



PLANNING COMMISSION AGENDA

Thursday, January 06, 2022

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at
5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

1. **6:00 PM - Work Meeting (Fort Herriman Conference Room)**
 - 1.1. **Review of City Council Decisions - Michael Maloy, Planning Director**
 - 1.2. **Review of Agenda Items - Planning Staff**
 - 1.3. **Discussion of General Plan Amendment and Rezone proposed by the Auto Mall group (Larry Myler w/ Herriman 73 Partners) for property located at 5452 W Herriman Blvd and 5044 W 12560 South (Z2021-148, Z2021-149, and G2021-143)**
[Item 1.3 G2021-143 AutoMall GPA Rezone Memo with Attachments.pdf](#)
 - 1.4. **Discussion of Objective Standards for Conditional Use Permit Applications – Planning Staff**
[Item 1.4 Conditional Use Standards Memo.pdf](#)
2. **7:00 PM - Regular Planning Commission Meeting**

Call to Order

 - 2.1. **Invocation, Thought, Reading and/or Pledge of Allegiance**

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • herriman.org



Herriman City

2.2. Roll Call

2.3. Conflicts of Interest

2.4. Approval of Minutes for the November 18, 2021 Planning Commission Meeting [2021_11_18 PCM Minutes DRAFT.pdf](#)

3. Administrative Items

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

3.1. Request of Approval for the Conditional Use expansion for Monarch Family Counseling Located at 5629 & 5631 West 13100 South in Herriman in the C-2 Zone (Commercial)

Applicant: Sarah Stroup

Acres: ± 1.84

File Number: C2021-147

[Item 3.1 C2021-147 Monarch Counseling Staff Report.pdf](#)

3.2. Request of Approval for the Conditional Use of a Soil Processing Operation for Huskie'z Landscaping, Inc

Applicant: Zachary Hinckley (owner)

Acres: ± 2.84

File Number: C2020-020

[Item 3.2 C2020-020 Huskiez Staff Report Attachment & PP.pdf](#)

3.3. Request of Approval for the Conditional Use for a Chlorination Station Located at 5601 Emmeline Dr in the A-1 Zone (Residential)

Applicant: Shane K. Swensen, PE, Jordan Valley Water Conservancy District

Acres: ± 4.0

File Number: C2021-137

[Item 3.3 C2021-137 Staff Report Attachment & PP.pdf](#)

3.4. Request to Amend the Requirements of Approval for the Hidden Oaks, Pod 1, Ph 2 Subdivision at 6710 W Herriman Main Street in the R-1-15 Zone (Residential) (Public Hearing)

Applicant: Dan Reeve (authorized agent for Perry Homes)

Acres: 11.82

File Number: S2021-144

[Item 3.4 S2021-144 Hidden Oaks Pod 1 Ph 2 PC Amd Staff Report Attach & PP.pdf](#)

3.5. Request to Amend the Requirements of Approval for the Hidden Oaks, Pod 2 Subdivision at 6973 W 13090 South in the R-1-15 Zone (Residential) (Public Hearing)

Applicant: James Horsley w/ Riverside Development, LLC (authorized agent)

Acres: 7.82

File Number: S2021-146

[S2021-146 Hidden Oaks Pod 2 PC Amd Staff Report and attachments & PP.pdf](#)

4. 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.

4.1. Request for a Text Amendment to Permit Medical Services in the C-2 Commercial Zone (Public Hearing)

Applicant Herriman City

File Number: Z2021-151

[Item 4.1 Z2021-151 Staff Report.pdf](#)

5. Chair and Commission Comments

6. Future Meetings

6.1 Wednesday, January 12, 2022 – City Council Meeting

6.2 Thursday, January 20, 2022 – Planning Commission Meeting

6.3 Wednesday, January 26, 2022 – City Council Meeting

7. 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 AND POLICY 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 Wendy Thorpe, Deputy Recorder. In general, the chair will allow an individual two 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, Wendy Thorpe, 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 29th day of December, 2021

Wendy Thorpe,
Deputy Recorder

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Herriman City



STAFF REPORT

DATE: December 22, 2021

TO: The Planning Commission

FROM: Clinton Spencer, AICP, Planning Manager

SUBJECT: Discussion of General Plan and Zoning Map amendments proposed by the Auto Mall Group (Larry Myler, with Herriman 73 Partners) for property located at 5452 W Herriman Boulevard and 5044 W 12560 South. (Z2021-148, Z2021-149, and G2021-143)

RECOMMENDATION:

Provide staff and the applicant with direction for the proposed amendments.

ISSUE BEFORE COMMISSION:

What issues should staff and the applicant be aware of regarding the General Plan and Zoning Map amendment applications?

BACKGROUND/SUMMARY:

The applicant is proposing to change the General Plan land use designation on two properties (listed above) from commercial to residential. The applicant has also submitted applications to rezone the same properties in tandem with the General Plan amendment. The western property at 5452 W Herriman Boulevard is proposed to be rezoned R-2-10, and the eastern property, known as the “Garden Plots,” is proposed to be rezoned to the R-M Zone. The applicant is also preparing a Master Development Agreement (MDA).

The applicant will present their project at the work session meeting, then have the Planning Commission consider the General Plan, rezones, and MDA at the January 20, 2022 Commission meeting for consideration.

The applicant held a community meeting on Dec. 20th. Before that meeting, staff received four emails from residents adjacent to either property being considered for rezoning to residential. The residents had concerns with views, traffic, noise, effect on schools, infrastructure, and land-use changes that had previously taken place on the property.

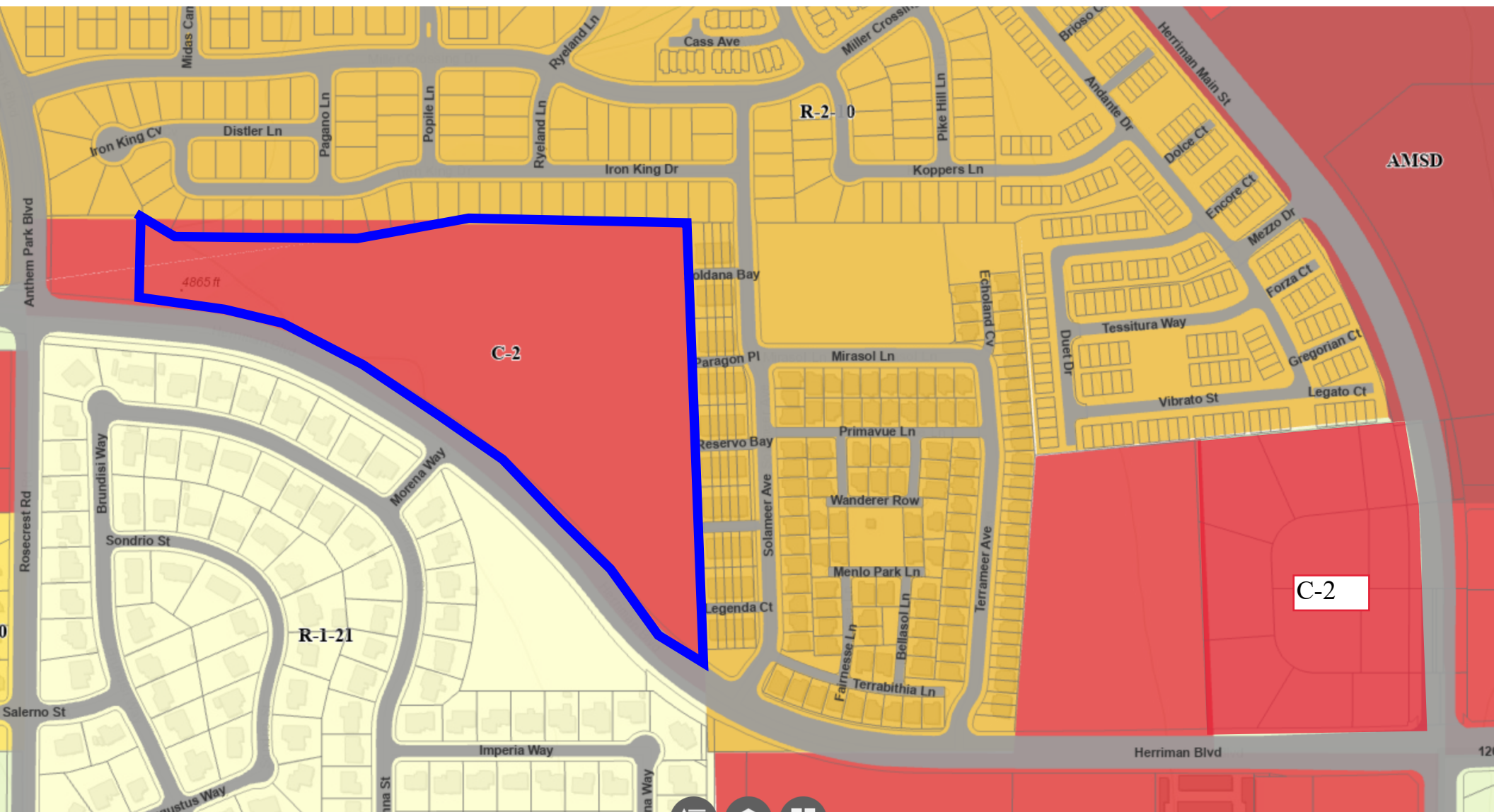
ATTACHMENTS:

- A. Maps of Proposed General Plan Amendment
- B. Maps of Proposed Rezone

Attachment A

Maps of Proposed General Plan Amendment

General Plan map of properties.





Attachment B

Maps of Proposed Rezone

Requested Zoning of properties.





STAFF REPORT

DATE: December 22, 2021

TO: The Planning Commission

FROM: Michael Maloy, AICP, Planning Director

SUBJECT: Discussion of drafting objective standards of review for conditional use permit applications as regulated in Herriman City Code

RECOMMENDATION:

Staff recommends the Planning Commission discuss this issue during the January 6, 2022 work meeting and provide direction to staff on potential amendments to Title 10 in Herriman City Code for Conditional Use Permit standards of review.

ISSUE BEFORE COMMISSION:

What objectives standards should be drafted for a proposed City Code amendment to ensure that a conditional use balances and protects both private and public interests?

BACKGROUND/SUMMARY:

The Utah State Legislature recently modified the Land Use Development and Management Act (LUDMA) to ensure municipalities use objective standards when reviewing and deciding conditional use permit applications. To ensure compliance with Utah Code, staff has attached a copy of Section 10-5-11 of Herriman City Code, which is entitled “Conditional Uses,” for review and discussion. The highlighted paragraphs identify the current standards of review in Herriman (see Attachment A – Current City Code).

ATTACHMENTS:

A. Current City Code

10-5-11: CONDITIONAL USES:

- A. Purpose: This section sets forth procedures for considering and approving conditional uses.
- B. Authority: The Planning Commission is authorized to approve conditional uses as provided in this section.
- C. Initiation: An application for a conditional use may be submitted by a property owner or lessee as provided in this section. An agent of a property owner or lessee shall provide a notarized authorization.
- D. Procedure: A conditional use application shall be considered and processed as provided in this section and as required by applicable provisions of sections 10-5-4, "General Requirements", 10-5-5, "Public Hearings And Meetings", and 10-5-6, "General Decision-Making Standards", of this chapter.
1. An application shall be submitted to the Community Development Director along with any applicable fee established by the City's schedule of fees. The application shall include at least the following information:
 - a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
 - b. The address and parcel identification of the subject property;
 - c. The zone, zone boundaries, and present use of the subject property;
 - d. A description of the proposed conditional use;
 - e. A site plan which meets the requirements of section 10-5-12 of this chapter;
 - f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of subsection E of this section;
 - h. Such other and further information or documentation as the Community Development Director may reasonably deem necessary for proper consideration and disposition of a particular conditional use application.
 2. After an application is determined to be complete, the Community Development Director shall:
 - a. Give public notice as required by section 10-5-5 of this chapter, Utah Code section 10-9a-205 (Notice of public hearings and public meetings on adoption or modification of land use regulation); and
 - b. Prepare a staff report evaluating the application.
 3. The Planning Commission shall hold a public meeting and after due consideration shall approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform the site plan to approval standards.
 4. A record of all conditional use permits shall be maintained in the Office of the Community Development Director.

E. Approval Standards: The following standards shall apply to the approval of a conditional use.

1. In considering an application for a conditional use permit, the decision-making body or official may analyze any of the following factors and may request information, studies, or data with respect to such factors for the purpose of determining whether a proposed conditional use meets the standards set forth in subsection E2 of this section.

- a. The suitability of the specific property for the proposed use;
- b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
- d. The economic impact of the proposed facility or use on the surrounding area;
- e. The aesthetic impact of the proposed facility or use on the surrounding area;
- f. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area;
- g. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
- h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
- i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- j. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

2. A conditional use permit shall be approved or conditionally approved unless substantial evidence is presented showing any of the following circumstances cannot be mitigated by imposing conditions of approval:

- a. The proposed conditional use is not allowed by the zone where the conditional use will be located or by another provision of this title;
- b. The use is not consistent with the General Plan, as amended;
- c. The proposed use will not comply with regulations and conditions specified in this title for such use;
- d. Existing or proposed utility services are not adequate to serve the proposed development or are designed in a manner that will adversely affect adjacent property or land uses;
- e. The proposed use will create a need for essential City services which cannot reasonably be met;
- f. Streets and other means of access to the proposed development are not adequate to carry anticipated traffic and will substantially degrade the level of service on adjacent streets;
- g. The proposed use will cause unreasonable risk to the safety of persons or property because of vehicular traffic, parking, large gatherings of people, or other causes;
- h. The proposed use will unreasonably interfere with the lawful use of surrounding property;
- i. Fencing, screening, landscaping, and other buffering cannot adequately protect adjacent property from light, noise, and visual impacts associated with the proposed conditional use; and
- j. The proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

3. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E2 of this section. Such conditions shall be expressly set forth in the approval authorizing the conditional use.

F. Appeal: Any person adversely affected by a final decision of the Planning Commission regarding a conditional use may appeal that decision to the Appeal Authority as provided in section 10-5-24 of this chapter.

G. Effect Of Approval: Approval of a conditional use shall authorize an applicant to apply for any other authorization or permit required under this title which first requires a conditional use. Approval of a conditional use shall not be deemed an approval of any other procedure or permit required by this title or this Code.

1. An approved conditional use is for the benefit of the property where the use is located and shall not be construed as personalty of the applicant or property owner.

2. Unless otherwise provided under this title, and subject to the provisions relating to amendment, revocation, or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

H. Amendment: The procedure for amending a conditional use shall be the same as the original procedure set forth in this section.

I. Revocation: A conditional use may be revoked as provided in subsection 10-7-7F of this title.

1. In addition to the grounds set forth in subsection 10-7-7F of this title, any of the following shall be grounds for revocation of a conditional use:

a. The use for which a permit was granted has ceased for one year or more;

b. The holder or user of a permit has failed to comply with the conditions of approval or any City, State, or Federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on an approved site plan; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

J. Expiration: A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within two (2) years after approval or if abandoned. Abandonment may be presumed to have occurred if:

1. The use has been discontinued for one year or more; or

2. The primary structure associated with the conditional use remains vacant for a period of one year. (Ord. 2017-54, 12-13-2017)



PLANNING COMMISSION MINUTES

DRAFT

Thursday, November 18, 2021

Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on **Thursday, November 18, 2021 at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Chair Chris Berbert

Commissioners Present In Person: Darryl Fenn, Forest Sickles, Andy Powell, Jackson Ferguson, Andrea Bradford, and Mayor Elect Lorin Palmer (present but not voting)

Commissioners Present Electronically: Heather Garcia

Commissioners Excused: Brody Rypien, Adam Jacobson

Staff Present In Person: City Planner Michael Maloy, Planning Manager Clint Spencer, Deputy City Recorder Wendy Thorpe, Planner II Sheldon Howa, Planner I Talia Wright, Assistant City Manager Wendy Thomas, Staff Engineer III Josh Petersen, and Communications Specialist Mitch Davis

1. 6:00 – Work Meeting (Fort Herriman Conference Room)

Chair Berbert called the meeting to order at 6:00 p.m.

1.1. Review of City Council Decisions – Michael Maloy, City Planner

Planning Director Maloy reported there were no land use items discussed at the latest Council meeting.

1.2. Review of Agenda Items – Planning Staff

No public comment had been received regarding the public hearings. Planning Manager Spencer clarified the removal of storage units from the C-1 zone in addition to the applicant's request to allow conditional use of churches in commercial zones. Planning Director Maloy added school and church locations could limit

restaurant placement due to alcohol licenses, but existing sites were grandfathered in. State code limited some uses such as churches, libraries, and recreation centers, near restaurants and bars serving alcohol.

1.3. Discussion of potential ordinance to allow Free Little libraries and neighborhood book exchange boxes in Herriman – Michael Maloy, City Planner

City Planner Maloy explained this discussion was requested by Commissioner Garcia, to allow for the placement of little libraries in park strips and public areas. Placement regulation was focused on reducing resident concerns, and potential utility access conflicts. Per Commissioner Garcia four book sharing locations were already in neighborhoods in district four. The potential ordinance would provide clear direction for placement, design, and sizing of the little libraries. Specific usage was not known but nearby residents reported high resident activity and interest.

The work meeting was adjourned by consensus at 6:20 p.m.

2. 7:00 – Regular Planning Commission Meeting

Chair Berbert called the meeting to order at 7:00 p.m. He recognized Commissioner Garcia was attending remotely. He also thanked Mayor Elect Lorin Palmer for his service to the Commission and wished him well with his future endeavors.

2.1. Invocation/Thought/Reading or Pledge of Allegiance

Mayor Elect Lorin Palmer led the audience in the Pledge of Allegiance.

2.2. Roll Call

Full Quorum Present.

2.3. Conflicts of Interest

No conflicts were offered.

2.4. Approval of Minutes for the October 21, 2021 Planning Commission Meeting

Commissioner Powell MOVED to approve Item 2.4 Approval of Minutes for the October 21, 2021 Planning Commission Meeting. Commissioner Fenn SECONDED and all voted aye.

3. Legislative Reports

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. Request: Recommendation of Approval to amend the General Plan Land Use Designation from 3.47 acres of Low Density Residential (1.8 – 2.5) dwelling units per acre) to Agricultural Residential (1.8 – 3.0 dwelling units per acre) for property located generally at 13208 S Rose Canyon Road (Public Hearing)

Applicant: Jeff Neal, agent for The Reserve at Sky Ranch, LLC

File Number: Z2021-093

Chair Berbert reviewed the public hearing guidelines.

Planner II Sheldon Howa presented the General Plan Map Amendment to amend 3.47 acres from low density residential to agricultural residential for the Reserve at Sky Ranch Phase 3. He identified the location and provided the property background information for the six lots. Due to restrictions, only two lots larger than half acre may be eligible for large farm animals. Staff stated the amendment as proposed was compliant with the General Plan and Zoning Ordinance.

Applicant Jeff Neal explained the subdivision included large lots, and he thought the six proposed lots would fit well with the area.

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the public hearing.

Commissioner Bradford asked if irrigation and fencing issues had been resolved with the neighbor. Staff Engineer III Petersen responded the applicant re-aligned with the existing irrigation line in the southern section, the remaining area included open ditch irrigation, and there were no outstanding irrigation issues. White vinyl fencing was planned between this neighborhood and the bordering residential agricultural subdivision. Chair Berbert asked if two half acre lots were sufficient for the development to meet the requirement for 85 percent of the lots to be larger than half acre in the entire Sky Ranch subdivision. Commissioners discussed the agricultural zone benefits compared to the residential zone. City Planner Maloy added when the applicant initially approached the City there was no residential nearby and the agricultural zone was favorable, despite the General Plan. The Commission clarified they would have opportunity for further comment when the subdivision was brought back.

Commissioner Palmer MOVED to refer to City Council item 3.1 file number Z2021-093 Recommendation of Approval to amend the General Plan Land Use Designation from 3.47 acres of Low Density Residential (1.8 – 2.5) dwelling units per acre) to Agricultural Residential (1.8 – 3.0 dwelling units per acre) for property located generally at 13208 S Rose Canyon Road. Commissioner Ferguson SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>

The motion passed unanimously.

3.2. Request: Recommendation of Approval to Amend the City's official Zoning Map for property located generally at 13208 S Rose Canyon Road from 3.47 + acres of A-1 Agricultural (1 acre minimum) to A-25 Agricultural (10,000 SF lot minimum) (Public Hearing)

Applicant: Jeff Neal, agent for The Reserve at Sky Ranch, LLC

File Number: Z2021-093

Planner Sheldon Howa explained this item referenced the zoning map amendment for item 3.1. The zoning conditions on phase one required 85% of lots be one half acre or larger with large animal rights, and the separate 61-acre parcel met the requirement. Imposing the same requirement on phase three would reduce the development to five lots. Engineering reviewed the rezone proposal and had no concerns with the proposed amendment to the zoning map. Staff recommended the zoning map amendment from A-1 Agricultural to A-.25 Agricultural.

Applicant Jeff Neal offered to answer questions. He thought the proposed six lots in this final phase fit well with the other phases.

Chair Berbert opened the public hearing.

No comments were offered

Chair Berbert closed the public hearing.

Chair Berbert expressed concern with potentially setting precedent with a different requirement for phase three. He agreed the six lots were a good size but was reluctant to change the zoning condition for the final phase. City Planner Maloy offered the original parcel requirement was intended for the west side to act as a buffer to the adjacent property, and the prior phase met the requirement. The Commission was not obligated to extend the zoning condition to later phases. Commissioners debated the intent of the requirement, and whether it was intended to apply to the final phase. Sufficient buffering requirements, intent and access were discussed. City Planner Maloy clarified the Council motion required 85% of the lots buffering the west side of the previous phase be half acre.

Commissioner Sickles MOVED to refer to City Council item 3.2 file number Z2021-093 Recommendation of Approval to Amend the City's official Zoning Map for property located generally at 13208 S Rose Canyon Road from 3.14 +_acres of A-1 Agricultural (1 acre minimum) to A-.25 Agricultural (10,000 SF lot minimum). Commissioner Fenn SECONDED the motion.

The vote was recorded as follows:

Commissioner Heather Garcia Aye

Commissioner Andy Powell Aye

Commissioner Darryl Fenn Aye

Commissioner Andrea Bradford Aye

Commissioner Forest Sickles Aye

Commissioner Jackson Ferguson Aye

The motion passed unanimously.

3.3. Request: Recommendation of Approval to Amend 10-16-1 Regarding Uses in the C-1 Zone (Public Hearing)

Applicant: Charles Bartlett with Lifestone Church

File Number: Z2021-124

Planning Manager Clint Spencer reviewed the amendment request to recommend approval to the City Council of the proposed text amendment to amend 10-16-1 regarding uses in the C1 zone; specifically, to allow places

of worship as a conditional use, and remove warehouse, self-service as a permitted use. The applicant would like to construct a church and commercial day care on the property at 5230 W Herriman Blvd. A portion of the property was zoned C-2 which would not allow the use of a church. A commercial day care was a conditional use in the C-2 zone. There was another portion of the property owned by the church that was zoned R-2-10, which allowed both a church and daycare. The applicant proposed to rezone the property to one zone, then combine the existing three parcels into one for the development of the church and commercial day care.

In addition to the applicant's request, the City proposed to amend the C-1 zone to remove warehouse, personal service as a conditional use, as this type of use was more appropriate in manufacturing or industrial zones and was permitted currently in the M-1 zone. The use was not compliant with the purpose of the C-1 zone, which allowed for neighborhood commercial uses.

Commissioners requested specific restrictions for restaurants serving alcohol. Planning Manager Spencer responded the closest possible restaurant location would be 300 feet away as measured by ordinary pedestrian travel, or 200 feet measured in a straight line. Stricter requirements applied to bar locations. Commissioners debated viable restaurant and bar locations and requested distance requirements. Planning Director Maloy summarized proximity restrictions and defined community locations.

Applicant Charles Bartlett informed the Commission of his desire to locate Limestone church on the property and expressed appreciation to the Commission and staff. He identified the building location was proposed at the west end of the property, with parking located to the east. The daycare would be available during the week.

Chair Berbert open the public hearing.

No comments were offered

Chair Berbert closed the public hearing.

Commissioner Fenn MOVED to refer to City Council item 3.3 file number Z2021-124 3.3. Recommendation of Approval to Amend 10-16-1 Regarding Uses in the C-1 Zone. Commissioner Ferguson SECONDED the motion.

The vote was recorded as follows:

Commissioner Heather Garcia Aye

Commissioner Andy Powell Aye

Commissioner Darryl Fenn Aye

Commissioner Andrea Bradford Aye

Commissioner Forest Sickles Aye

Commissioner Jackson Ferguson Aye

The motion passed unanimously.

4. Chair and Commission Comment

No comments were offered by the Commission. City Planner Maloy clarified the language of the City Council motion regarding the zoning conditions discussed concurrent with item 3.2. The motion specified 85% of the lots abutting the western border of the development allow for agricultural use for large animals.

5. Future Meetings

Thursday, December 2, 2021 – Planning Commission Meeting

Wednesday, December 8, 2021 – City Council Meeting

Thursday, December 16, 2021 – Planning Commission Meeting

6. Adjournment

Commissioner Powell moved to adjourn the meeting at 7:56 p.m. and all voted aye.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on November 18, 2021. This document constitutes the official minutes for the Planning Commission Meeting.



Wendy Thorpe



STAFF REPORT

DATE: December 23, 2021

TO: Planning Commission

FROM: Talia Wright, Planner I

SUBJECT: Approval for expansion of Monarch Family Counseling located at 5629 & 5631 W 13100 South
Applicant: Sarah Stroup
Address: 5629 & 5631 W 13100 South
Zone: C-2 Commercial
File Number: C2021-147

RECOMMENDATION:

Staff recommends the Planning Commission approve the following findings:

- The proposed use complies with the Conditional Use standards, and
- The proposed use complies with all other zoning ordinance requirements.

Staff recommends ***approval*** of a Conditional Use Permit to expand Monarch Family Counseling located at 5629 & 5631 W 13100 S.

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve a Conditional Use Permit to expand Monarch Family Counseling within an existing commercial building?

BACKGROUND/SUMMARY:

In 2019, Monarch Family Counseling was approved in the “5629 West” unit in the Holiday Plaza Strip Mall. In November of 2021, it came to the City’s attention that Monarch was in the process of expanding into an adjacent vacant commercial unit. Since then, the applicant and her contractor have worked with staff to secure a building permit and complete the proposed expansion.

According to City Code 10-3-6, counseling is classified as a “medical service,” which is a conditional use in the C-2 Commercial Zone:

10-3-6 MEDICAL SERVICE: An establishment providing therapeutic, preventive, or corrective personal treatment services on an out-patient basis by physicians, dentists, and other practitioners of the medical or healing arts, as well as the provision of medical testing and analysis services. Typical uses include medical and dental offices and clinics, and blood banks.

Whereas the proposal expands an existing conditional use, the applicant submitted an application for Planning Commission review and approval.

Currently, Monarch Family Counseling occupies approximately 941 square feet of commercial space. Expanding into the adjacent unit would provide an additional 2,081 square feet of space for the business.

When the Holiday Plaza Strip Mall was originally approved in 2003, the Planning Commission required—as a condition of approval—that a cross-access shared parking agreement between the strip mall and Holiday Oil gas station be established. As per the following City Code, the pre-existing shared parking agreement (comprised of forty-nine off-street parking stalls) satisfies the parking requirement for the current proposal.

10-24-6: Parking Calculation:

- A. More Than One Use On Lot: If a lot contains more than one use, parking spaces shall be provided in an amount equal to the total of the requirements for each use *unless shared parking is permitted pursuant to this chapter.*

Whereas there are no proposed building additions or site improvements associated with the proposal, there are no additional planning or engineering concerns with the request.

DISCUSSION:

The following are Conditional Use standards from City Code 10-5-11(E)(1):

The suitability of the specific property for the proposed use

Staff Finding: This request is for an existing business that is expanding into an adjacent commercial unit. The City has not received any complaints about the current (or proposed) land use at this location. Furthermore, medical services are allowed in the C-2 Zone as a conditional use. Therefore, staff finds that this location is suitable for the proposed use.

The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity

Staff Finding: This strip mall has already been constructed and therefore does not affect the development or harmony of the adjacent area.

Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity

Staff Finding: *There is currently another counseling office in the strip mall called Herriman Counseling Services. Both services have been in operation, and there have been no issues.*

The economic impact of the proposed facility or use on the surrounding area

Staff Finding: *The expansion of this use will facilitate a positive economic impact for the City and the applicant and provide needed services to people in and around the area.*

The aesthetic impact of the proposed facility or use on the surrounding area

Staff Finding: *Expansion of the current use within the existing structure will have no particular aesthetic impact on the surrounding area.*

The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area

Staff Finding: *The requirement for transportation, traffic, water, sewer, and utilities have already been developed for this commercial strip mall and the proposed use.*

The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use

Staff Finding: *This type of use does not produce any noxious or offensive omissions that would negatively affect the surrounding area.*

ALTERNATIVES:

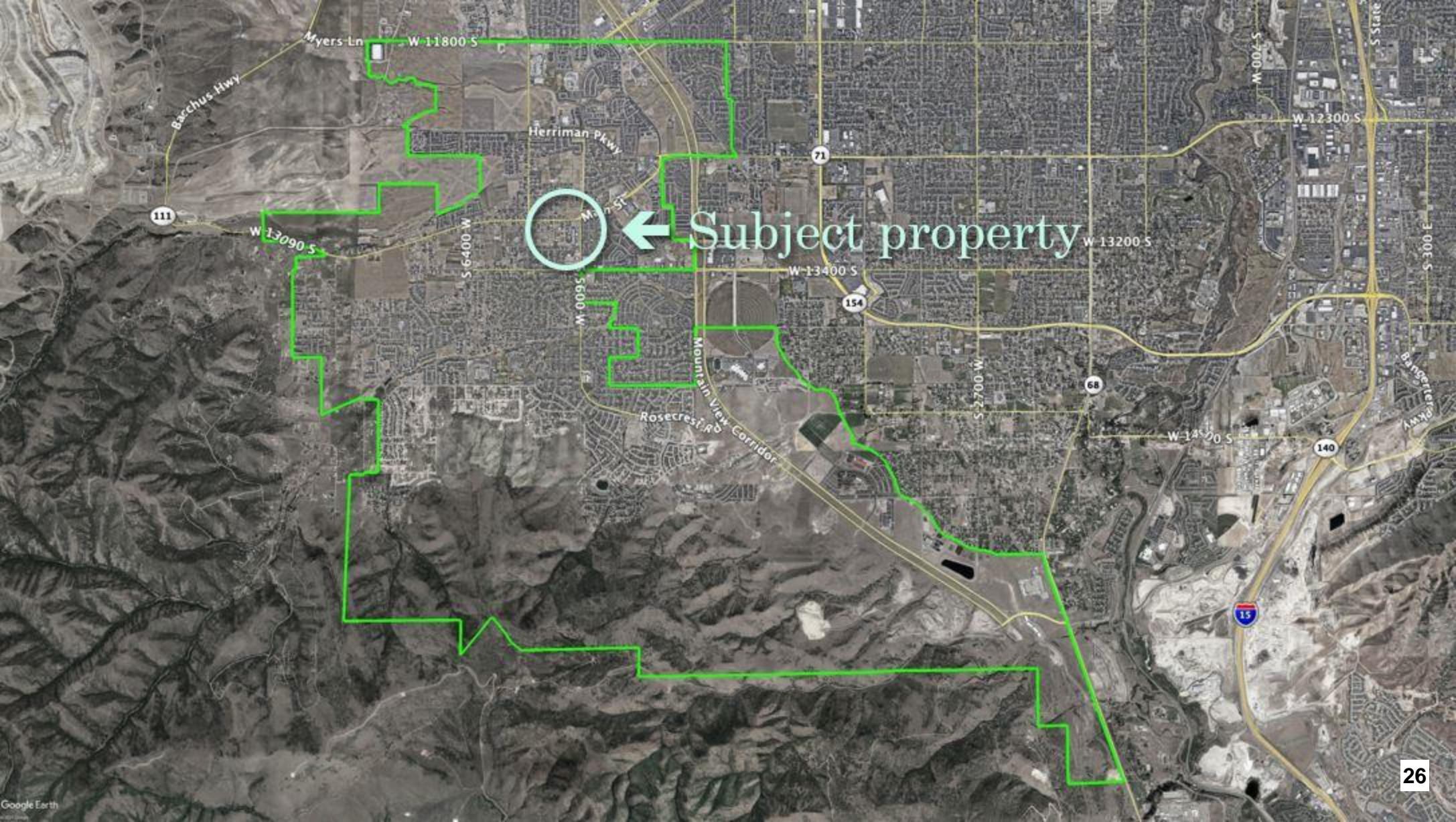
Action from the Planning Commission may include the following:

1. Approve the item. (**Staff recommendation**)
2. Approve the item with other, or amended, conditions the Commission feels necessary to mitigate impacts from this development. (List additional conditions)
3. Continuing the item to a future meeting (with or without a certain date)
 - a. Specify reasons for continuing and required information necessary from the applicant and/or Staff.
4. Deny the item
 - a. Specify objective reasons for denial, which would include why any expected or anticipated impact cannot be reasonably mitigated.

ATTACHMENTS:

- A. Vicinity Map
- B. Zoning Map
- C. Floor Plan

Attachment A Vicinity Map



Myers Ln

W 11800 S

Bachus Hwy

111

W 13090 S

S 6400 W

Herriman Pkwy

W 0095 S

Main St

71

W 13400 S

154

Rosecrest Rd
Mountain View Corridor

S 2700 W

W 13200 S

68

W 14500 S

140

15

W 002 S

W 12300 S

S State

S 300 E

Bangerter Pkwy

Attachment B

Zoning Map

A-25 Zone

Current Location



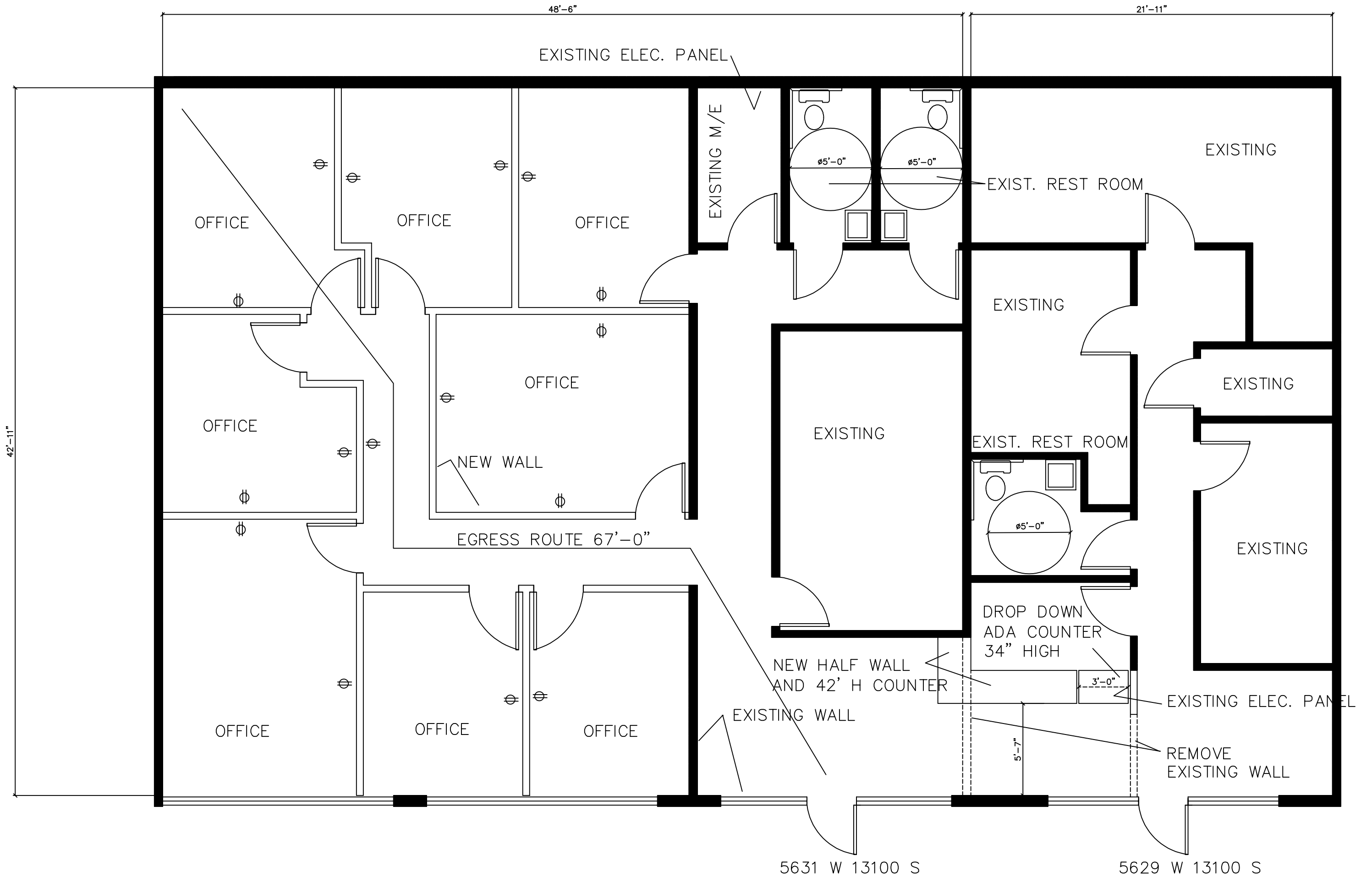
Proposed Expansion



C-2 Zone

Attachment C

Floor Plan



MONARCH FAMILY COUNSELING

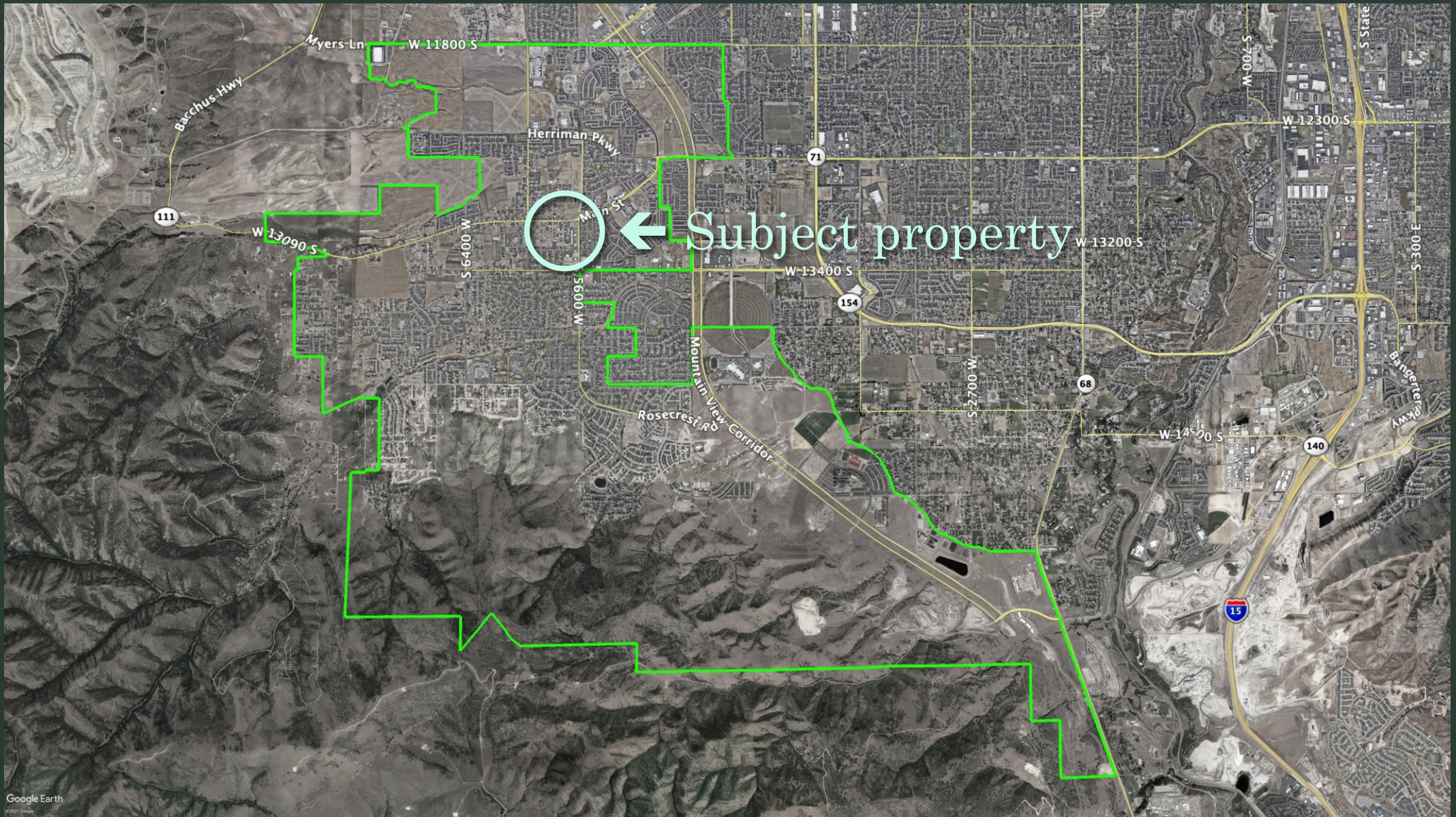
3 / 16" = 1' - 0"

Monarch Family Counseling Conditional Use

Planning Commission Meeting
January 6, 2022



Vicinity Map



Background

- Original business came in 2019
- Applicant wants to expand into adjacent unit
- Cross-access parking agreement was made to meet the parking requirements of the development

Zoning Map

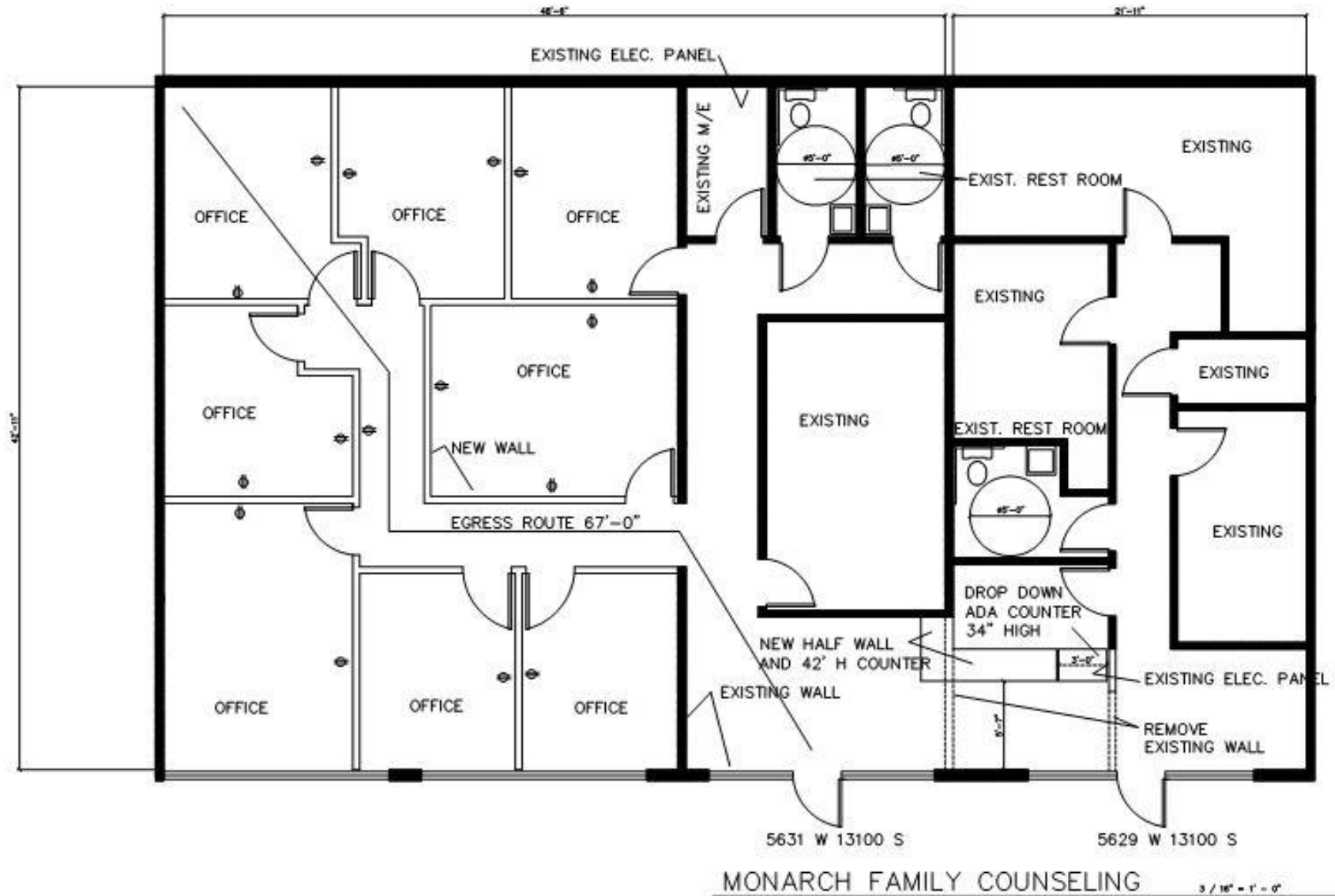


Proposed Expansion

Current Location



Floor Plan



Conditional Use Standards

- Suitability
- Harmony with existing surrounding development
- Effects on surrounding development
- Economic impact
- Aesthetic impact
- Service issues
- Mitigating odors, dust, etc.

■ Staff Recommendation

Staff recommends approval of the Conditional
Use of the expansion of Monarch Family
Counseling



STAFF REPORT

DATE: December 18, 2021
TO: Planning Commission
FROM: Sheldon Howa, Planner II
SUBJECT: Conditional use approval of a soil processing operation for Huskie'z Landscaping, Inc.
Applicant: Zachary Hinckley (owner)
Address: 16476 & 16536 S Redwood Road (Camp Willams Road)
Zone: M-1 Manufacturing
Acres: ±2.84
File Number: C2020-020

RECOMMENDATION:

Staff recommends the Commission approve the following findings:

- The proposed use complies with the Conditional Use standards.
- The proposed use complies with all other zoning ordinance requirements.

Staff recommends **approval** of a Conditional Use Permit for a soil processing operation by Huskie'z Landscaping located at 16476 and 16536 Redwood Road with the following requirements:

1. Receive and agree to all recommendations from other agencies.
2. The use shall be operated in a manner that eliminates unnecessary dust, noise, and odor, including, but not limited to, covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust. This shall also include having a water truck/storage permanently on the site.
3. The site shall not be mined, operations limited to import/export of materials.
4. Provide an access agreement from UDOT for access from Redwood Road and comply with all applicable regulations and requirements for improvements.
5. Six (6) foot masonry wall required around all storage areas, including material bins.
6. All landscaping must comply with Herriman City's Water Efficiency Standards.
7. Hours of operation are limited to 7:00 am to 6:00 pm, Monday through Saturday.
8. Any expansion of the use on site shall require an amendment to this Conditional Use.
9. No signs approved with this request.

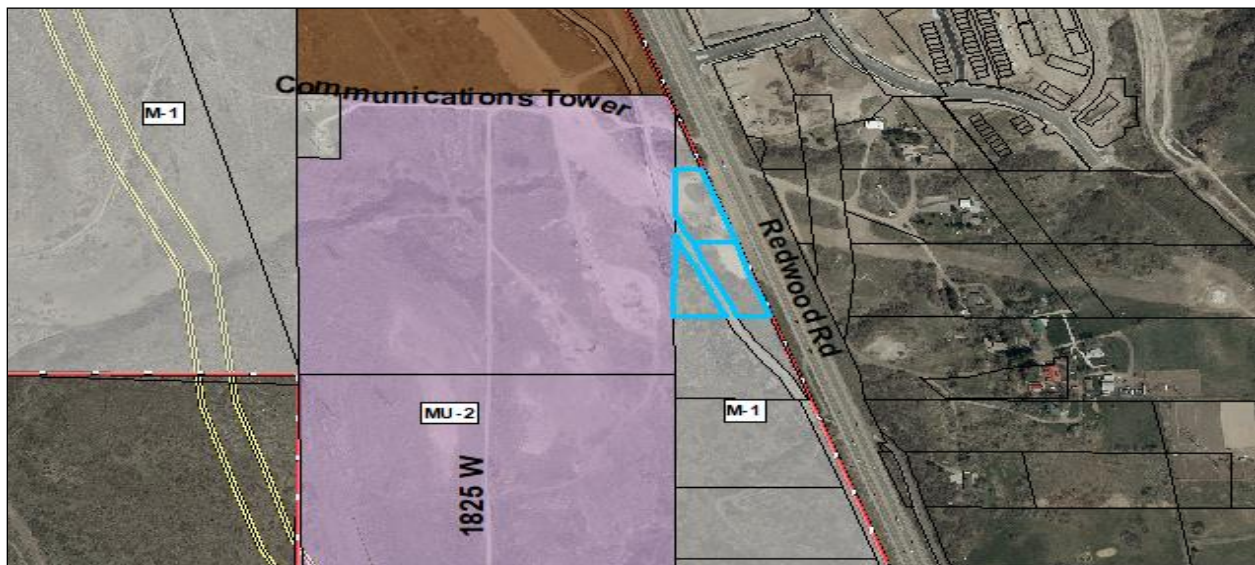
ISSUE BEFORE COMMISSION:

Based on staff's findings, should the Planning Commission approve the proposed Conditional Use with Staff's required conditions?

If approved by the Planning Commission with any required conditions, the applicant will continue working with Staff to make all necessary corrections before any permits are issued.

BACKGROUND/SUMMARY:

The applicant is requesting approval of a conditional use for Huskie'z Landscaping, Inc. to process topsoil on a \pm 2.84-acre site, which consists of two contiguous parcels located at 16476 & 16536 S Redwood Road and is zoned M-1 Manufacturing. Huskie'z landscaping is based in Bluffdale, and they want to expand business operations in Herriman City. The applicant submitted an application on March 3, 2020, and is currently running soil processing operations on site. The applicant has been continually working with staff to meet the requirements defined by Herriman City Code to complete their application.



Soil processing is defined as “Soil Products” under 10-3-6:Definitions, Land Use Categories, of City Code. The site is zoned M-1 Manufacturing, and “Soil Products” is a Conditional Use in the M-1 Zone. The site consists of two contiguous parcels intersected by the Welby Jacob Canal. The property fronts Redwood Road to the east and an MU-2 Mixed-Use zone to its west. The north and south boundaries are zoned M-1 Manufacturing. All adjacent properties are undeveloped, and the future development is unknown, as no applications have been submitted.

The applicant is proposing to operate an import/export soil processing operation. Soil products will be brought onto the site, processed, and delivered to sites around the valley. No mining of soil will take place on the site. The applicant has indicated all soil processing will be done under contract and will have minimal to no retail sales of soil products on site. The site consists of two contiguous parcels which are not part of any recorded subdivision. The applicant has not submitted a preliminary plat application as they do not intend to construct any buildings; the site will be used solely to process soil. Equipment for processing soil will be placed on-site, and portable lavatories will be provided for employees and drivers. The applicant has discussed developing the site to accommodate a garden center in the future.

The site currently does not have any on-site utilities. A utility vault on the north end of the site could potentially provide permanent power if found to be necessary for operations. The applicant proposes to provide on-site water storage and secure permission from the Welby Jacob Water Users Company to extract water from the Welby Jacob Canal. The water will be used for soil processing, dust mitigation, and irrigation of any required landscaping. Any future utility improvements will have to be reviewed and approved by the Engineering Department. Hours of operation will be limited to 7:00 am to 6:00 pm Monday through Saturday.

The applicant has proposed minimal site landscaping, limited to providing a landscape buffer along Redwood Road. As the applicant does not intend to develop the site at this time, they have requested a Waiver of Strict Compliance to reduce the amount of site landscaping. (See Attachment – D).

DISCUSSION:

The applicant is requesting a Conditional Use for a soil processing business, which is classified as “Soil Products” in the M-1 Manufacturing Zone (City Code 10-16-1). As per the requirements outlined in 10-5-11.E.1 of City Code, the applicant has submitted a statement that addresses how the project will meet the approval standards for a conditional use permit (see Attachment – F).

Conditional Use Standards (From 10-5-11.E.1).

a. The suitability of the specific property for the proposed use;

Staff's Findings – *The proposed use will be located near the southeast border of Herriman and abuts the city's eastern limits. This area is predominantly undeveloped, and the closest residential structure is approximately 350 feet east of the proposed site, across Redwood Road. Uses of this nature are typically well suited in rural or industrial areas.*

b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity

Staff's Findings – *The site is currently bounded on the north, south, and west by undeveloped properties and Redwood Road on its east. To the north and south, the abutting properties have the same M-1 Manufacturing Zone. To the west, the abutting property is zoned MU-2 Mixed Use Zone. The closest residential use to the subject property is to the east, which is buffered by Redwood Road. These residential properties are located within Bluffdale's city limits. With the proposed mitigation of dust, noise, and odor, the proposed use will have little to no impact on these properties.*

c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity

Staff's Findings – *As mentioned previously, the only existing developments within the vicinity are east of Redwood Road. Any future development to the south and north of the subject property will be in the M-1 Manufacturing Zone, which will have similar and compatible uses. Properties to the west of the site are zoned MU-2 Mixed Use and may be subject to impacts of the proposed use. However, Herriman's current ordinance—and any conditions of this approval—will help mitigate these impacts.*

d. The economic impact of the proposed facility or use on the surrounding area;

Staff's Findings – *No negative economic impacts are anticipated with this use.*

e. The aesthetic impact of the proposed facility or use on the surrounding area;

Staff's Findings – *The applicant indicated they will not be mining the site, which will preserve the existing native features of the land. All material brought in for soil processing will be stored and screened behind a six (6) foot masonry wall. A landscaping buffer consisting of trees and other live plant material will be installed along the property's frontage.*

f. The present and future requirements for transportation, traffic, water, sewer, and other utilities.

Staff's Findings – *As the applicant has indicated, there are currently no on-site utilities. Water will be brought in and stored on-site, and there is potential for water to be supplied from the canal that intersects the site. Access to electricity is within close proximity of the site. The applicant will provide portable lavatories and a sanitation station for employees and patrons (which will be limited mainly to contracted drivers). Except for water and waste facilities, the applicant does not anticipate needing additional utilities to operate the site as proposed. If additional or permanent services are needed for the site's operation, the applicant will work with engineering to acquire those services.*

The property will be accessible from Redwood Road, which has vehicle capacity to serve the site. The Engineering Department has requested the applicant provide documentation from UDOT regarding access (and associated improvements, if any) to the site from Redwood Road.

g. 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;

Staff's Findings – *As mentioned earlier, the access to the site will be from Redwood Road, and utility services to the site will be minimal. An area has been designated for truck parking and circulation. This area will be covered in gravel, and a "track-out pad" has been installed on the site. Hours of operations will be during typical daylight hours, so no site lighting will be installed. Landscaping will be provided along the east frontage of the lot, and pedestrian circulation will be limited to employees and contract drivers. No permanent structures will be built or installed on the site.*

Silt fencing, earthen berms, and gravel "check dams" will be used to mitigate soil erosion and storm-water drainage.

- h. **The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;**

Staff's Findings – As defined by the Salt Lake County Health Department, the land use on this site is classified as Type D. Daytime permitted noise from Type D properties shall not exceed 10 dBA above ambient or 75 dBA (for example, a vacuum cleaner). These measurements would be taken from adjacent properties (or the complainant's property). The closest development to the site is a residential dwelling, approximately 350 feet to the east. Noise generated from the site is not expected to exceed the maximum noise levels of a Class D property use.

Dust on the site will be mitigated by watering down the site during dry seasons or as needed. Soil screening will be done within the masonry walls encompassing the bulk storage area. Aged horse manure will be brought on-site for soil amending, which activity will be limited to a few hours a week.

- i. **The safeguards provided or proposed to minimize other adverse effects from the proposed facility, or use on persons or property in the area;**

Staff's Findings – Other than what has been previously addressed, no additional adverse effects are anticipated from the site.

- j. **The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.**

Staff's Findings – With provisions put in place to mitigate any potential nuisances, the use is not anticipated to impact the health, safety, or welfare of the city or surrounding area.

Zoning Ordinances

10-21-7: FENCING BETWEEN INCOMPATIBLE USES:

D. Warehousing or Manufacturing and Residential, Commercial, or Professional Office Uses: A minimum six-foot (6') high solid vinyl, simulated wood, wrought iron or masonry fence is required between warehousing or manufacturing uses and residential, commercial, or professional office uses. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses.

Staff's Findings – As per the above regulation, the applicant would be required to install fencing between any incompatible uses adjacent to the site. Although there is an abutting MU-2 Mixed Use Zone, it is undeveloped and has no residential uses. Therefore, the applicant is not required to install fencing along the west boundary line.

10-23-13: SCREENING REQUIREMENTS:

C. Outdoor Storage Areas: Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. Non-opaque fencing, such as powder or vinyl coated chain link, may be used to satisfy this requirement in manufacturing zones if vinyl slats are inserted into the fence.

Staff's Findings – As per 10-23-13, outdoor storage areas in the M-1 Manufacturing Zone shall be screened by non-opaque fencing. However, the ordinance has a provision to allow slatted chain link fencing. Due to the type of work and equipment used on site, the applicant has proposed a masonry wall be installed around the site's storage area. The masonry wall will provide a more durable wall, instead of vinyl or slatted chain link fencing, and may potentially help contain fugitive dust.

10-23-4: LANDSCAPING REQUIRED:

D. Front and Side Yards in C-1, C-2, M-1, and T-M Zones:

1. In addition to other applicable requirements of this chapter:
 - a. In a C-1, C-2, M-1, or T-M Zone, front yard and side yard areas on a lot which faces a street shall be landscaped for a minimum distance of twenty feet (20') behind lot lines abutting the street.
 - b. For any conditional use in the T-M Zone, a front yard or side yard abutting a street shall include a landscaped thirty-inch (30") high berm measured from the grade of the adjacent sidewalk.
2. For any conditional use in a C-1, C-2, or M-1 Zone, the Planning Commission may reduce the required landscaped area to fifteen feet (15'), provided:
 - a. At least fifty percent (50%) of the landscaped area is planted with shrubs, flowers, and trees as provided in this chapter; and
 - b. The landscaped area includes a berm that is a minimum of two feet (2') high as measured from the grade of the sidewalk; and
 - c. The following portion of the total site is landscaped:
 - (1) Fifteen percent (15%), if the site is less than one acre.
 - (2) Ten percent (10%), if the site is equal to or greater than one acre, but less than five (5) acres.

Staff's Findings – Due to topography, the landscaped area along Redwood Road will (on average) be between six (6) to eight (8) feet above "road grade." As such, the applicant is asking for a reduction of the front yard landscaping abutting Redwood Road from twenty (20) feet to fifteen (15) feet. The applicant is also seeking a waiver to the two (2) foot high berm requirement, as the change in grade should naturally satisfy the intent of this ordinance. The applicant will also provide 75% landscape coverage, which exceeds the minimum 50% coverage requirement, along the street frontage.

As per City Code 10-23-4(D)(2)(c), ten (10) percent of the overall site shall be landscaped. The site is approximately 137,448 square feet and would require 13,744 square feet of landscaping. The applicant has proposed approximately 11,234 square feet of landscaping, which is deficient by approximately 2,500 square feet. Also, one (1) tree shall be installed for every 500 square feet of required landscaping, which would require twenty-two (22) trees. The applicant has requested a waiver of strict compliance to reduce the overall landscaping area (including interior lot trees) and remove the two (2) foot landscape berm (as discussed in the following section).

10-23-6: WAIVER OF STRICT COMPLIANCE:

- C. Findings Required:** The Planning Commission may authorize a waiver from the requirements of this chapter, to the extent authorized herein, only if it finds the waiver:
1. Preserves the purpose of this chapter and the provision for which a waiver is authorized;
 2. Will not result in an adverse impact on surrounding properties; and
 3. a. The strict application of the provision in question is unreasonable or unnecessary for the specific use, design, or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or
b. The property has extraordinary or exceptional physical conditions not generally existing on nearby property in the same zone and such conditions will not allow strict compliance with all of the provisions of this chapter. (Ord. 2017-54, 12-13-2017)

Staff's Finding – *The applicant has requested a “Waiver of Strict Compliance” to reduce required site landscaping (see Attachment – E). The applicant is not intending to fully develop the site at this time and has stated that meeting the required landscaping requirements would be unreasonable and unnecessary for the proposed land use.*

The reduction in the landscaping requirement will not have any adverse impacts on the undeveloped surrounding properties. The site will remain primarily undeveloped, and the removal or displacement of native plant material to provide additional landscaping would not be necessary for the specific use of the site. The applicant proposes to install a fifteen (15) foot landscape buffer along Redwood Road and a masonry wall to conceal the materials stored on-site. The landscape buffer and masonry wall should provide adequate screening from the public right-of-way and meet the intent of City Code 10-23-4(D)(2).

10-24-12: PARKING SCHEDULE:

Uses	Minimum Standard	Additional Standard
Soil Products	No requirement	

Staff's Finding – *Per 10-24-12, the use requested, Soil Products, does not have a parking requirement. The applicant is not intending to provide access to the general public and is not proposing any off-street parking.*

In conclusion, staff has determined the applicant's request, with staff recommendations, is consistent with the findings required for approval, and recommends approval to the Planning Commission.

ALTERNATIVES:

Action from the Planning Commission may include the following:

1. Approve the item with Staff's recommended conditions to mitigate impacts from this development. **(Staff Recommended)**
2. Approve the item with other, or amended, conditions the Commission feels necessary to mitigate impacts from this development. (List Conditions)
3. Continuing the item to a future meeting (with or without a certain date)
 - a. Specify reasons for continuing and required information necessary from the applicant and/or Staff.
4. Deny the item
 - a. Specify objective reasons for denial, which would include why any expected or anticipated impact cannot be reasonably mitigated.

ATTACHMENTS:

- A. Application
- B. Vicinity Maps
- C. Site Plan
- D. Landscape Plan
- E. Waiver of Strict Compliance – Applicants Statement
- F. Conditional Use Standards – Applicant Statement

Attachment - A Application



Conditional Use Application

PROPERTY INFORMATION			
Property Address: 16476 & 16536 SO CAMP WILLIAMS			
Parcel Numbers: 400029 - 4001 & 400043 - 4001			
Acres: 3			
Request: TOPSOIL SCREENING AND SALES			
M-1 MANUFACTURING ZONE- 10-14-4 CONDITIONAL - SOIL MANUFACTURING			
APPLICANT INFORMATION			
Name of Applicant: HUSKIEZ LANDSCAPING, INC.			
Address of Applicant: 3395 OXFORDSHIRE DRIVE			
Email of Applicant: zach@huskiezlandscaping.com		Phone: 801-712-2575	
Applicants Affiliation with the Subject Property:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other			
Engineer: (if not listed above)			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #



Conditional Use Standards

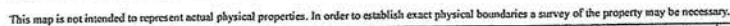
In considering an application for a conditional use permit, the decision-making body or official may analyze any of the following factors and may request information, studies, or data with respect to such factors for the purpose of determining whether a proposed conditional use meets the standards set forth in subsection 10-5-11(E)(2) of the Land Development Code.

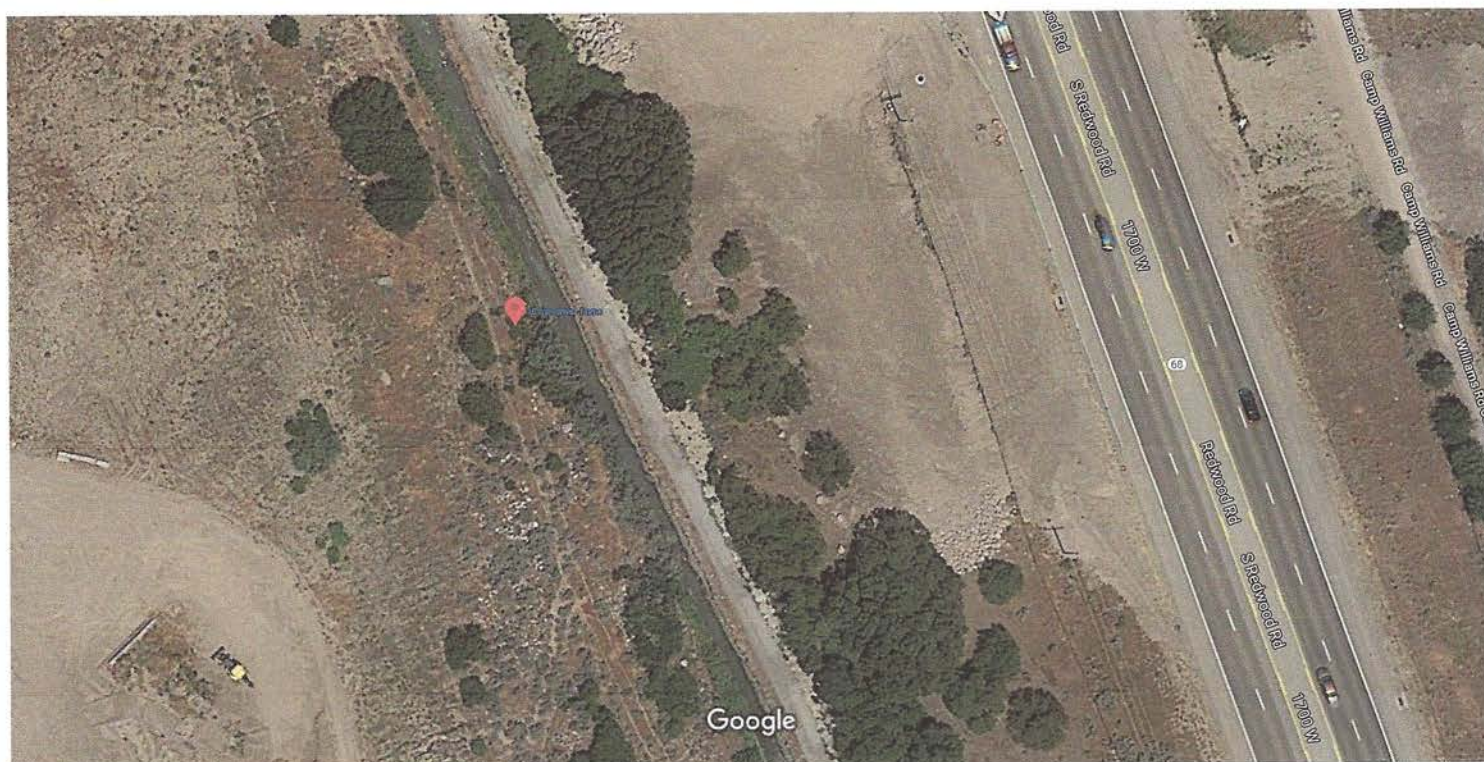
- a. The suitability of the specific property for the proposed use;
The development or lack of development adjacent to the proposed site and the harmony of the
- b. proposed use with existing uses in the vicinity;
Whether or not the proposed use or facility may be injurious to potential or existing development in
- c. the vicinity;
- d. The economic impact of the proposed facility or use on the surrounding area;
- e. The aesthetic impact of the proposed facility or use on the surrounding area;
The present and future requirements for transportation, traffic, water, sewer, and other utilities for
- f. the proposed site and surrounding area;
The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian
- g. and vehicular circulation;
The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare,
- h. dust, pollutants and odor from the proposed facility or use;
The safeguards provided or proposed to minimize other adverse effects from the proposed facility
- i. or use on persons or property in the area; and
The impact of the proposed facility or use on the health, safety, and welfare of the city, the area,
- j. and persons owning or leasing property in the area.



Conditional Use Checklist		City Use Only	
Applicant Submitted	All information should be submitted electronically to planning@herriman.org	Accepted	N/A Initials
Initial _____	Conditional Use Application, including a description of the proposed use and the appropriate fee		
Initial _____	A statement by the applicant demonstrating how the conditional use permit request meets the approval standards (See attached)		
	Site Plan submittal information (Land Development Code 10-5-12), which includes:		
Site plan showing the following:			
Initial <u>MC</u>	All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary		
Initial <u>MC</u>	Layout, dimensions, and names of existing and future road rights-of-way		
Initial <u>MC</u>	Project name, north arrow, and tie to a section monument		
Initial <u>MC</u>	The boundary lines of the project site with bearings and distances		
Initial <u>MC</u>	Layout and dimensions of proposed streets, buildings, parking areas, and <u>landscape areas</u>		
Initial <u>MC</u>	Location, dimensions, and labeling of other features such as bicycle racks, <u>dumpsters</u> , trash cans, fences, signage, and mechanical equipment		
Initial <u>MC</u>	Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings		
Initial <u>MC</u>	A tabulation table, showing <u>total gross acreage</u> , <u>square footage of street rights-of-way</u> , <u>square footage of building footprint</u> , <u>square footage of total building floor area</u> , <u>square footage of landscaping</u> , <u>number of parking spaces</u> , and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density		
Initial <u>MC</u>	Identification of property, if any, not proposed for development		
Grading and drainage plan showing the following:			
Initial <u>MC</u>	North arrow, scale, and site plan underlay		
Initial <u>MC</u>	Topography contours at two foot (2') intervals		
Initial <u>MC</u>	Areas of substantial earth moving with an erosion control plan		
Initial <u>MC</u>	Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water		
Initial <u>MC</u>	Location of any designated FEMA floodplain and/or wetland boundaries;		
Initial <u>MC</u>	Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City standards and specifications; and		

Utility plan showing the following:			
Initial <u>MC</u>	North arrow, scale, and site plan underlay		
Initial <u>MC</u>	All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights		
Initial <u>N/A</u>	Minimum fire flow required by the Building Code for the proposed structures, and fire flow calculations at all hydrant locations		
Initial <u>MC</u>	Location and dimensions of all utility easements		
Initial <u>N/A</u>	A letter from each utility provider, other than the City, addressing the feasibility and their requirements to serve the project;		
Initial <u>MC</u>	Landscaping plan, consistent with the requirements of chapter 23 of this title		
Building elevations for all buildings showing the following:			
Initial <u>N/A</u>	Accurate front, rear, and side elevations drawn to scale		
Initial <u>N/A</u>	Exterior surfacing materials and colors, including roofing material and color		
Initial <u>N/A</u>	Outdoor lighting, furnishings, and architectural accents		
Initial <u>N/A</u>	Location and dimensions of proposed signs		
Initial <u>N/A</u>	Where one or more conditions of unusual soil, vegetation, geology, or slope exist, resulting in increased fire, flood, or erosion hazards, traffic circulation problems, sewage disposal problems, or potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be reviewed and approved by the City prior to final approval of a site plan;		
The following documents:			
Initial _____	Any agreements with adjacent property owners regarding development of the site		
Initial _____	Evidence of compliance with applicable Federal, State, and local laws and regulations, if requested by the Planning Commission or Community Development Director		
Initial _____	A traffic impact analysis, if requested by the Planning Commission or City Engineer		
Initial _____	Warranty deed and preliminary title report or other document showing the applicant has control of the property		
Initial _____	Parcel maps from the County Recorder's Office showing the subject property and all property located within four hundred feet (400') thereof.		





Imagery ©2020 State of Utah, Map data ©2020 20 ft



40°27'04.9"N 111°56'19.2"W

40.451351, -111.938667



Directions



Save



Nearby



Send to your
phone



Share



16535 1700 W, Bluffdale, UT 84065



F326+GG Bluffdale, Utah

Photos



Parcel Search

Parcel/Owner/Address

Search Prelim Parcel Layer ☐

Find Parcel Number:

3322400029-4001

Find

Find Owner:

Find

Find Address:

Find

Multiple

Draw

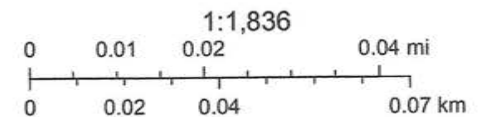
Property Type



HUSKIE'Z LANDSCAPING



March 23, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

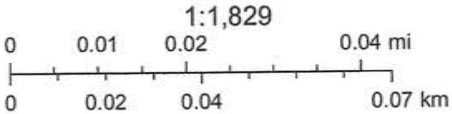
This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS. The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here.



HUSKIE'Z LANDSCAPING 16536



March 23, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS. The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here.

Parcel
Owner 33-22-400-029-4001
Address WORKMAN, WAYNE; TR (WWF TRUST)
 16476 S CAMP WILLIAMS RD
Total Acreage 1.01
Above Ground sqft.
Property Type 816 - RANCH LIVSTK
Tax District 70

Value History

	Record	Land Value	Building Value	Market Value	Tax Rate
2019		\$ 70,700	\$ 0	\$ 70,700	
2018	1	\$ 45,500	\$ 0	\$ 45,500	.0146660
	2	\$ 45,450	\$ 0	\$ 0	
	3	\$ 0	\$ 0	\$ 0	
2017	1	\$ 45,500	\$ 0	\$ 45,500	.0148320
	2	\$ 45,450	\$ 0	\$ 0	
	3	\$ 0	\$ 0	\$ 0	
2016	1	\$ 45,500	\$ 0	\$ 45,500	.0154600
	2	\$ 45,450	\$ 0	\$ 0	
	3	\$ 0	\$ 0	\$ 0	
2015	1	\$ 36,400	\$ 0	\$ 36,400	.0155550
	2	\$ 45,450	\$ 0	\$ 0	
	3	\$ 0	\$ 0	\$ 0	
2014	1	\$ 22,700	\$ 0	\$ 22,700	.0158900
	2	\$ 45,450	\$ 0	\$ 0	
	3	\$ 0	\$ 0	\$ 0	



33-22-400-029-4001

Land Record

Record ID 1		Influence Effect		Lot Shape	IRREGULAR	Traffic	HEAVY
Lot Use	RESIDENTIAL	Assmt. Class	RES-SECONDRY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	SECNDRY-ACRE	Lot Depth		Neighborhood	431	Street type	HIGHWAY
Land Class		Acres	1.01	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	4180	Nbhd Effect	TYPICAL	Curb Gutter	N
Seasonal use		Sewer	PUBLIC	Topography	ROLLING	Sidewalk	N
Influence Type		Number Lots					
Record ID 2		Influence Effect		Lot Shape	IRREGULAR	Traffic	HEAVY
Lot Use	AGRICULTURAL	Assmt. Class	AGR-SECONDRY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	AGRICLT-ACRE	Lot Depth		Neighborhood	431	Street type	HIGHWAY
Land Class	IRRIGATED-1	Acres	1.01	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	4180	Nbhd Effect	TYPICAL	Curb Gutter	N
Seasonal use		Sewer	PUBLIC	Topography	ROLLING	Sidewalk	N
Influence Type		Number Lots					

Legal Description

33-22-400-029-4001

BEG N 975.00 FT & W 810.00 FT FR SE COR SEC 22, T4S, R1W, SLM; W 1830.00 FT; S 345.00 FT; E 2036.00 FT M OR L TO CANAL; NWLY 401.82 FT M OR L TO BEG. LESS CANAL. LESS UTAH POWER & LIGHT CO TRACTS. LESS RD. LESS & EXCEPT BEG S 89°30'13" E 426.47 FT & N 0°29'47" E 619.78 FT FR S 1/4 COR SD SEC 22; N 19°25'43" W 289.28 FT; N 87°56'46" E 6.14 FT; S19°25'23" E 289.53 FT; N 89°46'13" W 6.19 FT TO BEG. LESS THAT PORTION OUTSIDE HERRIMAN CITY. 1.01 AC M OR L. 6364-1336 7018-2702

[Click here for Classic Parcel Details Page](#) [Search Again?](#)

This page shows the assessor's CAMA data, as it was, on May 22, 2019.

	First American Title™	Title Insurance Commitment
Commitment		ISSUED BY INTEGRATED TITLE INSURANCE SERVICES, LLC
		1092 East South Union Avenue Midvale, UT 84047 Phone (801)307-0160 • Fax (801)307-0170

Commitment No.: 85784

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements, all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.



By: 
 Authorized Countersignature

First American Title Insurance Company



Dennis J. Gilmore
 President



Jeffrey S. Robinson
 Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

	First American Title™	Title Insurance Commitment
Schedule A		ISSUED BY INTEGRATED TITLE INSURANCE SERVICES, LLC
		1092 East South Union Avenue Midvale, UT 84047 Phone (801)307-0160 • Fax (801)307-0170

Commitment No.: 85784

1. Commitment Date: February 13, 2020 at 08:00 AM

		Amount
2. Policy (or Policies) to be issued:		
(a) ALTA Owners Policy (06/17/06)		\$169,000.00
Proposed Insured: HUSKIE'Z PROPERTIES, LLC	Premium:	\$979.00
(b) ALTA Loan Policy (06/17/06)		TBD
Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at Schedule A, Item 2(a).	Premium:	\$0.00

3. The estate or interest in the Land described or referred to in this Commitment herein is Fee Simple and title thereto is at the effective date hereof vested in:

WAYNE WORKMAN, TRUSTEE OF THE WAYNE WORKMAN FAMILY TRUST

4. The Land referred to in this commitment is situated in the County of Salt Lake, State of Utah, and is identified as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

The property covered by this report is known by the street address of:
16476 South Camp Williams Road
Herriman, UT 84065

FIRST AMERICAN TITLE INSURANCE COMPANY


Integrated Title Insurance Services, LLC, a
Utah Limited Liability Company - Authorized
Agency

First American Title Insurance Company

Commitment No.: 85784

EXHIBIT "A"
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UTAH LAKE CANAL, BEING NORTH 975 FEET AND WEST 810 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE WEST 1830 FEET; THENCE SOUTH 345 FEET; THENCE EAST 2036 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID UTAH LAKE CANAL; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE APPROXIMATELY 401.822 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE UTAH LAKE CANAL RIGHT OF WAY, UTAH POWER & LIGHT COMPANY TRACTS, AND STATE ROAD COMMISSION TRACT.

ALSO LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 06, 2008 AS ENTRY NO. 10556984 IN BOOK 9657 AT PAGE 999 OF OFFICIAL RECORDS, A PARCEL OF THE LAND IN FEE FOR THE PURPOSE OF CONSTRUCTING THEREON A ROADWAY KNOWN AS PROJECT NO. 0068, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-068 AS SHOWN ON THE RIGHT OF WAY PLANS FOR PROJECT S-0136(4) AND DATED AS OF MAY 15, 1968, ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT TRANSPORTATION, AND THE SOUTH LINE OF SAID ENTIRE TRACT, WHICH IS 426.47 FEET, SOUTH 89°30'13" EAST AND 619.78 FEET, NORTH 00°29'47" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE NORTH 19°25'43" WEST ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, 289.28 FEET; THENCE NORTH 87°56'46" EAST 6.14 FEET TO A POINT 107.09 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 850+37.44; THENCE SOUTH 19°25'23" EAST 289.53 FEET TO THE SOUTH LINE OF SAID ENTIRE TRACT, AND TO A POINT 107.13 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 847+47.91; THENCE NORTH 89°46'13" WEST ALONG SAID SOUTH LINE 6.19 FEET TO THE POINT OF BEGINNING.

ALSO LESS THAT PORTION OUTSIDE HERRIMAN CITY.

PARCEL IDENTIFICATION NO. 33-22-400-029-4001

	<i>First American Title™</i>	Title Insurance Commitment
Schedule B Part I Requirements		ISSUED BY INTEGRATED TITLE INSURANCE SERVICES, LLC
		1092 East South Union Avenue Midvale, UT 84047 Phone (801)307-0160 • Fax (801)307-0170

Commitment No.: 85784

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NOTICE TO APPLICANT: The Land covered herein may be serviced by cities, improvement districts, or utility companies that provide municipal type service for water, sewer, electricity, or other services that do not result in a lien, but for which service may be terminated in the event of non-payment of service charges to date or transfer fees. Although the Company assumes no liability therefore, you are urged to make investigation into such matters.

NOTE: If the applicant desires copies of the documents underlying any exception to coverage shown herein, the Company will furnish the same on request, if available, either with or without charge as appears appropriate.

NOTE: This Commitment is subject to such further matters that may appear of record at the time we are asked to record any documentation necessary to consummate the contemplated transaction hereunder.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION PURSUANT TO THE RULE OF THE AMERICAN ARBITRATION ASSOCIATION OR OTHER RECOGNIZED ARBITRATOR, A COPY OF WHICH IS AVAILABLE UPON REQUEST FROM THE COMPANY. ANY DECISION REACHED BY ARBITRATION SHALL BE BINDING UPON BOTH YOU AND THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEE IF ALLOWED BY STATE LAW AND BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.

5. Delivery to Integrated Title Insurance Services a current ALTA/NSPS Survey of the subject property for our review, before any Extended Policy will be issued. Integrated Title Insurance Services reserves the right to add or delete any exceptions and/or requirements deemed necessary upon the review of said survey.
6. It will be necessary to submit a copy of The Wayne Workman Family Trust, and any supplements and/or amendments thereto and a current Certification of Trust to Integrated Title Insurance Services L.L.C. before any policy of the title insurance will be issued under this commitment.

SCHEDULE B - PART I
Requirements
(Continued)

7. It will be necessary to submit a copy of the Articles of Incorporation, Operating Agreement, and/or Partnership Agreement for Huskie'z Properties, LLC, and any supplements and/or amendments thereto, to Integrated Title Insurance Services L.L.C. before any policy of the title insurance will be issued under this commitment.
8. Warranty Deed from WAYNE WORKMAN, TRUSTEE OF THE WAYNE WORKMAN FAMILY TRUST vesting fee simple title to HUSKIE'Z PROPERTIES, LLC.
9. Mortgage or Deed of Trust given to secure the loan contemplated herein on Schedule A, item 2(b).
10. Payment of that Rollback Tax Lien, as shown herein as Exception No. 11.
11. Payment of any fees due to Herriman City shown herein as Exception No. 12.

Herriman City - (801)446-5323
13011 S. Pioneer Street
Herriman, UT 84065
12. Payment of any fees due to Wasatch Front Waste & Recycling District shown herein as Exception No. 13.

Wasatch Front Waste & Recycling District - (385) 468-6325.
604 West 6960 South
Midvale, Utah 84047
13. Payment of any fees due to Jordan Valley Water Conservancy District shown herein as Exception No. 14.

Jordan Valley Water - (801)565-4300
8215 South 1300 West
West Jordan, UT 84088
14. Payment of any fees due to South Valley Sewer District shown herein as Exception No. 15.

South Valley Sewer & Improvement District - (801)571-1166
1253 West Jordan Basin Lane
Bluffdale, UT 84065
15. Independent verification with the lender or servicer of the validity of the Reconveyance of the Deed of Trust shown herein as Exception No. 26.

NOTE: HUSKIE'Z PROPERTIES, LLC and WAYNE WORKMAN and THE WAYNE WORKMAN FAMILY TRUST, have been checked for judgments and none appear of record that would attach to the herein described property, except as shown herein.

	First American Title™	Title Insurance Commitment
Schedule B Part II Exceptions		

Commitment No.: 85784

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. The Lien of Real Estate Taxes or assessments imposed on the title by a governmental authority that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
2. Any Facts, Rights, Interests or Claims that are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Easements, claims of easements or encumbrances that are not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the Public Records.
5. Claim, Right, Title or Interest to water or water rights whether or not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Unpatented mining claims, reservations or exceptions in patents or in act authorizing the issuance thereof; Indian treaty or aboriginal rights including but not limited to, easements or equitable servitude.
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity or garbage.
9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

(Note: Exceptions 1-9 will be omitted on an Extended Coverage Lender's Policy and Exceptions 1-4 and 6-9 will be deleted on any Eagle Owner's or Homeowner's Policy contemplated by this commitment.)

SCHEDULE B - PART II EXCEPTIONS

(Continued)

10. Taxes for the year 2020, are now a lien, not yet due and payable. Taxes for the year 2019 were paid in the amount of \$8.95. Tax Serial No. 33-22-400-029-4001.
11. The right of Salt Lake County to reassess the Tax Assessment on said property in accordance with Secs. 59-2-501 through 59-2-515 Utah Code Ann., (and as Amended) as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Act, recorded February 26, 2009, as Entry No. 10632462, in Book 9690 at Page 7697, of Official Records.
12. Said property is included within the boundaries of Herriman City, and is subject to the charges and assessments thereof.
13. Said property is included within the boundaries of the Wasatch Front Waste & Recycling District, and is subject to the charges and assessments thereof.
14. Said property is included within the boundaries of Jordan Valley Water Conservancy District, and is subject to the charges and assessments thereof.
15. Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof.
16. Any matters that might be disclosed by an accurate survey of said premises.
17. Easements and Rights of Way associated with a canal and its appurtenant facilities running over and across or adjacent to the subject property.
18. United State Department of the Interior Bureau of Reclamation Central Utah Project License Agreement, recorded July 12, 1974, as Entry No. 2635735, in Book 3630 at Page 410, of Official Records.
19. Wyoming-California Pipeline Company Exclusive Right of Way and Easement Agreement recorded June 20, 1990, as Entry No. 4931044, in book 6230 at Page 196, of Official Records.

Assignment of exclusive Right of Way and Easement Agreement recorded February 15, 1991, as Entry No. 5028847, in Book 6291 at Page 1623, of Official Records.
20. Subject to the Easements, terms and conditions contained in that certain Quit Claim Deed between Provo Reservoir Water Users Company, as Grantor and Welby Jacob Water Users Company, as Grantee, recorded October 1, 1991, as Entry No. 5134203, in Book 6361 at page 2357, of Official records.
21. Subejct to the terms and Conditions contained in that certain unrecorded Agreement identified in that certain Quit Claim Deed between Provo Reservoir Water Users Company, as Grantor and Welby Jacob Water Users Company, as Grantee, recorded October 1, 1991, as Entry No. 5134203, in Book 6361 at page 2357, of Official records.
22. Subject to the Easements to allow for Ingress and Egress, Ditches and Pipelines carrying irrigation and Culinary Water, as contained in that certain Warranty Deed recorded October 9, 1991, as Entry No. 5138301, in Book 6364 at Page 1336, of official Records.
23. Subject to the Terms and Conditions Agreement between Wayne Workman, trustee of the Wayne Workman Family Trust, as Grantor and Salt Lake County Water Conservancy District, recorded March 11, 1996, as Entry No. 6299851, in Book 7348 at Page 423, Official Records.

**SCHEDULE B - PART II
EXCEPTIONS**

(Continued)

24. Subject to the effects if any of that certain Agreement between Lynn a. Anderson and Bernice P. Anderson, and David E. Shelby and Marion D. Shelby and Maxine J. Pearson and Evan J. Pearson, Trustees of the Maxine J. Pearson Living Trust, Grantor's and Salt Lake County Water Conservancy District, as Grantee, recorded March 11, 1996, as Entry No. 6299853, in Book 7348 at Page 443, of Official Records.
25. Subject to the terms and conditions of an Encroachment Agreement between Jordan Valley Water Conservancy District, and Qwest Corporation, recorded September 28, 2011, as Entry No. 11250904, in Book 9953 at Page 4294, of Official Records.
26. DEED OF TRUST With Assignment of Rents
- Trustor: WAYNE WORKMAN, Trustee of the Wayne Workman Family Trust
Trustee: MOUNTAIN AMERICA CREDIT UNION
Beneficiary: MOUNTAIN AMERICA CREDIT UNION
Amount: \$95,000.00, plus interest
Dated: September 3, 2002
Recorded: September 9, 2002
as Entry No. 8345955, in Book 8645, at Page 3592
- Full Reconveyance recorded February 18, 2020, as Entry No. 13195158, in Book 10897 at Page 3326, of Official Records.
27. Subject to the terms and conditions of The Wayne Workman Family Trust, and any supplements and/or amendments thereto.

=====

CHAIN OF TITLE

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

DOCUMENT NAME: NONE

GRANTOR:

GRANTEE:

RECORDING DATE:

ENTRY NO:

BOOK/PAGE

The Map attached, if any, is made solely for the purpose of assisting in locating the land, the company disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

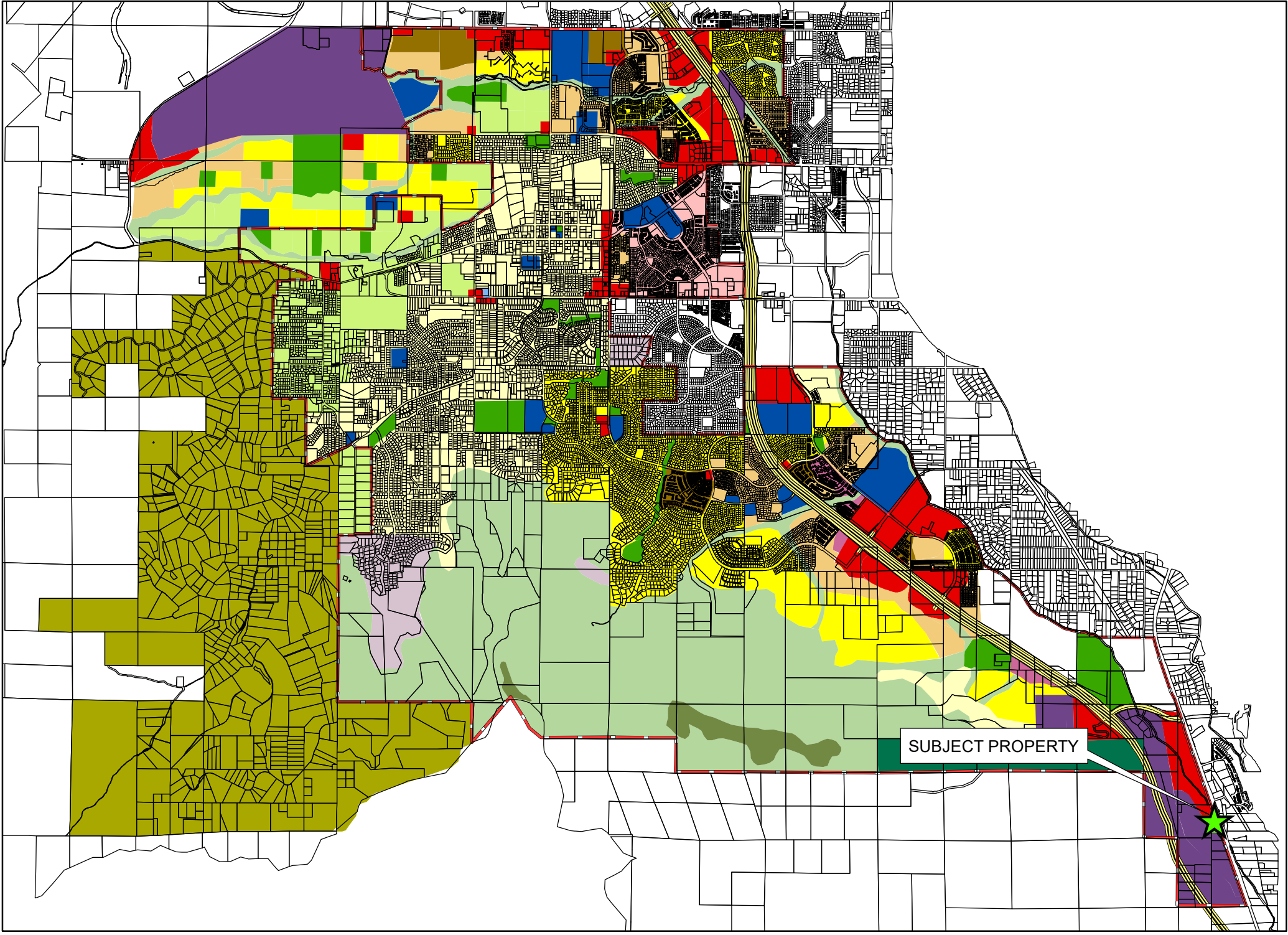
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

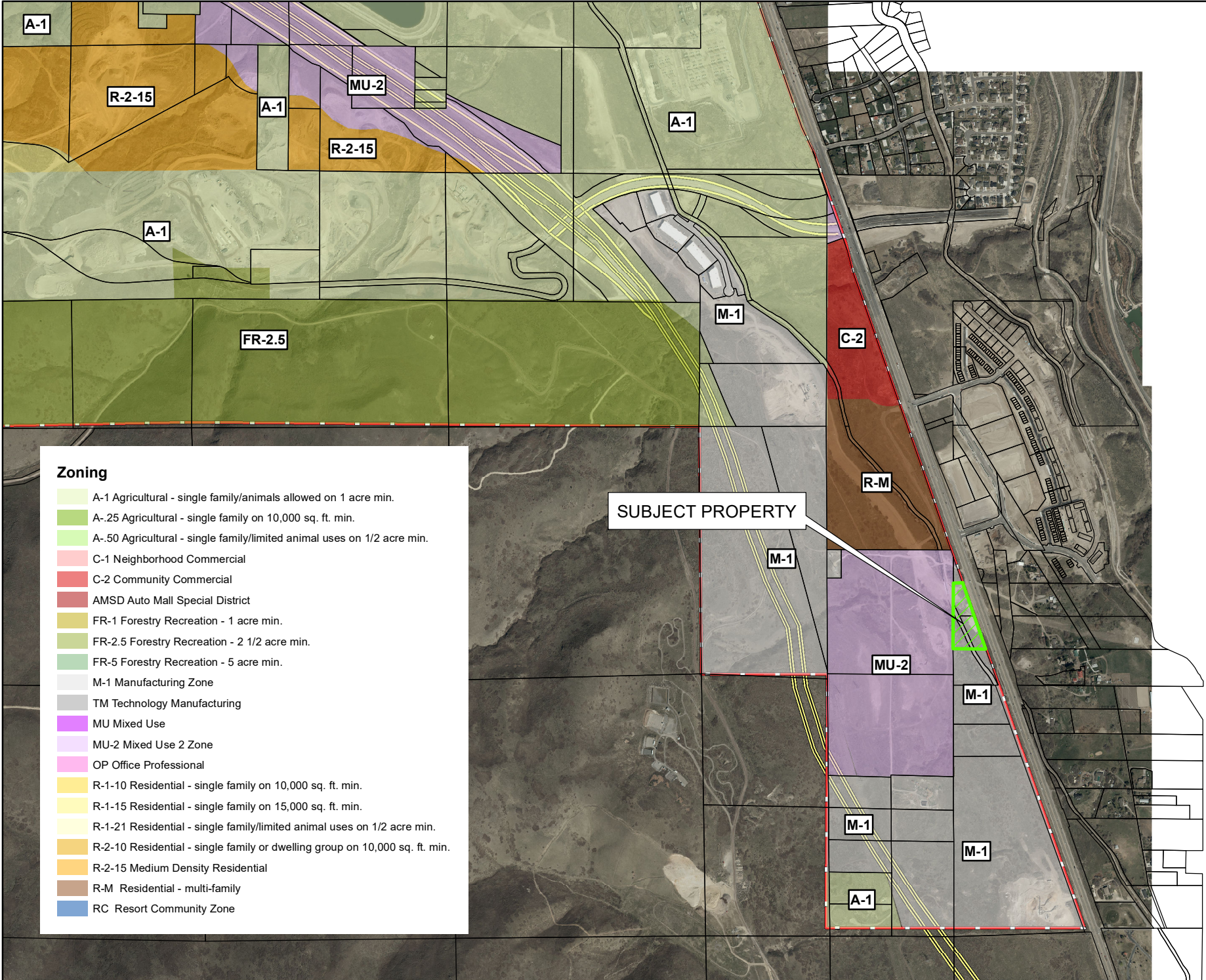
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Attachment - B Maps

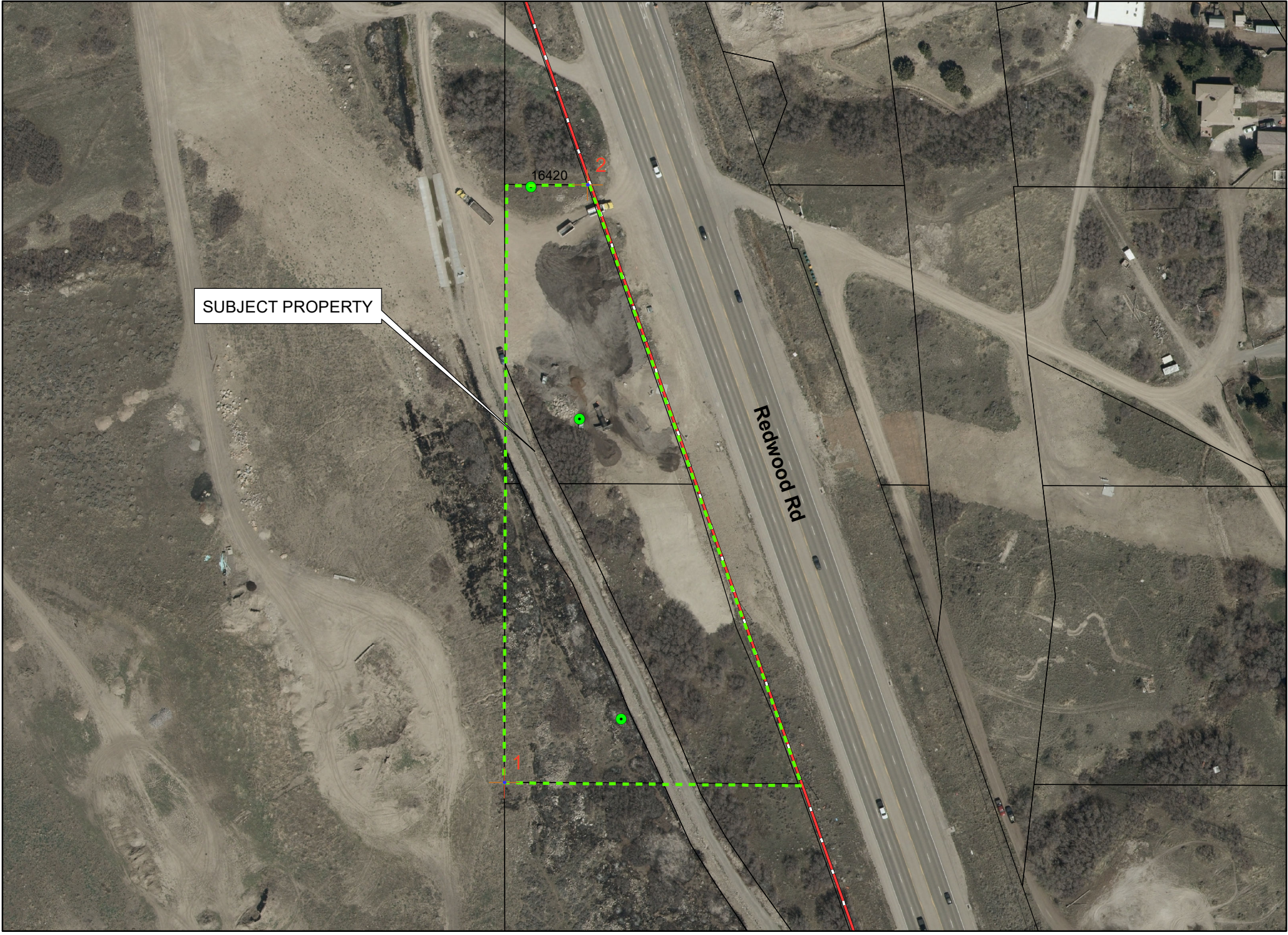




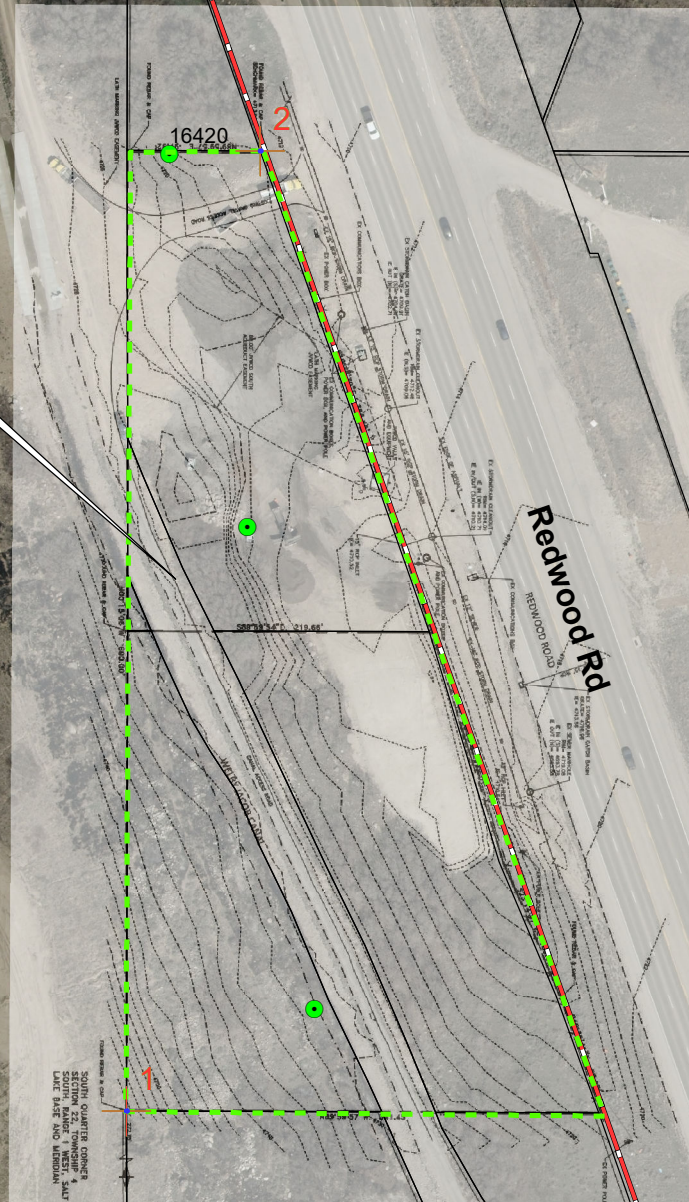
Zoning

- A-1 Agricultural - single family/animals allowed on 1 acre min.
- A-25 Agricultural - single family on 10,000 sq. ft. min.
- A-50 Agricultural - single family/limited animal uses on 1/2 acre min.
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- AMSD Auto Mall Special District
- FR-1 Forestry Recreation - 1 acre min.
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- FR-5 Forestry Recreation - 5 acre min.
- M-1 Manufacturing Zone
- TM Technology Manufacturing
- MU Mixed Use
- MU-2 Mixed Use 2 Zone
- OP Office Professional
- R-1-10 Residential - single family on 10,000 sq. ft. min.
- R-1-15 Residential - single family on 15,000 sq. ft. min.
- R-1-21 Residential - single family/limited animal uses on 1/2 acre min.
- R-2-10 Residential - single family or dwelling group on 10,000 sq. ft. min.
- R-2-15 Medium Density Residential
- R-M Residential - multi-family
- RC Resort Community Zone





SUBJECT PROPERTY



Attachment - C
Site/Civil Plans

GENERAL NOTES

1. THE CONTRACTOR SHALL, CONSTRUCT ACCORDING TO THE FOLLOWING, AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED IN WRITING:
--HERRIMAN CITY DESIGN STANDARDS--CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS
2. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
3. ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
4. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
5. IF EXISTING UTILITIES ARE FOUND TO BE DIFFERENT THAN WHAT IS DEPICTED ON THESE PLANS, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY FOR DESIGN CONFIRMATION.

PROJECT BENCHMARK

PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS THE FOUND REBAR & CAP AT THE NORTHEAST CORNER OF THE PROPERTY, HAVING AN ELEVATION OF 4713.99'.

PROJECT TOPOGRAPHY: A TOPOGRAPHY SURVEY WAS PERFORMED ON THE SITE USING CONVENTIONAL GPS SURVEY EQUIPMENT.

PROJECT LOCATION

PROPERTY LOCATION:
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

ZONING: M-1 - MANUFACTURING ZONE



VICINITY MAP

SHEET INDEX

C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	CONDITIONAL USE PERMIT SITE PLAN
C103	LANDSCAPING PLAN
C104	EROSION CONTROL PLAN

CONTACT LIST

OWNER:
HUSKIEZ LANDSCAPING - ZACHARY HINCKLEY - 801-712-2575 - zach@huskiezlandscaping.com

CIVIL ENGINEER:
WILDING ENGINEERING - MIKE CARLTON, PE - 801-553-8112 - mcarlton@wildingengineering.com



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1	HERRIMAN CITY COMMENT	11/9/21
NO.	REVISION	DATE

PROJECT INFORMATION

HUSKIEZ LANDSCAPING


COVER SHEET

HERRIMAN, UTAH

DRAWN
MEC

CHECKED

PROJECT #
20167



ENGINEER'S STAMP

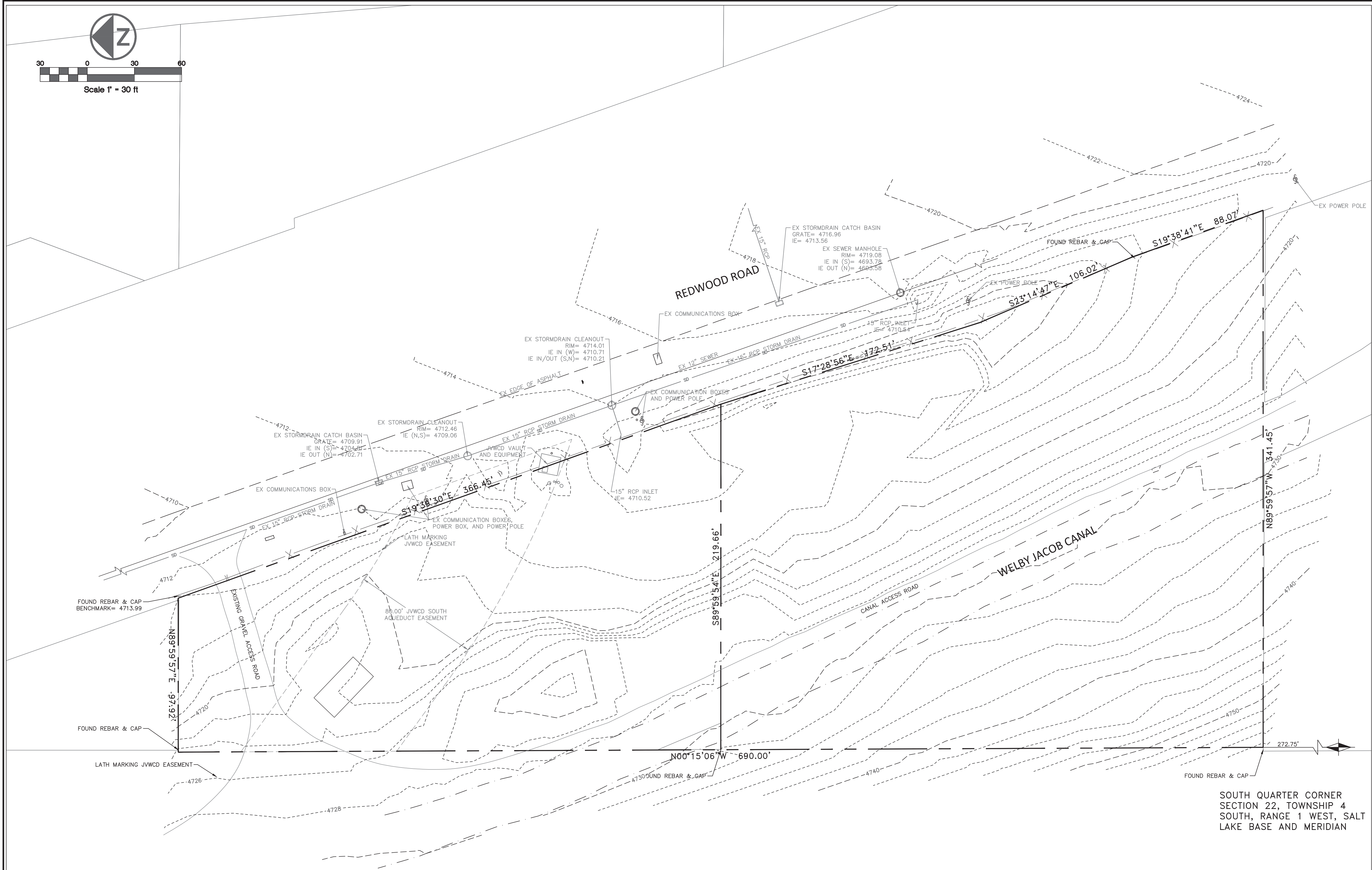
DATE
10/14/20

SCALE
NONE

SHEET
C100

S:\DATA\20167 Huskiez Redwood\dwg\20167 Huskiez.dwg
PLOT DATE: Nov 05, 2021

76



WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- DATE OF FIELD SURVEY: AUGUST 5, 2020.
 - THIS DRAWING ONLY REPRESENTS THE EXISTING CONDITIONS AND TOPOGRAPHY ON THE SUBJECT SITE. THE BOUNDARY LINES REPRESENTED HEREON ARE SIMPLY DRAFTED FROM THE RECORDED BOUNDARY SURVEY OF THE SUBJECT PARCEL, PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING AND RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS RECORD # S2019-01-0012. NO ATTEMPTS WERE MADE TO VERIFY THE PARCEL BOUNDARY NOR ITS PLACEMENT ON THE GROUND. THIS DRAWING DOES NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY.
 - THE JORDAN VALLEY WATER CONSERVANCY DISTRICT EASEMENT WAS PLACED USING THE RECORDED LEGAL DESCRIPTION AND FOUND STAKES ALONG THE NORTHERN EDGE OF THIS EASEMENT.

1	HERRIMAN CITY COMMENT	11/9/21
NO.	REVISION	DATE

PROJECT INFORMATION

HUSKIEZ LANDSCAPING

EXISTING CONDITIONS

HERRIMAN, UTAH

DRAWN
MEC

CHECKED

PROJECT #
20167

ENGINEER'S STAMP

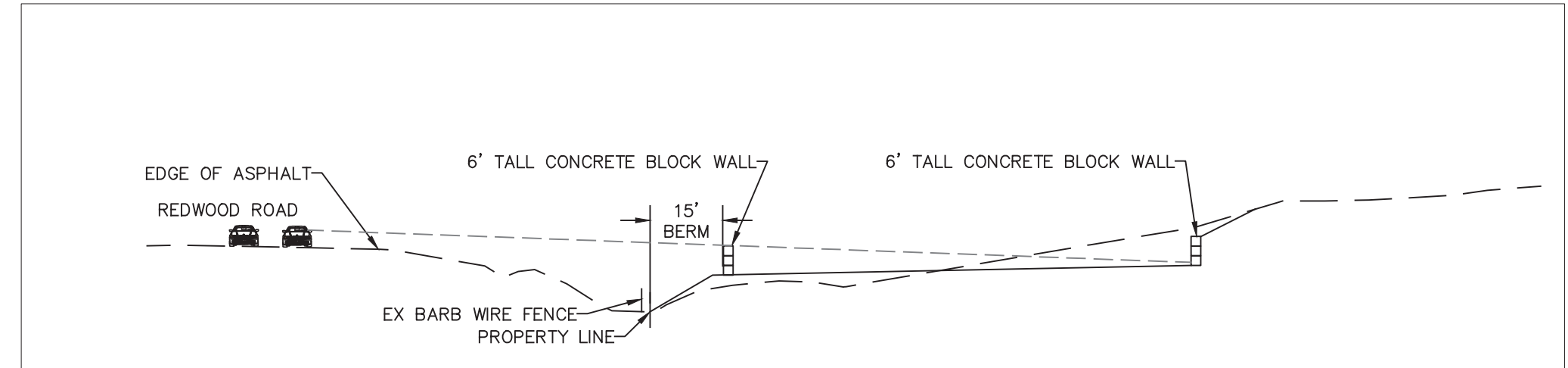
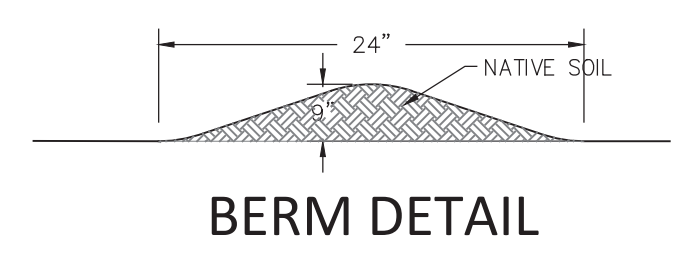
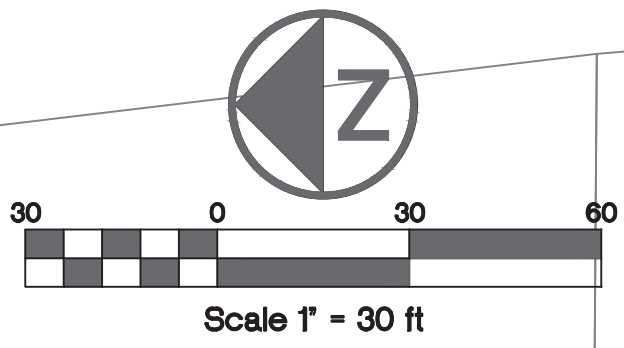
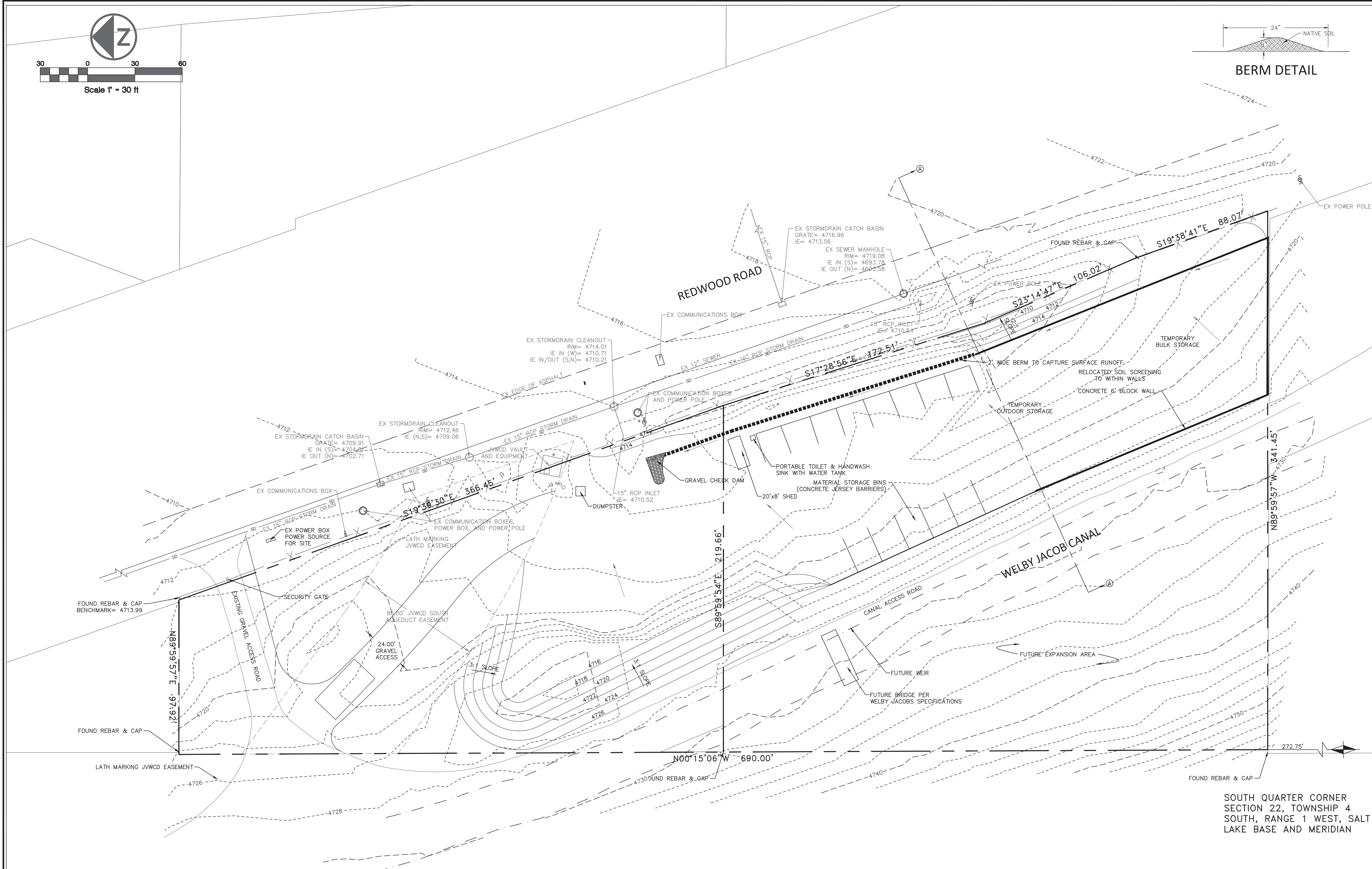
DATE
10/14/20

SCALE
1" = 30'

SHEET
C101

G:\DATA\20167 Huskiez Redwood.dwg\20167 Huskiez.dwg
PLOT DATE: Nov 05, 2021

SOUTH QUARTER CORNER
SECTION 22, TOWNSHIP 4
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN



WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:
1. SITE POWER SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER.

TABULATION TABLE	
GROSS ACREAGE	3.46 ACRES
STREET RIGHT OF WAY	0 SQ FT
BUILDING FOOTPRINT	0 SQ FT
TOTAL BUILDING FLOOR AREA	0 SQ FT
LANDSCAPING	10,616 SQ FT (7.0%)
NUMBER OF PARKING SPACES	0 SQ FT

1	HERRIMAN CITY COMMENT	11/9/21
NO.	REVISION	DATE

PROJECT INFORMATION

HUSKIEZ LANDSCAPING

CONDITION USE PERMIT SITE PLAN

HERRIMAN, UTAH

DRAWN
MEC

CHECKED

PROJECT #
20167

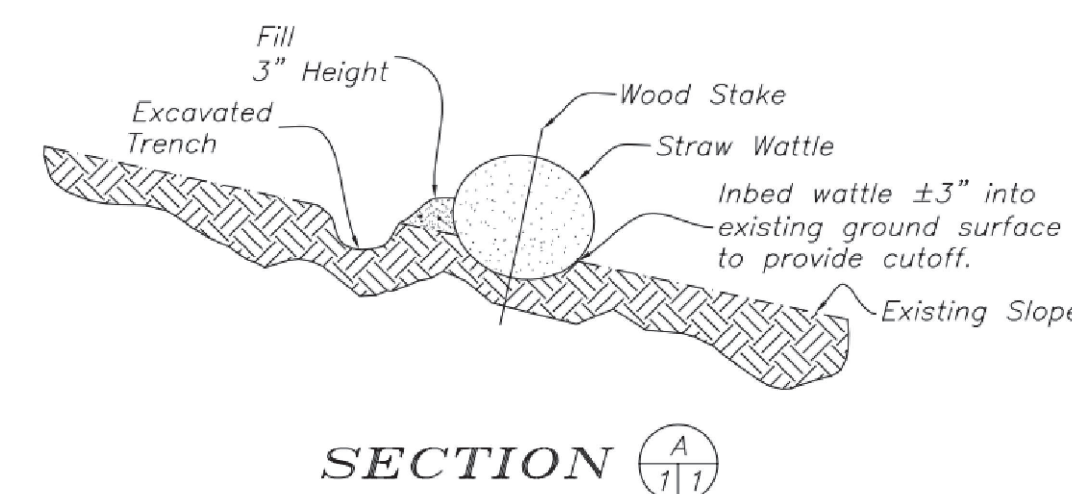
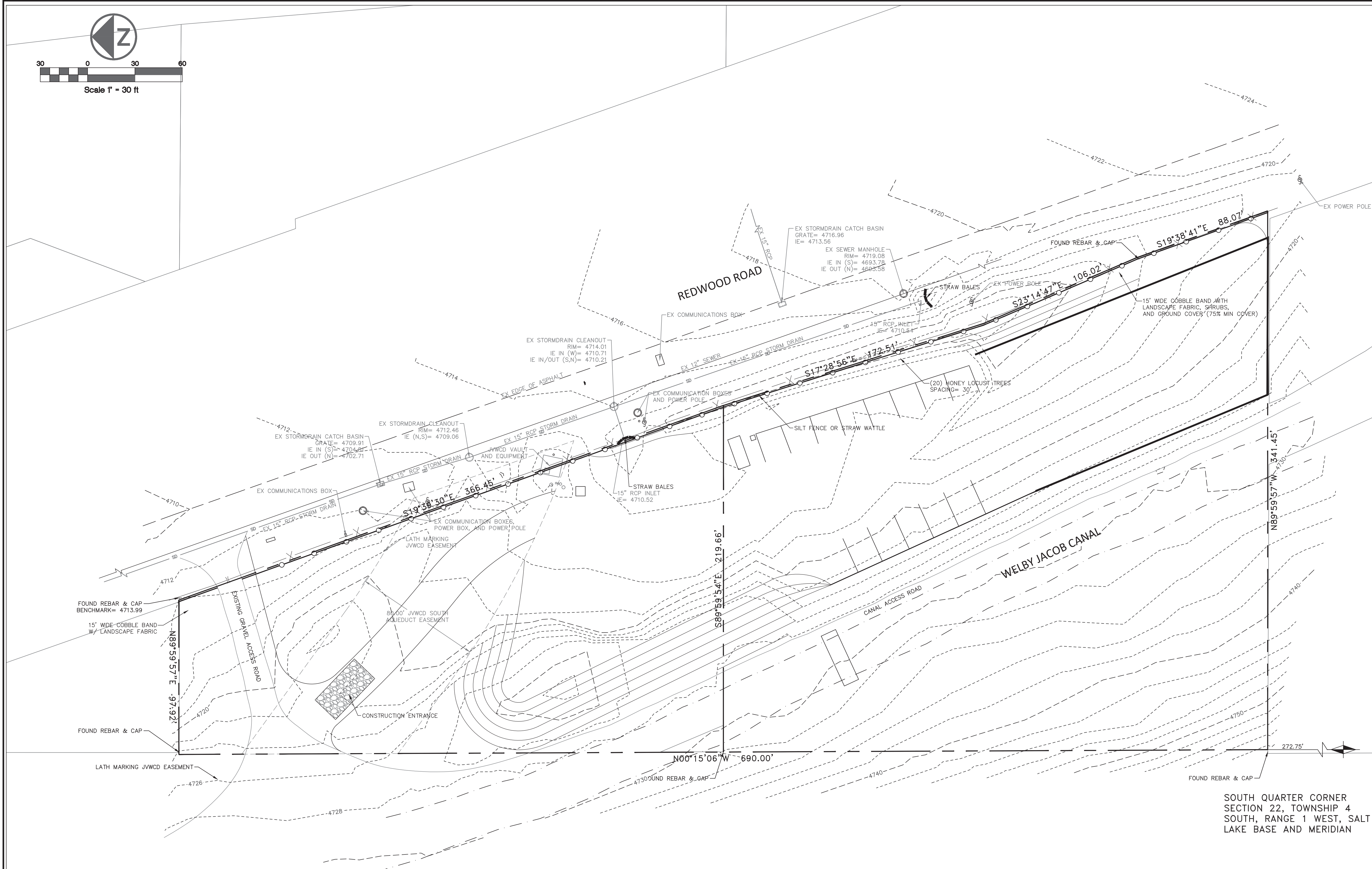
ENGINEER'S STAMP

DATE
10/14/20

SCALE
1" = 30'

SHEET
C102

S:\DATA\20167 Huskiez Redwood.dwg 20167 Huskiez.dwg
PLOT DATE: Nov 10, 2021




1. CONTRACTOR TO FOLLOW MANUFACTURERS RECOMMENDATIONS FOR WADDLE INSTALLATION.
2. AT LOW POINTS WHERE DRAINAGE WILL CONCENTRATE, USE STRAW BALES FOR ADDITIONAL SUPPORT AND DRAINAGE FILTERING.

STRAW WATTLE INSTALLATION



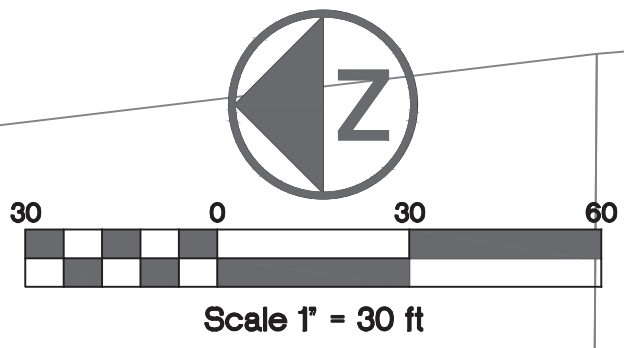
1	HERRIMAN CITY COMMENT	11/9/23
NO.	REVISION	DATE

HERRIMAN, UTAH



DATE	10/14/20
SCALE	1" = 30'
SHEET	C104

Attachment - D Landscape Plan



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:
1.



SOUTH QUARTER CORNER
SECTION 22, TOWNSHIP 4
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN

S:\DATA\20167 Huskiez Redwood\dwg\20167 Huskiez.dwg
PLOT DATE: Nov 05, 2021

1	HERRIMAN CITY COMMENT	11/9/21
NO.	REVISION	DATE

PROJECT INFORMATION

HUSKIEZ LANDSCAPING

CONDITION USE PERMIT
LANDSCAPING PLAN

HERRIMAN, UTAH

DRAWN MEC	CHECKED	PROJECT # 20167
		DATE 10/14/20
		SCALE 1" = 30'
		SHEET C103
ENGINEER'S STAMP		

Attachment - E
Waiver of Strict Compliance Statement



Waiver of Strict Compliance

Per Herriman landscaping ordinance, at least 10% of the site needs to be landscaped. With the landscaping along Redwood Road, Huskie'z Property is currently about 8%. There is also some additional landscaping that is required that we are requesting a waiver of strict compliance for due to the elevation of redwood road that is higher and lower by 8'-14' in some areas preventing the 'idea' or design of the landscape buffer useless.

Another requirement of the reduced landscaping buffer along Redwood Road (20' to 15') is a 2-foot berm. Being that your frontage is about 8'-14' above the road grade, we did not find the berm necessary. Huskie'z Landscaping will only be using land to process soil and do not plan to develop the property at this time, and Huskie'z would prefer to leave much of the property in its native state.

The requirement 10% for Landscaping asked for by the city cannot be met do to the 180-foot easement that Jordan Valley Water that is out of our control. This water line crosses through the Northeast to Northwest portion of our lot preventing us from plant trees or fencing on top of or adjacent to that area. (See Plan) Also, this lot currently has over 100 (Qu) native Scrub Oak, Rabbit Brush and Sage brush that have not been considered and that require only natural rain/snow fall and have grown here for years. The requirement to add more trees that require water would be a waste of water resources at this point. Huskie'z Landscaping plans to preserve as many native trees and shrubs "as is" in their native state to in a sense surpass the 10% landscape requirement, just in a different way.

Our goal on this property is to allow the natural terrain and landscaping to dictate our direction for growth and landscaping. Currently there is no city potable water to this site. Our only option now is to tap into the Welby Jacobs irrigation supply that runs through it. This is doable but with-it brings water that may not be suitable for some plants. The native landscape is what will grow the best and we hope the city will see that as well?

Respectfully Submitted

Zachary Hinckley C.E.O

Huskie'z Landscaping, Inc.

Attachment - F

Conditional Use Statement



Conditional Use Standards

In considering an application for a conditional use permit, the decision-making body or official may analyze any of the following factors and may request information, studies, or data with respect to such factors for the purpose of determining whether a proposed conditional use meets the standards set forth in subsection 10-5-11(E)(2) of the Land Development Code.

HUSKIE'Z LANDSCAPING, INC

- a. The suitability of the specific property for the proposed use; The proposed use is allow by the current zoning M-1 Manufacturing Zone.

The development or lack of development adjacent to the proposed site and the harmony of the

- b. proposed use with existing uses in the vicinity; At the moment there is no development adjacent to this property with a right of way access to the West. At this time, it is bare land. The future use is unknown and there would be question as to why this zoning of MU-2 would be surrounded by M-1 zoning? This may be something to look at by the planning commission. The property to the East is owned by UDOT and is Redwood Road/HWY. The North adjacent property is owned by the Department of Transportation as well and has the same M-1 zoning. The property to the South is the same zoning as Huskie'z Property M-1.

Whether or not the proposed use or facility may be injurious to potential or existing development in

- c. the vicinity; No, The property will be used for import of soil materials and screening of imported materials to be sold and exported out to Huskie'z Landscaping's landscape jobs throughout the valley.

- d. The economic impact of the proposed facility or use on the surrounding area; The economic impact would be a positive one in relation to new jobs added to the City.

- e. The aesthetic impact of the proposed facility or use on the surrounding area; The aesthetic impact will be positive. The requirement of the City Zoning requirements will enhance the property with trees and shrubs. Fencing both vinyl and masonry may be needed to enhance the property as well.

The present and future requirements for transportation, traffic, water, sewer, and other utilities for

- f. the proposed site and surrounding area; At the moment there are no utilities. The current traffic in and out is very minimal to around 2-3 trucks per hour. The utilities to our knowledge are in the works and would need to be added in the future.

The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian

- g. and vehicular circulation; There is currently a chain link fence on the East property line with a locking gate when lot is closed for business. There are 3 total acres that the trucks loading and unloading can maneuver without any danger to themselves or others. The drainage to the property was existing and will remain. (Please refer to site plan provided by Wilding Engineering). At the moment there is no need for: Transportation access, parking, lighting, fire protection, pedestrian and vehicular circulation.

The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare,

- h. dust, pollutants and odor from the proposed facility or use; The safeguards for preventing noise with be that Huskie'z will only operated the machinery during normal business hours of 7 am to 6 pm Monday thru Saturday. Dust will be mitigated by watering down the travel footprint as needed during dry times of the year. There will be no glare as no equipment has glass, mirrored or windowed structures. There will be aged horse manure at times brought in to amend in the soil to create the topsoil. Smell would only be an issue if ever for a couple hours per week.

The safeguards provided or proposed to minimize other adverse effects from the proposed facility.

- i. or use on persons or property in the area; At the moment there are no other adjacent properties directly touching the property in this application.
- j. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area. Huskie' z Landscaping is unaware of any health or safety hazards that would affect the welfare of the City or it's residence that would own or lease in the area.

Sincerely

Zachary Hinckley
Huskie'z Landscaping, Inc.
801-712-2575

5355 West Herriman Main St, Herriman UT 84096 o. 801.446.5323 email: planning@herriman.org

Condition Use - Soil Products for Huskie'z Landscaping

Planning Commission

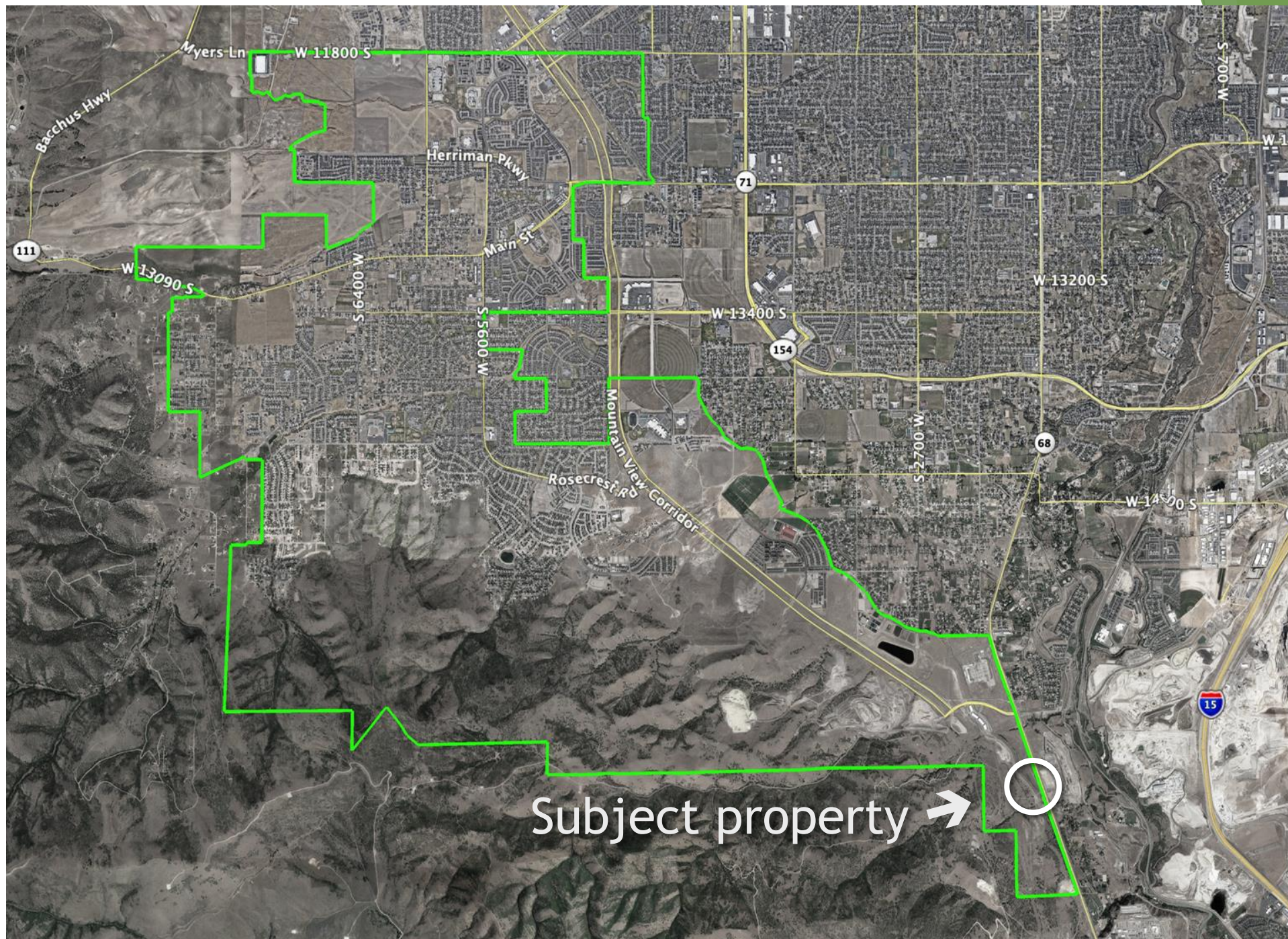
January 6, 2022



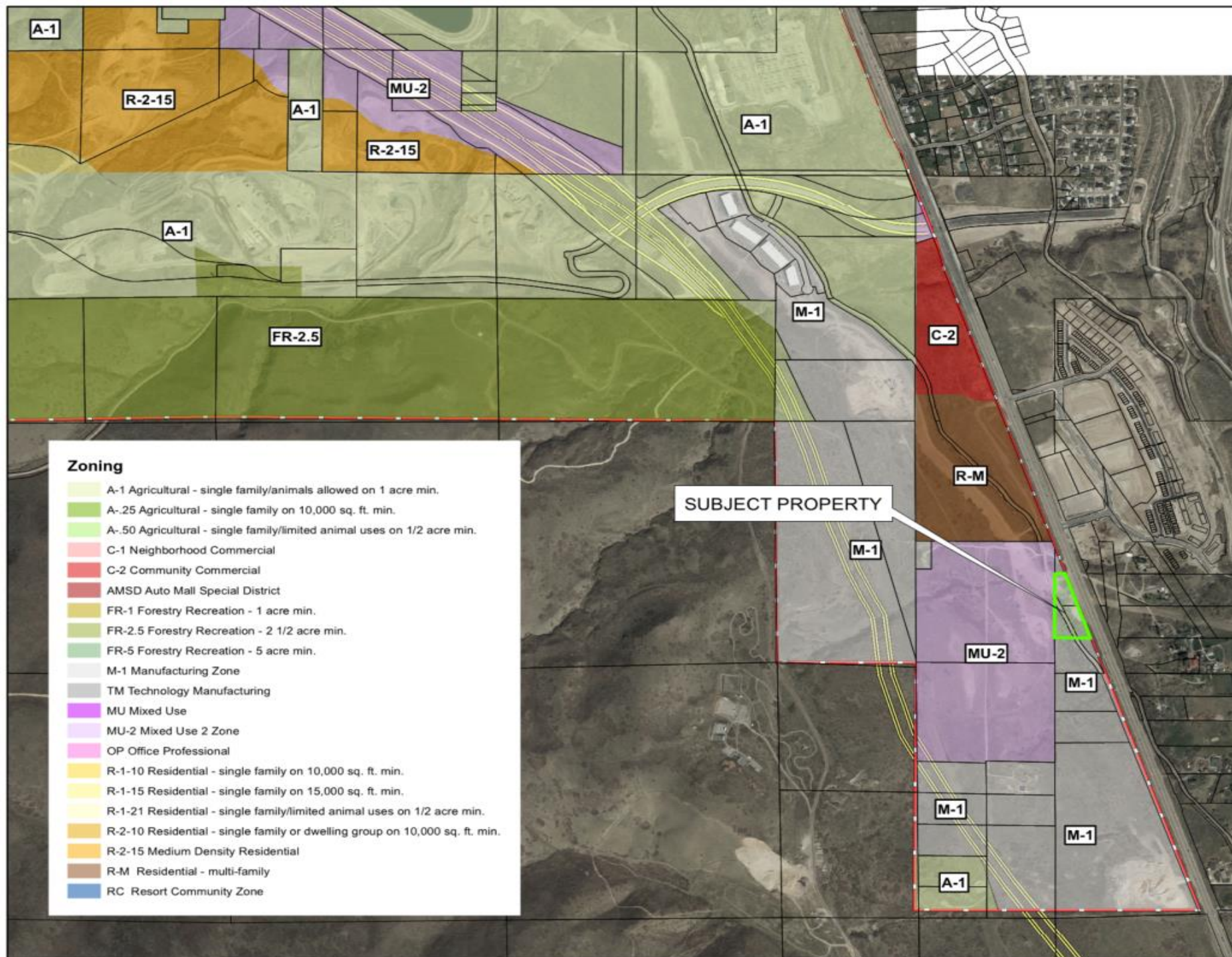
Conditional Use Request

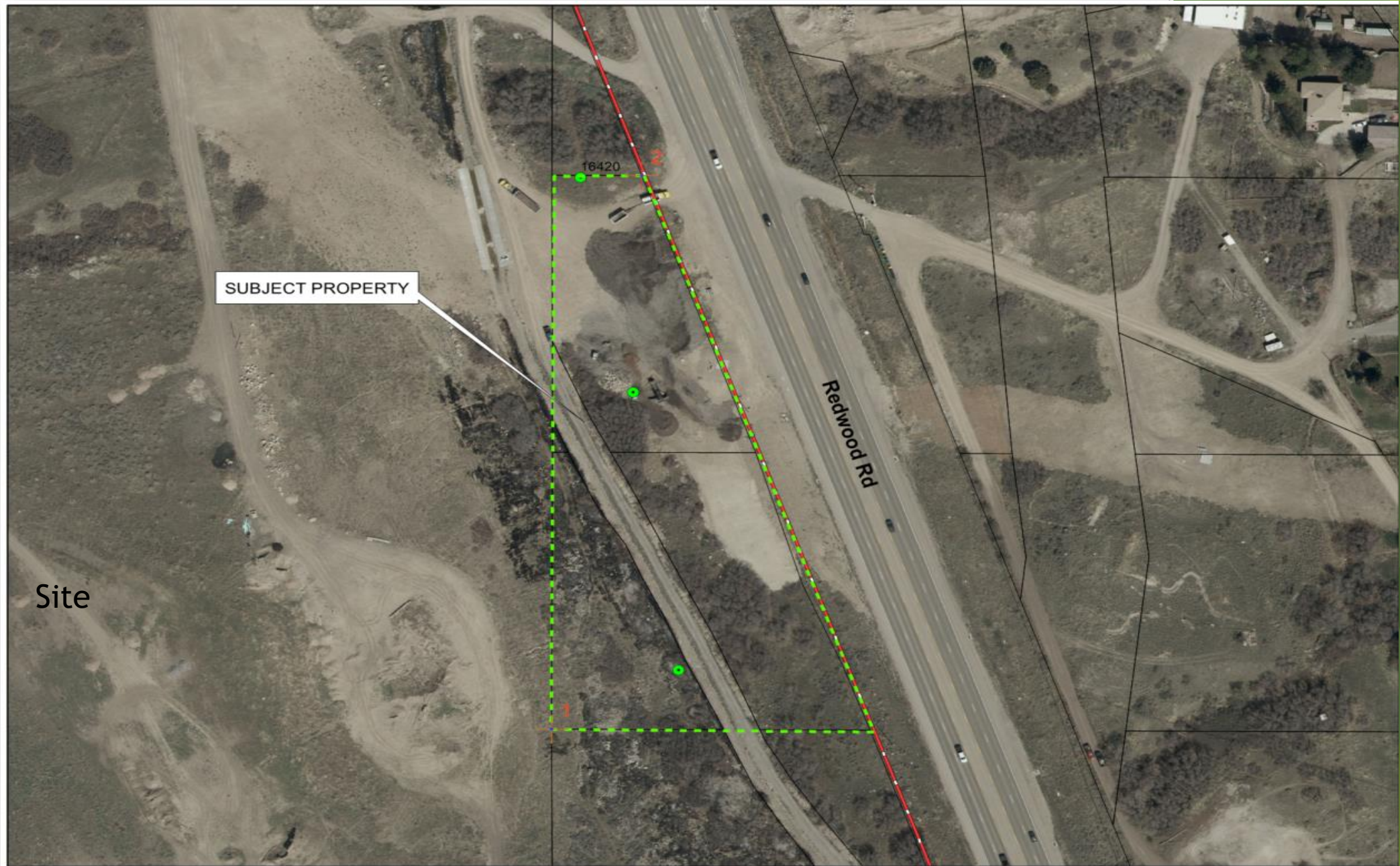
- **Request for approval of a soil processing operation for Huskie'z Landscaping**
 - Zachary Hinckley (Owner)
 - 16476 & 16536 S Redwood Road
 - M-1 Manufacturing
 - 2.84 Acres
 - C2020-020

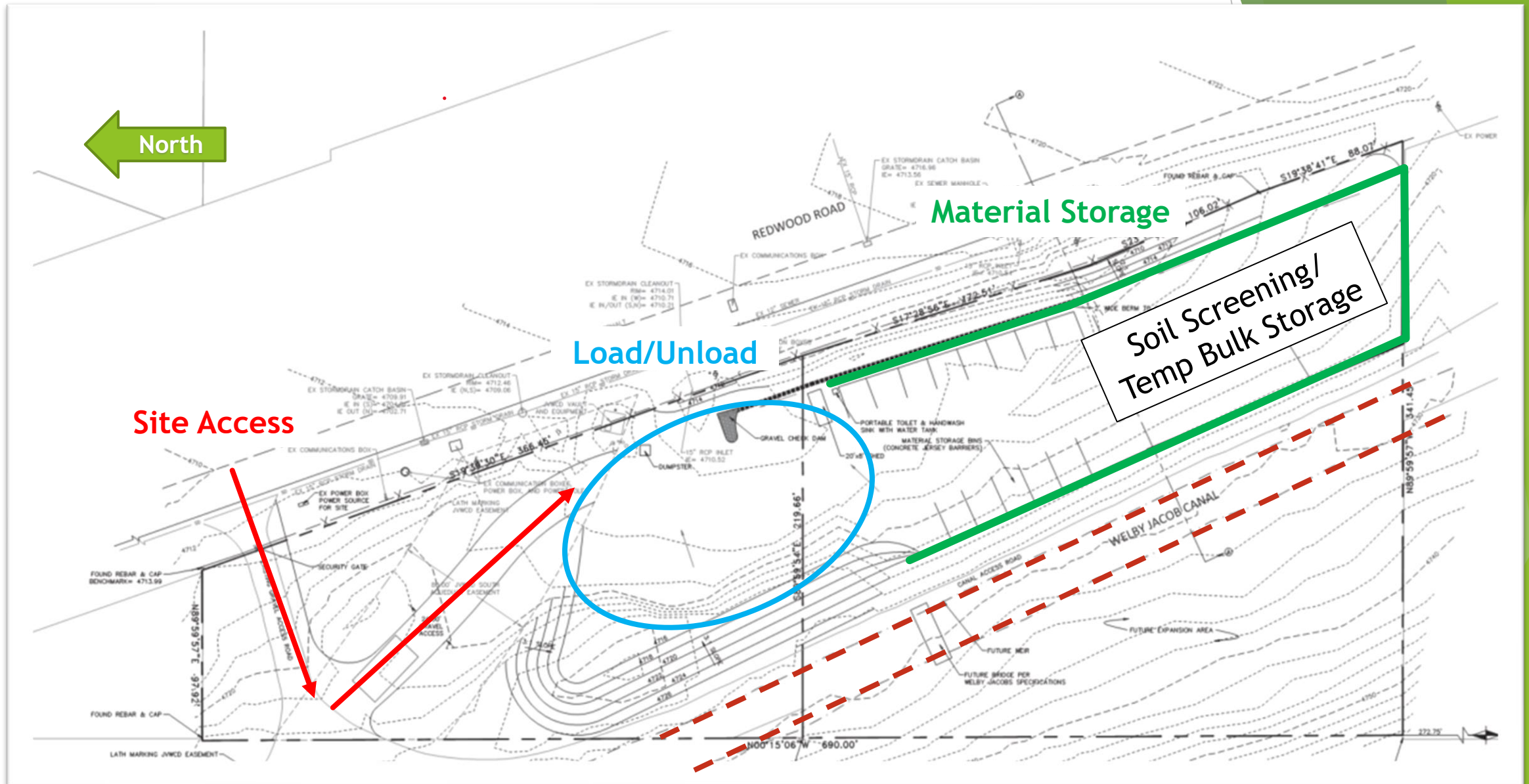
Vicinity Map

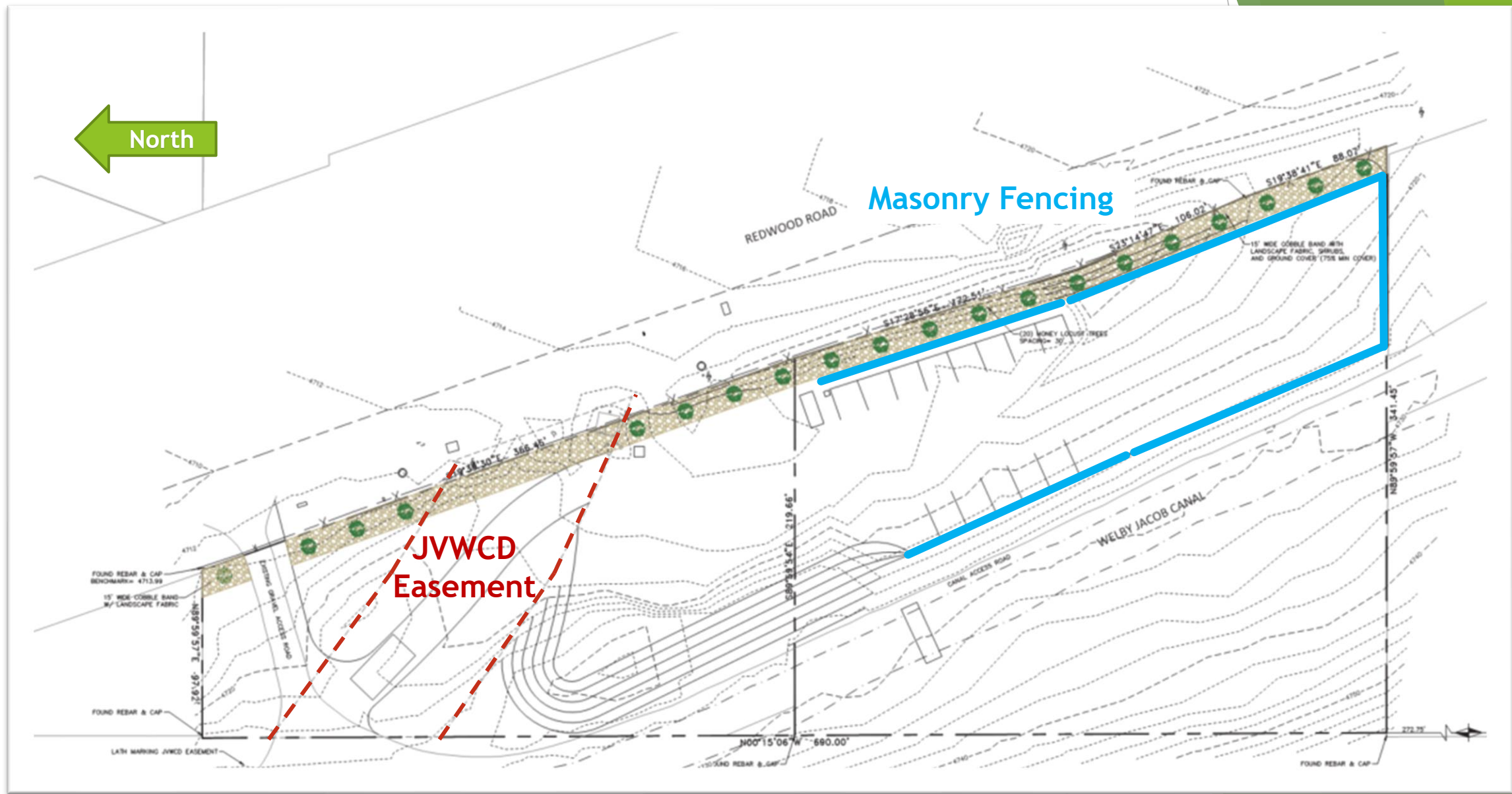


Zoning Map









Compliance with Ordinances

- ▶ Land use standards
- ▶ Conditional use standards
- ▶ Waiver of strict compliance

Consideration of Issues - Landscaping

Reduce landscape buffer along ROW to 15 feet

Waiver of strict compliance:

- Remove 24" berm requirement along ROW landscape buffer
 - Site topography - 4' to 8' elevation gain behind buffer
- Reduction in overall landscaping requirement
 - 8% overall landscaping provided - Code requires 10%
 - 1 tree per 500 SF of landscaping area - None provided

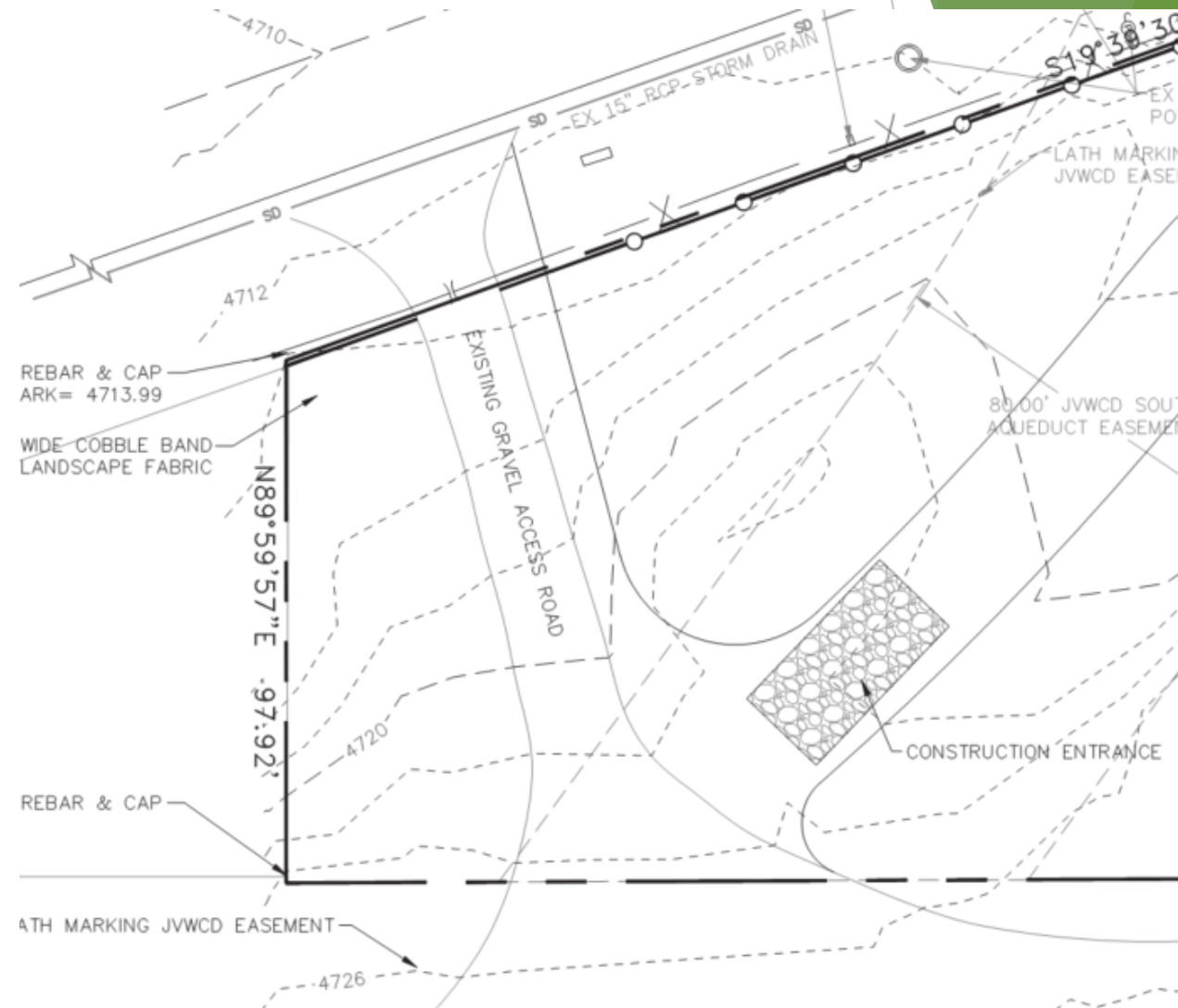
Consideration of Issues - Utilities

No utilities available on site

- Water brought and stored on site
- Possible agreement with canal company
- Electrical vault in ROW
- Portable lavatories
- Hand washing station

Consideration of Issues - Site Access

- Access agreement - UDOT
- Track pad
- Graveled access roads



Recommendation

Staff recommends *approval* of a Conditional use approval of a soil processing operation for Huskie'z Landscaping located at 16476 and 16536 Redwood Road with the following requirements:

1. Receive and agree to all recommendations from other agencies
2. The use shall be operated in a manner that eliminates unnecessary dust, noise, and odor including, but not limited to, covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust. This shall also include having a water truck/storage permanently on site
3. The site shall not be mined. Operations limited to import/export of materials
4. Provide an access agreement from UDOT for access off Redwood Road
5. Six (6) foot masonry wall required around all storage areas, including material bins
6. All landscaping must comply with Herriman City's Water Efficiency Standards
7. Hours of operation are limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday
8. Any expansion of the use on site shall require an amendment to this Conditional Use.
9. No signs approved with this request

Alternatives Actions

Action from the Planning Commission may include the following:

1. Approve the item with Staff's recommended conditions to mitigate impacts from this development.
2. Approve the item with other, or amended, conditions the Commission feels necessary to mitigate impacts from this development. (List Conditions)
3. Continuing the item to a future meeting (with or without a certain date)
 - a. Specify reasons for continuing and required information necessary from the applicant and/or Staff.
4. Deny the item
 - a. Specify objective reasons for denial, which would include why any expected or anticipated impact cannot be reasonably mitigated.

Additional Information

Site Pictures



Site Pictures





STAFF REPORT

DATE: December 23, 2021

TO: Planning Commission

FROM: Talia Wright, Planner I

SUBJECT: Recommendation to approve a Conditional Use Permit for a Chlorination Station located at 5601 W Emmeline Drive
Applicant: Shane K Swensen, PE, Jordan Valley Water Conservancy District
Address: 5601 W Emmeline Drive
Zone: A-1 Agriculture (1-acre minimum)
File Number: C2021-137

RECOMMENDATION:

Staff recommends the Planning Commission approve the following findings:

- The proposed use complies with the Conditional Use standards
- The proposed use complies with all other zoning ordinance requirements

Staff recommends *approval* of a Conditional Use Permit for a chlorination station located at 5601 W Emmeline Drive.

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve a Conditional Use Permit for a proposed chlorination station located at 5601 W Emmeline Drive?

BACKGROUND/SUMMARY:

The applicant is proposing to construct a permanent building to protect and screen an existing chlorination station. For over 20 years, the property has contained a buried tank reservoir used for water storage. A few years ago, a temporary trailer was placed on this site to boost the “chlorine residual” in the water system located there. The new building would replace the temporary trailer. This process is required in all potable water systems such as this one.

The proposed design of this permanent structure would match the existing Herriman booster station located just north of the chlorination station. The subject property is in the A-1 Agriculture Zone, and the proposed plan meets the zoning setbacks and other restrictions.

The applicant will reseed all the disturbed areas on the parcel to match the existing land. Also, for reference, the required 5% liquid sodium hypochlorite will be stored on-site in leak-free containers.

DISCUSSION:

The following are Conditional Use standards from City Code 10-5-11(E)(1):

The suitability of the specific property for the proposed use

Staff Finding: A temporary trailer has been used as a chlorination building in this location, and there is an existing booster station to the north of this site. It would be located in an area that is beneficial to a water source in Herriman. Because this temporary trailer has been there for some time, a permanent structure will not disrupt the area.

The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity

Staff Finding: This would not negatively impact the development adjacent to this site as there is already an existing temporary site.

Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity

Staff Finding: The applicant has mentioned that the only chemical stored inside the building is 5% liquid sodium hypochlorite. The liquid will be stored in tanks designed to prevent leaks and spills. Both the tanks and building itself will be vented to the outside. The limited fumes produced are non-detectable from the outside and have no negative effects on the surrounding area.

The economic impact of the proposed facility or use on the surrounding area

Staff Finding: The proposed building and station would not have any economic impact on the surrounding area.

The aesthetic impact of the proposed facility or use on the surrounding area

Staff Finding: As previously mentioned, the building design will match the existing booster station. This would increase the site's aesthetic design and benefit the surrounding area.

The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area

Staff Finding: To maintain water quality, a chlorine residual is required in all potable water systems. These systems help improve water quality throughout the city. This would not affect other aspects such as traffic, sewer, and other utilities around this area.

The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use

***Staff Finding:** The proposed building will mitigate noxious and offensive omissions that may occur from a chlorination station. Any fumes the station creates will quickly dissipate and not harm the surrounding community. The proposed tanks are designed to prevent spills or leaks of hypochlorite. It is standard practice for the tanks, and the building itself, to be vented to the outside, which is already being done in the temporary trailer.*

ALTERNATIVES:

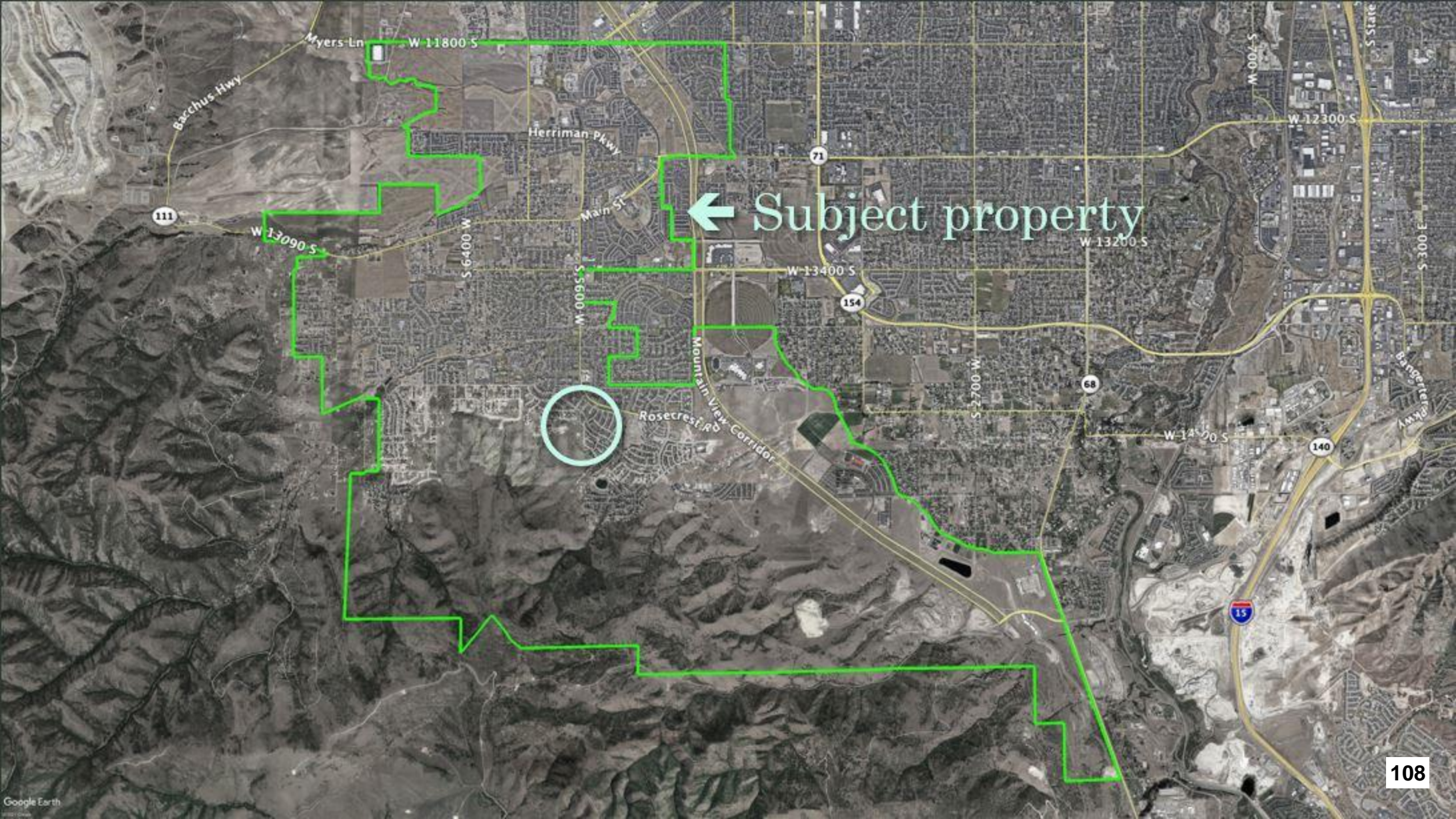
Action from the Planning Commission may include the following:

1. Approve the item. (**Staff recommendation**)
2. Approve the item with other, or amended, conditions the Commission feels necessary to mitigate impacts from this development. (List additional conditions)
3. Continuing the item to a future meeting (with or without a certain date)
 - a. Specify reasons for continuing and required information necessary from the applicant and/or Staff.
4. Deny the item
 - a. Specify objective reasons for denial, which would include why any expected or anticipated impact cannot be reasonably mitigated.

ATTACHMENTS:

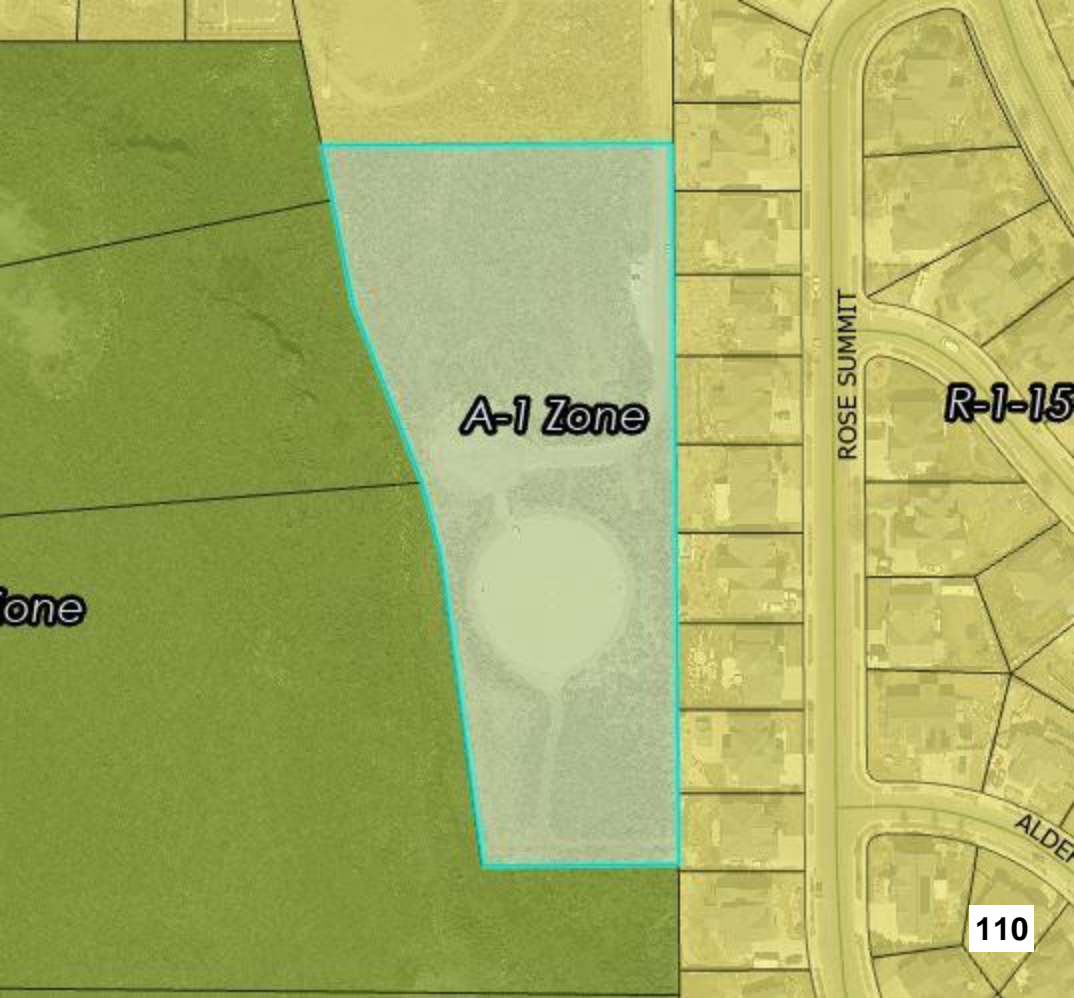
- A. Vicinity Map
- B. Zoning Map
- C. Site Plan
- D. Area of Disturbance
- E. Building Elevations
- F. Conditional Use Statement

Attachment A Vicinity Map



Subject property

Attachment B
Zoning Map



A map showing various land zones and roads. A central area is highlighted in light blue and labeled 'A-1 Zone'. To the left is a green area, and to the right is a yellowish-brown area with a road labeled 'ROSE SUMMIT'. Further right is a residential area labeled 'R-1-15'. A road labeled 'ALDER' is at the bottom right. A white box with the number '110' is in the bottom right corner. The text 'one' is partially visible on the left edge.

A-1 Zone

ROSE SUMMIT

R-1-15

ALDER

110

one

Attachment C

Site Plan



NOTES:

A. COMMONS NAME	LB/ACRE
B. GRANITE SEED LOW GROWING WILDFLOWER MIX	8.0
C. SHEEP FESCUE	4.0
D. IDAHO FESCUE	6.0
E. SANDBURG BLUEGRASS	2.0
F. TOTAL LBS/ACRE	20.0
G. APPLIED VIA SINGLE APPLICATION HYDROSEED	

2

REVISIONS					
ZONE	REV.	DESCRIPTION	BY	DATE	APP.
	REV. 1.	FENCE ADDITION	IH	9/13/21	
	REV. 2.	SITE PLAN REVIEW COMMENTS	IH	12/10/21	



DESIGN: IH
DRAWING: IH
REVIEW: SH
APPROVAL: SH



CHLORINE BOOSTER PROJECT
ROSECREST
SITE PLAN

SCALE: 1" = 20'	
DATE	8/13/2021
PROJECT NUMBER	4198
DRAWING NUMBER	P3B
SHEET NUMBER	7 OF 43

Attachment D
Area of Disturbance



DISTURBED AREA TO BE GRADED PER P3.
RESEEDED PER NOTE AND G3

PROPOSED BUILDING LOCATION

525'

145'

PROPOSED ASPHALT AREA
THIS AREA IS ALREADY A GRAVEL
PARKING AREA AND WILL NOT
DISTURB ANY NATIVE MATERIAL

35'

20'

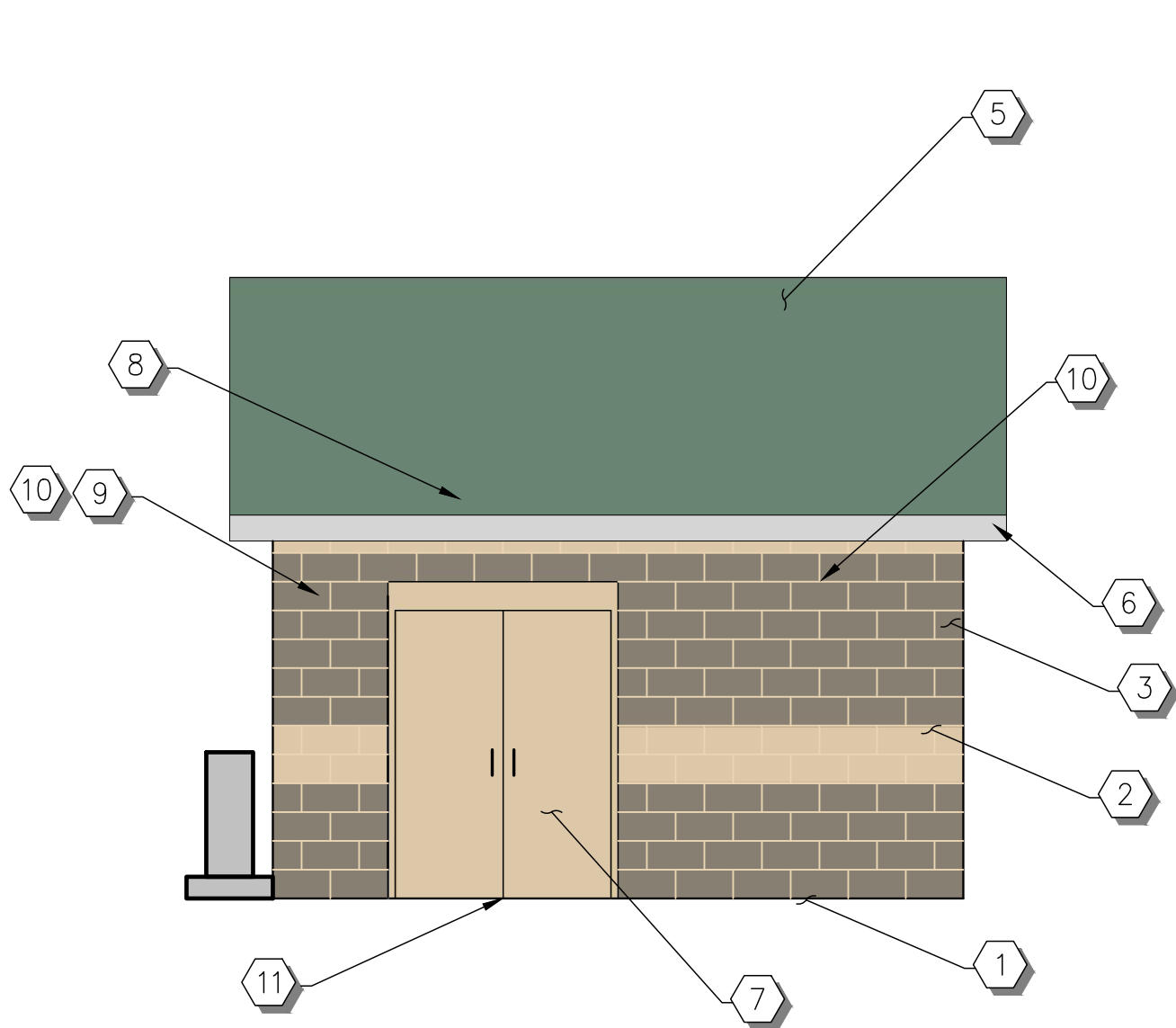
Attachment E

Building Elevations

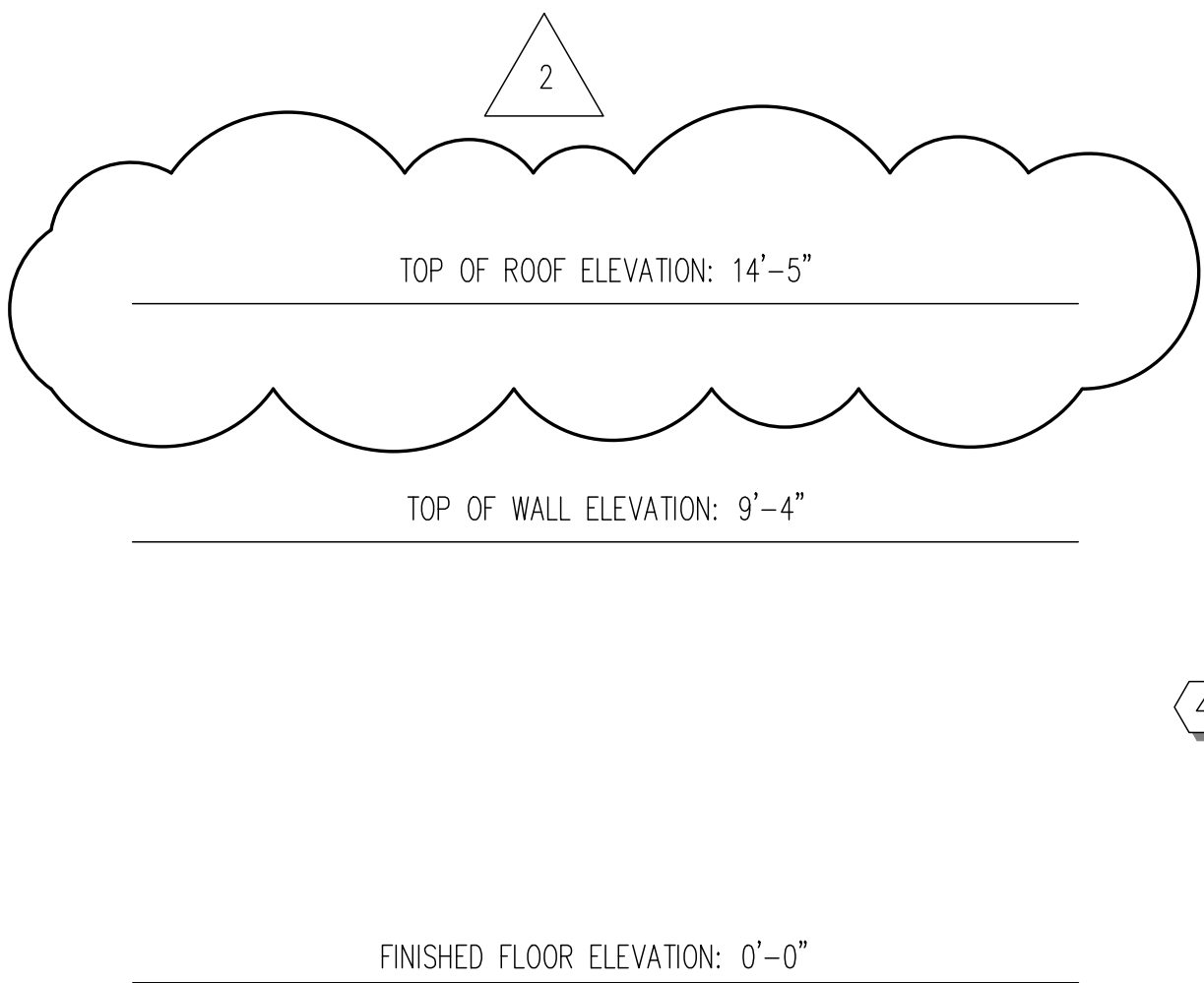
ARCHITECTURAL NOTES

- 1 CONCRETE FOUNDATION WALL WITH WATER-PROOFING MEMBRANE (ECO BASE II OR EQUAL) PER STRUCTURAL
- 2 8X8X16 CENTER SCORE CMU. TAN COLOR PER COLOR SCHEME BELOW. PROVIDE CLEAR SURFACE WATER REPELLANT PER SPEC 07 19 00
- 3 8X8X16 SPLIT FACE CMU. BRICK COLOR PER COLOR SCHEME BELOW. PROVIDE CLEAR SURFACE WATER REPELLANT PER SPEC 07 19 00
- 4 SOFFIT TO MATCH ROOFING
- 5 ROOF ASSEMBLY
- 6 RAIN GUTTER AND DOWN SPOUT
- 7 5'-0" x 6'-8" DOUBLE DOOR
- 8 PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS
- 9 EXTERIOR MOTION SENSORED FLOOD LIGHT
- 10 WALL-PACK EXTERIOR LIGHTING, SHIELDED DOWNWARD
- 11 CONCRETE PAD IN FRONT OF DOOR. PER CIVIL
- 12 STUCCO FINISH OVER PRE-FAB STRUSS
- 13 WALL VENT PER MECHANICAL AND ELECTRICAL
- 14 SNOW GAURD
- 15 HEAT PUMP

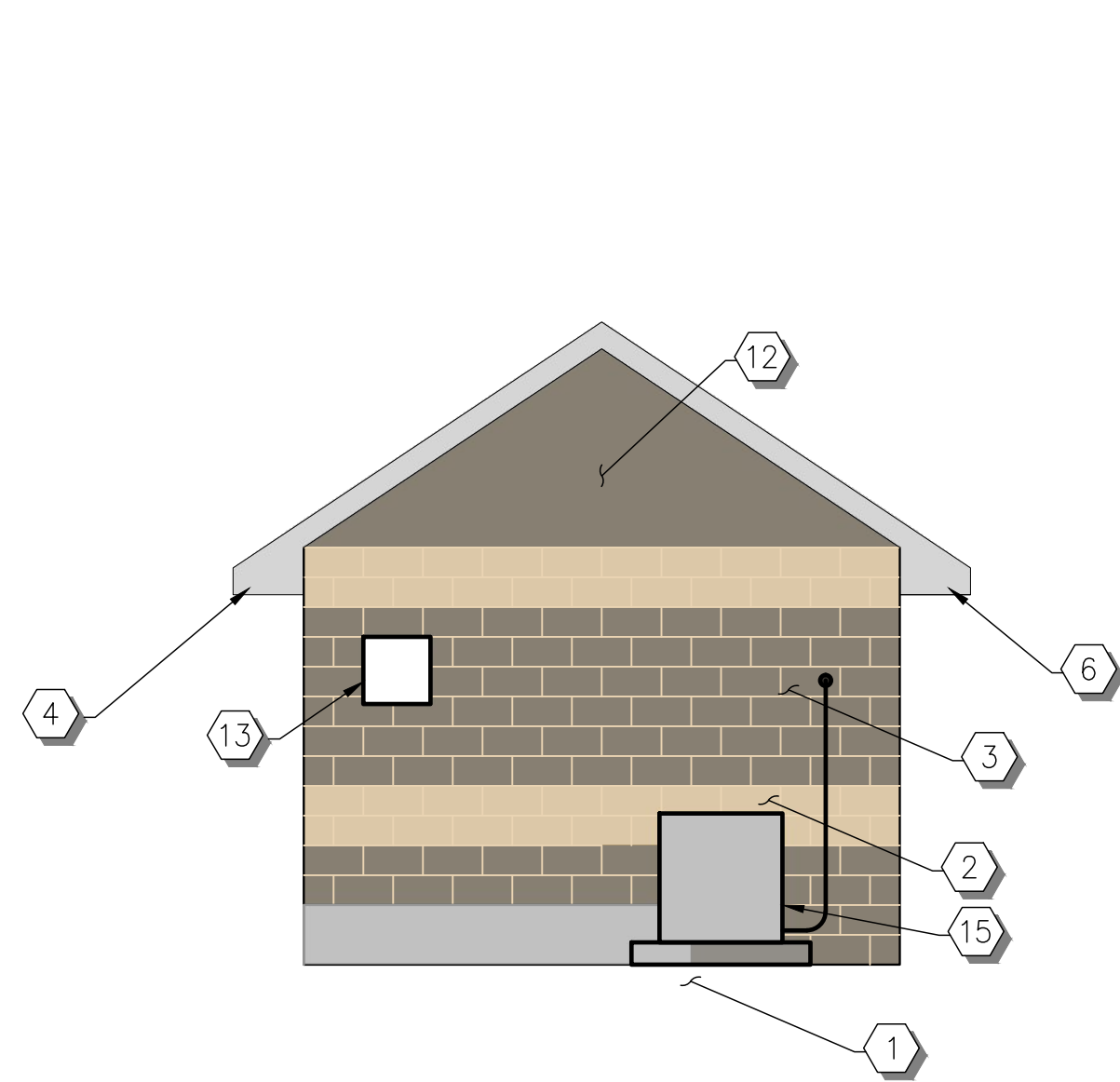
NOTES
1- COLOR SCHEME FOR ALL ITEMS CHOSEN BY DISTRICT. SIMILAR TO BUILDING BELOW



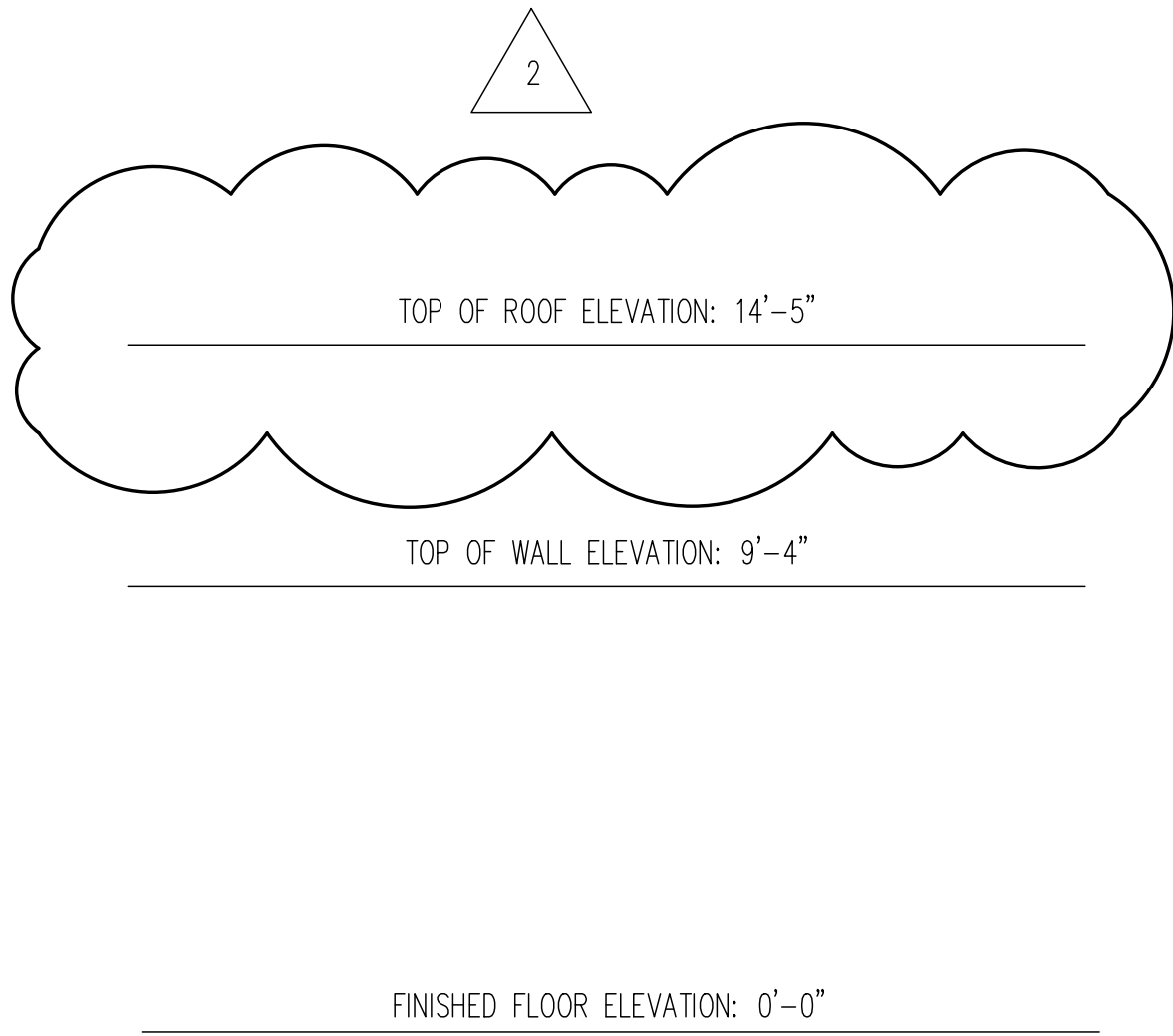
A ELEVATION - EAST SIDE
~ NTS



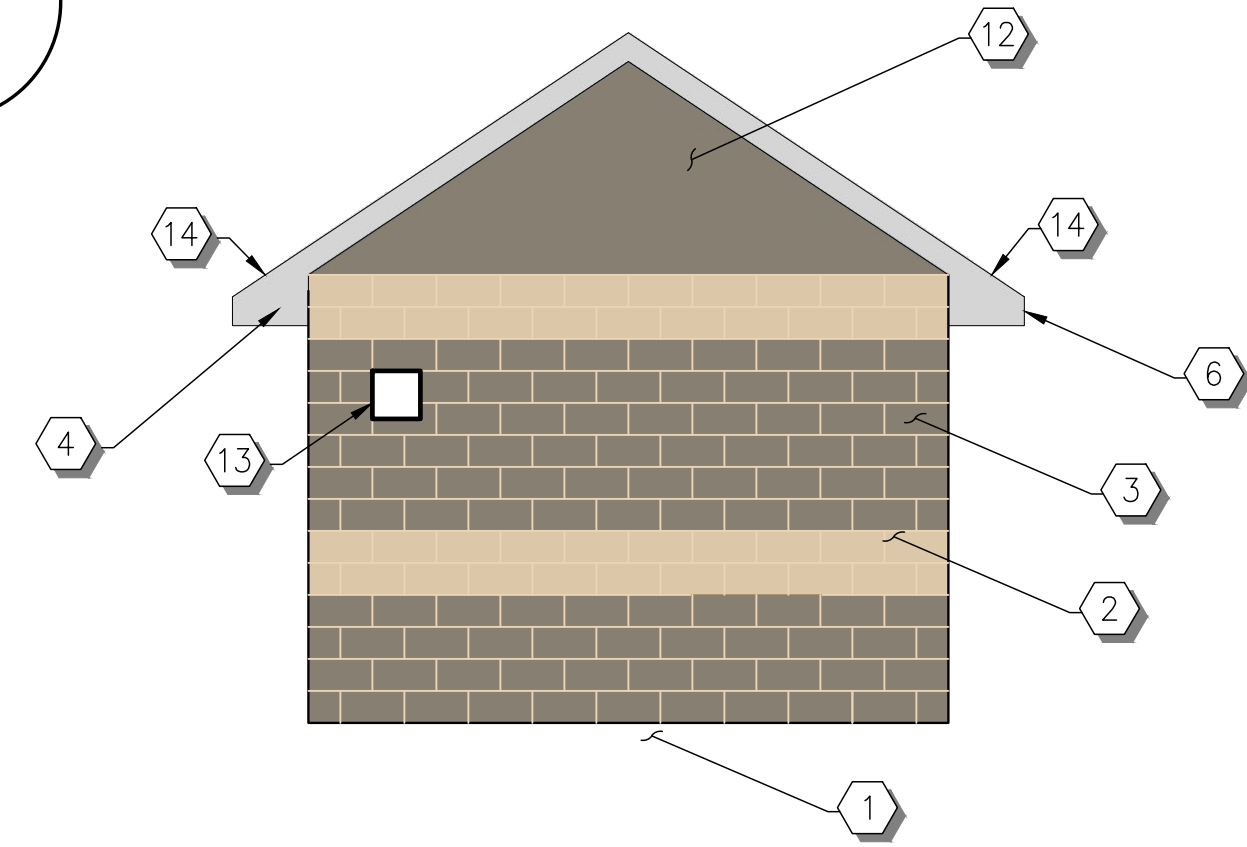
B ELEVATION - NORTH SIDE
~ NTS



C ELEVATION - SOUTH SIDE
~ NTS



D ELEVATION - WEST SIDE
~ NTS



E MATCH HERRIMAN BOOSTER STATION STYLE
~ NTS

REVISIONS					
ZONE	REV.	DESCRIPTION	BY	DATE	APP.
	REV. 1.	FENCE ADDITION	IH	9/13/21	
	REV. 2.	SITE PLAN REVIEW COMMENTS	IH	12/10/21	



DESIGN: IH
DRAWING: IH
REVIEW: SH
APPROVAL: SH



CHLORINE BOOSTER PROJECT
ROSECREST
BUILDING ELEVATIONS

SCALE:

DATE
8/13/2021
PROJECT NUMBER
4198
DRAWING NUMBER
A5
SHEET NUMBER
19 OF 43

Attachment F
Conditional Use Statement



Statement on New Building at 5601 Emmeline Dr. Meeting Conditional Use Standards

The property at 5601 Emmeline Dr (formerly 14408 S 6600 W) has for over 20 years contained a buried tank reservoir used for water storage by the Jordan Valley Water Conservancy. This water is used to supply culinary water to Herriman City and other nearby communities. A few years ago, a temporary chlorination trailer was placed on the site to boost the residual chlorine in the water system at this site. A chlorine residual is required in all potable water systems to maintain water quality. The new proposed building at this site would replace the trailer with a permanent building.

This new building was designed to match the style and color of the existing Herriman booster station just north of the site, thus increasing harmony in the area. There is no anticipated economic affect from this new building, however it should improve aesthetics by replacing the existing trailer with a building that looks more permanent. All outside lighting has been designed to be downward projecting to reduce effects on neighbors and will be on motion sensors to ensure lights do not remain on. There is no anticipated change in traffic flow associated with the building and the only outside utility needed is electricity, which is already on-site. The landscaping is all natural and will remain natural to match the surrounding hillsides.

The only chemical to be stored in this building will be 5% liquid sodium hypochlorite, which is comparable to household bleach. The chemical will be stored in tanks designed for hypochlorite and all the tanks will be in a secondary containment designed to contain any possible spills or leaks. The tanks and building will be vented to the outside as is standard practice in similar facilities throughout the valley including the existing trailer and the nearby Herriman booster pump station. The limited fumes from these facilities are quickly dissipated and non-detectable on the outside. These facilities have no adverse effects on the surrounding community.

This new building should improve the area by replacing the temporary trailer, improve the community water supply by helping maintain a chlorine residual, and has been designed to prevent negative side effects. Thus, we feel it meets the required standards for conditional use.

A handwritten signature in blue ink, reading "Shane K. Swensen". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Shane K. Swensen, JWCD Engineering Department Manager

Chlorination Station

Planning Commission

January 6, 2022



This is an aerial map of the Las Vegas area, specifically focusing on the northern and central parts. A large, irregular area is outlined in green, representing a specific region of interest. Within this green-outlined area, a white circle with a black arrow points to a specific location, labeled "Subject property". The map shows various roads, including I-15 (Shovel Road), I-215 (New River Parkway), and several local streets like W 11800 S, W 13090 S, W 13400 S, W 13200 S, W 12300 S, W 14000 S, S 15000 W, S 16000 W, S 17000 W, S 18000 W, S 19000 W, S 20000 W, S 21000 W, S 22000 W, S 23000 W, S 24000 W, S 25000 W, S 26000 W, S 27000 W, S 28000 W, S 29000 W, S 30000 W, S 31000 W, S 32000 W, S 33000 W, S 34000 W, S 35000 W, S 36000 W, S 37000 W, S 38000 W, S 39000 W, S 40000 W, S 41000 W, S 42000 W, S 43000 W, S 44000 W, S 45000 W, S 46000 W, S 47000 W, S 48000 W, S 49000 W, S 50000 W, S 51000 W, S 52000 W, S 53000 W, S 54000 W, S 55000 W, S 56000 W, S 57000 W, S 58000 W, S 59000 W, S 60000 W, S 61000 W, S 62000 W, S 63000 W, S 64000 W, S 65000 W, S 66000 W, S 67000 W, S 68000 W, S 69000 W, S 70000 W, S 71000 W, S 72000 W, S 73000 W, S 74000 W, S 75000 W, S 76000 W, S 77000 W, S 78000 W, S 79000 W, S 80000 W, S 81000 W, S 82000 W, S 83000 W, S 84000 W, S 85000 W, S 86000 W, S 87000 W, S 88000 W, S 89000 W, S 90000 W, S 91000 W, S 92000 W, S 93000 W, S 94000 W, S 95000 W, S 96000 W, S 97000 W, S 98000 W, S 99000 W, S 100000 W, S 101000 W, S 102000 W, S 103000 W, S 104000 W, S 105000 W, S 106000 W, S 107000 W, S 108000 W, S 109000 W, S 110000 W, S 111000 W, S 112000 W, S 113000 W, S 114000 W, S 115000 W, S 116000 W, S 117000 W, S 118000 W, S 119000 W, S 120000 W, S 121000 W, S 122000 W, S 123000 W, S 124000 W, S 125000 W, S 126000 W, S 127000 W, S 128000 W, S 129000 W, S 130000 W, S 131000 W, S 132000 W, S 133000 W, S 134000 W, S 135000 W, S 136000 W, S 137000 W, S 138000 W, S 139000 W, S 140000 W, S 141000 W, S 142000 W, S 143000 W, S 144000 W, S 145000 W, S 146000 W, S 147000 W, S 148000 W, S 149000 W, S 150000 W, S 151000 W, S 152000 W, S 153000 W, S 154000 W, S 155000 W, S 156000 W, S 157000 W, S 158000 W, S 159000 W, S 160000 W, S 161000 W, S 162000 W, S 163000 W, S 164000 W, S 165000 W, S 166000 W, S 167000 W, S 168000 W, S 169000 W, S 170000 W, S 171000 W, S 172000 W, S 173000 W, S 174000 W, S 175000 W, S 176000 W, S 177000 W, S 178000 W, S 179000 W, S 180000 W, S 181000 W, S 182000 W, S 183000 W, S 184000 W, S 185000 W, S 186000 W, S 187000 W, S 188000 W, S 189000 W, S 190000 W, S 191000 W, S 192000 W, S 193000 W, S 194000 W, S 195000 W, S 196000 W, S 197000 W, S 198000 W, S 199000 W, S 200000 W, S 201000 W, S 202000 W, S 203000 W, S 204000 W, S 205000 W, S 206000 W, S 207000 W, S 208000 W, S 209000 W, S 210000 W, S 211000 W, S 212000 W, S 213000 W, S 214000 W, S 215000 W, S 216000 W, S 217000 W, S 218000 W, S 219000 W, S 220000 W, S 221000 W, S 222000 W, S 223000 W, S 224000 W, S 225000 W, S 226000 W, S 227000 W, S 228000 W, S 229000 W, S 230000 W, S 231000 W, S 232000 W, S 233000 W, S 234000 W, S 235000 W, S 236000 W, S 237000 W, S 238000 W, S 239000 W, S 240000 W, S 241000 W, S 242000 W, S 243000 W, S 244000 W, S 245000 W, S 246000 W, S 247000 W, S 248000 W, S 249000 W, S 250000 W, S 251000 W, S 252000 W, S 253000 W, S 254000 W, S 255000 W, S 256000 W, S 257000 W, S 258000 W, S 259000 W, S 260000 W, S 261000 W, S 262000 W, S 263000 W, S 264000 W, S 265000 W, S 266000 W, S 267000 W, S 268000 W, S 269000 W, S 270000 W, S 271000 W, S 272000 W, S 273000 W, S 274000 W, S 275000 W, S 276000 W, S 277000 W, S 278000 W, S 279000 W, S 280000 W, S 281000 W, S 282000 W, S 283000 W, S 284000 W, S 285000 W, S 286000 W, S 287000 W, S 288000 W, S 289000 W, S 290000 W, S 291000 W, S 292000 W, S 293000 W, S 294000 W, S 295000 W, S 296000 W, S 297000 W, S 298000 W, S 299000 W, S 300000 W, S 301000 W, S 302000 W, S 303000 W, S 304000 W, S 305000 W, S 306000 W, S 307000 W, S 308000 W, S 309000 W, S 310000 W, S 311000 W, S 312000 W, S 313000 W, S 314000 W, S 315000 W, S 316000 W, S 317000 W, S 318000 W, S 319000 W, S 320000 W, S 321000 W, S 322000 W, S 323000 W, S 324000 W, S 325000 W, S 326000 W, S 327000 W, S 328000 W, S 329000 W, S 330000 W, S 331000 W, S 332000 W, S 333000 W, S 334000 W, S 335000 W, S 336000 W, S 337000 W, S 338000 W, S 339000 W, S 340000 W, S 341000 W, S 342000 W, S 343000 W, S 344000 W, S 345000 W, S 346000 W, S 347000 W, S 348000 W, S 349000 W, S 350000 W, S 351000 W, S 352000 W, S 353000 W, S 354000 W, S 355000 W, S 356000 W, S 357000 W, S 358000 W, S 359000 W, S 360000 W, S 361000 W, S 362000 W, S 363000 W, S 364000 W, S 365000 W, S 366000 W, S 367000 W, S 368000 W, S 369000 W, S 370000 W, S 371000 W, S 372000 W, S 373000 W, S 374000 W, S 375000 W, S 376000 W, S 377000 W, S 378000 W, S 379000 W, S 380000 W, S 381000 W, S 382000 W, S 383000 W, S 384000 W, S 385000 W, S 386000 W, S 387000 W, S 388000 W, S 389000 W, S 390000 W, S 391000 W, S 392000 W, S 393000 W, S 394000 W, S 395000 W, S 396000 W, S 397000 W, S 398000 W, S 399000 W, S 400000 W, S 401000 W, S 402000 W, S 403000 W, S 404000 W, S 405000 W, S 406000 W, S 407000 W, S 408000 W,

Zoning Map



Background Information

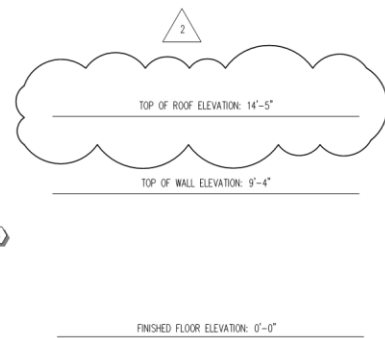
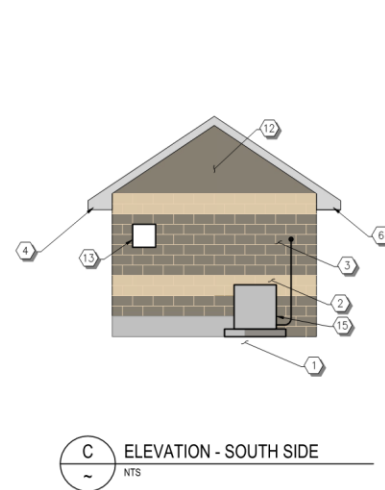
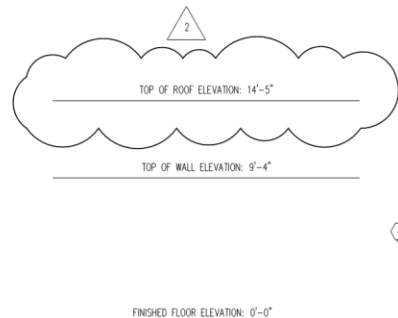
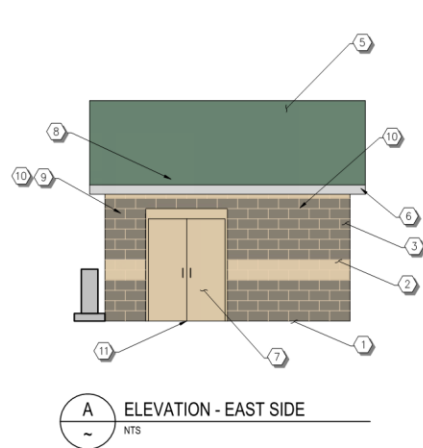
- Buried tank reservoir located on property
- A chlorine residual is required in all potable water systems to maintain water quality
- Permanent building to replace temporary trailer

Site Plan



Area of Disturbance





ARCHITECTURAL NOTES

- 1 CONCRETE FOUNDATION WALL WITH WATER-PROOFING MEMBRANE (ECO BASE II OR EQUAL) PER STRUCTURAL
 - 2 8X8X16 CENTER SCORE CMU, TAN COLOR PER COLOR SCHEME BELOW. PROVIDE CLEAR SURFACE WATER REPELLANT PER SPEC 07 19 00
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A7
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A7 D
A7 E
A7
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 - 14 SNOW GAIRD
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- NOTES
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REVISIONS					
ZONE	REV.	DESCRIPTION	BY	DATE	APP.
	REV 1	FENCE ADDITION	W	9/13/21	
	REV 2	SITE PLAN REVIEW COMMENTS	W	12/10/21	



DESIGN: JH
DRAWING: JH
REVIEW: SH
APPROVAL: SH



CHLORINE BOOSTER PROJECT
ROSECREST
BUILDING ELEVATIONS

SCALE:	
DATE	8/13/2021
PROJECT NUMBER	4198
DRAWINGS NUMBER	A5
SHEET NUMBER	19 OF 43

Conditional Use Standards

- Suitability
- Harmony with existing surrounding development
- Effects on surrounding development
- Economic impact
- Aesthetic impact
- Service issues
- Mitigating odors, dust, etc.

Staff Recommendation

Staff recommends approval of the chlorination station and its associated building located at 5601 Emmeline Drive



STAFF REPORT

DATE: December 22, 2021

TO: The Planning Commission

FROM: Clinton Spencer, AICP, Planning Manager

SUBJECT: **Request to Amend the Requirements of Approval for the Hidden Oaks Pod 1, Phase 2 Subdivision at 6710 Herriman Main Street in the R-1-15 Residential Zone. (Public Hearing)**
Applicant: Dan Reeve w/ Perry Development (authorized agent)
Acres: ±11.82
File Number: S2021-144

RECOMMENDATION:

Staff recommends the Commission approve the following findings:

- There is good reason for the subdivision amendment.
- The proposed plat amendment complies with all zoning requirements.
- The proposed plat amendment complies with the Hidden Oaks Master Development Agreement (MDA).

Staff recommends the Commission review whether to approve (or deny) the applicant's request to amend the following requirements (conditions number 5 and 6) of approval from the previous subdivision approval. If approved, staff recommends the applicant be required to do the following:

1. Install all curb, gutter, sidewalk, park strip landscaping, street trees, masonry fences, and street lights along Dansie Boulevard to at least the south radius return of the access (Oak Leaf Way) on Dansie Boulevard for the full width of the right-of-way.
2. Pay the fee in lieu for all other improvements behind the curb along Dansie Boulevard from Herriman Highway to the 13400 South connection in accordance with the Hidden Oaks MDA before the plat is recorded.

ISSUE BEFORE COMMISSION:

Based on staff's findings, should the Planning Commission amend the approval requirements regarding the construction of Dansie Boulevard?

If approved by the Planning Commission with any required conditions, the applicant will continue working with staff to make all necessary corrections before the plat is recorded and any permits are issued.

BACKGROUND/SUMMARY:

The applicant received approval of a thirty-three (33) lot subdivision in June 2021. Their subdivision is currently in review and has not yet been approved by the City to be recorded at the County. As part of the approval requirements, the applicant was required to install all public improvements in the right of way, including curb, gutter, sidewalk, park strip landscaping, street trees, masonry fences, and street lights connecting from Herriman Highway to 13400 South. Requirements number 5 and 6 of the approval state the following:

5. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with City standards, including Herriman Main Street.
6. Main Street and roadway improvements and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.

These requirements hold the applicant responsible for constructing Dansie Boulevard, including all curb, gutter, sidewalk, park strip landscaping, street trees, masonry fences, and street lights from Herriman Highway to 13400 South.

The applicant wishes to amend this requirement to reduce the amount of improvements necessary to develop their subdivision. Mr. Reeve with Perry Homes is proposing the following language to replace these requirements:

The portion of Dansie Boulevard right-of-way south of the entrance to Pod 1 Phase 2 as noted on the revised preliminary plat shall not be required to be developed as part of the Pod 1 Phase 2 subdivision, per Section 8.3.1 of the Master Development Agreement for Hidden Oaks and per the Hidden Oaks Pod 1 and Pod 2 Traffic Impact Study performed by Hales Engineering dated November 23, 2021.

DISCUSSION:

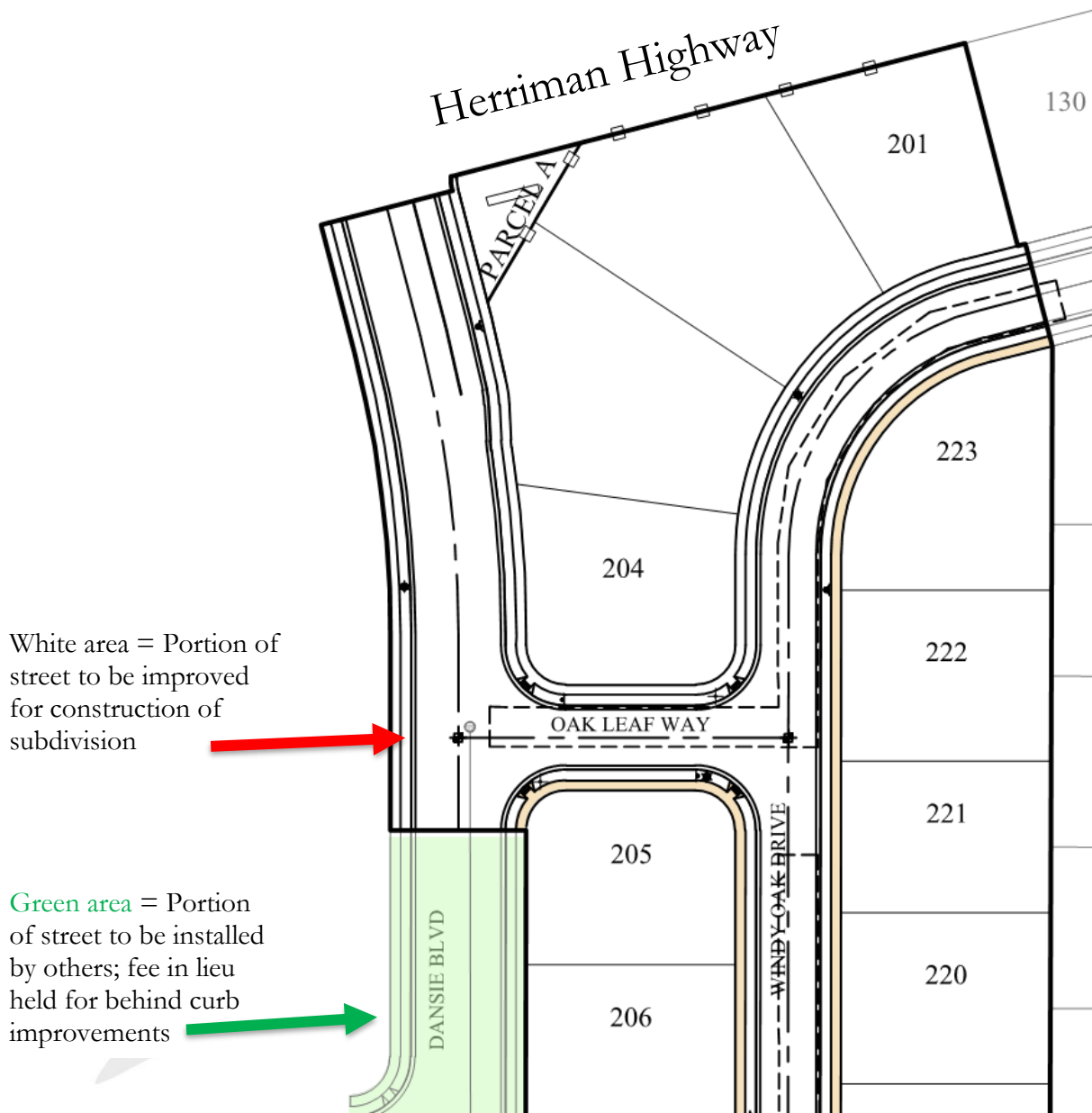
Engineering/ Zoning Ordinance Review:

Ordinance 10-28-12(C) requires, “When development is proposed, the applicant shall dedicate and improve any street, or portion thereof, which is planned in or necessitated by the development and that is rationally related to the development’s impact on the City’s transportation system. Improvements that are not rationally related to the development do not need to be completed or no fee in lieu is necessary.”

***Staff Finding** – As per the ordinance stated above, the applicant shall be required to install all improvements in the right-of-way, which is deemed necessary and rationally related to the proposed development. Hidden Oaks, Pod 1, Phase 2 includes one access onto the proposed Dansie Drive located at the northwest corner of the subdivision. The applicant states that this is as far south from Herriman Highway they would be required to improve Dansie Boulevard. The*

subdivision fronts the future Dansie Boulevard from Herriman Highway to 13400 South but only utilizes one access located on the northwest portion of the subdivision. Their other access is located farther to the east along Herriman Highway and is already installed.

Staff finds that by following the requirements of the above ordinance, City Code 10-28-12(C) is satisfied as long as the improvements terminate at the south end of the Oak Leaf Way access. As there are two abutting subdivisions that will eventually develop with similar requirements, staff recommends that whichever applicant constructs their subdivision first install that portion of the road shown in Attachment F, which is an exhibit provided by the applicant. The applicant will still be held responsible—as per the MDA—to post a “fee in lieu” for installing the park strip, sidewalk, and masonry fence along Dansie Boulevard until it connects to 13400 South.



Hidden Oak MDA Compliance:

The applicant is stating that as per 8.3.1 of the MDA, the remainder of Dansie Boulevard is considered an off-site impact and therefore not necessary to install as long as the level of service maintains a minimum level of service “D,” which the provided traffic study shows maintaining a level of service “A.”

***Staff Finding:** The proposed Dansie Boulevard is located between Pods 1 and 2 of Hidden Oaks MDA. The road is within the MDA boundaries and therefore not considered an off-site impact but an on-site impact to the overall development. Within the MDA, there are also exhibits showing Dansie Boulevard, which provides further evidence that the required improvements are not considered, nor classified as ‘off-site’ to the development of Hidden Oaks (see Attachment G). The MDA does require the applicant to post a “fee in lieu” of all future right-of-way improvements behind the curb, which staff recommends the applicant shall do before the plat is recorded.*

ALTERNATIVES:

The following alternates are offered for consideration:

1. Planning Commission can **approve** this request as proposed by staff with the recommended conditions of approval.
2. Planning Commission can **approve** this request with amended or additional requirements/conditions. (list additional conditions)
3. Planning Commission can **deny** this request (state reasons for denial) which would maintain the existing requirement for the applicant to install all curb, gutter, sidewalk, asphalt, park strip landscaping and street trees, and masonry fences on Dansie Boulevard from Herriman Highway to 13400 South.

ATTACHMENTS:

- A. Application
- B. Vicinity Map
- C. Approved Preliminary Plat
- D. Letter of Approval
- E. Letter from Applicant
- F. Proposed Changes to Preliminary Plat
- G. Applicable Information from MDA
- H. Public Notice

Attachment A

Application



Preliminary Subdivison Plat Application

SUBDIVISION INFORMATION			
Property Address: 6710 Herriman Main Street			
Parcel Numbers: 26-34-377-001-0000			
<input type="checkbox"/> New Lots/Units <u>34</u> Number of lots/units Total Acres: <u>11.82</u>			
<input checked="" type="checkbox"/> Plat Amendment <u>0</u> Number of new lots/units			
Name of Proposed Subdivision: Hidden Oaks Pod 1 Phase 2			
APPLICANT INFORMATION			
Name of Applicant: Perry Development, LLC			
Address of Applicant:			
Email of Applicant: dreeve@perryhomesutah.com			Phone:
Applicants Affiliation with the Subject Property:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other			
Engineer: (if not listed above) Focus Engineering & Surveying			
Email of Engineer: bduzett@focusutah.com			Phone of Engineer:
Architect: (if applicable)			
Email of Architect			Phone of Architect:
Property Owner: (if not listed above)			
Email of Owner:			Phone:
OFFICE USE ONLY			
Date Received: 12/08/2021	Received By: CAS	File Number: S2021-144	Fee: \$150.00
Zone: R-1-15	Assigned Planner:		Receipt # 1100445

Attachment B

Vicinity Map

HO Pod 1, Ph 2
 Acres: 11.82
 Zone: R-1-15
 General Plan: Low Density Residential

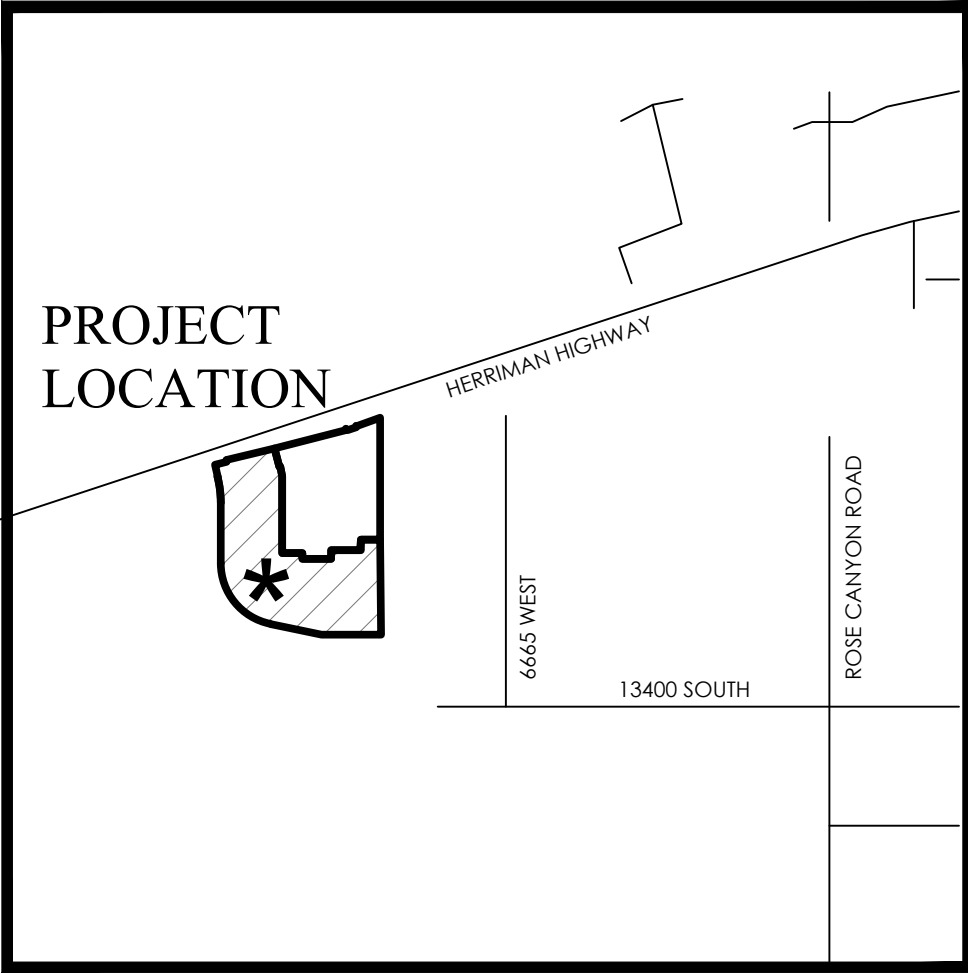
Pacific Maple Way
 Hidden Elm Way
 R-1-15 Zone
 Herriman Hwy
 Windy Oak Dr
 Carmen Oak Dr
 Split Oak Dr
 A-25 Zone
 Cocomo Ct
 A-1 Zone
 13400 S
 A-50 Zone
 6740 W
 A-25 Zone
 Dustin Cir
 Valynn Dr
 A-1 Zone

0 100 200 400 600 800
Feet



Attachment C

Approved Preliminary Plat



VICINITY MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HERRIMAN CITY'S STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

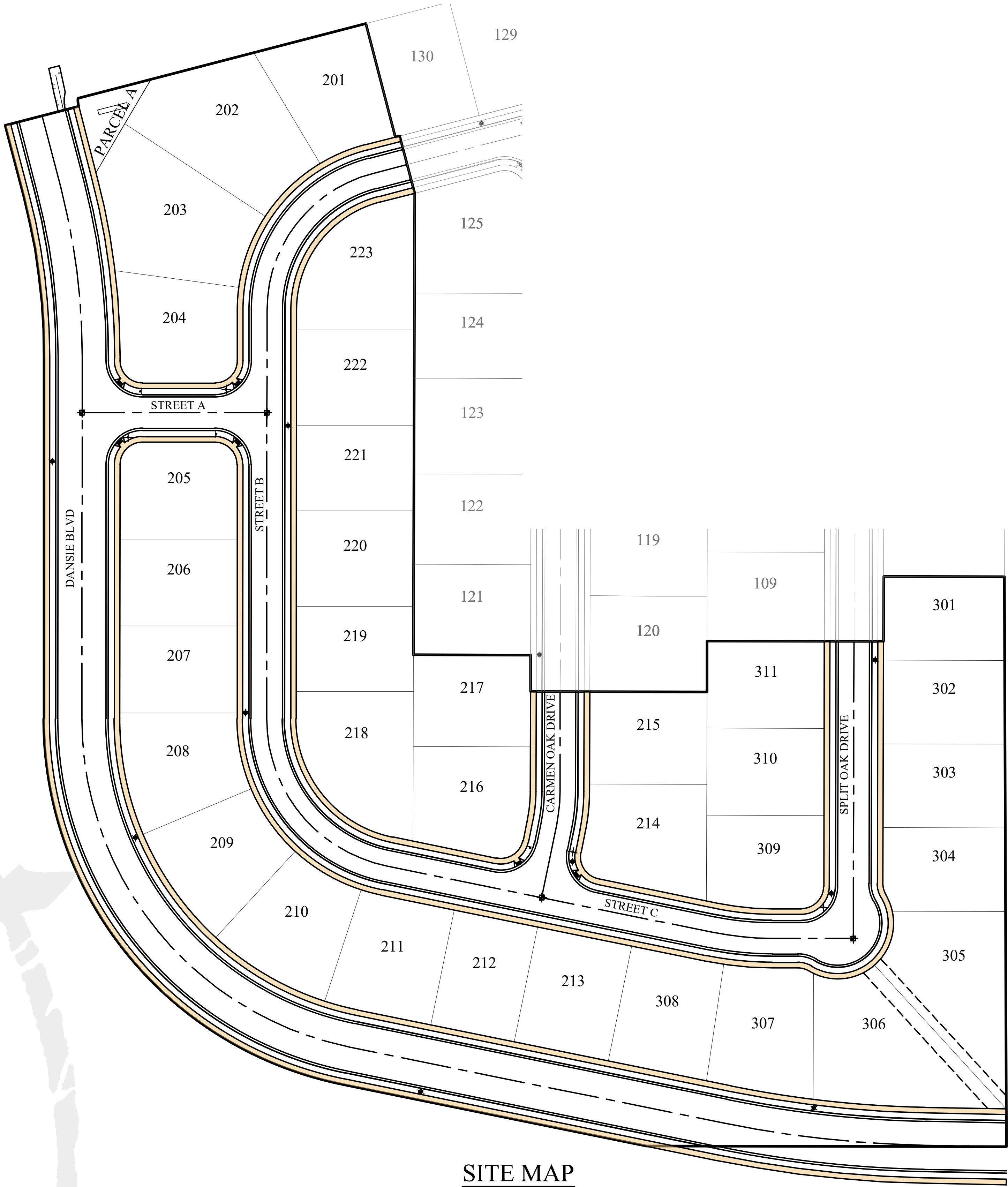
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

HIDDEN OAKS POD 1 PHASE 2

PREPARED FOR:
PERRY DEVELOPMENT, LLC
LOCATED IN:
HERRIMAN CITY

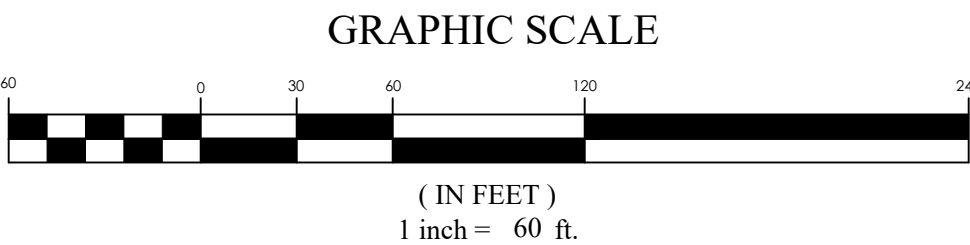


Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION PLAN

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
PERRY DEVELOPMENT, LLC
17 EAST WINCHESTER STREET, SUITE 200
MURRARY, UTAH 84107
(801) 264-8800



HIDDEN OAKS POD 1 PHASE 2
HERRIMAN CITY
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

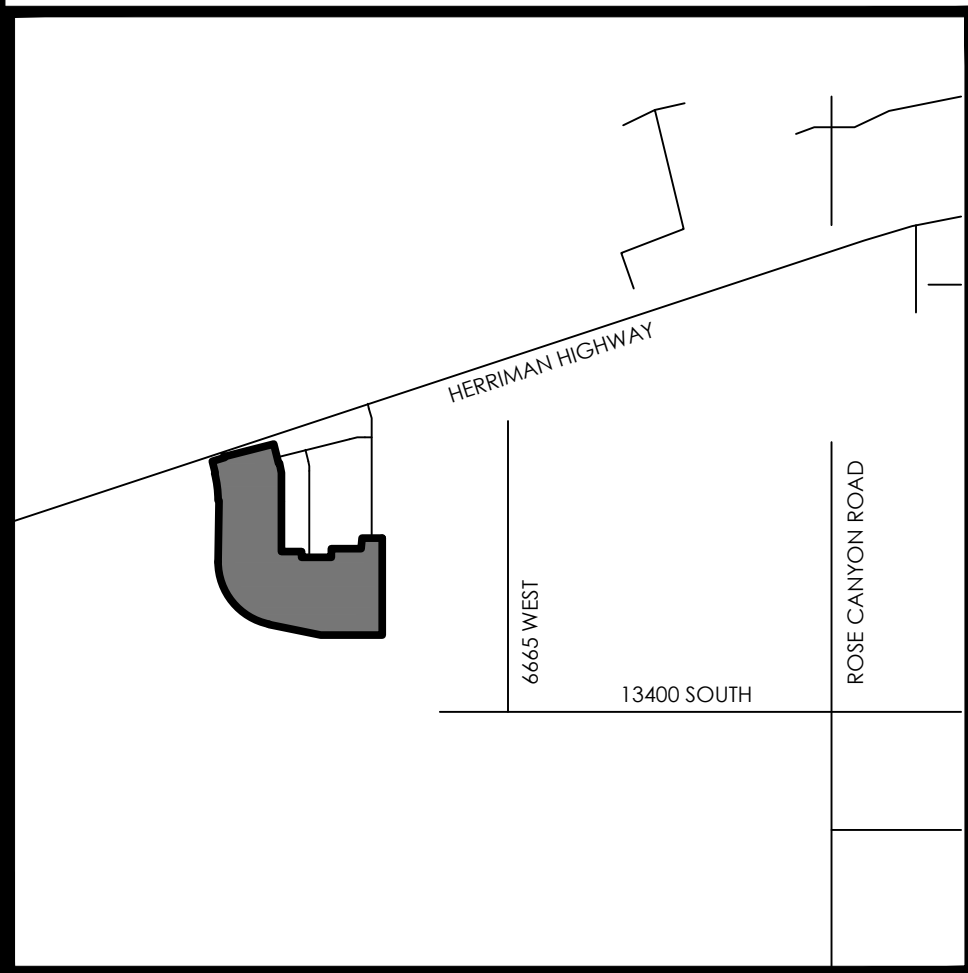
COVER SHEET

Scale: 1"=60'
Date: 11/12/20
Sheet:
Drawn: ATW
Job #: 20-0488

C1



FOR
REVIEW
ONLY



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- EXISTING STREET MONUMENT
- BOUNDARY MARKERS

NOTES:

- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
- NO OBSTRUCTION TO VIEW IN EXCESS OF 3 FEET HEIGHT SHALL BE PLACED WITHIN TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS 30 FEET FROM THE INTERSECTION OF THE STREET LINES

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	600.00	14°35'20"	152.77	S07°15'20"E
C2	300.00	78°32'02"	411.20	S39°13'41"E
C3	1000.00	10°25'19"	181.90	S83°42'21"E
C4	126.50	75°24'40"	166.50	S37°44'40"W
C5	134.50	78°32'02"	184.36	S39°13'41"E
C6	276.50	11°22'14"	54.87	S84°10'49"E
C7	150.00	11°22'14"	29.77	S05°49'11"W
C8	153.00	16°26'42"	43.91	S67°13'39"W
C9	153.00	16°26'42"	43.91	S67°13'39"W
C10	634.00	7°39'01"	84.65	N10°43'29"W
C11	634.00	6°56'19"	76.78	N03°25'30"W
C12	153.00	7°37'55"	20.38	S03°51'17"W
C13	20.00	90°00'00"	31.42	S45°02'20"W
C14	20.00	90°00'00"	31.42	N44°57'40"W
C15	20.00	90°00'00"	31.42	N45°02'20"E
C16	20.00	90°00'00"	31.42	S44°57'40"E
C17	161.00	22°53'39"	64.33	S11°24'30"E
C18	266.00	22°53'39"	106.29	N11°24'30"W
C19	161.00	24°31'58"	68.94	S35°07'18"E
C20	266.00	24°31'58"	113.90	N35°07'18"W
C21	266.00	24°31'58"	113.90	N59°39'16"W
C22	161.00	24°31'58"	68.94	S59°39'16"E
C23	266.00	6°34'27"	30.52	N75°12'28"W

Easement Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
(C45)	50.00	23°07'35"	20.18	N51°20'43"E

Easement Line Table		
LINE	DIRECTION	LENGTH
(L2)	N88°55'01"W	16.56
(L3)	S00°10'55"E	11.89

OWNER/DEVELOPER
PERRY HOMES
17 EAST WINCHESTER STREET, SUITE 200
MURRAY, UTAH 84107
(801) 608-8040
CONTACT: DAN REEVE

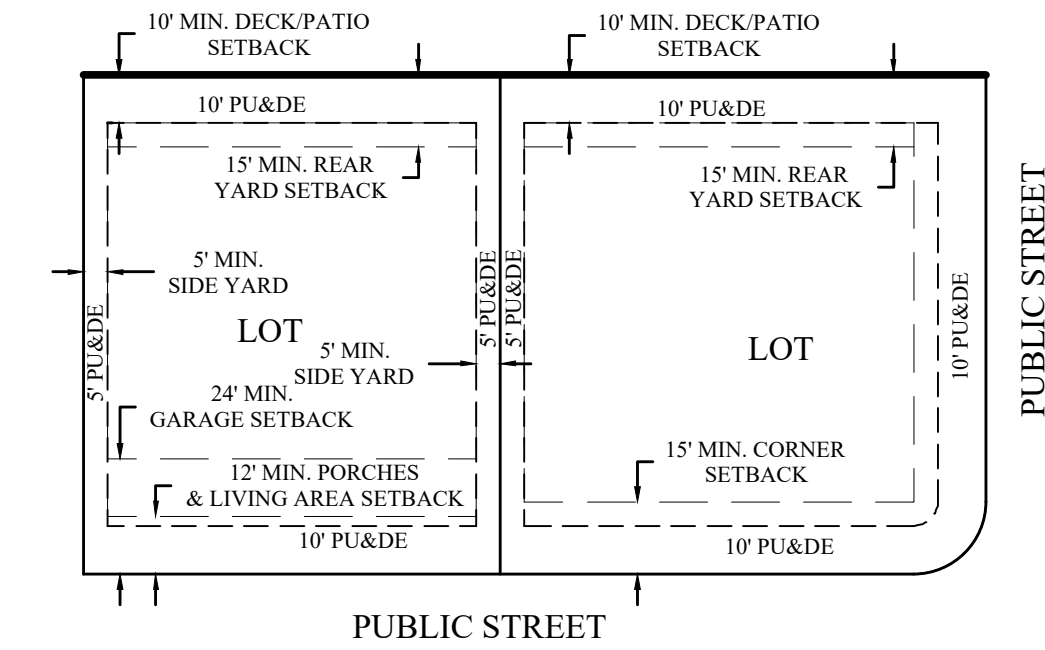
PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR

OWNER/DEVELOPER
PERRY DEVELOPMENT, LLC
17 EAST WINCHESTER STREET,
SUITE 200
MURRAY, UTAH 84107
(801) 264-8800

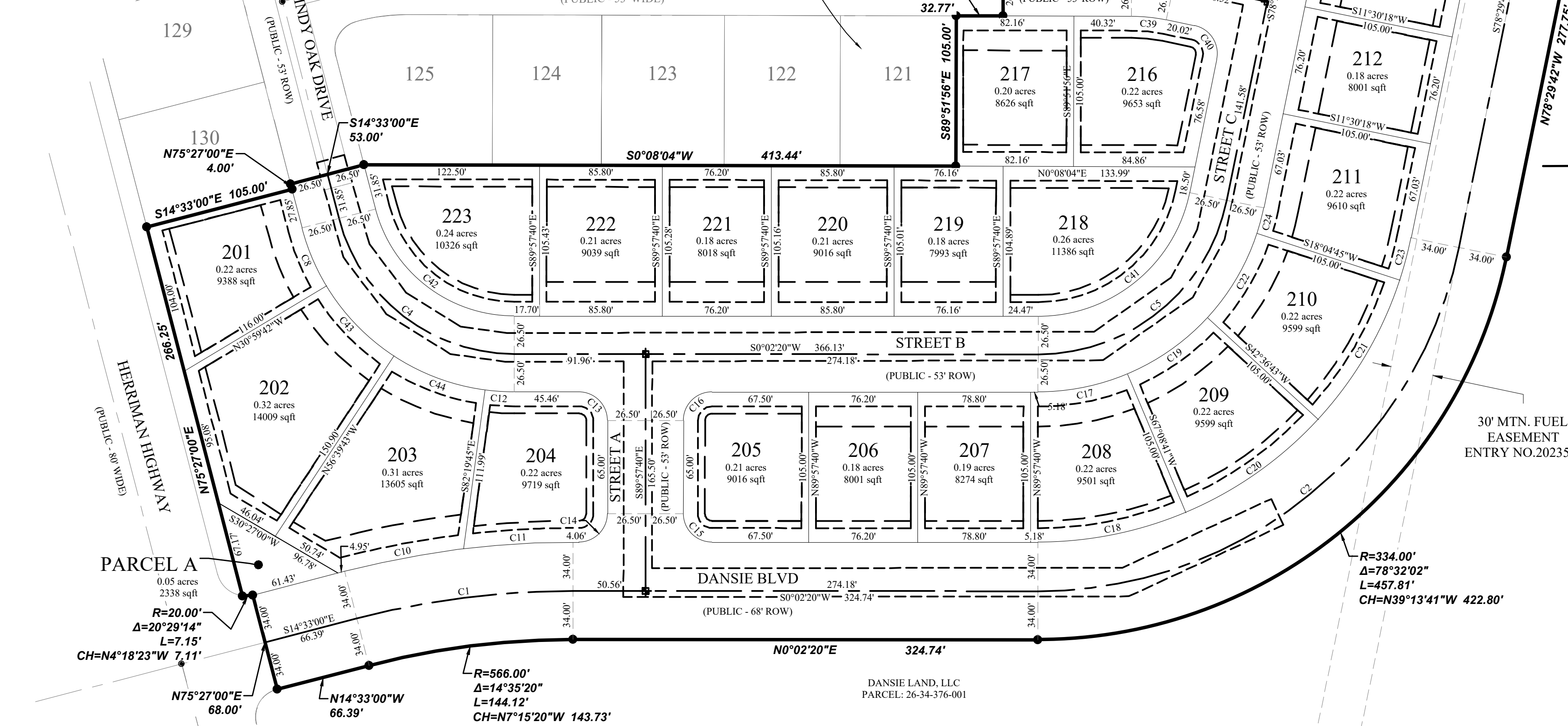
SHEET 1 OF 1



TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C24	161.00	6°34'27"	S75°12'28"E	18.46
C25	303.00	3°06'35"	S80°03'00"E	16.44
C26	966.00	4°26'05"	N89°42'45"W	74.75
C27	303.00	8°15'39"	S85°44'07"E	43.65
C28	20.00	30°48'44"	S74°27'34"E	10.63
C29	50.00	4°45'21"	S61°25'53"E	4.15
C30	966.00	5°59'14"	N85°55'24"W	100.90
C31	50.00	67°13'04"	N82°34'55"E	55.35
C32	50.00	61°18'39"	N18°19'04"E	50.99
C33	50.00	18°20'25"	N21°30'28"W	15.94
C34	20.00	30°48'44"	N15°16'18"W	10.63
C35	20.00	90°00'00"	S45°08'04"W	28.28
C36	250.00	11°22'14"	N84°10'49"W	49.53
C37	20.00	90°00'00"	N33°29'42"W	28.28
C38	176.50	11°22'14"	N05°49'11"E	34.97
C39	123.50	11°22'14"	S05°49'11"W	24.47
C40	20.00	90°00'00"	S56°30'18"W	28.28
C41	108.00	78°32'02"	N39°13'41"W	136.71
C42	100.00	75°24'40"	N37°44'40"E	122.32
C43	153.00	25°40'02"	N46°10'18"E	67.97
C44	153.00	25°40'02"	N20°30'16"E	67.97

Line Table		
LINE	DIRECTION	LENGTH
L1	S44°51'56"E	19.26

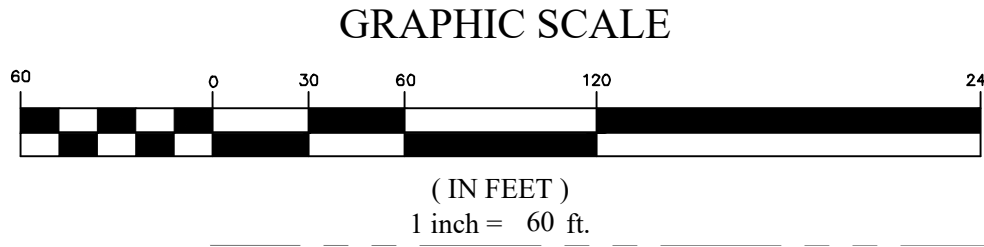


HIDDEN OAKS PHASE 2 POD 1

SUBDIVISION

PRELIMINARY PLAT

LOCATED IN THE SW 1/4 CORNER OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



LOT 1
JOSUA AND KAREN BATEMAN
PARCEL: 32-03-200-012

JESSE DANSIE
PARCEL: 32-03-100-001

SOUTHWEST CORNER OF
SECTION 34, T3S, R2W, SLB&M
FOUND SALT LAKE COUNTY
2.5" FLAT BRASS MONUMENT

TABULATIONS:

1. TOTAL PLAT ACREAGE:	11.82 AC +/-
2. TOTAL LOT ACREAGE:	7.23AC +/-
3. TOTAL ACREAGE IN STREETS:	4.35 AC +/-
4. TOTAL ACREAGE IN OPEN SPACE:	0.24 AC
5. AVERAGE LOT SIZE:	9254 sq.ft.
6. NUMBER OF LOTS:	33
7. DENSITY:	2.79 UNITS/ACRE

DOMINION ENERGY

APPROVED THIS ___ DAY OF ___
A.D. 20___ BY DOMINION ENERGY

DOMINION ENERGY

HERRIMAN CITY

APPROVED THIS ___ DAY OF ___
A.D. 20___ BY HERRIMAN CITY.

ATTEST: RECORDER PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

HIDDEN OAKS PHASE 2 POD 1
SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No. 12971507 and that Real Property described in Entry No. 129715050 of the Official Records of Salt Lake County, located in the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman City, Utah, more particularly described as follows:

Beginning at the South 1/4 Corner of Section 34, T2S, R2W, SLB&M; thence N89°53'28"W along the Section line 322.38 feet; thence N78°29'42"W 277.75 feet; thence along the arc of a curve to the right with a radius of 334.00 feet a distance of 457.81 feet through a central angle of 78°32'02" Chord: N39°13'41"W 422.80 feet; thence N00°02'20"E 324.74 feet; thence along the arc of a curve to the left with a radius of 566.00 feet a distance of 144.12 feet through a central angle of 14°35'20" Chord: N07°15'20"W 143.73 feet; thence N14°33'00"W 66.39 feet; thence N75°27'00"E 68.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: N75°27'11"E) a distance of 7.15 feet through a central angle of 20°29'14" Chord: N04°18'23"W 7.11 feet; thence N75°27'00"E 266.25 feet; thence S14°33'00"E 105.00 feet; thence N75°27'00"E 4.00 feet; thence S14°33'00"E 53.00 feet; thence S00°08'04"W 413.44 feet; thence S89°51'56"E 105.00 feet; thence S00°08'04"W 32.77 feet; thence S89°51'56"E 158.00 feet; thence N00°08'04"E 45.64 feet; thence S89°51'56"E 158.00 feet; thence N00°08'01"E 58.27 feet; thence S89°51'56"E 108.16 feet to the 1/4 Section line; thence S00°10'55"E along the 1/4 Section line 510.69 feet to the point of beginning.

Contains: 11.82 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

HIDDEN OAKS PHASE 2 POD 1
SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS ___ DAY OF _____ A.D. 20___

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)

ON THIS ___ DAY OF _____ IN THE YEAR 20___ BEFORE ME, _____, PERSONALLY APPEARED _____, WHO
DULY ACKNOWLEDGED TO ME THAT (S)HE IS A
, OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS
AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF
AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE

HIDDEN OAKS PHASE 2 POD 1
SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SW 1/4 CORNER OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

NOT TO BE
RECORDED

FOR
REVIEW
ONLY

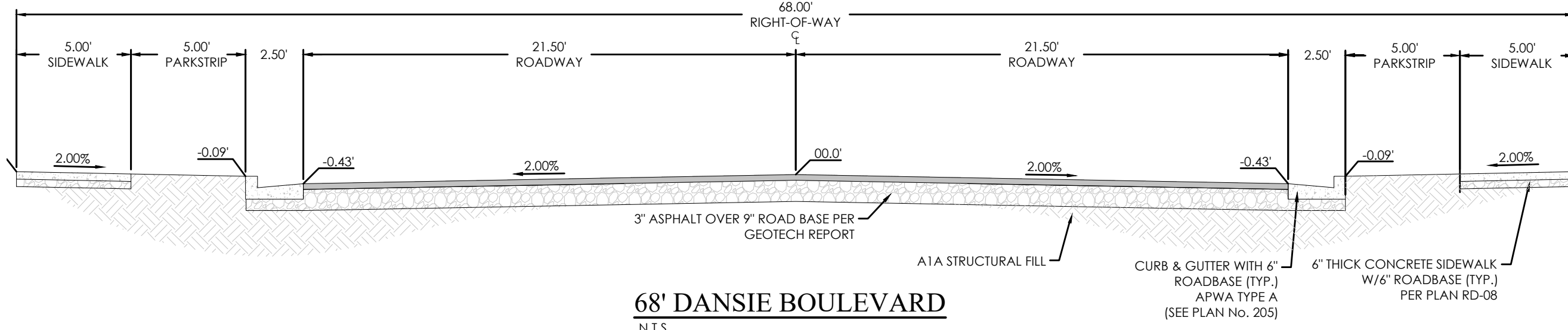
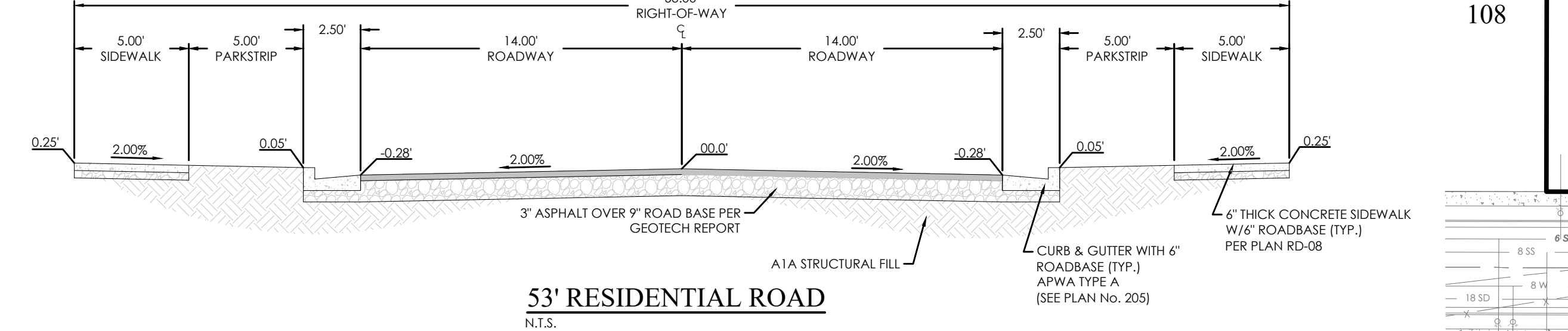
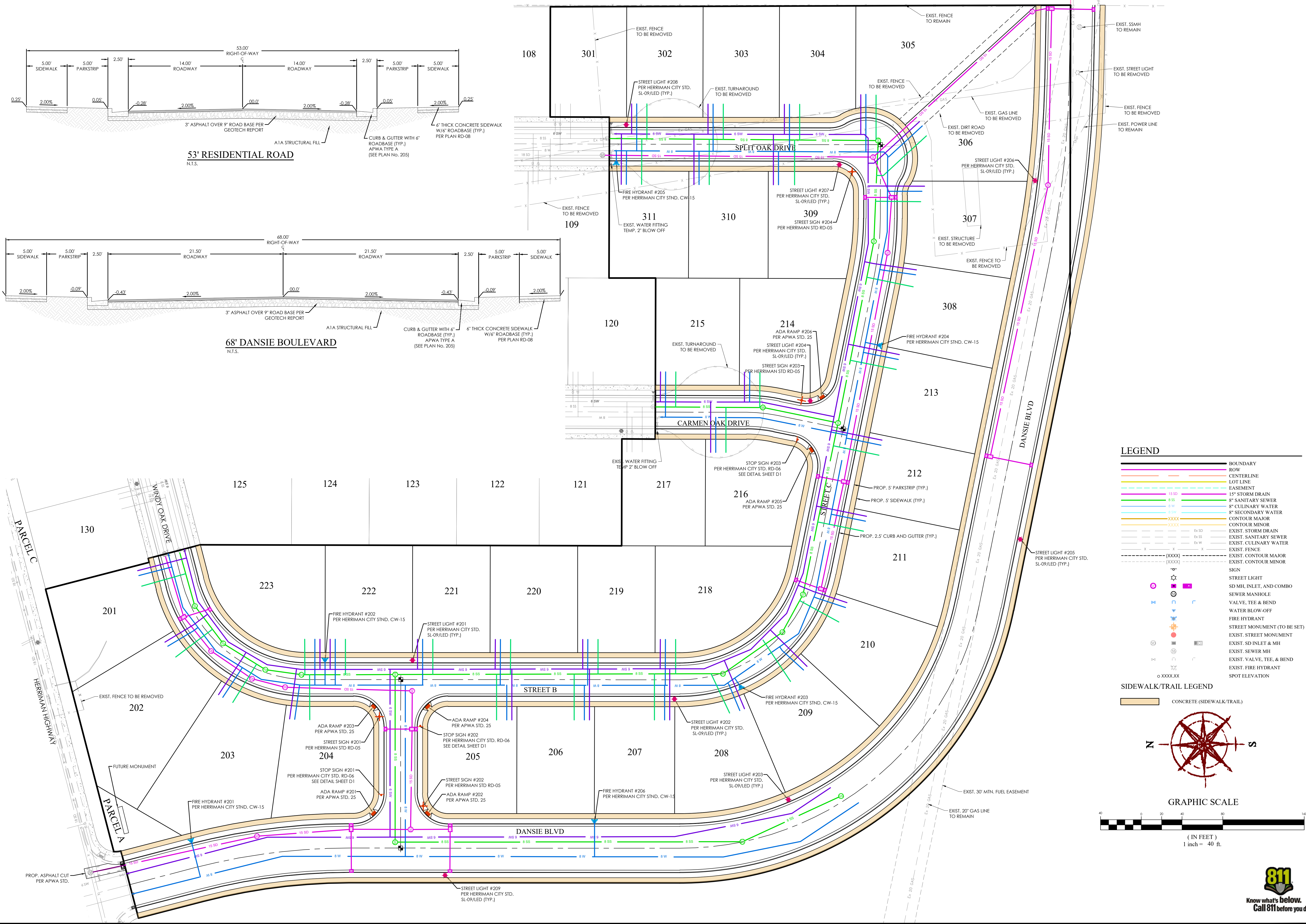
HIDDEN OAKS POD 1 PHASE 2

HERRIMAN, UTAH

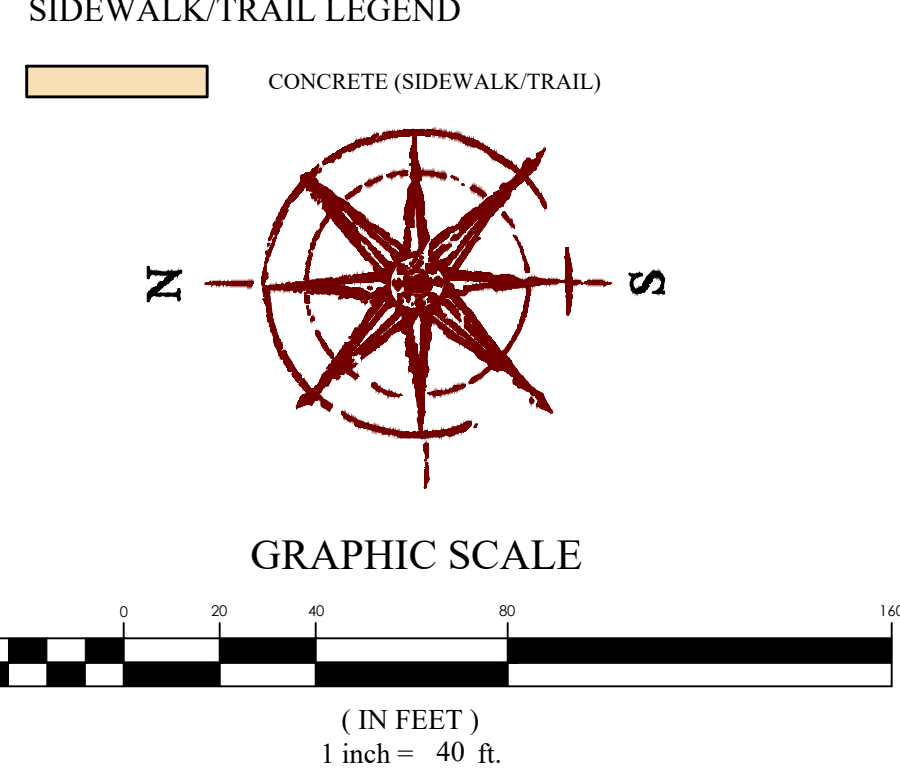
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN	
Scale: 1"=40'	Drawn: ATW
Date: 11/12/20	Job #: 20-0488
Sheet:	C3



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION





HIDDEN OAKS POD 1 PH. 2 color plan

HERRIMAN CITY, SALT LAKE COUNTY

11/12/2020

20-0488

Attachment D

Letter of Approval



June 18, 2021

Dan Reeve
17 E Winchester St., Ste. 200
Murray, UT 84107

Re: File Number S2020-094 for Preliminary Plat Approval for Hidden Oaks Pod 1, Phase 2 with 34 single family lots at 6710 W Herriman Main Street.


Dear Mr. Reeve:

The Herriman Planning Commission heard your item, Preliminary Plat Approval for Hidden Oaks Pod 1, Phase 2 with 33 single family lots at 6710 W Herriman Main Street, on June 17, 2021. The Commission voted 8-0 to approve your project subject to the following requirements:

1. All Engineering review comments be addressed and satisfied before the final plat is recorded.
2. The property line discrepancy at the corner of Herriman Highway and 13400 South intersection be resolved before plat is recorded.
3. Parcel A, if not being used for a public use, be either dedicated, or included in the adjacent lots with an easement.
4. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
5. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
6. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
7. Receive Planning Commission approval for the site plan for Hidden Oaks Pod 1, Phase 2.
8. All other applicable city ordinances are satisfied.

The preliminary subdivision approval shall expire and have no further force or effect if the plat is not recorded within two (2) years from when it was approved (June 17, 2023). Please continue to work with the City Engineering and Planning departments to comply with the above conditions in order to record the subdivision plat.

If you have any other questions please contact the Planning Department during regular business hours.

Sincerely,

Clinton Spencer, AICP
Planning Manager
planning@herriman.org

Attachment E

Letter from Applicant



December 1, 2021

Herriman City Community Development
Attn: Blake Thomas
5355 West Herriman Main Street
Herriman, UT 84096

RE: Hidden Oaks Pod 1 – Dansie Blvd. Improvements

Dear Blake,

As the developer of Hidden Oaks Pod 1, Perry Development, LLC requests that development of Dansie Blvd. south of the entrance to Hidden Oaks Pod 1 Phase 2 (see green shaded area in the attached Exhibit A) not be a requirement of development of Hidden Oaks Pod 1 Ph. 2, per Section 8.3.1 of the Master Development Agreement for Hidden Oaks (the "MDA") Section 8.3.1 which states:

"8.3.1 Off-Site Impact Fee Eligible Road Projects and Intersection Improvements. Based upon the Traffic Impact Study ("TIS") attached hereto as Exhibit "I" the City agrees that in no event shall Master Developer or any Subdeveloper be required to construct any Off-Site Capital Improvement Road nor shall the construction of any such Off-Site Capital Improvement Road be a condition to any Development Application for so long as the updated traffic study submitted in connection with such Development Application determines that the existing infrastructure supplies a level of service equal to or greater than "D" level service when taking into account the effect of the development proposed in such Development Application."

Attached to this letter is the updated Traffic Impact Study for Pods 1 and 2, contemplating Dansie Blvd. not being installed beyond the first entrance to Pod 2, showing that such proposed development provides a Level "a" service to both Pods 1 and 2.

As always, we appreciate the continued efforts from you and the rest of the city as we develop Hidden Oaks along with other development partners.

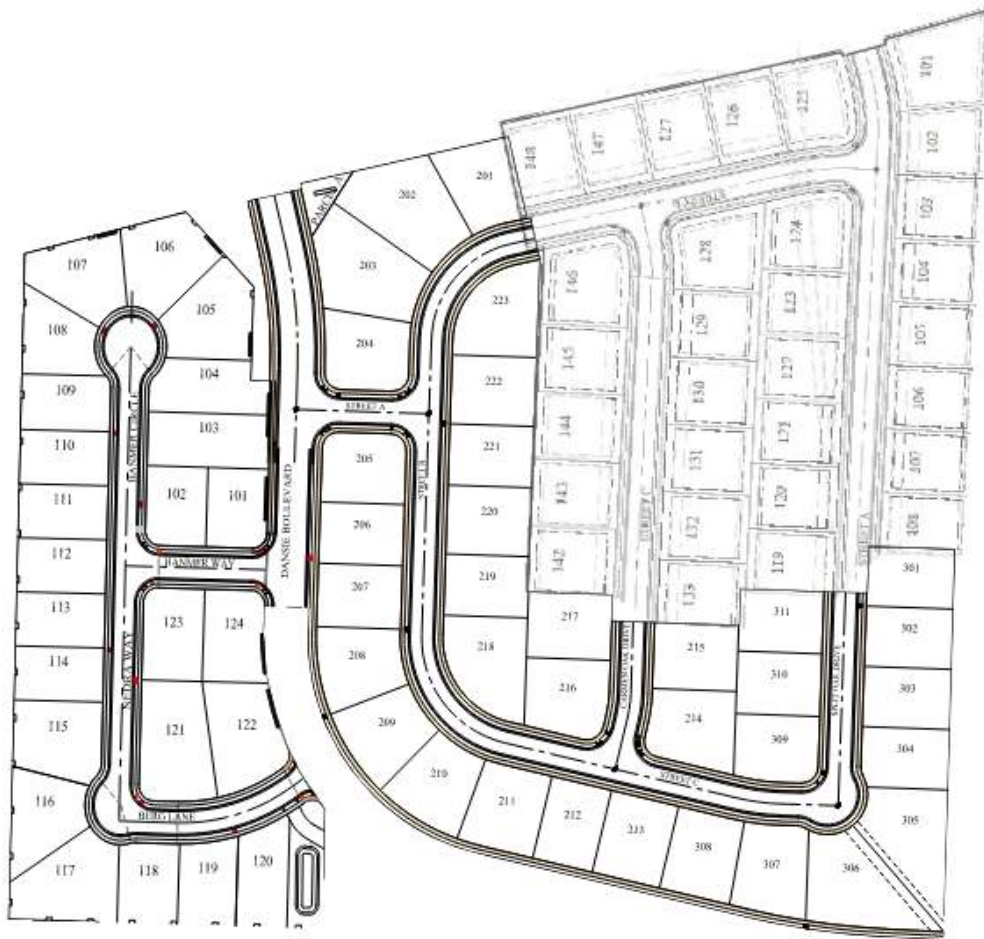
Sincerely,

Dan Reeve
Vice President of Land

dr, attachments

Hidden Oaks Pods 1 and 2

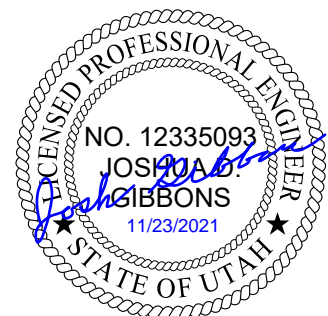
Traffic Impact Study



Herriman, Utah

November 23, 2021

UT21-1949



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Hidden Oaks Pods 1 and 2 development located in Herriman, Utah. The Hidden Oaks Pods 1 and 2 development is located on the south side of Herriman Highway and west of 6740 West.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021) and future (2026) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1.

Table ES-1: Evening Peak Hour Level of Service Results

Intersection		Level of Service			
		Existing (2021)		Future (2026)	
		BG	PP	BG	PP
1	Rose Canyon Road (6400 W) / Herriman Hwy	A	A	C	C
2	Rose Canyon Road / 13400 South	B	B	B	B
3	Dansie Boulevard / Herriman Highway	-	a	-	a
4	Split Oak Drive / Herriman Highway	-	a	-	a
5	West Pod 1 Access / Dansie Boulevard	-	a	-	a
6	Pod 2 Access / Dansie Boulevard	-	a	-	a
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter) 2. BG = Background (without project traffic), PP = Plus Project (with project traffic) Source: Hales Engineering, November 2021					

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 88 single family detached units in two separate pods
- Pod 1 project is anticipated to generate approximately 670 weekday daily trips, including 50 trips in the morning peak hour, and 66 trips in the evening peak hour
- Pod 2 is anticipated to generate approximately 272 weekday daily trips, including 22 trips in the morning peak hour, and 26 trips in the evening peak hour

2021	Background	Plus Project
Findings	<ul style="list-style-type: none"> • Acceptable LOS 	<ul style="list-style-type: none"> • Acceptable LOS
Mitigations	<ul style="list-style-type: none"> • Rose Canyon Rd / 13400 South: Add SB and EB LT lanes when possible, to reduce safety risk of shared lanes, or use split phasing temporarily 	<ul style="list-style-type: none"> • None
2026	Background	Plus Project
Assumptions	<ul style="list-style-type: none"> • Rose Canyon Rd / 13400 South: SB LT Lane with 100 feet of storage 	<ul style="list-style-type: none"> • None
Findings	<ul style="list-style-type: none"> • Acceptable LOS 	<ul style="list-style-type: none"> • Acceptable LOS

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
SUMMARY OF KEY FINDINGS & RECOMMENDATIONS	ii
TABLE OF CONTENTS	iii
LIST OF TABLES	v
LIST OF FIGURES	v
I. INTRODUCTION	1
A. Purpose	1
B. Scope	2
C. Analysis Methodology	2
D. Level of Service Standards	2
II. EXISTING (2021) BACKGROUND CONDITIONS.....	4
A. Purpose	4
B. Roadway System	4
C. Traffic Volumes	4
D. Level of Service Analysis	5
E. Queuing Analysis	5
F. Mitigation Measures	5
III. PROJECT CONDITIONS	7
A. Purpose	7
B. Project Description	7
C. Trip Generation	7
D. Trip Distribution and Assignment	8
E. Access	10
IV. EXISTING (2021) PLUS PROJECT CONDITIONS	11
A. Purpose	11
B. Traffic Volumes	11
C. Level of Service Analysis	11
D. Queuing Analysis	11
E. Mitigation Measures	11
V. FUTURE (2026) BACKGROUND CONDITIONS.....	14
A. Purpose	14
B. Roadway Network	14
C. Traffic Volumes	14
D. Level of Service Analysis	14
E. Queuing Analysis	14
F. Mitigation Measures	14
VI. FUTURE (2026) PLUS PROJECT CONDITIONS.....	17
A. Purpose	17
B. Traffic Volumes	17
C. Level of Service Analysis	17
D. Queuing Analysis	17
E. Mitigation Measures	17
F. Recommended Storage Lengths	17

Appendix A: Turning Movement Counts

Appendix B: LOS Results

Appendix C: Project Site Plan

Appendix D: Queuing Results

LIST OF TABLES

Table 1: Level of Service Description	3
Table 2: Existing (2021) Background Evening Peak Hour LOS	5
Table 3: Project Land Uses.....	7
Table 4: Trip Generation	8
Table 5: Trip Distribution	8
Table 6: Existing (2021) Plus Project Evening Peak Hour LOS	13
Table 7: Future (2026) Background Evening Peak Hour LOS	16
Table 8: Future (2026) Plus Project Evening Peak Hour LOS	19

LIST OF FIGURES

Figure 1: Vicinity map showing the project location in Herriman, Utah	1
Figure 2: Existing (2021) background evening peak hour traffic volumes	6
Figure 3: Trip assignment for the evening peak hour	9
Figure 4: Existing (2021) plus project evening peak hour traffic volumes.....	12
Figure 5: Future (2026) background evening peak hour volumes	15
Figure 6: Future (2026) plus project evening peak hour volumes.....	18

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Hidden Oaks Pods 1 and 2 development located in Herriman, Utah. The proposed project is located south of Herriman Highway and west of 6740 West. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021), and future (2026) conditions with and without the proposed project and to recommend mitigation measures as needed.



Figure 1: Vicinity map showing the project location in Herriman, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Rose Canyon Road (6400 West) / Herriman Highway
- Rose Canyon Road / 13400 South
- Dansie Boulevard / Herriman Highway
- Split Oak Drive / Herriman Highway
- West Pod 1 Access / Dansie Boulevard
- Pod 2 Access / Dansie Boulevard

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.







The *Highway Capacity Manual* (HCM), 6th Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6th Edition, 2016 Methodology (Transportation Research Board)

II. EXISTING (2021) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Herriman Highway – is a city-maintained roadway which is classified as a “major collector” by the adopted Herriman City Transportation Master Plan (TMP) (2020). The roadway currently has one travel lane in each direction. The posted speed limit is 35 mph in the study area.

Dansie Boulevard – is a future city-maintained roadway which is classified as a “minor collector” by the adopted Herriman City TMP (2020). The roadway has one travel lane in each direction at the study area. The posted speed limit is anticipated to be 25 mph. At some point in the future, Dansie Boulevard will connect to 13400 South.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Rose Canyon Road (6400 West) / Herriman Highway
- Rose Canyon Road / 13400 South

The counts were performed on Thursday, July 8, 2021. The morning peak hour was determined to be between 7:45 and 8:45 a.m., and the evening peak hour was determined to be between 4:30 and 5:30 p.m. The evening peak hour volumes were approximately 40% higher than the morning peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix A.

The traffic counts were collected during the COVID-19 pandemic when traffic volumes could be slightly reduced due to social distancing measures. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website, the traffic volumes on February 6, 2020 (pre-social distancing) were approximately 23% lower than those on July 8, 2021, along 13400 South in Herriman. Therefore, the collected data were not modified.

Figure 2 shows the existing evening peak hour volumes as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2021) conditions.

Table 2: Existing (2021) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Rose Canyon Rd (6400 West) / Herriman Hwy	Signal	-	8.8	A
Rose Canyon Road / 13400 South	Signal	-	12.1	B

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
 2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, November 2021

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the evening peak hour.

F. Mitigation Measures

The existing lane configuration at the Rose Canyon Road / 13400 South intersection presents some safety and operation concerns, specifically on the eastbound and southbound approaches that have shared left/thru/right lanes. The standard with shared lanes like this is to operate the signal with “split phasing”, meaning that one side of the intersection gets a green light at a time. However, the signal is currently not operating with split phasing. Left-turn vehicles may have to wait some time before making a turn, meaning that they could block travel for thru and right-turn vehicles. Shared lanes that do not operate with split phasing can result in obstructed views of thru vehicles behind left-turn vehicles. This could cause a vehicle on the opposite approach to make a left-turn potentially conflicting with another vehicle. With this in mind, it is recommended that the City pursue options to add a left-turn lane, at minimum, to the southbound and eastbound approaches, or that the signal operate with split phasing temporarily until turn lanes can be added.



III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Hidden Oaks Pods 1 and 2 development is located south of Herriman Highway and west of 6740 West. The development will consist of residential single-family units. A concept plan for the proposed development is provided in Appendix C. The proposed land use for the development has been identified in Table 3.

Table 3: Project Land Uses

Land Use	Pod 1	Pod 2	Total
Single-family detached housing	64 Units	24 Units	88 Units

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 4.

The total trip generation for the development is as follows:

- Daily Trips: 942
- Morning Peak Hour Trips: 72
- Evening Peak Hour Trips: 92

Table 4: Trip Generation

Trip Generation Herriman - Hidden Oaks: Pods 1 & 2									
Land Use ¹		# of Units	Unit Type	Trip Generation			New Trips		
				Total	% In	% Out	In	Out	Total
Weekday Daily									
Pod 1	Single-Family Detached Housing (210)	64	DU	670	50%	50%	335	335	670
Pod 2	Single-Family Detached Housing (210)	24	DU	272	50%	50%	136	136	272
TOTAL				942			471	471	942
AM Peak Hour									
Pod 1	Single-Family Detached Housing (210)	64	DU	50	26%	74%	13	37	50
Pod 2	Single-Family Detached Housing (210)	24	DU	22	26%	74%	6	16	22
TOTAL				72			19	53	72
PM Peak Hour									
Pod 1	Single-Family Detached Housing (210)	64	DU	66	63%	37%	42	24	66
Pod 2	Single-Family Detached Housing (210)	24	DU	26	63%	37%	16	10	26
TOTAL				92			58	34	92
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021. SOURCE: Hales Engineering, November 2021									

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the evening peak hour is shown in Table 5.

Table 5: Trip Distribution

Direction	% To/From Project
South	10%
East	80%
West	10%

These trip distribution assumptions were used to assign the evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

Herriman Hidden Oaks: Pods 1 and 2 TIS
Trip Assignment

Evening Peak Hour
Figure 3



E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

Dansie Boulevard:

- The West Pod 1 Access will be located approximately 260 feet south of the Dansie Boulevard / Herriman Highway intersection. It will access the project on the east side of Dansie Boulevard. It is anticipated that the access will be stop-controlled.
- Pod 2 Access will be located approximately 150 feet south of the West Pod 1 Access. It will access Pod 2 on the west side of Dansie Boulevard. It is anticipated that the access will be stop-controlled.

Herriman Highway:

- Split Oak Drive is located approximately 900 feet west of the Twisted Oaks Drive / Herriman Highway intersection. It accesses the project on the south side of Herriman Highway. The intersection is stop-controlled.

IV. EXISTING (2021) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2021) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2021) background traffic volumes to predict turning movement volumes for existing (2021) plus project conditions. Existing (2021) plus project evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour with project traffic added, as shown in Table 6.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queuing was observed during the evening peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

Herriman Hidden Oaks: Pods 1 and 2 TIS
Existing (2021) Plus Project

Evening Peak Hour
Figure 4



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801.766.4343
11/23/2021

Table 6: Existing (2021) Plus Project Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Rose Canyon Road (6400 West) / Herriman Hwy	Signal	-	9.1	A
Rose Canyon Road / 13400 South	Signal	-	12.6	B
Dansie Blvd / Herriman Highway	NB Stop	NBL	5.7	a
Split Oak Dr / Herriman Highway	NB Stop	WBL	6.4	a
West Pod 1 Access / Dansie Boulevard	WB Stop	WBR	2.6	a
Pod 2 Access / Dansie Boulevard	EB Stop	EBL	3.8	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, November 2021

V. FUTURE (2026) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2026) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, there are no projects planned before 2026 in the study area. However, Herriman City has a project planned to widen Rose Canyon Road to a three-lane cross-section by 2030. It was assumed that this was completed for 2026 conditions, recognizing the existing concerns with the shared left/thru/right lane.

C. Traffic Volumes

Hales Engineering obtained future (2026) forecasted volumes from the WFRC / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2026) evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the evening peak hour in future (2026) background conditions, as shown in Table 7.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the evening peak hour.

F. Mitigation Measures

No mitigation measures are recommended.

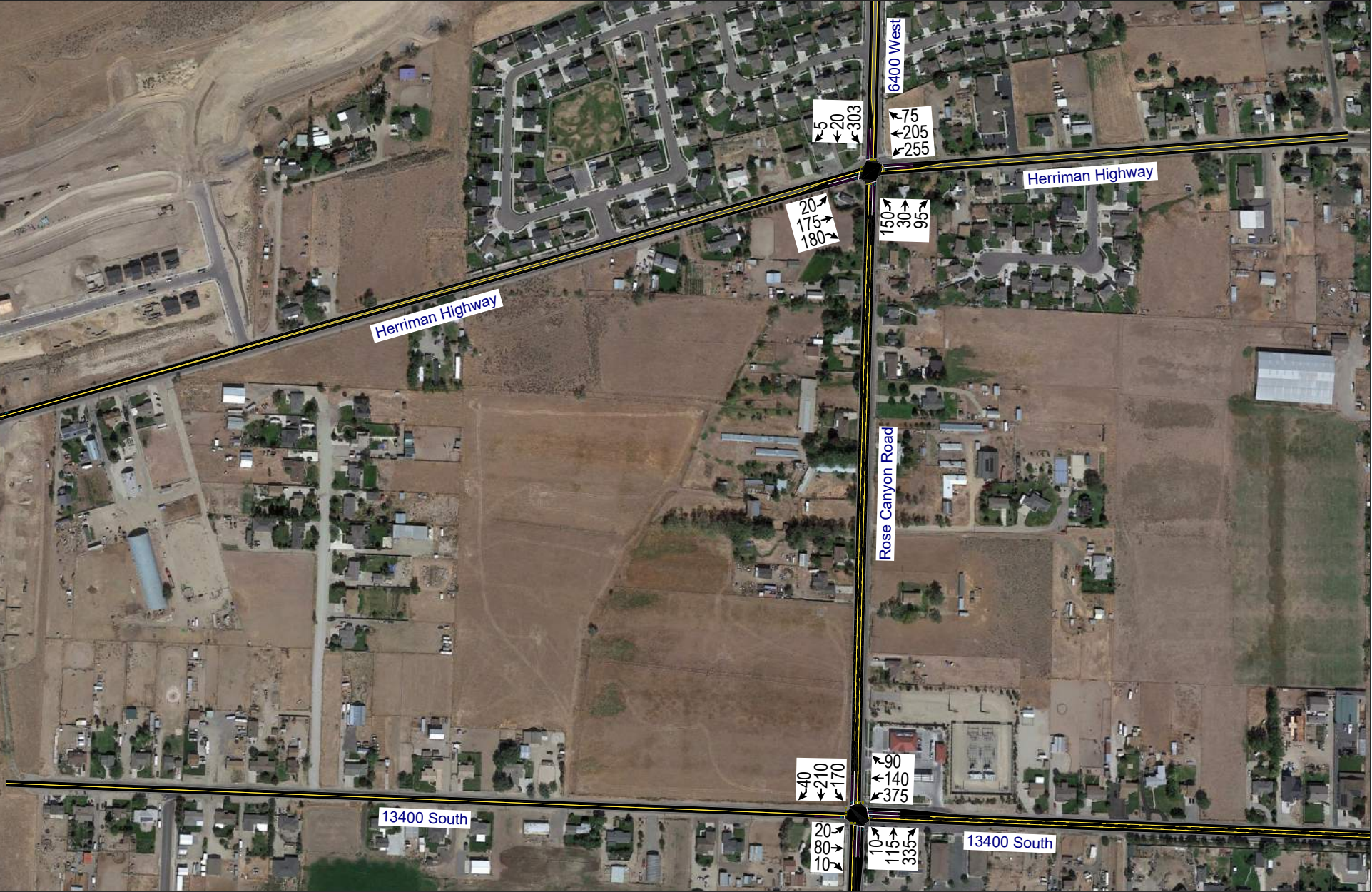


Table 7: Future (2026) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Rose Canyon Rd (6400 West) / Herriman Hwy	Signal	-	20.3	C
Rose Canyon Rd / 13400 South	Signal	-	16.4	B

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, November 2021

VI. FUTURE (2026) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2026) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2026) background traffic volumes to predict turning movement volumes for future (2026) plus project conditions. Future (2026) plus project evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour in future (2026) plus project conditions, as shown in Table 8.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the evening peak hour.

E. Mitigation Measures

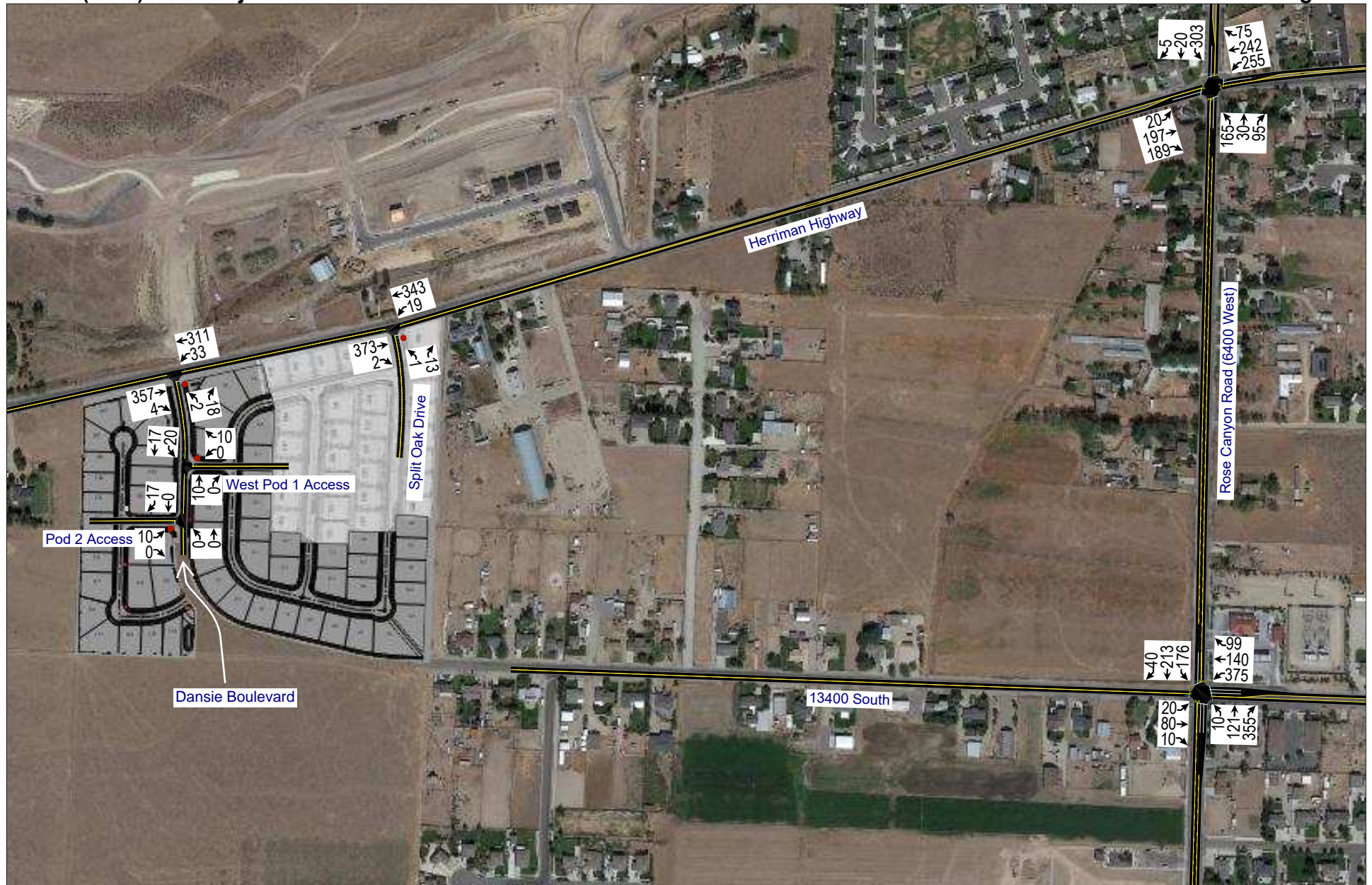
No mitigation measures are recommended.

F. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the future (2026) plus project scenario. These storage lengths do not include the taper length. 100 feet of storage is recommended for the southbound left on Rose Canyon Road. It is anticipated that the planned upgrade per the Herriman City TMP (2020) of Rose Canyon Road to three lanes will include the additional storage at the existing signal.

Herriman Hidden Oaks: Pods 1 and 2 TIS Future (2026) Plus Project

Evening Peak Hour Figure 6



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11/23/2021

Table 8: Future (2026) Plus Project Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Rose Canyon Road (6400 West) / Herriman Hwy	Signal	-	26.4	C
Rose Canyon Road / 13400 South	Signal	-	16.9	B
Dansie Blvd / Herriman Highway	NB Stop	NBL	5.1	a
Split Oak Dr / Herriman Highway	NB Stop	WBL	7.4	a
West Pod 1 Access / Dansie Boulevard	WB Stop	WBR	2.6	a
Pod 2 Access / Dansie Boulevard	EB Stop	EBL	4.0	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, November 2021

APPENDIX A

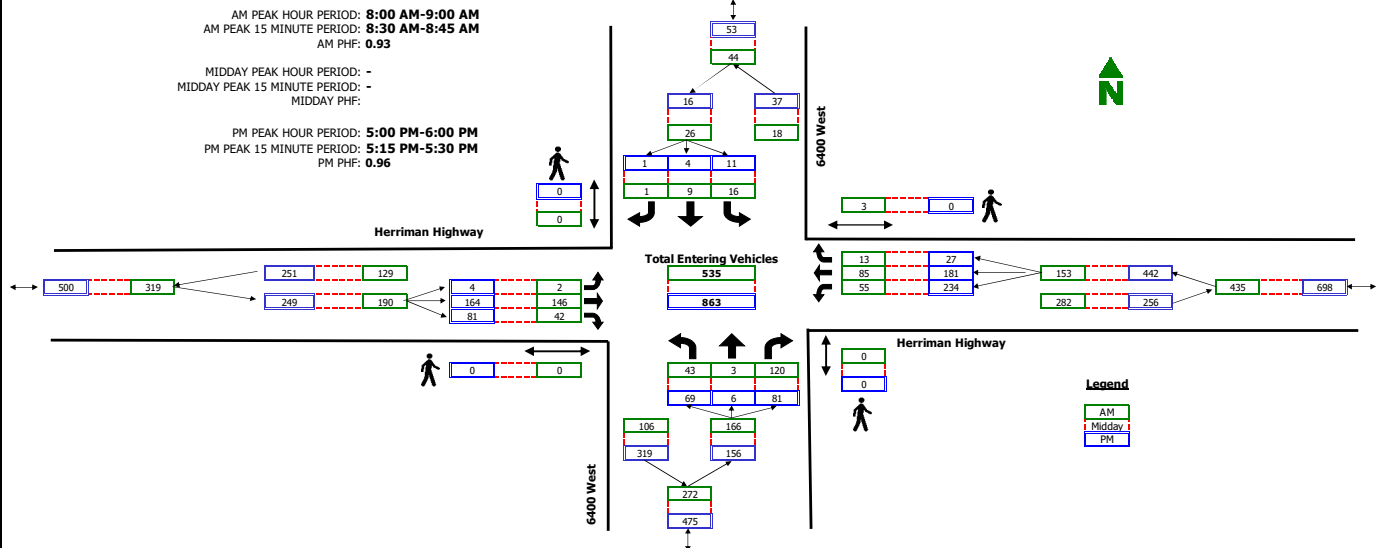
Turning Movement Counts

Intersection Turning Movement Summary

Intersection: 6400 West / Herriman Highway
North/South: 6400 West
East/West: Herriman Highway
Jurisdiction: Herriman
Project Title: Hidden Oaks: Pod 1 and 2 TIS
Project No: UT21-1949
Weather: Clear

Date: 7-8-21, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

7-8-21, Thu
100.0%
100.0%
0
0.0%
0



RAW COUNT SUMMARIES	6400 West Northbound				6400 West Southbound				Herriman Highway Eastbound				Herriman Highway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	8	1	22	0	2	1	1	0	0	33	3	2	7	13	0	0	91
7:15 - 7:30	13	1	26	0	3	1	2	0	0	38	11	0	10	17	3	2	125
7:30 - 7:45	13	2	20	0	2	2	0	0	0	37	5	0	5	15	2	0	103
7:45 - 8:00	8	0	24	4	4	4	0	5	0	45	10	11	6	12	0	6	113
8:00 - 8:15	12	2	21	0	4	2	0	0	2	33	7	0	17	22	3	3	125
8:15 - 8:30	12	0	29	0	5	0	1	0	0	40	13	0	11	16	3	0	130
8:30 - 8:45	9	0	38	0	3	5	0	0	0	36	10	0	14	27	2	0	144
8:45 - 9:00	10	1	32	0	4	2	0	0	0	37	12	0	13	20	5	0	136
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	14	2	20	0	3	3	0	0	1	33	10	1	53	78	6	0	223
16:15 - 16:30	18	1	28	0	6	1	0	0	0	30	20	0	57	51	8	0	220
16:30 - 16:45	13	2	21	0	3	2	0	0	0	38	19	0	53	36	5	0	192
16:45 - 17:00	8	0	17	0	5	5	1	0	0	36	16	0	42	49	11	0	190
17:00 - 17:15	18	1	18	0	3	2	0	0	4	38	25	0	57	41	5	0	212
17:15 - 17:30	15	0	27	0	2	1	0	0	0	51	21	0	55	44	8	0	224
17:30 - 17:45	13	4	25	0	3	1	0	0	0	38	12	0	54	51	5	0	206
17:45 - 18:00	23	1	11	0	3	0	1	0	0	37	23	0	68	45	9	0	222

Intersection Turning Movement Summary

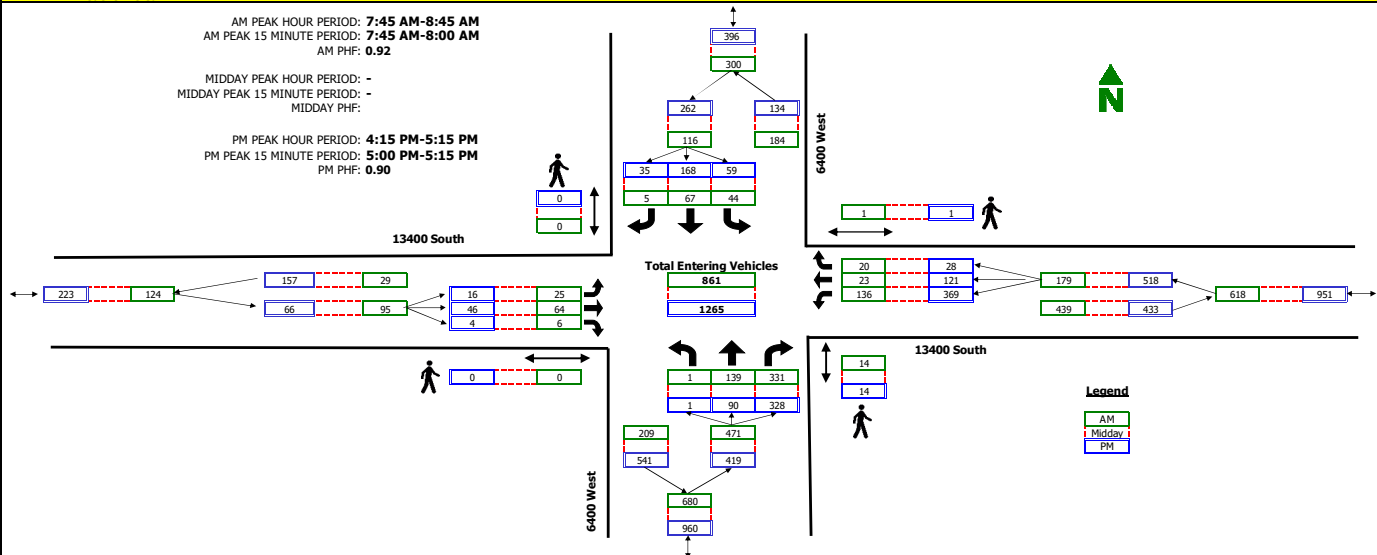
Intersection: 6400 West / 13400 South
North/South: 6400 West
East/West: 13400 South
Jurisdiction: Herriman
Project Title: Hidden Oaks: Pods 1 and 2 TIS
Project No: UT21-1949
Weather: Clear

Date: 7-8-21, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: 7:45 AM-8:45 AM
AM PEAK 15 MINUTE PERIOD: 7:45 AM-8:00 AM
AM PHF: 0.92

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: 4:15 PM-5:15 PM
PM PEAK 15 MINUTE PERIOD: 5:00 PM-5:15 PM
PM PHF: 0.90



RAW COUNT SUMMARIES	6400 West Northbound				6400 West Southbound				13400 South Eastbound				13400 South Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	28	79	0	6	14	2	0	4	14	0	0	15	6	1	0	169
7:15 - 7:30	0	32	89	1	9	14	1	0	4	11	0	0	19	3	9	0	191
7:30 - 7:45	1	19	109	1	5	8	0	0	6	24	1	0	25	5	11	0	214
7:45 - 8:00	0	35	90	14	15	17	1	0	11	17	3	0	35	7	2	1	233
8:00 - 8:15	0	38	72	0	10	23	2	0	2	11	2	0	38	8	5	0	211
8:15 - 8:30	0	35	78	0	7	16	0	0	5	21	0	0	18	4	6	0	190
8:30 - 8:45	1	31	91	0	12	11	2	0	7	15	1	0	45	4	7	0	227
8:45 - 9:00	0	36	76	0	14	14	1	0	4	15	0	0	34	5	6	0	205
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	2	24	56	1	13	43	7	0	2	16	2	0	94	23	8	0	290
16:15 - 16:30	0	21	63	0	12	45	8	0	5	13	0	0	95	28	12	1	302
16:30 - 16:45	1	18	90	4	11	46	10	0	3	16	1	0	95	32	2	0	325
16:45 - 17:00	0	20	76	0	15	37	7	0	7	7	1	0	86	23	7	0	286
17:00 - 17:15	0	31	99	10	21	40	10	0	1	10	2	0	93	38	7	0	352
17:15 - 17:30	0	28	48	4	14	49	11	0	5	23	1	0	81	30	5	0	295
17:30 - 17:45	0	26	39	0	15	54	5	0	3	12	1	0	102	11	5	0	273
17:45 - 18:00	0	27	75	0	14	39	5	0	1	17	2	0	85	21	7	0	293

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour **Project #: UT21-1949**

Intersection: Rose Canyon Road/6400 West & Herriman Highway
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	69	66	96	13.6	B
	T	6	6	96	15.1	B
	R	81	81	100	5.3	A
	Subtotal	156	153	98	9.3	A
SB	L	11	12	107	12.9	B
	T	4	4	100	15.9	B
	R	1	1	100	3.7	A
	Subtotal	16	17	106	13.1	B
EB	L	4	3	75	9.0	A
	T	169	170	100	11.1	B
	R	81	81	100	7.3	A
	Subtotal	254	254	100	9.9	A
WB	L	234	236	101	9.9	A
	T	199	196	98	5.7	A
	R	27	30	111	4.0	A
	Subtotal	460	462	100	7.7	A
Total		886	886	100	8.8	A

Intersection: Rose Canyon Road & 13400 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	1	100	9.2	A
	T	90	90	100	11.3	B
	R	328	326	99	5.6	A
	Subtotal	419	417	100	6.8	A
SB	L	59	58	98	20.6	C
	T	224	230	103	13.4	B
	R	35	34	96	10.9	B
	Subtotal	318	322	101	14.4	B
EB	L	16	15	95	18.5	B
	T	46	45	98	18.5	B
	R	4	4	100	7.6	A
	Subtotal	66	64	97	17.8	B
WB	L	369	364	99	16.2	B
	T	121	118	97	10.5	B
	R	28	29	104	3.4	A
	Subtotal	518	511	99	14.2	B
Total		1,322	1,314	99	12.1	B

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour **Project #:** UT21-1949

Intersection: Rose Canyon Road (6400 West) & Herriman Highway
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	84	85	102	16.4	B
	T	6	6	96	16.3	B
	R	81	84	104	5.9	A
	Subtotal	162	166	102	11.1	B
SB	L	11	12	107	13.7	B
	T	4	3	75	18.9	B
	R	1	2	200	3.4	A
	Subtotal	16	17	106	13.4	B
EB	L	4	3	75	8.5	A
	T	191	191	100	11.7	B
	R	90	92	102	7.0	A
	Subtotal	285	286	100	10.2	B
WB	L	234	238	102	10.2	B
	T	236	231	98	5.6	A
	R	27	32	119	3.5	A
	Subtotal	497	501	101	7.7	A
Total		960	970	101	9.1	A

Intersection: Rose Canyon Road (6400 West) & 13400 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	96	100	104	12.3	B
	R	328	331	101	5.5	A
	Subtotal	425	431	101	7.1	A
SB	L	65	64	98	21.2	C
	T	228	234	103	13.4	B
	R	35	35	99	11.2	B
	Subtotal	328	333	102	14.7	B
EB	L	16	15	95	18.1	B
	T	46	45	98	19.1	B
	R	4	5	125	9.3	A
	Subtotal	66	65	98	18.1	B
WB	L	369	365	99	17.5	B
	T	121	123	101	11.4	B
	R	37	38	102	3.6	A
	Subtotal	527	526	100	15.1	B
Total		1,346	1,355	101	12.6	B

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour **Project #:** UT21-1949

Intersection: Herriman Highway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	1	50	5.7	A
	T	1	1	133	0.2	A
	R	18	17	96	3.7	A
	Subtotal	21	19	90	3.6	A
EB	T	250	252	101	1.2	A
	R	4	5	125	0.5	A
	Subtotal	254	257	101	1.2	A
WB	L	33	32	96	3.7	A
	T	261	258	99	1.8	A
	Subtotal	294	290	99	2.0	A
Total		569	566	100	1.7	A

Intersection: Split Oak Drive & Herriman Highway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	R	13	14	106	3.6	A
	Subtotal	14	14	100	3.6	A
EB	T	266	266	100	0.9	A
	R	2	3	150	0.6	A
	Subtotal	268	269	100	0.9	A
WB	L	19	20	107	6.4	A
	T	293	290	99	4.7	A
	Subtotal	312	310	99	4.8	A
Total		594	593	100	3.0	A

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour **Project #:** UT21-1949

Intersection: Dansie Boulevard & West Pod 1 Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	10	98	0.6	A
	Subtotal	10	10	100	0.6	A
SB	L	20	18	91	1.6	A
	T	18	20	113	0.3	A
	Subtotal	38	38	100	0.9	A
WB	R	10	10	98	2.6	A
	Subtotal	10	10	100	2.6	A
Total		58	58	100	1.1	A

Intersection: Dansie Boulevard & Pod 2 Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	R	17	20	119	0.1	A
	Subtotal	17	20	118	0.1	A
EB	L	10	10	98	3.8	A
	Subtotal	10	10	100	3.8	A
Total		27	30	111	1.3	A

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Future (2026) Background
Time Period: Evening Peak Hour **Project #:** UT21-1949

Intersection: Rose Canyon Road/6400 West & Herriman Highway
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	150	153	102	19.6	B
	T	30	27	90	25.9	C
	R	95	99	104	10.1	B
	Subtotal	275	279	101	16.8	B
SB	L	303	303	100	40.3	D
	T	20	21	106	29.5	C
	R	5	6	114	12.7	B
	Subtotal	328	330	101	39.1	D
EB	L	20	17	86	15.8	B
	T	175	178	102	19.2	B
	R	180	175	97	12.7	B
	Subtotal	375	370	99	16.0	B
WB	L	255	261	102	18.3	B
	T	205	203	99	9.9	A
	R	75	74	99	6.5	A
	Subtotal	535	538	101	13.5	B
Total		1,512	1,517	100	20.3	C

Intersection: Rose Canyon Road & 13400 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	26.0	C
	T	115	117	102	29.3	C
	R	335	339	101	10.0	A
	Subtotal	460	466	101	15.2	B
SB	L	170	170	100	23.6	C
	T	244	246	101	16.5	B
	R	40	41	102	12.1	B
	Subtotal	454	457	101	18.7	B
EB	L	20	18	91	28.1	C
	T	80	82	102	25.8	C
	R	10	9	88	14.1	B
	Subtotal	110	109	99	25.2	C
WB	L	375	374	100	16.8	B
	T	140	138	98	11.7	B
	R	90	92	102	5.8	A
	Subtotal	605	604	100	14.0	B
Total		1,631	1,636	100	16.4	B

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour
Project #: UT21-1949

Intersection: Rose Canyon Road (6400 West) & Herriman Highway
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	165	163	99	21.3	C
	T	30	33	110	27.6	C
	R	95	104	110	10.6	B
	Subtotal	290	300	103	18.3	B
SB	L	303	305	101	67.8	E
	T	20	22	111	54.6	D
	R	5	6	114	31.8	C
	Subtotal	328	333	102	66.3	E
EB	L	20	20	101	18.6	B
	T	197	191	97	19.2	B
	R	189	187	99	12.8	B
	Subtotal	406	398	98	16.2	B
WB	L	255	259	101	20.6	C
	T	242	242	100	10.3	B
	R	75	77	103	7.2	A
	Subtotal	572	578	101	14.5	B
Total		1,596	1,609	101	26.4	C

Intersection: Rose Canyon Road (6400 West) & 13400 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	23.4	C
	T	121	129	106	30.2	C
	R	355	356	100	9.9	A
	Subtotal	486	495	102	15.5	B
SB	L	176	183	104	24.7	C
	T	248	246	99	17.1	B
	R	40	39	97	11.7	B
	Subtotal	464	468	101	19.6	B
EB	L	20	17	86	30.0	C
	T	80	80	100	29.0	C
	R	10	8	78	15.7	B
	Subtotal	110	105	95	28.1	C
WB	L	375	373	99	17.0	B
	T	140	142	101	12.4	B
	R	99	98	99	4.8	A
	Subtotal	614	613	100	14.0	B
Total		1,674	1,681	100	16.9	B

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour
Project #: UT21-1949

Intersection: Herriman Highway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	1	50	5.1	A
	T	1	2	267	0.1	A
	R	18	16	90	4.1	A
	Subtotal	21	19	90	3.7	A
EB	T	357	353	99	1.6	A
	R	4	5	125	1.8	A
	Subtotal	361	358	99	1.6	A
WB	L	33	32	96	3.9	A
	T	311	310	100	1.8	A
	Subtotal	344	342	99	2.0	A
Total		726	719	99	1.9	A

Intersection: Split Oak Drive & Herriman Highway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	R	13	13	98	4.4	A
	Subtotal	14	13	93	4.4	A
EB	T	373	366	98	1.2	A
	R	2	2	100	1.8	A
	Subtotal	375	368	98	1.2	A
WB	L	19	17	91	7.4	A
	T	394	394	100	4.8	A
	Subtotal	413	411	100	4.9	A
Total		802	792	99	3.2	A

SimTraffic LOS Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour
Project #: UT21-1949

Intersection: Dansie Boulevard & West Pod 1 Access
Type: Unsignalized

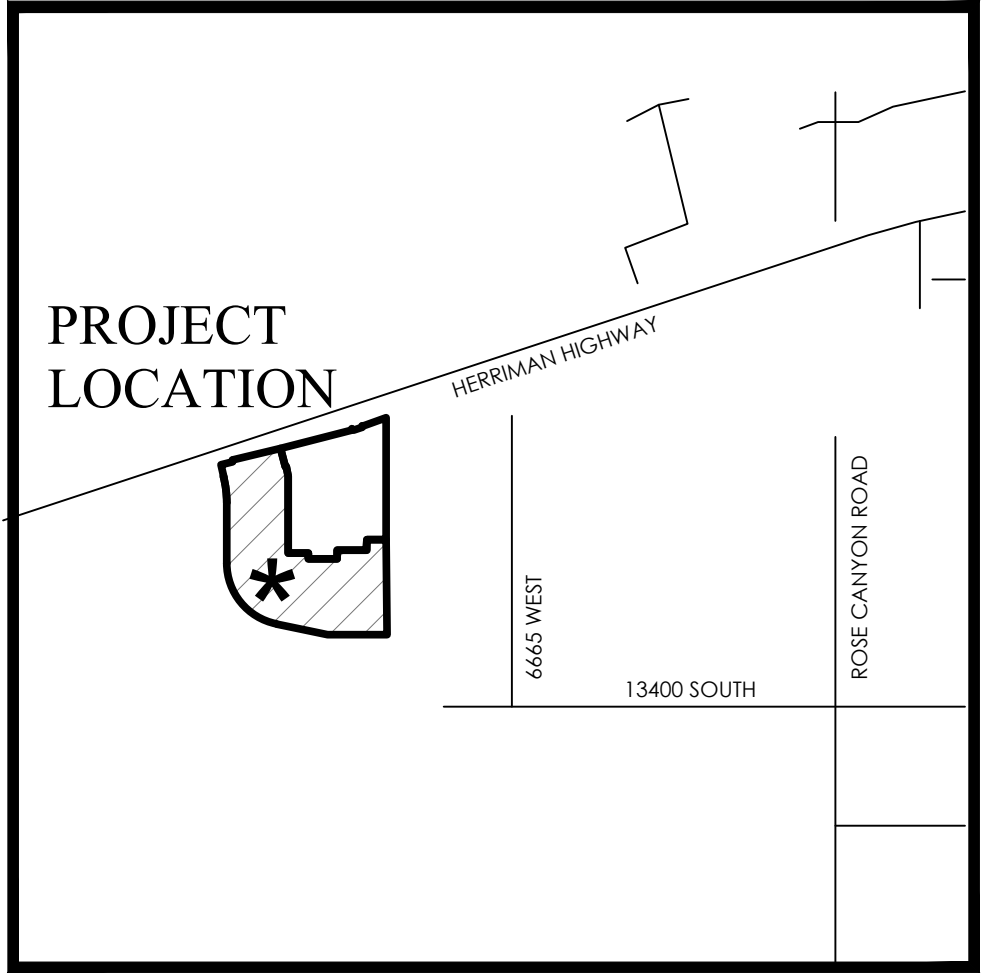
Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	9	88	0.6	A
	Subtotal	10	9	90	0.6	A
SB	L	20	18	91	1.7	A
	T	18	19	107	0.3	A
	Subtotal	38	37	97	1.0	A
WB	R	10	9	88	2.6	A
	Subtotal	10	9	90	2.6	A
Total		58	55	95	1.2	A

Intersection: Dansie Boulevard & Pod 2 Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	R	17	18	107	0.0	A
	Subtotal	17	18	106	0.0	A
EB	L	10	9	88	4.0	A
	Subtotal	10	9	90	4.0	A
Total		27	27	100	1.4	A

APPENDIX C

Site Plans



VICINITY MAP

GENERAL NOTES

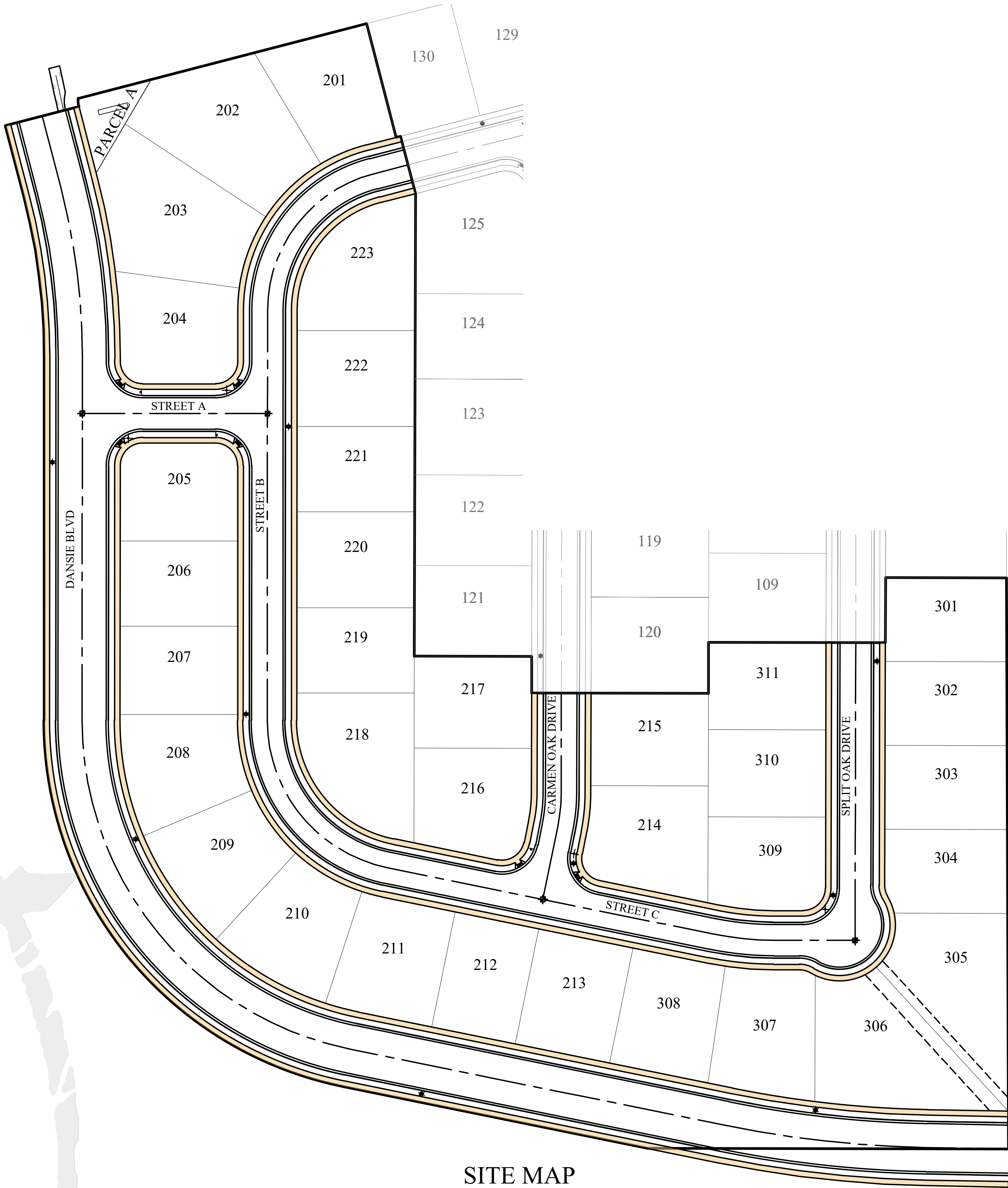
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HERRIMAN CITY'S STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.



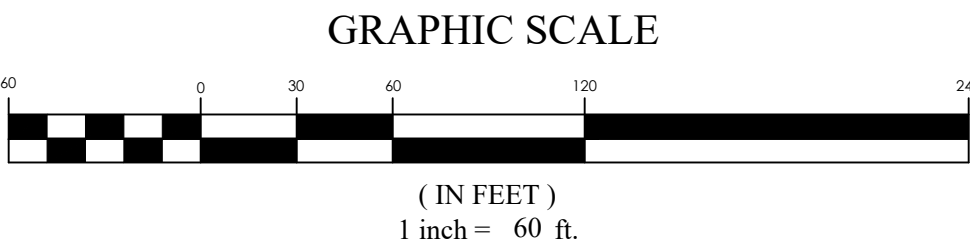
SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION PLAN

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
PERRY DEVELOPMENT, LLC
17 EAST WINCHESTER STREET, SUITE 200
MURRARY, UTAH 84107
(801) 264-8800



FOR REVIEW ONLY

HIDDEN OAKS POD 1 PHASE 2
HERRIMAN CITY
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale: 1"=60'

Date: 11/12/20

Sheet:

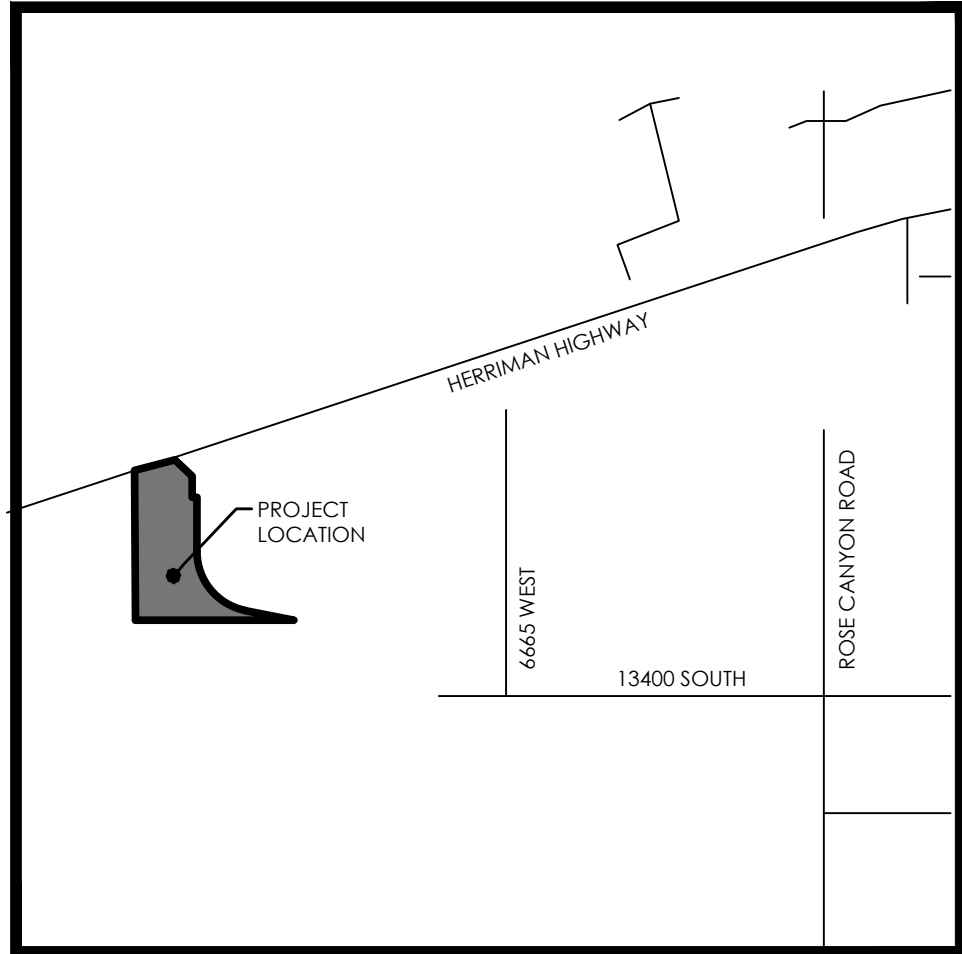
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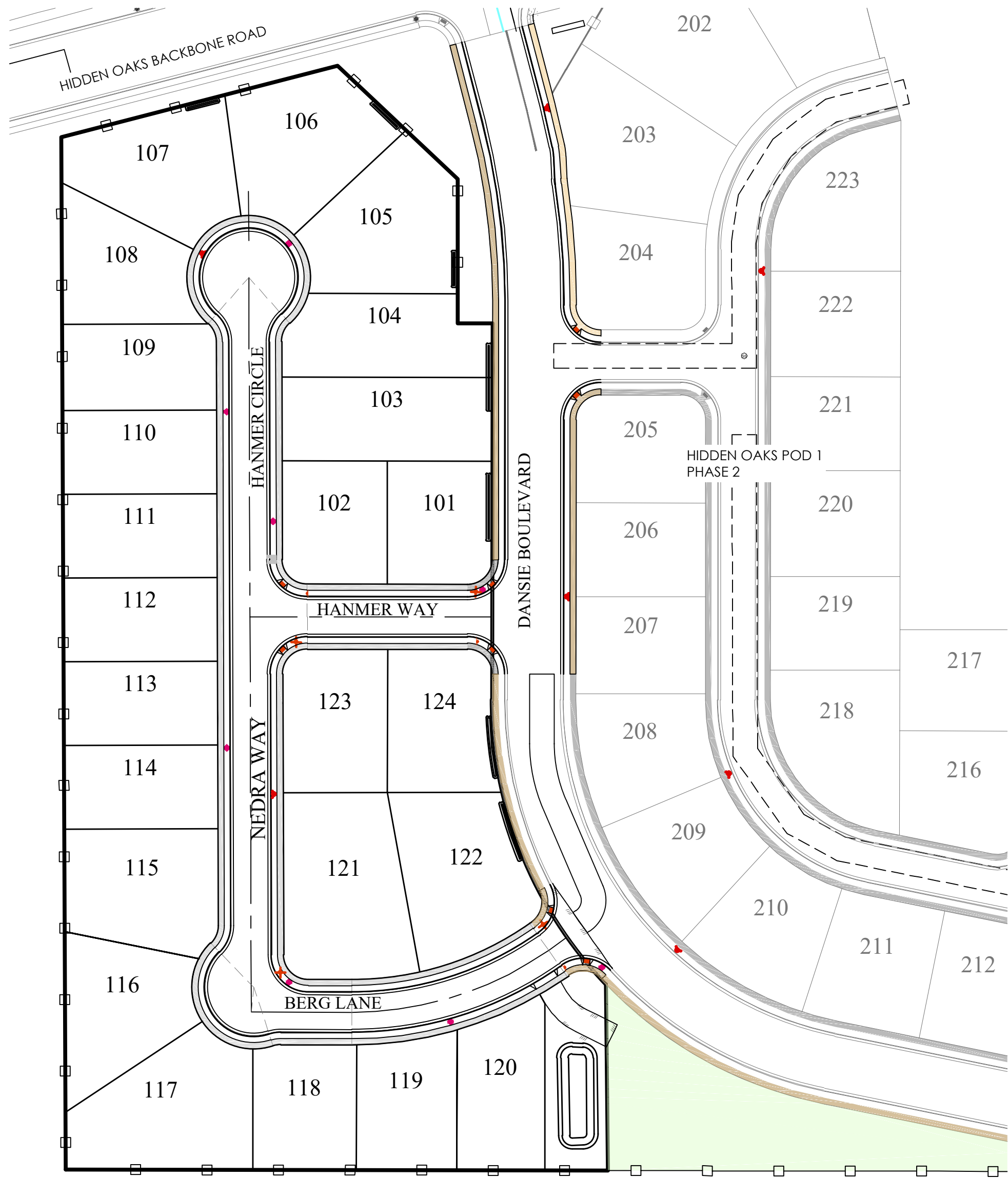
C1

HIDDEN OAKS POD 2

PREPARED FOR:
RIVERSIDE DEVELOPMENT, LLC
LOCATED IN:
HERRIMAN, UT



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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NOTICE

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ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
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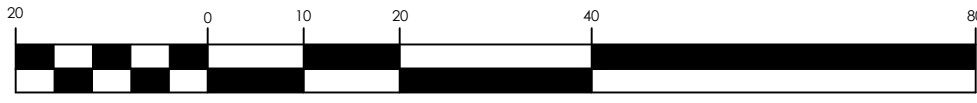
CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
RIVERSIDE DEVELOPMENT, LLC
10942 S. SCOTTY DR.
SOUTH JORDAN, UTAH 84095
CONTACT: JAMES HORSLEY
(801) 641-8523



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	RETENTION POND PLAN
C5.2	BACKBONE DETENTION POND PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	BERG LANE
PP02	HANMER CIRCLE
PP03	NEDRA LANE
PP04	HANMER WAY
PP05	DANSIE BLVD
PP06	DANSIE BLVD
D1	DETAIL
D2	DETAIL
D3	DETAIL
L1	PLANTING PLAN

HIDDEN OAKS POD 2

HERRIMAN, UT

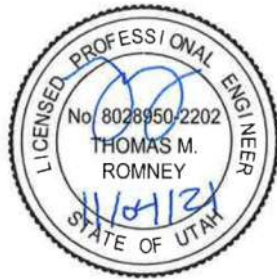
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
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COVER SHEET

Scale: 1"=80'	Drawn: RSH
Date: 11/4/2021	Job #: 20-0009
Sheet:	

C1



APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS

Analysis: Existing (2021) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1949

Intersection	NB				SB			EB			WB			
	L	R	T	TR	L	LTR	TR	L	LTR	TR	L	R	T	TR
01: Rose Canyon Road/6400 West & Herriman Highway	75			50	50		25	25		125	125			100
02: Rose Canyon Road & 13400 South	25	100	75			150			75		175	25	125	

SimTraffic Queueing Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS

Analysis: Existing (2021) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT21-1949

Intersection	NB					SB				EB				WB					
	L	LR	R	T	TR	L	LT	LTR	TR	L	LR	LTR	TR	L	LR	LT	R	T	TR
01: Rose Canyon Road (6400 West) & Herriman Highway	75				50	50			25	25			125	125					100
02: Rose Canyon Road (6400 West) & 13400 South	25		100	75				150				75		200			25	150	
03: Herriman Highway		50														50			
04: Split Oak Drive & Herriman Highway		50														50			
05: Dansie Boulevard & West Pod 1 Access							25								50				
06: Dansie Boulevard & Pod 2 Access										50									

SimTraffic Queueing Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS

Analysis: Future (2026) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1949

Intersection	NB				SB		EB			WB			
	L	R	T	TR	L	TR	L	LTR	TR	L	R	T	TR
01: Rose Canyon Road/6400 West & Herriman Highway	125			100	225	275	50		200	175			150
02: Rose Canyon Road & 13400 South	50	150	125		150	175		125		200	50	150	

SimTraffic Queueing Report

Project: Herriman Hidden Oaks: Pods 1 and 2 TIS

Analysis: Future (2026) Plus Project

Time Period: Evening Peak Hour

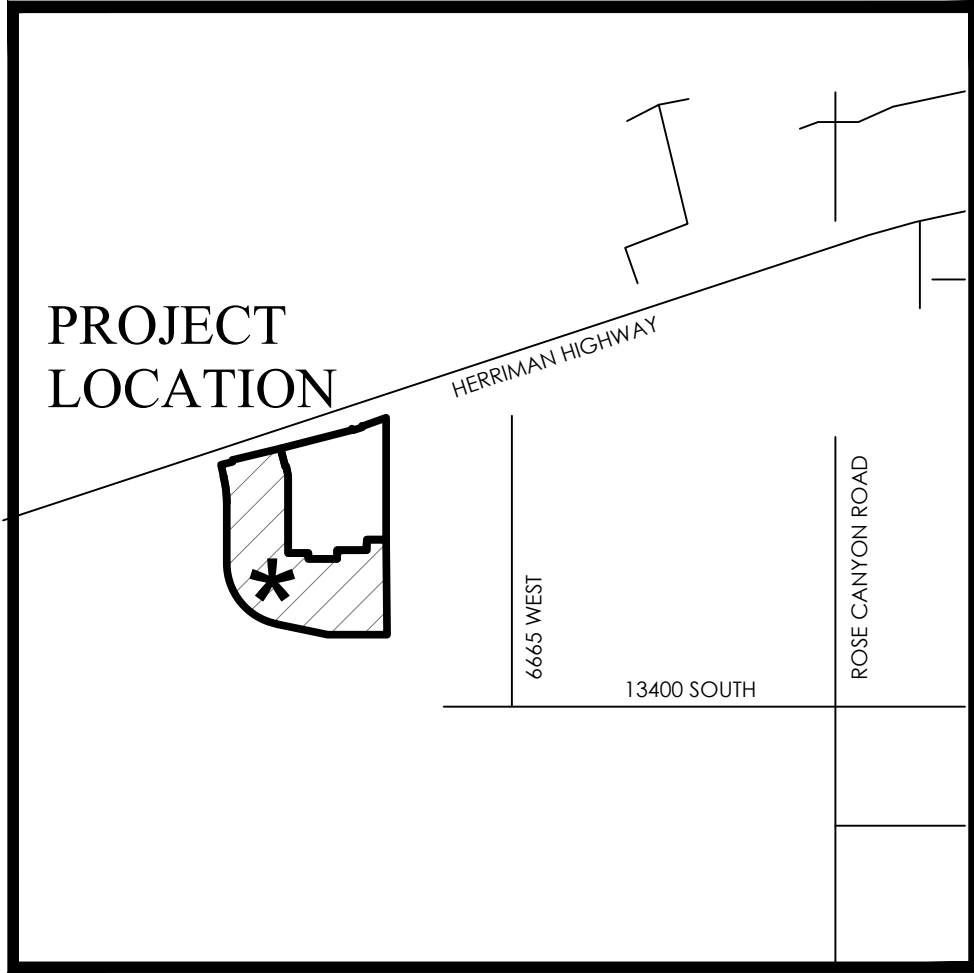
95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT21-1949

Intersection	NB					SB			EB				WB					
	L	LR	R	T	TR	L	LT	TR	L	LR	LTR	TR	L	LR	LT	R	T	TR
01: Rose Canyon Road (6400 West) & Herriman Highway	125				125	250		475	50			200	150					175
02: Rose Canyon Road (6400 West) & 13400 South	50		150	150		150		175			125		200			50	175	
03: Herriman Highway		50													75			
04: Split Oak Drive & Herriman Highway		50													50			
05: Dansie Boulevard & West Pod 1 Access							25							50				
06: Dansie Boulevard & Pod 2 Access										50								

Attachment F

Proposed Changes to Preliminary Plat



VICINITY MAP

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NOTE: ALL IMPROVEMENTS WITHIN THE GREEN HATCHED AREA ALONG DANSIE BLVD, AND 13400 SOUTH ARE NOT INCLUDED WITHIN THESE PLANS AND ARE TO BE PROPOSED BY OTHERS IN THE FUTURE



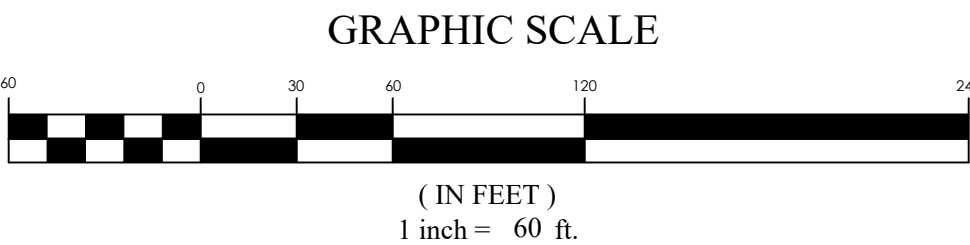
SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION PLAN
PP1	DANSIE BOULEVARD
PP2	OAK LEAF DRIVE
PP3	WINDY OAK DRIVE
PP4	WINDY OAK DRIVE
PP5	CARMEN OAK DRIVE
PP6	SPLIT OAK DRIVE
D1	DETAIL
D2	DETAIL
D3	DETAIL

CONTACTS

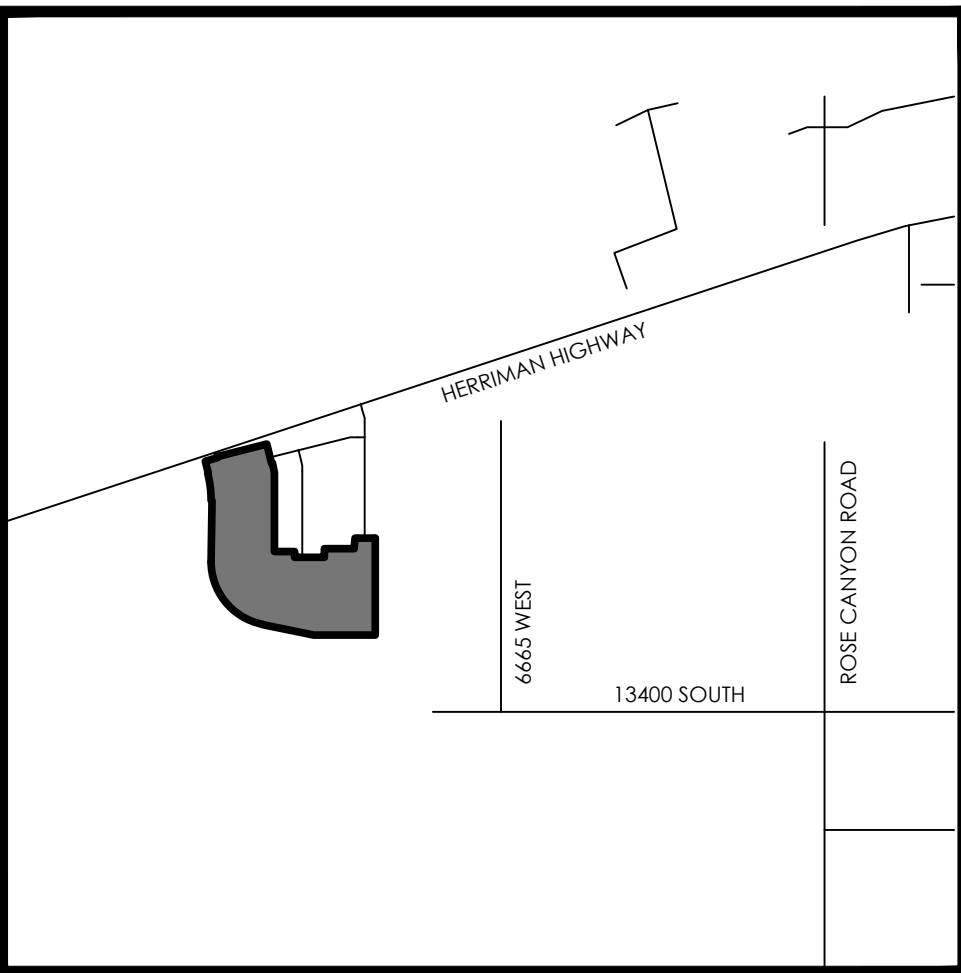
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
PERRY DEVELOPMENT, LLC
17 EAST WINCHESTER STREET, SUITE 200
MURRAY, UTAH 84107
(801) 264-8800



REVISION BLOCK	
#	DESCRIPTION
1	
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COVER SHEET	
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Date: 12/2/2021	Job #: 20-0488
Sheet:	C1



VICINITY MAP

LEGEND

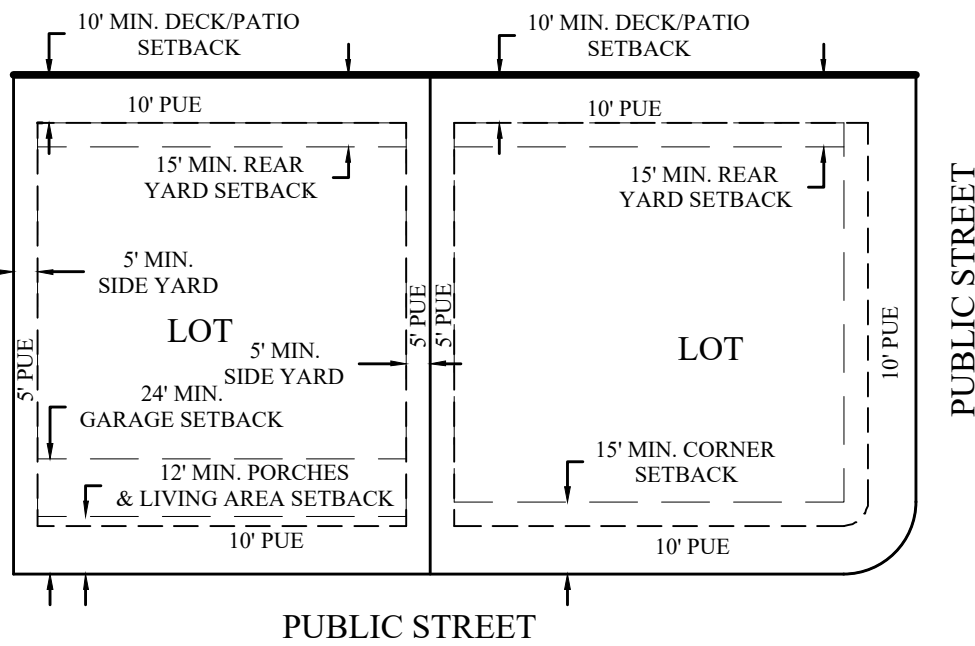
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- EXISTING STREET MONUMENT
- BOUNDARY MARKERS

NOTES:
1. #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS, PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
2. NO OBSTRUCTION TO VIEW IN EXCESS OF 3 FEET HEIGHT SHALL BE PLACED WITHIN TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS 30 FEET FROM THE INTERSECTION OF THE STREET LINES
3. PARCEL A TO BE OWNED AND MAINTAINED BY THE HOA

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	600.00	14°35'20"	152.77	S07°15'20"E
C4	126.50	75°24'40"	166.50	S37°44'40"W
C5	134.50	78°32'02"	184.36	S39°13'41"E
C6	276.50	11°22'14"	54.87	S84°10'49"E
C7	150.00	11°22'14"	29.77	S05°49'11"W
C8	153.00	16°26'42"	43.91	S67°13'39"W
C11	634.00	6°56'19"	76.78	N03°25'50"W
C12	153.00	7°37'55"	20.38	S03°51'17"W
C13	20.00	90°00'00"	31.42	S45°02'20"W
C14	20.00	90°00'00"	31.42	N44°57'40"W
C15	20.00	90°00'00"	31.42	N45°02'20"E
C16	20.00	90°00'00"	31.42	S44°57'40"E
C17	161.00	22°53'39"	64.33	S11°24'30"E
C18	266.00	22°53'39"	106.29	N11°24'30"W
C19	161.00	24°31'58"	68.94	S35°07'18"E
C20	266.00	24°31'58"	113.90	N35°07'18"W
C21	266.00	24°31'58"	113.90	N59°39'16"W
C22	161.00	24°31'58"	68.94	S59°39'16"E
C23	266.00	6°34'27"	30.52	N75°12'28"W
C24	161.00	6°34'27"	18.47	S75°12'28"E
C25	303.00	3°06'35"	16.45	S80°03'00"E
C26	966.00	4°26'05"	74.77	N80°42'45"W
C27	303.00	8°15'39"	43.69	S85°44'07"E

Easement Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
(C45)	50.00	23°07'35"	20.18	N51°20'43"E

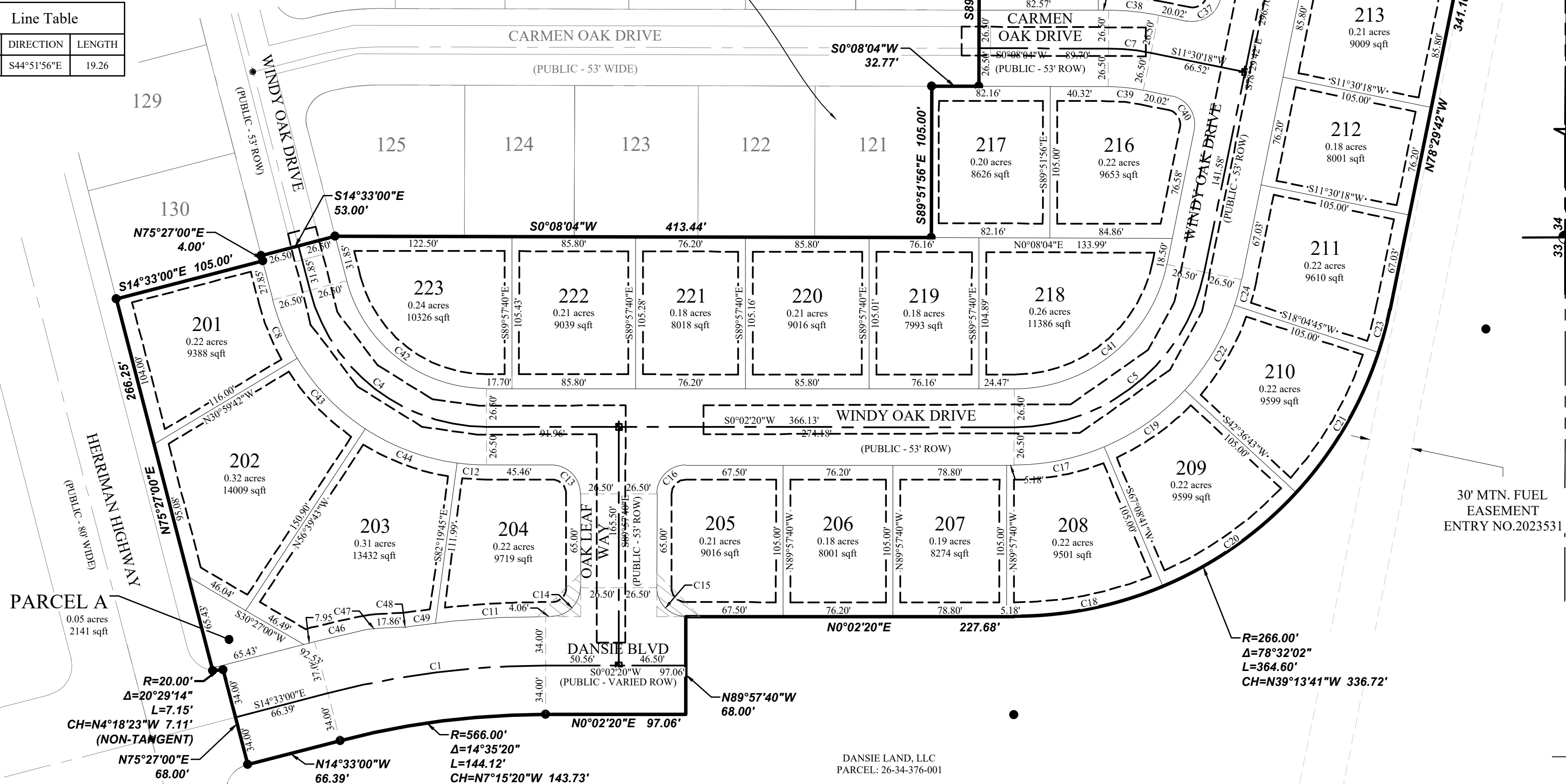
Easement Line Table		
LINE	DIRECTION	LENGTH
(L2)	N88°55'01"W	16.56
(L3)	S00°10'55"E	11.89



TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C28	20.00	30°48'44"	10.76	S74°27'34"E
C29	50.00	4°45'21"	4.15	S61°25'53"E
C30	966.00	5°59'14"	100.94	N85°55'24"W
C31	50.00	67°13'04"	58.66	N82°34'55"E
C32	50.00	61°18'39"	53.50	N18°19'04"E
C33	50.00	18°20'25"	16.00	N21°53'28"W
C34	20.00	30°48'44"	10.76	N15°16'18"W
C35	20.00	90°00'00"	31.42	S45°08'04"W
C36	250.00	11°22'14"	49.61	N84°10'49"W
C37	20.00	90°00'00"	31.42	N33°29'42"W
C38	176.50	11°22'14"	35.03	N05°49'11"E
C39	123.50	11°22'14"	24.51	S05°49'11"W
C40	20.00	90°00'00"	31.42	S56°30'18"W
C41	108.00	78°32'02"	148.03	N39°13'41"W
C42	100.00	75°24'40"	131.62	N37°44'40"E
C43	153.00	25°40'02"	68.54	N46°10'18"E
C44	153.00	25°40'02"	68.54	N20°30'16"E
C46	637.00	3°10'37"	35.32	S12°57'41"E
C47	62.50	8°35'41"	9.38	S07°04'33"E
C48	37.50	5°48'42"	3.80	S05°41'03"E
C49	634.00	1°41'25"	18.70	S07°44'41"E

Line Table		
LINE	DIRECTION	LENGTH
L1	S44°51'56"E	19.26



FOR
REVIEW
ONLY

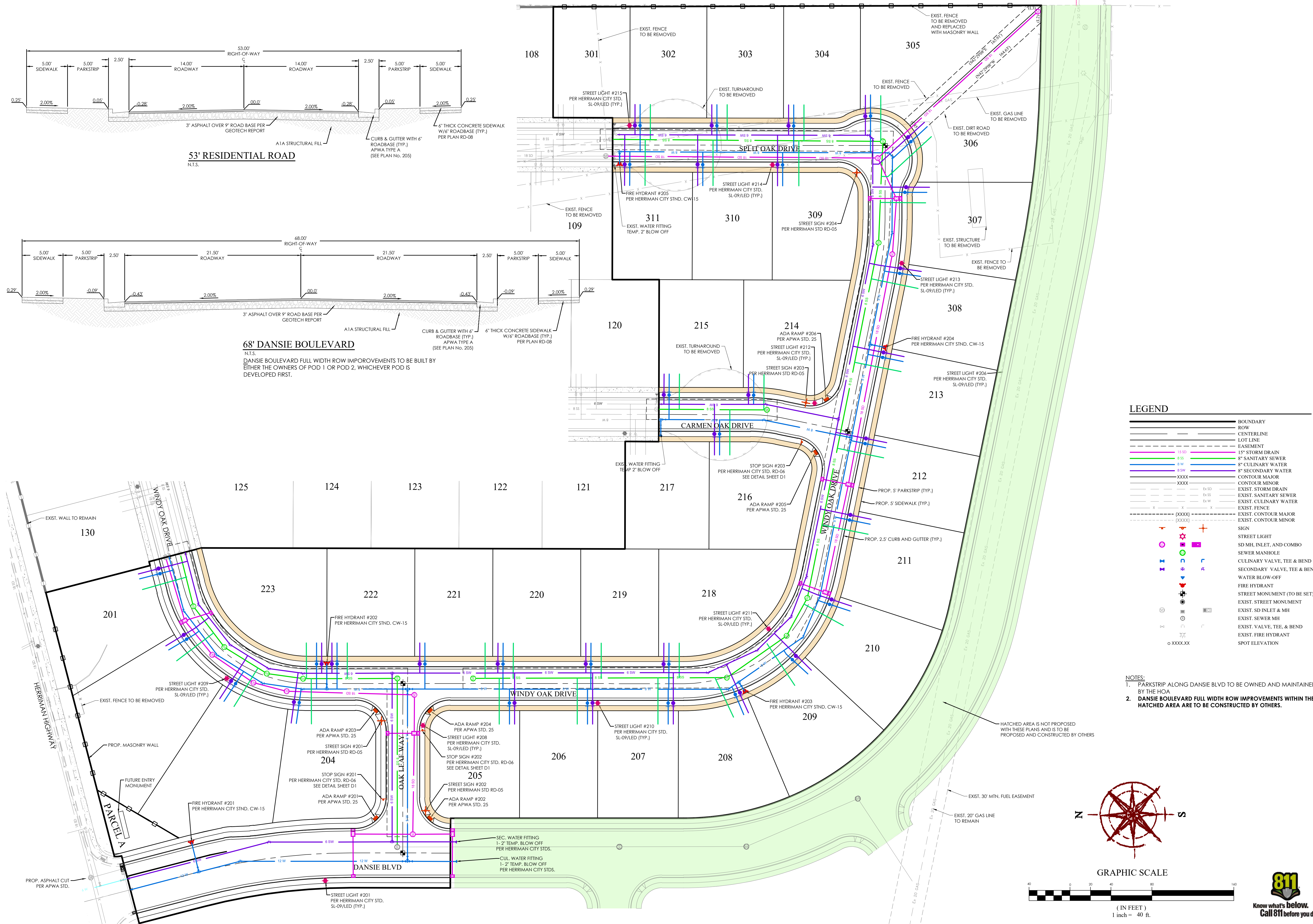
HIDDEN OAKS POD 1 PHASE 2

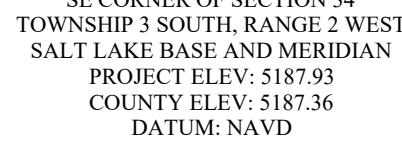
HERRIMAN, UTAH

SITE PLAN

REVISION BLOCK		DESCRIPTION
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2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	

SITE PLAN	
Scale: 1"=40'	Drawn: BD
Date: 12/2/2021	Job #: 20-0488
Sheet:	C3





DANSIE
BOULEVARD

PP1

Attachment G

Applicable Information from MDA

and rules and regulations applicable thereto. Without waiving any rights or remedies against the City, if the City's representations are not accurate or if the City allows other developments to use water that diminish the water available to the Property that results in a decrease the quantity, flow, or pressure of water for culinary or fire protection services, and if Master Developer and/or Subdeveloper provide its/their own water to the Project or otherwise incur costs to augment the water service or infrastructure, the City shall reimburse the Master Developer and/or Subdeveloper for the costs incurred associated therewith (including Soft Costs and Hard Costs) within ten (10) days after written demand. If the City fails to reimburse the Master Developer and/or Subdeveloper within such ten (10) day period, the amount due shall accrue interest at the Interest Rate. Notwithstanding the foregoing, if any amount owed by the City to the Master Developer and/or the Subdeveloper is not paid within ninety (90) days after such amount is due, Master Developer and/or the Subdeveloper shall have the right to exercise any remedies available under this MDA, at law or in equity against the City.

8.2.2. **Secondary Water.** The City acknowledges and agrees that it will be solely responsible to provide wet secondary water to the Property. The City represents that at the present time the City lacks sufficient capacity to provide wet secondary water to the Property. The City will use good faith efforts to provide the capacity and infrastructure so that the Property can be served by wet secondary water as soon as reasonably practicable. As such, there shall be no obligation on the Master Developer and/or any Subdeveloper to provide wet secondary water to or within the Property. Notwithstanding the foregoing, Master Developer acknowledges and agrees that each Development Application will require the installation by Master Developer or the applicable Subdeveloper of dry secondary water lines sufficient to service the Parcel or Pod that is subject to such Development Application.

8.3. Construction of Certain System Improvements.

8.3.1. Off-Site Impact Fee Eligible Road Projects and Intersection Improvements. Based upon the Traffic Impact Study ("TIS") attached hereto as Exhibit "I" the City agrees that in no event shall Master Developer or any Subdeveloper be required to construct any Off-Site Capital Improvement Road nor shall the construction of any such Off-Site Capital Improvement Road be a condition to any Development Application for so long as the updated traffic study submitted in connection with such Development Application determines that the existing infrastructure supplies a level of service equal to or greater than "D" level service when taking into account the effect of the development proposed in such Development Application. If such updated traffic study determines the level of service would be less than "D" level service and therefore the proposed Development Application would be denied, Master Developer and/or such Applicant shall have the option to construct any off-site transportation Impact Fee eligible project, including, without limitation, constructing any Off-Site Capital Improvement Road, to cause the level of service to be equal to or greater than "D" level service and the Development Application shall thereafter shall not be denied based on the traffic level of service. The City agrees that the term "updated traffic study" as used herein shall mean the Traffic Study attached hereto as updated with respect to the TIS data, showing the roadway ratio of volume to capacity, for the Pod/Parcel subject to the subject Development Application and all previous development with respect to the Project, and shall not require the submission of a complete new traffic study. If Master Developer and/or such Applicant elects to so construct any off-site transportation Impact Fee eligible project, the City agrees to (i) use all reasonable efforts to obtain any rights-

of-way required in order for Master Developer and/or such Applicant to construct such off-site transportation Impact Fee eligible project and (ii) enter into with and reimburse Master Developer pursuant to a reimbursement agreement in the form attached hereto as Exhibit "K". Such reimbursement agreement shall provide that the source of the reimbursement funds for such off-site transportation Impact Fee eligible improvements shall come from: (i) any excess transportation Impact Fees generated from the Project above and beyond the Impact Fees necessary to cover the cost of any transportation System Improvements constructed on the Project; and (ii) from general transportation Impact Fees collected by the City that are not contractually obligated to another party, such reimbursements to be paid on a first come, first served basis (i.e. non-contractually committed Impact Fees shall be paid based on the order in which reimbursement requests are submitted to the City).

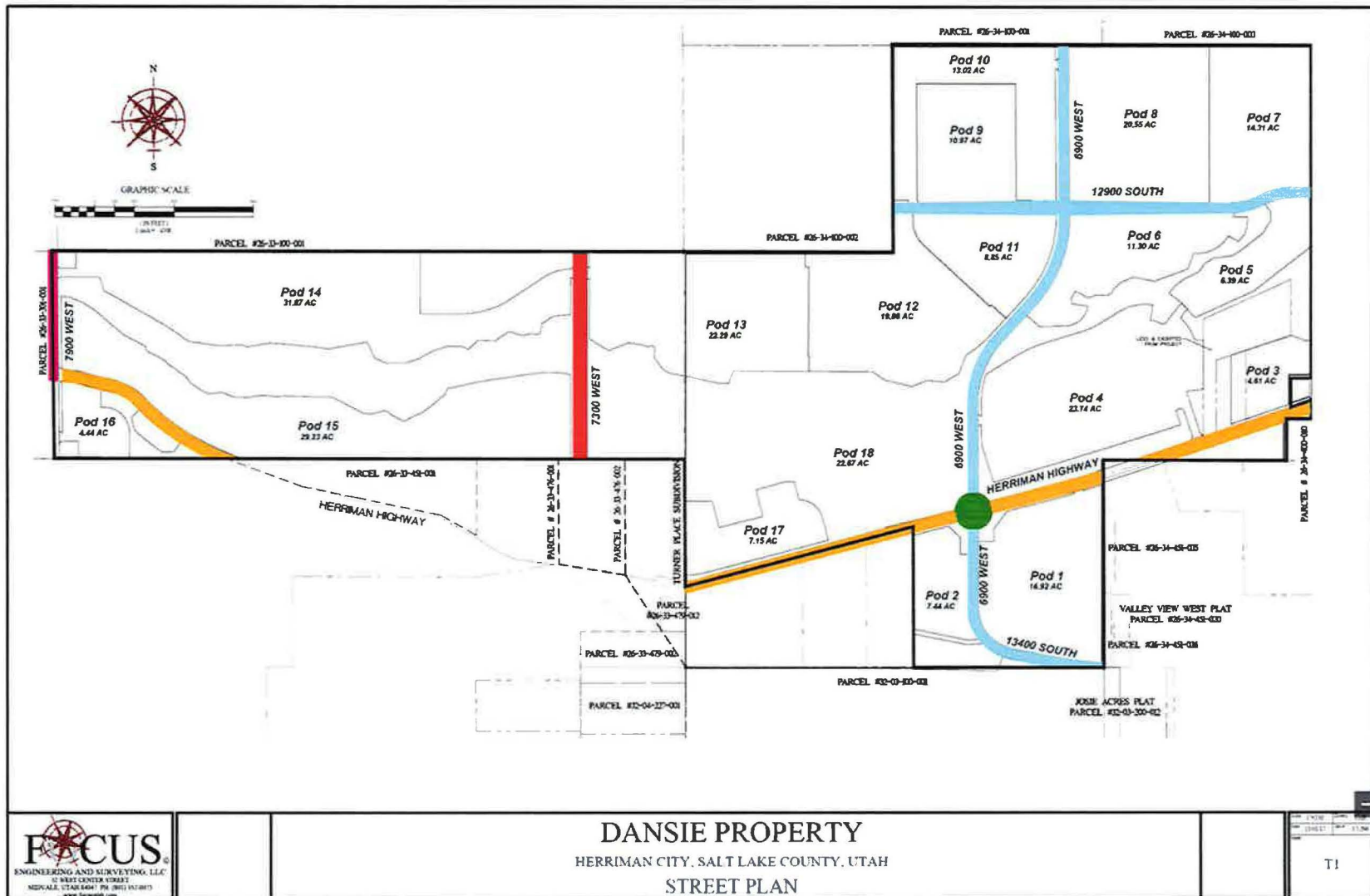
8.3.2. Modifications of Location of System Improvements Located on the Property. The City acknowledges that the development of certain portions of the Property is influenced by the location of certain elements of the System Improvements located on the Property. Changes in the precise locations of elements of the System Improvements located on the Property may render the development of certain portions of the Property impractical (e.g., a proposed road is moved or designed in a way so that it leaves a portion of property no longer economically or developmentally practical for a certain type of use). The City agrees that it shall not materially modify the alignment of any roads or otherwise change the design of any of the System Improvements located on the Property unless mutually agreed upon by the City and the Master Developer, such agreement not be unreasonably withheld or delayed by either party.

8.3.3. Financing. Other than the Applicable Fees that may be assessed by the City and ad valorem property taxes and/or assessments levied against the real property within the City as a whole, under no conditions shall the City finance the System Improvements located on the Property through a special service district, bond, or similar mechanism whereby the costs of the System Improvements located on the Property will be paid by the Master Developer, unless requested by the Master Developer, any Subdeveloper or the owners of any portion of the Property.

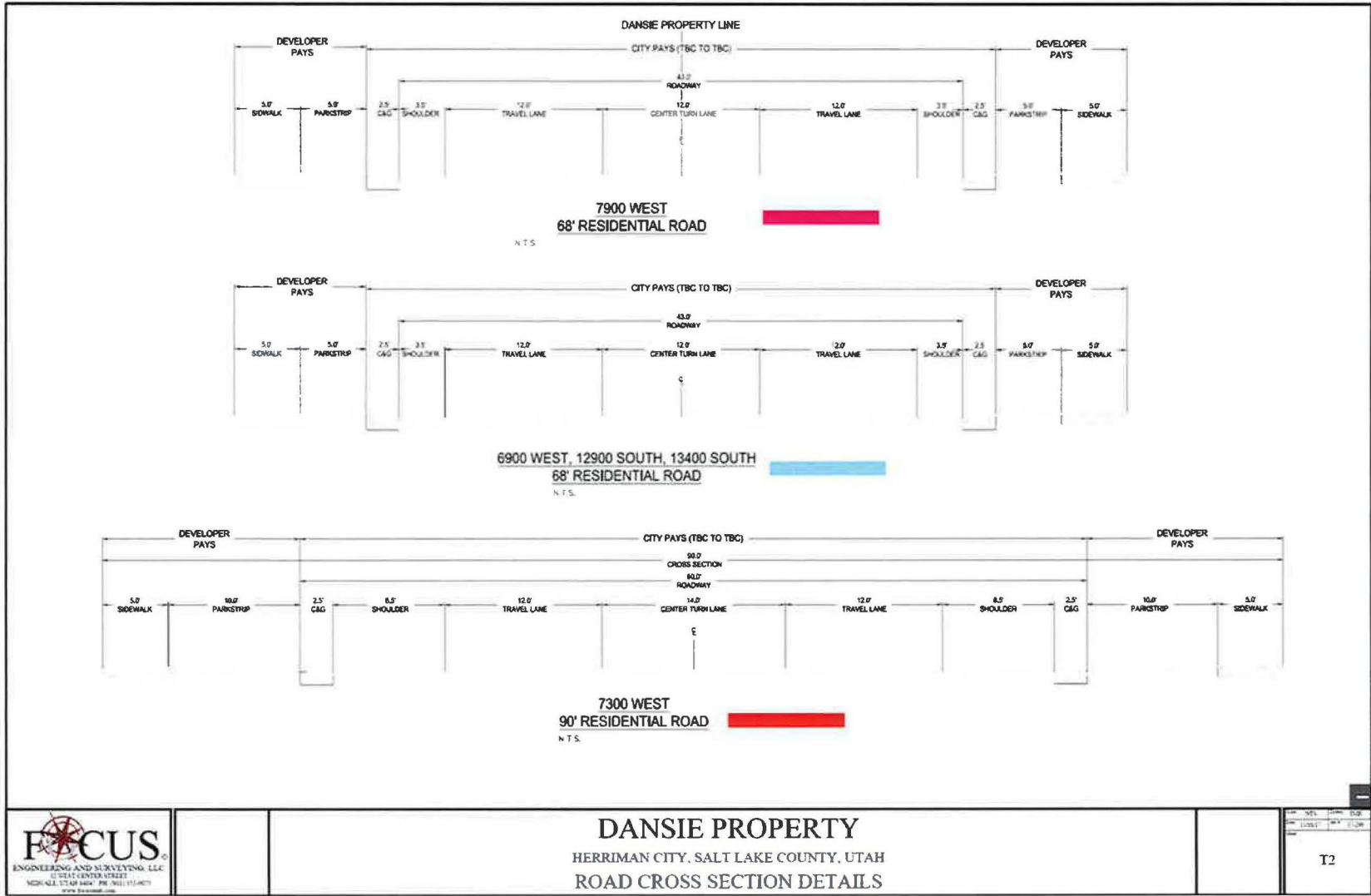
8.4. Storm Drain. In addition to the requirements contained in the City's Vested Laws, the City's Future Laws or the Development Standards to the contrary, the design and construction of the storm drainage system on the Property shall be subject to the provisions outlined on Exhibit "J". In the event of a conflict between the requirements in the City's Vested Laws, the City's Future Laws or the Development Standards and Exhibit "J", the provisions of Exhibit "J" shall control.

8.5. Bonding. If and to the extent required by the City's Vested Laws, unless otherwise provided by Chapter 10-9a of the Utah Code as amended, security for any Public or private Infrastructure is required by the City it shall provide in a form acceptable to the City as specified in the City's Vested Laws. Partial releases of any such required security shall be made as work progresses based on the City's Vested Laws.

8.6. Infrastructure Built by Master Developer. Subject to the terms of this MDA, Master Developer or Subdevelopers may, from time to time, install and construct portions of the System Improvements located on the Property. The City shall enter into a reimbursement



4813-8166-4080



4813-8166-4080



Site Summary

Total Site Area	371.97 acres
Total Site Area without Schools & churches	326.52 acres
Total Open Space Area	67.08 ac (20.54%)
Total Residential Units w/o schools & churches in place	1,006 units
Gross Density without schools & churches in place	2.70 du/ac
Total Residential Units w/ schools & churches in place	799 units
Net Density with schools & churches in place	2.45 du/ac

Land Use Summary

Pod	Land Use	Acres	W/o Schools & Churches	With Schools & Churches	Max with Density Transfer**
1	Single-family Residential	17.03	64	64	77
2	Charter School	7.78	24	0	29
3	Church	3.65	6	0	7
4	Single-family Residential	19.43	90	90	108
4A	Church	3.72	8	0	10
5	Single-family Residential	6.39	34	34	41
6	Single-family Residential	9.32	40	40	48
7	Single-family Residential	14	66	66	79
7A	Seminary Building	0.32	2	0	2
8	Middle School	20.55	107	0	128
9	Elementary School	10.97	60	0	72
10	Single-family Residential	13.02	70	70	84
11	Single-family Residential	8.85	43	43	52
12	Single-family Residential	19.92	69	69	83
13	Single-family Residential	22.98	80	80	96
14	Single-family Residential	7.09	12	12	14
15	Single-family Residential	11.29	28	28	34
16	Single-family Residential	24.78	57	57	76
17	Single-family Residential	17.94	53	53	57
18	Single-family Residential	4.75	8	8	10
19	Single-family Residential	8.61	2	2	16
20	Single-family Residential	18.82	83	83	100
Totals		271.21	1,006	799	

Open Space Summary

Pod	Land Use	Acres	Ratio	Weighted
A	Main Street Open Space	2.07	100%	2.07
B	6900 West Trail System	1.76	100%	1.76
C	Park (Pod 4)	0.28	100%	0.28
D	Trail Corridor (East of 6900 W)	5.32	100%	5.32
E	12900 South Trail System	0.09	100%	0.09
F	Park (Pod 12)	1.04	100%	1.04
G	Trail Head Park	15.09	100%	15.09
H	Park (Pod 13)	0.68	100%	0.68
I	7300 West Trail System	0.83	100%	0.83
J	Park (Pod 14)	0.83	100%	0.83
K	Sports Park	6.62	100%	6.62
L	Trail Corridor	6.78	100%	6.78
M	7900 West Trail System	0.37	100%	0.37
N	Park (Pod 16)	0.30	100%	0.30
O	Park (Pod 18)	0.23	100%	0.23
P	Natural Open Space	1.33	25%	0.33
Q	Natural Open Space	18.10	25%	4.53
R	Natural Open Space	5.35	25%	1.34
S	Natural Open Space	1.99	25%	0.50
T	Natural Open Space	4.93	25%	1.23
U	Natural Open Space	0.93	25%	0.23
V	Trail System Connectors	2.47	100%	2.47
W	Common Open Space Pod 15/17 (40%)	11.69	100%	11.69
X	Parks/Trails (Pod 20)	0.25	100%	0.25
Y	Open Space	2.16	100%	2.16
Z	Open Space	0.06	100%	0.06
Total		91.55		67.08



Land Use Plan

Dansie Property, Herriman, Utah

February 14, 2018



** See MDA Section 2.4

Attachment H

Public Notice



Planning Commission Meeting

January 6, 2022

Time: 7pm

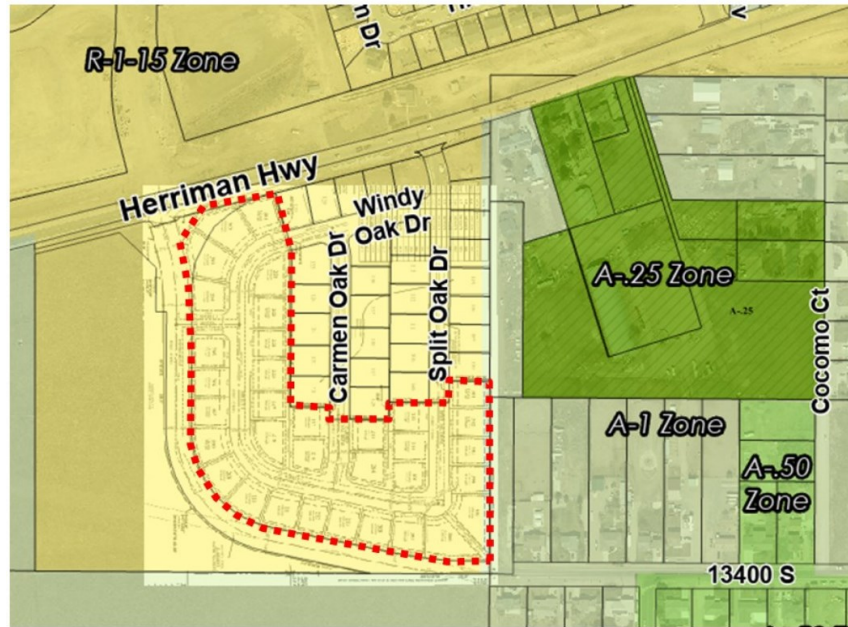
Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning
With Questions/ Concerns At:
planning@herriman.org
OR
801-727-0938



PUBLIC NOTICE

You are encouraged to attend a Public Hearing regarding a request made by Dan Reeve to amend the requirements of approval for the Hidden Oaks Pod 1, Ph 2 Subdivision with 33 single family lots located generally at 6710 W Herriman Main Street in the R-1-15 zone (Residential)



Scan the QR Code or go to www.herriman.org/Public-Notices for more plat information

Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on Dec. 30, 2021



Planning Commission Meeting

January 6, 2022

Time: 7pm

Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning
With Questions/ Concerns At:
planning@herriman.org
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PUBLIC NOTICE

You are encouraged to attend a Public Hearing regarding a request made by Dan Reeve to amend the requirements of approval for the Hidden Oaks Pod 1, Ph 2 Subdivision with 33 single family lots located generally at 6710 W Herriman Main Street in the R-1-15 zone (Residential)



Scan the QR Code or go to www.herriman.org/Public-Notices for more plat information

Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on Dec. 30, 2021

Dear Herriman Planning Commissioners,

My name is Chad Dansie and I live at [REDACTED]. I am writing to you due to concerns I have with the proposals to amend the requirements of approval for Hidden Oaks Pod 2, Phase 1 (by James Horsley), and Hidden Oaks Pod 1, Phase 2 (by Dan Reeve).

First, it appears that the applicants, James Horsley and Dan Reeve, are trying to get out of their previously made agreements with Herriman City and their neighbors to complete and connect Dansie Boulevard from 13400 South to Herriman Hwy. Instead, they only want to build the small portion of the roadway north of their northern access points to Herriman Hwy. When these two developments were initially proposed and presented to Herriman City many neighbors were concerned about the increasing traffic and the lack of access points of these new developments to Herriman Hwy and 13400 South. The developers agreed to ensure that Dansie Boulevard was completed before housing was started. This promise has not been upheld by either the developers nor Herriman City as multiple houses have already been built along Windy Oak Drive, Split Oak Drive, and Carmen Oak Drive. It is frustrating to see that these promises to the neighborhood have been broken and to have to deal with the increasing traffic and lack of proper roadways in the surrounding developments. As a direct neighbor to these developments, I would expect the Herriman Planning Commission to hold to the promises made to the existing neighbors by these developers and insist that they complete Dansie Boulevard in its entirety from 13400 South to Herriman Hwy. Do not let James Horsley and Dan Reeve break their earlier promises to their neighbors and Herriman City. This would be unfair and unjust to those who attend these meetings and live in this affected neighborhood.

Second, my parents, Boyd and Claudia Dansie, gave a portion of their land (a triangle section along 13400 South) to Herriman City to ensure that Dansie Boulevard was completed. Under the contract, the land was given to ensure that this road was connected Herriman Hwy to 13400 South. If Herriman City lets these developers escape from their promises and contracts made to develop Dansie Boulevard, then Herriman City should return the portion of land given to them by my parents due to breach of contract. Therefore, if Herriman City allows Dan Reeve and James Horsley to breach contract, Herriman City is also in breach of contract. Dansie Boulevard must be completed by the developers to ensure that all contracts and promises are kept. When contracts and promises are not kept between cities, developers and neighbors, people are unwilling to work with others and trust is broken. Please do not break the trust between the City and this neighborhood by allowing Dan Reeve and James Horsley to break their promises.

Third, I am currently in a border dispute with James Horsley of Hidden Oaks Pod 2, Phase 1 along my eastern fence line of the [REDACTED] property. Our two property lines overlap by 5-10 feet on each side of the fence due to use of differing section points. Although James Horsley has stated his desire to be a good neighbor, he has threatened several times to tear down my fence which has been there for 30 years and has been the property line for previous owners. This will not be allowed. I have tried to work with him by showing him plats of the property description, discussed with him the rules of property by acquiescence and introduced him to the State of Utah Ombudsman and Utah

Property law to prevent this from moving to Civil Court. I know that Herriman has no intention of getting involved in this dispute, but I feel it is important for the planning commission to know of these details as it was them who approved this development without really understanding the property boundaries and is now the reason, I am in dispute. When two property descriptions come from differing section points, overlaps of property lines occur. This occurs in many places throughout the valley as many of the deeds from these properties are very old and were done without the same survey methods we use today. I would ask the Herriman Planning Commission to think about this as when they approve a development and only take a survey from the developer, this places neighbors and developer in dispute whose only action is to get the developer to see reason or move to civil court. Your decisions as the Herriman Planning Commission have many unintended consequences. I share this with you because now because of your decisions I am having to deal with a property dispute and I would ask of you to hold James Horsley and Dan Reeve to their promises. By allowing them to default their promises, you would be making a decision and give precedence that developer projects are more important to the rights and promises made to the existing neighbors.

Thank you for your time and consideration. I hope you will carefully consider your decisions and not allow James Horsley and Dan Reeve to default on their promise to complete Dansie Boulevard.

Sincerely, Chad Dansie

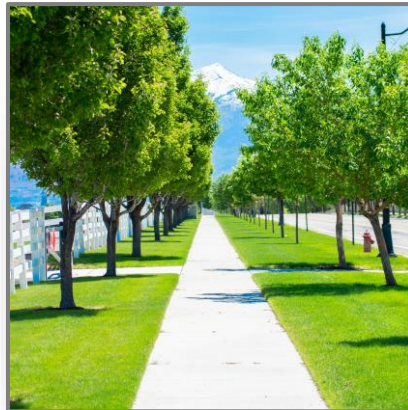
██████████ Herriman, Utah 84096



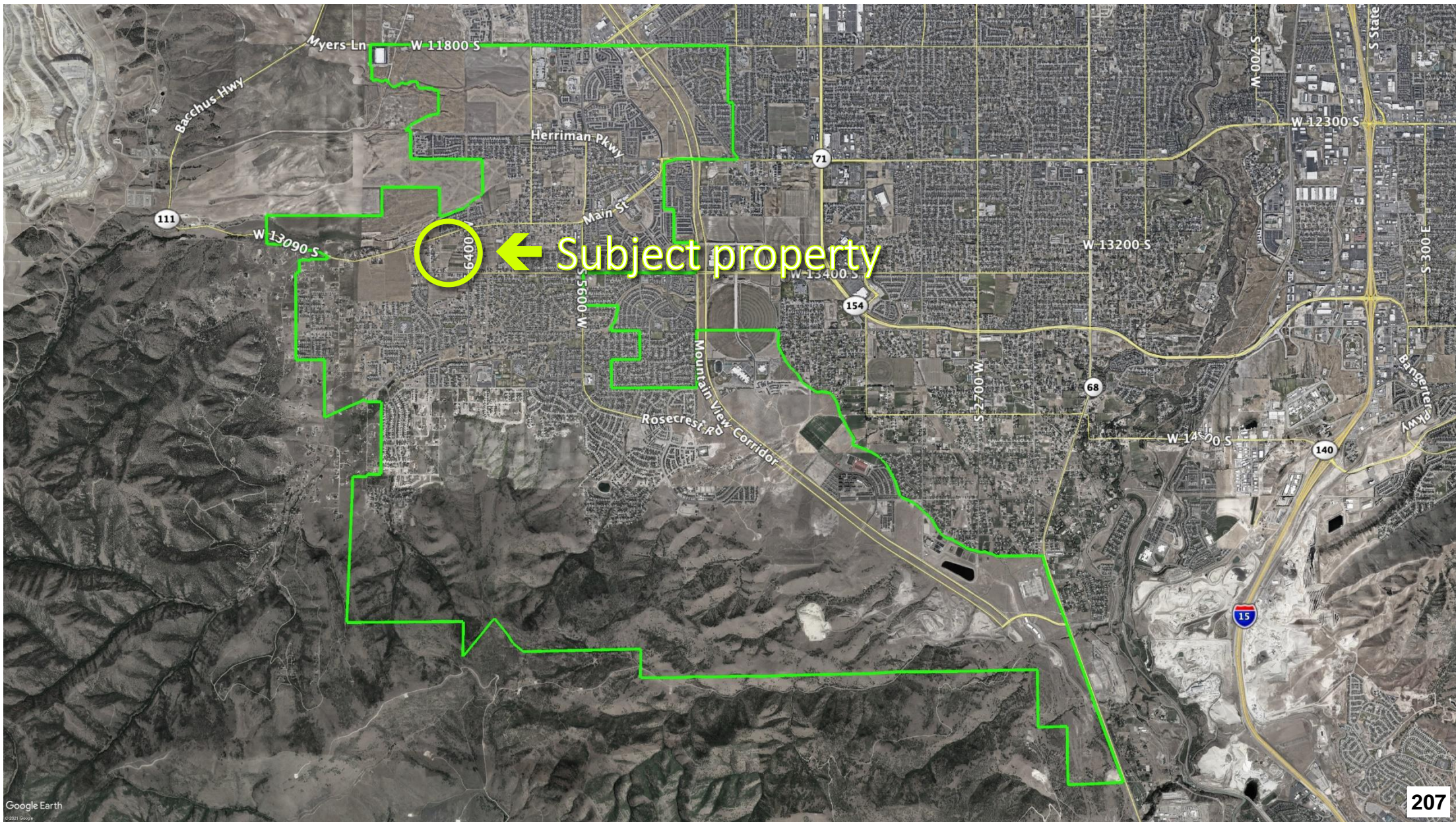
Hidden Oaks Subdivision Pod 1, Ph 2 Amendment

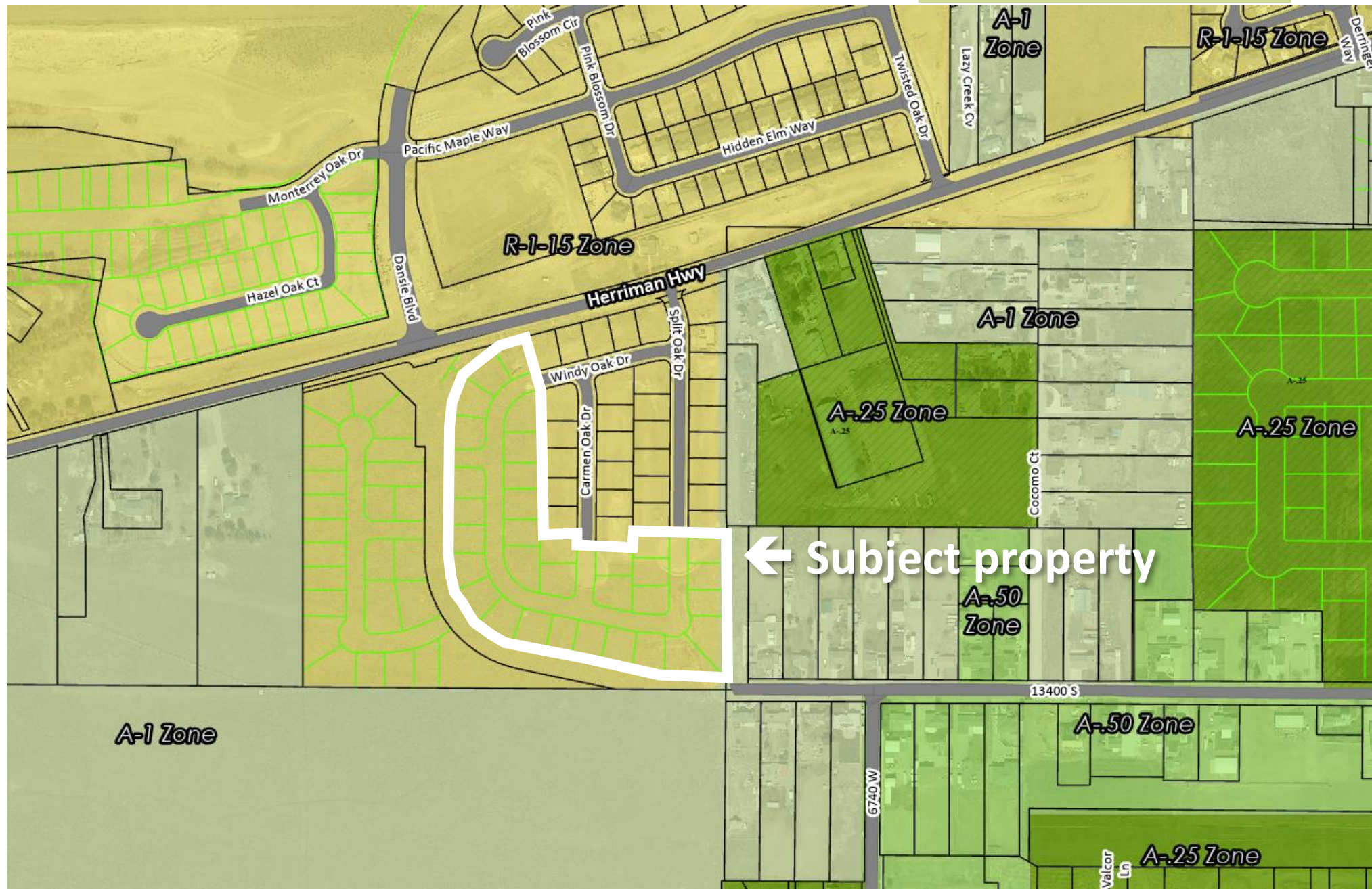
Planning Commission Meeting

January 6, 2022

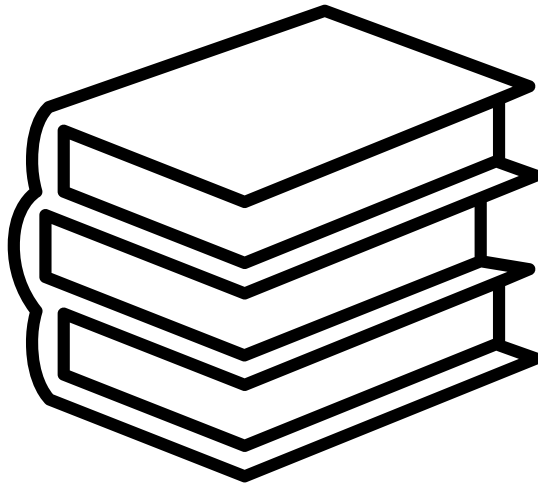


Vicinity Map





Considerations for Approval:



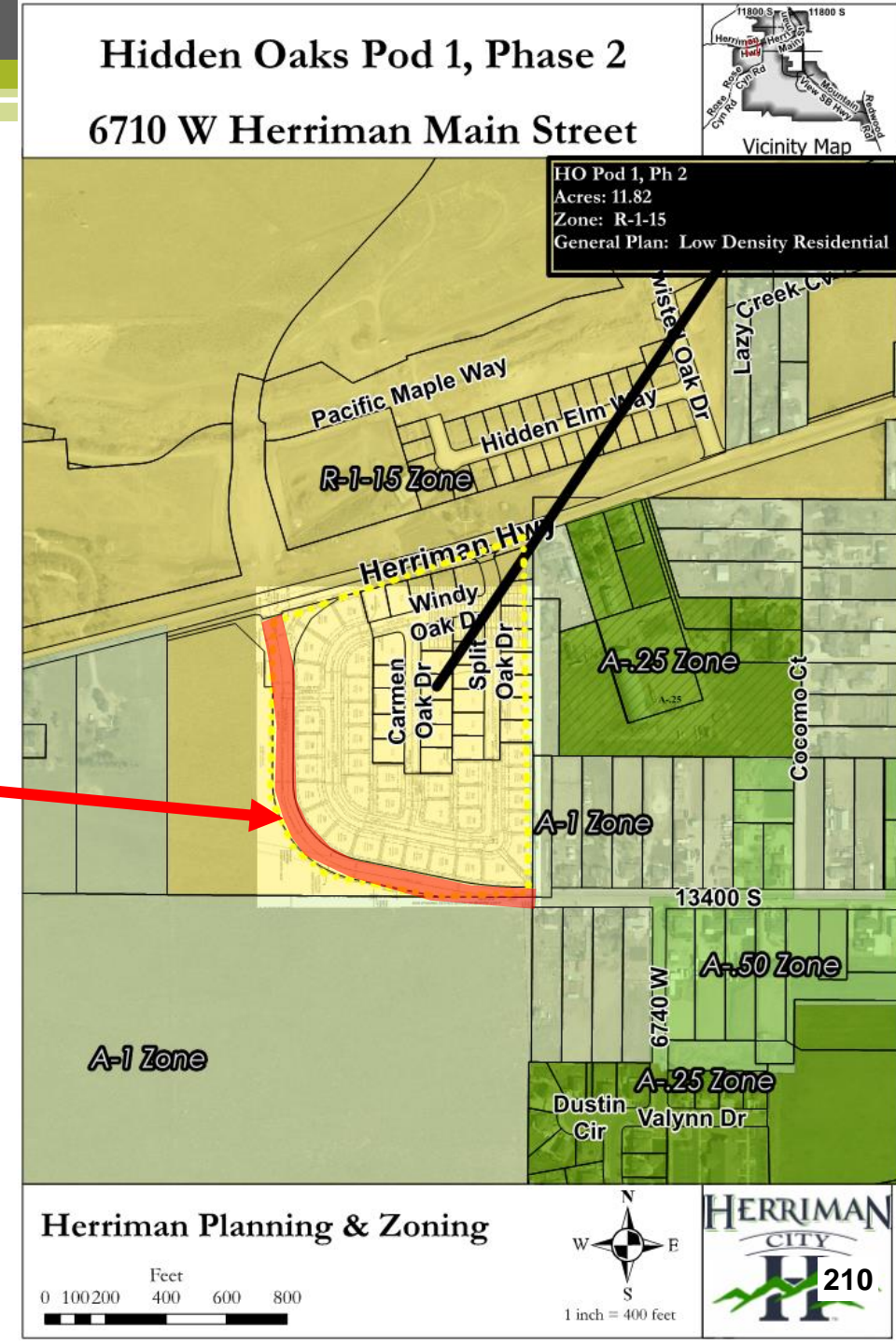
**Engineering
Standards**



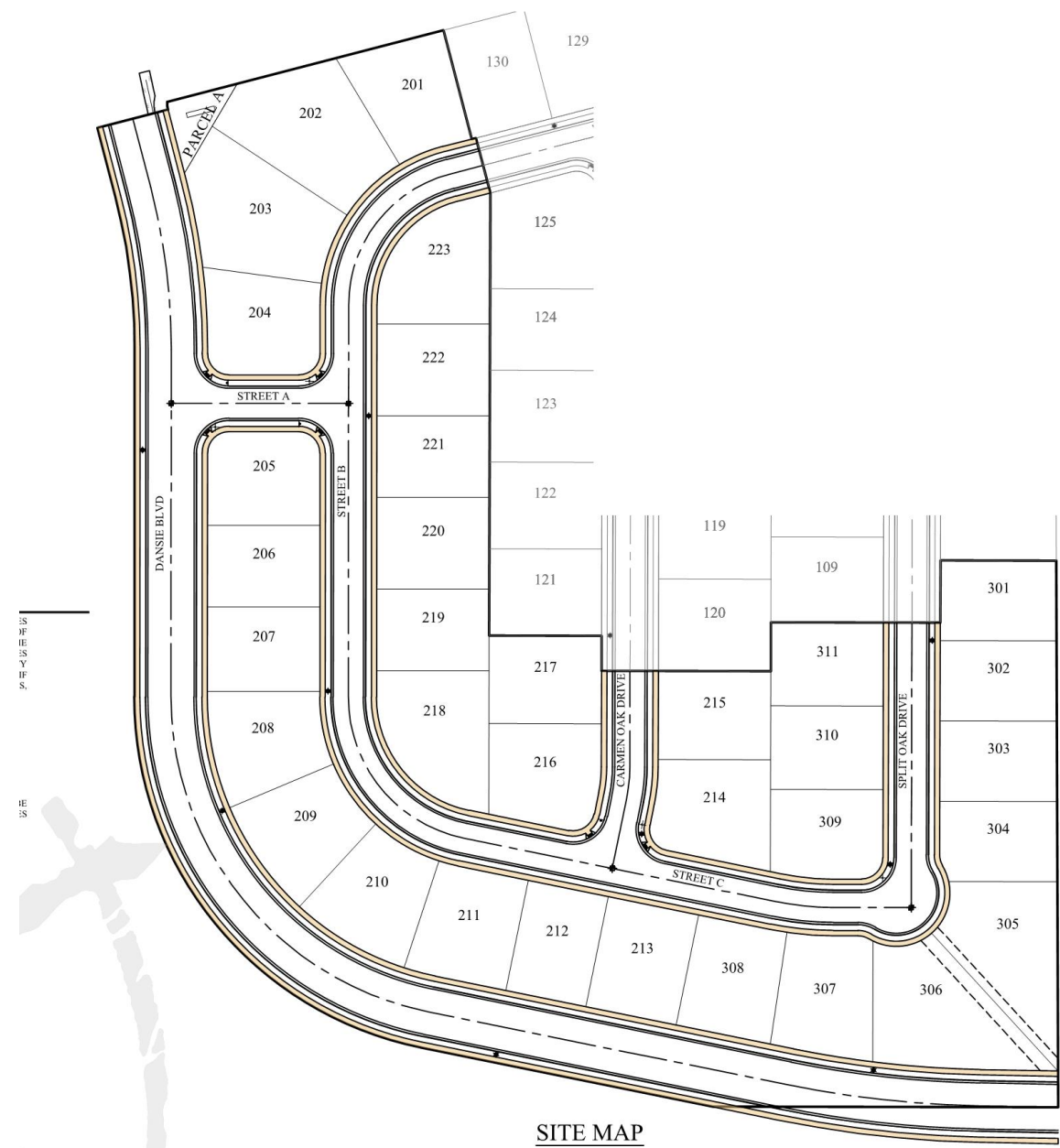
**Zoning
Ordinance**

Proposal/Background:

- Approved for 33 single-family homes
 - June 2021
- Letter of Approval requires the complete construction of Dansie Blvd
- Applicant requesting to reduce required improvements on Dansie Blvd



Approved Plat



Approval Letter



June 18, 2021

Dan Reeve
[REDACTED]

Re: File Number S2020-094 for Preliminary Plat Approval for Hidden Oaks Pod 1, Phase 2 with 34 single family lots at 6710 W Herriman Main Street.

Dear Mr. Reeve:

The Herriman Planning Commission heard your item, Preliminary Plat Approval for Hidden Oaks Pod 1, Phase 2 with 33 single family lots at 6710 W Herriman Main Street, on June 17, 2021. The Commission voted 8-0 to approve your project subject to the following requirements:

1. All Engineering review comments be addressed and satisfied before the final plat is recorded.
2. The property line discrepancy at the corner of Herriman Highway and 13400 South intersection be resolved before plat is recorded.
3. Parcel A, if not being used for a public use, be either dedicated, or included in the adjacent lots with an easement.
4. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
5. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
6. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
7. Receive Planning Commission approval for the site plan for Hidden Oaks Pod 1, Phase 2.
8. All other applicable city ordinances are satisfied.

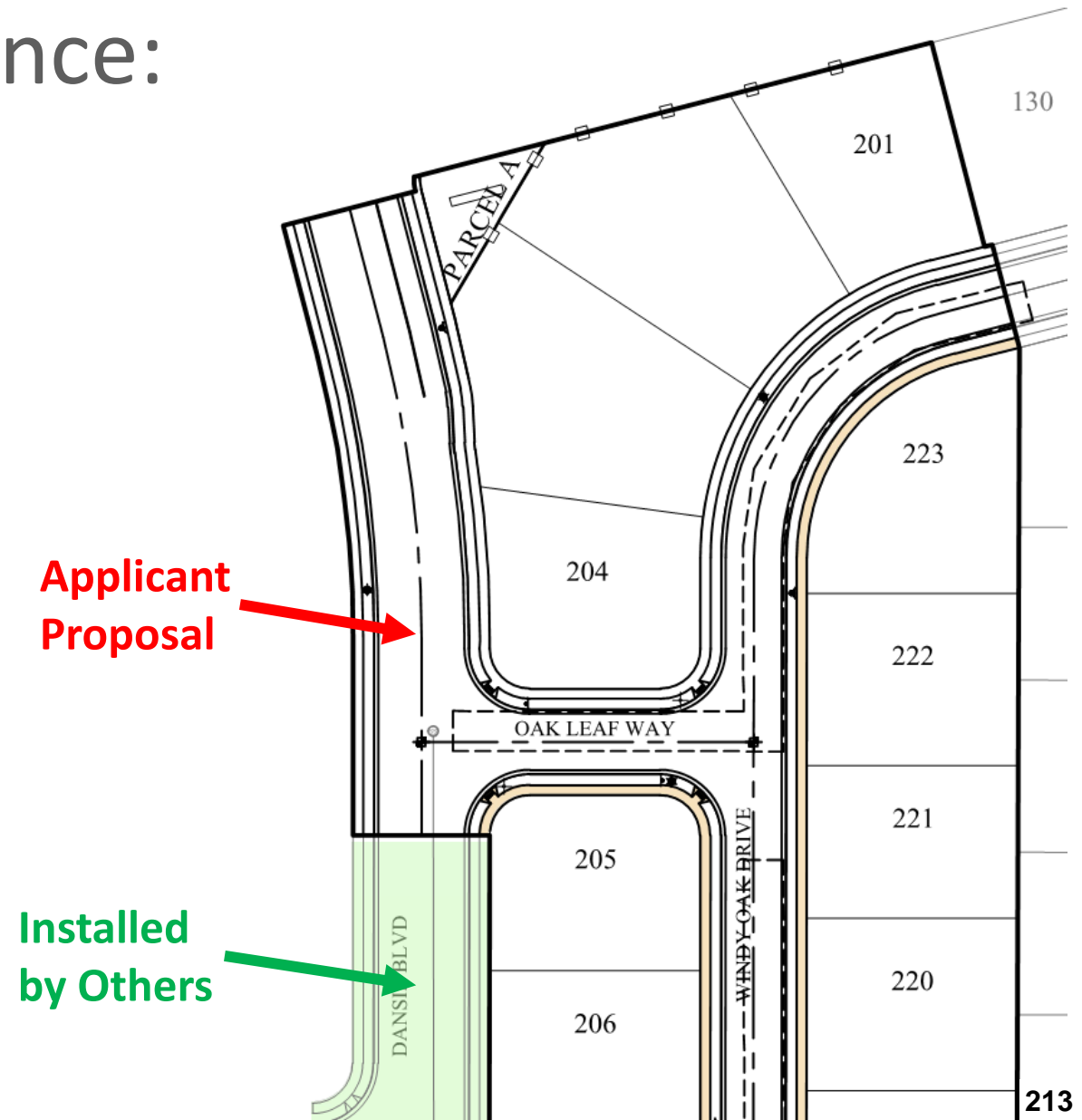
The preliminary subdivision approval shall expire and have no further force or effect if the plat is not recorded within two (2) years from when it was approved (June 17, 2023). Please continue to work with the City Engineering and Planning departments to comply with the above conditions in order to record the subdivision plat.

If you have any other questions please contact the Planning Department during regular business hours.

Engineering/Zoning Compliance:

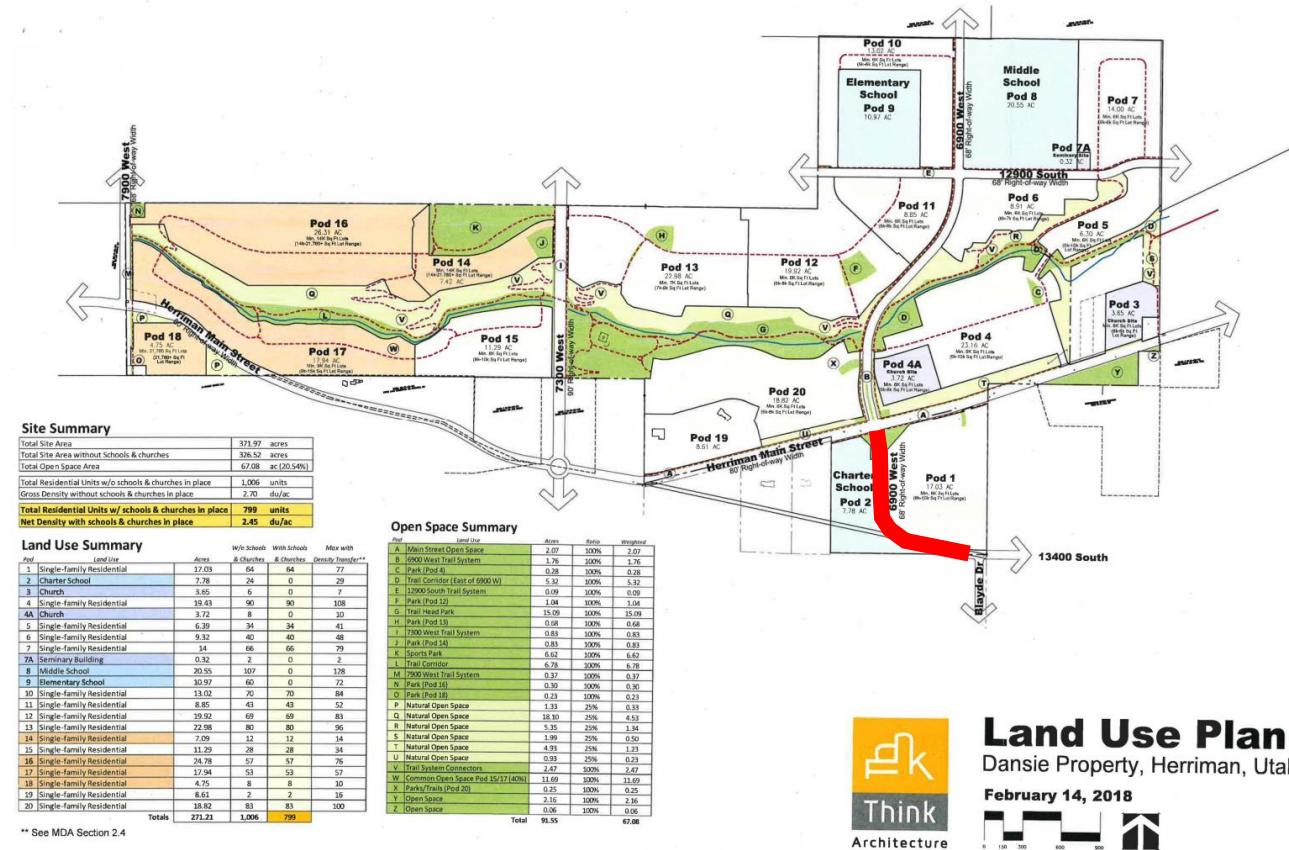
Streets installation requirement (10-28-12(C)):

- Applicant dedicates, improves streets when:
 - Necessitated by development
 - Rationally related to impact on transportation system
- Applicant requesting to install to 1st access (Oak Leaf Way)



MDA Compliance:

- Applicant claiming additional improvements are 'off-site'
 - As per 8.3.1 of MDA
- MDA boundaries include Dansie Blvd
 - Not considered off-site
 - Applicant only required to pay fee-in-lieu for behind-curb improvements



Options for Action:

- **Approve** the subdivision as proposed with staff recommendations
- **Approve** the item with an alternative amended conditions
 - List additional/modified conditions
- **Deny** request
 - Applicant responsible to install improvements along entire Dansie Blvd connector (Herriman Main Street – 13400 South)

Staff Recommendation:

- *Approve request for amended requirements for Hidden Oaks, Pod 2*
 1. Applicant to install improvements to entrance (Oak Leaf Way)
 2. Pay fee-in-lieu for behind-curb improvements along Dansie Blvd



STAFF REPORT

DATE: December 22, 2021

TO: The Planning Commission

FROM: Clinton Spencer, AICP, Planning Manager

SUBJECT: Request to Amend the Requirements of Approval for the Hidden Oaks, Pod 2 Subdivision at 6973 W 13090 South in the R-1-15 Zone (Residential). (Public Hearing)
Applicant: James Horsley w/ Riverside Development, LLC (authorized agent)
Acres: 7.82 ±
File Number: S2021-146

RECOMMENDATION:

Staff recommends the Commission approve the following findings:

- There is good reason for the subdivision amendment.
- The proposed plat amendment complies with all zoning requirements.
- The proposed plat amendment complies with the Hidden Oaks Master Development Agreement (MDA).

Staff recommends the Commission review whether or not to approve the applicant's request to amend the following requirement #2 of approval from the previous subdivision approval, but at a minimum the applicant shall be required to do the following:

1. Install all curb, gutter, sidewalk, park strip landscaping, street trees, masonry fences and street lights along Dansie Blvd to at least the south radius return of the access (Berg Lane) on Dansie Blvd for the full width of the right-of-way.
2. Pay the fee in lieu for all other improvements behind the curb along Dansie Blvd from Herriman Highway to the 13400 South connection in accordance with the Hidden Oaks MDA before the plat is recorded.

ISSUE BEFORE COMMISSION:

Based on Staff's findings, should the Planning Commission amend the requirements of approval regarding the construction of Dansie Blvd?

If approved by the Planning Commission with any required conditions, the applicant will continue working with Staff to make all necessary corrections before the plat is recorded and any permits are issued.

BACKGROUND/SUMMARY:

The applicant received approval of a twenty-four (24) lot subdivision in June 2021. Their subdivision is currently in review and has not yet been approved by the City to be recorded at the County. As part of the requirements of approval, the applicant was required to install all public improvements in the right of way including curb, gutter, sidewalk, park strip landscaping, street trees, masonry fences and street lights connecting from Herriman Highway to 13400 South. Requirement #2 of the approval states the following:

2. All adjacent right of way along Herriman Hwy and Dansie Blvd (connector road between 13400 South and Herriman Hwy) be improved and maintained with street, gutter, curb, sidewalk, street trees, and all other landscaping improvements. This can be done by agreement, or written detailed clarification to the City of responsible parties and processes.

This requirement holds the applicant responsible, or to work in cooperation with others, to construct Dansie Blvd including all curb, gutter, sidewalk, park strip landscaping, street trees, masonry fences and street lights.

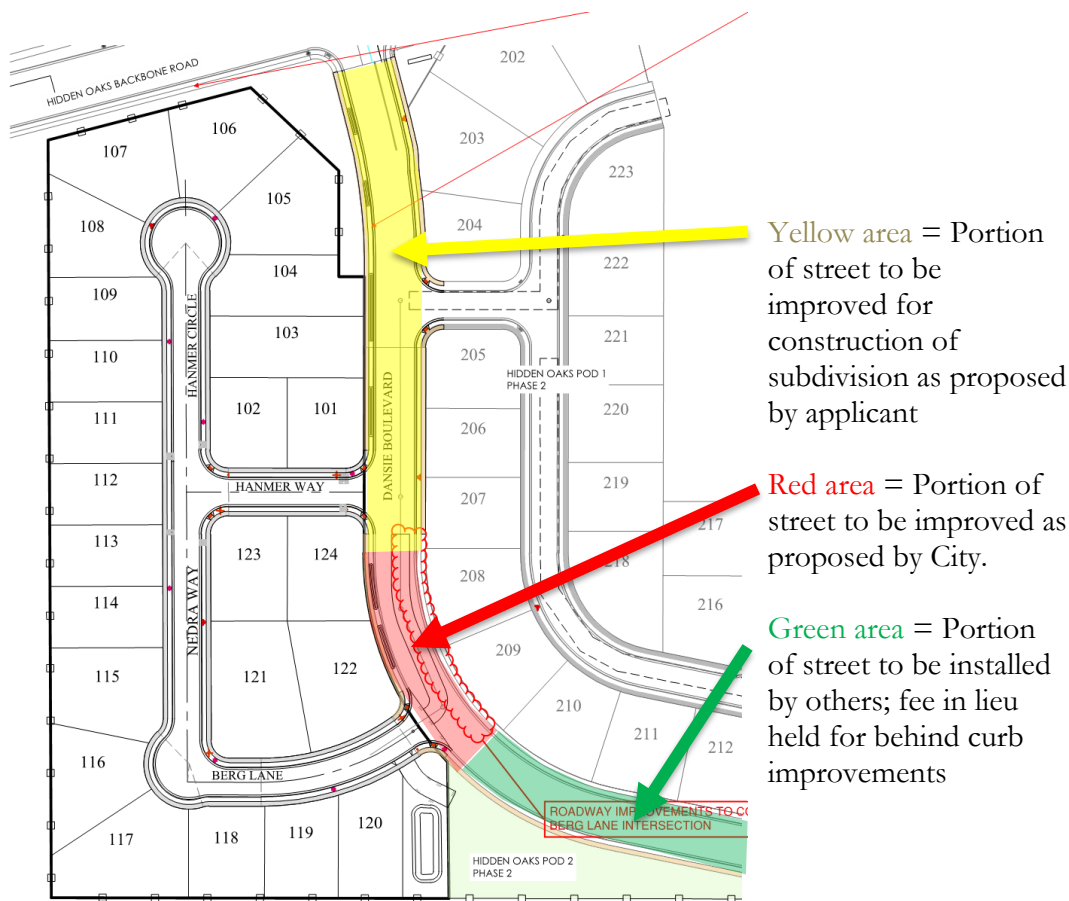
The applicant wishes to amend this requirement to reduce the amount of improvements necessary to develop their subdivision. Mr. Horsely is proposing to only be required to install right-of-way improvements along Dansie Blvd. to the south of the northern access to the subdivision shown as “Hanmer Way” on the plat, and not extending all improvements to the 13400 South connection.

DISCUSSION:

Engineering/ Zoning Ordinance Review:

Ordinance 10-28-12(C) requires, “When development is proposed, the applicant shall dedicate and improve any street, or portion thereof, which is planned in or necessitated by the development and that is rationally related to the development's impact on the City's transportation system. Improvements that are not rationally related to the development do not need to be completed or no fee in lieu is necessary.”

Staff Finding – *As per the ordinance stated above, the applicant shall be required to install all improvements in the right-of-way which is deemed necessary and rationally related to the proposed development. Hidden Oaks, Pod 2 includes two (2) accesses onto the proposed Dansie Drive (See Attachment C). The applicant is stating that they should only be required to install right-of-way improvements to the northern access (Hanmer Way) and not to the southern access (Berg Lane). Having two (2) accesses to the subdivision is not a requirement when there are less than thirty (30) single family lots. However, the applicant has proposed two (2) accesses which necessitate street improvements to that access for the transportation system to work as designed. If the applicant wishes to amend the plat and remove the second southern access to Dansie Blvd, that is an option and would require a separate application for a subdivision amendment with Planning Commission approval.*



Hidden Oak MDA Compliance:

The applicant is stating that as per 8.3.1 of the MDA, the remainder of Dansie Blvd is considered an off-site impact and therefor not necessary to install as long as the level of service maintains a minimum level of service "D".

Staff Finding: The proposed Dansie Blvd is located between Pods 1 and 2 of Hidden Oaks MDA. The road is within the MDA boundaries and therefore not considered an off-site impact, but an on-site impact to the overall development. Within the MDA there are also exhibits showing Dansie Blvd which provides further evidence that the required improvements are not considered, nor classified, as 'off-site' to the development of Hidden Oaks. (See Attachment G). The MDA does require the applicant to post a fee in lieu of all future right-of-way improvements behind the curb, which Staff recommends the applicant shall do before the plat is recorded.

ALTERNATIVES:

The following alternates are offered for consideration:

1. Planning Commission can **approve** this request as proposed by Staff with the recommended conditions of approval.
2. Planning Commission can **approve** this request with amended or additional requirements/conditions. (list additional conditions)

3. Planning Commission can ***deny*** this request (state reasons for denial) which would maintain the existing requirement for the applicant to install all curb, gutter, sidewalk, park strip landscaping, street trees, masonry fences and street lights on Dansie Blvd from Herriman Highway to 13400 South.

ATTACHMENTS:

- A. Application
- B. Vicinity Map
- C. Approved Preliminary Plat
- D. Letter of Approval
- E. Updated Preliminary Plat
- F. Applicable Information from MDA
- G. Public Notice

Attachment A

Application



Preliminary Subdivision Plat Application

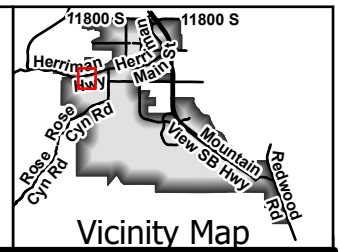
SUBDIVISION INFORMATION			
Property Address: <u>6473 W. 13090 S.</u>			
Parcel Numbers:			
<input type="checkbox"/> New Lots/Units	<u>24</u>	Number of lots/units	Total Acres: <u>7.26</u>
<input checked="" type="checkbox"/> Plat Amendment	<u>24</u>	Number of new lots/units	
Name of Proposed Subdivision: <u>Hidden Oaks Pod 2</u>			
APPLICANT INFORMATION			
Name of Applicant: <u>Riverside Development / James Horsley</u>			
Address of Applicant:			
Email of Applicant: <u>-</u>		Phone:	
Applicants Affiliation with the Subject Property:			
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect	<input type="checkbox"/> Other
Engineer: (if not listed above) <u>Focus Eng</u>			
Email of Engineer: <u>bduzette@focusutah.com</u>		Phone of Engineer: '	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

Attachment B

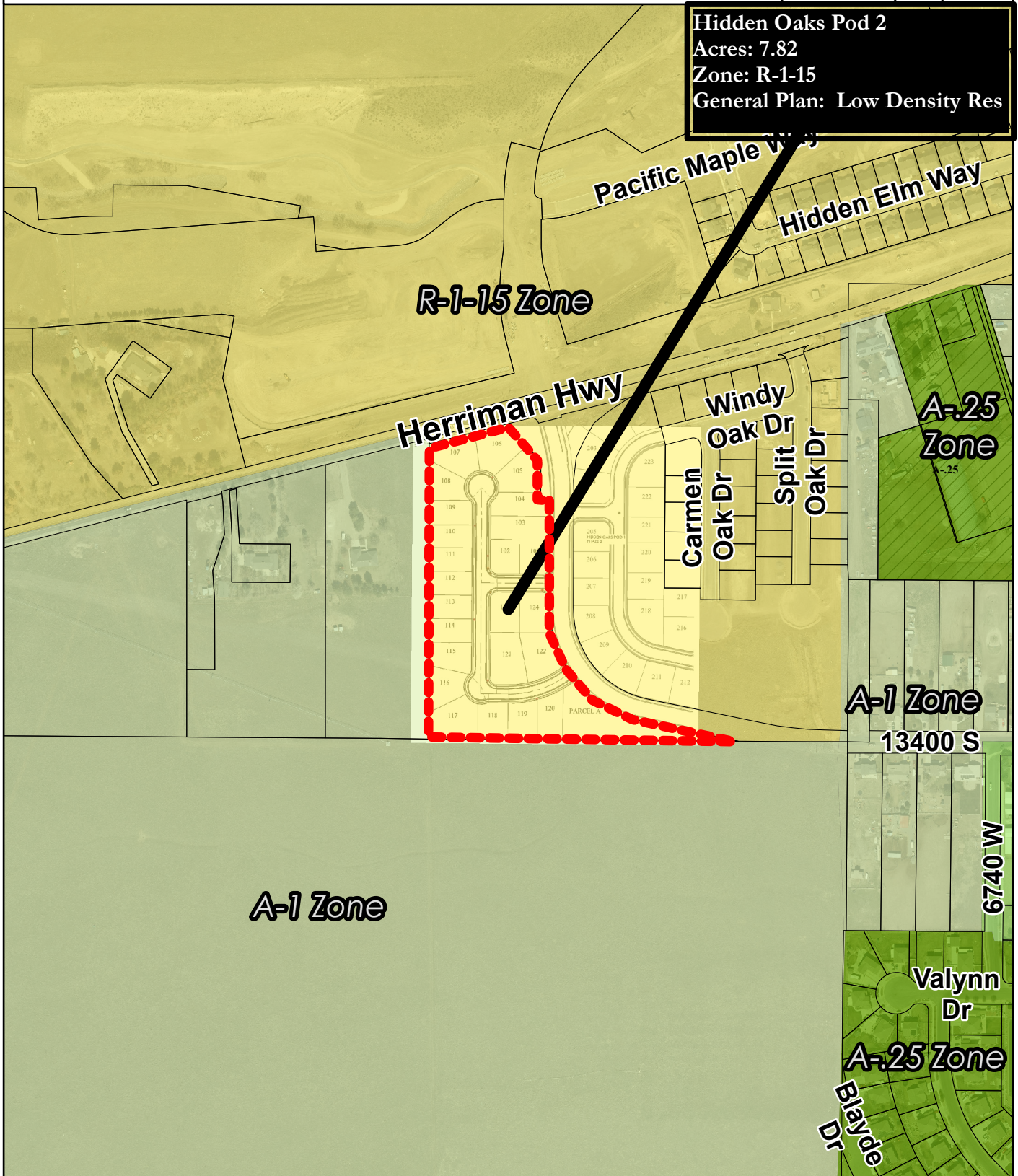
Vicinity Map

Hidden Oaks Pod 2, Phase 1

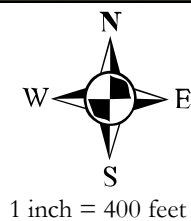
6973 W 13090 South



Hidden Oaks Pod 2
Acres: 7.82
Zone: R-1-15
General Plan: Low Density Res



Herriman Planning & Zoning

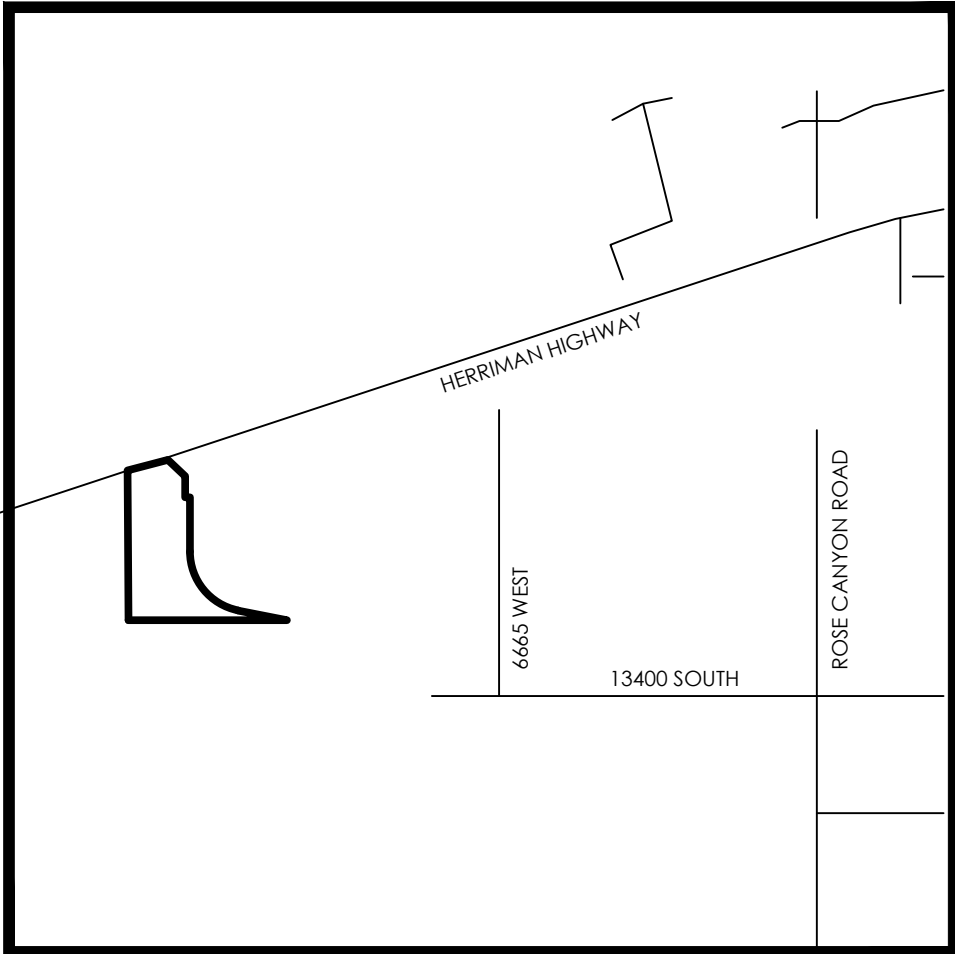


Attachment C

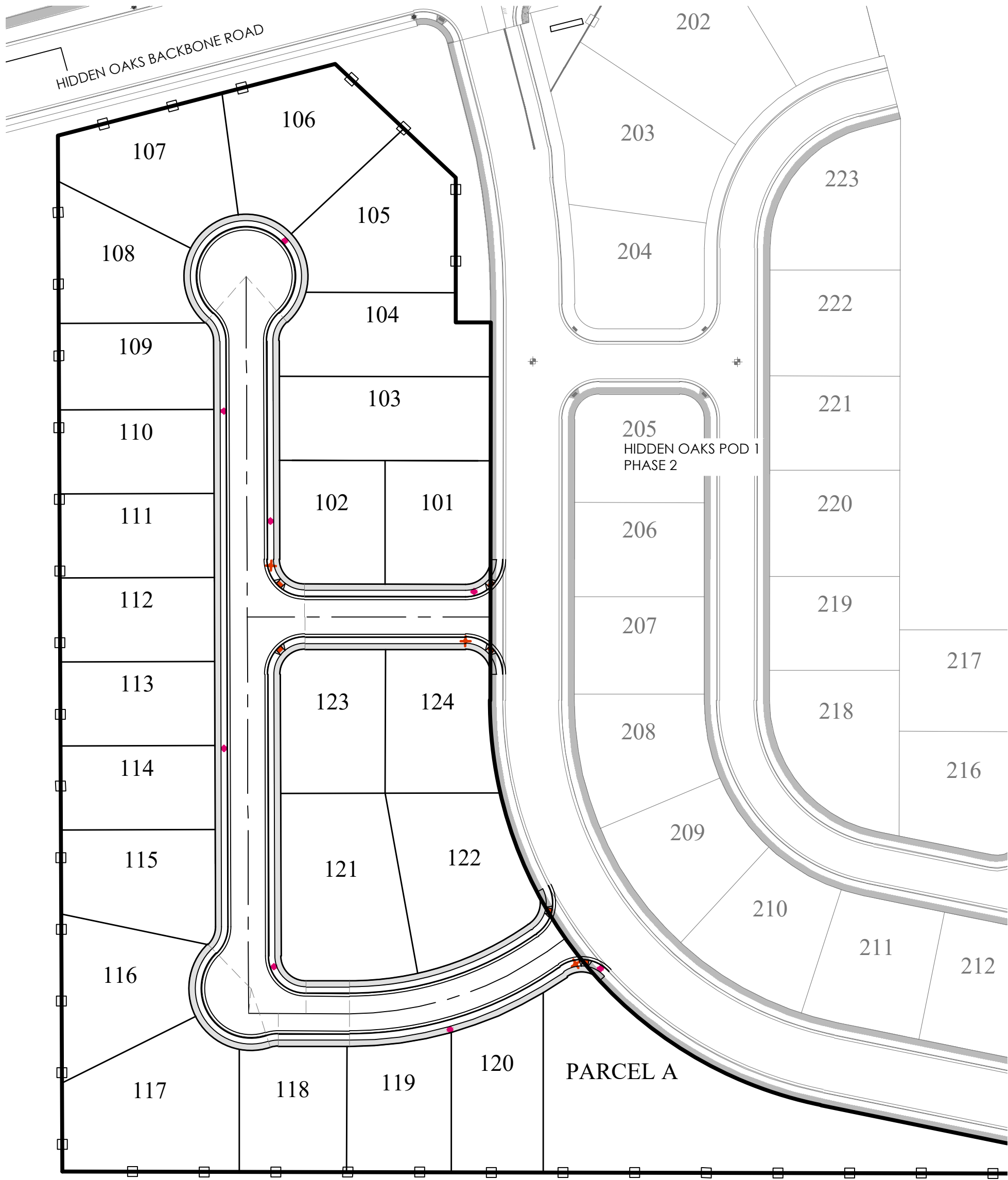
Approved Preliminary Plat

HIDDEN OAKS POD 2 PRELIMINARY

PREPARED FOR:
RIVERSIDE DEVELOPMENT, LLC
LOCATED IN:
HERRIMAN, UT



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HERRIMAN STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

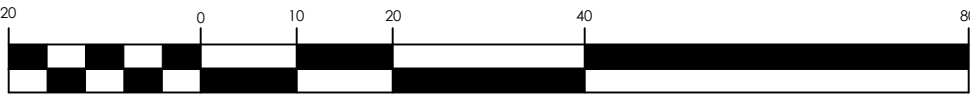
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
RIVERSIDE DEVELOPMENT, LLC
CONTACT: JAMES HORSLEY

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE & UTILITY PLAN
C4	GRADING & DRAINAGE PLAN



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



HIDDEN OAKS POD 2 PRELIMINARY
HERRIMAN, UT
COVER SHEET

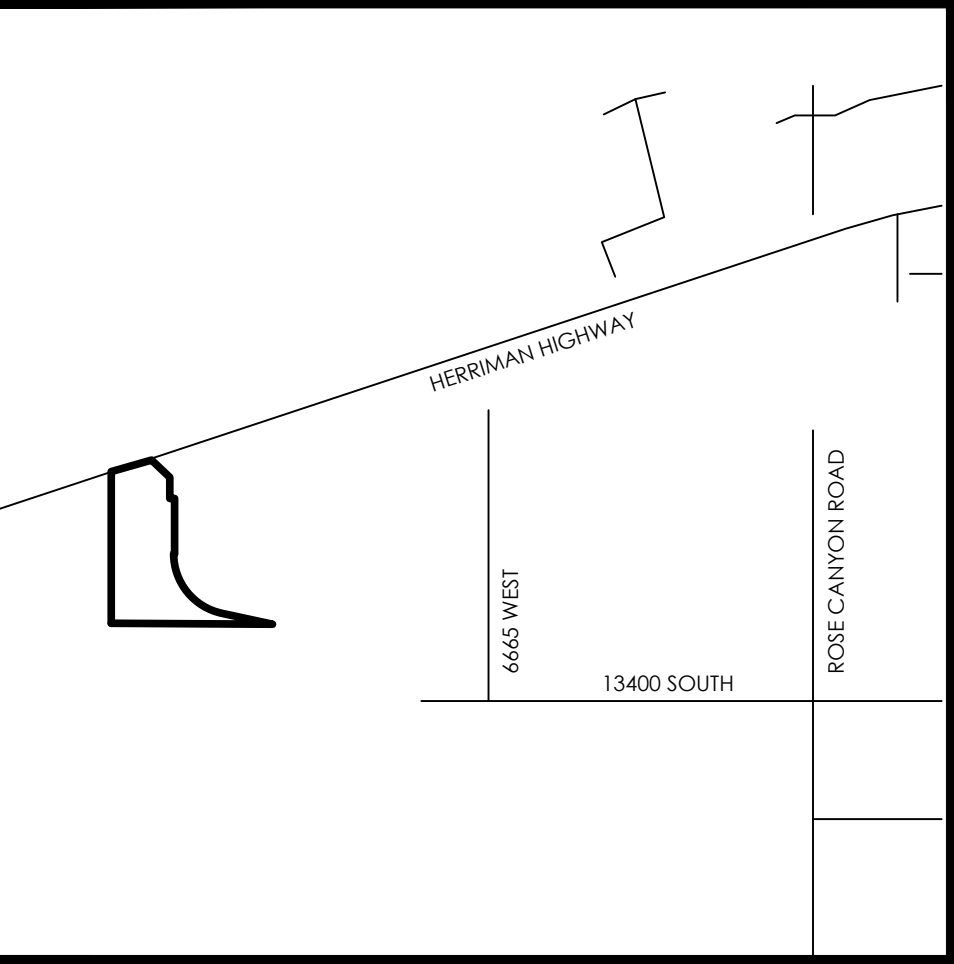


REVISION BLOCK	
#	DESCRIPTION
1	
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6	

COVER SHEET

Scale: 1"=80'	Drawn: RSH
Date: 5/12/2021	Job #: 20-0009
Sheet:	

C1



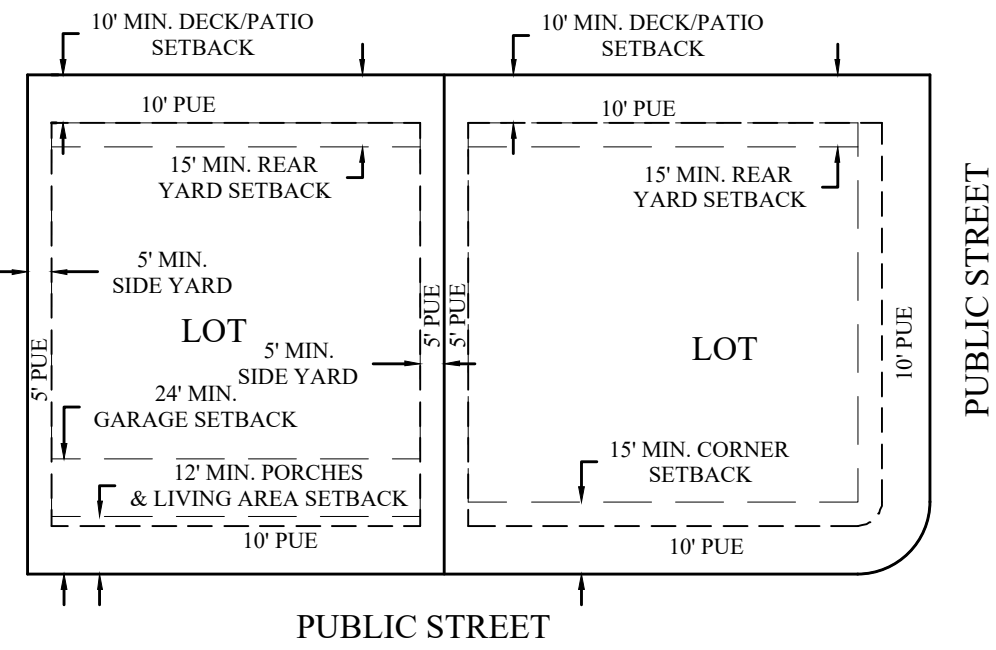
VICINITY MAP
N.T.S.

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	EXISTING STREET MONUMENT
	BOUNDARY MARKERS

Line Table		
LINE	DIRECTION	LENGTH
L1	S54°51'45"W	18.45
L2	N89°53'28"W	81.77
L3	S06°05'49"W	20.05
L4	S18°14'05"E	50.00
L5	S44°16'13"E	50.00

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	276.50	35°14'48"	170.09	S72°29'08"W
C2	20.00	90°00'00"	31.42	N45°02'20"E
C3	20.00	90°00'00"	31.42	N44°57'40"W
C4	20.00	89°46'13"	31.34	S45°04'34"E
C5	20.00	90°13'47"	31.50	S44°55'26"W
C6	20.00	50°02'48"	17.47	S23°09'30"W
C7	50.00	33°04'56"	28.87	S31°38'26"W
C8	50.00	58°14'37"	50.83	S14°01'20"E
C9	50.00	54°18'23"	47.39	S70°17'50"E
C10	50.00	55°39'32"	48.57	N54°43'13"E
C11	50.00	75°27'15"	65.85	N10°50'10"W
C12	20.00	48°22'21"	16.89	N24°22'38"W
C13	20.00	45°55'14"	16.03	N22°46'10"E
C14	50.00	72°10'11"	62.98	N09°38'41"E
C15	50.00	52°30'33"	45.82	N52°41'41"W
C16	50.00	29°17'08"	25.56	S86°24'29"W
C17	20.00	18°20'37"	6.40	S80°56'14"W
C18	20.00	89°42'01"	31.31	S45°02'27"E
C19	250.00	12°42'24"	55.44	N83°45'20"E
C20	303.00	15°46'00"	83.38	S82°13'32"W
C21	250.00	22°32'23"	98.35	N66°07'56"E
C22	303.00	15°22'48"	81.33	S66°39'08"W
C23	20.00	82°17'27"	28.72	N13°33'21"E
C24	334.00	7°32'53"	44.00	S31°21'49"E
C25	334.00	7°32'53"	44.00	S38°54'42"E
C26	303.00	4°00'00"	21.68	S56°54'45"W
C27	20.00	82°23'47"	28.76	N83°46'22"W
C28	334.00	35°48'46"	208.77	N60°35'19"W
C29	334.00	12°55'14"	75.32	N06°25'17"W
C30	334.00	14°42'28"	85.74	N20°14'09"W

Easement Line Table		
LINE	DIRECTION	LENGTH
(L6)	N00°22'42"E	20.00
(L7)	S44°45'40"E	20.00
(L8)	S89°26'32"W	20.00
(L9)	S89°42'45"W	20.00
(L12)	S89°37'18"E	230.42
(L13)	S89°37'18"E	250.14
(L14)	N45°14'20"E	88.55
(L15)	N45°14'20"E	93.44
(L16)	N72°41'31"E	105.36
(L17)	N72°41'31"E	113.48
(L18)	S88°55'34"E	103.83
(L19)	S88°55'34"E	126.60



TYPICAL BUILDING SETBACKS
N.T.S.

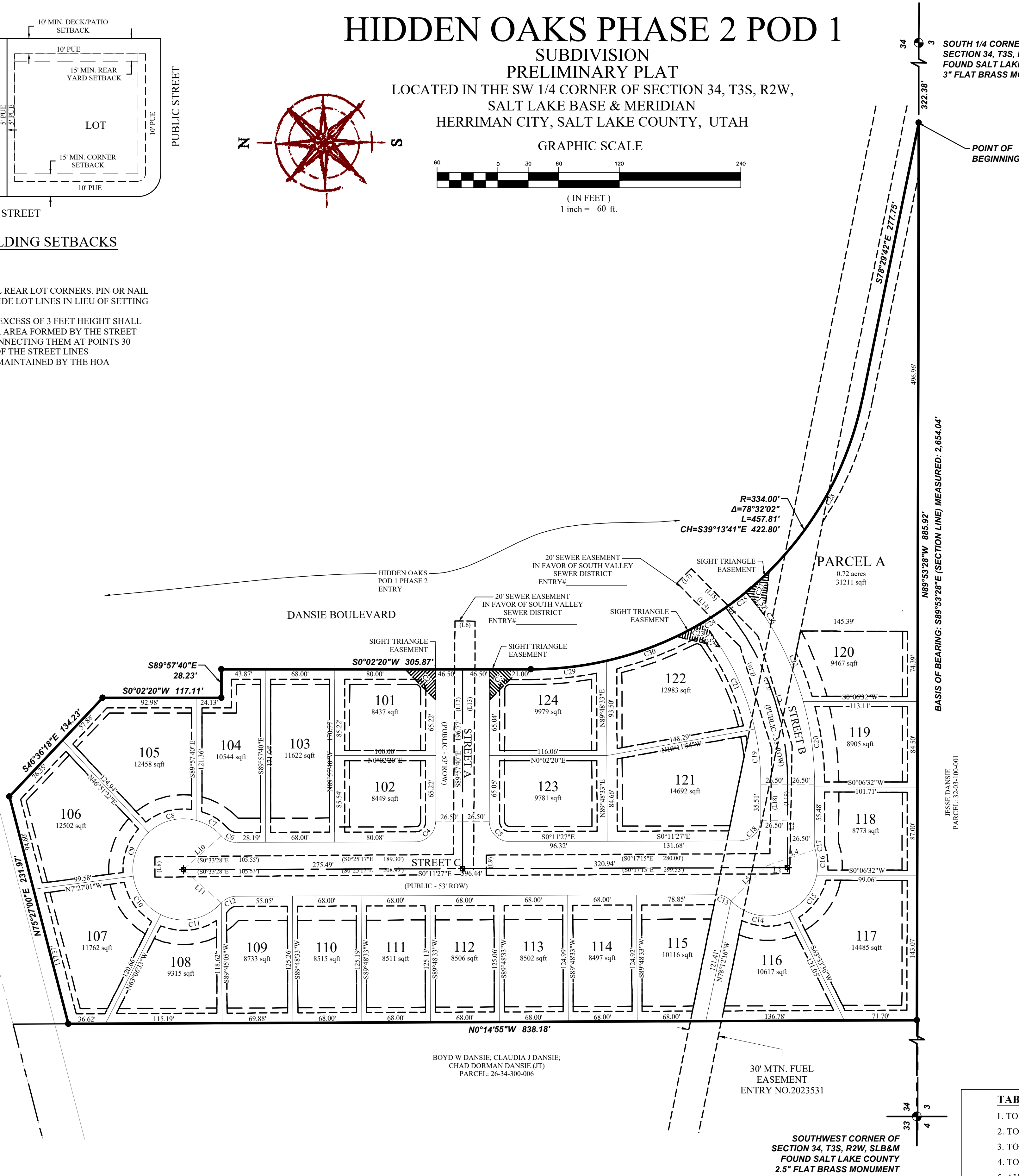
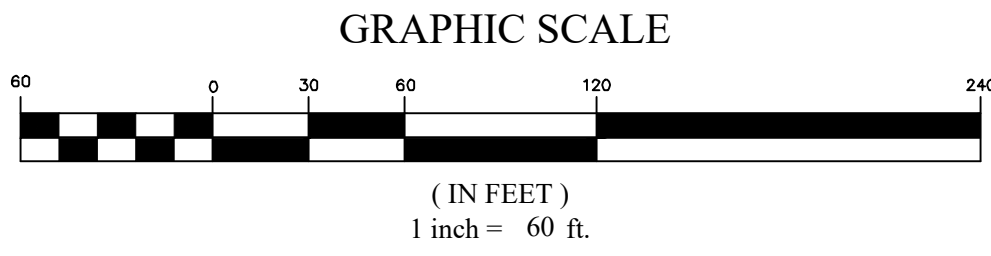
- NOTES:
- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
 - NO OBSTRUCTION TO VIEW IN EXCESS OF 3 FEET HEIGHT SHALL BE PLACED WITHIN TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS 30 FEET FROM THE INTERSECTION OF THE STREET LINES
 - PARCEL A TO BE OWNED AND MAINTAINED BY THE HOA

HIDDEN OAKS PHASE 2 POD 1

SUBDIVISION

PRELIMINARY PLAT

LOCATED IN THE SW 1/4 CORNER OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



TABULATIONS:

1. TOTAL PLAT ACREAGE:	7.80 AC +/-
2. TOTAL LOT ACREAGE:	5.65 AC +/-
3. TOTAL ACREAGE IN STREETS:	1.43 AC +/-
4. TOTAL ACREAGE IN OPEN SPACE:	0.72 AC
5. AVERAGE LOT SIZE:	10,256 sq.ft.
6. NUMBER OF LOTS:	24
7. DENSITY:	3.08 UNITS/ACRE

DOMINION ENERGY

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY DOMINION ENERGY

DOMINION ENERGY

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY HERRIMAN CITY.

ATTEST: RECORDER PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

HIDDEN OAKS POD 2
SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base & Meridian, Herriman City, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 322.38 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; running thence along the Section line N89°53'28"W 885.92 feet to the easterly line of the boundary of that certain Warranty Deed recorded August 28, 2017 as Entry No. 12605038 in Book 10592 at Page 8045 in the office of Salt Lake County Recorder; thence along said deed N00°14°55'W 838.18 feet to a Southwesterly corner of that parcel conveyed to Ivory Land Corp., a Utah limited liability company by that certain Quit Claim Deed recorded April 19, 2019 as Entry No. 12971505 in Book 10771 at Page 7607 in the office of the Salt Lake County Recorder; thence along said parcel the following seven (7) courses: 1) N75°27'00"E 231.97 feet; thence 2) S46°36'18"E 134.23 feet; thence 3) S00°02'20"W 117.11 feet; thence 4) S89°57'40"E 28.23 feet; thence 5) S00°02'20"W 305.87 feet; thence 6) along the arc of a curve to the left with a radius of 334.00 feet a distance of 457.81 feet through a central angle of 78°32'02" Chord: S39°13'41"E 422.80 feet; thence 7) S78°29'42"E 277.75 feet to the point of beginning.

Contains: 7.80 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

HIDDEN OAKS POD 2
SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____
HAND THIS ____ DAY OF ____ A.D. 20__

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)

ON THIS ____ DAY OF _____, IN THE YEAR 20__, BEFORE ME, _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____, OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE

03/05/2021

OWNER/DEVELOPER
VISIONARY HOMES
50 E 2500 N
NORTH LOGAN, UTAH 84341
(435) 760-4621
CONTACT: SID ALLSOP

SHEET 1 OF 1

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR

OWNER/DEVELOPER
VISIONARY HOMES
50 E 2500 N
NORTH LOGAN, UTAH 84341
(435) 760-4621
CONTACT: SID ALLSOP

HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING

ZONE: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

COMCAST

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY COMCAST

COMCAST

PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY HERRIMAN PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

CENTURY LINK COMMUNICATIONS

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY CENTURY LINK COMMUNICATIONS

CENTURY LINK COMMUNICATIONS

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY HERRIMAN CITY MUNICIPAL WATER

HERRIMAN CITY

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

HERRIMAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE HERRIMAN CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS ____ DAY OF ____
A.D. 20__ BY S.V.S.D.

S.V.S.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF ____
A.D. 20__

HERRIMAN CITY ATTORNEY

HIDDEN OAKS POD 2
SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SW 1/4 CORNER OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

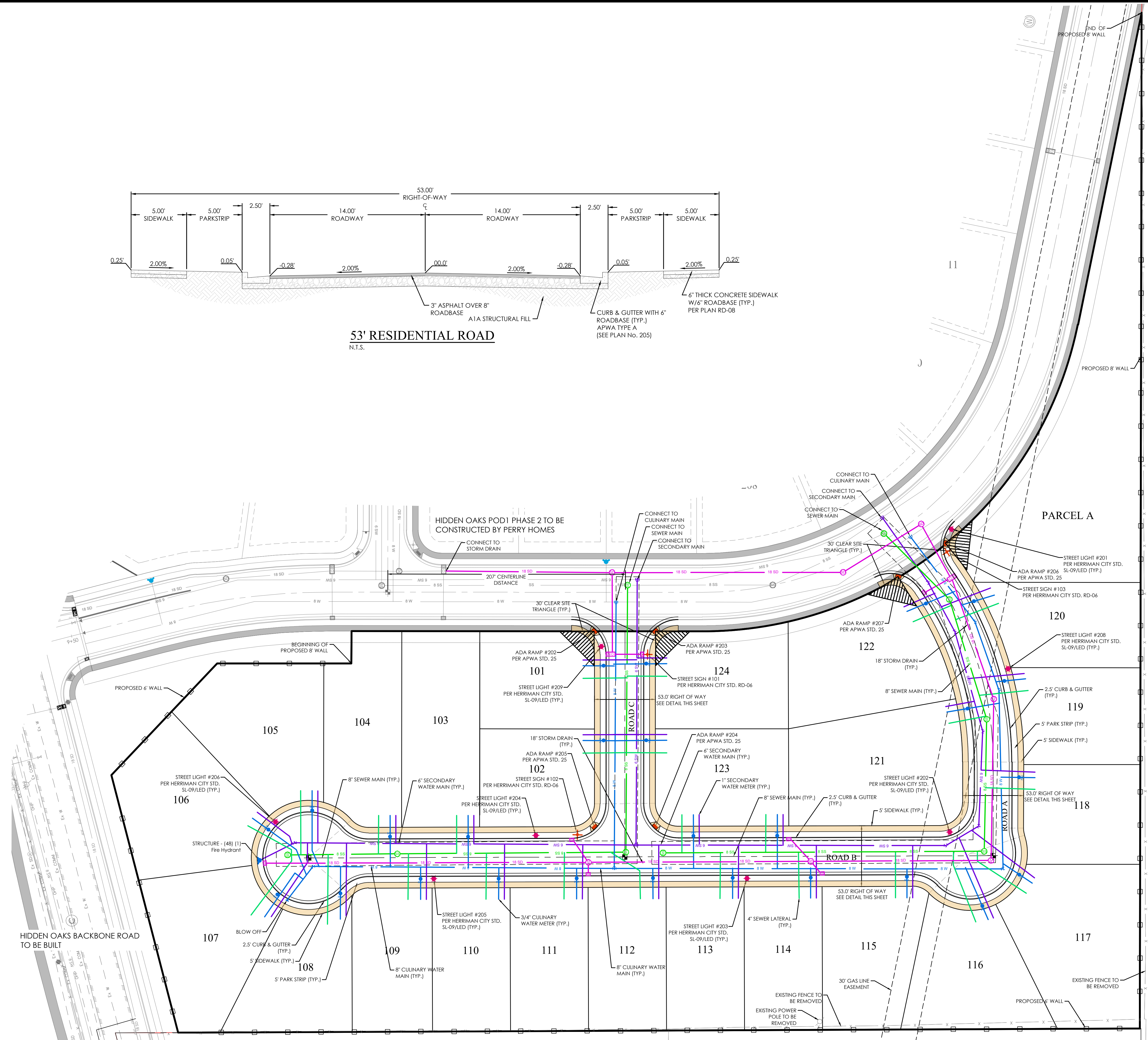
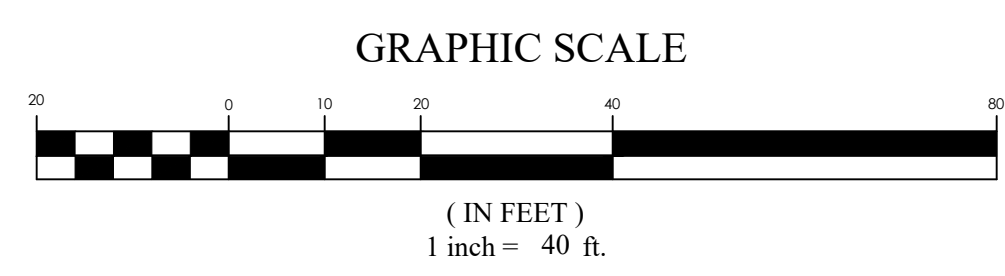
NOT TO BE
RECORDED

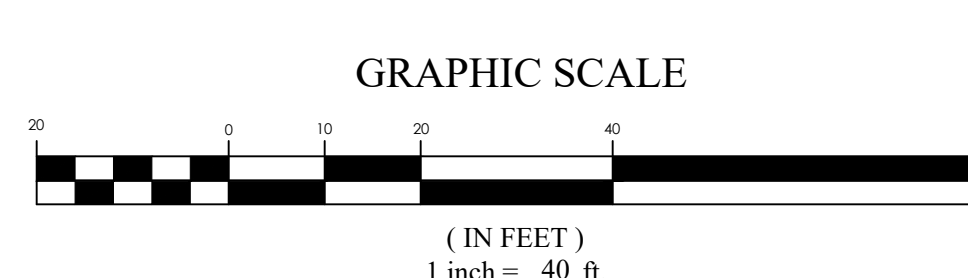
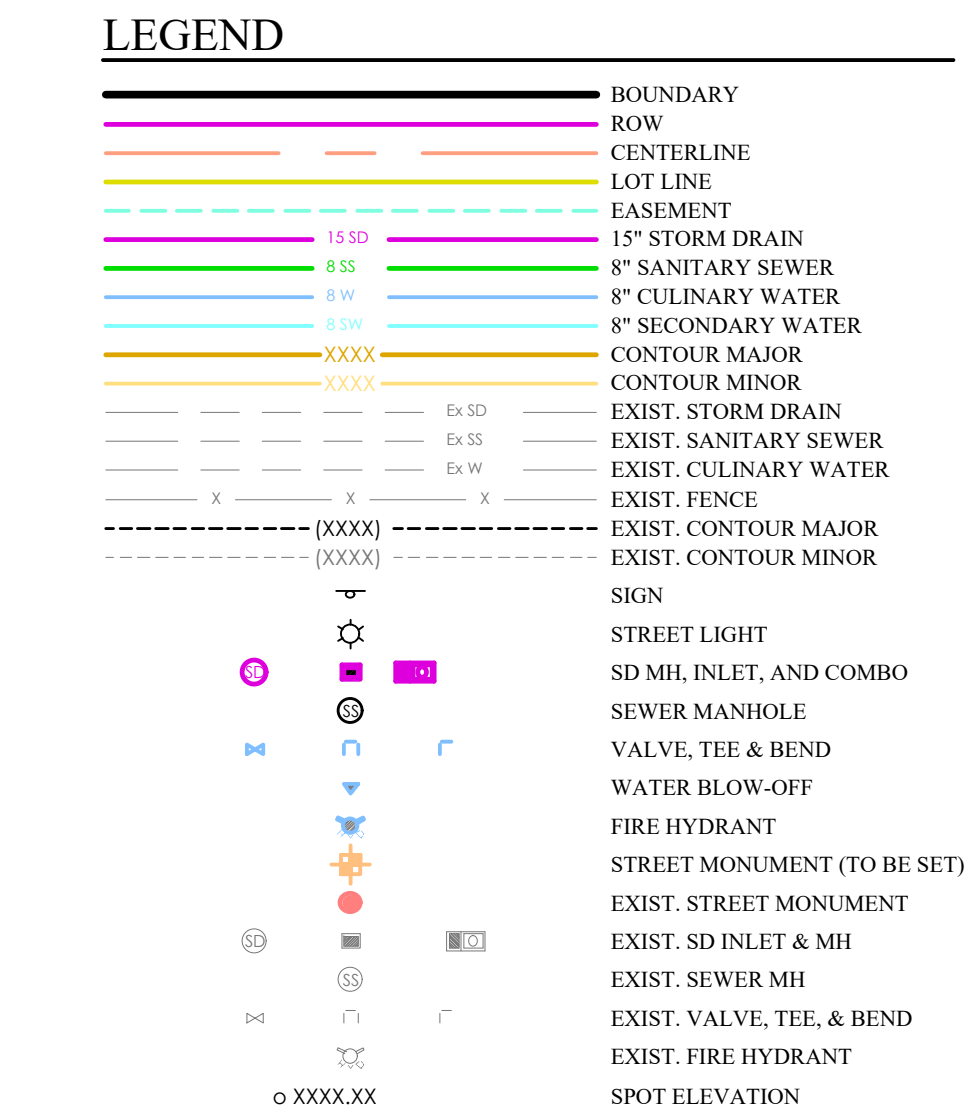
HIDDEN OAKS POD 2 PRELIMINARY
HERRIMAN, UT
SITE & UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
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SITE & UTILITY PLAN	
Scale: 1"=40'	Drawn: RSH
Date: 5/12/2021	Job #: 20-0009
Sheet:	C3

- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION
 - PROPOSED SIDEWALK





HIDDEN OAKS POD 2 PRELIMINARY HERRIMAN, UT GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	11-22-22	11-22-22
2	11-22-22	11-22-22
3	11-22-22	11-22-22
4	11-22-22	11-22-22
5	11-22-22	11-22-22
6	11-22-22	11-22-22

GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: RSH
Date: 5/12/2021	Job #: 20-0009
Sheet:	

C4



HIDDEN OAKS POD 2 color plan

HERRIMAN CITY, SALT LAKE COUNTY
03/09/2021

20-0009

Attachment D

Letter of Approval



July 20, 2021

James Horsley w/ Riverside Development, LLC
10942 S Scotty Dr
South Jordan, UT

Re: File Number S2021-049 for Hidden Oaks Pod 2, Phase 1 with 24 Single Family Lots Located Generally at 6973 W 13090 South.

Dear Mr. Horsley:

The Herriman Planning Commission heard your item, Preliminary plat approval of Hidden Oaks Pod 2, Phase 1 with 24 Single Family Lots Located Generally at 6973 W 13090 South. in the R-1-15 (Residential - 15,000 SF min) zone, on June 22, 2021. The Commission voted 6-0 to approve your project subject to the following requirements:

1. All Engineering review comments be addressed and satisfied before the final plat is recorded.
2. All adjacent right of way along Herriman Hwy and Dansie Blvd (connector road between 13400 South and Herriman Hwy) be improved and maintained with street, gutter, curb, sidewalk, street trees, and all other landscaping improvements. This can be done by agreement, or written detailed clarification to the City of responsible parties and processes.
3. Provide an updated landscaping plan for Parcel A which complies with City Water Efficient Standard landscaping requirements.
4. The surrounding masonry fence be a consistent height of six (6) feet on all sides, and that no fencing be located between the street and Parcel A.
5. All other applicable city ordinances are satisfied.

This preliminary plat approval shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within two (2) years from when it was approved (June 22, 2023), or if abandoned. Please note that the conditions of approval need to be satisfied before the plat is recorded and deemed legal for construction.

If you have any other questions please contact the Planning Department during regular business hours.

Sincerely,

Clinton Spencer, AICP
Planning Manager
planning@herriman.org

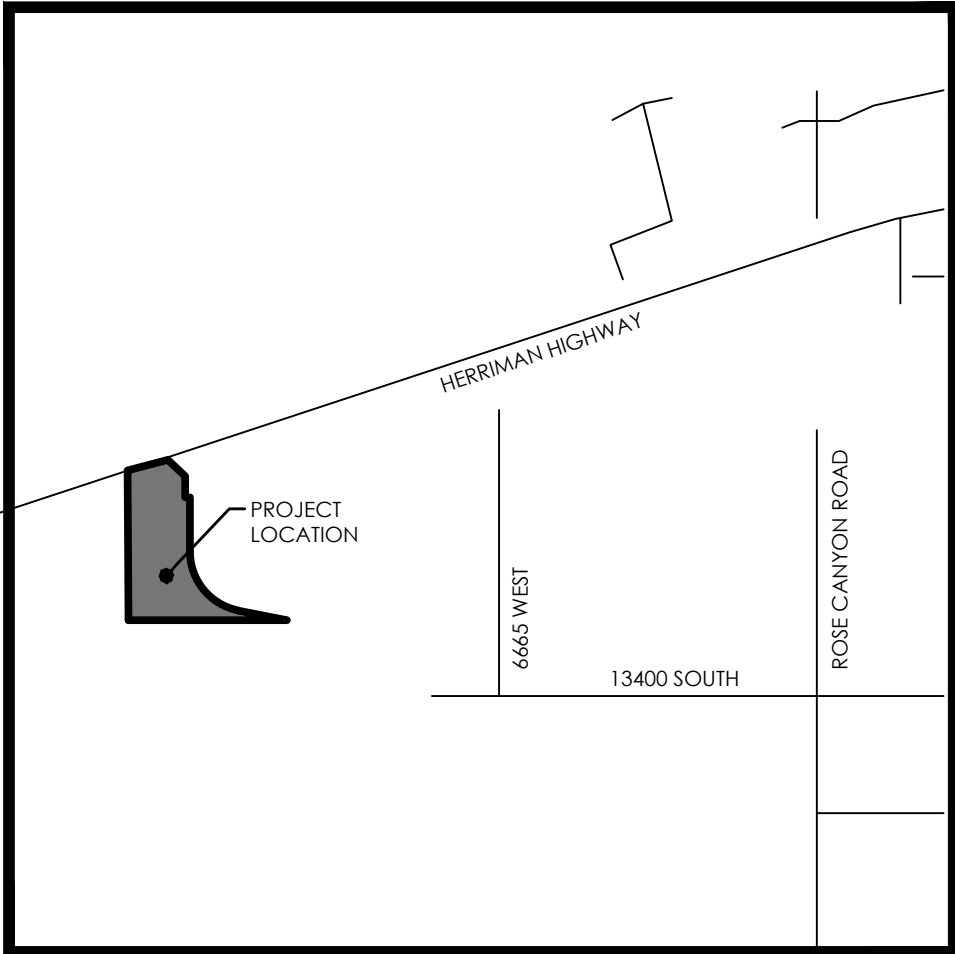
Attachment E

Updated Preliminary Plat

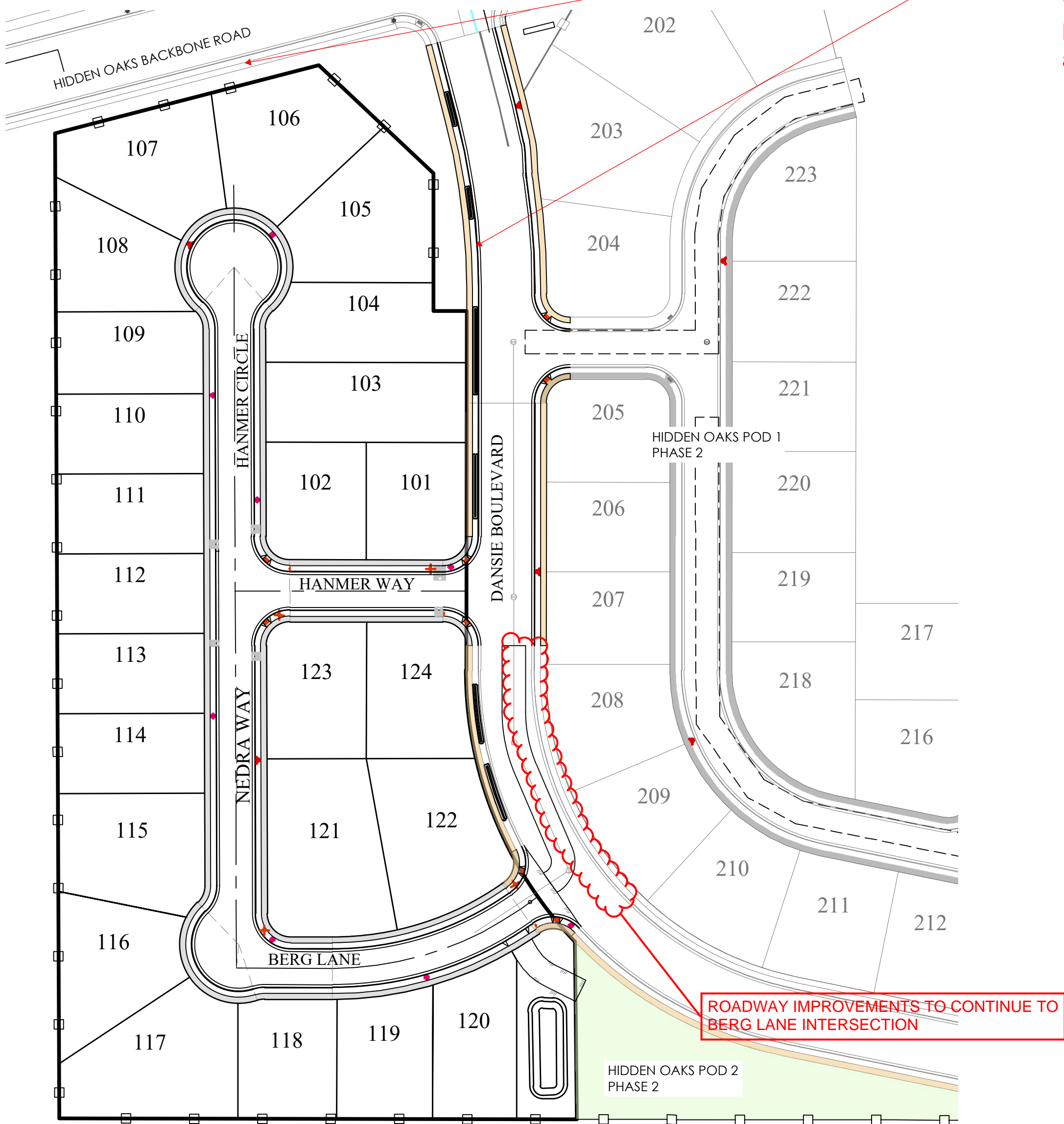
HIDDEN OAKS POD 2

PREPARED FOR:
RIVERSIDE DEVELOPMENT, LLC
LOCATED IN:
HERRIMAN, UT

Fourth Request-According to planning commission approval letter condition number 2, please provide and show improvements along Dansie Boulevard including street, curb and gutter, sidewalk, street trees, street lights, and all other landscaping improvements. For Herriman Highway, this includes sidewalk, street trees, street lights, and all other landscaping improvements. This includes providing improvements to extent of development boundary of all phases of the project. We interpret that to mean that it is required to provide an landscape & irrigation plan for the parkstrip along Dansie and Herriman Hwy.



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HERRIMAN STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

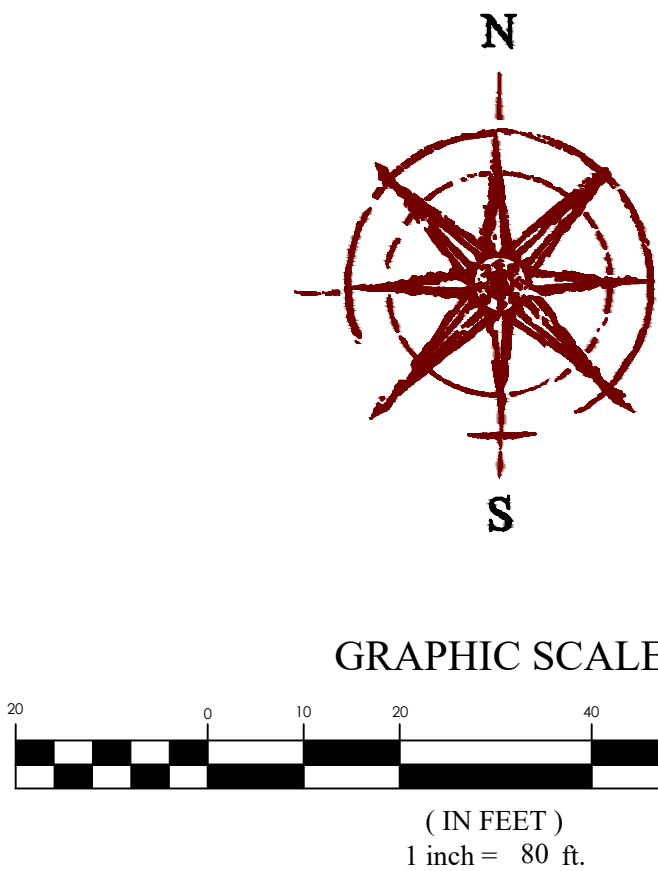
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CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
RIVERSIDE DEVELOPMENT, LLC
10942 S. SCOTTY DR.
SOUTH JORDAN, UTAH 84095
CONTACT: JAMES HORSLEY
(801) 641-8523



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	RETENTION POND PLAN
C5.2	BACKBONE DETENTION POND PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	BERG LANE
PP02	HANMER CIRCLE
PP03	NEDRA LANE
PP04	HANMER WAY
PP05	DANSIE BLVD
PP06	DANSIE BLVD
D1	DETAIL
D2	DETAIL
D3	DETAIL
L1	PLANTING PLAN

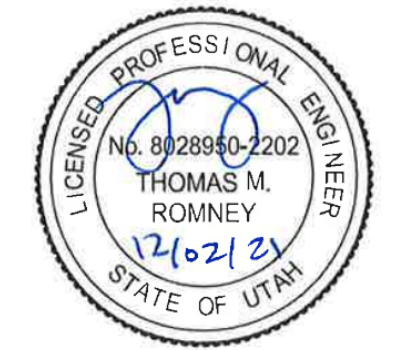
HIDDEN OAKS POD 2

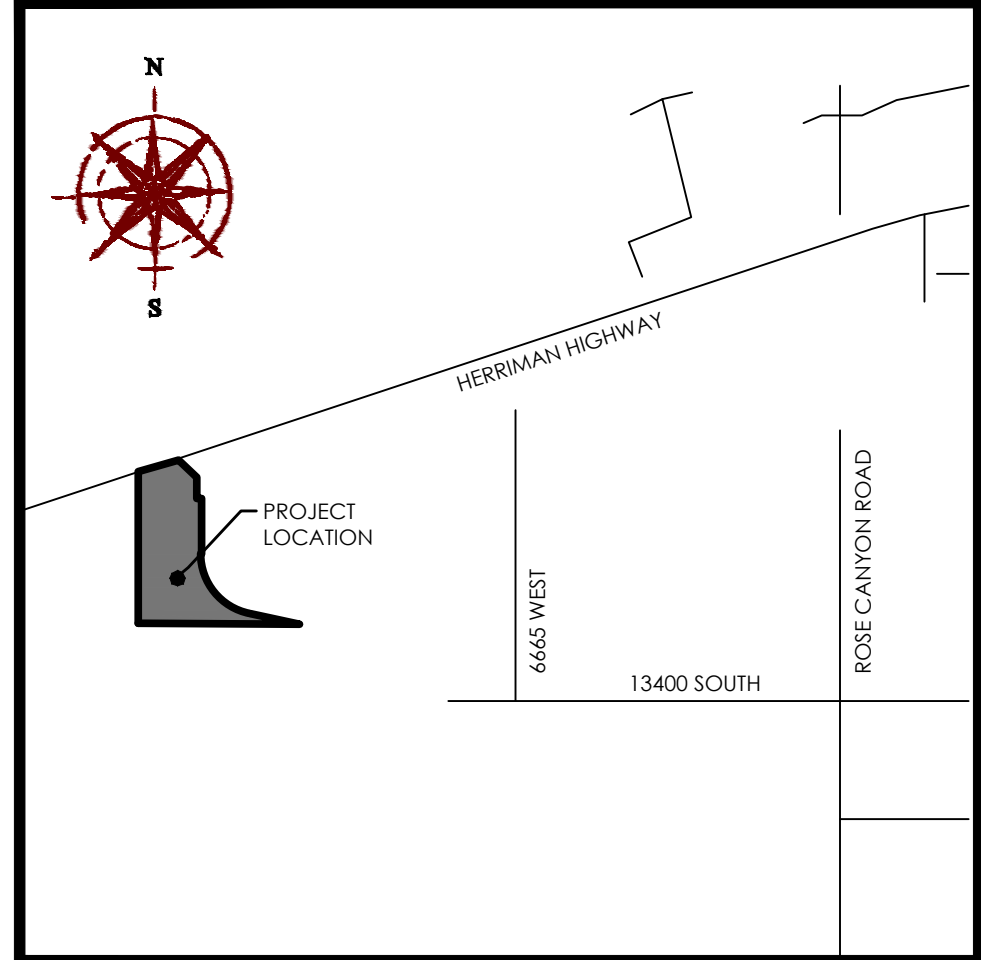
HERRIMAN, UT
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale: 1"=80'	Drawn: RSH
Date: 12/2/2021	Job #: 20-0009
Sheet: C1	



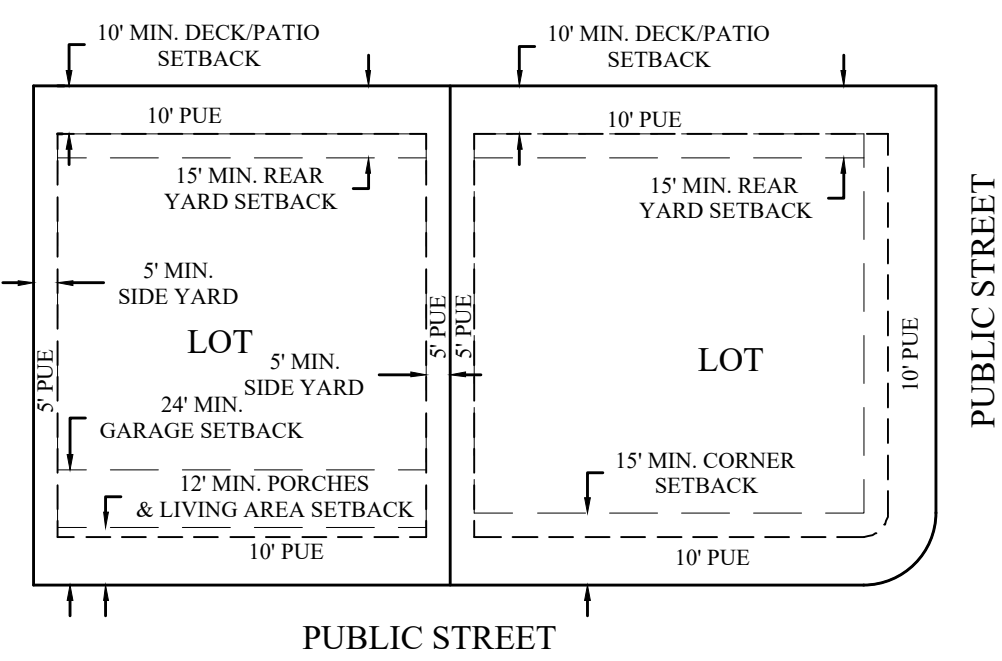


VICINITY MAP
N.T.S.

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	EXISTING STREET MONUMENT
	BOUNDARY MARKERS

Line Table		
LINE	DIRECTION	LENGTH
L1	S54°51'45"W	18.45
L2	S06°05'49"W	20.05
L3	S18°14'05"E	50.00
L4	S44°16'13"E	50.00
L5	N41°49'06"W	50.00
L6	S41°26'12"W	50.00
L7	S31°02'15"E	8.29

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	276.50	35°14'48"	170.09	S72°29'08"W
C2	20.00	90°00'00"	31.42	N45°02'20"E
C3	20.00	90°00'00"	31.42	N44°57'40"W
C4	20.00	89°46'13"	31.34	S45°04'34"E
C5	20.00	90°13'47"	31.50	S44°55'26"W
C6	20.00	50°02'48"	17.47	S23°09'30"W
C7	50.00	33°04'56"	28.87	S31°38'26"W
C8	50.00	58°14'37"	50.83	S14°01'20"E
C9	50.00	54°18'23"	47.39	S70°17'50"E
C10	50.00	55°39'32"	48.57	N54°43'13"E
C11	50.00	75°27'15"	65.85	N10°50'10"W
C12	20.00	48°22'21"	16.89	N24°22'38"W
C13	50.00	18°11'12"	15.87	N36°38'11"E
C14	50.00	61°05'51"	53.32	N03°00'20"W
C15	50.00	55°32'43"	48.47	N61°19'37"W
C16	20.00	18°20'37"	6.40	S80°56'14"W
C17	372.85	4°06'00"	26.68	S57°19'42"W
C18	20.00	89°42'01"	31.31	S45°02'27"E
C19	250.00	12°42'24"	55.44	N83°45'20"E
C20	303.00	15°37'57"	82.67	S81°34'06"W
C21	250.00	22°32'23"	98.35	N66°07'56"E
C22	303.00	13°50'41"	73.22	S66°51'02"W
C23	20.00	82°17'27"	28.72	S13°33'21"E
C24	334.00	7°32'53"	44.00	S31°21'49"E
C25	334.00	7°32'53"	44.00	S38°54'42"E
C26	50.00	19°08'07"	16.70	S81°19'58"W
C27	303.00	0°43'28"	3.83	S89°44'48"W
C28	334.00	0°57'59"	5.63	N43°10'07"W
C29	334.00	12°55'14"	75.32	N06°25'17"W
C30	334.00	14°42'28"	85.74	N20°14'09"W
C31	20.00	45°55'14"	16.03	N22°46'10"E
C32	20.00	82°27'07"	28.78	N83°54'42"W



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:
1. #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
2. NO OBSTRUCTION TO VIEW IN EXCESS OF 3 FEET HEIGHT SHALL BE PLACED WITHIN TRIANGULAR AREA FORMED BY THE STREET. PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS 30 FEET FROM THE INTERSECTION OF THE STREET LINES.
3. PARCEL A IS OPEN SPACE TO BE OWNED AND MAINTAINED BY HERRIMAN CITY.

ADDRESSING
1. ADD INTERSECTION COORDINATES
2. ADD ADDRESS FOR LOTS

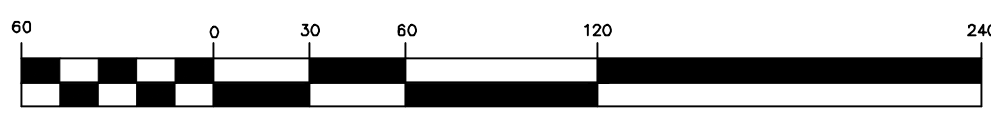
HIDDEN OAKS POD 2 SUBDIVISION

PHASE 2 FINAL PLAT

LOCATED IN THE SW 1/4 CORNER OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

June 2021

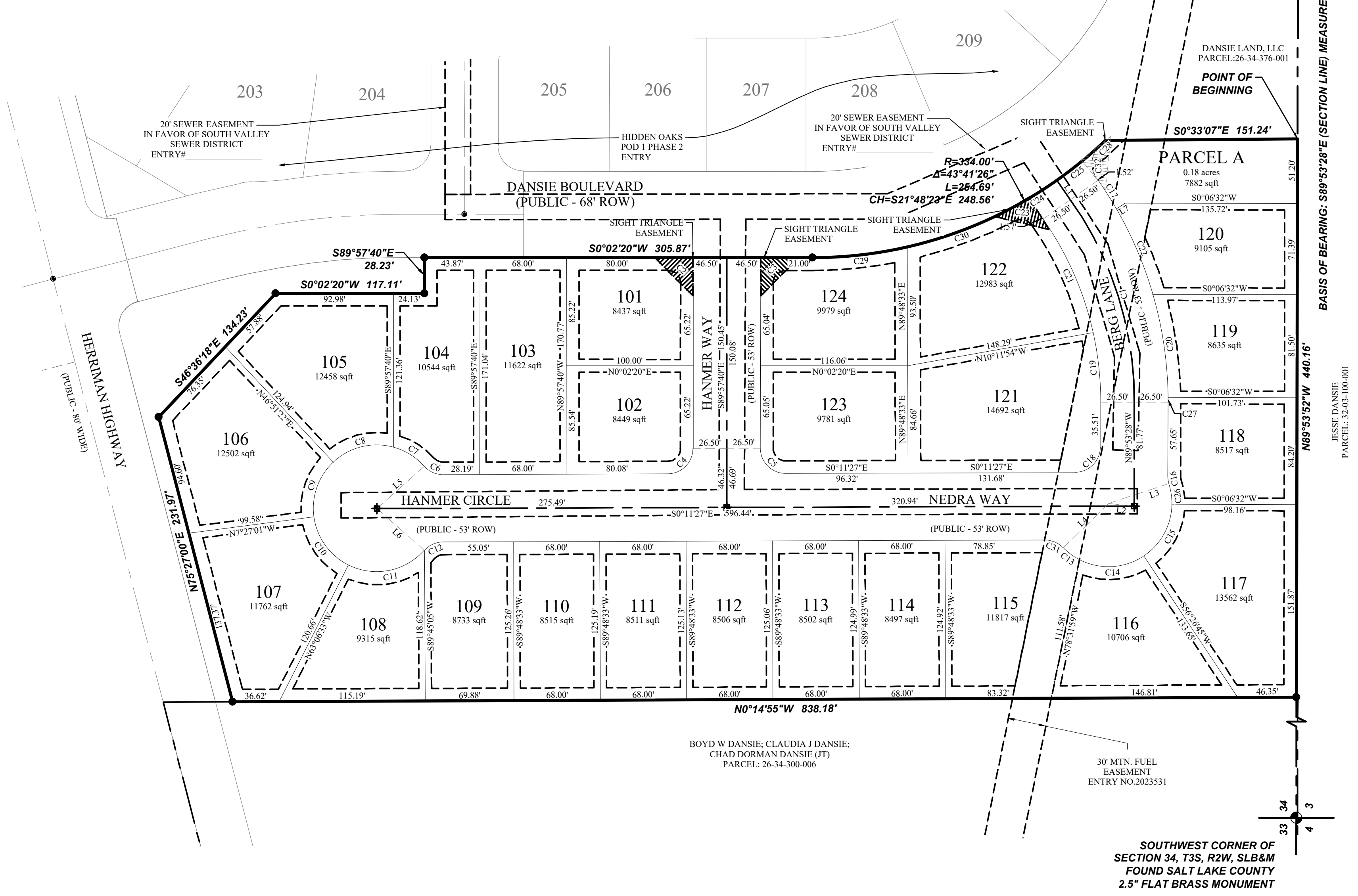
GRAPHIC SCALE



SOUTH 1/4 CORNER OF
SECTION 34, T3S, R2W, SLB&M
FOUND SALT LAKE COUNTY
3" FLAT BRASS MONUMENT



FOR REVIEW



DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY, UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF ____ A.D. 20 ____

BY ____

TITLE ____

08/11/2021

TABULATIONS:
1. TOTAL PLAT ACREAGE: 7.26 AC +/-
2. TOTAL LOT ACREAGE: 5.65 AC +/-
3. TOTAL ACREAGE IN STREETS: 1.43 AC +/-
4. TOTAL ACREAGE IN OPEN SPACE: 0.72 AC
5. AVERAGE LOT SIZE: 10,256 sq.ft.
6. NUMBER OF LOTS: 24
7. DENSITY: 3.08 UNITS/ACRE

HERRIMAN CITY

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY HERRIMAN CITY.

ATTEST: RECORDER PLANNING DIRECTOR

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR

OWNER/DEVELOPER
RIVERSIDE DEVELOPMENT, LLC
10942 S. SCOTTY DR.
SOUTH JORDAN, UTAH 84095
CONTACT: JAMES HORSLEY
(801) 641-8523

HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING

ZONE: ____ DATE: ____
AREA: ____ WIDTH: ____
NAME: ____

COMCAST

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY COMCAST

COMCAST

PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY HERRIMAN PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

CENTURY LINK COMMUNICATIONS

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY CENTURY LINK COMMUNICATIONS

CENTURY LINK COMMUNICATIONS

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY HERRIMAN CITY MUNICIPAL WATER

HERRIMAN CITY

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

HERRIMAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE HERRIMAN CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY S.V.S.D.

S.V.S.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20 ____

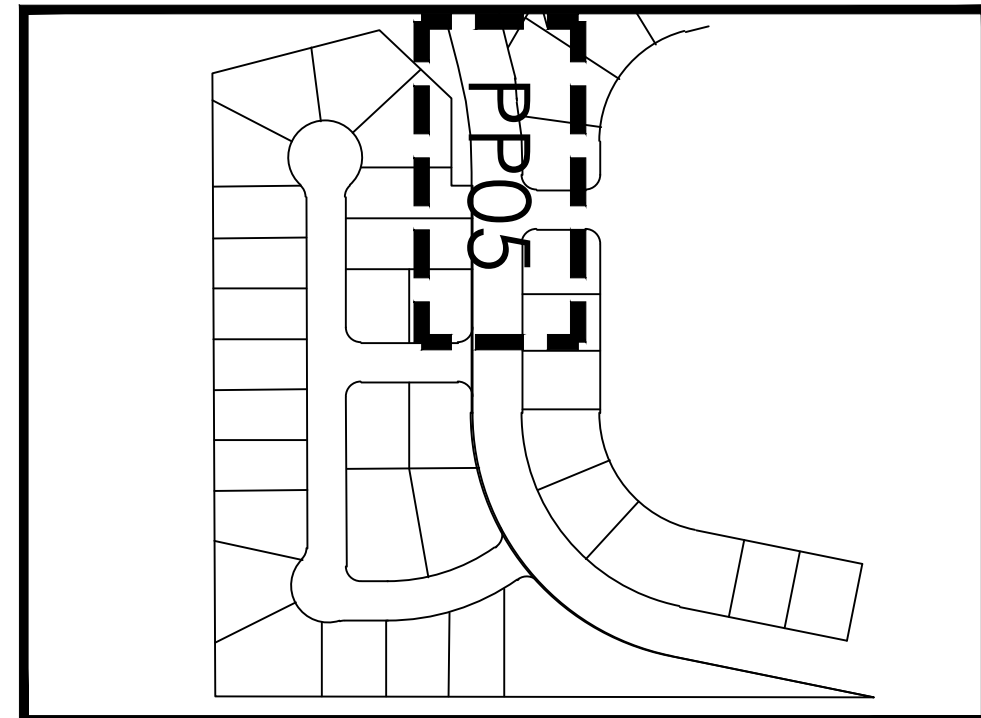
HERRIMAN CITY ATTORNEY

HIDDEN OAKS POD 2 SUBDIVISION
PHASE 1
FINAL PLAT

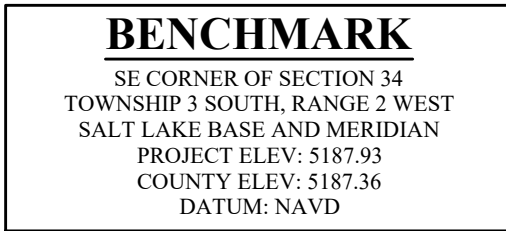
LOCATED IN THE SW 1/4 CORNER OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

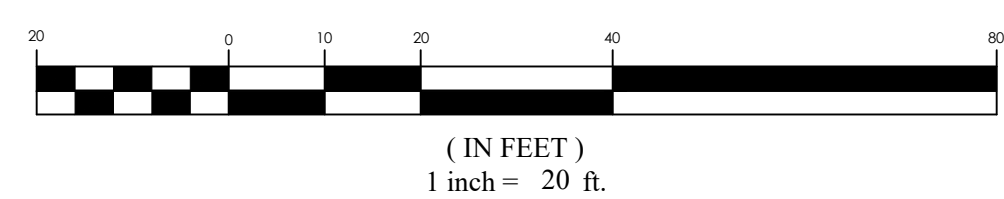
DATE: ____ TIME: ____ BOOK: ____ PAGE: ____
\$
FEE: ____
SALT LAKE COUNTY RECORDER



KEY MAP
N.T.S



GRAPHIC SCALE

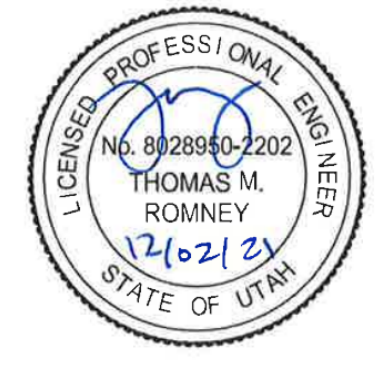


(IN FEET)
1 inch = 20 ft.



Know what's below.
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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



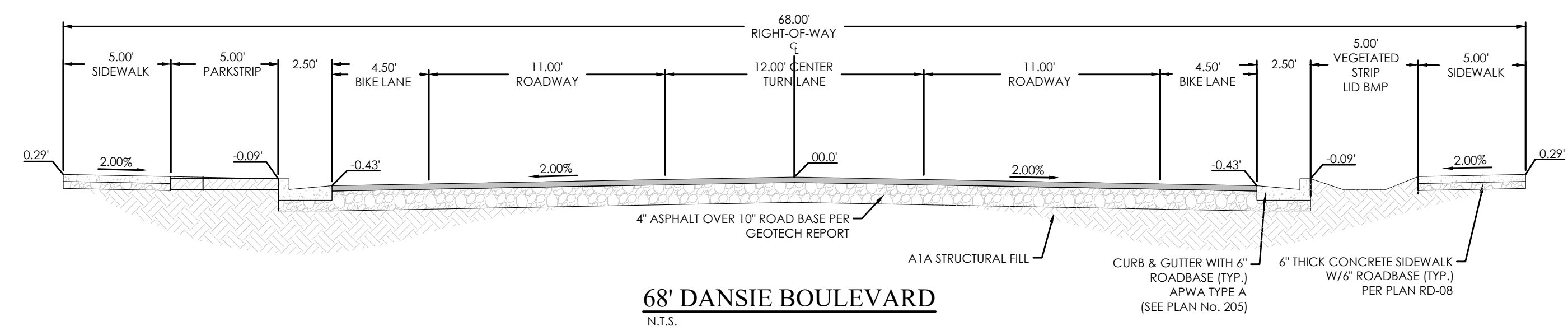
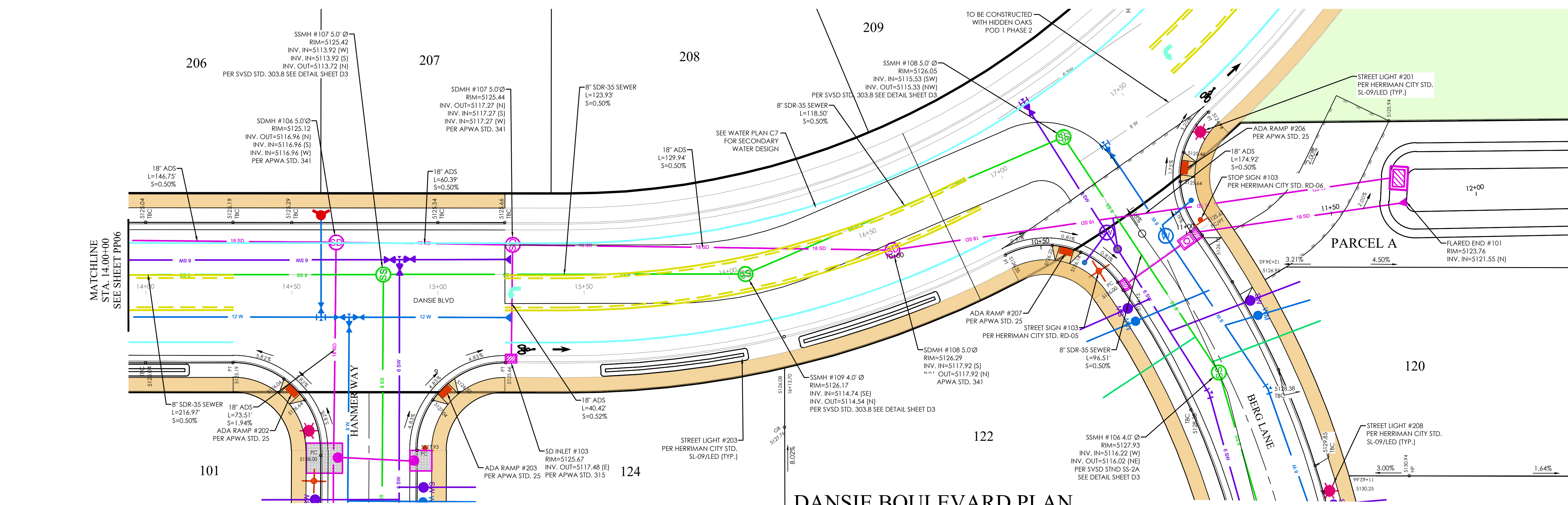
HIDDEN OAKS POD 2
HERRIMAN, UT
DANSIE BLVD

REVISION BLOCK		
#	DATE	DESCRIPTION
1	04-01-00	
2	04-02-00	
3	04-03-00	
4	04-04-00	
5	04-05-00	
6	04-06-00	

DANSIE BLVD

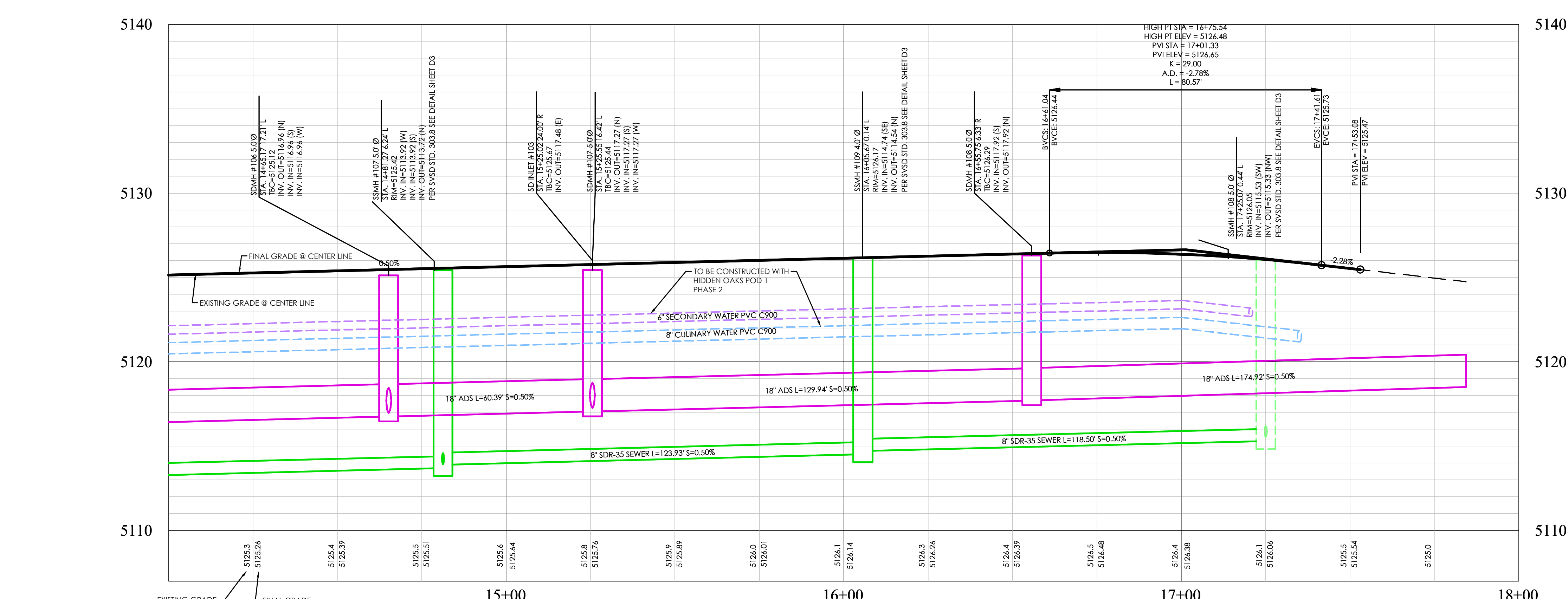
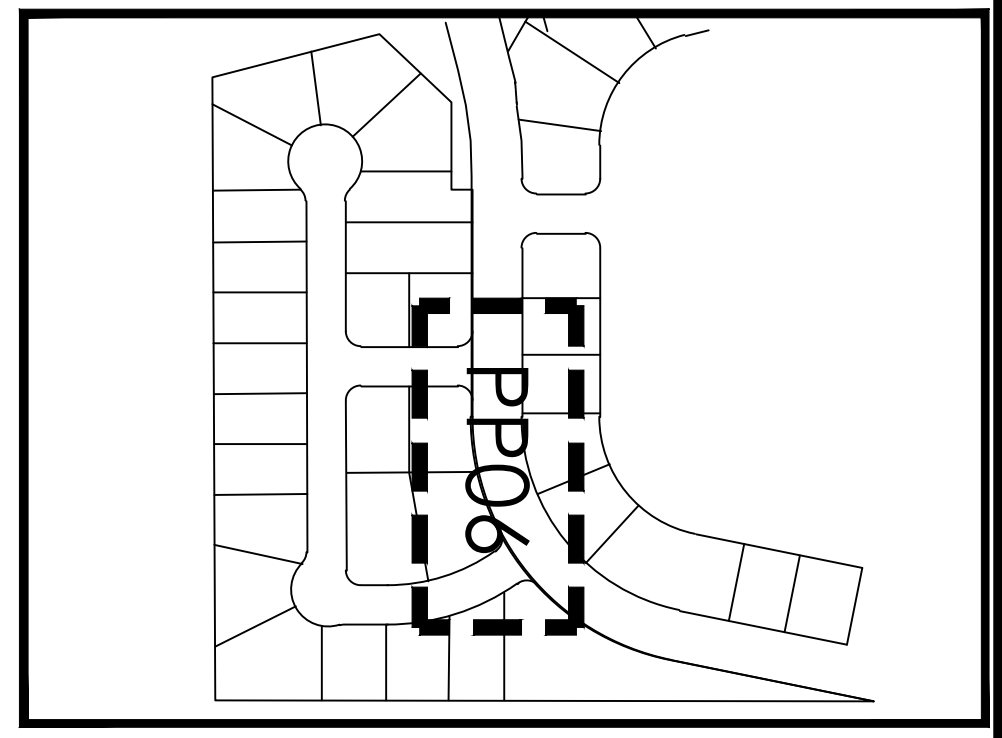
Scale: 1"=20'	Drawn: RSH
Date: 11/04/2021	Job #: 20-0009
Sheet:	

PP05



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CULINARY VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION
---	CONCRETE SIDEWALK



BENCHMARK
SE CORNER OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
PROJECT ELEV: 5187.93
COUNTY ELEV: 5187.36
DATUM: NAVD

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

811
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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

LICENSED PROFESSIONAL ENGINEER
No. 8828940-2202
THOMAS M. ROMNEY
12/02/21
STATE OF UTAH

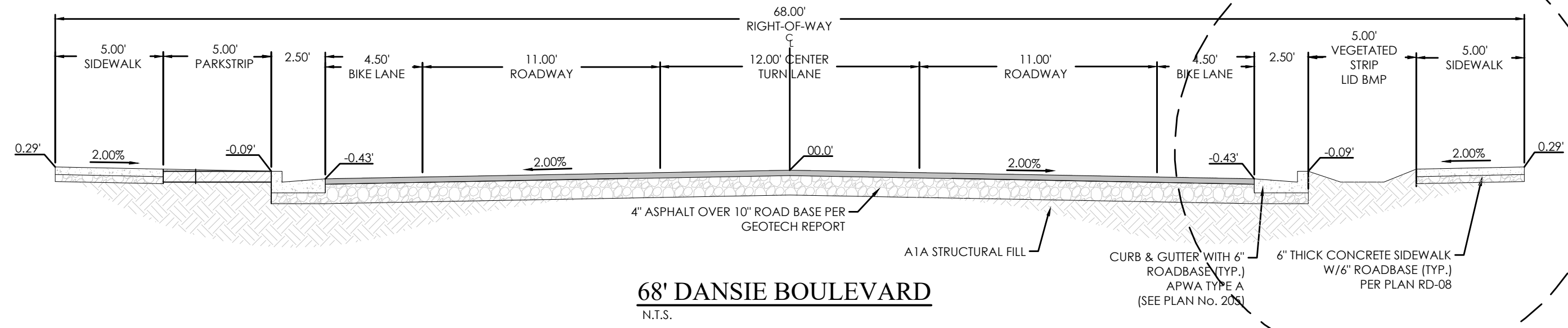
HIDDEN OAKS POD 2
HERRIMAN, UT
DANSIE BLVD

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

DANSIE BLVD

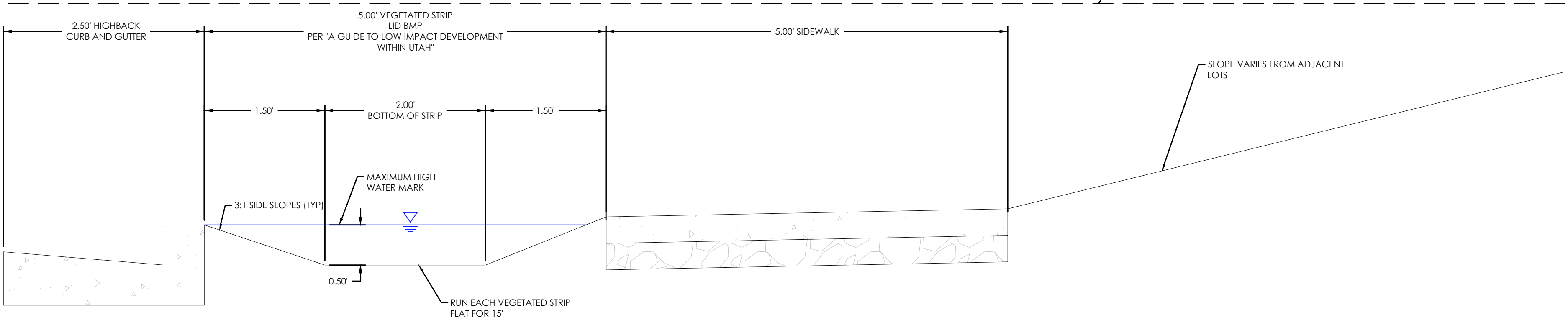
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Date: 11/04/2021
Sheet: PP06

Drawn: RSH
Job #: 20-0009

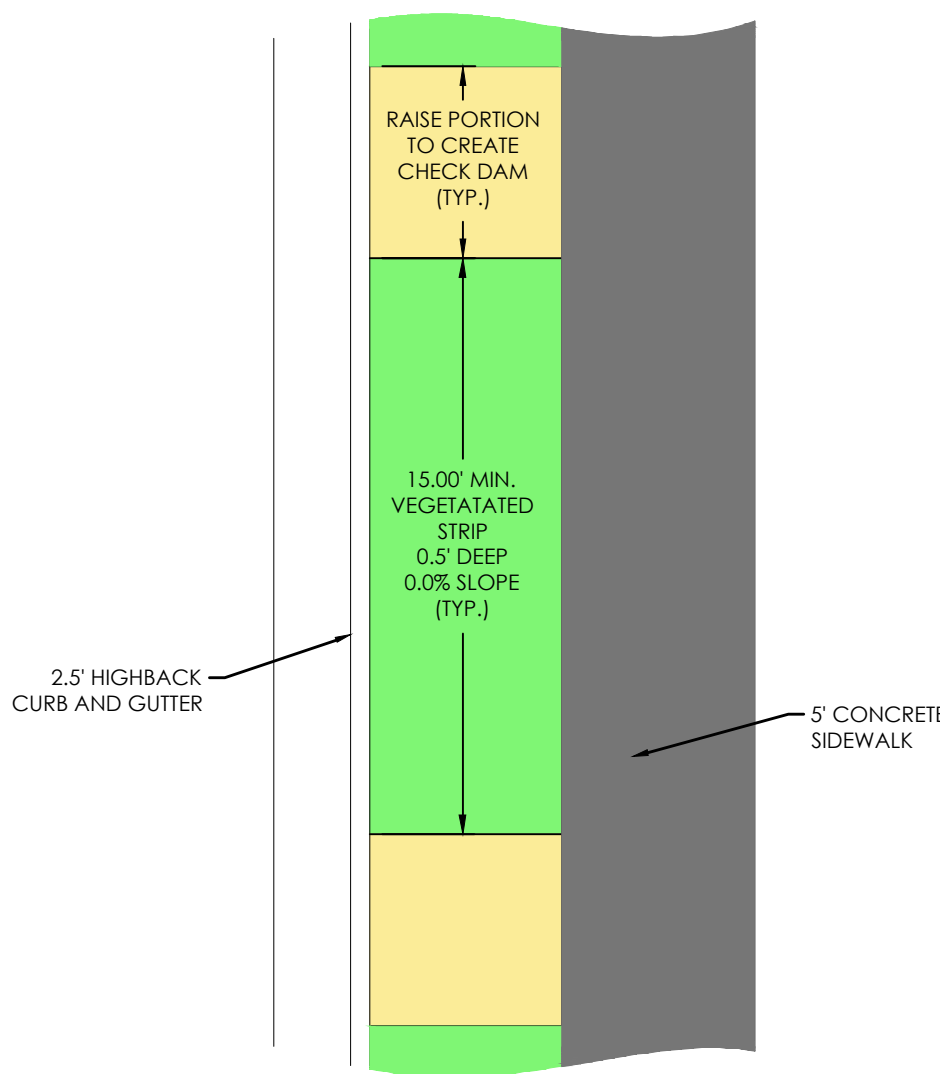
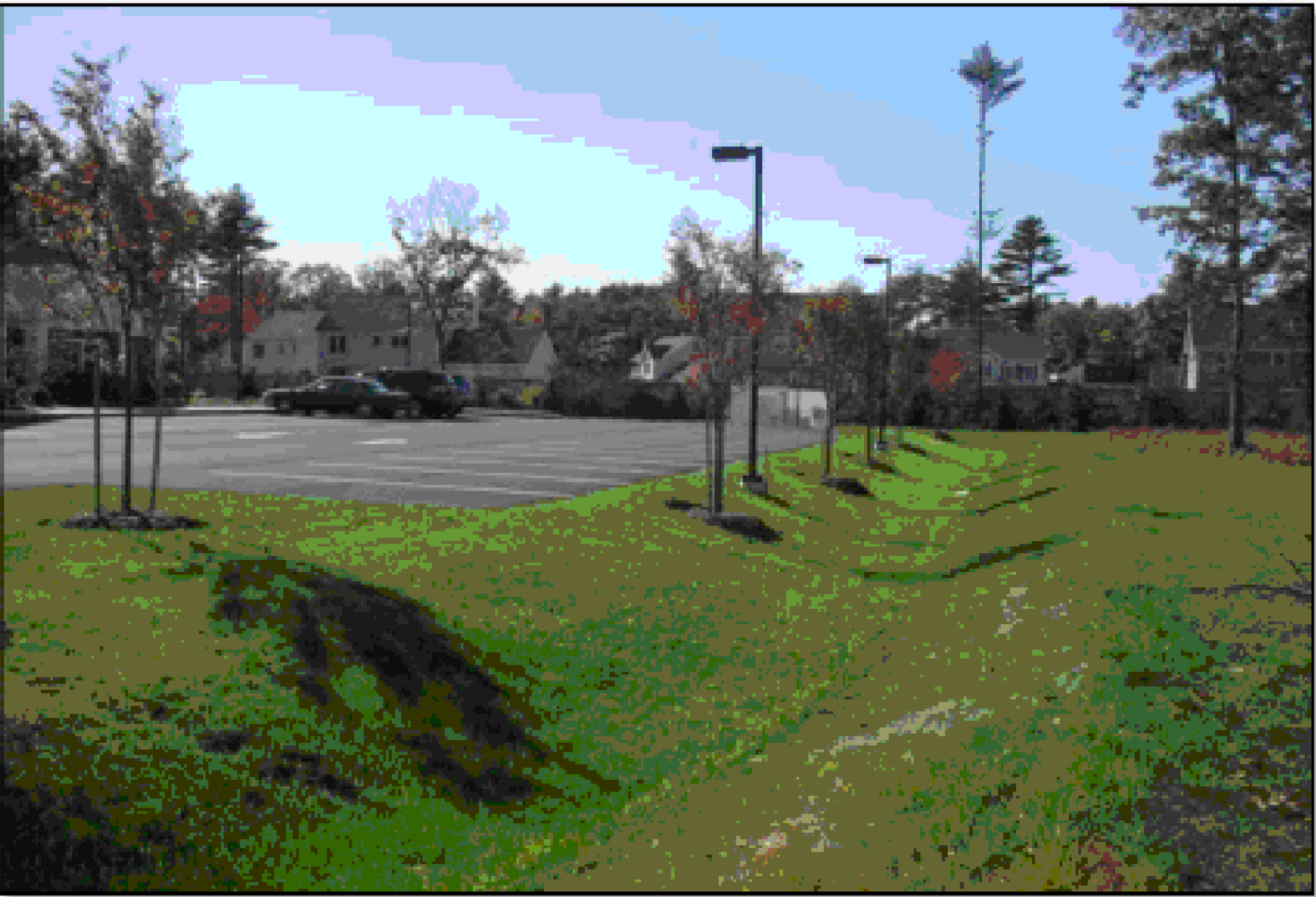


Vegetated Strip

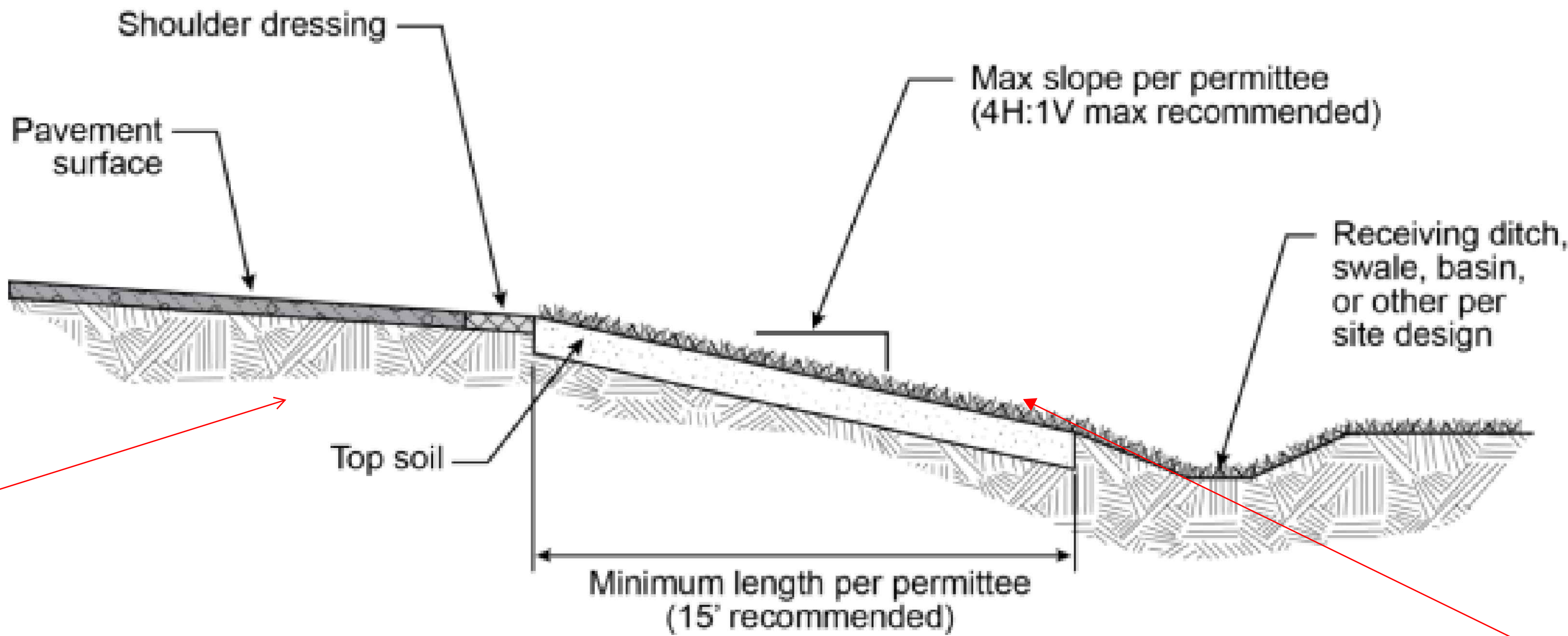
I think this is more of a bioswale than a vegetated strip. That isn't necessarily an issue, but just a clarification



VEGETATED STRIP DETAIL SECTION VIEW
N.T.S.



VEGETATED STRIP DETAIL PLAN VIEW
N.T.S.



This detail is not consistent with what is proposed. Remove this to maintain consistency.

- Notes:
- Dimensions shown may vary based on site conditions

Vegetated Strips
Not to scale

What vegetation will be used in the vegetative strip? Please provide an irrigation plan for the vegetative strip that meets Herriman City Standards. Will there not be any parkstrip trees along this street? Has a waiver of strict compliance been given for this exception? If both trees and the LID are acceptable then the trees will need to be on their line so the trees and the grass can be watered on separately.

HIDDEN OAKS POD 2

HERRIMAN, UT
VEGETATIVE STRIP DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	
2	----	
3	----	
4	----	
5	----	
6	----	

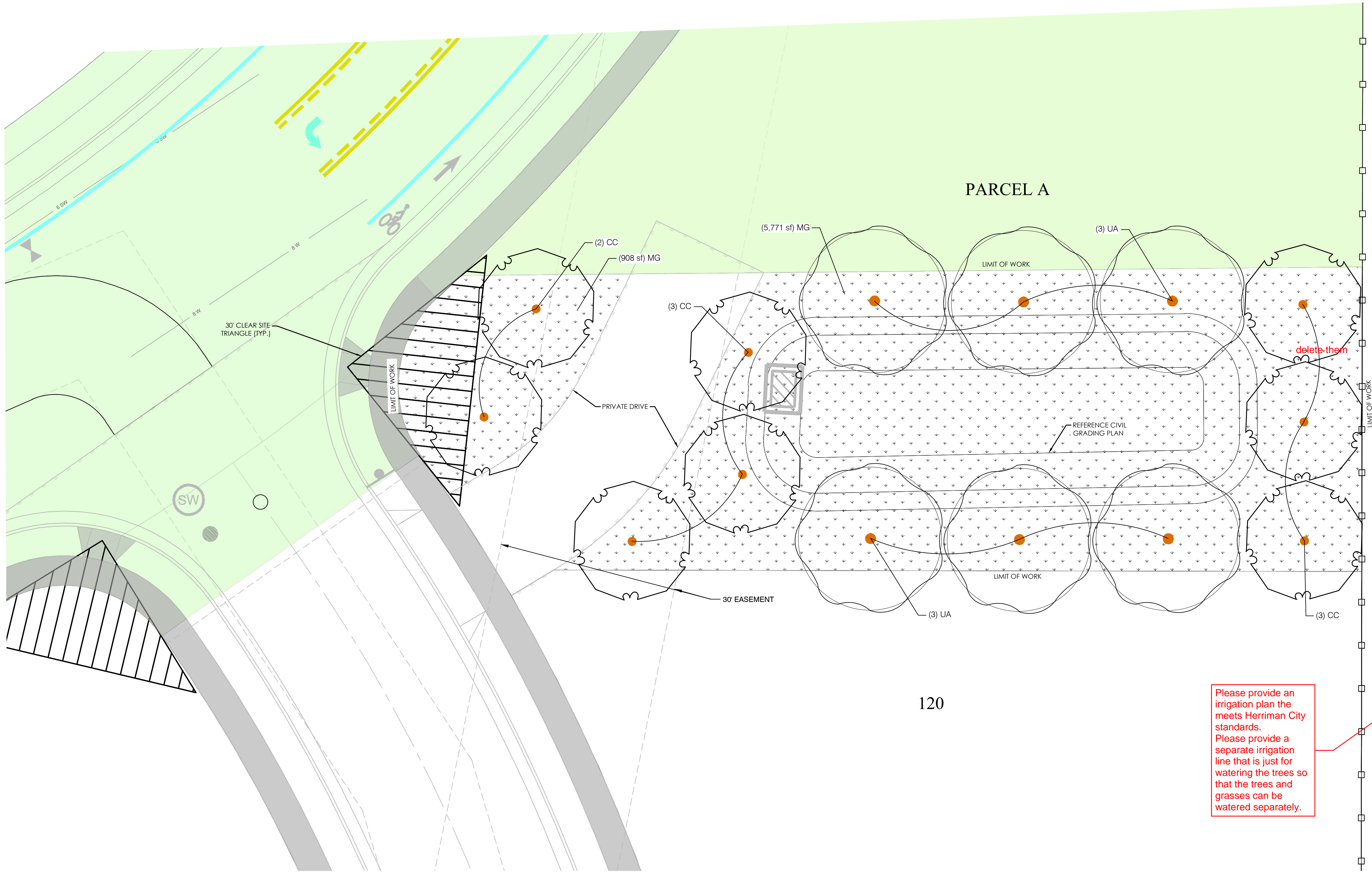
VEGETATIVE STRIP DETAILS

Scale: NONE Drawn: RSH
Date: 11/04/2021 Job #: 20-0009
Sheet:

D5



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ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CC	Cercis canadensis	Eastern Redbud	2" Cal.	8
	UA	Ulmus parvifolia	Lacebark Elm	2" Cal.	6
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	MG	MEADOW GRASS SEED MIX		seed	6,679 sf

HERRIMAN CITY LANDSCAPE REQUIREMENTS

1. AT LEAST (1) ONE TREE SHALL BE PLANTED FOR EVERY FIVE HUNDRED (500) SQUARE FEET OF LANDSCAPED AREA. (10-23-7) B (2)

6,679 SF / 500 SF = 13.35 TREES
TREES REQUIRED- 14 TREES PROVIDED- 14

ATTENTION BASINS SHALL BE DESIGNED AS AN INTEGRAL PART OF THE LANDSCAPE THEM AND SHALL NOT APPEAR AS A DITCH OR PIT. (ORD. 2017-54, 12-13-2017)

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SEEDED WITH MEADOW GRASS MIX. SEE SEED MIX SCHEDULE THIS SHEET.

MEADOW GRASS SEED MIX

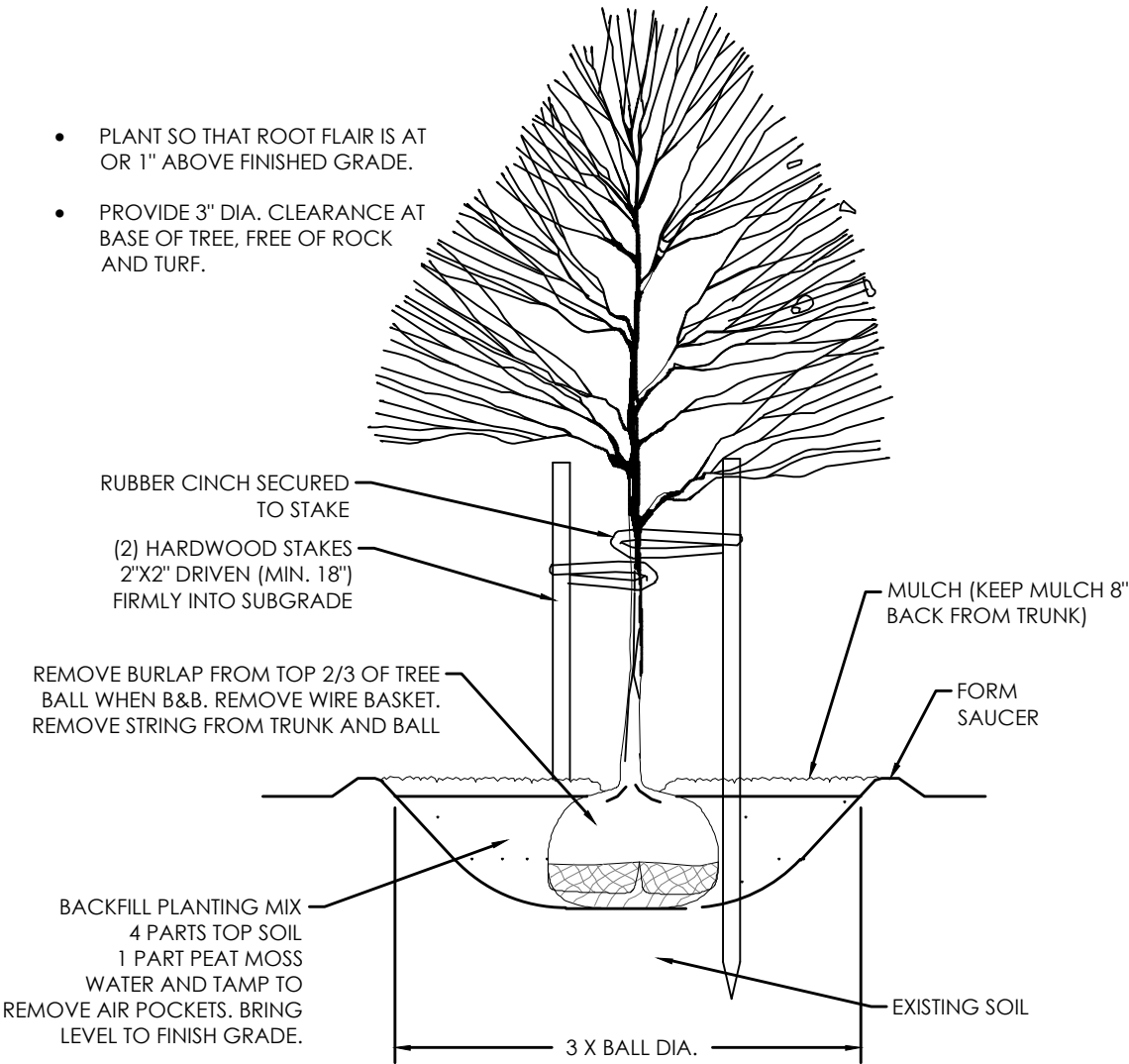
NAME	SCIENTIFIC NAME	PLS %
HARD FESCUE	FESTUCA BREVIPILA	40%
CHEWING FESCUE	FESTUCA RUBRA COMMUTATA	30%
RED FESCUE	FESTUCA RUBRA	30%
TOTAL		100%

APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF 20 POUNDS PER ACRE. APPLY SEED MIX BY HYDRO-SEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

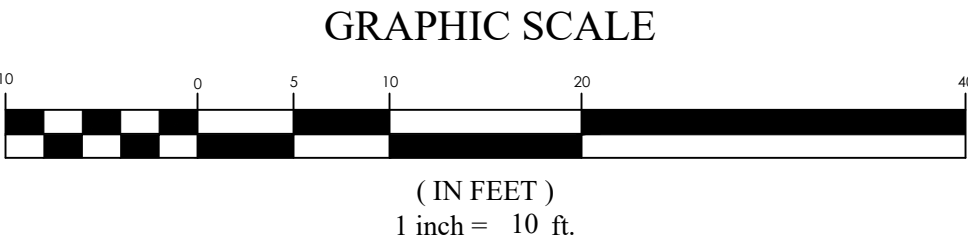
MEADOW GRASS CARE:
AFTER GRASS IS ESTABLISHED, A BROADLEAFED HERBICIDE WILL BE APPLIED TO THE NATIVE GRASS AREAS 5 TIMES DURING THE FIRST GROWING SEASON. AFTER THE FIRST YEAR OF PLANTING THE NATIVE GRASS, A BROADLEAFED HERBICIDE WILL BE APPLIED 2 TIMES A YEAR. THE FIRST APPLICATION WHEN WEEDS START TO APPEAR AND A SECOND APPLICATION DURING THE SUMMER.

AN IRRIGATION SYSTEM WILL BE INSTALLED TO ESTABLISH THE NATIVE GRASSES AND USED ONCE A WEEK AT HALF THE TIME TYPICALLY USED FOR TURF GRASS DURING THE MONTHS OF JUNE, JULY, AND AUGUST. MOWING THE NATIVE GRASSES IS NOT RECOMMENDED IN ORDER TO CREATE A NATURAL, HEALTHY STAND OF NATIVE GRASSES. FERTILIZE 2 TIMES PER YEAR, ONCE IN THE SPRING AND ONCE IN FALL.

Please provide an irrigation plan the meets Herriman City standards.
Please provide a separate irrigation line that is just for watering the trees so that the trees and grasses can be watered separately.



A TREE PLANTING & STAKING
NOT TO SCALE



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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER

No. 8828940-2202

THOMAS M. ROMNEY

12/02/21

STATE OF UTAH

HIDDEN OAKS POD 2

HERRIMAN, UT

LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale: 1"=10' Drawn: LBW

Date: 12/2/2021 Job #: 20-0009

Sheet: L1



Attachment F

Applicable Information from MDA

and rules and regulations applicable thereto. Without waiving any rights or remedies against the City, if the City's representations are not accurate or if the City allows other developments to use water that diminish the water available to the Property that results in a decrease the quantity, flow, or pressure of water for culinary or fire protection services, and if Master Developer and/or Subdeveloper provide its/their own water to the Project or otherwise incur costs to augment the water service or infrastructure, the City shall reimburse the Master Developer and/or Subdeveloper for the costs incurred associated therewith (including Soft Costs and Hard Costs) within ten (10) days after written demand. If the City fails to reimburse the Master Developer and/or Subdeveloper within such ten (10) day period, the amount due shall accrue interest at the Interest Rate. Notwithstanding the foregoing, if any amount owed by the City to the Master Developer and/or the Subdeveloper is not paid within ninety (90) days after such amount is due, Master Developer and/or the Subdeveloper shall have the right to exercise any remedies available under this MDA, at law or in equity against the City.

8.2.2. **Secondary Water.** The City acknowledges and agrees that it will be solely responsible to provide wet secondary water to the Property. The City represents that at the present time the City lacks sufficient capacity to provide wet secondary water to the Property. The City will use good faith efforts to provide the capacity and infrastructure so that the Property can be served by wet secondary water as soon as reasonably practicable. As such, there shall be no obligation on the Master Developer and/or any Subdeveloper to provide wet secondary water to or within the Property. Notwithstanding the foregoing, Master Developer acknowledges and agrees that each Development Application will require the installation by Master Developer or the applicable Subdeveloper of dry secondary water lines sufficient to service the Parcel or Pod that is subject to such Development Application.

8.3. Construction of Certain System Improvements.

8.3.1. Off-Site Impact Fee Eligible Road Projects and Intersection Improvements. Based upon the Traffic Impact Study ("TIS") attached hereto as Exhibit "I" the City agrees that in no event shall Master Developer or any Subdeveloper be required to construct any Off-Site Capital Improvement Road nor shall the construction of any such Off-Site Capital Improvement Road be a condition to any Development Application for so long as the updated traffic study submitted in connection with such Development Application determines that the existing infrastructure supplies a level of service equal to or greater than "D" level service when taking into account the effect of the development proposed in such Development Application. If such updated traffic study determines the level of service would be less than "D" level service and therefore the proposed Development Application would be denied, Master Developer and/or such Applicant shall have the option to construct any off-site transportation Impact Fee eligible project, including, without limitation, constructing any Off-Site Capital Improvement Road, to cause the level of service to be equal to or greater than "D" level service and the Development Application shall thereafter shall not be denied based on the traffic level of service. The City agrees that the term "updated traffic study" as used herein shall mean the Traffic Study attached hereto as updated with respect to the TIS data, showing the roadway ratio of volume to capacity, for the Pod/Parcel subject to the subject Development Application and all previous development with respect to the Project, and shall not require the submission of a complete new traffic study. If Master Developer and/or such Applicant elects to so construct any off-site transportation Impact Fee eligible project, the City agrees to (i) use all reasonable efforts to obtain any rights-

of-way required in order for Master Developer and/or such Applicant to construct such off-site transportation Impact Fee eligible project and (ii) enter into with and reimburse Master Developer pursuant to a reimbursement agreement in the form attached hereto as Exhibit "K". Such reimbursement agreement shall provide that the source of the reimbursement funds for such off-site transportation Impact Fee eligible improvements shall come from: (i) any excess transportation Impact Fees generated from the Project above and beyond the Impact Fees necessary to cover the cost of any transportation System Improvements constructed on the Project; and (ii) from general transportation Impact Fees collected by the City that are not contractually obligated to another party, such reimbursements to be paid on a first come, first served basis (i.e. non-contractually committed Impact Fees shall be paid based on the order in which reimbursement requests are submitted to the City).

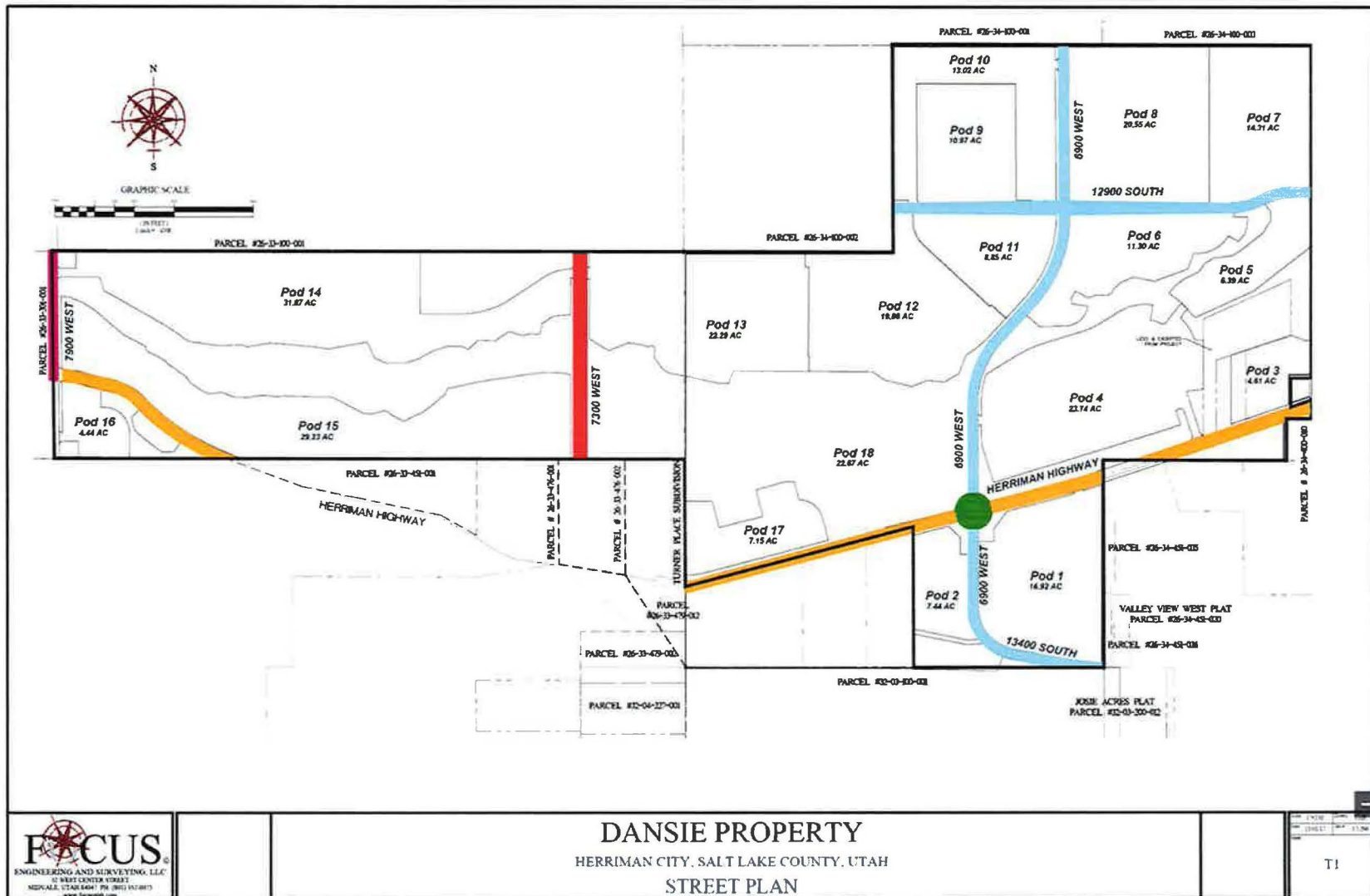
8.3.2. Modifications of Location of System Improvements Located on the Property. The City acknowledges that the development of certain portions of the Property is influenced by the location of certain elements of the System Improvements located on the Property. Changes in the precise locations of elements of the System Improvements located on the Property may render the development of certain portions of the Property impractical (e.g., a proposed road is moved or designed in a way so that it leaves a portion of property no longer economically or developmentally practical for a certain type of use). The City agrees that it shall not materially modify the alignment of any roads or otherwise change the design of any of the System Improvements located on the Property unless mutually agreed upon by the City and the Master Developer, such agreement not be unreasonably withheld or delayed by either party.

8.3.3. Financing. Other than the Applicable Fees that may be assessed by the City and ad valorem property taxes and/or assessments levied against the real property within the City as a whole, under no conditions shall the City finance the System Improvements located on the Property through a special service district, bond, or similar mechanism whereby the costs of the System Improvements located on the Property will be paid by the Master Developer, unless requested by the Master Developer, any Subdeveloper or the owners of any portion of the Property.

8.4. Storm Drain. In addition to the requirements contained in the City's Vested Laws, the City's Future Laws or the Development Standards to the contrary, the design and construction of the storm drainage system on the Property shall be subject to the provisions outlined on Exhibit "J". In the event of a conflict between the requirements in the City's Vested Laws, the City's Future Laws or the Development Standards and Exhibit "J", the provisions of Exhibit "J" shall control.

8.5. Bonding. If and to the extent required by the City's Vested Laws, unless otherwise provided by Chapter 10-9a of the Utah Code as amended, security for any Public or private Infrastructure is required by the City it shall provide in a form acceptable to the City as specified in the City's Vested Laws. Partial releases of any such required security shall be made as work progresses based on the City's Vested Laws.

8.6. Infrastructure Built by Master Developer. Subject to the terms of this MDA, Master Developer or Subdevelopers may, from time to time, install and construct portions of the System Improvements located on the Property. The City shall enter into a reimbursement

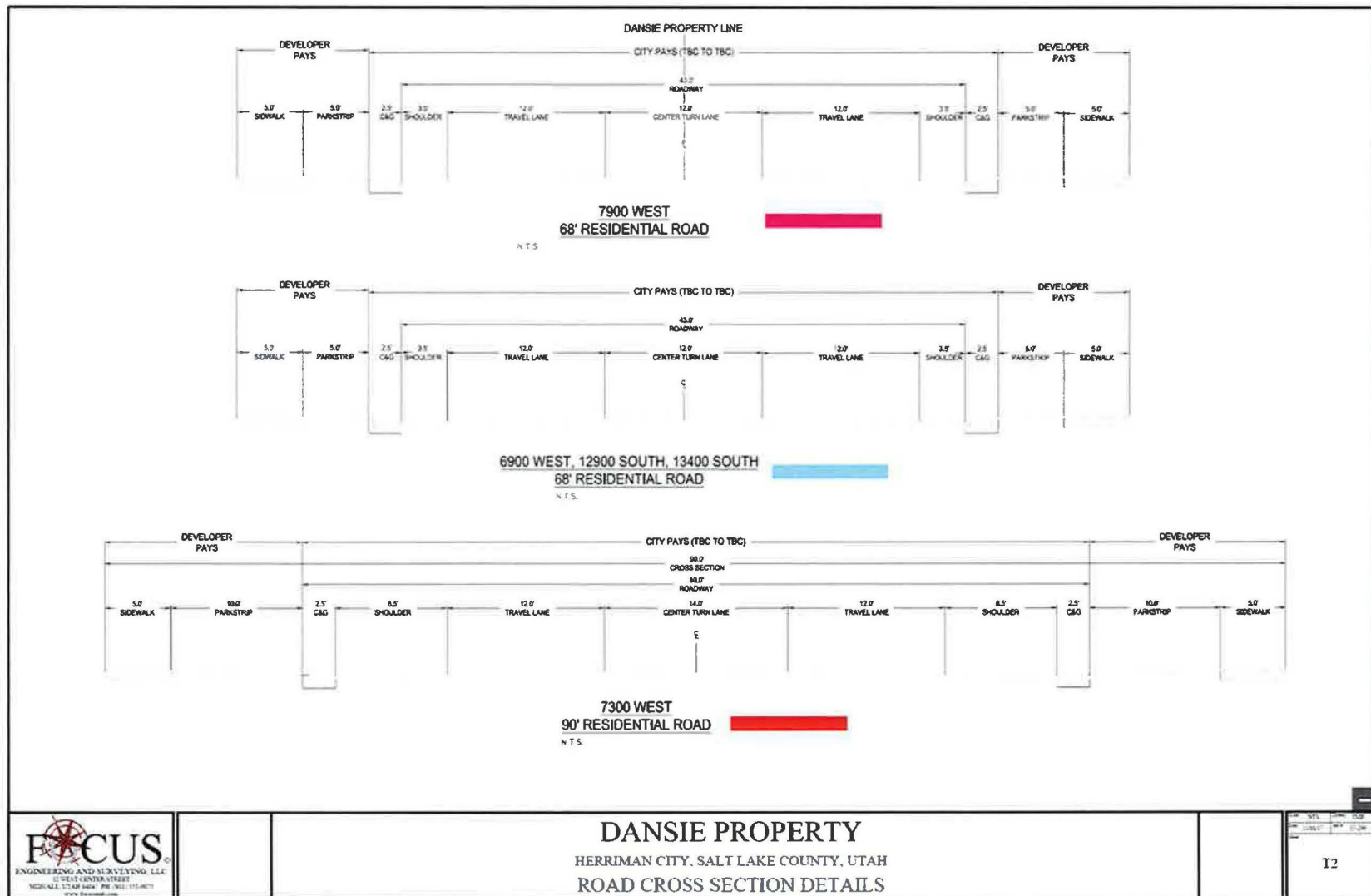


4813-8166-4080



DANSIE PROPERTY
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH
 STREET PLAN

T1



4813-8166-4080



Site Summary

Total Site Area	371.97 acres
Total Site Area without Schools & churches	326.52 acres
Total Open Space Area	67.08 ac (20.54%)
Total Residential Units w/o schools & churches in place	1,006 units
Gross Density without schools & churches in place	2.70 du/ac
Total Residential Units w/ schools & churches in place	799 units
Net Density with schools & churches in place	2.45 du/ac

Land Use Summary

Pod	Land Use	Acre	W/o Schools & Churches	With Schools & Churches	Max with Density Transfer**
1	Single-family Residential	17.03	64	64	77
2	Charter School	7.78	24	0	29
3	Church	3.65	6	0	7
4	Single-family Residential	19.43	90	90	108
4A	Church	3.72	8	0	10
5	Single-family Residential	6.39	34	34	41
6	Single-family Residential	9.32	40	40	48
7	Single-family Residential	14	66	66	79
7A	Seminary Building	0.32	2	0	2
8	Middle School	20.55	107	0	128
9	Elementary School	10.97	60	0	72
10	Single-family Residential	13.02	70	70	84
11	Single-family Residential	8.85	43	43	52
12	Single-family Residential	19.92	69	69	83
13	Single-family Residential	22.98	80	80	96
14	Single-family Residential	7.09	12	12	14
15	Single-family Residential	11.29	28	28	34
16	Single-family Residential	24.78	57	57	76
17	Single-family Residential	17.94	53	53	57
18	Single-family Residential	4.75	8	8	10
19	Single-family Residential	8.61	2	2	16
20	Single-family Residential	18.82	83	83	100
Totals		271.21	1,006	799	

Open Space Summary

Pod	Land Use	Acre	Ratio	Weighted
A	Main Street Open Space	2.07	100%	2.07
B	6900 West Trail System	1.76	100%	1.76
C	Park (Pod 4)	0.28	100%	0.28
D	Trail Corridor (East of 6900 W)	5.32	100%	5.32
E	12900 South Trail System	0.09	100%	0.09
F	Park (Pod 12)	1.04	100%	1.04
G	Trail Head Park	15.09	100%	15.09
H	Park (Pod 13)	0.68	100%	0.68
I	7300 West Trail System	0.83	100%	0.83
J	Park (Pod 14)	0.83	100%	0.83
K	Sports Park	6.62	100%	6.62
L	Trail Corridor	6.78	100%	6.78
M	7900 West Trail System	0.37	100%	0.37
N	Park (Pod 16)	0.30	100%	0.30
O	Park (Pod 18)	0.23	100%	0.23
P	Natural Open Space	1.33	25%	0.33
Q	Natural Open Space	18.10	25%	4.53
R	Natural Open Space	5.35	25%	1.34
S	Natural Open Space	1.99	25%	0.50
T	Natural Open Space	4.93	25%	1.23
U	Natural Open Space	0.93	25%	0.23
V	Trail System Connectors	2.47	100%	2.47
W	Common Open Space Pod 15/17 (40%)	11.69	100%	11.69
X	Parks/Trails (Pod 20)	0.25	100%	0.25
Y	Open Space	2.16	100%	2.16
Z	Open Space	0.06	100%	0.06
Total		91.55		67.08

** See MDA Section 2.4



Land Use Plan

Dansie Property, Herriman, Utah

February 14, 2018



Attachment G

Public Notice



Planning Commission Meeting

January 6, 2022

Time: 7pm

Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning

With Questions/ Concerns At:

planning@herriman.org

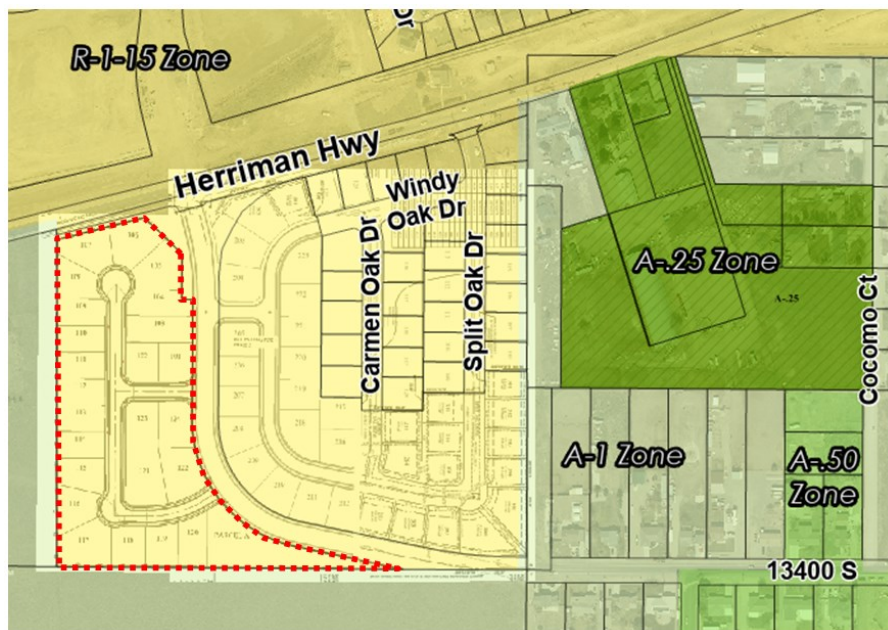
OR

801-727-0938



PUBLIC NOTICE

You are encouraged to attend a Public Hearing regarding a request that has been made by James Horsley with Riverside Development LLC to amend the requirements of approval for Hidden Oaks Pod 2, Phase 1 Subdivision with 24 single family lots located generally at 6973 W 13090 South in the R-1-15 zone. (Residential)



Scan the QR Code or go to www.herriman.org/Public-Notices for more plat information

Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on Dec. 30, 2021



Planning Commission Meeting

January 6, 2022

Time: 7pm

Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning

With Questions/ Concerns At:

planning@herriman.org

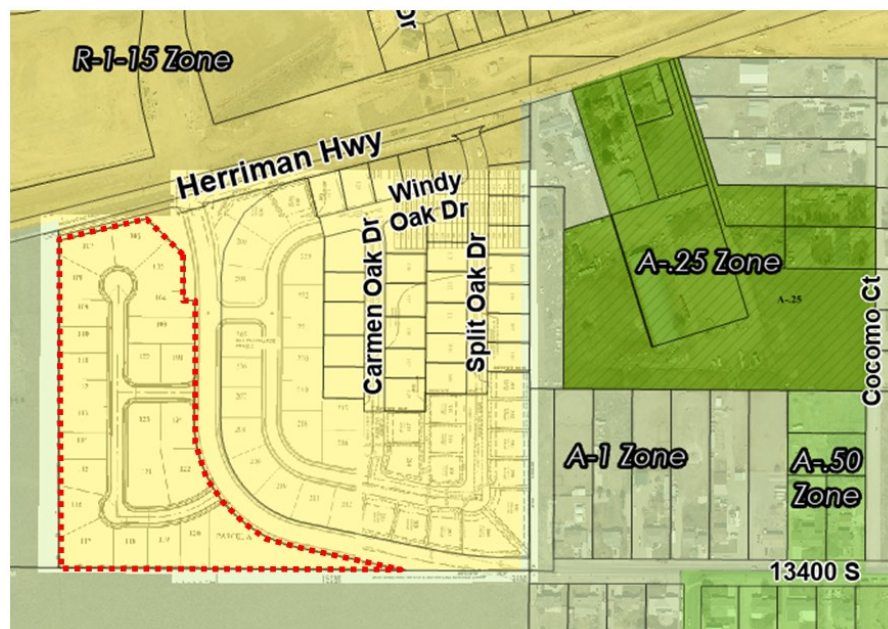
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Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on Dec. 30, 2021

Dear Herriman Planning Commissioners,

My name is Chad Dansie and I live at [REDACTED]. I am writing to you due to concerns I have with the proposals to amend the requirements of approval for Hidden Oaks Pod 2, Phase 1 (by James Horsley), and Hidden Oaks Pod 1, Phase 2 (by Dan Reeve).

First, it appears that the applicants, James Horsley and Dan Reeve, are trying to get out of their previously made agreements with Herriman City and their neighbors to complete and connect Dansie Boulevard from 13400 South to Herriman Hwy. Instead, they only want to build the small portion of the roadway north of their northern access points to Herriman Hwy. When these two developments were initially proposed and presented to Herriman City many neighbors were concerned about the increasing traffic and the lack of access points of these new developments to Herriman Hwy and 13400 South. The developers agreed to ensure that Dansie Boulevard was completed before housing was started. This promise has not been upheld by either the developers nor Herriman City as multiple houses have already been built along Windy Oak Drive, Split Oak Drive, and Carmen Oak Drive. It is frustrating to see that these promises to the neighborhood have been broken and to have to deal with the increasing traffic and lack of proper roadways in the surrounding developments. As a direct neighbor to these developments, I would expect the Herriman Planning Commission to hold to the promises made to the existing neighbors by these developers and insist that they complete Dansie Boulevard in its entirety from 13400 South to Herriman Hwy. Do not let James Horsley and Dan Reeve break their earlier promises to their neighbors and Herriman City. This would be unfair and unjust to those who attend these meetings and live in this affected neighborhood.

Second, my parents, Boyd and Claudia Dansie, gave a portion of their land (a triangle section along 13400 South) to Herriman City to ensure that Dansie Boulevard was completed. Under the contract, the land was given to ensure that this road was connected Herriman Hwy to 13400 South. If Herriman City lets these developers escape from their promises and contracts made to develop Dansie Boulevard, then Herriman City should return the portion of land given to them by my parents due to breach of contract. Therefore, if Herriman City allows Dan Reeve and James Horsley to breach contract, Herriman City is also in breach of contract. Dansie Boulevard must be completed by the developers to ensure that all contracts and promises are kept. When contracts and promises are not kept between cities, developers and neighbors, people are unwilling to work with others and trust is broken. Please do not break the trust between the City and this neighborhood by allowing Dan Reeve and James Horsley to break their promises.

Third, I am currently in a border dispute with James Horsley of Hidden Oaks Pod 2, Phase 1 along my eastern fence line of the [REDACTED] property. Our two property lines overlap by 5-10 feet on each side of the fence due to use of differing section points. Although James Horsley has stated his desire to be a good neighbor, he has threatened several times to tear down my fence which has been there for 30 years and has been the property line for previous owners. This will not be allowed. I have tried to work with him by showing him plats of the property description, discussed with him the rules of property by acquiescence and introduced him to the State of Utah Ombudsman and Utah

Property law to prevent this from moving to Civil Court. I know that Herriman has no intention of getting involved in this dispute, but I feel it is important for the planning commission to know of these details as it was them who approved this development without really understanding the property boundaries and is now the reason, I am in dispute. When two property descriptions come from differing section points, overlaps of property lines occur. This occurs in many places throughout the valley as many of the deeds from these properties are very old and were done without the same survey methods we use today. I would ask the Herriman Planning Commission to think about this as when they approve a development and only take a survey from the developer, this places neighbors and developer in dispute whose only action is to get the developer to see reason or move to civil court. Your decisions as the Herriman Planning Commission have many unintended consequences. I share this with you because now because of your decisions I am having to deal with a property dispute and I would ask of you to hold James Horsley and Dan Reeve to their promises. By allowing them to default their promises, you would be making a decision and give precedence that developer projects are more important to the rights and promises made to the existing neighbors.

Thank you for your time and consideration. I hope you will carefully consider your decisions and not allow James Horsley and Dan Reeve to default on their promise to complete Dansie Boulevard.

Sincerely, Chad Dansie

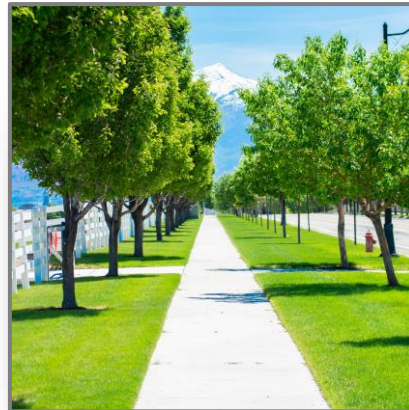
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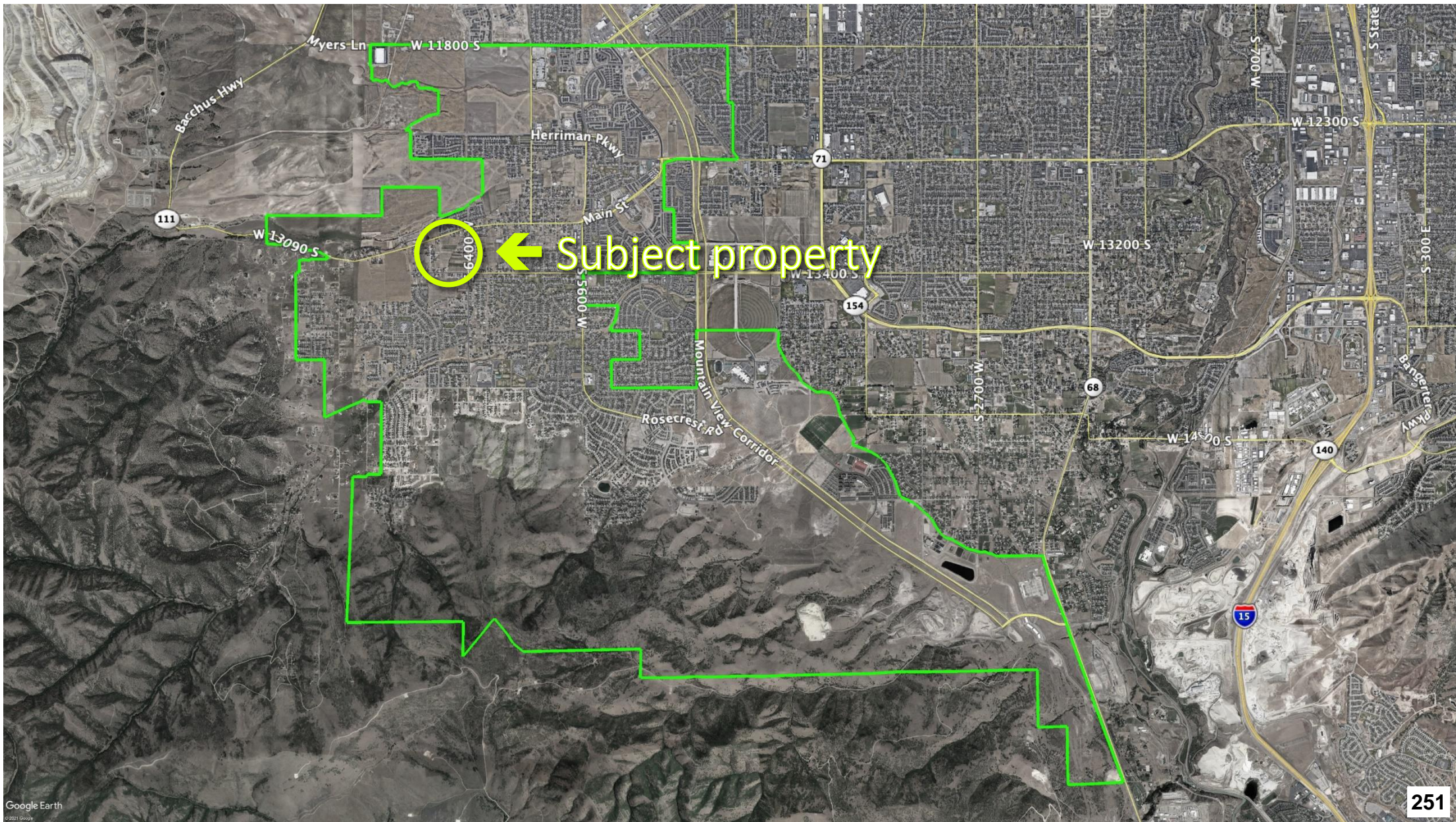
Hidden Oaks Subdivision Pod 2 Amendment

Planning Commission Meeting

January 6, 2022

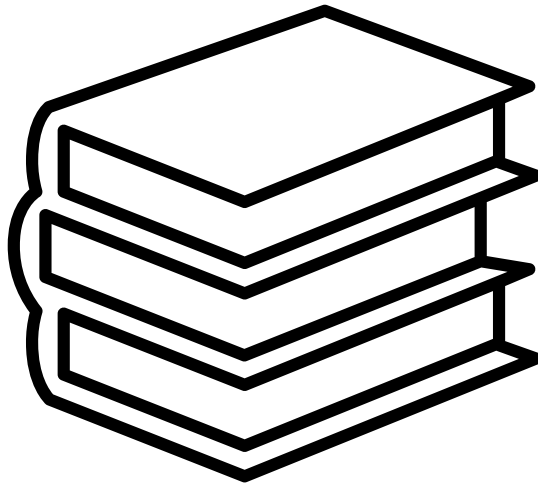


Vicinity Map





Considerations for Approval:



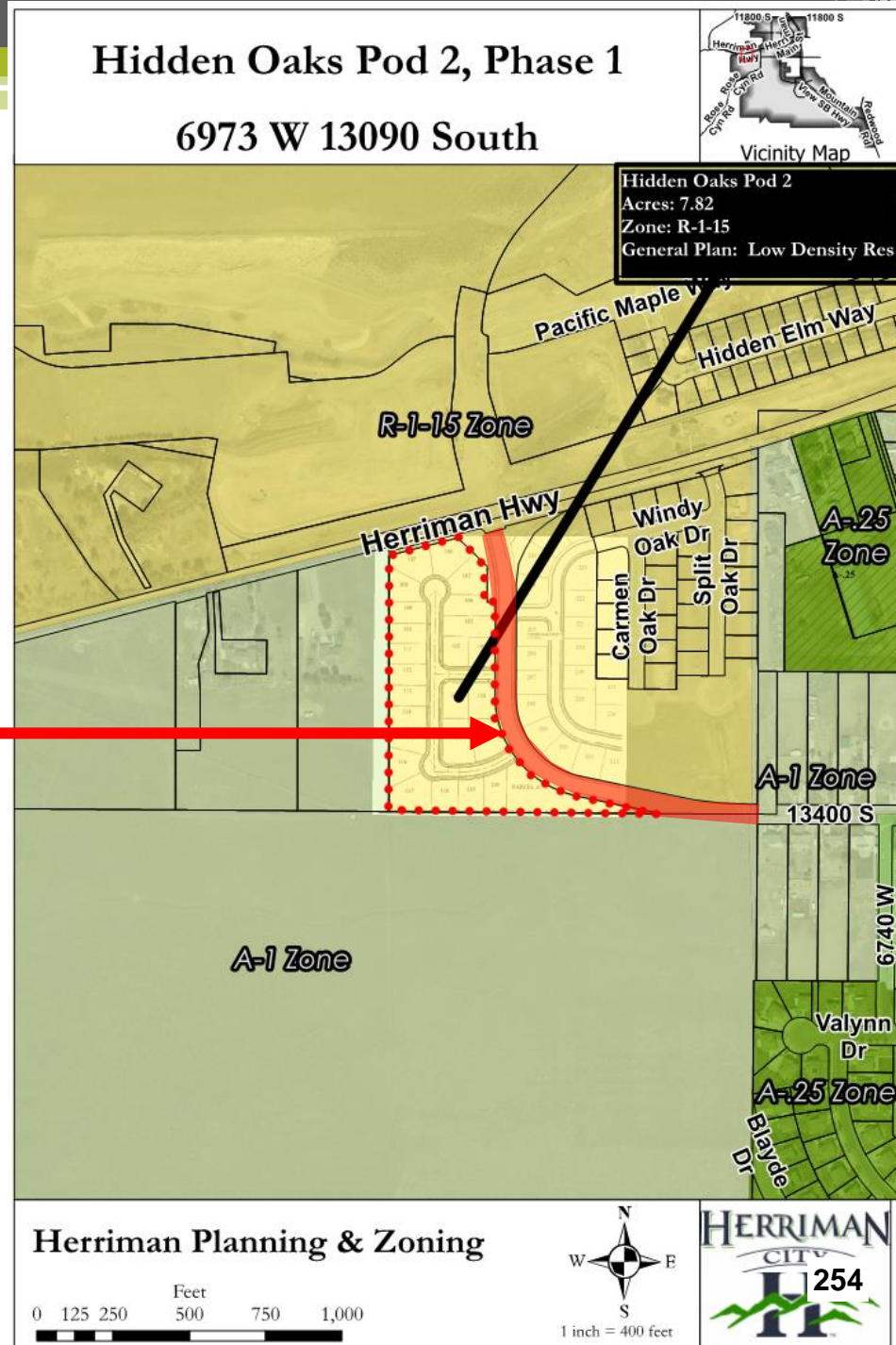
**Engineering
Standards**



**Zoning
Ordinance**

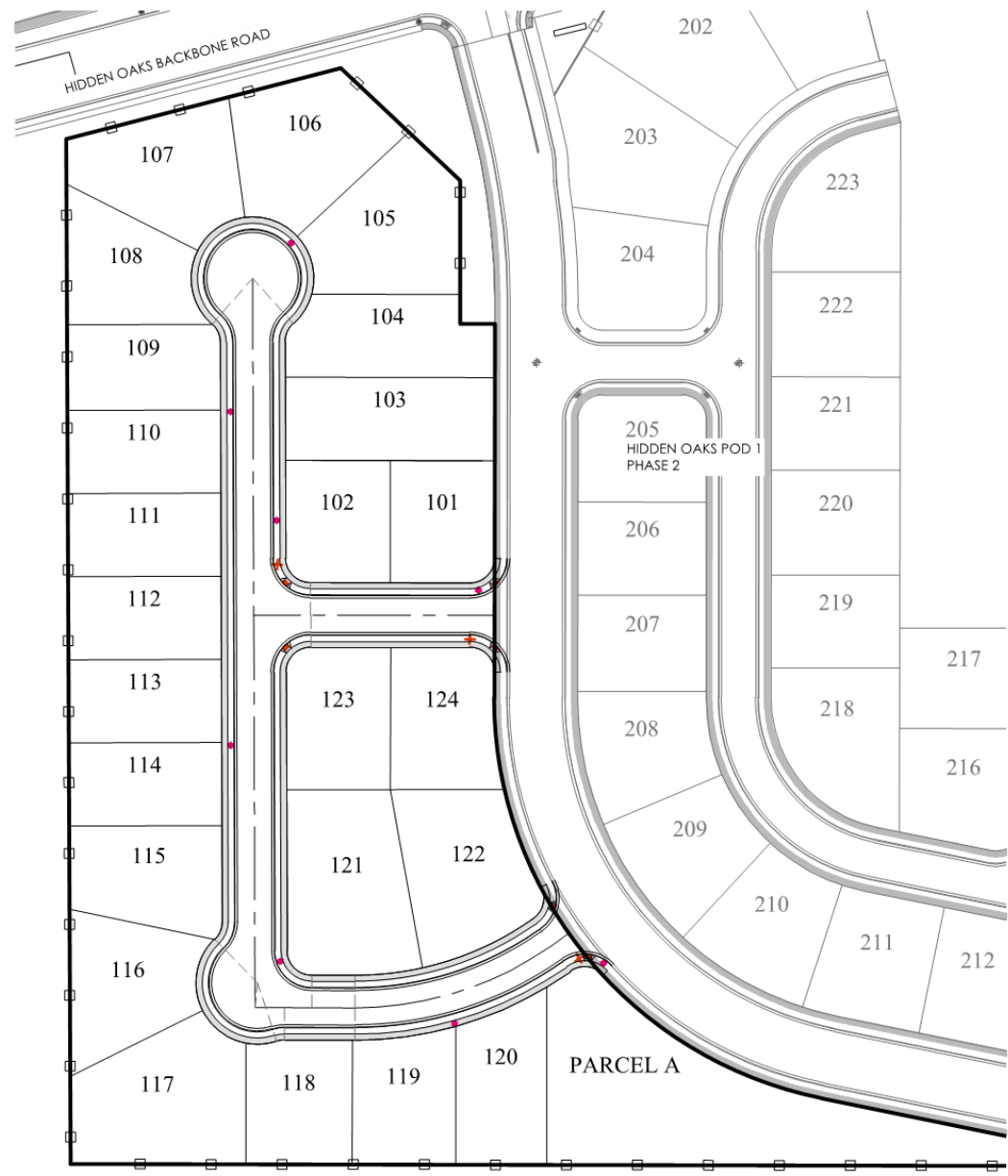
Proposal/Background:

- Approve for 24 Single Family Homes
 - June 2021
- Letter of Approval requires the complete construction of Dansie Blvd
- Applicant requesting to reduce required improvements on Dansie Blvd



Approved Plat

PERKINS, UT



Approval Letter



July 20, 2021

James Horsley w/ Riverside Development, LLC
[REDACTED]

Re: File Number S2021-049 for Hidden Oaks Pod 2, Phase 1 with 24 Single Family Lots Located Generally at 6973 W 13090 South.

Dear Mr. Horsley:

The Herriman Planning Commission heard your item, Preliminary plat approval of Hidden Oaks Pod 2, Phase 1 with 24 Single Family Lots Located Generally at 6973 W 13090 South. in the R-1-15 (Residential - 15,000 SF min) zone, on June 22, 2021. The Commission voted 6-0 to approve your project subject to the following requirements:

1. All Engineering review comments be addressed and satisfied before the final plat is recorded.
2. All adjacent right of way along Herriman Hwy and Dansie Blvd (connector road between 13400 South and Herriman Hwy) be improved and maintained with street, gutter, curb, sidewalk, street trees, and all other landscaping improvements. This can be done by agreement, or written detailed clarification to the City of responsible parties and processes.
3. Provide an updated landscaping plan for Parcel A which complies with City Water Efficient Standard landscaping requirements.
4. The surrounding masonry fence be a consistent height of six (6) feet on all sides, and that no fencing be located between the street and Parcel A.
5. All other applicable city ordinances are satisfied.

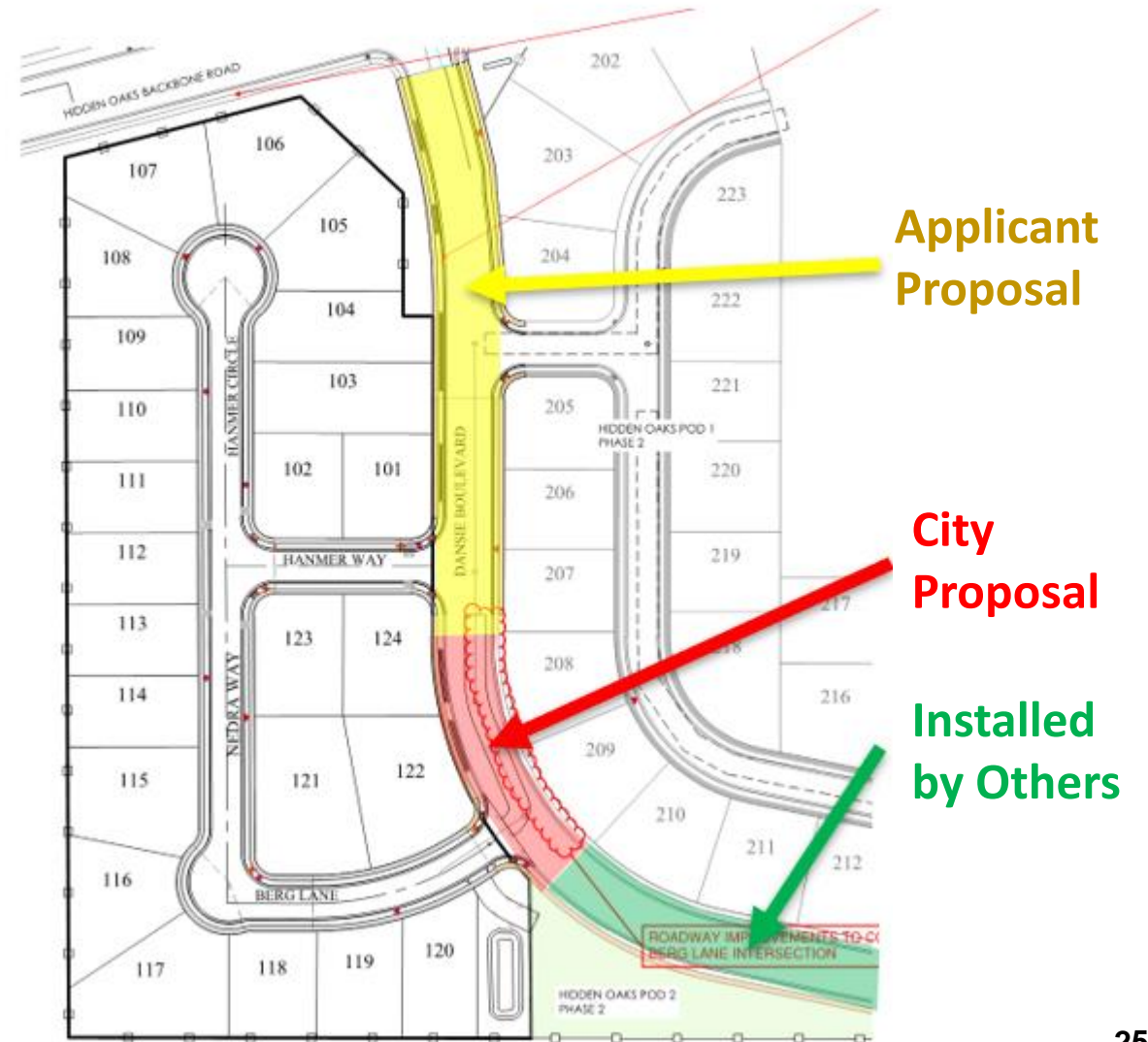
This preliminary plat approval shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within two (2) years from when it was approved (June 22, 2023), or if abandoned. Please note that the conditions of approval need to be satisfied before the plat is recorded and deemed legal for construction.

If you have any other questions please contact the Planning Department during regular business hours.

Engineering/Zoning Compliance:

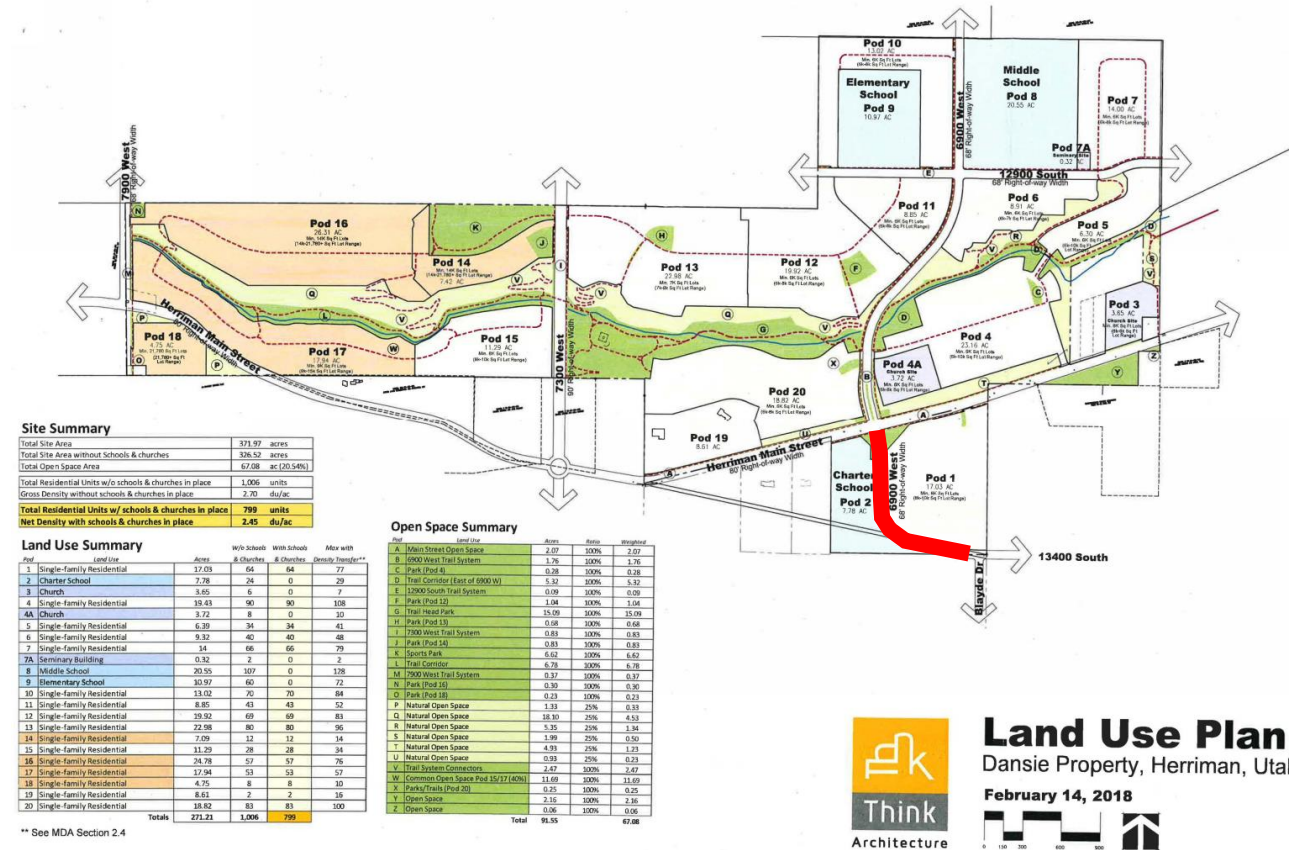
Streets installation requirement (10-28-12(C)):

- Applicant dedicates, improves streets when:
 - Necessitated by development
 - Rationally related to impact on transportation system
- Applicant requesting to install only to 1st access (Hanmer Way)
 - City requiring to install street to 2nd access (Berg Lane)



MDA Compliance:

- Applicant claiming additional improvements are 'off-site'
 - As per 8.3.1 of MDA
- MDA boundaries include Dansie Blvd
 - Not considered off-site
 - Applicant only required to pay fee-in-lieu for behind-curb improvements



Options for Action:

- **Approve** the subdivision as proposed with Staff recommendations
- **Approve** the item with an alternative amended conditions
 - List additional/ modified conditions
- **Deny** request
 - Applicant responsible to install improvements along entire Dansie Blvd connector (Herriman Hwy – 13400 South)

Staff Recommendation:

- *Approve request for amended requirements for Hidden Oaks, Pod 2*
 1. Applicant to install improvements to south entrance (Berg Lane)
 2. Pay fee-in-lieu for behind-curb improvements along Dansie Blvd



STAFF REPORT

DATE: January 6, 2021

TO: Planning Commission

FROM: Sheldon Howa, Planner II

SUBJECT: Recommendation to amend several sections of Title 10 in Herriman City Code to permit Medical Services in the C-2 Commercial Zone, modify the Parking Schedule, and amend the definition of Medical Services to add clarification. (Public Hearing)

Applicant: Herriman City

File Number: Z2021-151

RECOMMENDATION:

Staff recommends the Commission approve the following findings:

- There is a need for the proposed text amendment.
- The amendment as proposed is compliant with the General Plan and Zoning Ordinance.

Based on the enclosed findings, staff recommends the Commission provide a ***positive recommendation*** of approval to the City Council of the proposed text amendment to amend Title 10 to update City ordinances pertaining to Medical Services. (If the Planning Commission recommends additional changes, please specify those changes within the motion.)

ISSUE BEFORE COMMISSION:

Should the City amend Title 10, as proposed by staff, by adopting proposed amendments for Medical Services, which would permit the use in the C-2 Commercial Zone, modify the Parking Schedule, and add clarification to the definition of Medical Services?

BACKGROUND/ SUMMARY:

Staff is proposing to amend Title 10 of the City's Land Use Code to provide a more streamlined process for applicants seeking to provide Medical Services in the C-2 Commercial Zone. Currently, the City's Land Use table lists "Medical Service" as a conditional use in the C-2 Commercial Zone. Staff recommends that "Medical Service" be amended from "conditional" to "permitted" use. Uses

defined under the current definition (see attachment – B) are typically found in commercial zones and pose little to no impact on other associated uses permitted in the C-2 Commercial Zone. Staff reviewed ten other cities, including neighboring cities, and found that nine of the ten cities permit “Medical Services” in their commercial zones. (See attachment – D) Applicants proposing a new medical use on parcels larger than one acre would still follow the conditional use process for new construction as listed in 10-24-4(D) of City Code.

Staff is also looking to amend Chapter 24 of Title 10 to adjust “Medical Services” parking requirements. The current ordinance requires six parking stalls per doctor’s office. This parking requirement does not clearly define a parking standard for “Medical Services” for providers other than a doctor or physician. Services providing care from a provider who is not a doctor or physician could argue they are not subject to any parking requirement. Amending the parking requirement based on a square footage requirement would remove the discretion of what should be considered as a “doctor’s office.” This would also ensure that parking would be adequate for any additional commercial or medical-related services within an existing building. Based on data gathered from other cities, staff has found that one stall per 250 square feet of floor area is reasonable.

To reduce the ambiguity of the current definition of “Medical Service,” which does not specifically include services such as psychiatric or other services provided by licensed providers, staff recommends adding language to clarify the definition.

DISCUSSION:

Staff is proposing the following changes to Title 10 of the City ordinance (See Attachment B):

1. Amend 10-3-6 Definitions to include “licensed, accredited massage therapists; licensed physical therapists; and psychotherapists” as a service listed under the current definition of a “Medical Service.”
2. 10-16-1 “Land Use Table”
 - a. Amend “Medical Service” from a “Conditional Use” to a “Permitted Use” in the C-2 Commercial Zone.
3. 10-24-12 “Parking Schedule”
 - a. Amend the parking requirement for “Medical Service” from “6 spaces for each doctor’s office” to “1 space per 250 square feet of floor area.”

Standards for Consideration:

As stated in City Code 10-5-8(E) Approval Standards, “A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection 10-5-6(A) of this chapter. In making an amendment, the following factors should be considered:”

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the General Plan;

Herriman City General Plan

Goals:

- **Encourage the retention of existing businesses and attract new businesses to locate in Herriman City.**

Staff's Findings: Medical Services is currently a Conditional Use in the C-2 Commercial Zone. Allowing this use as a Permitted Use will still meet the intended goal of the General Plan. As a Permitted Use, developments on less than one acre will not be required to meet the Conditional Use Standards listed under 10-5-11, which may attract new Medical Services and facilitate the expansion of existing ones.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

Staff Finding. Amending the ordinance to permit this use in C-2 Commercial Zones would still require the land use to meet the development standards of the zone. This would not adversely affect the character of the existing and surrounding developments, as developments in this zone must meet the same standards. Other uses associated with the zone would have similar patronage and off-street parking requirements.

3. The extent to which the proposed amendment may adversely affect adjacent property; and

Staff Finding: As stated, this proposal—from Conditional Use to Permitted Use—is not inherently amending the development standards for the use, and development would still be subject to the C-2 Commercial Zone requirements. Provisions, including landscape buffering, building setbacks, and screening, would be required (as per code) to mitigate impacts on adjacent properties located in different zones.

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.

Staff Finding: A proposed Medical Use in an existing development should have the required “facilities and services” already available. Application for new developments would also address any deficiencies in the development review and permitting process.

ALTERNATIVES:

Action from the Planning Commission may include the following:

1. Give a ***positive recommendation*** to the City Council for approval of the proposed changes to the text. (**Staff recommendation**)
2. ***Continuing*** the item to a future meeting (with or without a certain date)
 - a. Specify reasons for continuing and required information necessary from the applicant and/or staff
3. Give a ***negative recommendation*** to the City Council for the approval of the given changes to the text
 - a. Specify reasons for a negative recommendation
4. Give a ***positive recommendation*** to the City Council with additional recommendations from the Planning Commission for the approval of the given changes to the text (please specify changes in motion)

ATTACHMENTS:

- A. Application
- B. Proposed Ordinance Changes
- C. Public Notice
- D. Ordinances of Neighboring Cities

City	Commercial Zone	Parking	Definition
South Jordan	Permitted	1 per 200 SF of floor area	outpatient medical, dental, and other health services, including offices, clinics and laboratories for doctors of medicine, dentists, chiropractors, optometrists and other health practitioners, but not including activities defined by other uses such as community residential facility,
Riverton	Permitted	1 per 200 SF of floor area	Nonresidential counseling services – outpatient only
Bluffdale	Permitted	1 per 200 SF of floor area	urgent care, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, as well as the provision of medical testing and analysis
Sandy	Permitted	1 per 200 SF of floor area or 4 for each practioner, which ever is greater	Medical and health care office means a building used exclusively by physicians, dentists, and other health care personnel for the treatment and examination of patients
Draper	Permitted	1 per 250 SF of floor area	personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, as well as the provision of medical testing and
Salt Lake City	Permitted	1 per 200 SF of floor area	examination, diagnosis, treatment, care and related healthcare services by licensed healthcare providers and other healthcare professionals practicing medicine as a group on persons on an outpatient basis. No portion of the facility may be used to provide on site inpatient care, overnight care, or twenty four (24) hour operations, unless it is in compliance with all
West Jordan	Permitted	1 per 150 >5000 GFA, 1 per 200 >10,000, 1 per 250 <	treatment on an outpatient basis by physicians, dentists and other practitioners of the medical or healing arts, as well as the provision of medical testing and analysis services. Typical uses include medical and dental offices and clinics, blood banks, and medical or dental laboratories.
Eagle Mountain	Permitted	1 per 300 SF of Floor Area	Medical and health care offices” means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage
Murray	Conditional Use	1 per 200 SF of Floor Area	outpatients by physicians or licensed medical specialists practicing medicine as a group during normal office hours.
West Valley	Permitted	1 per 250 SF of floor area	“Office, Medical and Dental” means a Building used by physicians, dentists, or similar personnel for the treatment and examination of patients and where no overnight stays occur.

Text Amendment of Title 10 Regarding Medical Services

Planning Commission

January 6, 2022



Amendments Being Considered

- Permitted Use in C-2 commercial zones
- Parking requirements
- Clarification of the “medical use” definition

Existing Code

- Conditional Use in C-2 commercial zones
- 6 stalls per doctor's office
- Doesn't specify services provided by licensed practitioners

Proposed Amendment

- Title 10-6-1: Land Use Table
 - Amend “Medical Service” from a “Conditional Use” to a “Permitted Use” in the C-2 Commercial zone

P = Permitted use					C = Conditional use						Blank = Not permitted								
Uses ¹	Zones																		
	A-.25	A-.5	A-1	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR ²	RC	OP	C-1	C-2	M-1	T-M	MU	MU-2
Medical service															C P		C	P	C

Proposed Amendment

- Title 10-24-12: Parking Schedule

Chart 10-24

Off-street Parking Schedule

Uses	Minimum Standard	Additional Standard
Medical service	6 spaces for each doctor's office 1 space per 200 square feet of floor area	

Proposed Amendment

- Title 10-3-6: Definitions, Land Use Categories

Medical Service: An establishment providing therapeutic, preventive, or corrective personal treatment services on an out- patient basis by physicians, dentists, and other practitioners of the medical or healing arts, **such as, licensed, accredited massage therapists; licensed physical therapists; and psychotherapists;** as well as the provision of medical testing and analysis services. Typical uses include medical and dental offices and clinics, and blood banks.

Items of Consideration

- Title 10-5-8(E): Zoning Maps and Text Amendments

Approval standards:

1. Consistent with the General Plan
2. Harmonious with the overall character of existing developments
3. Adversely affects on adjacent properties
4. The adequacy of facilities and services to serve the subject property

Staff's Recommendation

Staff requests the Commission provide a **positive recommendation of approval** to the City Council of the proposed text amendment to amend Title 10 to update City ordinances pertaining to Medical Services.

Alternative Actions

Action from the Planning Commission may include the following:

1. Give a **positive recommendation** to the City Council for the approval of the given changes to the text
2. **Continue** the item to a future meeting (with or without a certain date)
3. Give a **negative recommendation** to the City Council for the approval of the given changes to the text
4. Give a **positive recommendation** to the City Council **with additional recommendations** from the Planning Commission for the approval of the given changes to the text