximum of 12 children.
9. Fencing required if child care is provided outdoors.
10. Receive HOA approval and meet all of their conditions of approval.



HERRIMAN

Proposed Conditional Use
File# 45C16

Path: O:\Planning\Planning and Zoning Map_2.mxd 8/3/2016

HERRIMAN CITY

Home Occupation with Customers Application

Business Name: Tater Tots, LLC Applicant's Name: Jessica Rasmussen

Address: 5216 W. Windom Rd. Herriman, UT 84096

Phone: 435 830 4075 Email: tatertotspreschoolut@gmail.com

Type of Home Occupation Proposed: Preschool

How many clients will be coming to the home as a result of this application at any one time? 12 students, 1-2 teachers

What provisions are available for off street parking? driveway fits 4-5 cars

What type of equipment, materials, machinery, tools, chemicals, and/or merchandise stock are involved in the home occupation? none

What part of your home will be used for this occupation? basement

For In Home Child Instruction please indicate the number of students per session, number of sessions, hours, days of week, etc: M/W/F 9:30-12:00 (12 students max) T/TH 9:30-12:00 (12 students max)

For In Home Day Care, please indicate the total number of children being cared for (the total must include any children of the applicant that are under the age of 4): 24

APPLICANT CERTIFICATION

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Home Occupations. I also understand that if I do not comply with all of these rules and any other conditions of approval, my home occupation permit and/or business license may be revoked.

Applicant Signature — Date: 7-18-16

If the applicant is not the property owner, the following must be signed to give authorization to conduct the listed business.

Owner Signature — Date

For Herriman Use Only

Filing Fee $75.00 Zone R-M Filing Number 45C16

Receipt Number 371337 Date Submitted 7-19-16 Accepted By AW

Rosecrest Village HOA
P.O. Box 5555
Draper, UT 84020

Rosecrest Village HOA
P.O. Box 5555
Draper, Utah 84020
(801) 256-0465
manager@hoaliving.com

August 3, 2016

Andrew & Jessica Rasmussen
5216 W. Windom Road
Herriman, UT 84096

Re: Request for Home Occupation-Preschool

Dear Andrew & Jessica,

Thank you for submitting your request for a Home Occupation- Preschool for the Board to review.

The Board of Trustees reviewed your request and granted approval with the following conditions:

- Limit of 12 children per class session
- Hours of operation are limited to 9AM to 3:30pm
- Pick up and Drop off will be limited to Ryegate Drive
- No use of HOA Common Area
- Provide a copy of all Licensing and Insurance information to the HOA

This Agreement will be reviewed on an Annual Basis to make sure you are abiding by the conditions set forth.

We appreciate your efforts in keeping with the rules of our community. If you have any questions, we can be reached at (801) 256-0465 or manager@hoaliving.com.

Regards,

Rosecrest Village Homeowners Association

Sandra Llewellyn

From:	Jessica Rasmussen <cucu_rasmussen@yahoo.com>
Sent:	Thursday, September 8, 2016 12:57 AM
To:	Sandra Llewellyn
Cc:	Jessica Rasmussen
Subject:	Re: Tater Tots Preschool
Attachments:	dropoffpickup.docx; drop.pick map.pptx; 172359.pdf

Hi Sandra,

Here is a list of the issues we remember the Planning Commission (PC) discussing and our resolution/rebuttal to them:

1. There was concern that the hours of drop off/pick up didn't work because of the traffic of parents taking children to schools and picking up from schools, which would cause congestion in the neighborhood.

** School will already be in session when preschool starts and preschool will end before Elementary kids get out of school, which is the majority of our neighborhood. Also, it is inside the window of when most people leave and come home from work.*

2. Concerns about parents coming down Ryegate Drive in the winter time and not being able to stop at the stop sign because it is a hill and the roads may not be cleared, and also the driveway not being clear for children to walk down.

** We feel weather conditions should not be a factor in approving our request. For example, I have to drive down Mt. Ogden Peak Road, which is a fairly steep hill, and stop to turn left onto Rosecrest Road to take my children to school. I have slipped many times at this intersection during snowy weather, so is the PC saying I shouldn't take my children to school in inclement weather? We feel the decision should be left up to the judgment of the parent whether or not they feel they can arrive safely to the preschool in snowy conditions. We always shovel our driveway, usually before the landscaping company comes around. I would make sure there is at least a pathway shoveled/cleared from the front door to the curb before school started.*

3. There was a discussion that if I were to be at full capacity (12 students per class) that would be too much traffic for our roads. The PC specifically talked about the time between the first session ending and the second session starting - that it could result in 24 cars arriving/departing the area at the same time.

** Morning session is 9:30 AM - 12:00 PM. Afternoon session is 12:30 PM - 3:00 PM. That leaves a 30 mintue gap between each session. With the drop off/pick up procedures outlined in the attachment I included with this email, there would be no overlap in sessions. Therefore, only up to 12 cars would be coming at a time. We will strongly encourage parents to not arrive early and park on the street. If it becomes an issue, we will address it with the parents.*

4. Issue about driveway being a limited common use area and whether legally the children can walk down the driveway.

** On August 2, 2016, we met with our HOA board and discussed the issues of the preschool, including the best way to handle the drop off/pickup of the children. The HOA board determined the best and safest procedure, with the least amount of liability, would be to have the children escorted by a teacher from the curb to the house and vice versa. The HOA approved these procedures and did*

not express concern about the driveway being "limited common use area." I have contacted the HOA board for more information on limited common use areas, more specific rules/regulations, and will get back to you when I hear from them about this issue.

** Regarding the driveway - Walking down the driveway is the only way to get to our front door. Friends, neighbors, relatives, postal workers, etc. all walk down the driveway to get to our house. Is the PC saying those people aren't allowed to use our driveway either? The liability for the HOA would not be any different for personal use or business use of the driveway. (We could just be misunderstanding this situation/issue).*

** Brandi Christensen at 5222 Windom Rd. (neighbor in front of us) was at the PC meeting on September 1, 2016. From what I remember her saying, her concern was about the drop off/pick up - having the parents coming into our driveway and backing out again. When she found out our plan was to have drop off/pick up on the curbside, she stated so was ok with that. I don't know if there are notes/minutes on her comments but from what I remember, my plan eased her concerns and she gave her ok.*

** I have included an attachment of the minutes from the July 16, 2015, PC Meeting wherein the PC approved an in-home day care on Lily Cove, which is in our same HOA community. Lily Cove is a short driveway that is shared by about six (6) townhouses. The PC approved the daycare, with the stipulation that the drop off and pick up of day care children should occur in the driveway, not off of Edgemere. This driveway is limited common use area as well; it is also a dead end. It seems that if the PC approved this in-home daycare with the use of the limited common use area of the shared driveway, the PC should be consistent with all other applicant.*

5. There can not be any employees

** We searched Herriman city code (HCC) and couldn't find anywhere that specifically limits anyone besides the resident from working at the dwelling. The definitions found in HCC 10-2-1 regarding Home Business and Home Occupation both state that the use conducted within the dwelling is "carried on by one person residing in the dwelling," but does not clearly indicate that anyone besides the resident can work at the dwelling. This is very subjective and left to interpretation. In addition, according the definition of a Home Business, according to HCC 10-2-1, anyone operating a Home Daycare/Preschool would be in violation because of "persons coming to the property as a result of the business." In contrast, regarding Home Occupation on Agricutural Zones, HCC 10-2-1 specifically identifies the number of employees allowable to operate the business.*

** Salt Lake County Ordinance 19.04.293 states the following:*

Home Day Care/Preschool
Ordinance 19.04.293

"Home Day Care/Preschool" is defined as the keeping for care and/or preschool instruction of twelve or less children including the caregiver's own children under the age of six and not yet in full day school within the caregiver's dwelling and yard.

State regulations require two caregivers if there are more than six children in a home day care and may further limit the number of children allowed in a home day care. A home day care/preschool must meet the following standards:

When allowed as a permitted use there must be one caregiver who is the full time resident of the home with no additional employees for 1 to 6 children. ***When allowed as a conditional use there must be the initial caregiver who is the full time resident of the home and one employee for 7 to 12 children.***

**My sister is listed as my business partner and plans to teach with me next year if the classes fill up. According to the Salt Lake County Ordinances, one additional employee is acceptable when teaching 7-12 students. We have personal knowledge that other in-home preschools have "employees" working for them in addition to the resident/caregiver. Furthermore, it is always recommended to have more than one adult/teacher in the classroom so as to protect the children and

each other from any improprieties. If the PC is concerned about my sister parking on the street, we have enough space in our driveway for 2 extra cars, as required under HCC 10-2-1 - Home Occupation.

Also attached are copies of the drop off/pick up recommended route for parents and the drop off/pick up procedures each parent must read and accept the terms therein.

Those are the issues we remember the council discussing. Let me know if from your review of the notes/minutes we misunderstood or are remembering incorrectly. Also let me know if you have any further quesitons. Thank you for your help in this matter.

Sincerely,
Jessica Rasmussen
435-830-4075

On Tuesday, September 6, 2016 11:22 AM, Jessica Rasmussen <cucu_rasmussen@yahoo.com> wrote:

I attended the Planning commission meeting last week. It was decided there were a few concerns that I need to address. Do you have those notes you could send me so I can get started on addressing the issues? Thank you.

Jessica Rasmussen

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

DROP OFF/PICK UP PROCEDURES

To ensure HOA rules and regulations are followed, the following procedures must be adhered to at all times.

DROP OFF

1. School starts at 9:30 am. Students may not arrive any more than 5 minutes early.
2. Parents will remain in vehicle at the curb, where a teacher will escort child to the front door.
3. The HOA has required a specific route through the neighborhood for drop off and pickup. Please see map for more details.
4. Please be considerate of neighboring homes, and do not block any driveways.

PICK UP

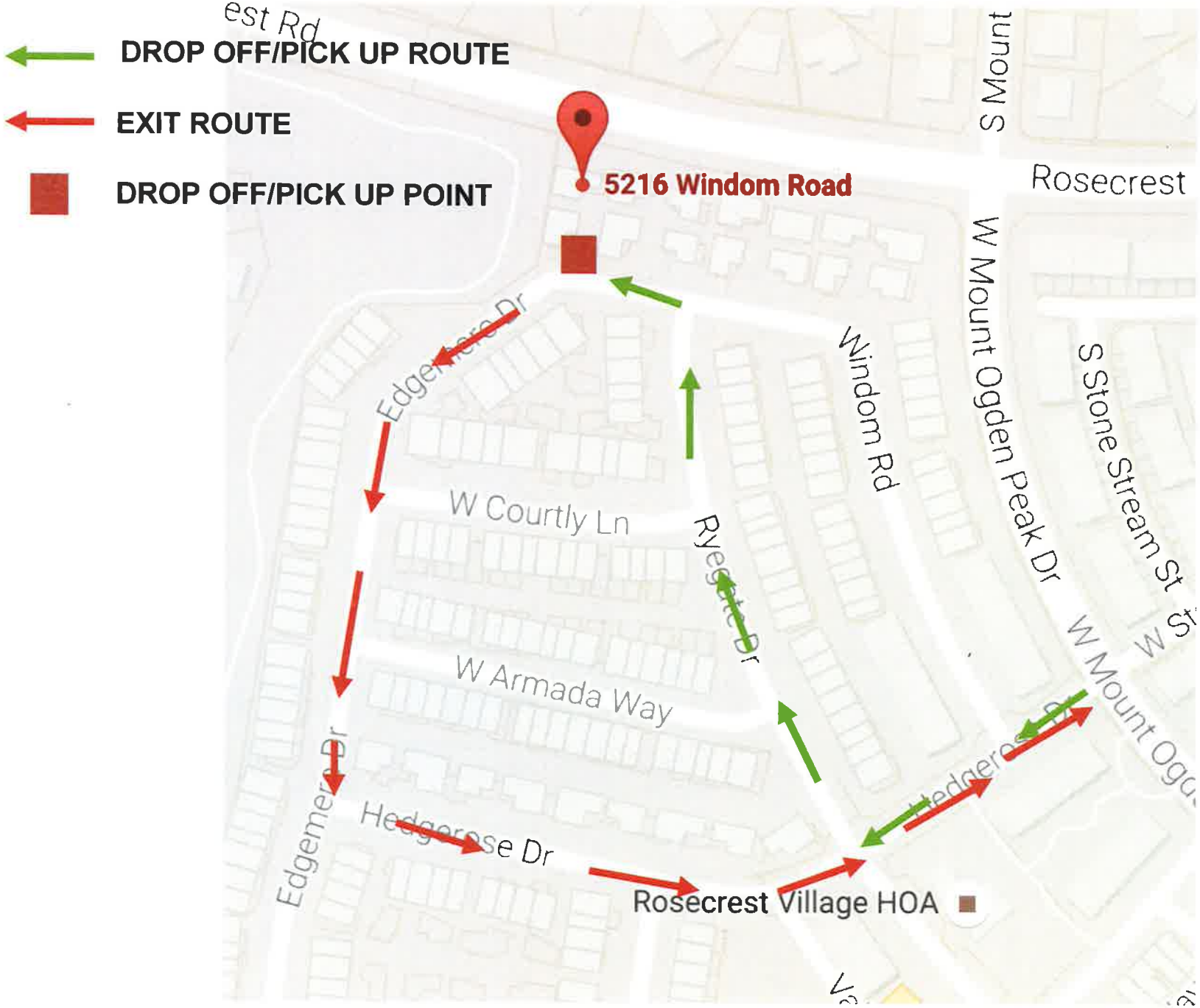
1. School ends at 12:00pm. Children will be escorted outside and to your vehicle by a teacher. Please make sure your child is dressed appropriately for all weather conditions.
2. As prolonged parking is not allowed on neighborhood streets, please do not arrive more than 5 min early to pick up your child.
3. If you are more than 10 minutes late, there will be a $15.00 charge to your account. There will also be a $5.00 charge for every additional five minutes you are late.

*As we realize special circumstances may arise, please contact us for any reason you may not be able to follow the above rules.

I have read and agree to follow the above outlined drop off/pick up procedures.

_____ _____

Parent Signature Date


DROP OFF/PICK UP ROUTE
EXIT ROUTE
DROP OFF/PICK UP POINT
5216 Windom Road
Rosecrest
W Mount Ogden Peak Dr
S Stone Stream St
Windom Rd
W Courtly Ln
W Armada Way
Hedgerose Dr
Rosecrest Village HOA

Sandra Llewellyn

From: Cameron Murri <cameron@vacuumvolume.com>
Sent: Monday, August 8, 2016 1:16 PM
To: Plan
Subject: Complaint Regarding File #45C16

Hi Sandra,

We just received your notice in the mail regarding the application for home business filed by Jessica Rasmussen for an on property preschool located at 5216 W Windom Rd. This property is located directly next door to our house which is 5206 W Windom Rd, and we feel that a preschool located right next to our property would be extremely disruptive.

Our houses are very close together, and our HOA does not allow us to put up fences so our yards meet. The Rasmussen's already have several children of their own who are quite loud and trespass on our property on a regular basis. We can hear them right outside our house all the time. They are constantly running around our property.

So since their own children are already so disruptive to us, we are worried about what it will be like with as many as 12 other children their during the day. My wife and I work from home, and we would rather not have to be more disturbed by our neighbors during the work day than we already are. In addition to the kids being loud and possibly not being kept in the basement (as it says on the application), the constant coming and going of cars of parents dropping off and picking up their children will be a nuisance as well. Their driveway comes almost to our front room window. Also, their driveway is a shared driveway with the neighbors in front of them. They state in their application that their driveway fits 4 - 5 cars. However, this is a stretch of the truth as they share the driveway with the other neighbors, so if that many cars park there they will be blocking access to others who share it.

I would very much appreciate it if you would take our complaints about this business into account before you make your final decision. Please feel free to contact me should you have any questions or would like to discuss our issues further.

Thank you,
Cameron

Cameron Murri
5206 West Windom Road
Herriman, UT 84096
Cell: 775.453.8823
cameron@vacuumvolume.com

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For more information please visit http://www.symanteccloud.com

Sandra Llewellyn

From: Brandie Christensen <brandiechristensen@utah.gov>
Sent: Wednesday, August 10, 2016 1:21 PM
To: Plan
Subject: file#45c16

As A resident my concerns for a preschool with a shared driveway.Is the safety of cars coming and going, My childrens safety& others. Not enough parking and blocking my driveway .It will impact the safety and lifestyle of the neighborhood.Theres not enough parking for having special events or preschool graduation.They have no yard for playing. Can the city consider curb side drop off off of Rose crest considering the preschool is downstairs and she has a entrance way right there? Has the fire dept been informed? No Handicap access? there is alot of concerns in a HOA this isnt a traditional neighbor hood?

Thanks you,
Brandie Christensen 801-879-4158

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HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	44C16
Applicant	Croney
Address	14638 S Highfield Dr
Request	Proposed Detached Garage

Request for 44C16 – Meeting Date 09/15/16

The applicant is requesting approval to construct a 1200 square foot detached garage.

Site

The parcel is located at 14638 Highfield Drive and is 0.29 acres.

Zoning

The site is zoned R-2-15.

Ordinance

10-9B-4: CONDITIONAL USES:

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

Accessory buildings shall be a maximum of sixteen feet (16'), and less than the top elevation of the main building. All accessory buildings shall not exceed one story.

No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard.

Discussion:

Accessory buildings greater than 800 square feet require conditional use approval. Staff mailed letters to the neighbors and received several complaints regarding the proposed garage, therefore the Planning Commission will make the decision.

The subject property is part of an HOA. The applicant has received final HOA approval for the proposed structure.

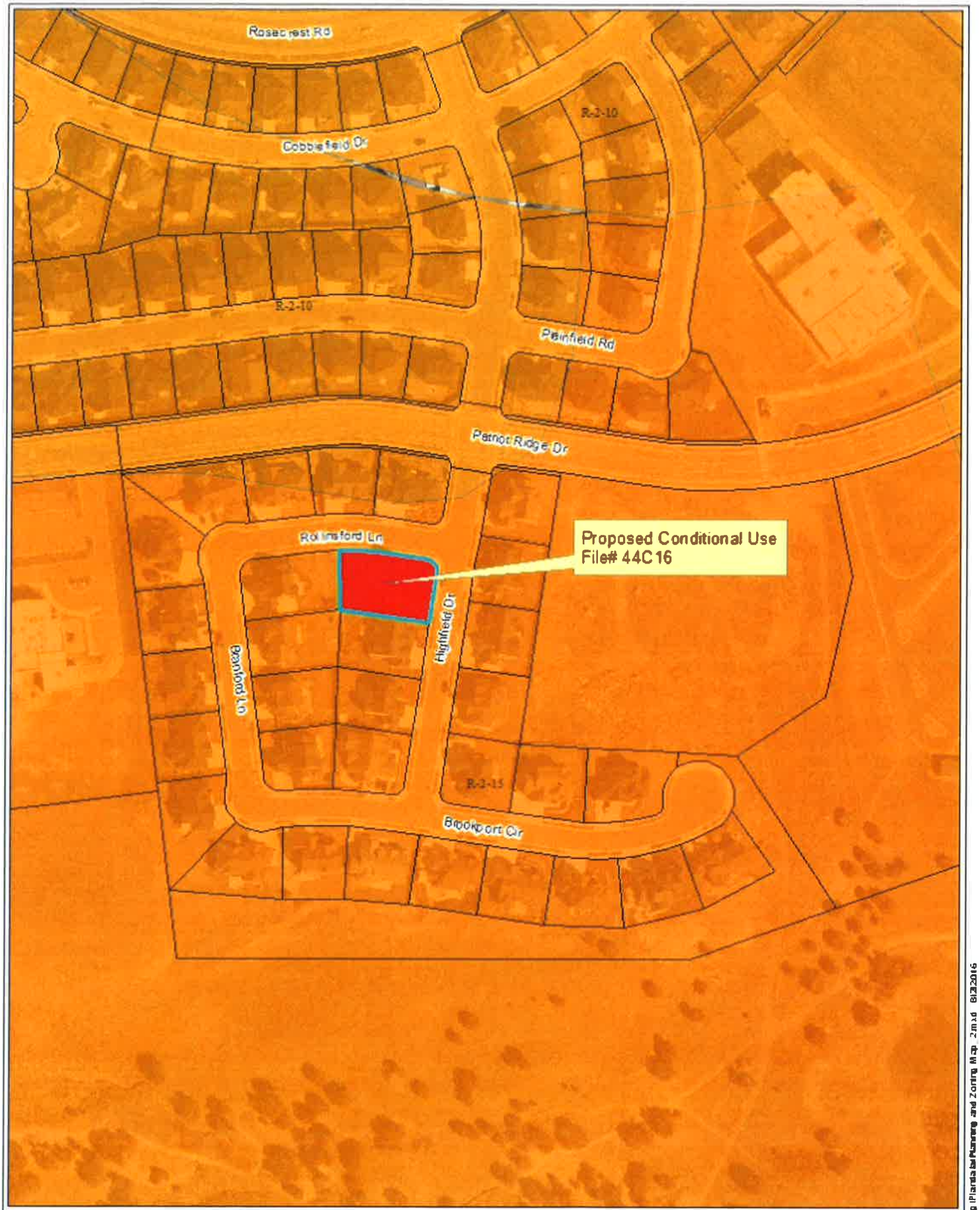
The PC had a question about the coverage of the rear yard. The applicant has indicated that the rear yard is approximately 6,200 square feet. This would allow a 1,550 square foot detached garage. The applicant is asking for a 1,200 square foot garage.

Recommendation

The Staff recommends approval with the following requirements:

Requirements

1. Meet with Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Receive HOA approval.
4. Maximum of 1200 square feet.
5. No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard.
6. Maximum height of twenty feet (16') in height.
7. The front elevation of the garage must match the front of the home, with similar materials and colors.



Proposed Conditional Use
File# 44C16

Path: O:\Planning\Planning and Zoning Map_2.mxd 8/3/2016

Land Use Application

Address or location of site 14638 Highfield dr Herriman UT 84096

Size of Parcel .29

What is Requested (explain in detail)?

Requesting to build a 30 x 40 (1200 sqft) Garage that is detached.

If applicable, square footage of proposed building(s) or addition (all stories combined). 1200

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

Property Owner's Name Abram & Jessica Croney

Mailing Address 14638 Highfield dr

City Herriman State UT Zip Code 84096

Telephone 8017076136 Cell Number " E-mail Evergreen.SLC@Gmail.com

Applicant/Agent Abe Croney

Mailing Address Same as above

City State Zip Code

Telephone Cell Number E-mail

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 Single family

Proposed Development Name Croney Garage

For Herriman Use Only

Date of Submittal 8-1-16 Filing Fee $250 File Number 44C16

Receipt Number 373336 Accepted by CE DRC

Rosecrest Communities Master HOA
P.O. Box 5555
Draper, UT 84020

Rosecrest Communities Master HOA
P.O. Box 5555
Draper, Utah 84020
801-256-0465
www.hoaliving.com

September 8, 2016

Abraham Croney
14638 S. Highfield Drive
Herriman, UT 84096

APPROVAL NOTICE

Re: Detached Garage

Dear Owners:

Thank you for submitting your plans to the Rosecrest Master HOA Design Review Committee. The committee has reviewed and approved your detached garage installation plans submitted on Thursday, September 1, 2016.

It is important to understand that approval is given with the stipulation that if any problems arise in the future as a result of noncompliance with the CC&R's, or problems with drainage; it will be your financial responsibility to resolve. The Rosecrest Communities Master Homeowners Association will be held harmless from any problems that should occur from your endeavors.

The Association reserves the right to make a final inspection of the project to make sure it matches the request submitted for approval. If you are unable to follow the plans as originally submitted, please submit a revised request for approval.

We appreciate your efforts in keeping with the rules of our community. If you have any questions, we can be reached at (801) 256-0465 or via email at manager@hoaliving.com.

Please keep a copy of this document for your records.

Regards,

Design Review Committee
Rosecrest Communities Master Homeowners Association

Cc: File

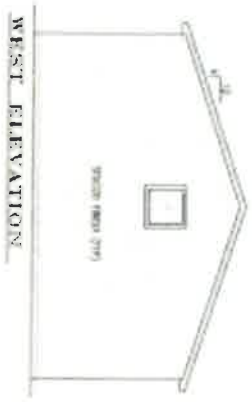
NORTH

APPROVED

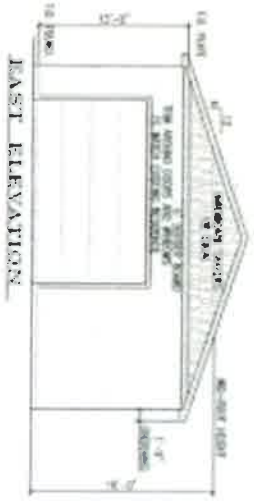
Date 7-9-16

Signature

ST1	CRONEY BUILDING	LAKMAN HOME DESIGNS	PRICE ENGINEERING

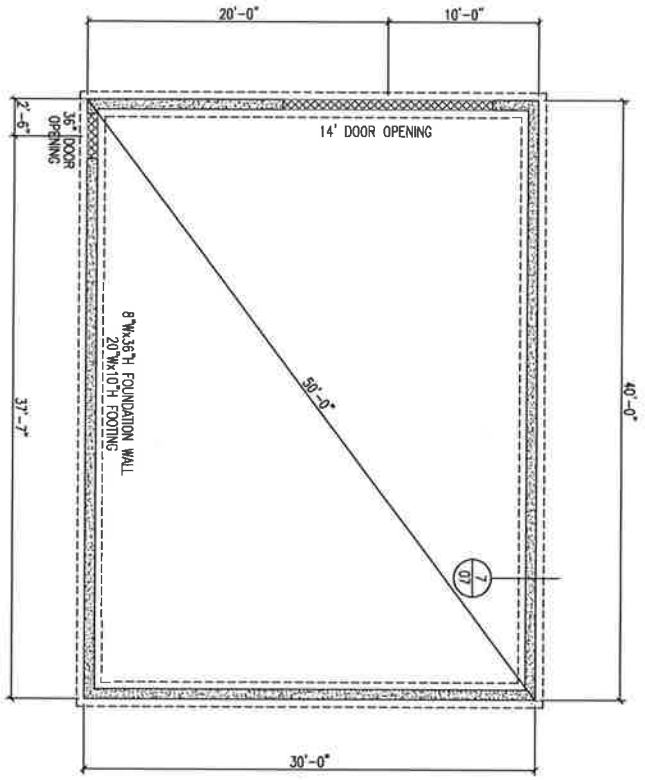


APPROVED
Date 9-1-16
Signature



04	CRONEY BUILDING	LARSEN HOME DESIGNS	PRICE ENGINEERING

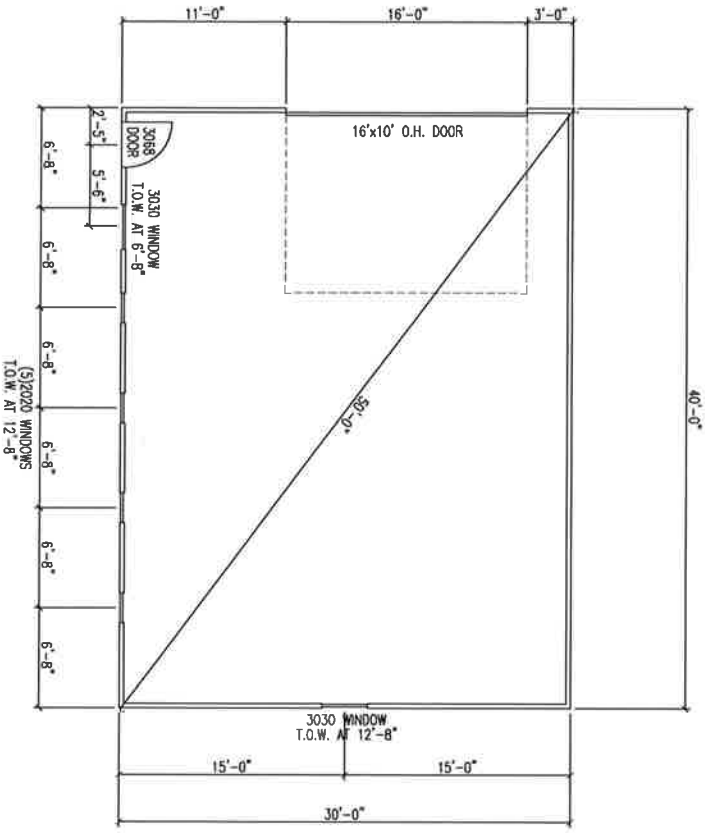
FOUNDATION PLAN



SHEET: 01 JOB: CRONEY SCALE: 1/8"=1'-0" DATE: 08-28-16	CRONEY BUILDING 14638 HIGHFIELD DRIVE HARRIMAN, UTAH	LAKMAN HOME DESIGNS TIM LAKMAN 801-205-0382	PRICE ENGINEERING KYLE R. PRICE, S.E. (801) 771-0542

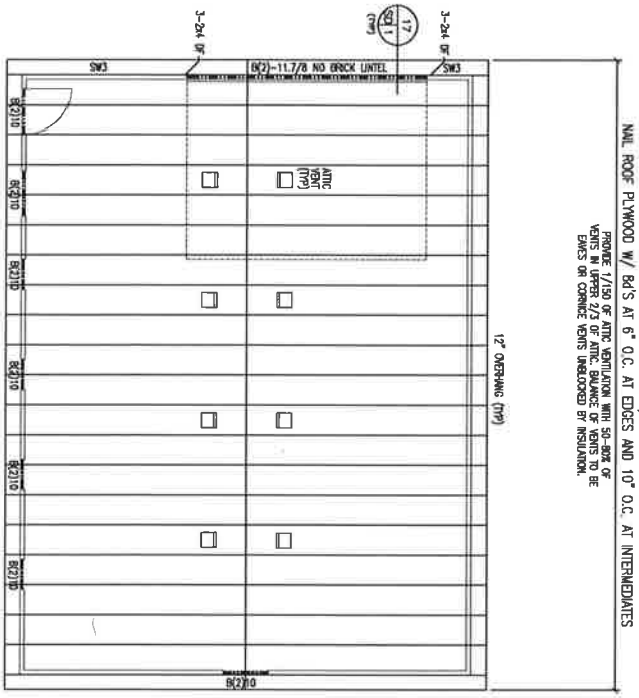
FLOOR PLAN

1200 COVERED SQ. FT.



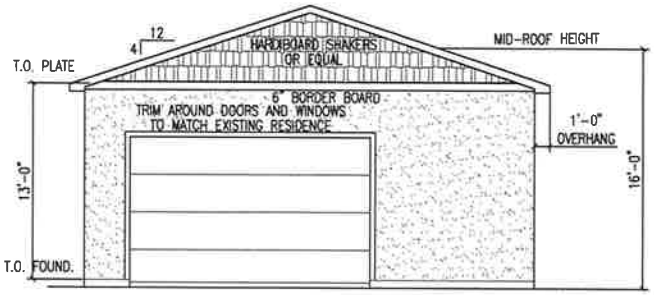
SHEET: 02	CRONEY BUILDING 14638 HIGHFIELD DRIVE HARRIMAN, UTAH	LAKMAN HOME DESIGNS TIM LAKMAN 801-205-0382	PRICE ENGINEERING KYLE R. PRICE, S.E. (801) 771-0542
JOB: CRONEY			
SCALE: 1/8"=1'-0"			
DATE: 08-26-16			

ROOF PLAN

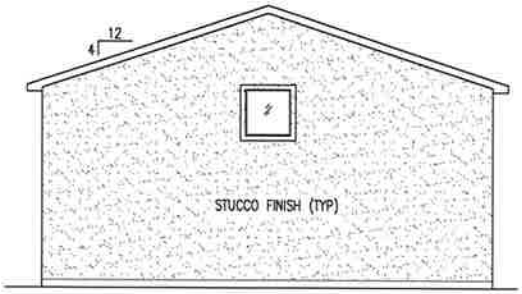


03	CRONEY BUILDING 14638 HIGHFIELD DRIVE HARRIMAN, UTAH	LAKMAN HOME DESIGNS TIM LAKMAN 801-205-0382	PRICE ENGINEERING KYLE R. PRICE, S.E. (801) 771-0542

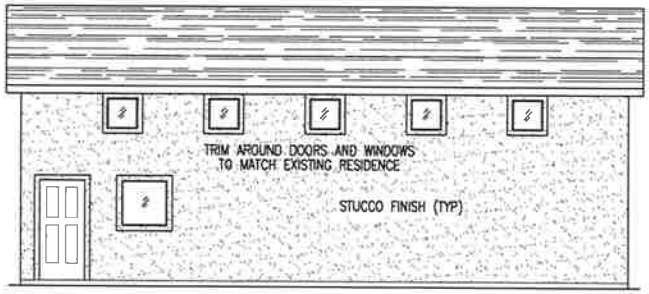
DATE: 04-25-16
SCALE: 1/8"=1'-0"
JOB: CRONEY
SHEET:



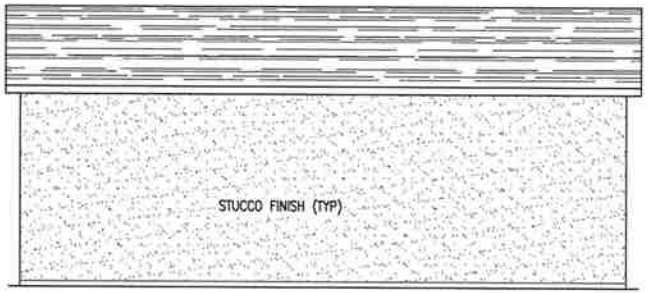
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



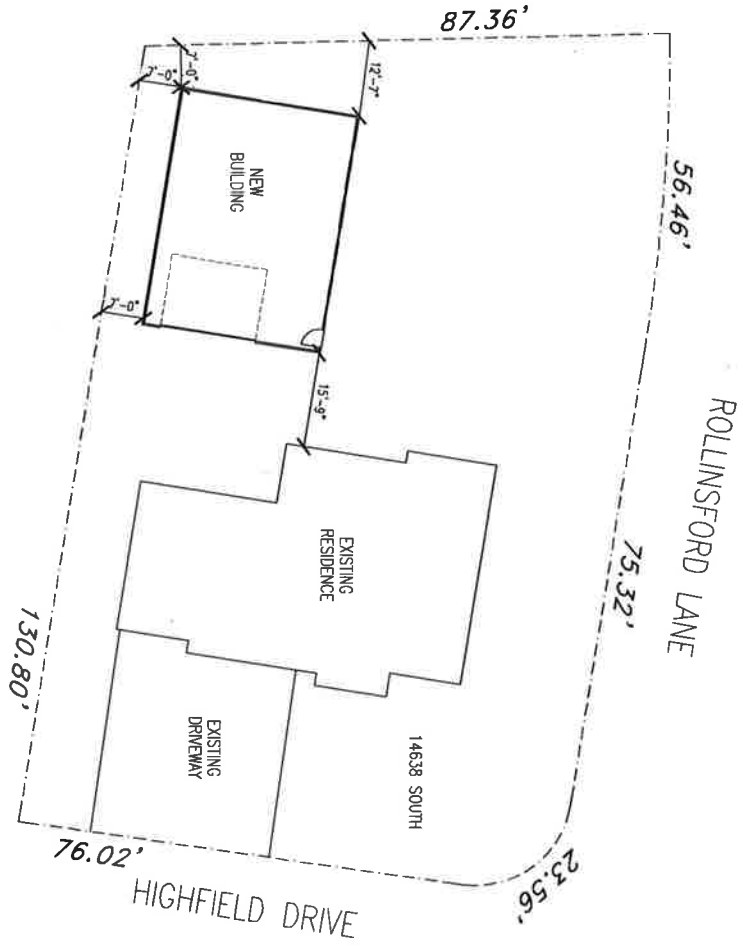
SOUTH ELEVATION

PRICE ENGINEERING
KYLE R. PRICE, S.E.
(801) 771-0542

LAKMAN HOME DESIGNS
TIM LAKMAN
801-205-0382

CRONEY BUILDING
14638 HIGHFIELD DRIVE
HARRIMAN, UTAH

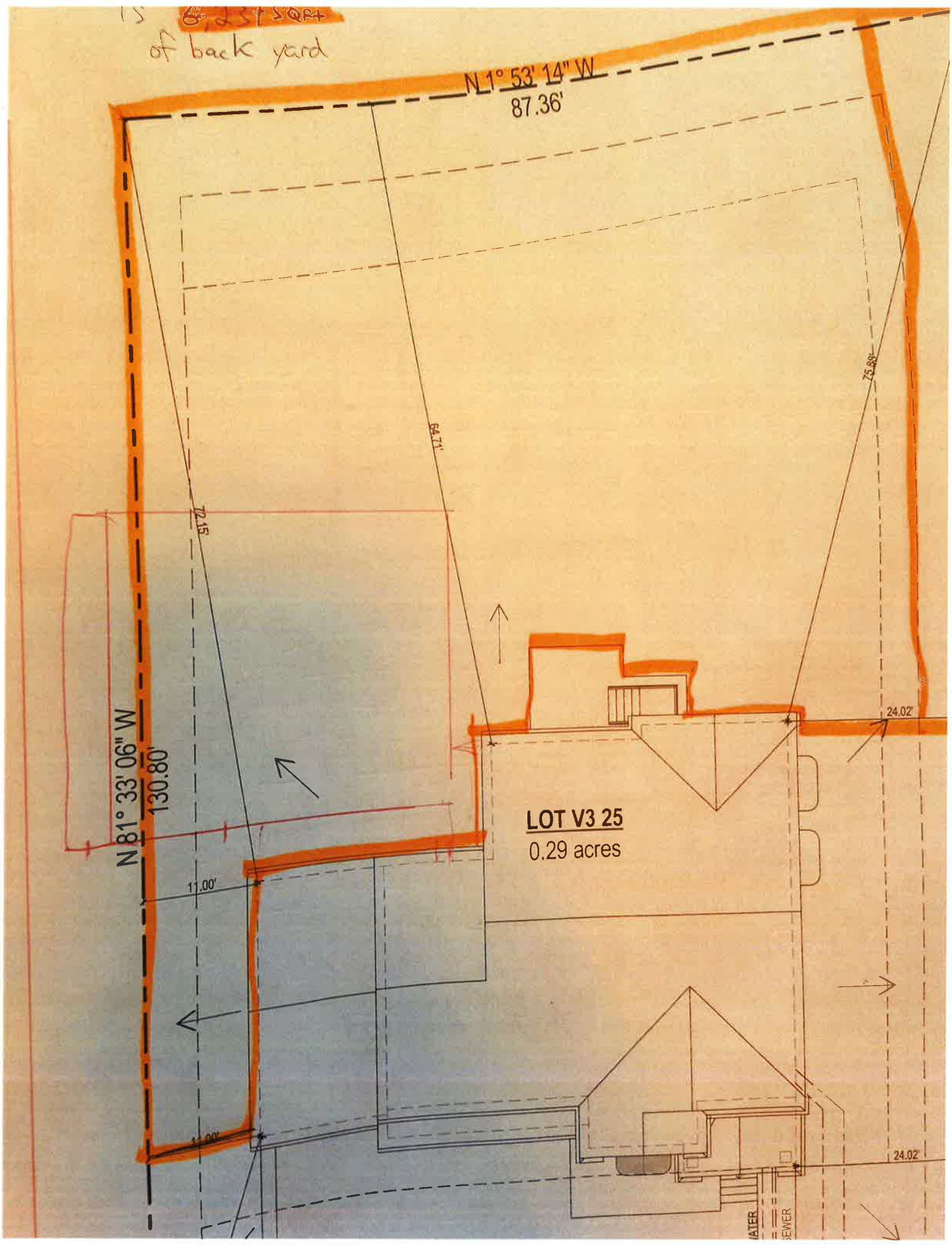
DATE: 08-26-16
SCALE: 1/8"=1'-0"
JOB: CRONEY
SHEET: 04

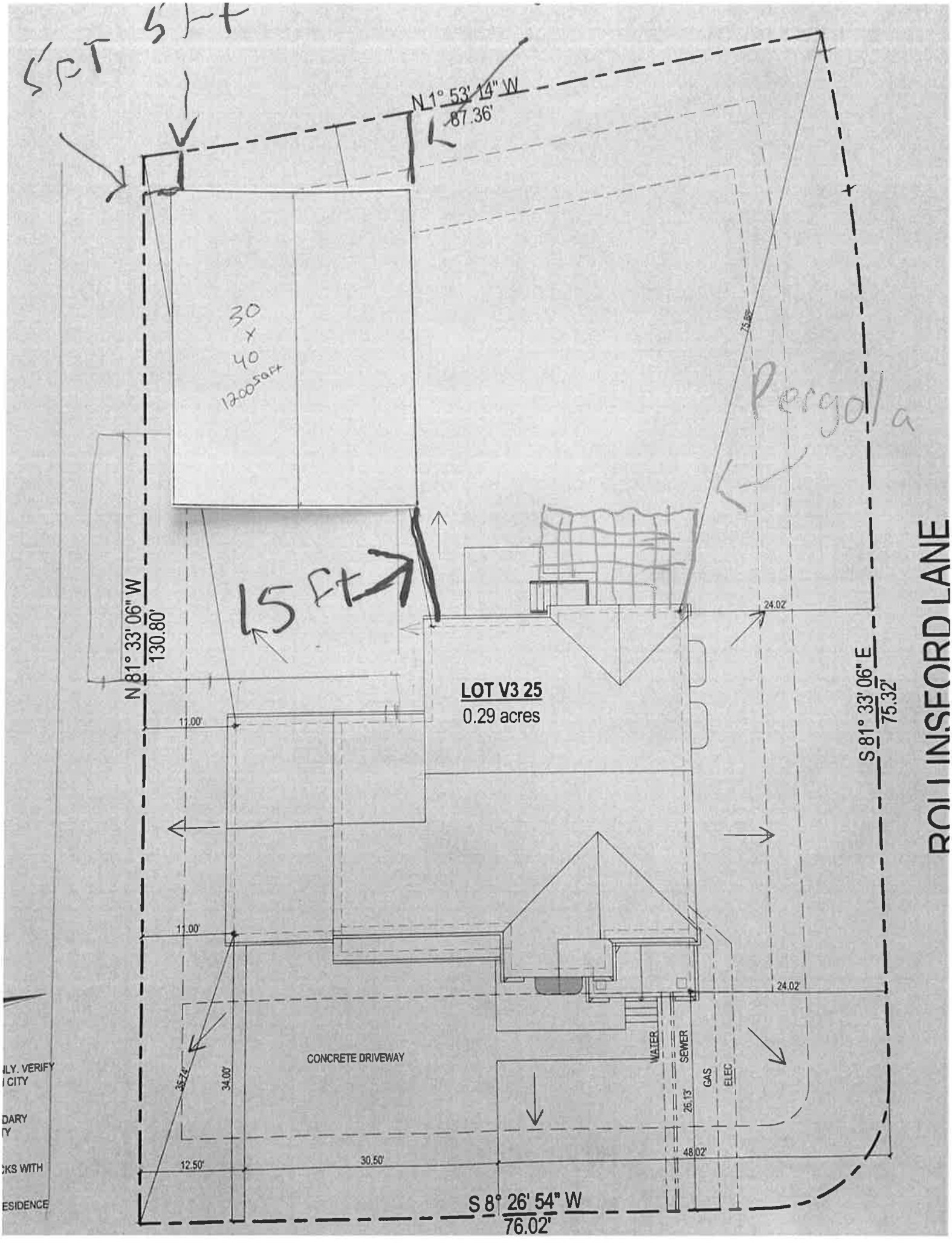


Scale: 1" = 20'

NORTH

SHEET: ST1 JOB: CRONEY SCALE: 1/8"=1'-0" DATE: 08-25-16	CRONEY BUILDING 14638 HIGHFIELD DRIVE HARRIMAN, UTAH	LAKMAN HOME DESIGNS TIM LAKMAN 801-205-0382	PRICE ENGINEERING KYLE R. PRICE, S.E. (801) 771-0542


of back yard
N 1° 53' 14" W
87.36'
64.71'
72.15'
75.88'
N 81° 33' 06" W
130.80'
24.02'
LOT V3 25
0.29 acres
11.00'
11.00'
24.02'
WATER
SEWER


5FT 5FT
N 1° 53' 14" W
87.36'
30
x
40
1200SqFt
Pergola
15 ft
N 81° 33' 06" W
130.80'
LOT V3 25
0.29 acres
S 81° 33' 06" E
75.32'
ROLLINSFORD LANE
24.02'
11.00'
11.00'
24.02'
CONCRETE DRIVEWAY
WATER
SEWER
GAS
ELEC
26.13'
34.00'
48.02'
12.50'
30.50'
S 8° 26' 54" W
76.02'

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	24S16
Applicant	HTC Communities, LLC
Address	13295 S Herriman Rose Blvd
Request	Proposed Subdivision of 78 Single Family Lots and 16 Townhome Units (Pod 25)

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	14C08-21
Applicant	HTC Communities, LLC
Address	13295 S Herriman Rose Blvd
Request	Final Master Plan Approval of 78 Single Family Lots and 16 Townhome Units (Pod 25)

Request for 24S16/14C08-21 - Meeting Date 9/15/2016

HTC Communities is requesting subdivision and final master plan approval for 78 single family lots and 16 townhome units.

Site

The parcel is located at 13295 S Herriman Rose Blvd and contains 12.3 acres.

Zoning

The site is zoned MU-2.

This property is part of the Herriman Towne Center. The entire project received preliminary approval in 2008 and each pod comes in for final approval. The HTC is approved at a minimum density of 5.5 units per acre overall, which is 2,032 units.

Issues

The proposed subdivision is for 78 single family lots and 16 townhome units. The density of this phase is 7.6 units per acre. This phase is shown on the approved master plan as 5-7 units per acre. The applicant has submitted updated numbers showing how many units have been approved overall in the Herriman Towne Center.

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

There is proposed to be 16 townhomes units in this phase. The applicant has submitted building elevations for these units. All units in the Herriman Towne Center have to meet their approved design guidelines.

The ordinance requires 2 parking spaces per unit, however the MU-2 zone allows for a 5 percent reduction in parking due to the location of the transit station. The MU-2 zone also requires that projects not provide more than 120% of the required parking. On street parking will be available on one side of the street. The applicant has indicated that all of the units will have 2 car garages and driveways.

Recommendation

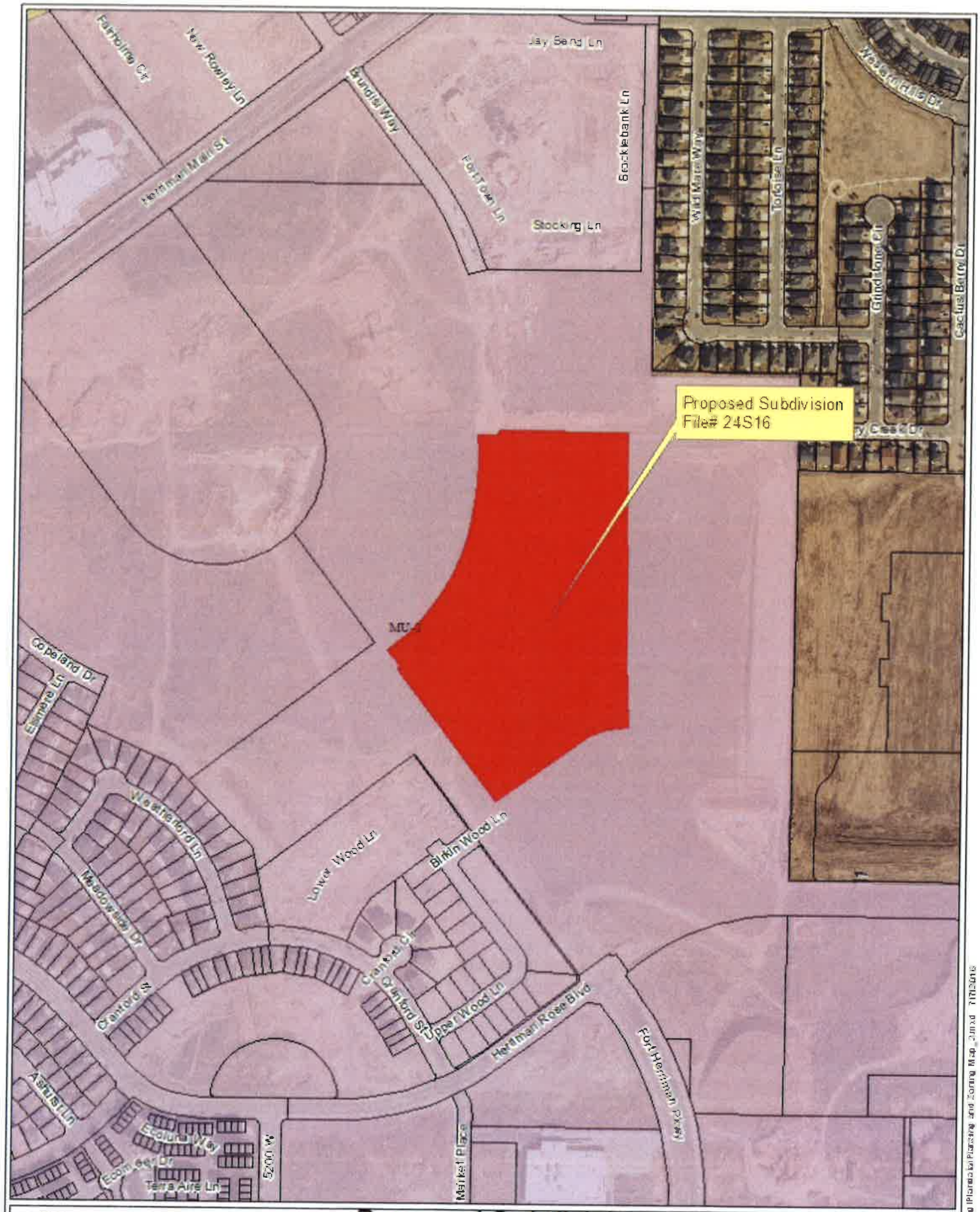
Staff recommends subdivision and final master plan approval for 16 townhomes units and 78 single family lots with the following requirements:

Subdivision Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. Provide 100 year storm detention. This can be provided off-site as part of the Towne Center detention.
5. Provide a traffic study.
6. The approval is for 16 townhomes units and 78 single family lots.
7. The future transit line should be shown on the plat.

Master Plan Requirements

1. Receive and agree to the recommendations from other agencies.
2. Install a 2 rail vinyl fence along the UTA corridor.
3. Install a 6 foot vinyl fence along Brundisi.
4. Building elevations to meet the approved HTC design guidelines and receive ARC approval.
5. Building elevations and materials are approved as submitted, including the color palettes shown.
6. Parking for the townhomes should include a 2 garage and 2 car driveway for each unit.
7. The setbacks shall be as follows:
   For single family homes:
   19' to the garage
   12' to living space
   5' side yard
   5' rear yard
   12' corner yard
   For townhomes:
   18 feet from any public right of way.
8. All single family houses shall have basements.



Proposed Subdivision
File# 24S16

Path: O:\Planning\Planning and Zoning Map_2.mxd 7/12/2016

HERRIMAN CITY

Land Use Application

Address or location of site 13295 S. Herriman Rose Blvd (26-36-400-073)

Size of Parcel 12.30 ac.

What is Requested (explain in detail)?
It is being requested to receive subdivision approval on a subdivision of 78 single-family lots and 16 town home 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). 78 - Single family lots 16 - town homes (units)

Property Owner's Name HTC Communities, LLC

Mailing Address 10421 S. Jordan Gateway Blvd. #200

City South Jordan State UT Zip Code 84095

Telephone 801-3163214 Cell Number _____ E-mail matt@mdevg.com

Applicant/Agent HTC Communities, LLC

Mailing Address 10421 S. Jordan Gateway Blvd #200

City South Jordan State UT Zip Code 84095

Telephone 801-316-3214 Cell Number _____ E-mail matt@mdevg.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 Herriman Towne Center Pod 25

For Herriman Use Only

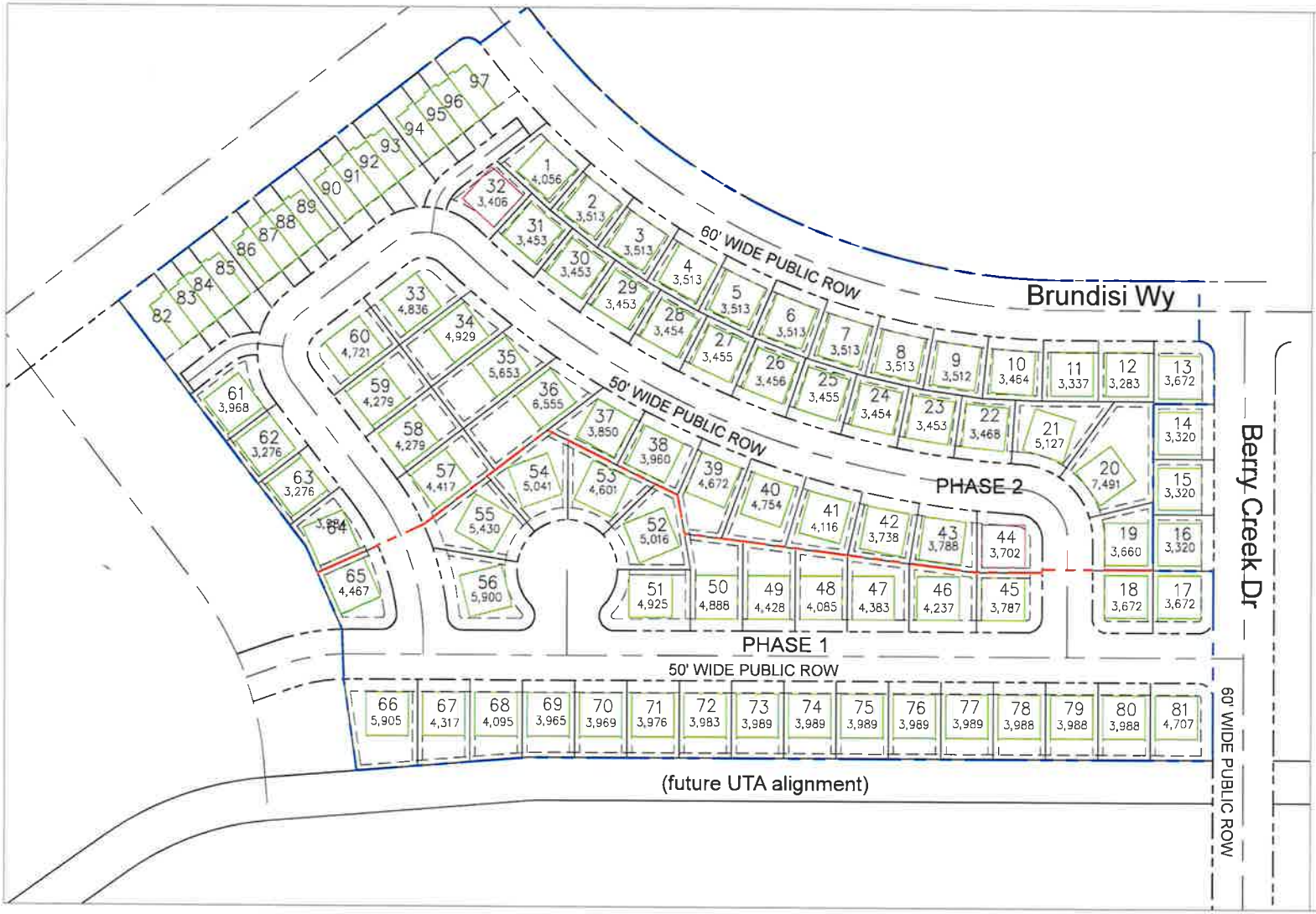
Date of Submittal 7/7/16 Filing Fee $3,340.00 File Number 24516

Receipt Number _____ Accepted by _____ DRC _____

HERRIMAN CITY
ENGINEERING DEPARTMENT

0 200 400
Feet

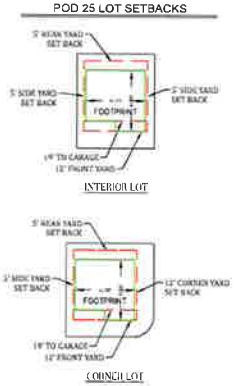
N



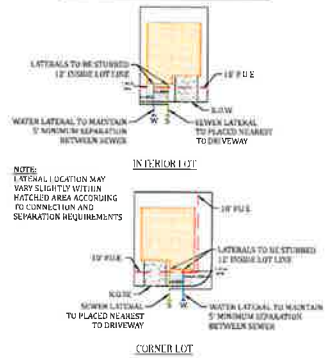
POD 25 & 28 LAND USE SUMMARY

TOTAL ACRES	12.30 AC
UNITS	94
PROJECT DENSITY	7.6 DU/AC

POD 25 LOT SETBACKS



POD 25 LATERAL PLACEMENT



NOTE:
1. ALL MEASUREMENTS SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY A PREPARED PLAT MAP IS TO BE USED TO VERIFY ALL PROPERTY, LOT AND STREETS MEASUREMENTS

Herriman Towne Center
Pod 25 & 28 Concept (08.10.16)

SCALE: 1:100

Herriman Towne Center – 2,032 units (min.)

Complete/Approved Projects and Unit Totals

626 SF Lots – Plats B, E, & H, Greenwood Village, Pod 26
449 MF Units – Plat B, Silver Crest, Silver Crest East, Skyline, Parkview, Greenwood Village
536 Apartments – Bach & Garbett Apartments

1,611 Units with Final Approval to Date (421 remaining)

Proposed Projects

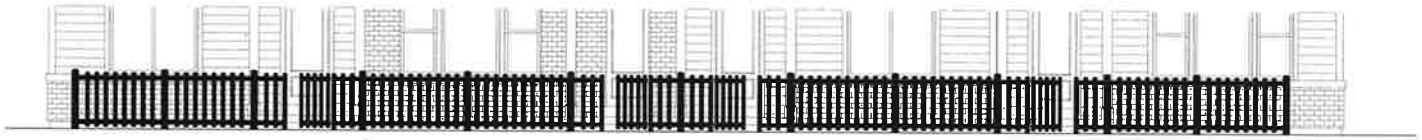
- 97 Units – Pod 25 & 28 (81 Lots, 16 Townhomes)

97 Units Proposed (324 remaining) – Gross Density 5.5

WINDOW & DOOR SCHEDULE

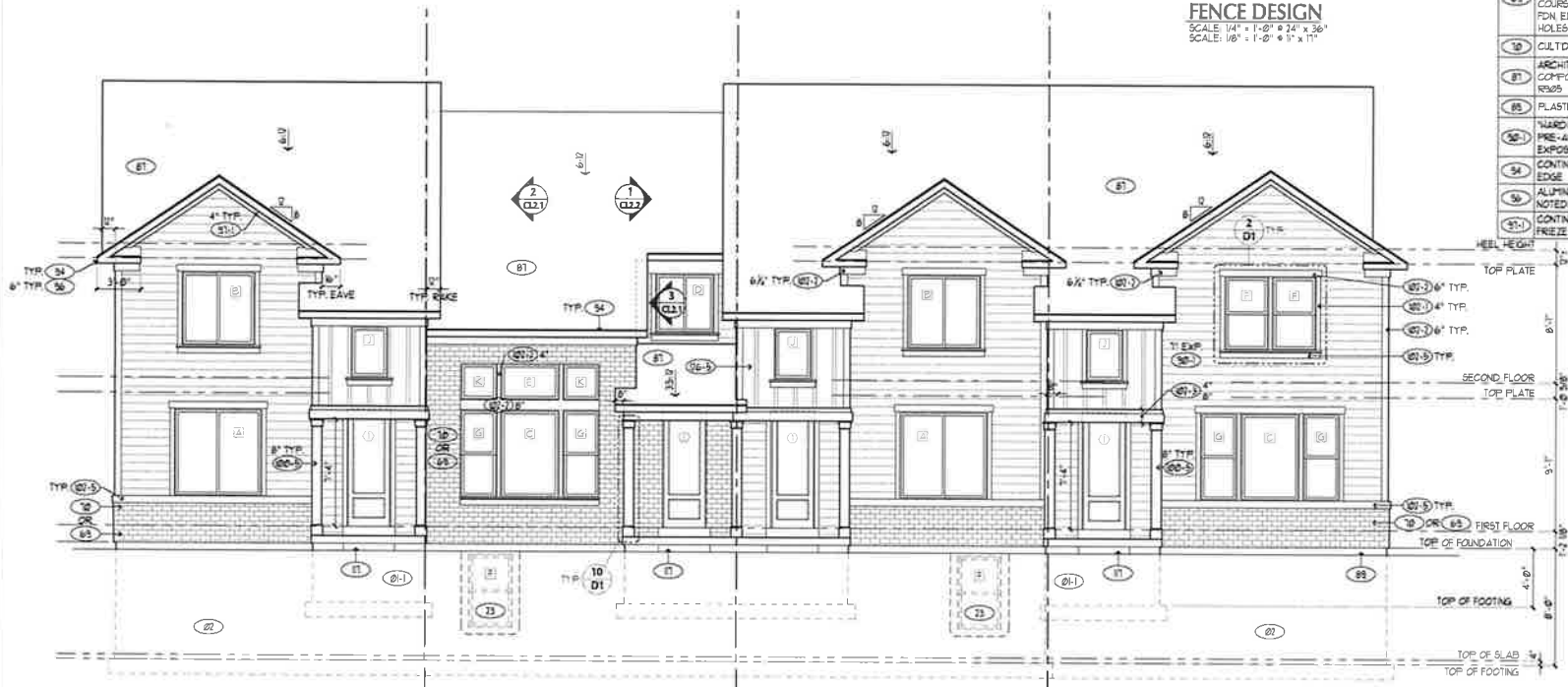
MARK	WINDOW SIZE	REMARKS
A	6060 SLIDER	-
B	5050 SLIDER	-
C	4060 FIXED	-
D	4040 SLIDER	TEMP GLASS IN BATHROOMS
E	4026 FIXED	-
F	3050 SINGLE HUNG	-
G	2660 SINGLE HUNG	-
H	2636 SINGLE HUNG	-
J	2636 FIXED	-
K	2626 FIXED	-
L	2640 SINGLE HUNG	-
MARK	DOOR SIZE	REMARKS
1	3080 SOLID CORE	-
2	2868 SOLID CORE	20-MIN FIRE RATED w/ CLOSER

NOTE: PROVIDE SILL PAN FLASHING @ ALL EXTERIOR DOORS; PROVIDE FLASHING @ WINDOWS PER TYPICAL REQUIREMENTS
- ALL WINDOW GRIDS SHOWN ARE OPTIONAL



FENCE DESIGN

SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"



"SOHO II" REV (UNIT B2)

"ASTORIA I" REV (UNIT A1)

"SOHO III" (UNIT B3)

KEYNOTES

01-1	4'-0" CONCRETE FOUNDATION WALL OVER 20" X 10" CONC. FOOTING REF. STRUC. DTL'S
02	8'-0" CONCRETE FOUNDATION WALL OVER 20" X 10" CONC. FOOTING REF. STRUC. DTL'S
100-5	6X6 BRG. POST COMPOSITE WRAP TO SIZE NOTED
102-1	4/4 COMPOSITION TRIM SIZED AS NOTED
102-2	5/4 COMPOSITION TRIM SIZED AS NOTED
102-3	METAL "Z" FLASHING OVER 5/4 COMPOSITION TRIM, SIZE AS NOTED
102-5	BUILT-UP SILL TRIM - 5/4 X 2" HORIZ. SLOPE SILL W/ 5/4 X 6" APRON (UNO)
17	CONCRETE STEPS TO GRADE - MAX. RISE 7", MIN. TREAD 12"
26-5	4/4 X 2-1/2" COMPOSITION BATTENS @ 16" O.C. OVER 5/16" COMPOSTION PANEL
23	GALVANIZED METAL AREAWAY WITH 36" X 36" MIN. OPENING @ BEDROOMS PROVIDE LADDER IF GREATER THAN 44" DEEP
69	CULTURED STONE VENEER, EXTEND FLASHING UP FROM FOUNDATION FOR THE FIRST (3) COURSES & EXTEND BEYOND FDN. EDGE 1/2". 3/16" WEEP HOLES SHALL BE 33" O.C.
70	CULT'D BRICK VENEER
87	ARCHITECTURAL PROFILE COMPOSITION SHINGLES PER IRC R905
89	PLASTER EXPOSED FOUNDATION
50-1	"HARDI-PLANK" LAP SIDING (OR PRE-APPROVED EQUAL) EXPOSURE AS NOTED
54	CONTINUOUS ALUMINUM DRIP EDGE
56	ALUMINUM FASCIA (SIZE AS NOTED)
57-1	CONTINUOUS 5/4 COMP. TRIM FRIEZE - SIZE AS NOTED

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

FRONT ELEVATION

SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

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BOULEVARD SERIES 2 TOWNHOMES 3-PLEX

HOLMES HOMES
A Family Tradition Since 1890

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Save Date:	2015.09.28
File:	
Revisions:	

SHEET CL2.0

FRONT ELEVATION

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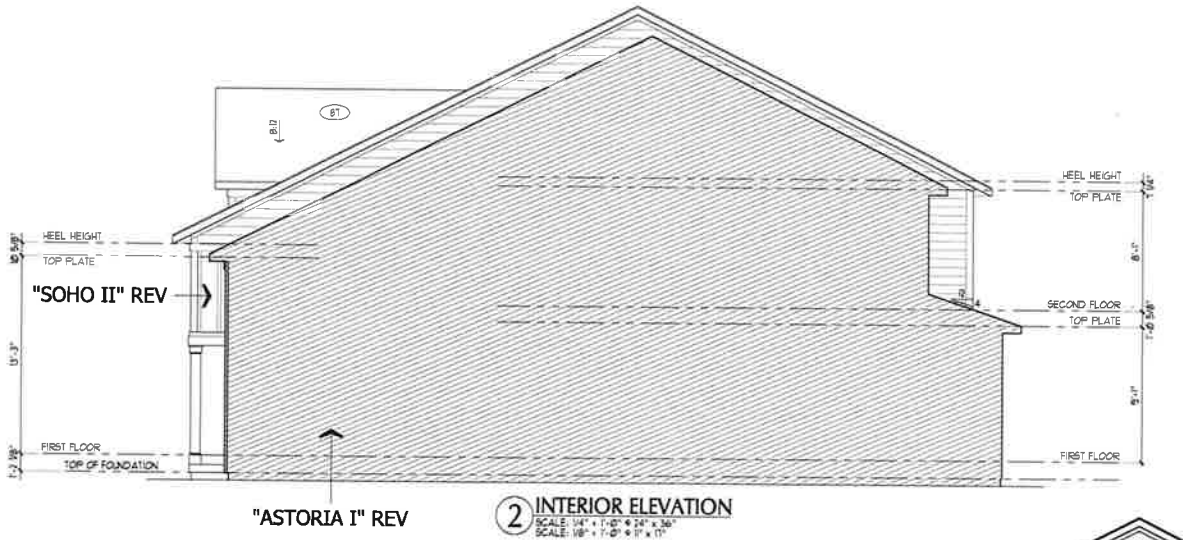
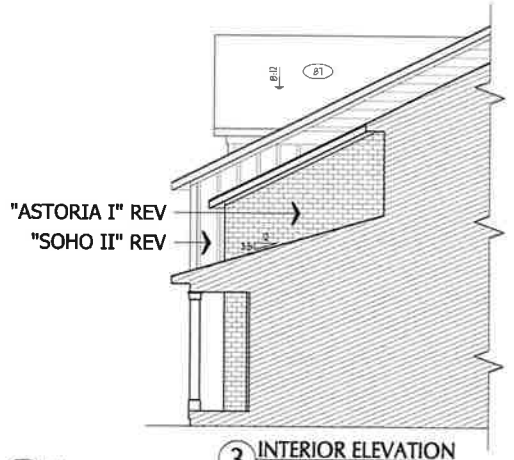


2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"



3 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

KEYNOTES

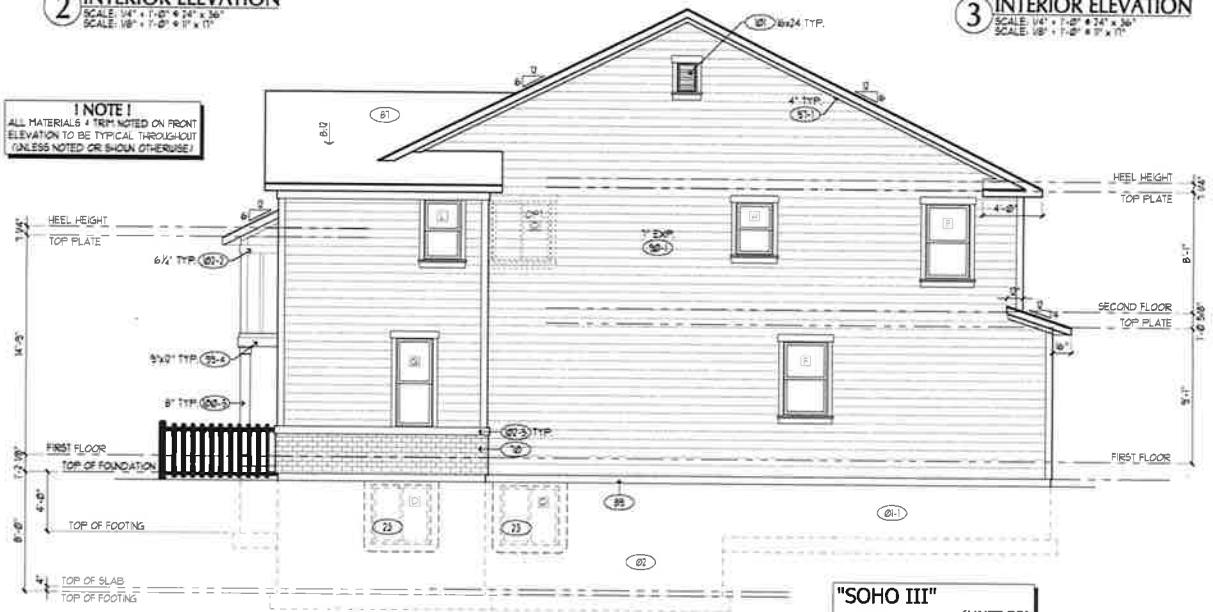
Ø1-1	4'-0" CONCRETE FOUNDATION WALL OVER 20" X 10" CONC. FOOTING REF. STRUC. DTL'S
89	8'-0" CONCRETE FOUNDATION WALL OVER 20" X 10" CONC. FOOTING REF. STRUC. DTL'S
23	GALVANIZED METAL AREAWAY WITH 36" X 36" MIN. OPENING @ BEDROOMS PROVIDE LADDER IF GREATER THAN 44" DEEP
18	CULT'D BRICK VENEER
81	ARCHITECTURAL PROFILE COMPOSITION SHINGLES PER IRC R905
86	PLASTER EXPOSED FOUNDATION
90-1	"HARDI-PLANK" LAP SIDING (OR PRE-APPROVED EQUAL) EXPOSURE AS NOTED
51-1	CONTINUOUS 5/4 COMP. TRIM FRIEZE - SIZE AS NOTED
55-4	PORCH BEAM (PER ENGR.) ABOVE - 4/4 COMPOSITE FINISH PER DETAIL OR SIZE NOTED
100-5	6X6 BRG. POST COMPOSITE WRAP TO SIZE NOTED
101	ARCHITECTURAL PLASTIC ATTIC LOUVRE VENT PER MFR. - SIZE NOTED
102-5	BUILT-UP SILL TRIM - 5/4 X 2" HORIZ. SLOPE SILL W/ 5/4 X 6" APRON (U.N.O.)

WINDOW & DOOR SCHEDULE

MARK	WINDOW SIZE	REMARKS
A	6068 SLIDER	-
B	5060 SLIDER	-
C	4068 FIXED	-
D	4048 SLIDER	TEMP GLASS IN BATHROOMS
E	4818 FIXED	-
F	3050 SINGLE HUNG	-
G	2668 SINGLE HUNG	-
H	2636 SINGLE HUNG	-
J	2636 FIXED	-
K	2626 FIXED	-
L	2648 SINGLE HUNG	-
MARK	DOOR SIZE	REMARKS
1	3080 SOLID CORE	-
2	7068 SOLID CORE	20-MIN. FIRE RATED w/ CLOSER

NOTE: PROVIDE SILL PAN FLASHING @ ALL EXTERIOR DOORS. PROVIDE FLASHING @ WINDOWS PER MFGR'S REQUIREMENTS
ALL WINDOW GRIDS SHOWN ARE OPTIONAL

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)



RIGHT ELEVATION
SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

"SOHO III"
LOT THT-117 (UNIT B3)

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BOULEVARD SERIES 2
TOWNHOMES
3-PLEX

HOLMES HOMES
A Family Tradition Since 1892

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File:	
Revisions:	

SHEET CL2.1

RIGHT ELEVATION

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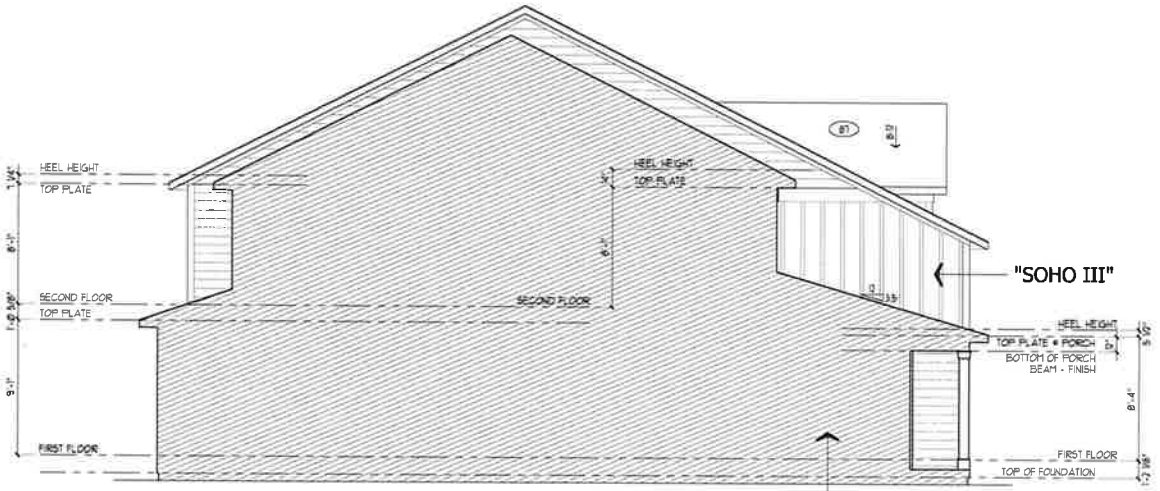

1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

"ASTORIA I" REV

"SOHO II" REV
LOT #THT-115 (UNIT B2)

LEFT ELEVATION
SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

KEYNOTES

01-1	4'-0" CONCRETE FOUNDATION WALL OVER 20" X 10" CONC. FOOTING REF. STRUC. DTL'S
02	8'-0" CONCRETE FOUNDATION WALL OVER 20" X 10" CONC. FOOTING REF. STRUC. DTL'S
23	GALVANIZED METAL AREAWAY WITH 36" X 36" MIN. OPENING @ BEDROOMS PROVIDE LADDER IF GREATER THAN 44" DEEP
50	CULTD BRICK VENEER
87	ARCHITECTURAL PROFILE COMPOSITION SHINGLES PER IRC R905
89	PLASTER EXPOSED FOUNDATION
90-1	"HARDI-PLANK" LAP SIDING (OR PRE-APPROVED EQUAL) EXPOSURE AS NOTED
91-1	CONTINUOUS 5/4 COMP. TRIM FRIEZE + SIZE AS NOTED
92	ARCHITECTURAL PLASTIC ATTIC LOUVRE VENT PER MFR. - SIZE NOTED
93-5	BUILT-UP SILL TRIM - 5/4 X 2" HORIZ. SLOPE SILL W/ 5/4 X 6" APRON (U.N.O.)

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

WINDOW & DOOR SCHEDULE

MARK	WINDOW SIZE	REMARKS
A	6040 SLIDER	-
B	5070 SLIDER	-
C	4060 FIXED	-
D	4060 SLIDER	TEMP GLASS in BATHROOMS
E	4070 FIXED	-
F	3050 SINGLE HUNG	-
G	2660 SINGLE HUNG	-
H	2630 SINGLE HUNG	-
I	2630 FIXED	-
K	2670 FIXED	-
L	3660 SINGLE HUNG	-

MARK	DOOR SIZE	REMARKS
1	3068 SOLID CORE	-
2	3068 SOLID CORE	20-MIN FIRE RATED w/ CLOSER

NOTE: PROVIDE SILL PAN FLASHING @ ALL EXTERIOR DOORS. PROVIDE FLASHING @ WINDOWS PER MFGR'S REQUIREMENTS.
ALL WINDOW GRIDS SHOWN ARE OPTIONAL

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BOULEVARD SERIES 2
TOWNHOMES
3-PLEX

HOLMES HOMES
A Family Tradition Since 1890

Drawn By:	CAD
Save Date:	2015.09.28
File:	
Revisions:	

SHEET CL2.2

LEFT ELEVATION

L:\Inventory\Multi Family\Standard\Boulevard (Series 2)\4-Plex\4-Plex Cluster A Elevations

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HOLMES HOMES

BOULEVARD SERIES 2
TOWNHOMES
3-PLEX

HOLMES HOMES
A Family Tradition Since 1890

Drawn By: CAD
Save Date: 2015 09 28
File:
Revisions:

SHEET CL2.3
REAR ELEVATION

KEYNOTES

(B1-)	4'-0" CONCRETE FOUNDATION WALL OVER 28" X 10" CONC. FOOTING REF. STRUC. DTL'S
(B2)	6'-0" CONCRETE FOUNDATION WALL OVER 28" X 10" CONC. FOOTING REF. STRUC. DTL'S
(B)	ARCHITECTURAL PROFILE, COMPOSITION SHINGLES PER IRC R905
(B)	PLASTER EXPOSED FOUNDATION
(SA)	"HARDI-PLANK" LAP SIDING (OR PRE-APPROVED EQUAL) EXPOSURE AS NOTED
(SB-3)	4/4 X 2-1/2" COMPOSITION BATTENS @ 16" O.C. OVER 5/16" COMPOSITION PANEL

WINDOW & DOOR SCHEDULE

MARK	WINDOW SIZE	REMARKS
(D)	48"W SL.DER	-
(B)	30"W SL.DER	-
(A)	60"W FIXED	-
(C)	48"W SL.DER	72"H GLASS W/ BALANCERS
(E)	48"W SGDO	-
(F)	30"W SINGLE HUNG	-
(G)	36"W SINGLE HUNG	-
(H)	24"W SINGLE HUNG	-
(I)	36"W FIXED	-
(J)	30"W FIXED	-
(K)	24"W SINGLE HUNG	-
MARK	DOOR SIZE	REMARKS
(D)	36"W SOLID CORE	12"H TIN TIE MATED W/ CLOSER

ALL DOORS TO BE PAINTED. ALL EXTERIOR DOORS TO BE FLUSH + PROVIDE WEATHER STRIPPING AT HEAD, JAMBS AND SILL. GRIDS SHOWN ARE OPTIONAL

! NOTE !

ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE APPLIED TO REAR ELEVATION UNLESS NOTED OR SHOWN OTHERWISE

REAR ELEVATION

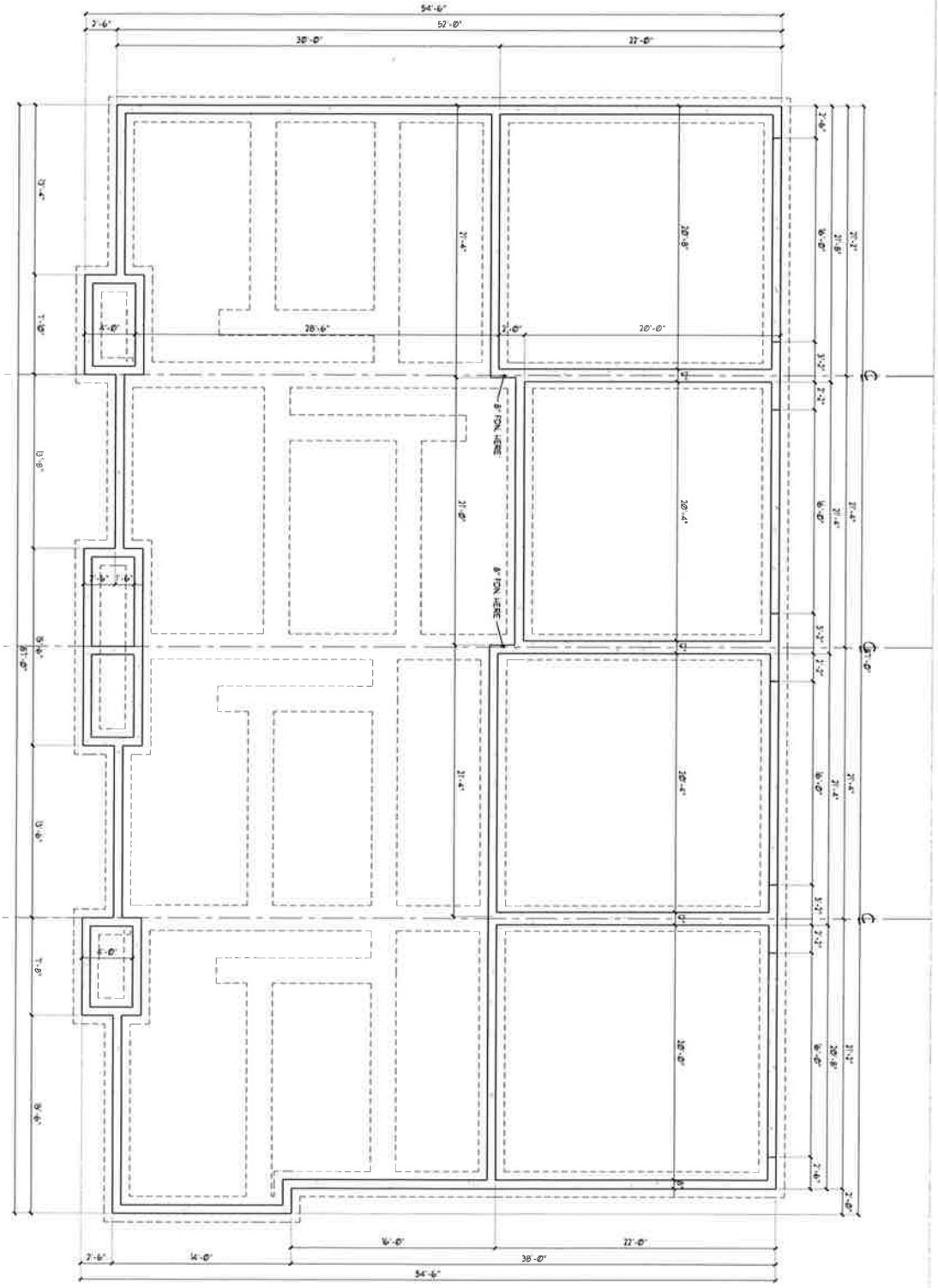
SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

"SOHO II" REV (UNIT B2)

"ASTORIA I" REV (UNIT A1)

"SOHO I" (UNIT B1)

"SOHO III" (UNIT B3)



FOUNDATION PLAN

SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

SHEET FOUNDATION PLAN

CL1.0

Drawn By: CAD
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Revisions:

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BOULEVARD SERIES 2 TOWNHOMES 4-PLEX

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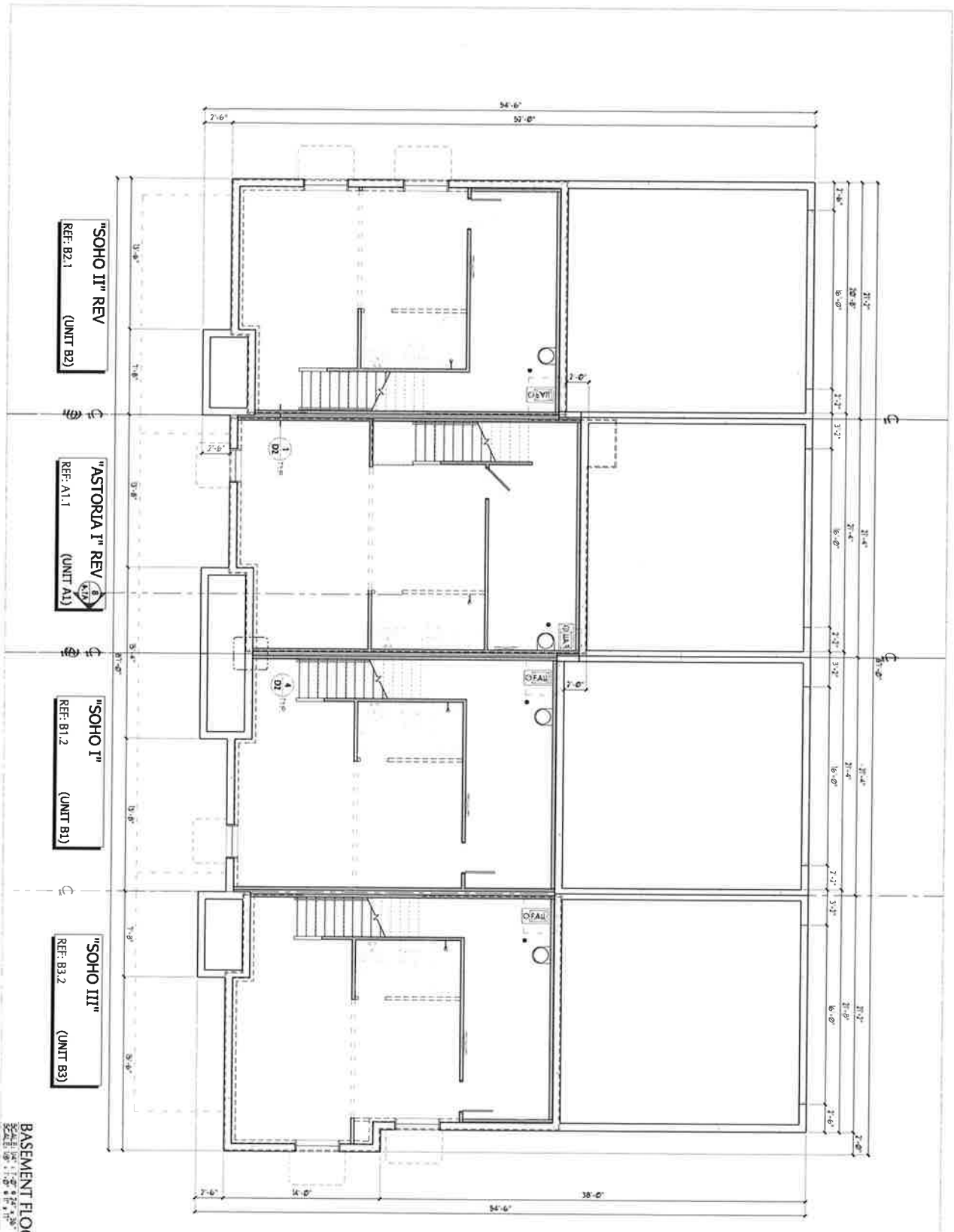

BASEMENT FLOOR PLAN

SHEET CL1.1 BASEMENT FLOOR PLAN

Drawn By:
Save Date: 2015.10.05
CAD File:
Revisions:

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BOULEVARD SERIES 2
TOWNHOMES
4-PLEX

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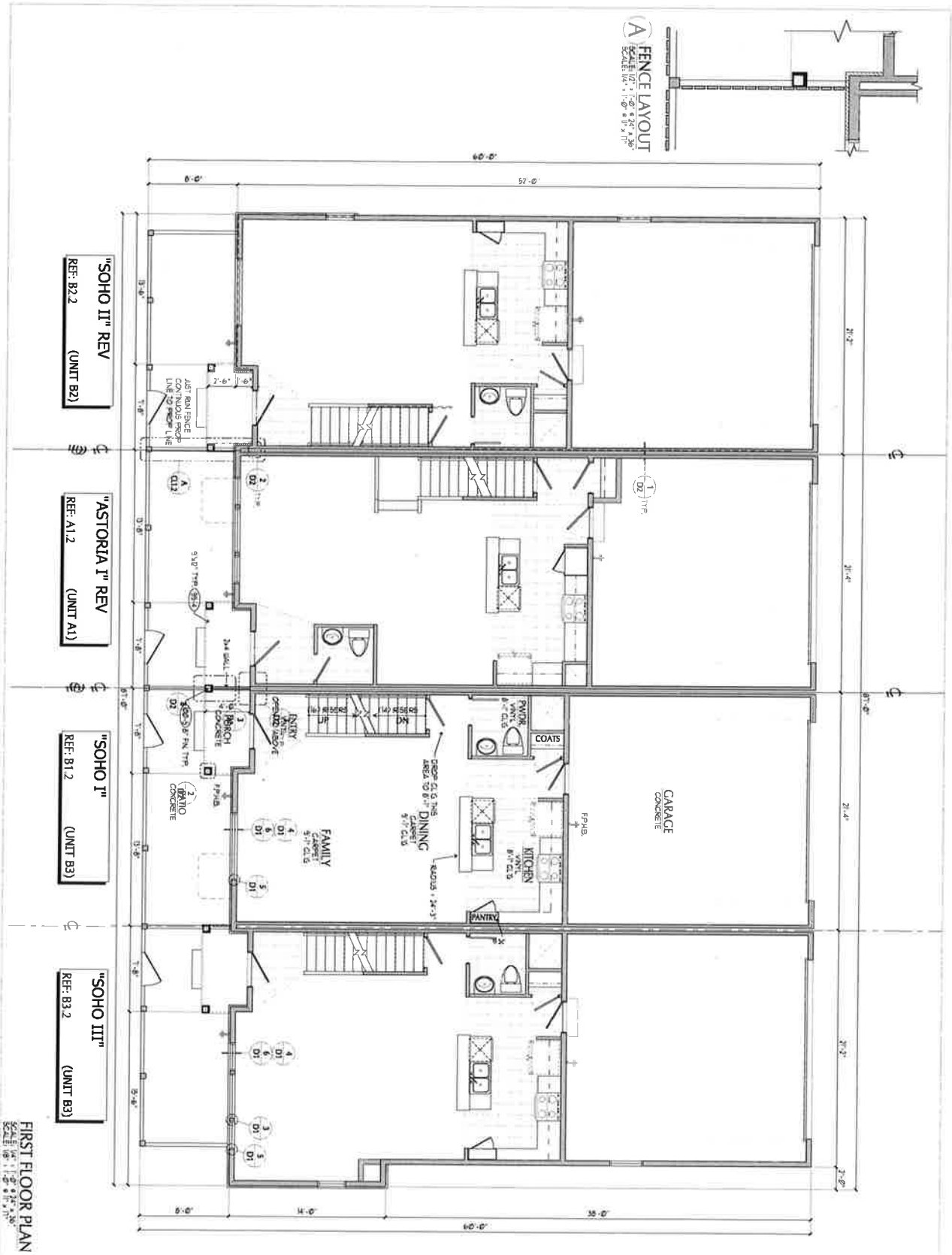

HOLMES HOMES
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BOULEVARD SERIES 2 TOWNHOMES 4-PLEX

SHEET CL1.2
FIRST FLOOR PLAN

Drawn By: CAD
Save Date: 2015.10.05
File:
Revisions:

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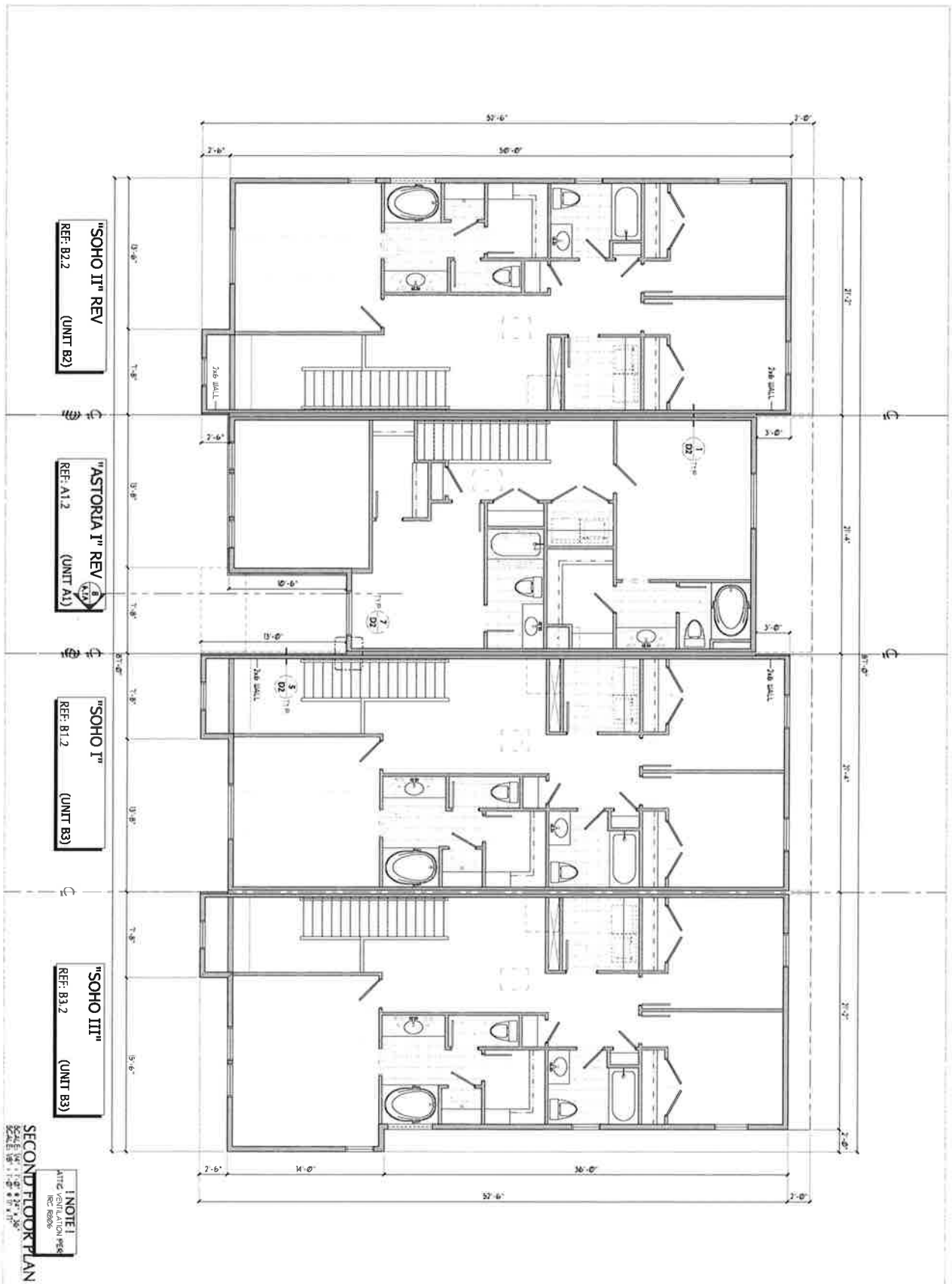

SECOND FLOOR PLAN

SHEET CL1.3

HOLMES HOMES
A Family Tradition Since 1890

Drawn By:
Save Date: 2015.10.05 CAD
File:
Revisions:

BOULEVARD SERIES 2
TOWNHOMES
4-PLEX

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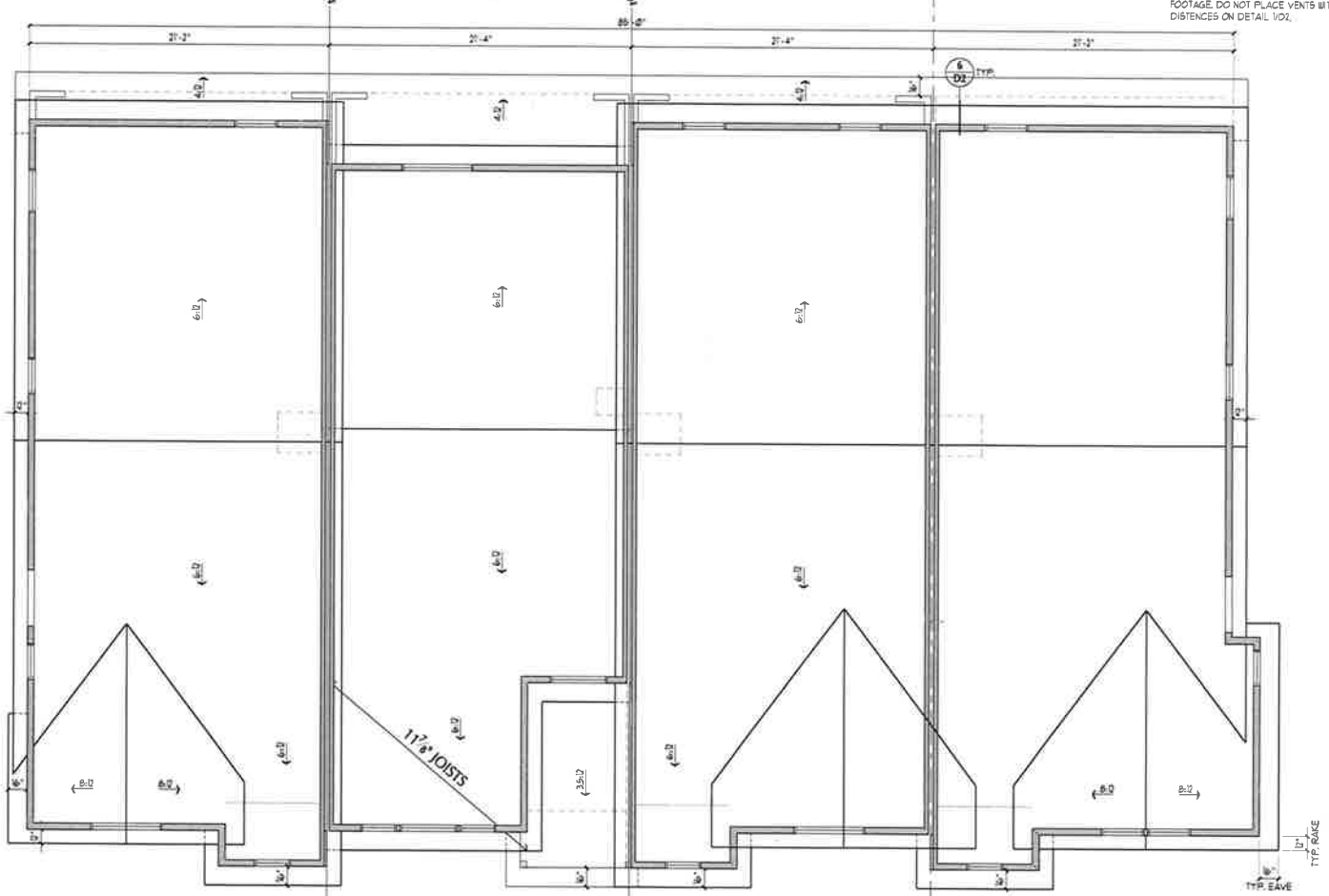
HOLMES HOMES

PROVIDE ATTIC VENTILATION PER IRC R806.1/300 OF THE ATTIC SQUARE FOOTAGE, OR 14.8 SQFT, OF VENTING REQUIRED PER BUILDING. 3.7 SQFT OF VENTING PER UNIT. USE TURTLE VENTS AND/OR EAVE VENTS TO REACH REQUIRED SQUARE FOOTAGE. DO NOT PLACE VENTS WITHIN NOTED DISTENCES ON DETAIL 1/D2.



SECOND FLOOR PLAN

"SOHO II" REV	"ASTORIA I" REV	"SOHO I"	"SOHO III"
REF: B2.2 (UNIT B2)	REF: A1.2 (UNIT A1)	REF: B1.2 (UNIT B3)	REF: B3.2 (UNIT B3)

ROOF TRUSS LAYOUT
SCALE: 1/4" = 1'-0" @ 24" x 36"
SCALE: 1/8" = 1'-0" @ 11" x 17"

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HOLMES HOMES
The use of these plans shall be restricted to the original project site for which they were prepared and publication thereof is expressly limited to such use. Reuse, reproduction, or publication by any method, in whole or in part, is prohibited. Title to the plans remains with Holmes Homes without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of the restrictions.

BOULEVARD SERIES 2 TOWNHOMES 4-PLEX

HOLMES HOMES
A Family Tradition Since 1890

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File:
Revisions:

SHEET CL1.4
ROOF TRUSS LAYOUT

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10/5/2015 3:07:18 PM

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	28S16
Applicant	Think Architecture
Address	12100 S 5400 W
Request	Proposed Subdivision of 96 Townhome Units (Miller Crossing Pod 14)

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	38C14-06
Applicant	Think Architecture
Address	12100 S 5400 W
Request	Final PUD approval of 96 Townhome Units (Miller Crossing Pod 14)

Request for 28S16/38C14-06 - Meeting Date 09/15/16

The applicant is requesting subdivision and final PUD approval for 96 townhome units.

Site

The parcel is located at approximately 12547 S 6000 W and contains 10.17 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 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 9.44 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 applicant has also added 21 guest parking spaces.

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 3.98 acres of open space, including a tot lot and pavilion. Staff is recommending a trail connection be provided to connect to the park to the west.

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 96 townhomes with the following requirements:

Subdivision Requirements:

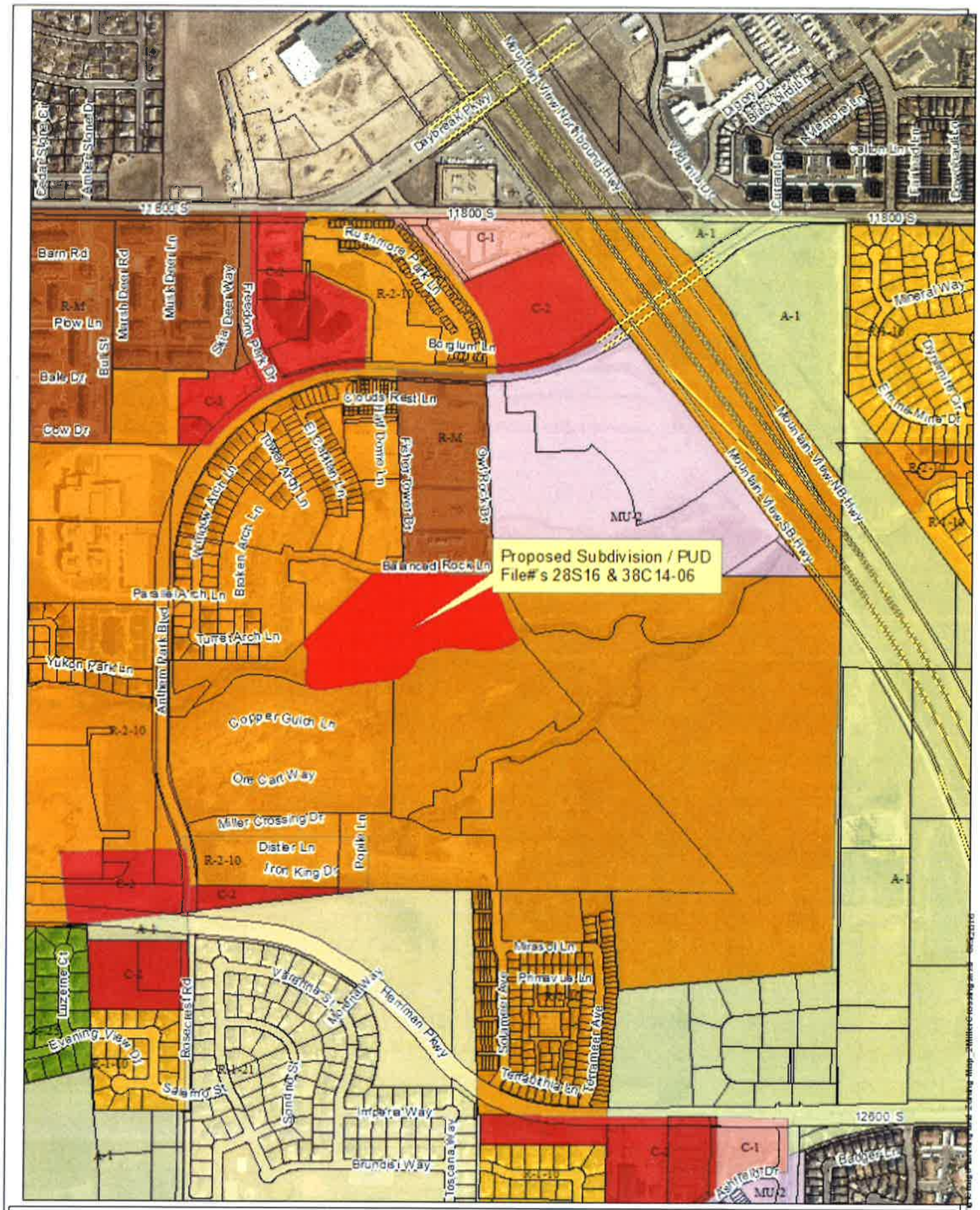
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter, sidewalk, and park strip on all public streets. This should include trees every 30 feet in the park strip. A fee in lieu may be paid for the 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.
15. Provide on-site stormwater detention that will discharge to Midas Creek at a maximum rate of 0.2 cfs/acre
16. Obtain stormwater discharge permit from Salt Lake County Flood Control
17. Maintain 20 ft for maintenance access from the top of the bank along Midas Creek
18. No engineering review or approval will be provided without a recorded access easement for the second access, across private roads, connecting to a public roadway.

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 approved as submitted, with 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 21 guest parking spaces.
10. Each unit shall have a 2 car garage and a 2 car driveway.
11. Provide a 10 foot asphalt trail connection to the park to the west.



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

Table of Density

Pod #'s	Aprox. Acreage	Minimum	Average	Maximum
1	7.62	2.5	3	3.5
2	4.8	Intentionally left Blank		
3	23.1	5	5.5	6
4	15.81	4	4.5	5
5	5.69	5	6	7
6	5.8	5	6	7
7	18.7	9	12	14
8	9.01	9	12	14
9	10.6	4	6	8
10	12.3	9	12	14
11	13.7	4	6	8
12	3.4	4	6	8
13	6	10	12	14
14	9.93	10	12	14
OS #1	5.06			
OS #2	6.92			
OS #3	5.72			
OS #4	6.28			
OS #5	0.579			
Commercial	1			
Totals	182.5			1093

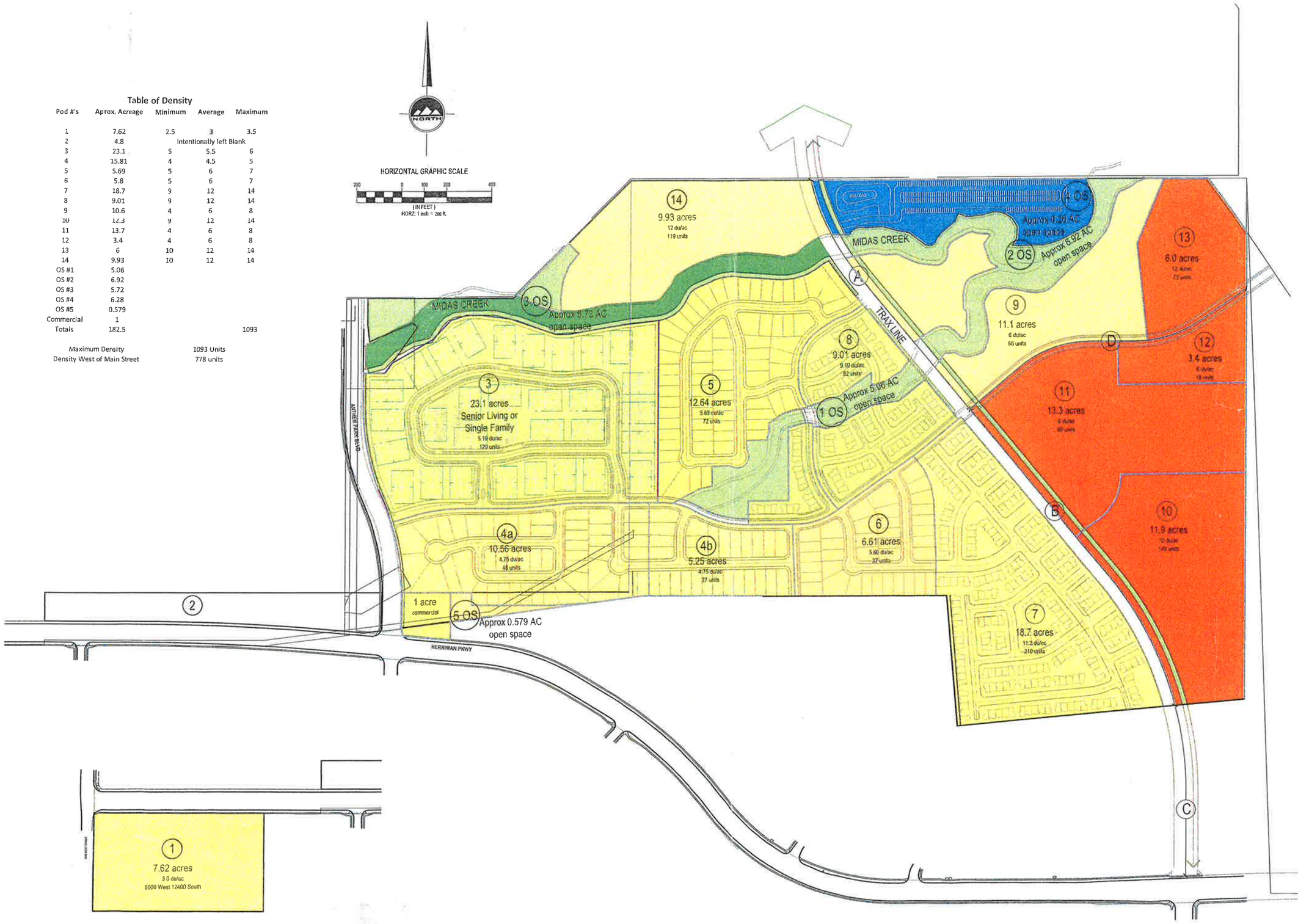
Maximum Density	1093 Units
Density West of Main Street	778 units

NORTH

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORZ: 1 inch = 200 ft.



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

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

COLORADO SPRINGS
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
BOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84084
CONTACT:
LYNN BOWLER
PHONE: (801) 718-8144

MILLER CROSSING

HERRIMAN, UTAH

MILLER CROSSING
EXHIBIT

PROJECT NUMBER	PRINT DATE
5971	5/12/15
DRAWN BY	CHECKED BY
C. HAMER	
PROJECT MANAGER	
J. FORD	

EX-100

Land Use Application

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

Size of Parcel 9.33 acres (POD #14 & 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 Soffe, 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: X or Present Owner of Property:

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

Current Use of Subject Property Vacant

Proposed Development Name Autumn Sky Townhomes

For Herriman Use Only

Date of Submittal 8-3-16 Filing Fee $3550 File Number 2851 6

Receipt Number Accepted by bm DRC 8-3-16

PC 8-18-16

Land Use Application

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

Size of Parcel 9.33 acres (pod #14 & 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 801-209-0055 E-mail dkillpack@thinkaec.com

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

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

Current Use of Subject Property Vacant

Proposed Development Name Autumn Sky Townhomes

For Herriman Use Only

Date of Submittal 8-3-16 Filing Fee $3550 File Number 38C14-06

Receipt Number Accepted by Bm DRC 8-3-16

Site Summary

Total Site Area	10.17 Ac	
Total Units	96 Units	
Gross Density	9.44 du/ac	
Total Open Space	3.98 Ac	(39.13%)
Perimeter Bldg Setback	20' min	
Road Width	28' min	
Sidewalks Width	6' min	
Garage Setback	18' min	
Building Height	35' max	
Total Garage Parking	192 Sp	
Total Tandem Parking (driveway)	192 Sp	
Total Surface/Guest Parking	21 Sp	
Parking Ratio	4.22 sp/unit	

NOTE: All units to have basements unless otherwise restricted by geotechnical study

Think Architecture

29 August 2016

0 25 50 100 150

Concept Plan

Autumn Sky Development, Herriman, Utah

FACADE AREA WITHOUT OPENINGS = 1189 SQ. FT.
FACADE AREA - BRICK = 415 SQ. FT.
FACADE AREA PERCENTAGE - BRICK = 34.9%

FRONT ELEVATION - PRESENTATION 1

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

LEFT ELEVATION - PRESENTATION 2

dk Think Architecture

AUTUMN SKY TOWNHOME BUILDING 3 PLEX BUILDING 'ADC'

8 AUG. 2016

BACK ELEVATION - PRESENTATION 1

FACADE AREA WITHOUT OPENINGS = 715 SQ. FT.
FACADE AREA - BRICK = 275 SQ. FT.
FACADE AREA PERCENTAGE - BRICK = 31.7%

RIGHT ELEVATION - PRESENTATION 2

AUTUMN SKY TOWNHOME BUILDING 3 PLEX BUILDING 'ADC'

Think Architecture

8 AUG. 2016

3D VIEW - FRONT 1

3D VIEW - BACK 2

3D VIEW LEFT 3

3D VIEW - RIGHT 4

Think
Architecture

AUTUMN SKY TOWNHOMES 4 PLEX BUILDING (ADDC)

HERRIMAN CITY, UTAH

8 AUG. 2016

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	17Z16
Applicant	Herriman City
Address	12100 S 5200 W
Request	Proposed Rezone from R-2-10 to C-2

Request for 17Z16 - Meeting Date 09/15/16

The applicant is requesting to rezone property from R-2-10 (Medium Density Residential) to C-2 (Commercial).

Site

The parcel is located at approximately 12100 S 5200 W and contains approx 6 acres.

Zoning

The site is zoned R-2-10.

General Plan

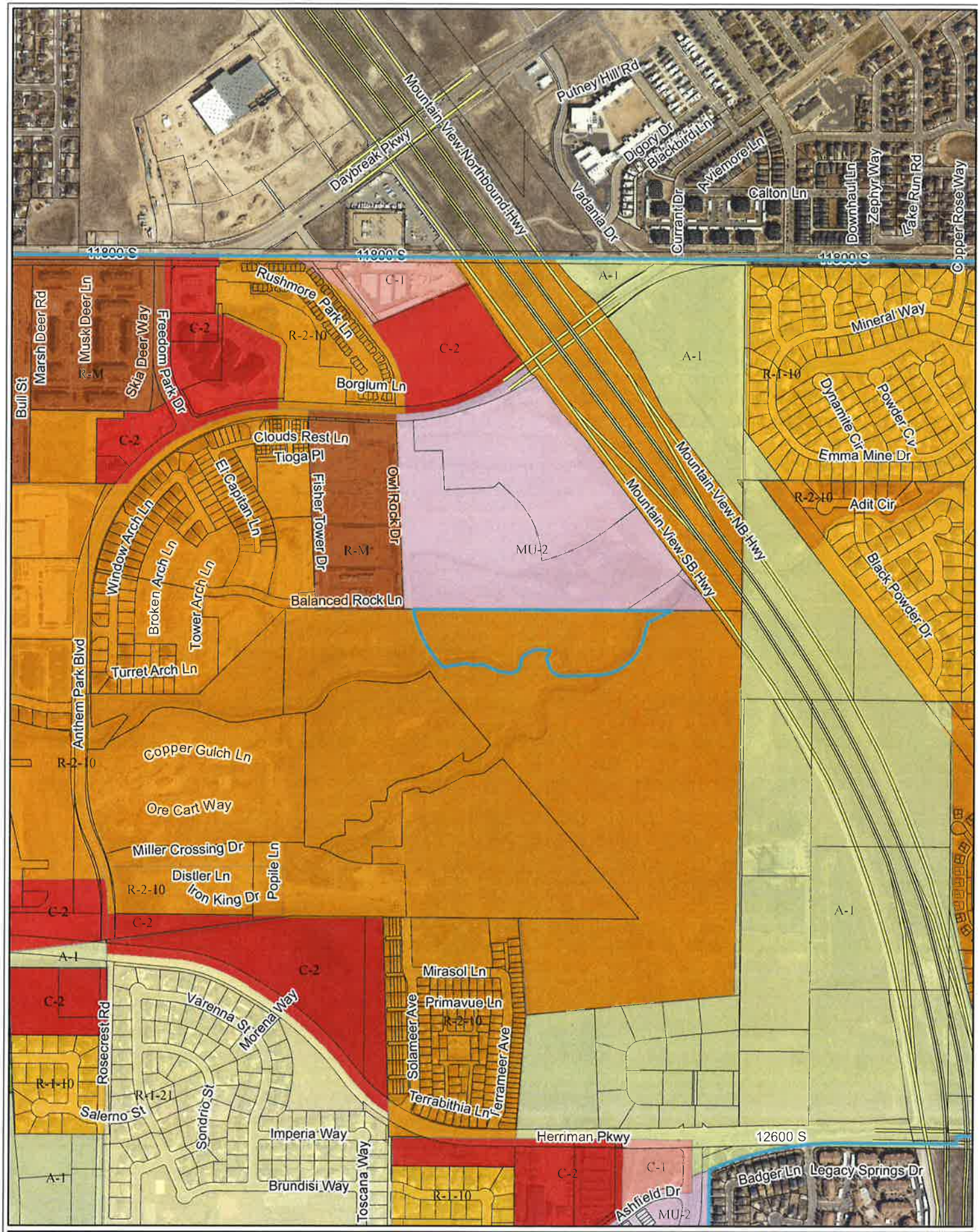
This area is designated on the General Plan as Commercial.

Discussion

This property is part of the planned commercial area along Mountain View Corridor. The City is rezoning the property in order to comply with the General Plan.

Recommendation

Staff recommends approval of the rezone from R-2-10 to C-2.



HERRIMAN

Proposed Rezone

File Number 17716

Land Use Application

Address or location of site 12547 S. 6000 W. - 12100 S. 5200 W.

Size of Parcel 6 acres

What is Requested (explain in detail)? Rezone property from R-2-10 to C-2

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 Herriman City

Mailing Address 13011 S. Pioneer Street

City Herriman State UT Zip Code 84096

Telephone _____ Cell Number _____ E-mail _____

Applicant/Agent Herriman City

Mailing Address 13011 S. Pioneer Street

City Herriman State UT Zip Code 84096

Telephone _____ Cell Number _____ E-mail _____

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

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

Current Use of Subject Property _____

Proposed Development Name _____

For Herriman Use Only

Date of Submittal _____ Filing Fee _____ File Number 17216

Receipt Number _____ Accepted by _____ DRC _____

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	18Z16
Applicant	Anthem Utah LLC
Address	5200 W Anthem Park Blvd
Request	Proposed Rezone from MU-2 to C-2

Request for 18Z16 - Meeting Date 09/15/16

The applicant is requesting to rezone property from MU-2 (Mixed Use) to C-2 (Commercial).

Site

The parcel is located at approximately 5200 W Anthem Park Blvd and contains approx 39.6 acres.

Zoning

The site is zoned MU-2.

General Plan

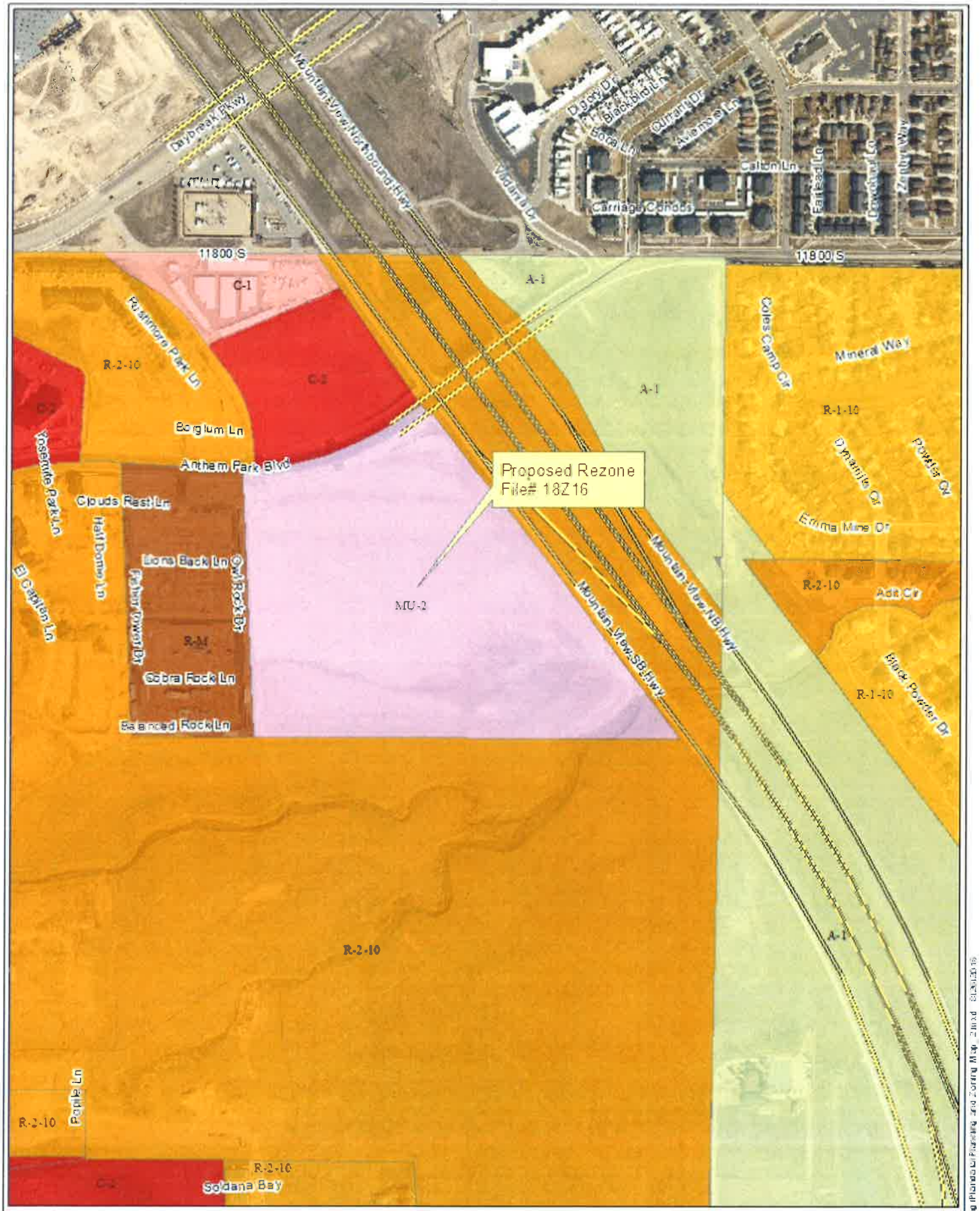
The general plan designates this property as Commercial.

Discussion

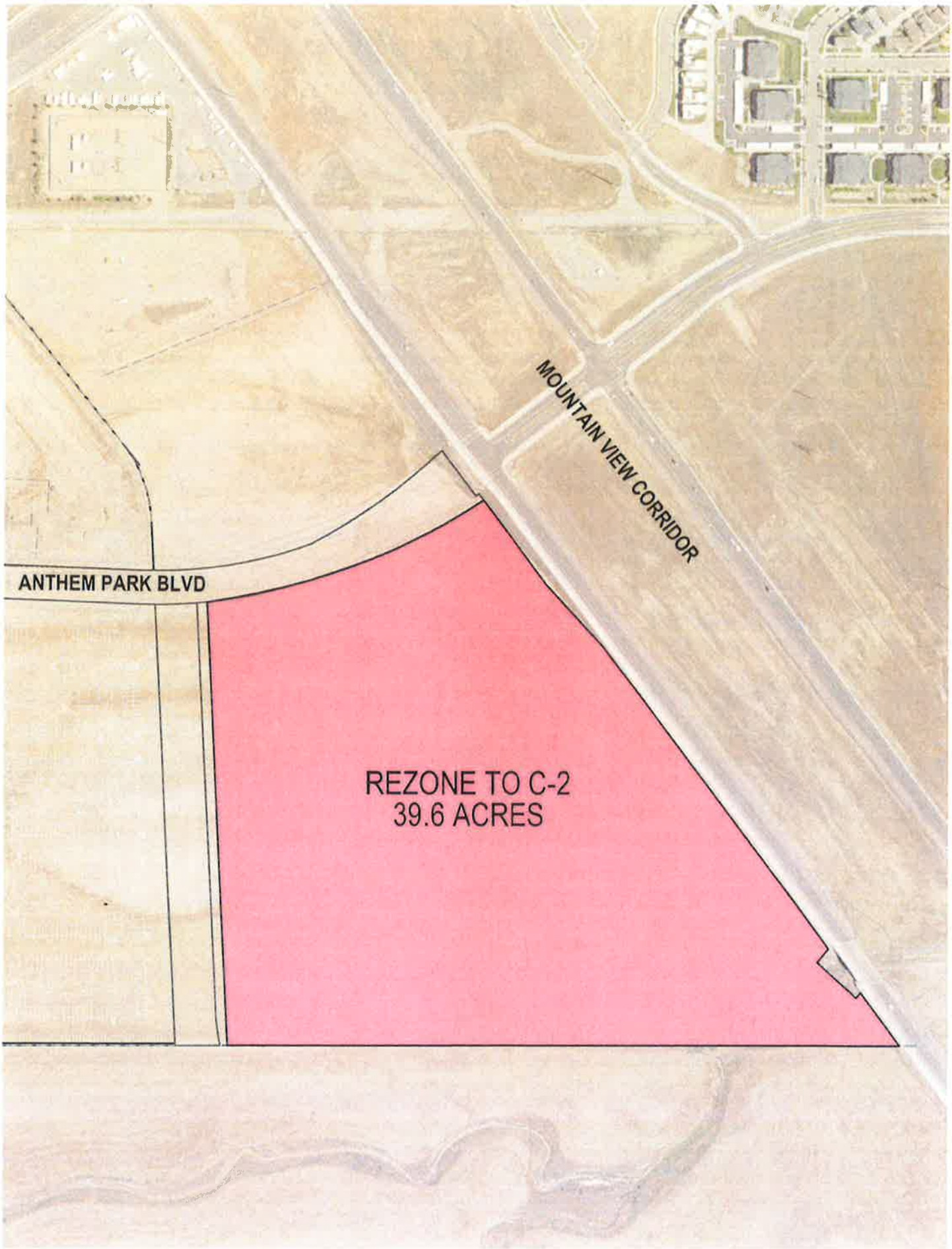
This property is the Anthem commercial center. It is currently zoned MU-2. The City was at one time planning this property to be a Transit Oriented Development with a residential component. We are now planning on this being a commercial center with no residential included. The applicant is rezoning the property Commercial to be in compliance with the General Plan. This also will more accurately reflect the development plan for the property.

Recommendation

Staff recommends approval of the rezone from MU-2 to C-2.



Proposed Rezone
File# 18Z16


MOUNTAIN VIEW CORRIDOR
ANTHEM PARK BLVD
REZONE TO C-2
39.6 ACRES

Land Use Application

Address or location of site ANTHEM PARK BLVD 5200 W.

Size of Parcel 39.6

What is Requested (explain in detail)?
REZONE MU-2 TO C-2

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 ANTHEM COMMERCIAL LLC FORT HERRIMAN CROSSING LLC

Mailing Address 6150 S. REDWOOD RD STE 150

City TAYLORSVILLE State UT Zip Code 84123

Telephone Cell Number 801 889 9977 E-mail KIRK@PROJECTUTAH.COM.

Applicant/Agent ANTHEM UTAH LLC

Mailing Address 6150 S. REDWOOD RD STE 150

City TAYLORSVILLE State UT Zip Code 84123

Telephone Cell Number 801-889-9977 E-mail KIRK@PROJECTUTAH.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 FARM.

Proposed Development Name ANTHEM.

For Herriman Use Only

Date of Submittal 8-26-16 Filing Fee $2980- File Number 18216

Receipt Number _____ Accepted by _____ DRC _____

HERRIMAN CITY

Date of Meeting: 09/15/16	
File #	19Z16
Applicant	Anthem Utah LLC
Address	12600 S Anthem Park Blvd
Request	Proposed Rezone from C-2 to R-2-10

Request for 19Z16 - Meeting Date 09/15/16

The applicant is requesting to rezone property from C-2 to R-2-10.

Site

The parcel is located at approximately 12600 S Anthem Park Blvd and contains approx 1.8 acres.

Zoning

The site is zoned C-2.

General Plan

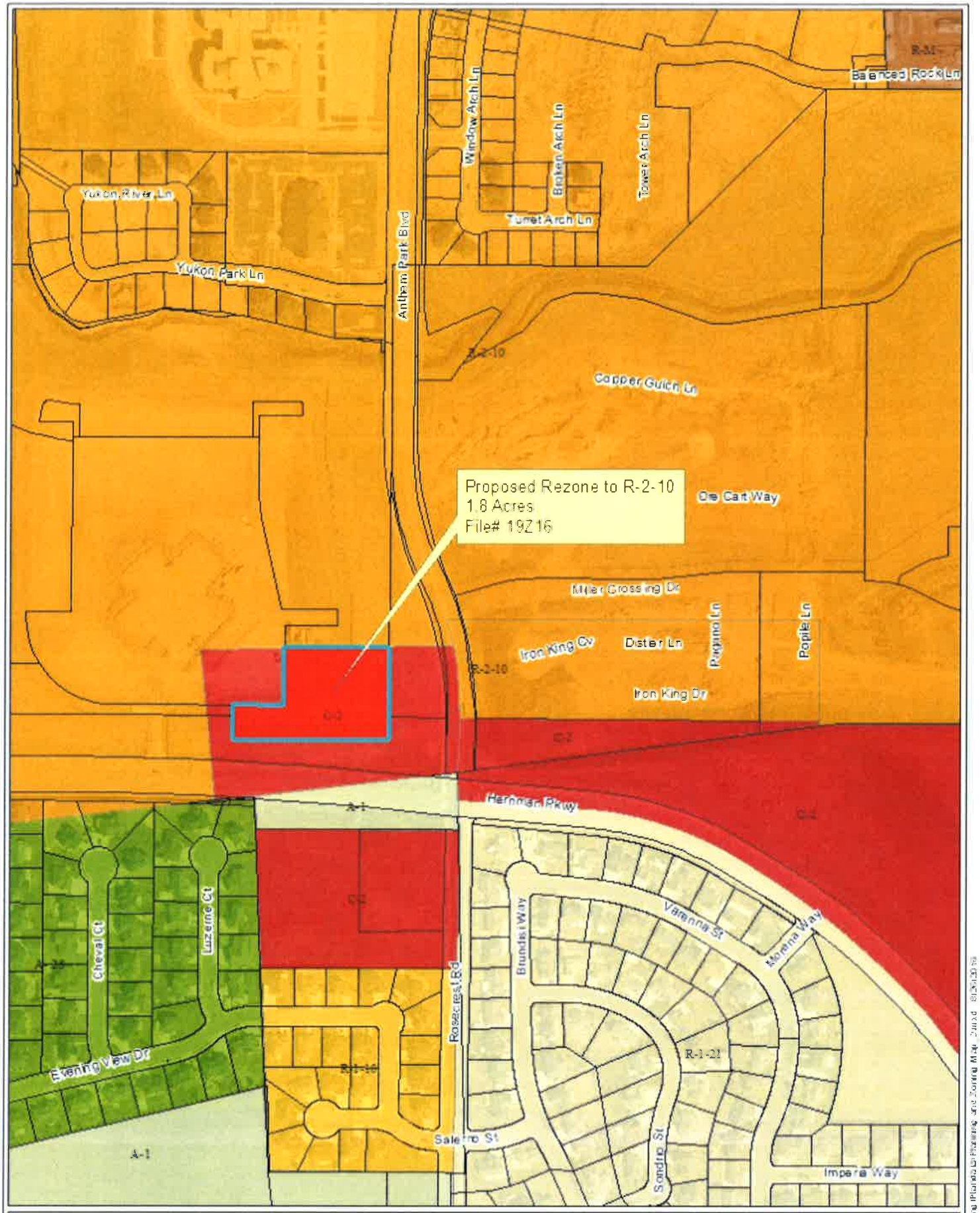
The general plan designation for this property is Medium Density Residential, with a density of 4.6 – 8 units per acre.

Discussion

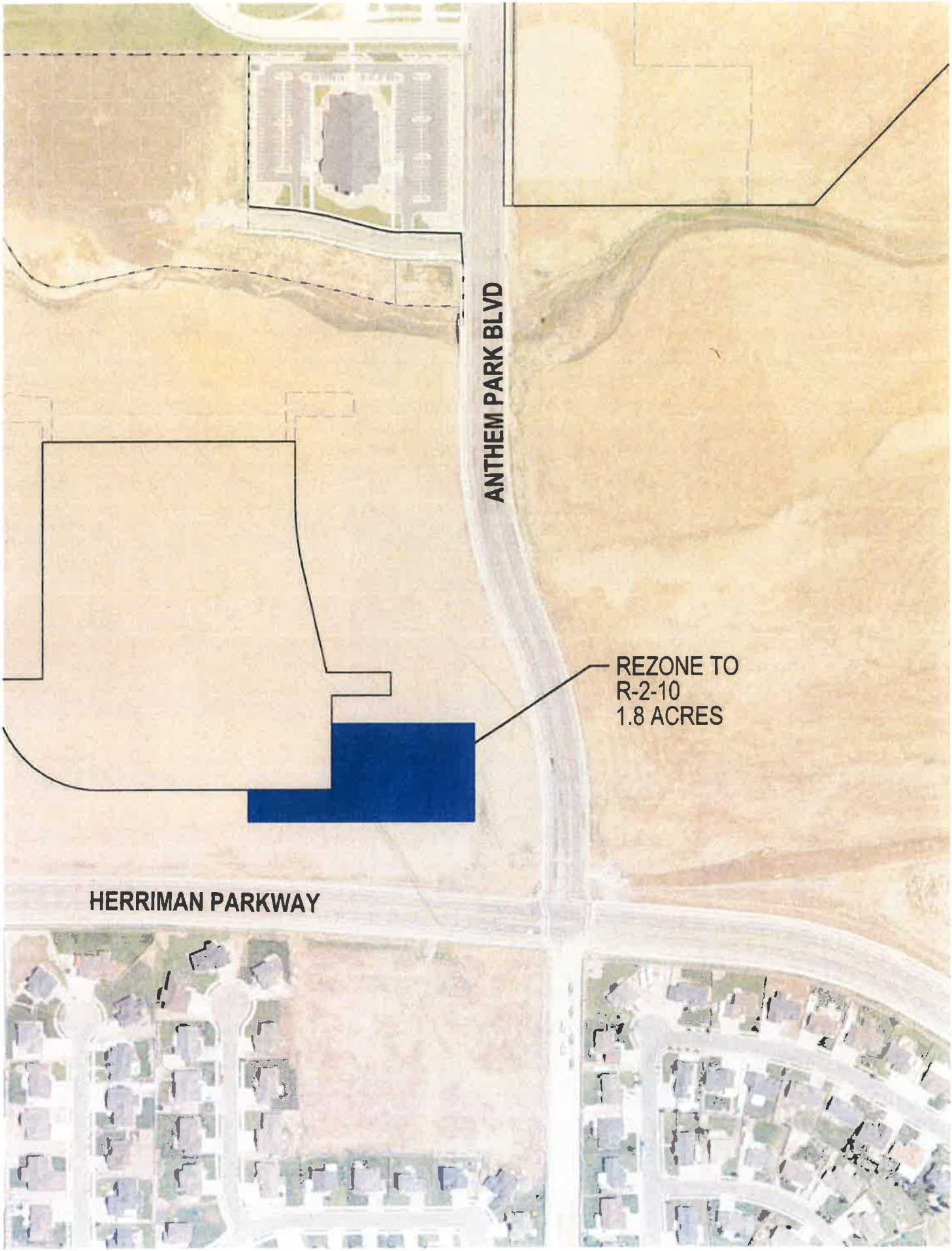
This property was originally planned as a commercial corner. The property owner is now asking to rezone it residential to incorporate it with the surrounding residential development. The rezone will bring the property into compliance with the general plan.

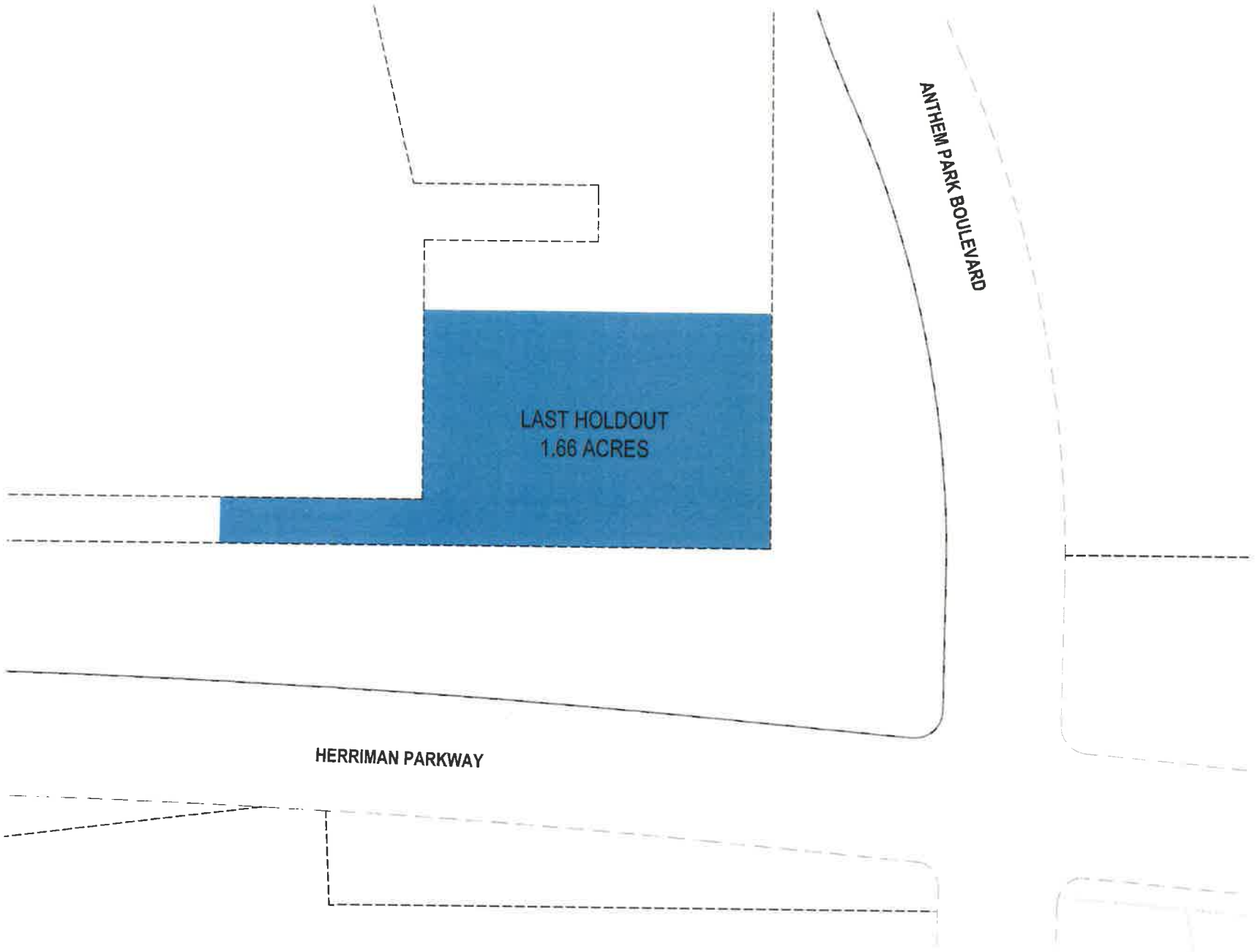
Recommendation

Staff recommends approval of the rezone from C-2 to R-2-10 in order to comply with the General Plan.



Proposed Rezone
File# 19Z16


ANTHEM PARK BLVD
REZONE TO
R-2-10
1.8 ACRES
HERRIMAN PARKWAY


ANTHEM PARK BOULEVARD
LAST HOLDOUT
1.66 ACRES
HERRIMAN PARKWAY

Land Use Application

Address or location of site ANTHEM PARK BLVD 12600 S.

Size of Parcel 1.5

What is Requested (explain in detail)?
REZONE C-2 TO R-2-10

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 LAST HOLD OUT LLC

Mailing Address ON FILE.

City State Zip Code

Telephone Cell Number E-mail

Applicant/Agent ANTHEM UTAH. LLC

Mailing Address 6150 S. REDWOOD RD STE 150

City TAYLORSVILLE State UT Zip Code 84123

Telephone Cell Number 801-554-9977 E-mail KIRK@PROJECTUTAH.COM.

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

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

Current Use of Subject Property FARM.

Proposed Development Name ANTHEM.

For Herriman Use Only

Date of Submittal 8-26-16 Filing Fee $1072 File Number 19216

Receipt Number Accepted by DRC