



PLANNING COMMISSION AGENDA

Wednesday, March 01, 2023

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

6:00 PM WORK MEETING (Fort Herriman Conference Room)

1. Commission Business

- 1.1. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Discussion of recreational vehicle parking and storage issues and standards – Planning Staff

2. Adjournment

7:00 PM REGULAR PLANNING COMMISSION MEETING (Council Chambers)

3. Call to Order

- 3.1. Invocation, Thought, Reading and/or Pledge of Allegiance
- 3.2. Roll Call
- 3.3. Conflicts of Interest

4. 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.

4.1. Consideration of a Conditional Use Permit for a small wireless communication facility and monopole installation located on the property of Herriman High School located at 11917 S Mustang Trail Way in the R-2-10 (Residential) Zone.

Applicant: Richard Lee (authorized agent/AT&T)

Acres: ± 55.78

File No: C2023-006

4.2. Review and recommendation of proposed amendments to Planning Commission Rules of Procedure

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: Wednesday, March 8, 2023

6.2. Next Planning Commission Meeting: Wednesday, March 15, 2023

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 Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Commission will be asked to complete a written comment form and present it to the Deputy City Recorder. In general, the chair will allow an individual three minutes to address the Commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.org, Posted and dated this 22nd day of February, 2023 /s/ Wendy Thorpe, Deputy City Recorder



Staff Memorandum

Date: February 23, 2023

To: Planning Commission

From: Clinton Spencer, AICP, Planning Manager

Re: Ordinance discussion for RV storage in the City.

Summary

On January 18, 2023 several ordinance amendments were proposed to the Commission for consideration and recommendation to the City Council. These amendments were proposed to help shore up City ordinances in regards to code enforcement issues. Among the several amendments proposed was the issue pertaining to RV storage in the City, mostly regarding RV storage in residential single family zones. Some of the issues the Commission asked staff to research and bring back for further consideration included:

- Property rights
- Community impact
- Safety
- Types of RV's
 - Definitions/ descriptions
- Living in RV's in residential zones

Background

Staff has completed research and gathered information to address the concerns the Commission identified. Staff will present that information to get further direction from the Commission regarding the provisions a proposed ordinance should include.

Sincerely,

Planning Department/ Staff
Clinton Spencer, AICP, Planning Manager



STAFF REPORT

DATE: February 6, 2023

TO: Planning Commission

FROM: Sheldon Howa, Planner II

SUBJECT: Consideration of a Conditional Use Permit for a wireless communication facility and monopole installation located on the property of Herriman High School located at 11917 S Mustang Trail Way in the R-2-10 Residential Zone.

Applicant: Richard Lee, J5 Infrastructure Partners (authorized agent)

Acres: ±55.78

File No: C2023-006

RECOMMENDATION:

Staff recommends the Commission approve the following findings:

- Application C2023-006 — with the recommended conditions of approval — complies with the following:
 - a. [10-5-11](#): Conditional Uses,
 - b. [10-29-8](#): Antenna, Monopole, and
 - c. All other applicable zoning regulations.

Staff recommends **approval** of a Conditional Use permit for a wireless facility and monopole on the property of Herriman High School located at 11917 S Mustang Trail Way in the R-2-10 (Residential) Zone with the following requirements:

1. Receive and agree to all remaining corrections from City departments.
2. The wireless facility's base station shall be enclosed within an eight (8) foot tall masonry or precast wall similar in color and materials to adjacent structures.

ISSUE BEFORE COMMISSION:

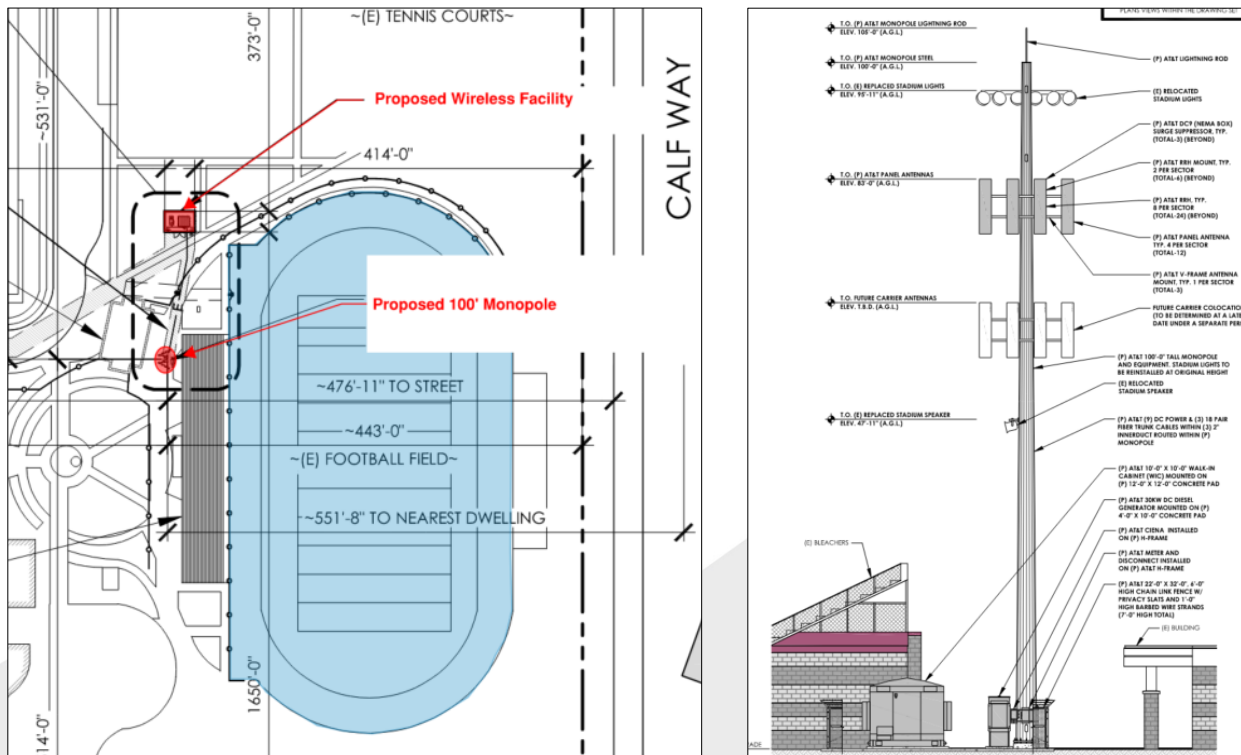
Based on the staff findings and recommended conditions, should the Planning Commission approve the proposed Conditional Use?

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

BACKGROUND & SUMMARY:

On behalf of AT&T, the applicant requests approval of a Conditional Use Permit to construct a new wireless communication facility and monopole on leased property located on the existing site of Herriman High School. The proposed wireless facility will be built west of the high school’s stadium on a leased area of twenty-two (22) feet by thirty-two (32) feet for a total of 704 square feet.

The proposed monopole will replace an existing one-hundred (100) foot tall stadium light pole. It will be erected to the same height to accommodate a new antenna array, future collocation, and stadium light fixtures (from the existing light pole). The applicant is not proposing a stealth enclosure for this installation.



The site currently has a wireless facility and “stealth” monopole on the property’s southwest corner (east of the LDS Institute building). However, the current array provides services for two carriers and cannot accommodate an additional provider.

Regarding notification, Herriman City Code 10-29-8 requires property owners within six hundred (600) feet of the monopole to be notified of the Planning Commission planning meeting. On February 17, 2023, staff mailed two (2) notices to neighboring property owners.

DISCUSSION:

ENGINEERING REVIEW

Staff Finding: The Engineering Department has reviewed the proposed site plan and has no concerns.

LAND USE REVIEW:

10-16-1: Uses

Per the Land Use Table in City Code 10-16-1, wireless communication facilities are conditional uses in the R-2-10 Residential Zone. The Land Use Table also states that wireless facilities shall only be located on public or quasi-public owned property or utility sites and not in public parks unless the Planning Commission grants an exception.

Staff Finding: The proposed site is a publicly owned property (by the Jordan School District) and zoned R-2-10 Residential.

CONDITIONAL USE REVIEW:

As per City Code 10-5-11.E, the proposed conditional use and associated plans must comply with all applicable standards and “include substantial mitigation of reasonably anticipated detrimental effects” listed in City Code, which are summarized below. In addition to the following findings provided by staff, the applicant’s written response to each issue has been included in Attachment E.

Consistency with the applicable objectives, goals, and policies of the General Plan.

Staff Finding: Policies adopted by the General Plan aim to offer exceptional amenities, including services and resources, to promote healthier and happier communities. The proposed use will expand the current public wireless service to Herriman residents.

Detrimental effects of decreased street service levels and/or traffic patterns.

Staff Finding: Except for the facility’s required maintenance, the proposed use will not generate any additional traffic or impact the existing street service or traffic patterns of the site or surrounding areas.

Detrimental effects on the adequacy of utility systems, service delivery, and capacities.

Staff Finding: City staff has reviewed the proposed plans and has no concerns.

Detrimental effects on connectivity and safety for pedestrians and bicyclists.

***Staff Finding:** The proposed use and structures provide no public services or access. The wireless facility's base station will be enclosed in fencing, restricting public access to the site. In addition, the location of the structures will not impede or create safety concerns for pedestrians or bicyclists.*

Detrimental effects by the use due to its nature including noise, odors, or environmental impacts.

***Staff Finding:** No invasive odors, excessive noises, or environmental impacts are anticipated with this installation of the wireless facility and monopole.*

Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people.

***Staff Finding:** The proposed wireless facility will have no detrimental effects increasing the risk of contamination or damage to the adjacent properties. In addition, a study released by the FDA in 2020 found no quantifiable adverse health effects in humans caused by exposure at or below the current cell phone exposure limits ([FDA Study](#)).*

The wireless facility's base station will be located west of the stadium and close to existing structures and pedestrian travel on the site. The applicant proposes installing an eight (8) foot chain link security fence around the base station. Per 10-15-5 of City Code, chain link is not a permitted fencing material outside of recreational uses. Therefore, staff recommends the applicant install an eight (8) foot tall masonry or precast wall around the base station, similar in color and materials to surrounding structures.

As such, with the above recommendation, staff recommend approval.

Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.

***Staff Finding:** The stadium lighting from the existing light pole will be reinstalled on the proposed monopole at roughly the same height as its previous location on the existing light pole. The collocation of the lighting fixture and antenna arrays will not modify or increase the lighting impacts of the original installation. No signs are included or are a part of this project.*

Detrimental effects arising from incompatible designs.

***Staff Finding:** The applicant is proposing to replace an existing light pole utilized for stadium lighting with a monopole of similar dimensions and the same height. The existing lighting fixture will be collocated with the wireless antenna array to minimize the impact of the structure on and off the site. Staff has found that the proposed design and implementation of*

the monopole for field lighting will mitigate the negative impacts of the proposed use. As such, staff recommends approval of the proposed design.

Detrimental effects on the tax base and property values.

***Staff Finding:** Staff research on home sales prices based on their proximity to cell towers produced a wide range of inconsistent results. Some studies claimed depreciation of property values, which impact varied from 2 to 20 percent (based on numerous variables). Other studies found no measurable difference in sale prices (less than 1 percent) in homes within a quarter miles radius of a cell tower site. Based on the inconclusive finding, and the proposed cell tower's closest distance to any residential structures is 600 feet, no adverse effects on surrounding properties or the City's tax base are anticipated (see Attachment – B).*

Detrimental effects on the current level of economy in governmental expenditures.

***Staff Finding:** The City is not providing any economic incentive to the proposed business.*

Detrimental effects on emergency fire service and emergency vehicle access.

***Staff Finding:** The proposed use will not create any detrimental effects on fire and emergency services or access.*

Detrimental effects on usable open space.

***Staff Finding:** The wireless facility's base station will be located on an 8,325-square-foot landscaped area northwest of the stadium. The 704 square foot site of the base station will not negatively impact the usable open space of the overall fifty-five (55) acre site.*

Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.

***Staff Finding:** Staff does not anticipate any unusual or unique maintenance issues with the proposed structure or site.*

DESIGN STANDARDS:

10-29-8: Antenna, Monopole

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

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

***Staff Finding:** The proposed monopole has been designed to collate a second service provider.*

- b. The height of the pole shall be limited to fifty feet (50') above grade, unless approved by the Planning Commission for a greater height, but in no case greater than one hundred feet (100') above grade.

Staff Finding: *The applicant has requested to install a one hundred (100) foot monopole at the proposed location. This request to exceed the fifty-foot (50) maximum is to accommodate the stadium lighting and provide the additional space for the required collocation of an additional service provider. The existing light poles which provide field lighting for the stadium have lighting fixtures installed on one hundred (100) foot poles.*

- c. The distance between a monopole and a residential structure shall be at least one hundred fifty feet (150') unless the Planning Commission determines a greater distance is necessary to meet the requirements for approval of a conditional use permit, when the monopole is authorized as a conditional use.

Staff Finding: *The closest residential structures to the proposed monopole site are six hundred (600) feet. These residential structures are located west of the Farmgate Community-Copperwood Apartments and south of 11800 South Sreet.*

- d. The applicant shall submit images or drawings of a proposed monopole to show what it will look like when built. The images or drawings shall show two (2) vantage points as determined by the Community Development Director.

Staff Finding: *The applicant has provided two conceptual renderings of the proposed monopole from two vantage points (see Attachment – D).*

- e. Property owners within six hundred feet (600') of a monopole shall be given notice of the public meeting before the Planning Commission to consider approval of a conditional use permit.

Staff Finding: *Staff has prepared and noticed all property owners within six hundred (600) feet of the monopole.*

- f. Every effort should be made to keep a monopole one hundred feet (100') from a public street.

Staff Finding: *The closest public right of way (11800 South) is approximately five hundred (500) feet from the proposed monopole installation.*

- g. Each telecommunication company requesting a monopole shall submit a General Master Plan of the proposed number of poles projected within the City limits over the subsequent three (3) years.

Staff Finding: *The applicant has provided a General Master Plan for the projected number of proposed sites over the subsequent three (3) years (see Attachment – F).*

- h. A monopole and the site the pole occupies shall be properly maintained. The pole shall be removed within sixty (60) days after the communications use is discontinued.

Staff Finding: *The applicant is aware of (and has agreed to comply with) all applicable standards outlined in this subsection.*

- i. Monopoles may be required to be designed to blend into their surroundings.

Staff Finding: *The applicant proposes replacing an existing light pole with a similar structure (i.e., a monopole) and collocating the existing light fixtures on the new monopole. The design approach will maintain the visual appearance of the monopole as a light pole, which will help blend the structure into its surroundings. Staff has found that collocating the existing field lighting on the monopole will mitigate the visual impacts of the proposed structure.*

Staff Recommendation:

In conclusion, staff finds the applicant’s request—subject to compliance with the recommended conditions—meets the applicable development standards and recommends Planning Commission approval.

ALTERNATIVES:

The Planning Commission may consider the following alternative actions:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval facilitates the expansion of wireless cell service within the City	Without staff recommendations, the proposal conflicts with City Code
Approve proposal with conditions	Yes	Approval with conditions forwards the proposal to final site plan and building permit review	Commission may determine additional conditions are warranted
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research and review. A motion to postpone should identify what additional information is required	Staff has not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal if a motion is based on the applicable standards	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Vicinity Map
- C. Construction and Site Plans
- D. Conceptual Renderings
- E. Project Narrative
- F. General Master Plan
- G. Conditional Use Standards
- H. Public Notice

**Attachment - A
Application**



Conditional Use Application

PROPERTY INFORMATION			
Property Address: 11917 S Mustang Trail			
Parcel Numbers: 26262000260000			
Acres: 55.78	Proposed building square footage: N/A		
Request: AT&T Wireless is proposing to collocate on an existing light pole at the Herriman High School football stadium. A new pole will be installed and ground equipment will be located in a separate enclosure.			
It is worth noting there is an existing wind turbine on top of the 100' light pole; the school district has given their permission to eliminate the wind turbine.			
APPLICANT INFORMATION			
Name of Applicant: Richard Lee as agent for AT&T			
Address of Applicant: [REDACTED]			
Email of Applicant: rlee@j5ip.com	Phone: [REDACTED]		
Applicants Affiliation with the Subject Property:			
<input type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other Agent on behalf of AT&T			
Engineer: (if not listed above) Kevin Miller			
Email of Engineer: kmiller@J5IP.Com	Phone of Engineer: [REDACTED]		
Architect: (if applicable)			
Email of Architect	Phone of Architect:		
Property Owner: (if not listed above) BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT			
Email of Owner: Bryan Menzel (bryan.menzel@jordandistrict.org)	Phone: [REDACTED]		
OFFICE USE ONLY			
Date Received: 02/03/2023	Received By: SH	File Number: C2023-006	Fee: \$1,000.00
Zone: R-2-10	Assigned Planner: S Howa		Receipt # 1299114

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

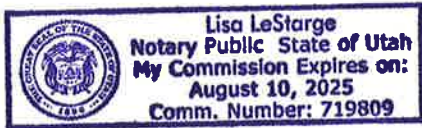
I (we), John Larsen, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

John Larsen, acting as Business Administrator For Jordan School District
(Property Owner)

[Signature] CH
(Property Owner)

Subscribed and sworn to me this 13 day of October, 2022.

[Signature]
(Notary)



Residing in Salt Lake County, Utah

My commission expires: August 10, 2025

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)

Residing in Salt Lake County, Utah

My commission expires: _____

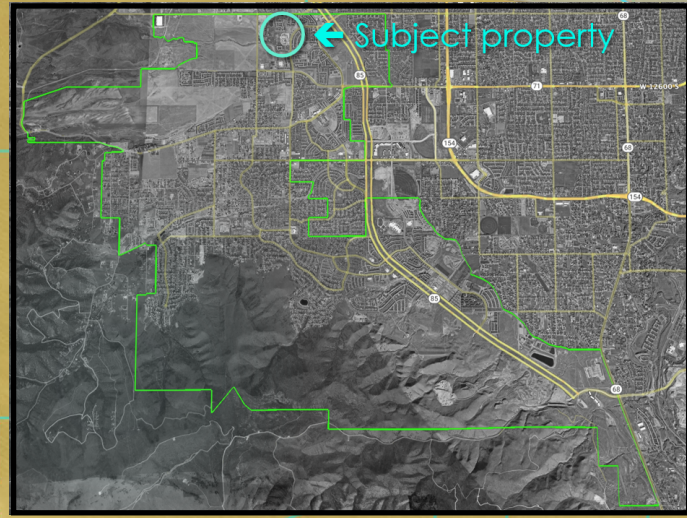
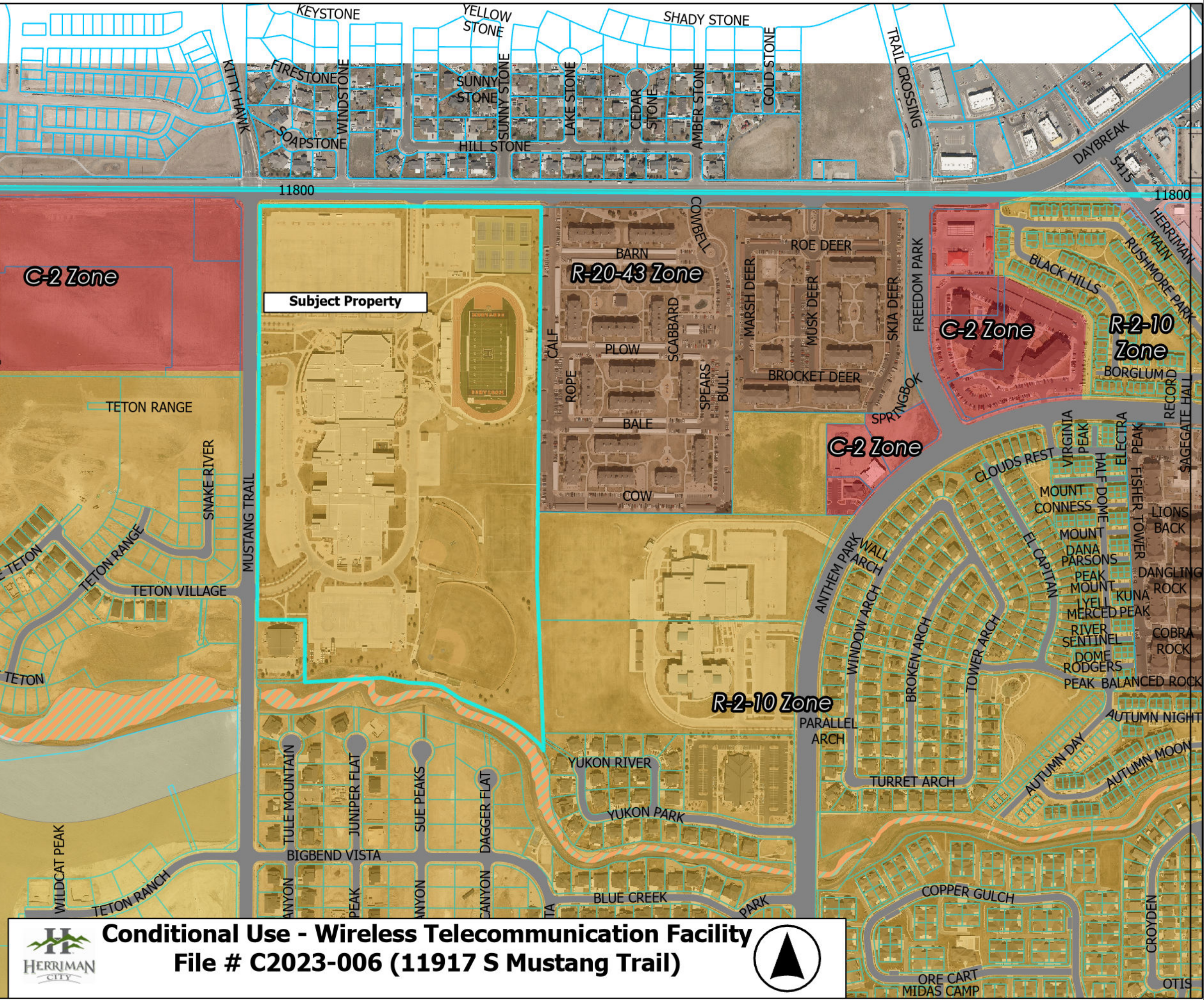
Attachment - B
Vicinity Map

Zoning

Zones

Agricultural

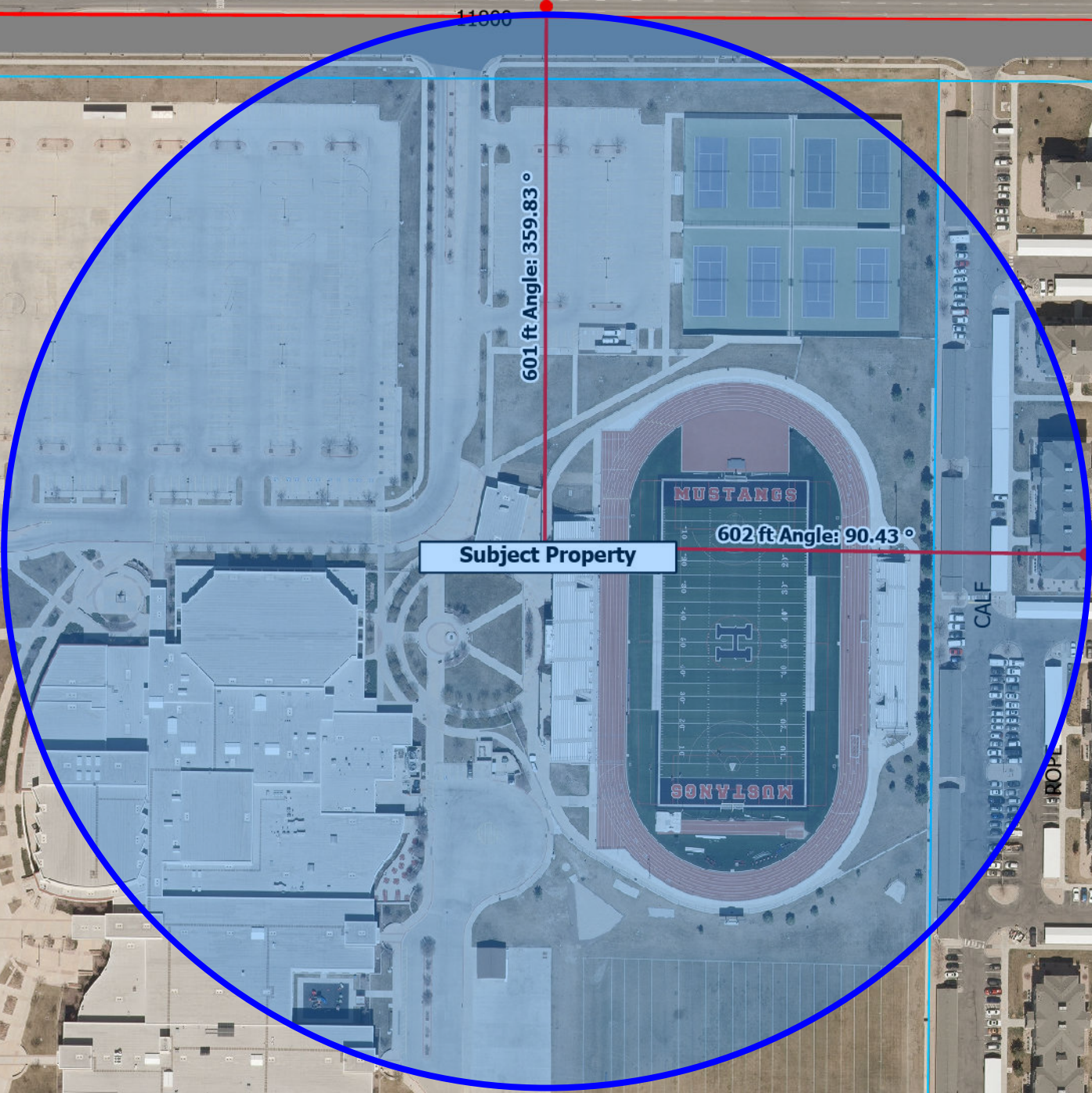
- A-1-43 Agricultural; One acre minimum
- A-1-10 Agricultural; 10K lot minimum
- A-1-21 Agricultural; 21K lot minimum
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- AMSD Auto Mall Special District
- FR-1 Forestry Recreation - 1 acre min.
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- FR-5 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 10K lot minimum
- R-1-15 Residential - Single Family 15K lot minimum
- R-1-21 Residential - Single Family w/ limited animal rights 21K lot minimum
- R-2-10 Residential - single family or dwelling group on 10,000 sq. ft. min.
- R-2-15 Medium Density Residential
- R-20-43 High Density Residential
- RC Resort Community Zone
- LPMPC



Conditional Use - Wireless Telecommunication Facility
File # C2023-006 (11917 S Mustang Trail)



600' Radius From Proposed Monopole Site



Conditional Use - Wireless Telecommunication Facility
File # C2023-006 (11917 S Mustang Trail)



Attachment - C
Construction and Site Plan

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
 2018 INTERNATIONAL FIRE CODE (IFC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

NEW SITE BUILD

1C PACE ID: MRUTH044948
 WM ID: WSUTH0027735
 USID: 324700
 FA CODE: 15521752
 RFDS ID #: 5464518



SITE NUMBER: UTLO2018
 SITE NAME: MUSTANG TRAIL
 SITE TYPE: MONOPOLE / WIC
 ADDRESS: 11917 S MUSTANG TRAIL WY
 HERRIMAN, UT 84096
 PARCEL ID: 26262000260000

PREPARED FOR



Vendor:



23 MAUCHLY #110
 IRVINE, CA 92618

J5 PROJECT ID: P-056494

Issued For:

UTLO2018
 MUSTANG TRAIL

11917 S MUSTANG TRAIL WY
 HERRIMAN, UT 84096

PARCEL ID: 26262000260000

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	12/19/22	90% ZD

PROJECT TEAM

SITE CONSTRUCTION MANAGER:
 NAME: AT&T
 ADDRESS: 7670 S. CHESTER ST.
 CITY, STATE, ZIP: CENTENNIAL, CO 80112
 CONTACT: ROB ACOSTA
 PHONE: (847) 271-3072

SITE APPLICANT:
 NAME: AT&T
 ADDRESS: 7670 S. CHESTER ST.
 CITY, STATE, ZIP: CENTENNIAL, CO 80112
 CONTACT: JAN ROBINETTE
 PHONE: (801) 201-4173

RF ENGINEER:
 NAME: AT&T
 ADDRESS: 7670 S. CHESTER ST.
 CITY, STATE, ZIP: CENTENNIAL, CO 80112
 CONTACT: EK GOVITWAT
 PHONE: (385) 439-9998

CIVIL ENGINEER:
 NAME: J5 INFRASTRUCTURE PARTNERS
 ADDRESS: P.O. BOX 190
 CITY, STATE, ZIP: MIDVALE, UTAH
 CONTACT: KEVIN MILLER
 PHONE: (720) 296-6180

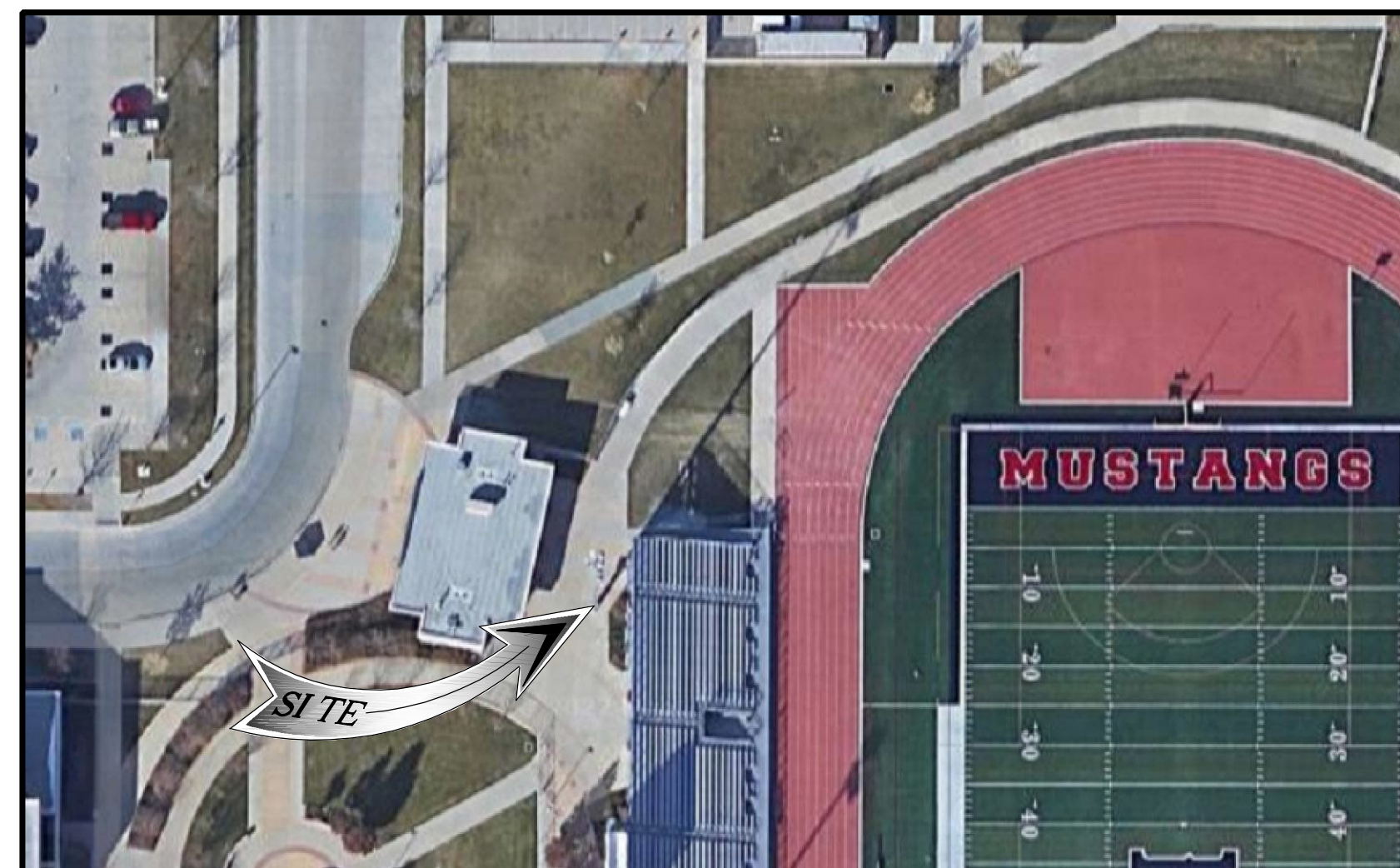
ELECTRICAL ENGINEER:
 NAME: J5 INFRASTRUCTURE PARTNERS
 ADDRESS: 23 MAUCHLY #110
 CITY, STATE, ZIP: IRVINE, CA 92618

PROPERTY OWNER:
 NAME: BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT
 ADDRESS: 11917 S MUSTANG TRAIL WY
 CITY, STATE, ZIP: HERRIMAN, UT 84096

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:

- INSTALLATION OF (1) AT&T 100'-0" HIGH MONOPOLE
- INSTALLATION OF (1) AT&T 5'-0" LIGHTNING ROD
- INSTALLATION OF (12) AT&T PANEL ANTENNAS
- INSTALLATION OF (24) AT&T REMOTE RADIO HEADS (RRH'S)
- INSTALLATION OF (6) AT&T RRH MOUNTS
- INSTALLATION OF (3) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (3) AT&T V-FRAME ANTENNA MOUNTS

EQUIPMENT SOW:

- INSTALLATION OF AN AT&T 22'-0" X 32'-0" (704 SQ. FT.) TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T 22'-0" X 32'-0", 8'-0" HIGH CHAIN LINK FENCING W/ PRIVACY SLATS
- INSTALLATION OF (1) AT&T WALK-IN 10'-0" X 10'-0" CABINET (WIC) ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 30KW DC DIESEL BACK-UP GENERATOR ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (1) AT&T EMERSON POWER PLANT RACK W/ (12) BATTERIES
- INSTALLATION OF (3) AT&T HYBRID RACKS
- INSTALLATION OF (1) AT&T H-FRAME W/ UTILITY EQUIPMENT
- INSTALLATION OF (9) AT&T DC POWER & (3) FIBER CABLE TRUNKS
- INSTALLATION OF (1) AT&T DC12 SURGE SUPPRESSOR BOX
- INSTALLATION OF (10) AT&T RECTIFIERS
- INSTALLATION OF (1) AT&T BASEBAND UNIT
- INSTALLATION OF (1) AT&T GPS ANTENNA

PROJECT AREA:

- 22'-0" X 32'-0" (704 SQ. FT.) LEASE AREA

SITE INFORMATION

JURISDICTION: HERRIMAN CITY
 WIND LOADS: 103 MPH (3-SECOND GUST)
 EXPOSURE CATEGORY: C
 SEISMIC ZONE: 1
 FLOOD ZONE: ---
 PARCEL ID #: 26262000260000
 ZONING: R-2-10
 LATITUDE (NAD 83): 40.535344°
 LONGITUDE (NAD 83): -112.030109°
 IMPERVIOUS SURFACE SF: ±184 SQ. FT.
 BASE OF PROPOSED STRUCTURE: ±0'-0"
 TOP OF PROPOSED STRUCTURE: ±100'-0"
 TOP OF STRUCTURE WITH PROPOSED LIGHTNING ROD: ±105'-0"

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2018, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: AT&T
 POWER AGENCY: ROCKY MOUNTAIN POWER
 TELCO PROVIDER: TBD
 RFDS VERSION: FINAL
 DATE UPDATED: 10/5/22

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

HABITATION NOTE

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

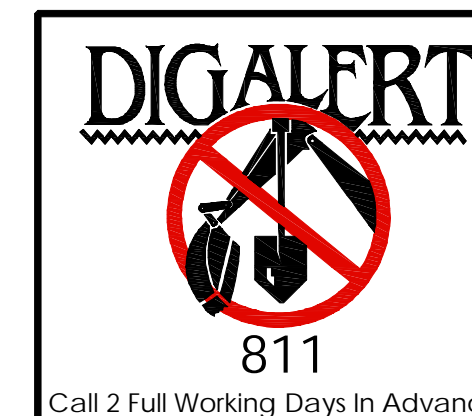
STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

- DIRECTIONS FROM NEAREST MAIN AIRPORT:
1. HEAD NORTHEAST ON N TERMINAL DR (23 FT)
 2. SLIGHT RIGHT (0.2 FT)
 3. USE THE MIDDLE LANE TO TURN RIGHT TOWARD N 3700 W (144 FT)
 4. USE THE LEFT LANE TO TURN SLIGHTLY RIGHT ONTO N 3700 W (0.2 MI)
 5. CONTINUE ONTO W CROSSBAR RD (0.7 MI)
 6. TAKE THE RAMP ONTO TERMINAL DR (0.5 MI)
 7. KEEP RIGHT TO STAY ON TERMINAL DR (0.5 MI)
 8. CONTINUE ONTO 4000 W (2.5 MI)
 9. USE THE RIGHT LANE TO TAKE THE RAMP TO MAGNA (0.5 MI)
 10. MERGE ONTO UT-201 W (1.4 MI)
 11. USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 10B FOR UTAH 85 N TOWARD MOUNTAIN VW (0.2 MI)
 12. KEEP LEFT (0.2 MI)
 13. TURN LEFT AT THE 1ST CROSS STREET ONTO UT-85/MOUNTAIN VW CORRIDOR (13.8 MI)
 14. TURN RIGHT ONTO W DAYBREAK PKWY (0.3 MI)
 15. CONTINUE ONTO W 11800 S (0.5 MI)
 16. TURN LEFT INTO PARKING LOT (0.3 MI)
 17. DESTINATION WILL BE ON THE LEFT.



SHEET INDEX

REV.

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TITLE SHEET

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T-1

GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
- IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
- ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B)
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
- PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2018 IBC CHAPTER 7.
- STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
- ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
- TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
 - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
 - IEEE C62.41, RECOMMENDED PRACTICES FOR SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
 - TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
 - EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
 - TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 - TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 - TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
 - ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
 - FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST. (E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR

FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT. (')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT
INTERRUPTER	
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN. (')	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION
SERVICES	
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD. (R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D/	REQUIRED
RGS.	RIGID GALVANIZED STEEL

SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE (WIDTH)
w/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
℄	CENTERLINE
℄	PLATE, PROPERTY LINE

ABBREVIATIONS:

SYMBOLS LEGEND:

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	SETBACK		SAND
	ELEVATION DATUM		(E) STEEL
	GRID/COLUMN LINE		MATCH LINE
	KEYNOTE, DIMENSION ITEM		GROUND CONDUCTOR
	KEYNOTE, CONSTRUCTION ITEM		OVERHEAD SERVICE CONDUCTORS
	WALL TYPE MARK		TELEPHONE CONDUIT
	OFFICE		POWER CONDUIT
	ROOM NAME ROOM NUMBER		COAXIAL CABLE
			CHAIN LINK FENCE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRH
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRH
			(E) EQUIPMENT

PREPARED FOR



NEW CINGULAR WIRELESS PCS,
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056494

Issued For:

UTL02018
MUSTANG TRAIL

11917 S MUSTANG TRAIL WY
HERRIMAN, UT 84096

PARCEL ID: 26262000260000

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	12/19/22	90% ZD

Licensior:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES, SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A.) FALL PROTECTION B.) CONFINED SPACE C.) ELECTRICAL SAFETY D.) TRENCHING AND EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
6. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT, OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. NOTICE TO PROCEED - NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
13. ALL CONSTRUCTION MEANS AND METHODS: INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL ADHERE TO ANS/ITIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

CONCRETE AND REINFORCING STEEL NOTES:

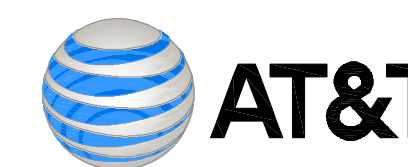
1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD. UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.
 - 4.1. CONCRETE CAST AGAINST EARTH: 3" MIN.
 - 4.2. CONCRETE EXPOSED TO WEATHER:
 - 4.2.1. #6 AND LARGER - 2" MIN.
 - 4.2.2. #5 AND SMALLER & WWF. - 1 1/2" MIN.
 - 4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND:
 - 4.3.1. SLAB AND WALLS 3/4" MIN.
 - 4.3.2. BEAMS AND COLUMNS 1 1/2" MIN.
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -	J5 INFRASTRUCTURE PARTNERS
SUBCONTRACTOR -	GENERAL CONTRACTOR (CONSTRUCTION)
CARRIER -	AT&T
OEM -	ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES, WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND AT&T
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. 'KITTING LIST' SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND AT&T PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE; TO THE SATISFACTION OF THE OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

PREPARED FOR



NEW CINGULAR WIRELESS PCS,
 LLC ("AT&T")
 7670 S. CHESTER ST.
 CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110
 IRVINE, CA 92618

J5 PROJECT ID: P-056494

Issued For:

UTLO2018

MUSTANG TRAIL
 11917 S MUSTANG TRAIL WY
 HERRIMAN, UT 84096

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CHECKED BY: KM

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A	12/19/22	90% ZD

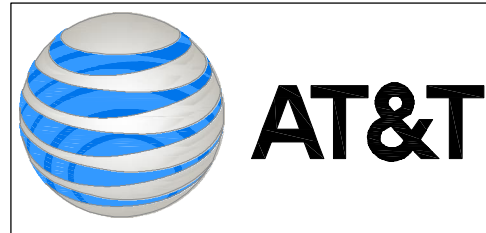
Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-2



This Site Operated by:
AT&T MOBILITY
 AT&T MOBILITY 7670 S. CHESTER ST. CENTENNIAL, CO 80112
 IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
 TO DEACTIVATE ANTENNAS CALL THE
 FOLLOWING NUMBER:
 For 24 Hour Emergency Contact and Access Please Call:
 (800) 638-2822

Reference Site#: UTL02018
 Site Address: 11917 S MUSTANG TRAIL WY HERRIMAN, UT 84096

10 FENCED COMPOUND SIGNAGE
 N.T.S.



DANGER
NO TRESPASSING

9 FENCED COMPOUND SIGNAGE
 N.T.S.



NOTICE
AUTHORIZED PERSONNEL ONLY

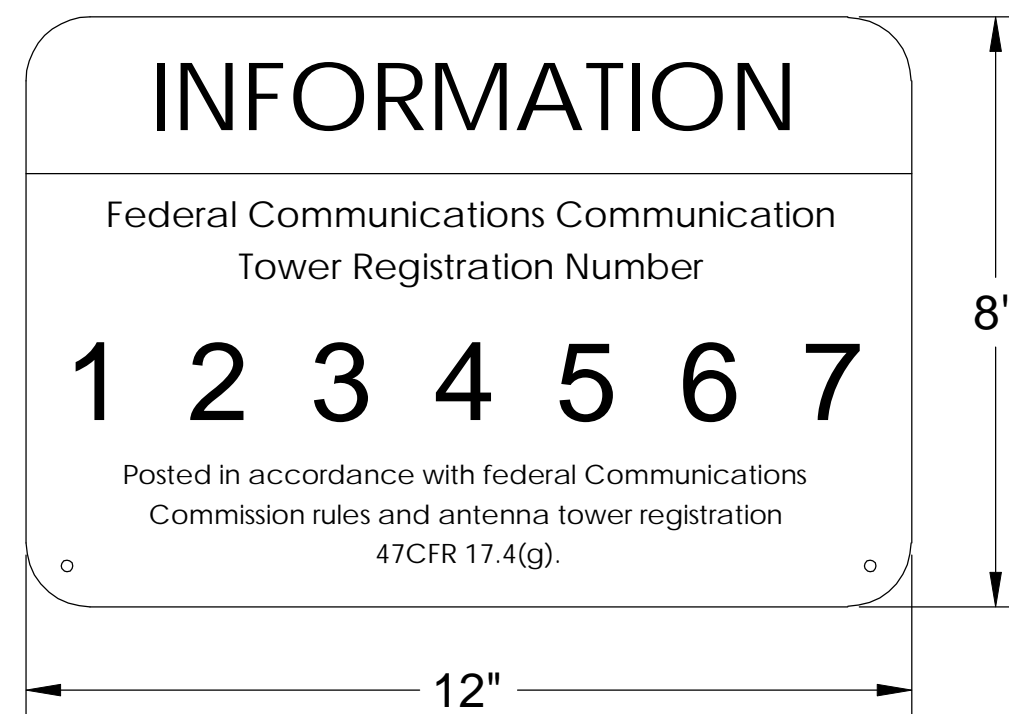
8 DOOR / EQUIPMENT SIGN
 N.T.S.



DANGER
DIESEL FUEL
NO SMOKING
NO OPEN FLAMES

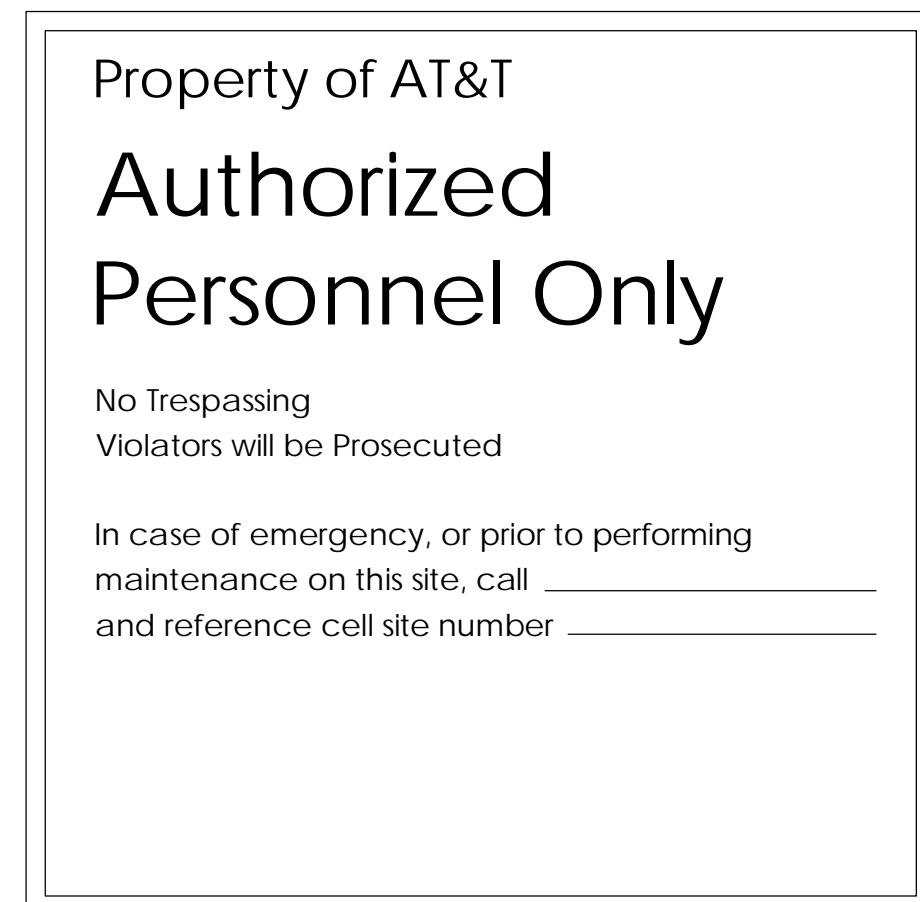
DANGER
LEAD ACID BATTERIES
 CORROSIVE LIQUIDS (ELECTROLYTE)
 ENERGIZED ELECTRICAL CIRCUITS
NO SMOKING

7 NFPA HAZARD SIGN - TYPICAL
 N.T.S.



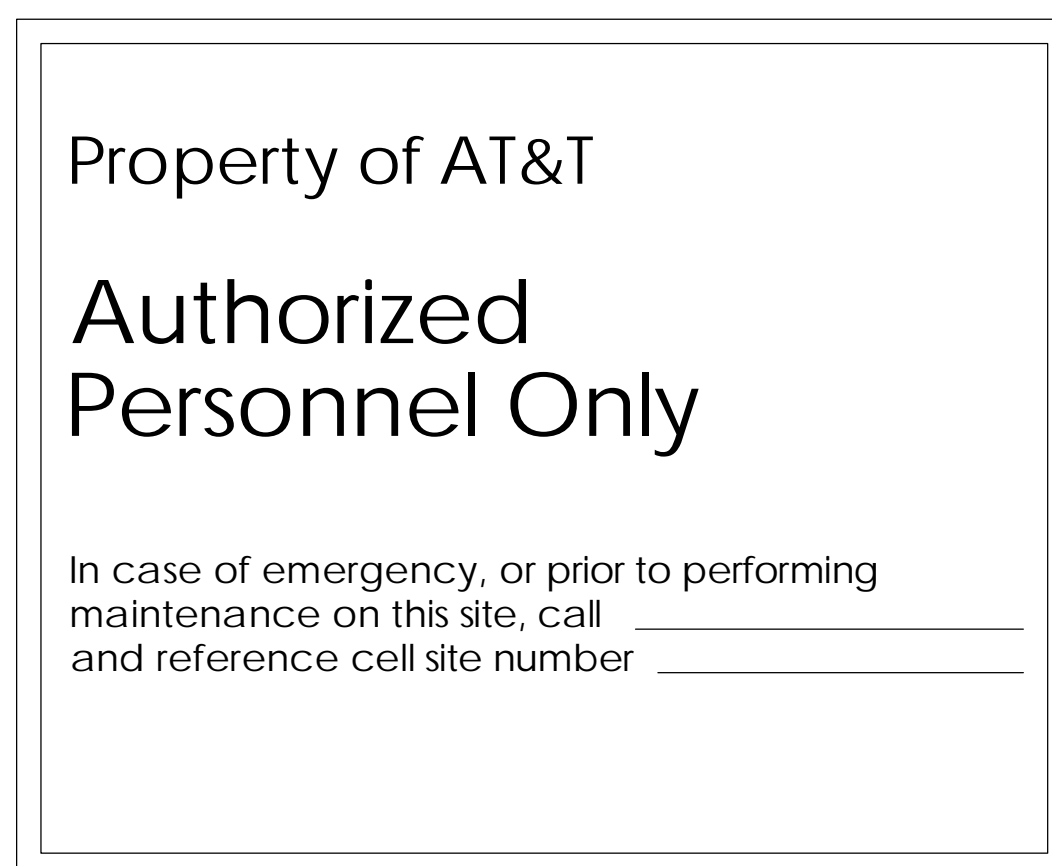
INFORMATION
 Federal Communications Commission
 Tower Registration Number
1 2 3 4 5 6 7
 Posted in accordance with Federal Communications
 Commission rules and antenna tower registration
 47CFR 17.4(g).

6 FCC ASR SIGNAGE
 N.T.S.



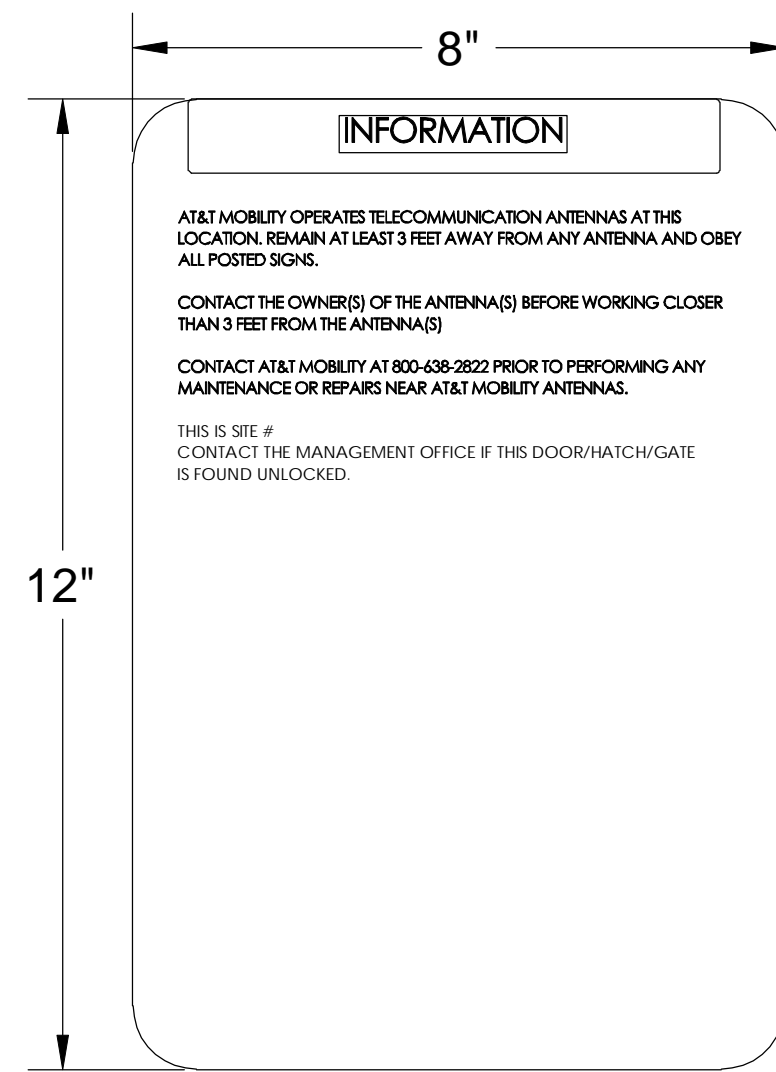
Property of AT&T
Authorized Personnel Only
 No Trespassing
 Violators will be Prosecuted
 In case of emergency, or prior to performing
 maintenance on this site, call _____
 and reference cell site number _____

5 GATE SIGNAGE
 N.T.S.



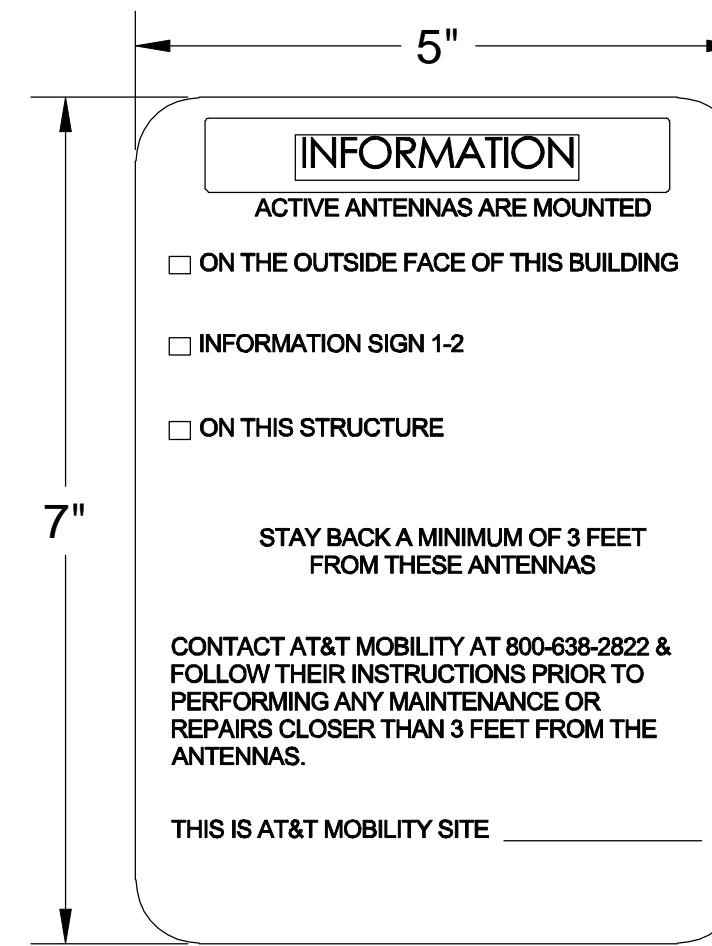
Property of AT&T
Authorized Personnel Only
 In case of emergency, or prior to performing
 maintenance on this site, call _____
 and reference cell site number _____

4 SHELTER / CABINET DOORS SIGNAGE
 N.T.S.



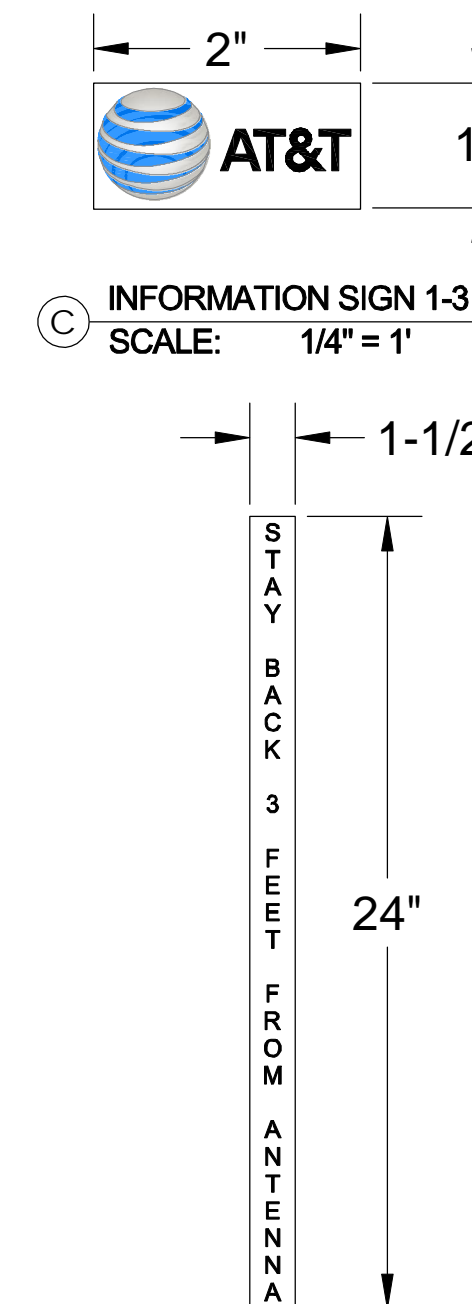
INFORMATION
 AT&T MOBILITY OPERATES TELECOMMUNICATION ANTENNAS AT THIS
 LOCATION. REMAIN AT LEAST 3 FEET AWAY FROM ANY ANTENNA AND OBEY
 ALL POSTED SIGNS.
 CONTACT THE OWNER(S) OF THE ANTENNA(S) BEFORE WORKING CLOSER
 THAN 3 FEET FROM THE ANTENNA(S).
 CONTACT AT&T MOBILITY AT 800-638-2822 PRIOR TO PERFORMING ANY
 MAINTENANCE OR REPAIRS NEAR AT&T MOBILITY ANTENNAS.
 THIS IS SITE # _____
 CONTACT THE MANAGEMENT OFFICE IF THIS DOOR/HATCH/GATE
 IS FOUND UNLOCKED.

A INFORMATION SIGN 1-1
 SCALE: 1/2" = 1'



INFORMATION
 ACTIVE ANTENNAS ARE MOUNTED
 ON THE OUTSIDE FACE OF THIS BUILDING
 INFORMATION SIGN 1-2
 ON THIS STRUCTURE
 STAY BACK A MINIMUM OF 3 FEET
 FROM THESE ANTENNAS
 CONTACT AT&T MOBILITY AT 800-638-2822 &
 FOLLOW THEIR INSTRUCTIONS PRIOR TO
 PERFORMING ANY MAINTENANCE OR
 REPAIRS CLOSER THAN 3 FEET FROM THE
 ANTENNAS.
 THIS IS AT&T MOBILITY SITE _____

B INFORMATION SIGN 1-2
 SCALE: 3/4" = 1'



INFORMATION SIGN 1-3
 SCALE: 1/4" = 1'

D INFORMATION SIGN 1-4
 SCALE: 3/16" = 1'

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

*SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) 1/4 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w/ 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/ 0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/8 INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED w/ ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ 1/8 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.

*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

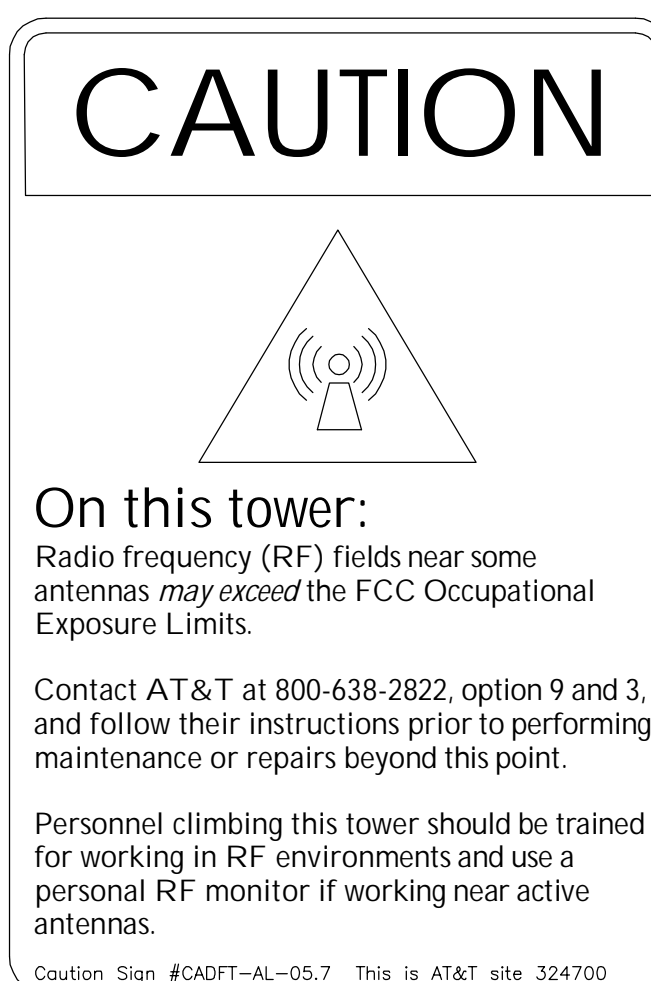
SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ 1/2 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

3 INFORMATION SIGNAGE
 N.T.S.

NOTE:

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE



CAUTION

On this tower:
 Radio frequency (RF) fields near some antennas may exceed the FCC Occupational Exposure Limits.
 Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.
 Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.
 Caution Sign #CADFT-AL-05.7 This is AT&T site 324700

2 CAUTION SIGN
 N.T.S.

SIGNAGE AND STRIPING INFORMATION

- THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
- THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mW/cm² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mW/cm²
- IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
- PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTOR'S CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

1 GENERAL NOTES
 N.T.S.

PREPARED FOR



NEW CINGULAR WIRELESS PCS,
 LLC ("AT&T")
 7670 S. CHESTER ST.
 CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110
 IRVINE, CA 92618

J5 PROJECT ID: P-056494

Issued For:

UTL02018
 MUSTANG TRAIL

11917 S MUSTANG TRAIL WY
 HERRIMAN, UT 84096

PARCEL ID: 26262000260000

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	12/19/22	90% ZD

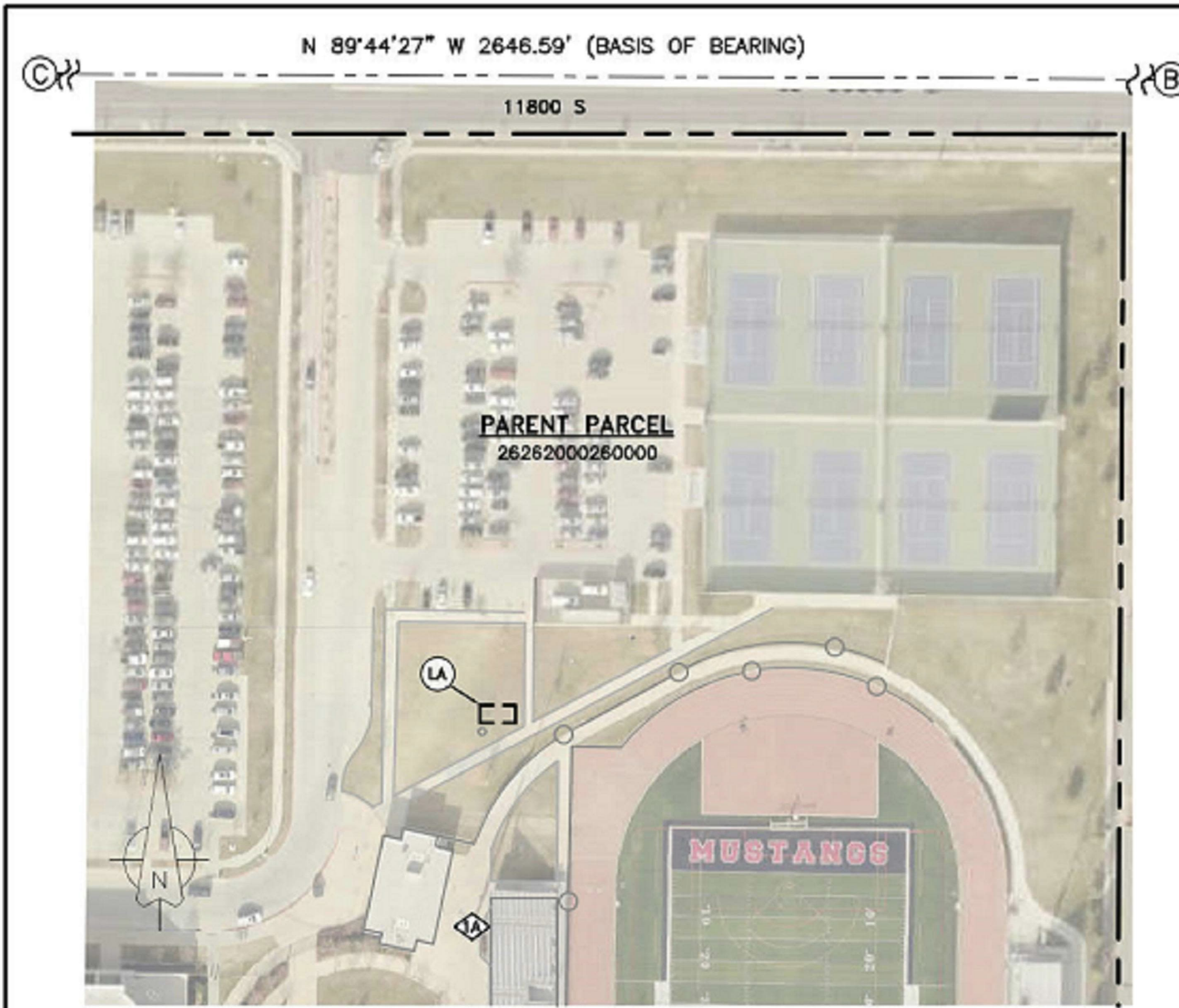
Licenser:

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-3



PARENT PARCEL AND SURVEY CONTROL OVERVIEW
 SCALE: 1" = 140'

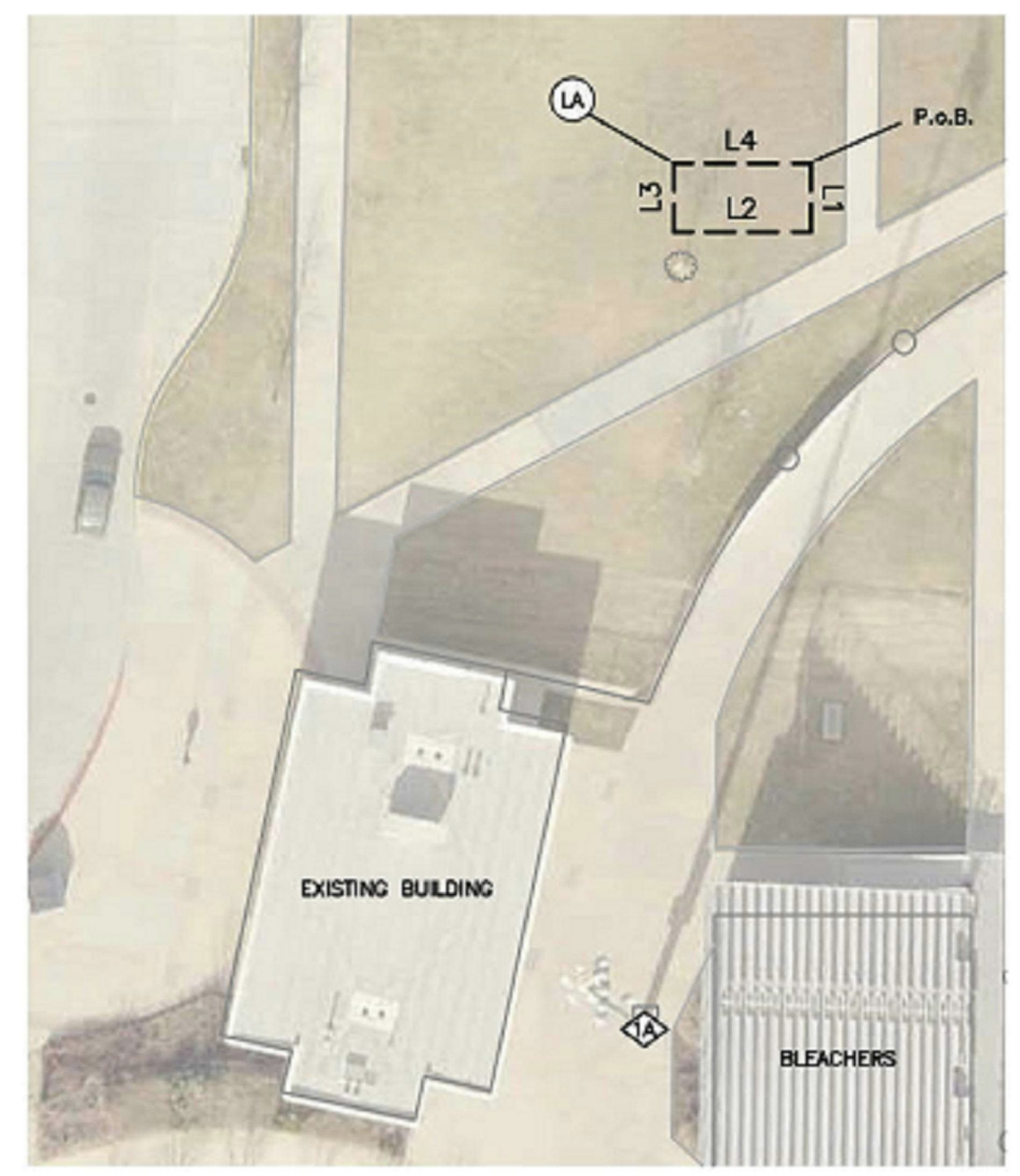
A parcel of land (24' X 12') for the purpose of a telecommunication equipment lease area, situate within the corporate limits of Herriman City, Salt Lake County, Utah, said lease parcel comprising a portion of the NW¼ of Section 26, Township 3 South Range 2 West, Salt Lake Base & Meridian; more particularly described by metes and bounds as follows: Beginning at a which lies 1517.96 feet West and 421.40 feet South from the Northeast corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base & Meridian; thence South 12.00 feet, thence West 24.00 feet, thence North 12.00 feet, thence East 24.00 feet to the point of beginning. The above described parcel of land contains 288 square feet in area or 0.01 acres, more or less (as described).

LEASE AREA DESCRIPTION (PROPOSED)

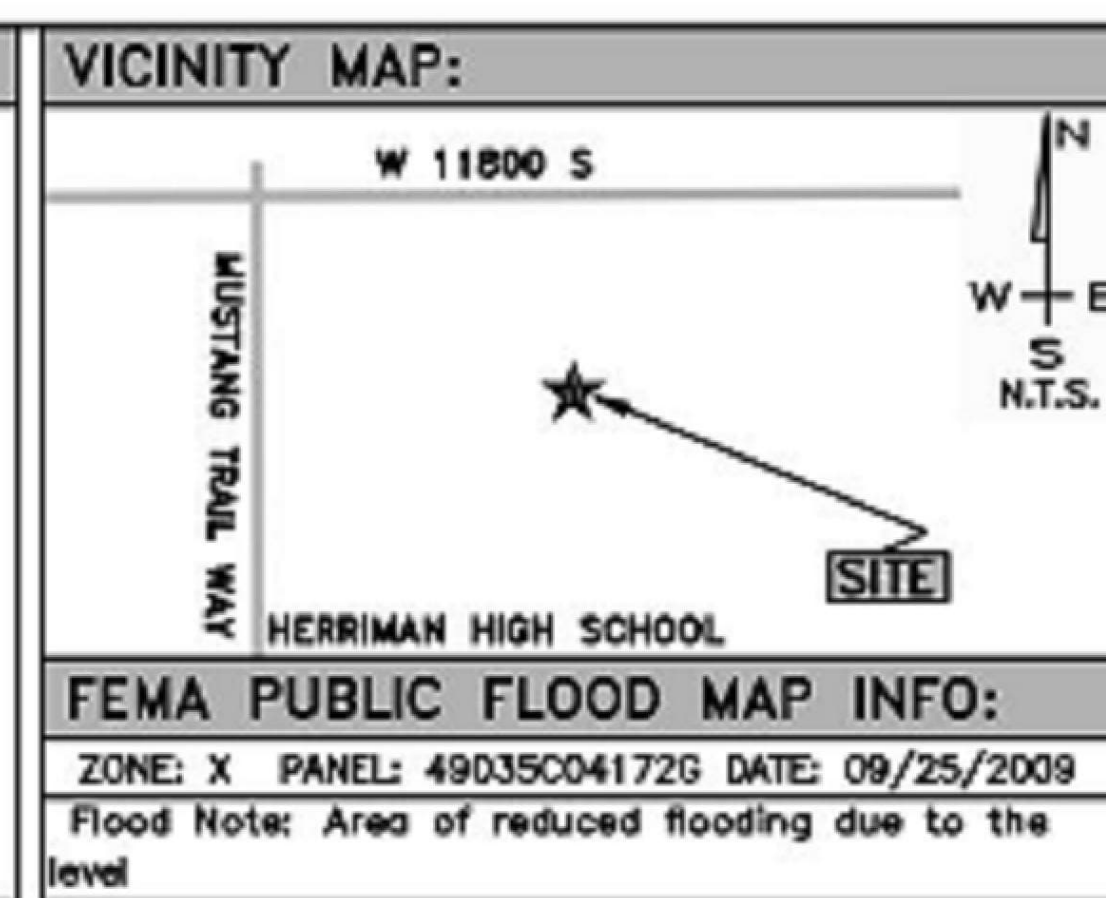
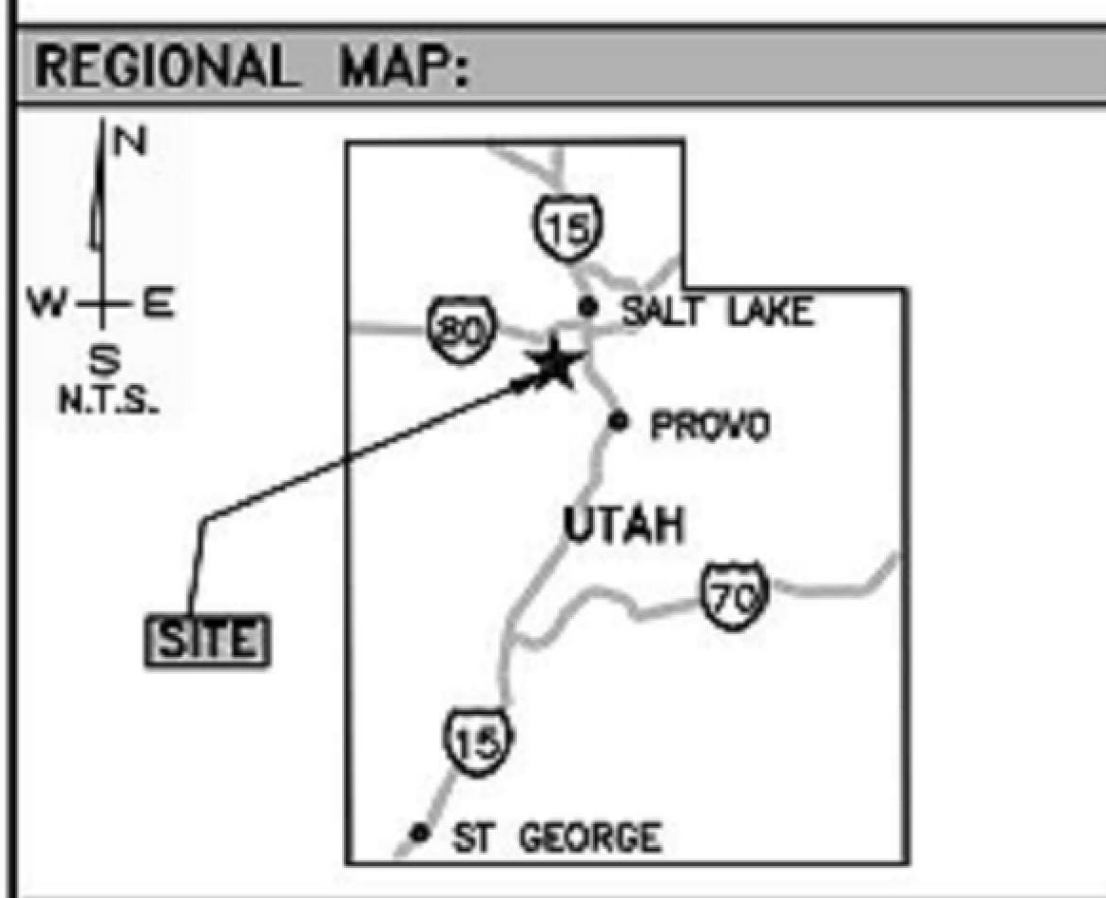
LINE	BEARING	DISTANCE
L1	South	12.00'
L2	West	24.00'
L3	North	12.00'
L4	East	24.00'

KEYED NOTES

- ⓐ EXISTING POLE.
- ⓑ FOUND MONUMENT MARKING THE NE CORNER OF SEC 126, T3S, R2W, SLB&M. [HELD FOR ORIGIN OF SURVEY]
- ⓒ FOUND MONUMENT MARKING THE N¼ CORNER OF SEC 26, T3S, R2W, SLB&M. [HELD FOR ALIGNMENT]



SITE VIEW
 SCALE: 1" = 40'



SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based to correctly represent the boundary lines of the Parent Parcel and proposed lease areas and Access/Utility easements within the parent parcel. Utility locations shown are based on observed evidence together with evidence from utility plans (if provided by utility companies in response to an Online Survey Locate Request via www.bluestakes.org). Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly hereon. There may however exist other related monuments or evidence, any other monuments or related physical evidence contradictory to this survey should be presented to the surveyor for his review and consideration.

BASIS OF BEARING AND DATUM NOTE:

1.) All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah Central Zone (NAD83).
 2.) Survey Performed with a survey grade gps rover connected via mobile device to the Trimble PIVOT VRS system of Utah (Managed by the Utah AGRC).
 Geodetic Position of Control Monument is:
 ⓑ LATITUDE: 40°32'13.000344"N
 LONGITUDE: 112°01'28.398396"W

HORZ. DATUM: NAD83(UTAH VRS)
 VERT. DATUM: NAVD83 [GEOID12]
 GRID POSITION (SURVEY FT):
 NORTHING: 7364748.251 sft
 EASTING: 1494617.930 sft
 ELEVATION: 4869.98 sft

PROJECT NAME:
 UTLO2018
 MUSTANG TRAIL WAY

PROJECT ADDRESS:
 11917 S MUSTANG TRAIL WAY
 HERRIMAN, UT 84096

TITLE REPORT REVIEW CERTIFICATION
 This is to certify that the locatable easements listed in schedule b part 1 of that certain commitment for title insurance issued -/-/----- by Pioneer Title Company (order no. -----) have been reviewed by the surveyor. If any of those easements affect the AT&T proposed lease area(s) they are plotted and noted accordingly hereon.

DATE OF SURV.: 06/25/22

DESIGNED FOR:

DESIGNED BY:

PARENT PARCEL OWNER:
 BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT
 CONTACT:
 PUBLIC RECORD PARCEL I.D.:
 26262000260000

DRIVING DIRECTIONS:

Head North East on N Terminal Dr (2.3 mi) Slight Right (0.2 mi) Use the middle lane to turn right toward N 3700 W (144 ft) Use the left lane to turn right onto N 3700 W (0.2 mi) Continue onto W Crossbar Rd (0.7 mi) Take the ramp onto Terminal Dr (0.5 mi) Keep right to stay onto Terminal Dr (0.5 mi) Continue onto 4000 W (2.5 mi) Use the right lane to take the ramp to Magna (0.5 mi) Merge onto UT-201 W (1.4 mi) Use the 2nd from the right lane to take exit 100 for Utah 89 N toward Mountain View (0.2 mi) Keep left (0.2 mi) Turn left at Tai cross street turn onto UT-85/Mountain View Corridor/S Mountain View (13.8 mi) Turn right onto W Daybreak Pkwy (0.3 mi) Continue onto W 11800 S (0.5 mi) Turn left onto Mustang Trail Way (0.4 mi) Destination will be on the right

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.



CIS
 PROFESSIONAL LAND SURVEYING
 Cory I. Squire
 714/22
 Mono, UT (435)660-0816
 cory@cislps.com
 CORY MAN SQUIRE UT P.L.S. #5561206-2203

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	7/14/22	LSP	CKS
B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

SHEET TITLE:
 SURVEY NOTES & REFERENCE
 SURVEY CONTROL OVERVIEW
 SITE PLAN OVERVIEW

J5 SITE I.D.: UTLO2018
SHEET INFO.: Sheet 1 of 1 SU1

PREPARED FOR:



1A CERTIFICATION LETTER

FOR
AT&T

FACILITY KNOWN AS:
UTL02018 MUSTANG TRAIL WAY
SALT LAKE COUNTY, UTAH

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 4902 sft
[ELEVATION METERS]: 1494.133 m

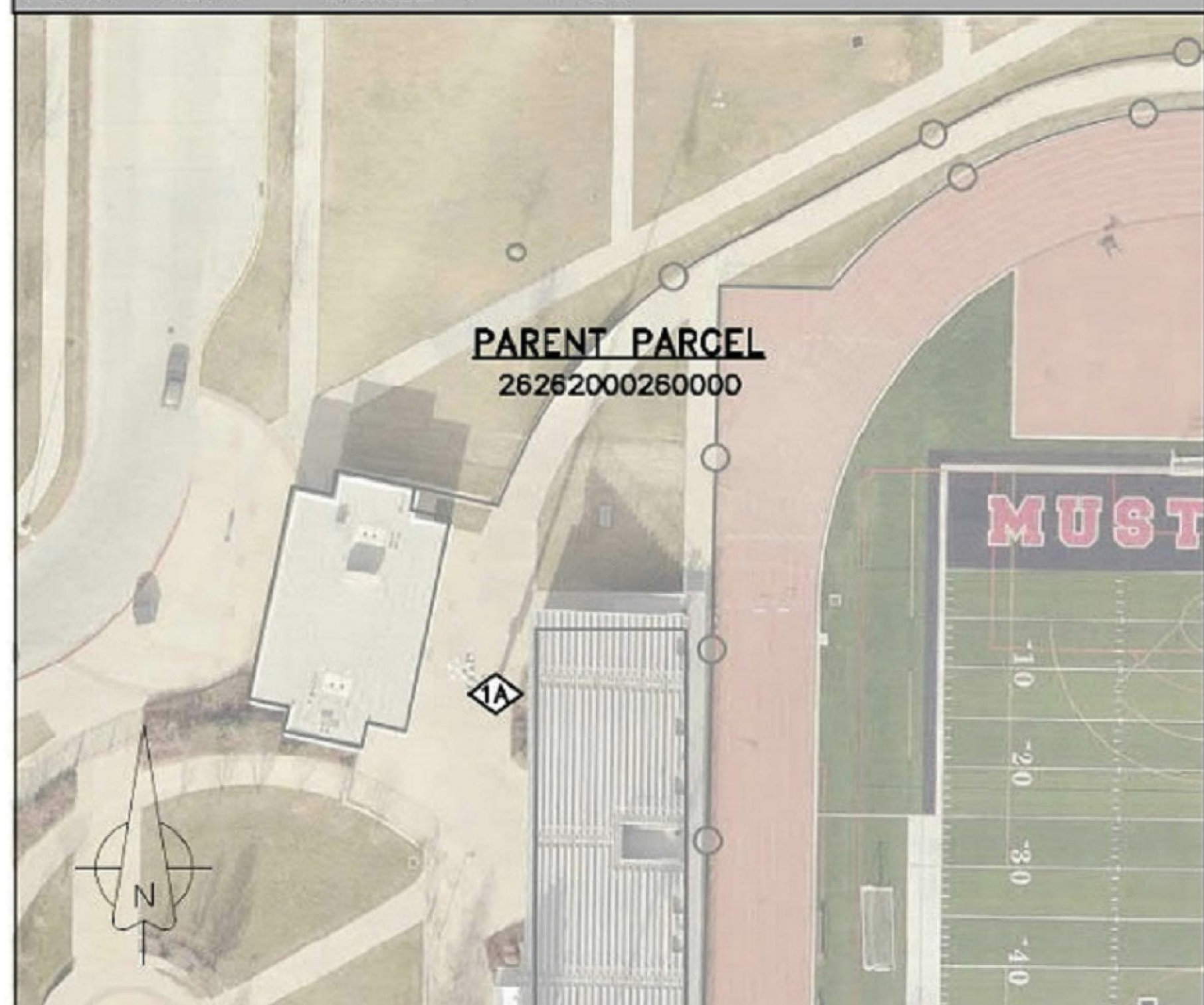
LOCATED WITHIN:

LOCATED WITHIN THE NWNE¼ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

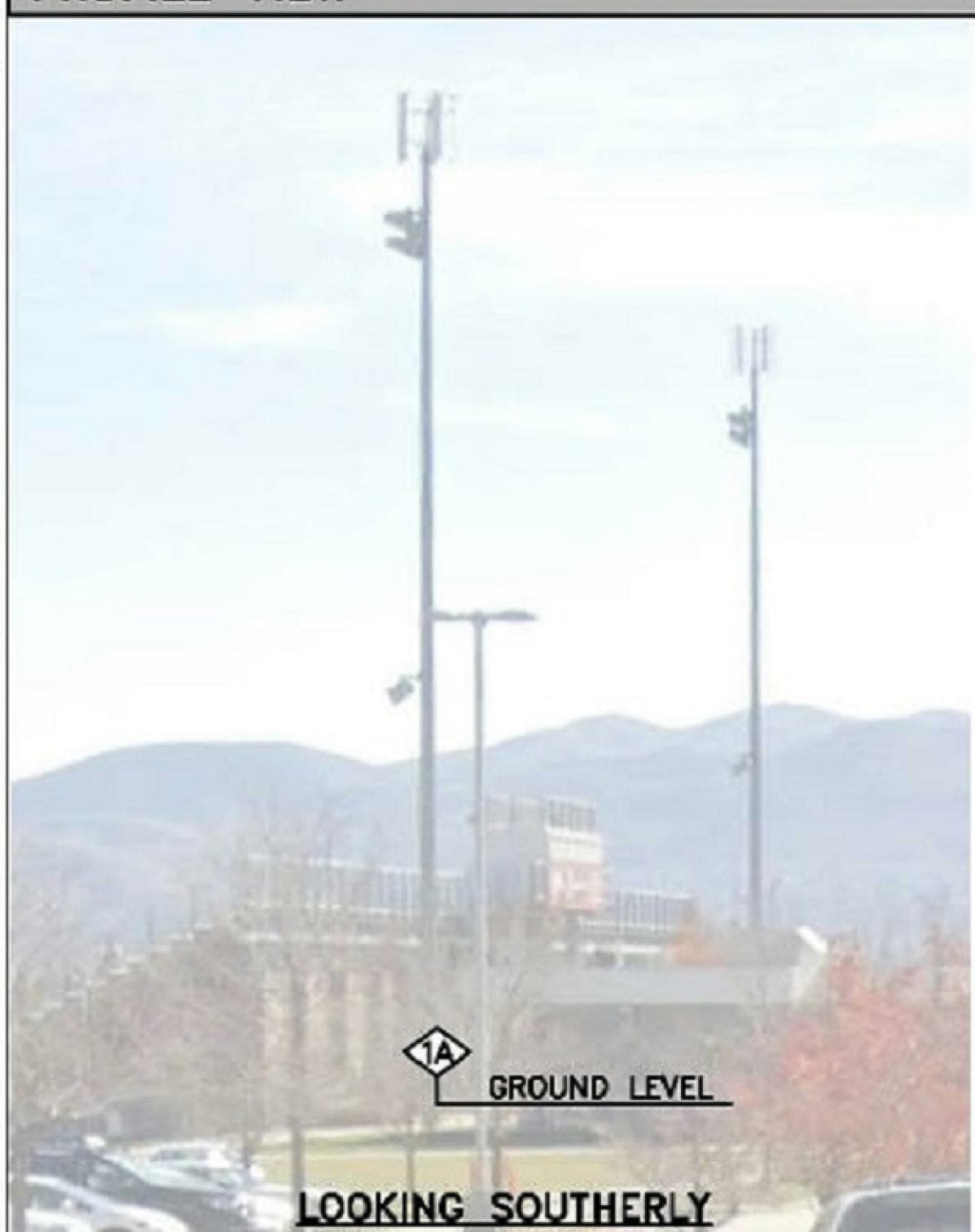
APPROX. SITE LOCATION:

11917 S MUSTANG TRAIL WY
HERRIMAN, UT 84096

PLAN VIEW: SCALE 1" = 80'



PROFILE VIEW



BASIS OF GEODETIC COORDINATES:

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

GEODETIC COORDINATES:

NAD 83: 40°32'07.24"N
112°01'48.39"W

DECIMAL DEGREES: 40.535344°N
112.030109°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-
DETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING RE-
QUIREMENTS OF 1A: FIFTEEN
FEET (15') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.



DATE OF SURV.:

06/25/22

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE
SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR
THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE
INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT
THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:



295 N 200 E
MONA, UT 84645

(435)660-0816
cory@cispls.com



PREPARED FOR



NEW CINGULAR WIRELESS PCS,
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056494

Issued For:

UTL02018

MUSTANG TRAIL

11917 S MUSTANG TRAIL WY
HERRIMAN, UT 84096

PARCEL ID: 26262000260000

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	12/19/22	90% ZD

Licensor:

Sheet Title:

1A
CERTIFICATION

Sheet Number:

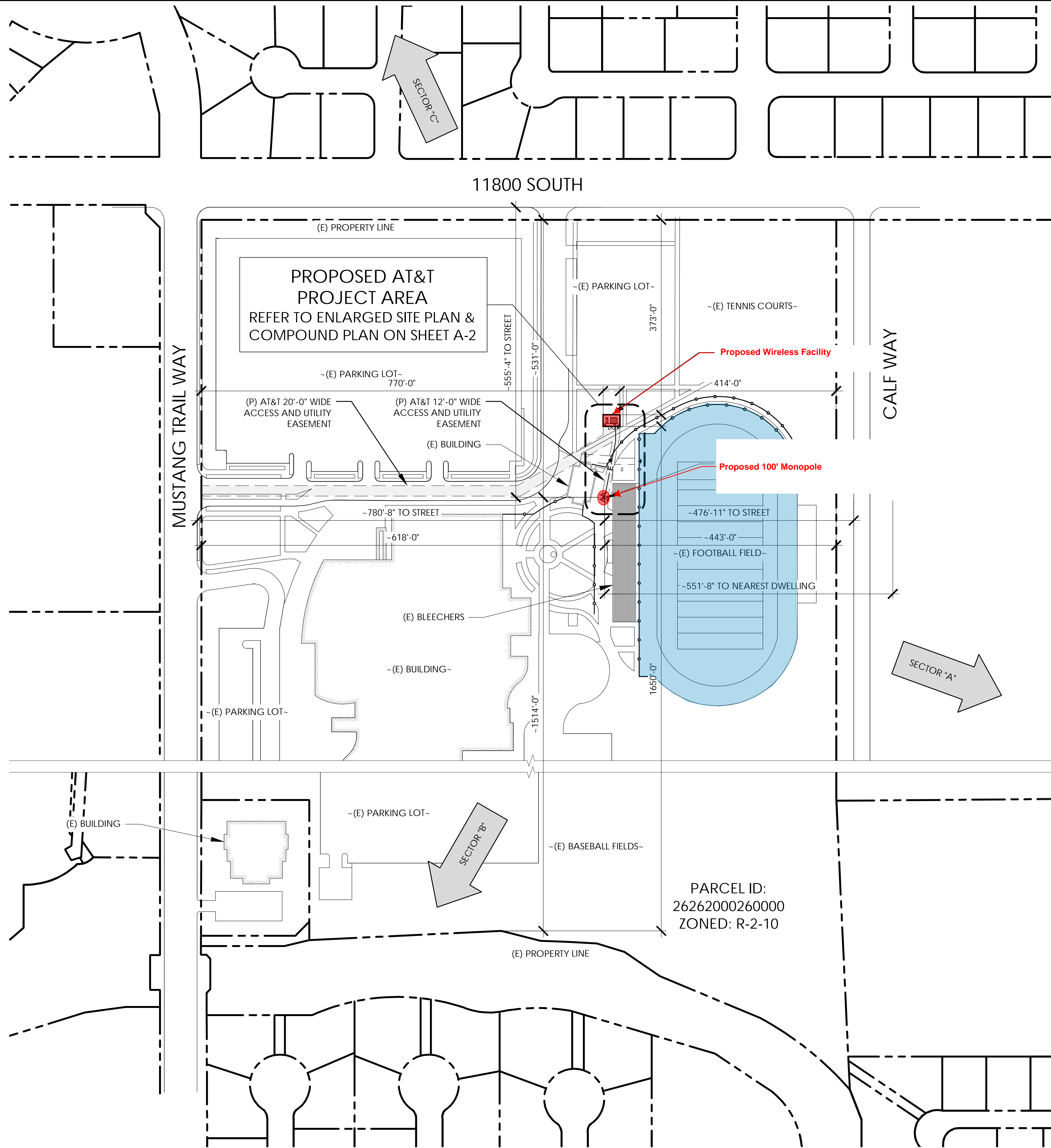
1A

SETBACK TABLE:

	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	-531'-0"	-373'-0"
SOUTH	-1514'-0"	-1650'-0"
EAST	-443'-0"	-414'-0"
WEST	-618'-0"	-770'-0"

TABULATION TABLE:

TOTAL GROSS ACREAGE	-57.6
BUILDING FOOTPRINT SQ FT	-30,000
FOOTBALL FIELD, TENNIS COURTS, BASEBALL FIELDS AND BLEACHERS SQ FT	-515,700
OTHER LANDSCAPING SQ FT	-980,000
NUMBER OF PARKING SPACES	-1435



PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



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A	12/19/22	90% ZD

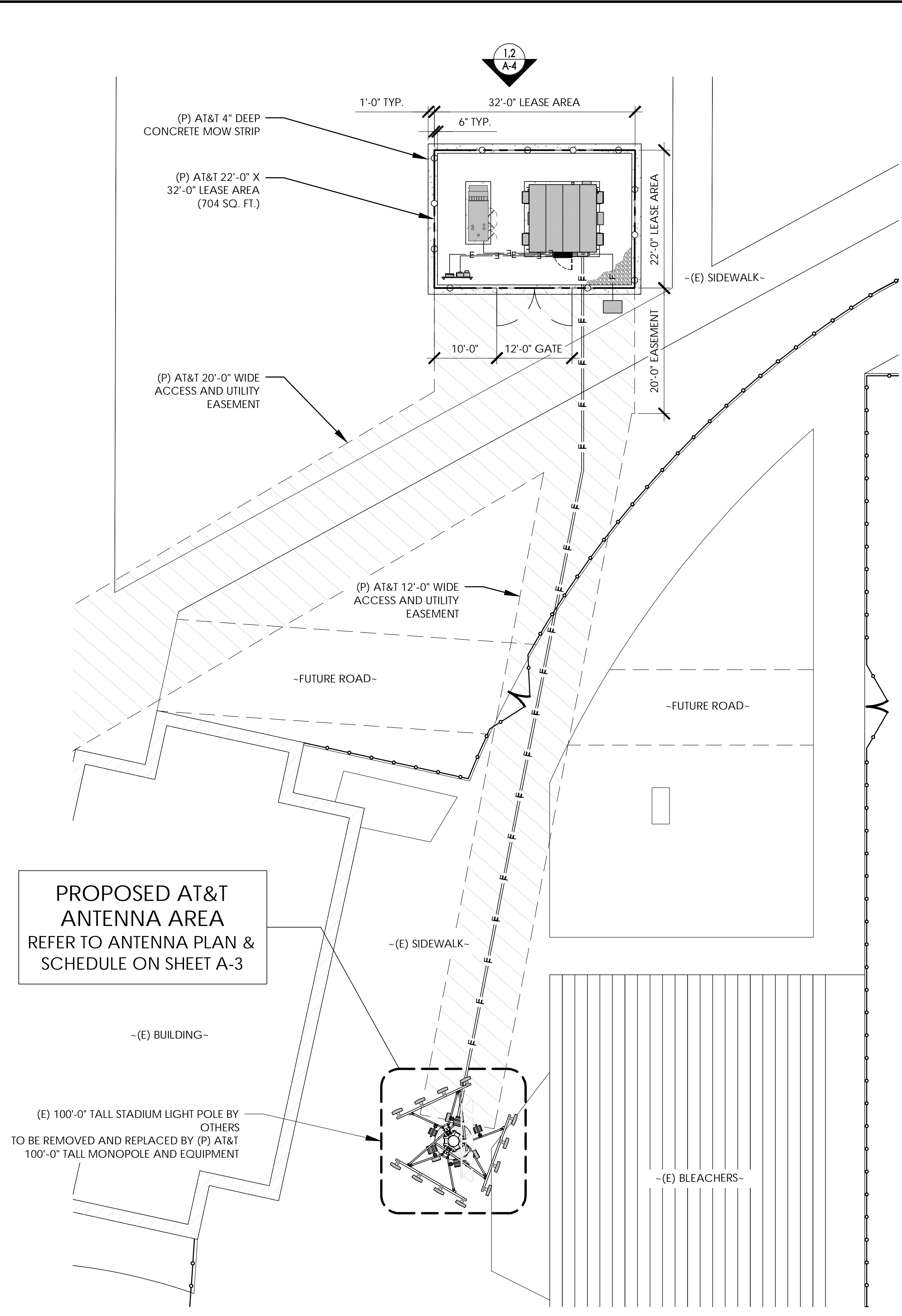
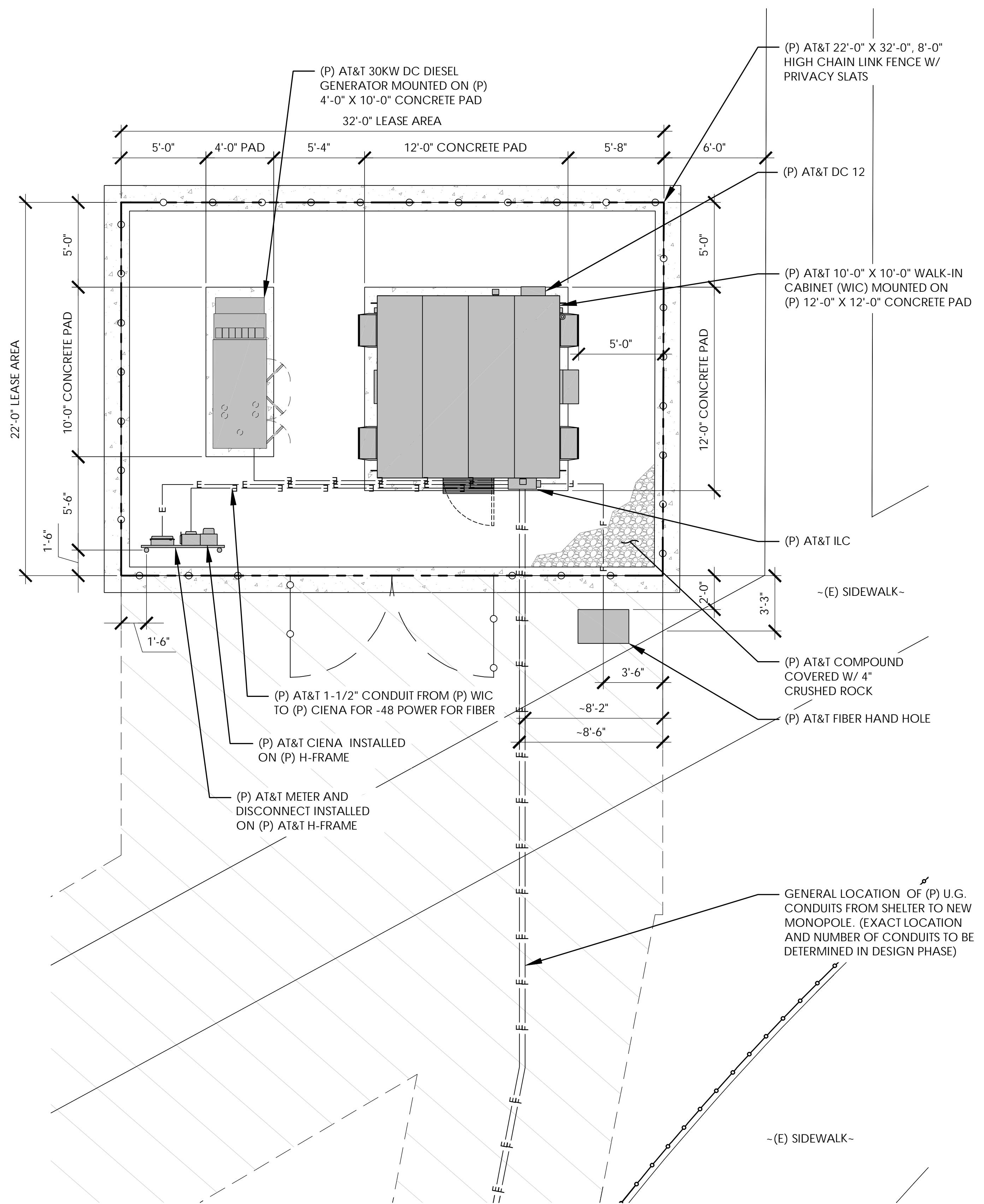
Licenser:

Sheet Title:

SITE PLAN

Sheet Number:

A-1



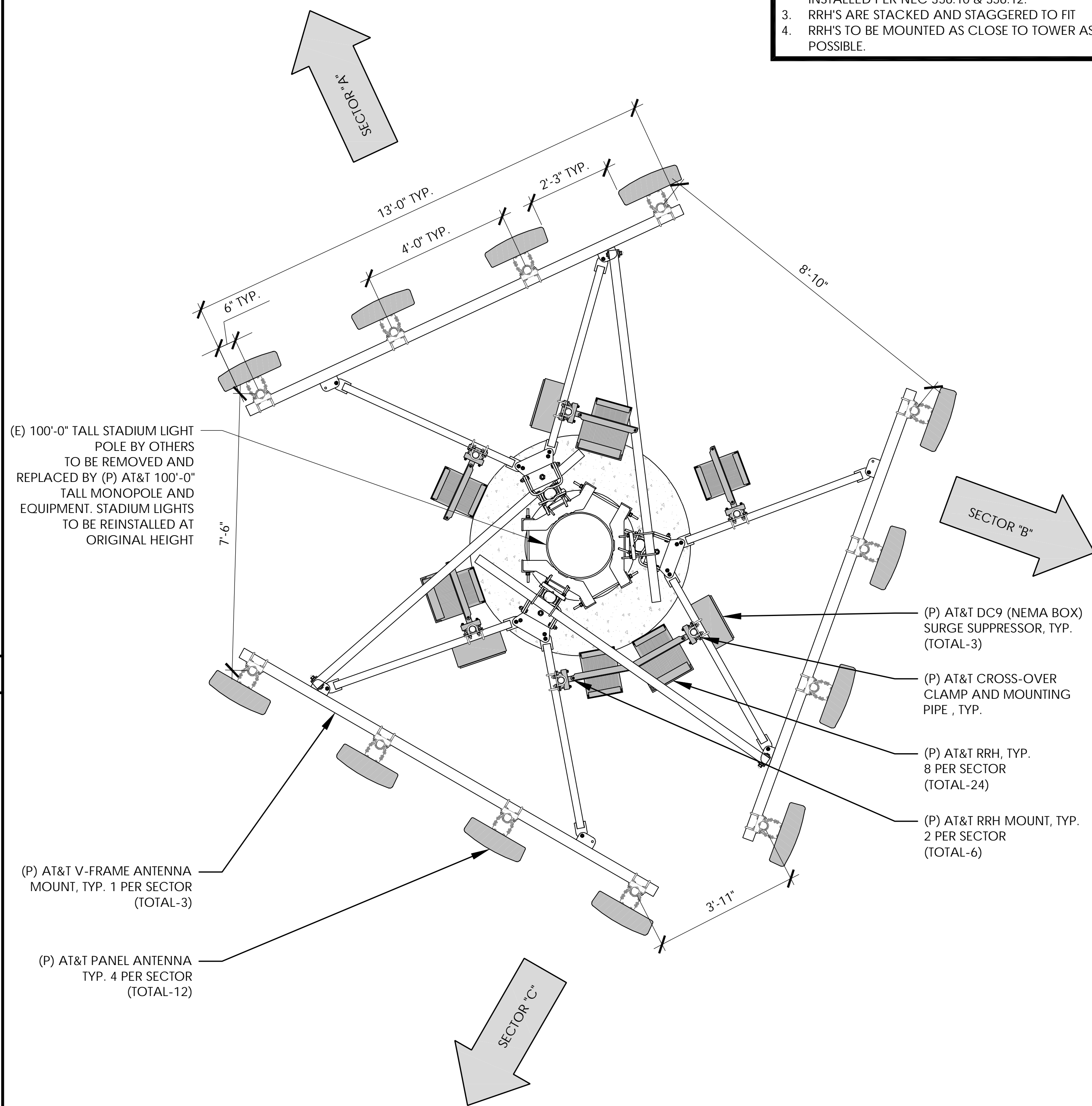
**PROPOSED AT&T
ANTENNA AREA
REFER TO ANTENNA PLAN &
SCHEDULE ON SHEET A-3**

REV	DATE	DESCRIPTION
A	12/19/22	90% ZD

TOWER DIA. AT FRAME ATTACHMENT:	
HEIGHT	APPROXIMATE DIAMETER
79'	-18'

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

- NOTE:**
- ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCTS INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B).
 - ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
 - RRH'S ARE STACKED AND STAGGERED TO FIT
 - RRH'S TO BE MOUNTED AS CLOSE TO TOWER AS POSSIBLE.



NOT USED 2

NOT USED 3

ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0"

PREPARED FOR



Vendor:



23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056494

Issued For:

UTL02018
MUSTANG TRAIL

11917 S MUSTANG TRAIL WY
HERRIMAN, UT 84096

PARCEL ID: 26262000260000

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	12/19/22	90% ZD

Licensor:

Sheet Title:

ANTENNA PLAN

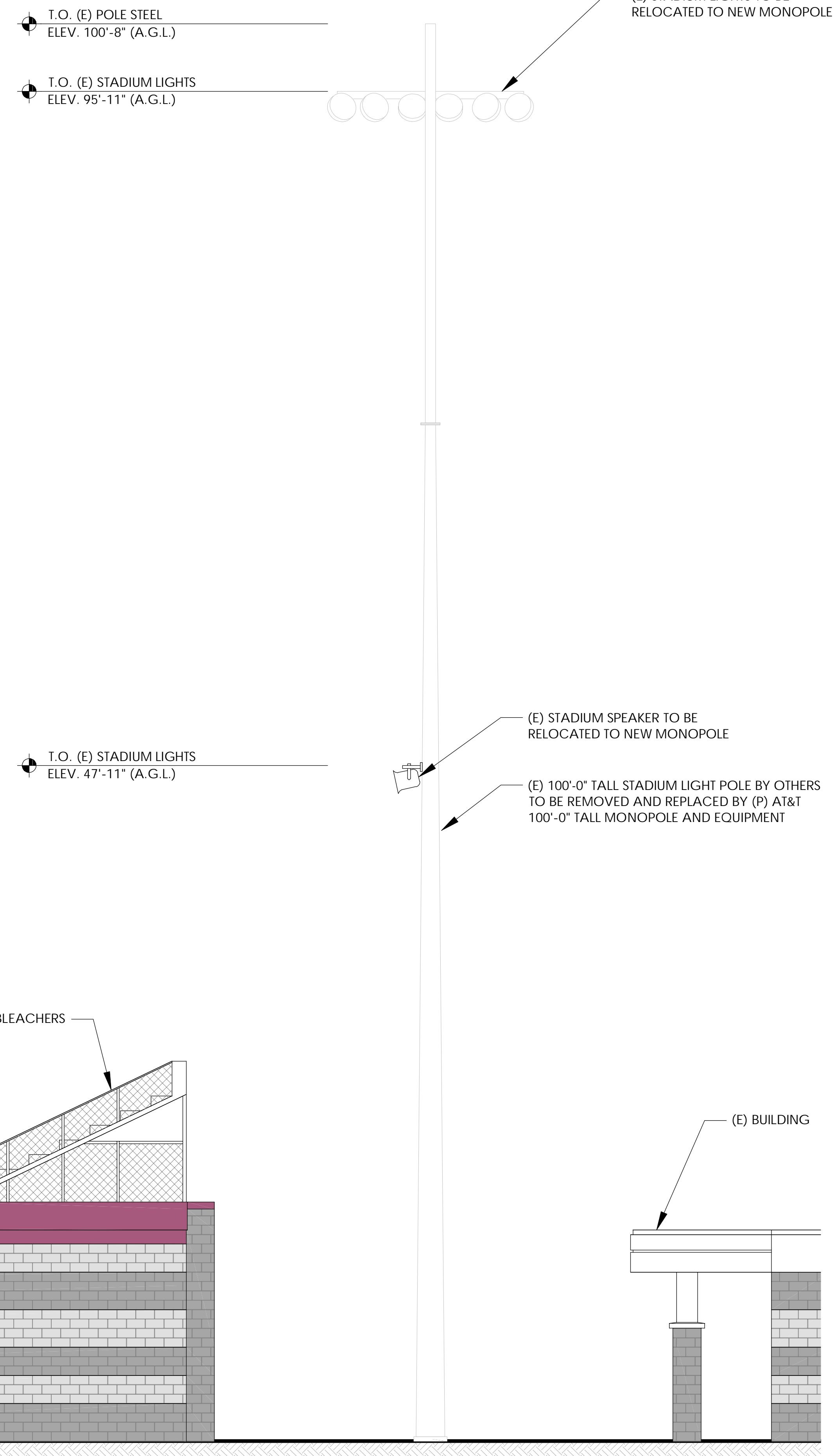
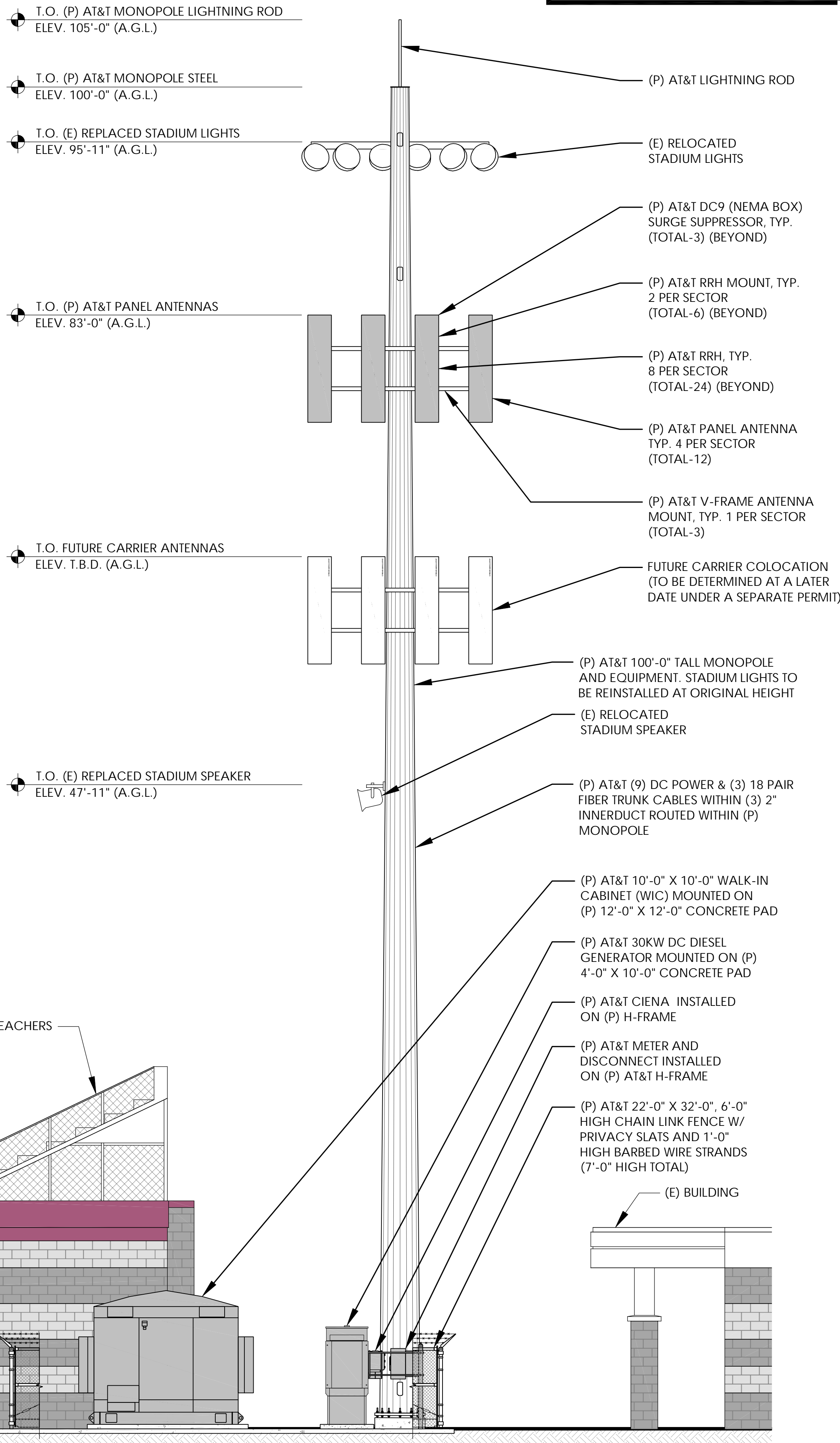
Sheet Number:

A-3

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. AT&T RRH'S, TMA'S, AND SURGE SUPPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET

NOTE:
1. STADIUM LIGHTS ARE SHOWN IN PROFILE FOR CLARITY.



PREPARED FOR

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

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11917 S MUSTANG TRAIL WY
HERRIMAN, UT 84096

PARCEL ID: 26262000260000

DRAWN BY: JSP
CHECKED BY: KM

REV	DATE	DESCRIPTION
A	12/19/22	90% ZD

Licenser:

Sheet Title:
ELEVATIONS

Sheet Number:
A-4

(P) NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4'

(E) NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4'

PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056494

Issued For:

UTL02018
MUSTANG TRAIL

11917 S MUSTANG TRAIL WY
HERRIMAN, UT 84096

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Sheet Title:

ELEVATIONS

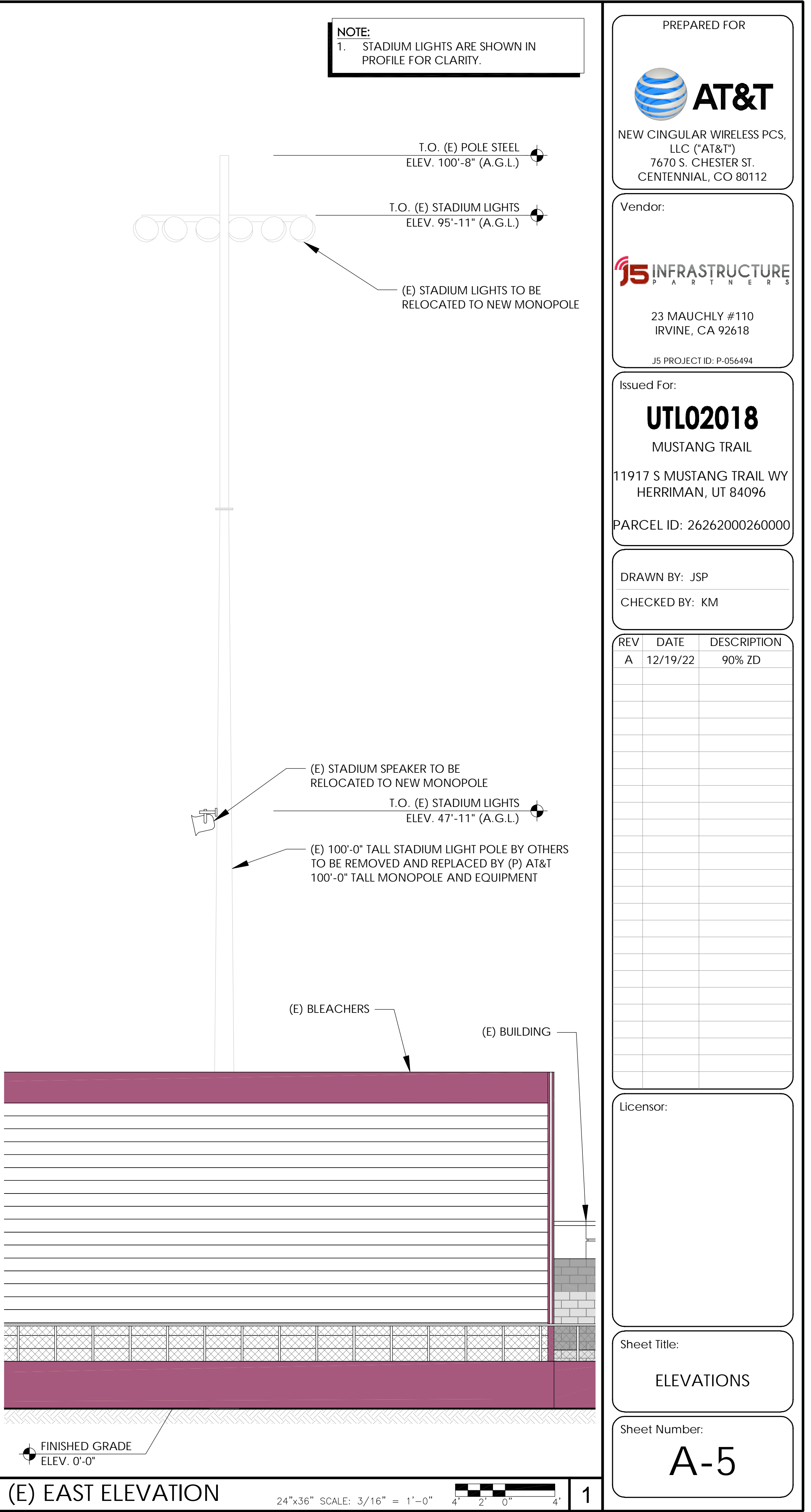
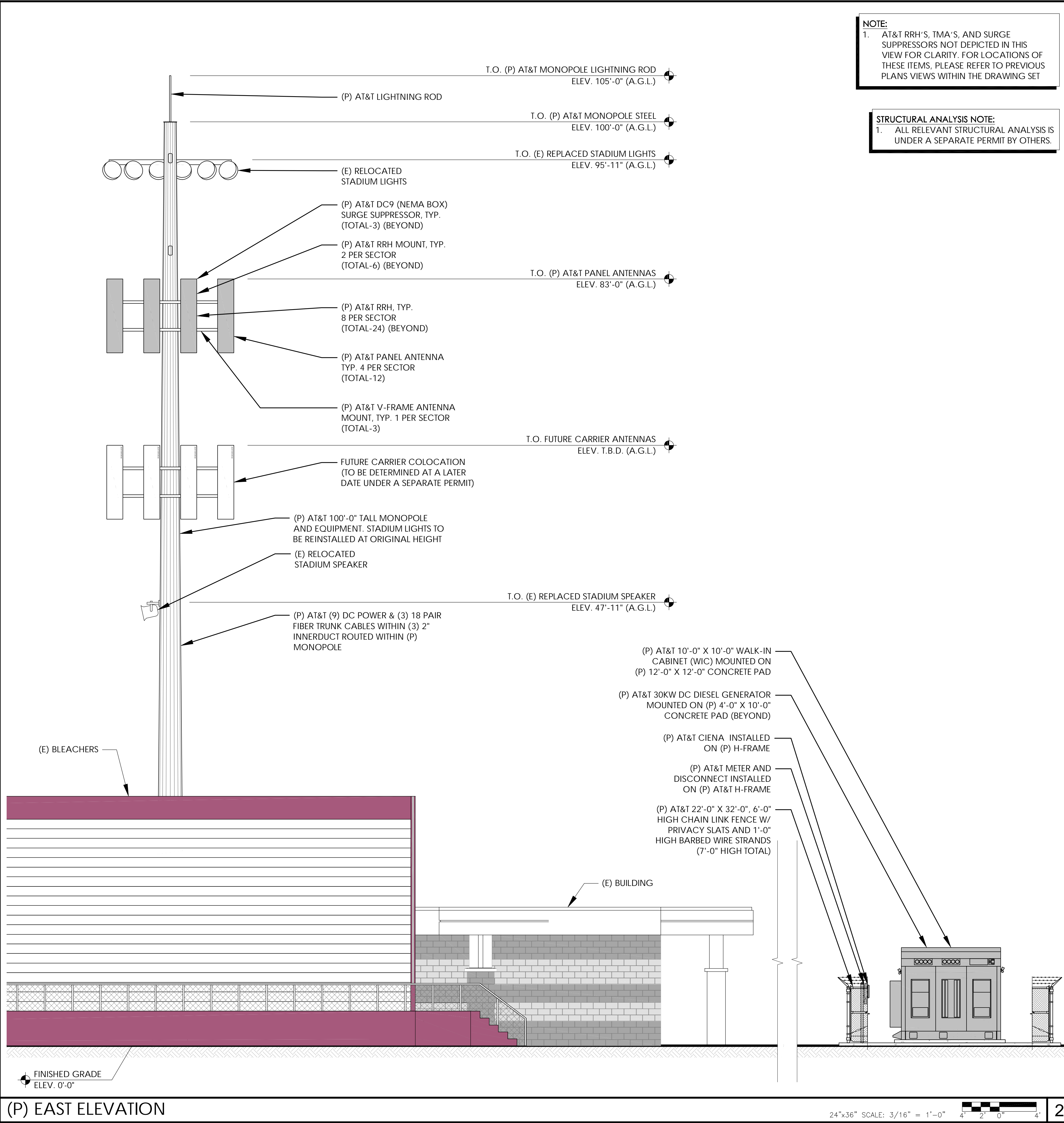
Sheet Number:

A-5

NOTE:
1. AT&T RRH'S, TMA'S, AND SURGE SUPPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. STADIUM LIGHTS ARE SHOWN IN PROFILE FOR CLARITY.



(P) EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0' 4'

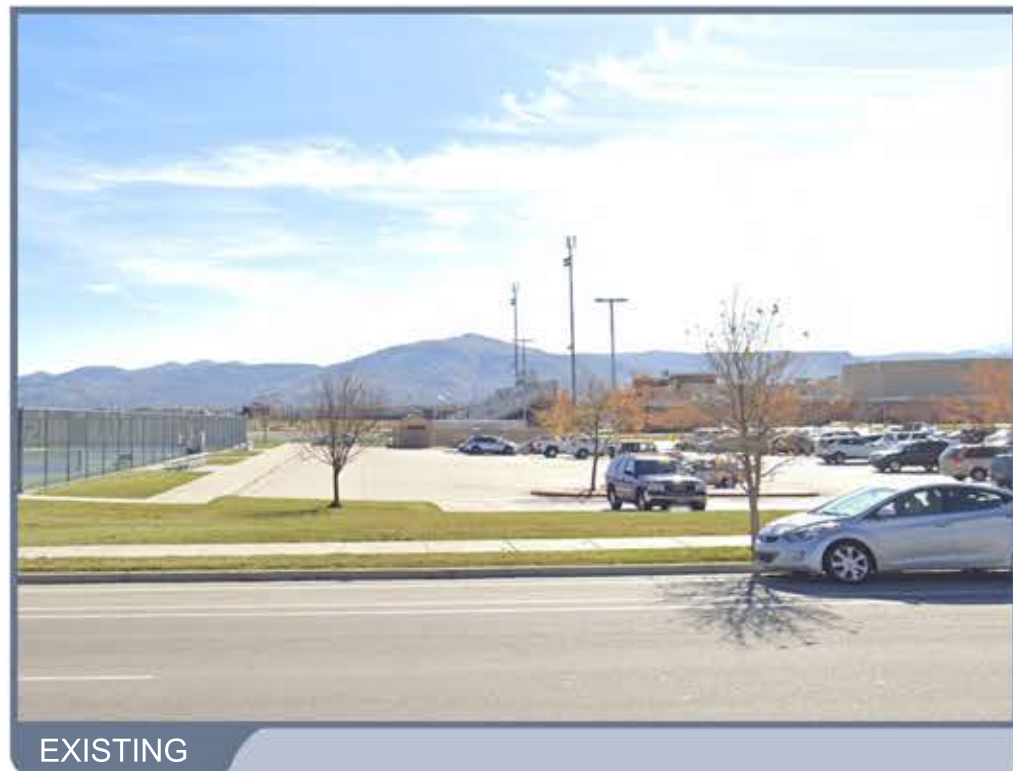
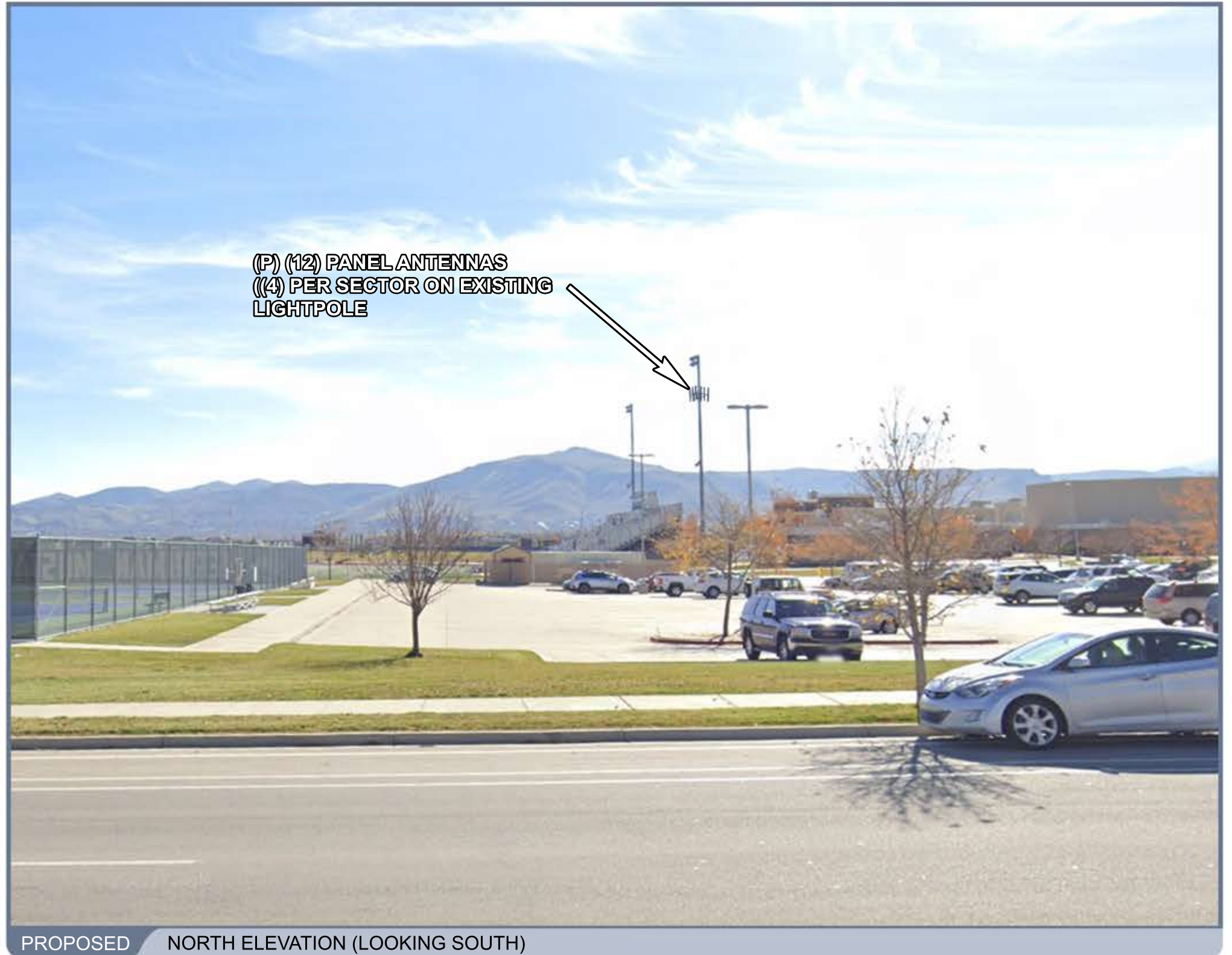
(E) EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0' 4'

Attachment - D
Conceptual Renderings

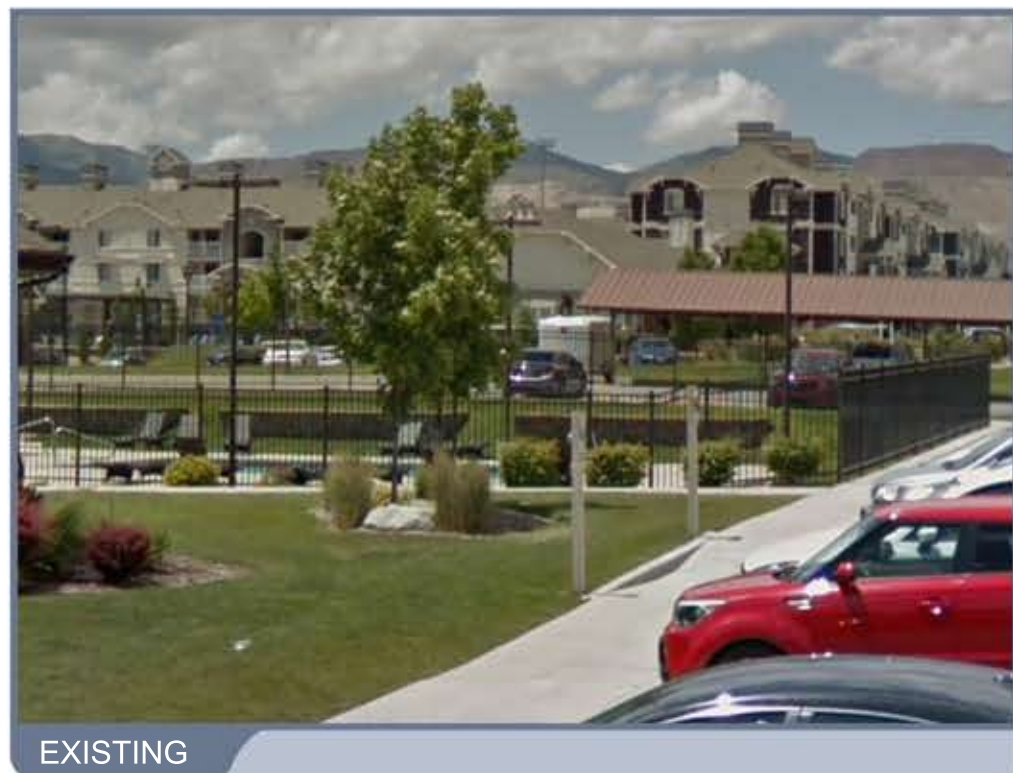
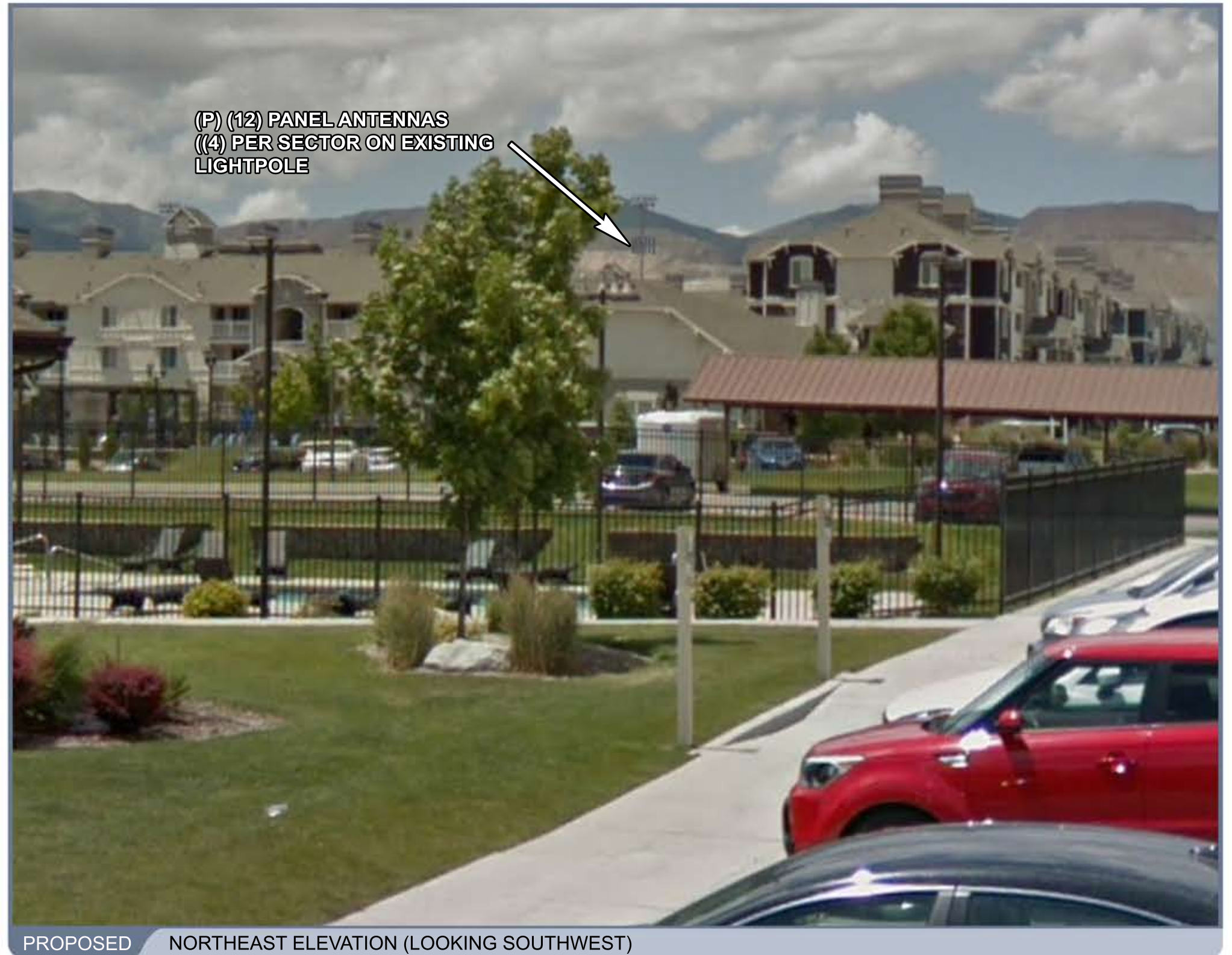
MONOPOLE

11917 S MUSTANG TRAIL WY HERRIMAN, UT 84096



MONOPOLE

11917 S MUSTANG TRAIL WY HERRIMAN, UT 84096



**Attachment - E
Project Narrative**

New Cingular Wireless PCS, LLC (“AT&T”)
AT&T ID: Mustang Trail
11917 S Mustang Trail Way

Project Narrative

New Cingular Wireless PCS, LLC (“AT&T”) is proposing to install a new wireless facility to serve residents and businesses in City of Herriman.

Compliance with Applicable Design Guidelines – Herriman Code Title 10 - Chapters 10-5-11 & 10-29-8

AT&T’s proposed installation complies with applicable siting guidelines in the City’s *Municipal Code*

- **10-5-11 (D)(1)(e) A site plan which meets the requirements of section 10-5-12 of this chapter; (D)(1)(g) A statement by the applicant**
 - A site plan was/is submitted as a part of the full drawing package described as “90% ZD” dated 9/13/22.
- **10-5-11 (D)(1)(g) A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of subsection E of this section;**
 - AT&T and their partners will work within reasonable and applicable design standards. Addressed below.
- **10-5-11 (D)(1)(h) Such other and further information or documentation as the Community Development Director or designee may reasonably deem necessary for proper consideration and disposition of a particular conditional use application.**
 - AT&T will provide appropriate supplemental information as requested.
- **10-5-11 (E)(1) The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.**
 - Understood.
- **10-5-11 (E)(2) The proposed conditional use is consistent with the applicable objectives, goals and policies of the General Plan.**
 - Understood
- **10-5-11 (E)(3) The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to: (a-l)**
 - Where deemed appropriate AT&T will address mitigation as necessary. (a) Not applicable; project will in no way effect street services, traffic patterns, parking, etc. (b) Not applicable; fully utility coordination will occur as applicable to the proposal. (c) Not applicable; Bicycle and pedestrian traffic will not be affected by proposed project. (d) Not applicable; No additional, noise, odors or other environmental impacts as detailed in 10-5-11 (E)(3)(d)(3) No anticipated substantial environmental impacts are anticipated, an RF Justification Letter has been prepared and accompanies this response.

- **10-5-11 (E)(4) Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E of this section Such conditions shall be expressly set forth in the approval authorizing the conditional use.**
 - Understood.
- **10-5-12 (C)(1)(d) [A site plan shall be required for any of the following land uses...] Any commercial use;**
 - Understood. See sheets A-1 through A-4 in submitted drawing package referenced above.
- **10-5-12 (C)(2) When a site plan is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction, or other site improvement shall be undertaken prior to site plan approval.**
 - Understood. See sheets A-1 through A-4 in submitted drawing package referenced above.
- **10-5-12 (D) A site plan shall be considered and processed as provided in this subsection and as detailed in 10-5-4, 10-5-5, and 10-5-6.**
 - Understood.
- **10-5-12 (D)(1)(c)(1) Site plan showing the following: (A-I)**
 - Site plan addresses all applicable requirements.
- **10-5-12 (D)(2)(c)(2) Grading and drainage plan showing the following: (A-F)**
 - Grading and drainage plan is not deemed unnecessary as proposed construction will not interfere with existing drainage patterns.
- **10-5-12 (D)(2)(c)(3) Utility plan showing the following: (A-E)**
 - Utility planning is clearly addressed in the submitted drawing set.
- **10-5-12 (D)(2)(c)(4) Landscaping plan, consistent with the requirements of chapter 23 of this title; and [sic]**
 - Landscape plans are deemed unnecessary as proposed construction will not interfere with existing landscaping, if necessary disturbed areas will be restored to their prior state.
- **10-5-12 (D)(2)(c)(5) Building elevations for all buildings showing the following: (A-D)**
 - Understood. Elevations appear on sheet A-4 of the submitted drawing package; the construction being a replacement field light with collocated wireless antenna the existing elevations should substantially demonstrate all applicable requirements.
- **10-29-8 (A) Monopoles shall be constructed so as to allow a collocation of a second user on the base or original pole.**
 - The pole specified is designed to allow another carrier on the pole to comply with this subsection.
- **10-29-8 (B) The height of the pole shall be limited to fifty feet (50') above grade, unless approved by the Planning Commission for a greater height, but in no case greater than one hundred feet (100') above grade.**
 - The proposed tower has been designed with a pole height of 100'-0".
 - A lightening rod of 5'-0" sits atop the pole.
 - In order for the pole to accommodate a future collocation and the current AT&T proposed RAD height the pole must be 100'.

- **10-29-8 (C) The distance between the monopole and a residential structure shall be at least one hundred fifty feet (150') unless the planning commission determines a greater distance is necessary to meet the requirements for approval of a conditional use permit, when the monopole is authorized as a conditional use.**
 - The proposed collocation is approximately 540' from the nearest residential structure; a building associated with the Copperwood Apartments directly east of the proposed project site. The second closest residential structure is a single-family home approximately 670' north.

- **10-29-8 (D) The applicant shall submit images or drawings of a proposed monopole to show what it will look like when built. The images or drawings shall show two (2) vantage points as determined by the Community Development Director.**
 - A Photo Simulation has been provided.

- **10-29-8 (E) Property owners within six hundred feet (600') of a monopole shall be given notice of the public meeting before the planning commission to consider approval of a conditional use permit.**
 - Notices to be sent out by The City ten (10) days before the Planning Commission meeting.

- **10-29-8 (F) Every effort should be made to keep a monopole one hundred feet (100') from a public street.**
 - The proposed pole is over 500' south of W 11800 S.
 - The proposed pole is 400' west of the private drive/parking lot (Calf Way) associated with the Copperwood Apartment Complex.
 - The proposed pole is over 750' east of Mustang Trail Way
 - The proposed pole is approximately 110' from the private drive that is the main vehicular access on to the Herriman High School campus.

- **10-29-8 (G) Each telecommunication company requesting a monopole shall submit a General Master Plan of the proposed number of poles projected within the City limits over the subsequent three (3) years.**
 - AT&T has 3 sites currently funded within the City of Herriman; additional information is considered proprietary and details will not be offered at this time.

- **10-29-8 (H) A monopole and the site the pole occupies shall be properly maintained. The pole shall be removed within sixty (60) days after the communications use is discontinued.**
 - Understood. AT&T will adhere to all applicable standards in this subsection.

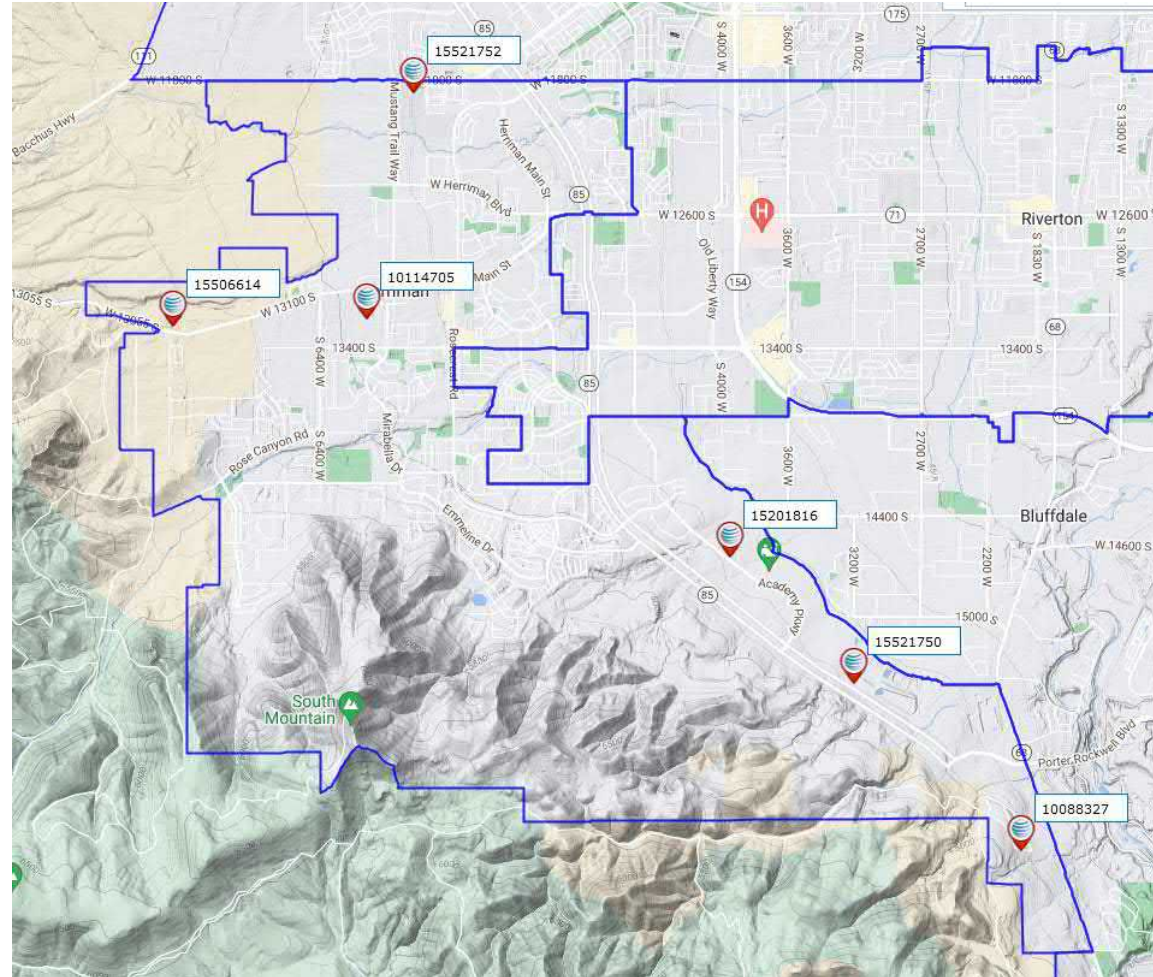
- **10-29-8 (I) Monopoles may be required to be designed to blend into their surroundings. (Ord. 2017-54, 12-13-2017)**
 - The project installation is proposed as a replacement light pole collocation, in place of an existing field light by the Herriman high School football stadium; by collocating in the location of an existing field light the pole will have a minimum visual impact while providing expanded telecommunications services and still acting as a functional field light.

Attachment - F
General Master Plan

Herriman, UT

The map and table shown here addresses the City's request pertaining to AT&T's 3-year plan for installations in the area of the proposed Mustang Trail project.

Sequencing & Timelines:
Given the processes of zoning, permitting, and inspections, etc some of the timeline/sequencing is in the hands of the jurisdiction; because all of the projects are active NSB projects today and take a long time to complete; on average 18-24 months or more.



FA LOCATION	Type	ADDRESS	CITY	ST	COUNTY	ZIP	LATITUDE	LONGITUDE	Structure Type
10114705	OnAir	13170 S 6000 W	HERRIMAN	UT	SALT LAKE	84096	40.510900	-112.036720	MONOPOLE
10088327	OnAir	16500 SOUTH 2200 WEST	RIVERTON	UT	SALT LAKE	84065	40.453170	-111.943380	MONOPOLE
15521752	Proposed	11917 S MUSTANG TRAIL WAY	HERRIMAN	UT	SALT LAKE	84096	40.535356	-112.030122	TBD
15506614	Proposed	7280 WEST HERRIMAN HIGHWAY	HERRIMAN	UT	SALT LAKE	84096	40.510097	-112.064306	TBD
15201816	Proposed	3949 WEST REAL VISTA DRIVE	HERRIMAN	UT	SALT LAKE	84096	40.484975	-111.984868	TBD
15521750	Proposed	15398 SOUTH 3200 WEST	RIVERTON	UT	SALT LAKE	84065	40.471312	-111.967139	MONOPOLE

Attachment - G
Conditional Use Standards

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 or designee 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 or designee 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 or designee.

F Approval Standards

1. The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.
2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the General Plan.
3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
 - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
 - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
 - c. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
 - d. Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.
 - e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
 - f. Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.
 - g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
 - h. Detrimental effects on the tax base and property values.
 - i. Detrimental effects on the current level of economy in governmental expenditures.
 - j. Detrimental effects on emergency fire service and emergency vehicle access.
 - k. Detrimental effects on usable open space.
 - l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.

4. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E 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)

HISTORY

Amended by Ord. [2022-13](#) on 4/13/2022

**Attachment - H
Public Notice**



Planning Commission Meeting

March 1, 2023

Time: 7pm

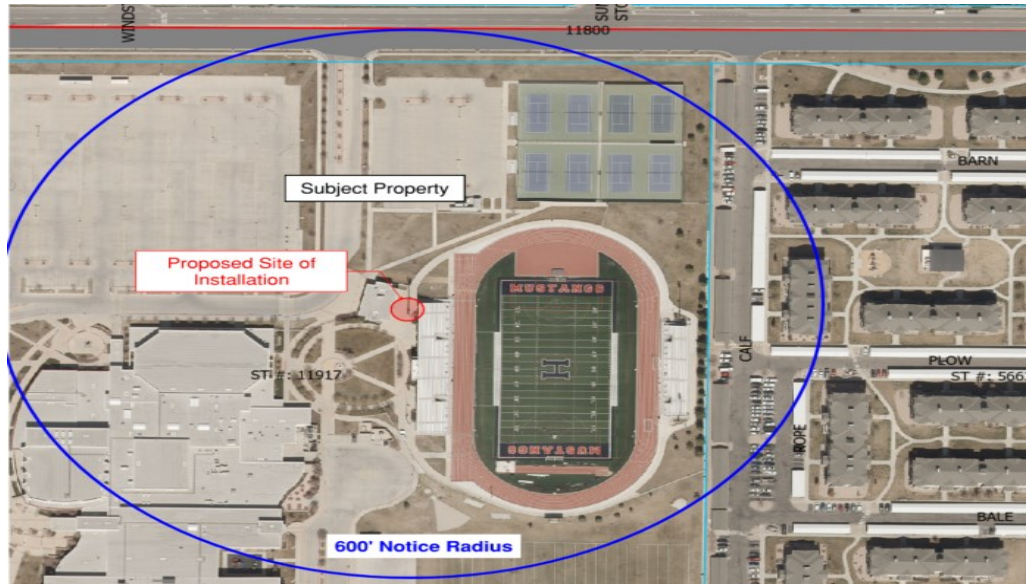
Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning
With Questions/ Concerns At:
planning@herriman.org
OR
801-727-0938
Comments Due by February 28, 2023



PUBLIC NOTICE

You are encouraged to attend a Public Hearing regarding a request that has been made by Richard Lee on behalf of AT&T for the installation of a wireless telecommunication facility and monopole on property located at 11917 S Mustang Trail Way (Herriman High School) in the R-2-10 Residential Zone.



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 February 23, 2023



Planning Commission Meeting

March 1, 2023

Time: 7pm

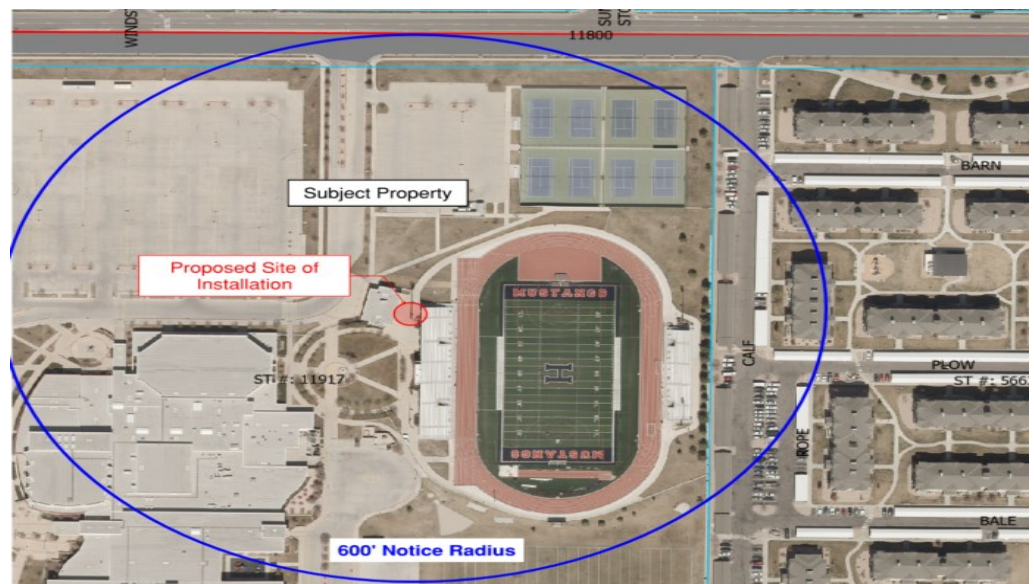
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STAFF REPORT

DATE: February 16, 2023

TO: The Planning Commission

FROM: Michael Maloy, AICP, Planning Director

SUBJECT: Review of draft Planning Commission Rules of Procedure and Ethical Conduct amendments

RECOMMENDATION:

Staff recommends the Planning Commission review the proposed “Planning Commission Rules of Procedure” and “Planning Commission Rules of Ethical Conduct” amendments and motion to approve for City Council consideration and decision.

ISSUE BEFORE COMMISSION:

Does the Planning Commission recommend approval of the proposed amendments to the Planning Commission’s procedural and ethical policies for Herriman City?

BACKGROUND & SUMMARY:

The Planning Commission is an appointed administrative and advisory body governed by Utah Code and Herriman City Code (see Attachment A). The Commission is also subject to additional procedural and ethical policies adopted by the City Council.

Due to recent changes in the Planning Commission meeting schedule, as well as the administration of the periodic joint work meeting with the City Council, staff recommends the Commission review the proposed draft amendments to the “Planning Commission Rules of Procedure” and “Planning Commission Rules of Ethical Conduct” for Herriman City. The City Council approved both policies in 2017 but warrant amendment to reflect current administrative practices (see Attachment B and C).

For reference purposes only, staff attached the approved “Electronic Board Meeting and Procedures” policy, which the City Council approved in 2020 in response to the COVID-19 pandemic. Staff is not recommending any amendments to this policy (see Attachment D).

DISCUSSION:

Section IX of the attached policy, which is entitled Adoption and Amendment, states:

These Rules of Procedure must be reviewed and approved by the Council before they become effective and may be amended upon approval by the Council.

As such, the Commission must forward desired amendments to the Council for final approval.

ALTERNATIVES:

The Planning Commission may recommend approval of the proposed draft or make further amendments as needed. The Commission may also continue the proposal to a future meeting for further consideration.

ATTACHMENTS:

- A. Planning Commission Ordinance
- B. Planning Commission Rules of Procedure
- C. Planning Commission Rules of Ethical Conduct
- D. Electronic Meeting Policy

Attachment A
Planning Commission Ordinance

10-4-5: Planning Commission

- A. Established: Pursuant to the terms of the Municipal Land Use, Development, and Management Act, Utah Code section 10-9a-101, et seq., a Planning Commission is hereby established to exercise the powers and duties specified in this title.
- B. Appointment And Term Of Office: The Planning Commission shall consist of seven (7) persons who shall be appointed by the City Council.
1. It is the intent of the City Council that the Planning Commission will represent diverse citizen groups, as well as the broad interests of the City as a whole; that membership should include balanced representation in geographic, professional, neighborhood and community interest; and that a wide range of expertise relating to development of a healthy and well planned community should be sought when appointing commission members. Interests from which expertise might be selected include banking, development, contracting, engineering, geology and seismology, law, ecology, behavioral sciences, historic preservation, architecture, and landscape architecture. It is not, however, intended that Planning Commission members be limited to professionals, but rather, that members represent a cross section of the community.
 2. Planning Commission members shall be bona fide City residents and qualified electors of the City.
 3. Each Planning Commission member shall be appointed for a term of three (3) years which shall begin upon appointment.
 4. Planning Commission members may be reappointed for successive terms.
 5. The City Council may remove any member of the Planning Commission whenever it appears that such removal would be in the best interests of the City, as determined by the City Council.
 6. Any vacancy occurring on the Planning Commission by reason of death, resignation, or removal shall be promptly filled by the City Council, for the unexpired term of such member.
 7. Any vacancy occurring on the Planning Commission by reason of expiration of term shall be promptly filled by the City Council.
 8. The City Council, may appoint three (3) alternate Planning Commission members who shall serve terms of one year. The reappointment, removal, and vacancy of alternate Planning Commission members shall be the same as for regular Planning Commission members. Alternate members of the Planning Commission may serve on the Planning Commission in the absence of a Planning Commission member.
 9. Members and alternate members of the Planning Commission shall be deemed "volunteers" for purposes of City ordinances, rules, regulations, and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah Governmental Immunity Act, Utah Code section 63G-7-101, et seq.
 10. Planning Commission and alternate members may be compensated for performing their duties as may be approved by the City Council.
- C. Powers And Duties: The Planning Commission shall have the following powers and duties which shall be exercised pursuant to the provisions of this title:
1. Prepare and recommend a General Plan and General Plan amendments to the City

Council as provided in section 10-5-7 of this title;

2. Recommend land use regulations to the City Council as provided in section 10-5-8 of this title;
3. Act as a Land Use Authority as provided in this title; and
4. Advise the City Council on matters requested by the Council, including but not limited to, programs for public improvements and the financing thereof.

D. Organization And Procedure: The Planning Commission shall be organized and exercise its powers and duties as follows:

1. The Planning Commission shall select one member as Chair to oversee the proceedings and activities of the Planning Commission and one member as Vice-Chair to act in the absence of the Chair. The Chair and Vice-Chair shall serve for a term of one year and may be reelected for successive terms.
2. The Planning Commission shall adopt policies and procedures, consistent with the provisions of this title and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purpose considered necessary for the functioning of the Planning Commission. Such policies and procedures shall be approved by the City Council before taking effect.
3. The Planning Commission shall hold regular meetings and any necessary public hearings on the first and third Thursday of each month in the Herriman Community Center Building located at 5355 W. Herriman Main Street, Herriman, Utah, unless otherwise changed by the Planning Commission as the need may arise and permitted by law.
 - a. All Planning Commission meetings and public hearings shall be held after regular working hours of the City.
 - b. Such meetings and public hearings shall be noticed and held in accordance with the Open and Public Meetings Act, Utah Code section 52-4-1, et seq., and section 10-5-5 of this title.
4. No official business shall be conducted by the Planning Commission unless a quorum of its members is present.
 - a. Four (4) members of the Planning Commission shall constitute a quorum.
 - b. The minimum number of yes votes required for the Planning Commission to take any action shall be the majority of members present, unless otherwise prescribed by law.
5. The Planning Commission shall transmit reports of its official acts to the City Council.
6. Written minutes and a recording of Planning Commission meetings which are required by the Utah Open and Public Meetings Act, Utah Code section 52-4-1, et seq., shall be filed in the Office of the City Recorder. Such records shall be available for public review and access in accordance with the Government Records Access and Management Act, Utah Code section 63G-2-101, et seq.
7. The City and its authorized agents may enter upon any land at reasonable times to make examinations and surveys pertinent to the:
 - a. Preparation of the General Plan; or
 - b. Preparation or enforcement of the provisions of this title. (Ord. 2018-20, 5-9-2018)

Attachment B
Planning Commission Rules of Procedure



HERRIMAN PLANNING COMMISSION RULES OF PROCEDURE

These Rules and Procedures (“Rules of Procedure”) shall govern the proceedings of the Herriman Planning Commission (“Commission”) ~~and. They~~ shall be consistent with applicable provisions of the Utah Code (“Utah Code”) and Herriman Code of Ordinances ~~2017~~ (“Herriman Ordinances”).

I. Authority and Duties

The Commission shall act on all planning matters that arise within the jurisdiction of Herriman (“City”) as required or permitted by the Utah Code ~~and/or~~ Herriman Ordinances.

II. Membership

Section 1. Appointment of Members and Participation– Regular and ~~alternative~~ Alternate Members of the Commission (“Members”) shall be appointed as provided in the Herriman Ordinances. ~~- Alternate~~ Alternate Members may participate as a voting Member of the Commission upon the request of the Chair on a rotation basis when a ~~regular~~ Regular Member is absent ~~and the term Members shall also include any alternative Member who is thus participating.~~ Alternate Members may fully participate in all matters before the Commission, whether in a voting or non-voting capacity, during all work and regular meetings.

Section 2. Rights of Members– All Members, including the Chair, shall be entitled to one vote on all matters properly brought before the Commission for action unless otherwise restricted by Herriman Ordinances or these rules. Proxy votes shall not be permitted, and Members must be present to vote unless otherwise allowed by a duly adopted policy on electronic meetings.

Section 3. Secretary - City Staff (i.e., City Recorder or designee) shall serve as secretary of the Planning Commission.

Section 4. Members’ Terms– The terms of ~~regular~~ Regular and ~~alternate~~ Alternate Members shall be as set forth in the Herriman Ordinances.

Section 5. Training – Within three (3) months of being first appointed, newly appointed Members should meet with City Staff to review, among other things, the Rules of Procedure and the General Plan. All new members shall also be required to attend a Land Use 101 training with the Utah League of Cities and Towns within the first six (6) months of being appointed.

All Members should attend any additional training sessions as scheduled from time to time by City Staff. This ~~should~~ shall include a minimum of four (4) hours of training each year, including a minimum of one (1) hour of annual training on the general powers and duties of the Commission in Title 10 of City Code and the Municipal Land Use, Development, and Management Act in State Code. Failure to comply with attending any required training may result in the removal of the Member from the Commission.

Section 6. Attendance – Members shall regularly attend Commission meetings.



Section 7. Member Responsibilities – As a Member of the Commission, each ~~member~~Member shall be responsible to:

1. Read and study the agenda, staff reports, and all attached documents prepared by City Staff so that they are fully informed about each application prior to the scheduled Commission meeting.
2. Act in a courteous and respectful manner to their fellow Members, City Staff, applicants, and the public, during all meetings.
3. Attend Commission meetings, including any joint work meetings, and arrive on time.

Section 8. Removal Proceedings – Removal from the Commission shall be as set forth in the Herriman Ordinances.

Section 9. Vacancies – A Member may resign at any time by giving written notice of such resignation to the Mayor, Chair, and City Staff. Resignations shall be recorded in the meeting minutes. Any vacancy during a Member’s term shall be filled as set forth in Herriman Ordinances.

Section 10. Compensation and Reimbursement – Members shall receive compensation for their services and reimbursement for expenses as determined by City Council.

Section 11. Annual Review – The Mayor and Planning Commission Chair may meet annually with each Member for a performance evaluation.

III. Officers

Section 1. Election of Officers – As the first order of business at the first regularly scheduled Commission meeting held in August, the Commission shall hold elections for the positions of Chair and Vice Chair from among ~~regular~~Regular Members by a majority vote of the Members² present.

Section 2. Officer Terms – Officers may serve successive terms.

Section 3. Officers Duties

1. The Chair Shall:
 - a. Serve as the Presiding Officer of the Commission
 - b. Implement the Rules of Procedure
 - c. Coordinate with ~~the Supporting Agency staff~~City Staff to provide an agenda for each public meeting, and ensure the timely delivery of reports and other relevant information to the Commission for review
 - d. Execute all official documents and letters of the Commission
 - e. Identify and bring before the Commission such policy matters as are within the purview of the Commission
 - f. ~~Conduct~~Attend and participate in joint work meetings with the City Council
2. The ~~Vice~~Vice-Chair Shall:
 - a. Assist the Chair in all necessary capacities



- b. Assume the duties and responsibilities for the Chair in all instances where the Chair is ~~not-un~~available or unable to carry out the duties and responsibilities.

3. The Secretary Shall:

- a. Take written minutes, and post all agendas and meeting activities as required by Utah Code. ~~The Secretary in consultation with the Chair shall create the agenda for each meeting and shall~~ In consultation with City Staff, the Secretary shall create the agenda for each meeting and send an agenda to the Members of the Commission. Additional items may be placed on the business meeting section of the agenda by Members of the Commission or City Staff, as provided below.

Section 4. Chair *pro tempore* – In the absence or incapacity of both the Chair and the Vice Chair for a Commission meeting, the Members present at the meeting shall elect a Chair *pro tempore* to serve as Presiding Officer only for that meeting. Alternate Members shall not serve as Chair *pro tempore*.

IV. Meetings of Members

Section 1. A Quorum shall consist of a majority of its Members and shall be necessary to conduct any business of the Commission.

Section 2. Adherence to City, State, and Federal Law – Except as provided herein, all meetings shall be generally guided by Robert's Rule of Order-Simplified.- With respect to matters of interpretation or applicability of these Rules of Procedure, or the applicability of the Robert's Rules of Order-Simplified, a determination by a majority of the Commission in attendance shall control.- All meetings shall adhere to the Utah Open Meetings Act, and the Government Records Access Management Act.

Section 3. Regular Meetings – Meeting locations shall be publicly noticed and held each month. Annual notice of meeting dates shall be noticed as required by Utah Code. In addition, dates and times of the meeting shall be posted as required by Utah Code.

Section 4. Special Meetings – Special meetings may be called by the Chair or City Staff, with the consent of the Chair, at any time, provided that a preferred seventy-two (72) hour is given to each Member before the meeting is held and notice is given as required by Utah Code. If permissible by Utah Code and Herriman Ordinances, a shorter notice may be considered when the Chair or City Staff determines a special meeting is in the best of the City and its residents. If needed, the Commission may also conduct site visits or field research during a special meeting.

Section 5. Meeting Cancellation – Notice of cancellation of a meeting shall be posted as required by Utah Code. If a meeting is rescheduled, the new meeting time, date, and location shall be posted as required by Utah Code.

V. Subcommittees

The Chair may create subcommittees as deemed necessary. Members of subcommittees shall be Commission Members.



VI. Meeting Notice and Agenda

Section 1. The Planning Commission, through the City Planning Staff, shall, insofar as practical, mail notices of the first meeting at which ~~an application for a conditional use or the first a~~ public hearing for a ~~general plan subdivision or~~ zoning amendment is to be considered to all property owners appearing on the latest plat ~~data received from in~~ the Salt Lake County Recorder's Office ~~for lots or parcels located~~ within a 300-foot radius ~~(or larger if deemed necessary by City Staff)~~ of the premises affected by the application. Compliance with this subparagraph shall not be a ~~"condition precedent"~~ ~~to for~~ proper legal notice, and no hearing or action taken thereon shall be deemed invalid or illegal because of ~~the failure to an error in~~ mailing the notices provided for in this paragraph.

Section 2. Whenever a public hearing is held on any ~~subdivision ordinance change or~~ general plan ~~or zoning~~ amendment, ~~or other applicable land use request application~~, notice shall be published in accordance with Utah law and the requirements of the Herriman City Land ~~Use Regulations~~ Development Code.

~~Section 3. Applicants or interested parties should submit written materials on the Thursday by noon, prior to the scheduled meeting to allow the Planning Commission adequate time to review the materials.~~

~~Section 3. Applicants should submit a completed land use application and all required electronic or physical materials at least twenty-one (21) days before a regularly scheduled public meeting to allow City Staff and the Planning Commission adequate time to process and review the information. However, a completed application does not guarantee placement on the next meeting agenda due to project complexity or administrative requirements.~~

~~Section 4. Interested parties should submit written public comments on an agenda item at least seven (7) days before a regularly scheduled public meeting to allow City Staff time to process and review the comments. However, all public hearing comments received by City Staff before the meeting will be forwarded to the Planning Commission for consideration and included in the public record.~~

VII. Procedures

A. ~~Business Work Meeting~~

Section 1. The Commission shall conduct a ~~business work~~ meeting as a component of each regularly scheduled meeting. The City Staff, or the Commission, by a majority vote, may adjust the scheduled time as needed. Members of the public may attend such meetings, but will not participate unless invited to do so by the Chair. ~~If needed, the Commission may also conduct site visits or field research during a work meeting.~~

Section 2.- The Commission shall review ~~and discuss the meeting agenda; however, Members should refrain from stating a conscious decision on a pending land use application during the work meeting, correct, and approve of the minutes from the previous meeting.~~ Additional ~~work meeting~~ items may be added to the ~~business meeting section of the~~ agenda by City Staff, ~~the~~ Chair, or ~~Members of~~ the Commission, by a majority vote. The Commission may also discuss and render decisions on policy issues and administrative matters that do not require public input.



Special presentations, reports, and updates from ~~the~~ City Staff that do not require a decision may also be made discussed during the work meeting. ~~During a business meeting, there shall be no discussion of an application, request, or approval scheduled for the regular meeting.~~

B. Regular Meeting Procedures

Section 1. Order – The order of business at the regular meeting shall follow the noticed agenda, which may contain a consent agenda. ~~The~~ However, the Chair, with the consent of the Commission, by a majority vote, or upon recommendation of City Staff, may consider amending matters out of the agenda order.

Section 2. Decisions – A matter for decision will be placed before the Commission by motion made by any Member present at the meeting. The Chair shall not make motions before the Commission except in the absence of a response from other Members to an invitation by the Chair that a motion on a pending matter would be in order. Any Member may second a motion. Alternates may make motions and second motions only if they are serving as an acting Member of the Commission at the meeting because of the absence of a ~~regular~~ Regular Member.

Section 3. No Member shall be permitted to vote on any question unless the Member is present when the vote is taken and when the result is announced, and no member shall give their vote to any other person by proxy. A majority vote by the present Members in favor of a motion shall carry the motion. A majority vote by the present Members in favor of a motion shall carry the motion. No member of the Commission shall be permitted to vote on any question unless the member shall be present when the vote is taken and when the result is announced. No member shall give his/her proxy to any other person.

Section 4. Any member abstaining from a vote may remain seated at the table and participate in the discussion. - Reasons for abstention must be stated at the time of the abstention, and such reason shall not be considered a conflict of interest.

Section 5. The Chair, or Vice-Chair in the absence of the Chair, shall vote only in case of a tie on rezoning, conditional use, and subdivision matters unless his or /her presence at the meeting is required to constitute a quorum in which case he or /she shall be a voting member on such matters. - The Chair shall ~~be a voting member~~ vote on all other matters before the Planning Commission.

Section 6. Following a seconded motion, the Chair may ask each Member by name to verbally pronounce their ~~name and~~ vote, and the Secretary shall record each ~~individual~~ vote in the written minutes as an “aye” for “yes” and a or “nay” for “no.”

Section 7. No ~~M~~member shall be permitted to change ~~his/her~~ their vote after the decision is announced by the Chair.

C. Procedures for Applications

Section 1. Application Public Hearing Procedure

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission



2. Unless altered by the Chair, the order of the procedure at a public hearing on an application shall be:

- a. Presentation of the application by City Staff, including its recommendations and a summary of pertinent written comments and reports concerning the application
- b. The applicant's presentation, not to exceed fifteen (15) minutes
- c. Any group representing the area in which the subject property is located, not to exceed five (5) minutes
- d. Persons other than the applicant in favor of, or not opposed to, or in opposition to, the application, not to exceed three (3) minutes per person
- e. Rebuttal by the applicant as necessary to respond to new issues raised by other parties, not to exceed five (5) minutes
- f. Surrebuttal may be allowed at the discretion of the Chair.

Section 2. Application Public Hearing Rules

1. Each speaker, before talking, shall give ~~his~~ their name and ~~if desired his, if desired,~~ their address.
2. Except for requested accommodations for accessibility or interpretation, Only one speaker is permitted before the Commission at a time unless otherwise permitted by the Chair.
3. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application and is not a time for debate regarding the applications.
4. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
5. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
6. No applause or public outbursts shall be permitted.
7. The Chair or City Staff may request police support to remove offending individuals who refuse to abide by these rules.

Section 3. Discussion and Vote – After all the presentations have been made, the Chair ~~may~~ shall request or entertain a motion to close the public hearing or agenda item. Members may continue to discuss the application among the Commission. Following this discussion on the application, a motion must be made and seconded, which may include; Approval, Approval with Conditions, Denial, a Recommendation to the Council (as appropriate), or Continuation of the item with or without a future meeting date.



Section 4. Decisions – A decision of the Commission on an application shall be documented in writing by the Secretary and City Staff and shall include reasons for the decision.

VIII. Ethics and Conflicts of Interest

Section 1. Compliance -All Members shall abide by Utah Code and; annually complete any necessary volunteer forms, documents, and training.

Section 2. Voting and/Recusal:—A member of the Commission who has a conflict of interest as defined by Utah Code and/or Herriman Ordinances shall declare the conflict of interest as required by Utah Code and recuse themselves from the agenda item relating to the conflict of interest. The Chair shall announce the recusal for the record. After declaring a conflict of interest, a Planning Commission member shall leave the room and not participate in the discussion and vote on the matter, nor attempt to use his/her their influence with other Commissioners before, during, or after the meeting.

Section 3.- Ex Parte Communications – No member of the Commission shall have any ex parte discussion regarding any administrative or legislative land use application ~~or re-zone application~~ pending before the Commission.

1. Ex parte communication means any communication, including but not limited to electronic or social media communication, with interested parties of an administrative or legislative land use application ~~or re-zone application~~ pending before the Commission prior to the Commission reaching a final decision.
2. An administrative land use application means any ~~land use~~ application where-by Utah Code or Herriman Ordinances recognizes the Commission ~~is-as~~ the final decision-maker.
3. A ~~re-zone~~ legislative land use application means any ~~land use~~ application where-by Utah Code or Herriman Ordinances recognize the City Council ~~is-as~~ the final decision-maker and is regulatory in nature, including the adopting of a general plan and related elements or amendments.

IX. Amendments and Adoption

A. Adoption and Amendment Procedure

These Rules of Procedure must be reviewed and approved by the City Council before they become effective and may be amended upon approval by the Council.

Approved by the Council this _____ day of March 2023.

HERRIMAN

Mayor Lorin Palmer

ATTEST:

Jackie Nostrum, City Recorder

Attachment C
Planning Commission Rules of Ethical Conduct

HERRIMAN CITY PLANNING COMMISSION

RULES OF ETHICAL CONDUCT

I. Conflict of Interest

A Planning Commissioner to whom some private benefit may come as the result of a Planning Commission action should not participate in~~should not be a participant in the~~ that same action. Furthermore, all Members of the Planning Commission shall ensure compliance with the following rules of ethical conduct:

- A. The private benefit may be direct or indirect; create a material or personal gain; or provide an advantage to relations, friends, or ~~to~~ groups and associations ~~which that~~ hold some share of a person's loyalty. However, membership ~~itself~~ in a group or organization shall not be considered a conflict of interest as to Planning Commission action concerning such group or association unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.
- B. A Planning Commissioner experiencing, in his or ~~her~~ opinion, a conflict of interest, should declare his or ~~her~~ interest publicly, abstain from voting on the action, and excuse themselves from the room during consideration of the action. They should not discuss the matter privately with any other C~~e~~ommissioner. The vote of the Planning Commissioner experiencing a conflict of interest who fails to disqualify themselves shall be disallowed.
- C. A conflict of interest may exist under these rules, although a Planning Commissioner may not believe ~~he has~~ they have an actual conflict; therefore, a Planning Commissioner who has any question as to whether a conflict of interest exists under these rules should raise the matter with the other Planning Commissioners and the City Attorney ~~in order~~ so that a determination may be made as to whether a conflict of interest exists.
- D. No planning official should engage in any transaction in which he has a financial interest, direct or indirect, with the agency or jurisdiction that he serves unless the transaction is disclosed publicly and determined to be lawful.
- E. The Planning Commission recommends that the City Council, in making appointments to the Planning Commission, not attempt to exclude whole categories or associations of business, professional, or other persons in anticipation of conflict of interest problems. The service of competent people of good character need not be sacrificed. Their withdrawal from participation in planning matters is necessary only in those specific cases in which a conflict of interest arises.

II. Gifts and Favors

Gifts, favors, or advantages must not be accepted if ~~they are~~ offered because the receiver holds a position of public responsibility.

- A. The value of a gift or advantage and the relation of the giver to public business should be considered in determining acceptability. Small gifts that come in ~~a~~ the form of business

lunches, calendars, or office bric-a-brac are often, not always, acceptable. In cases of doubt, refuse. In cases of marginal doubt, refuse.

III. Treatment of Information

It is important to discriminate between planning information that belongs to the public and planning information that does not.

- A. Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice should not be furnished to some unless it is available to all.
- B. Information ~~of~~on private affairs that is learned in the course of performing planning duties must be treated in confidence. Private affairs become public affairs when an official action -- such as a change in zone classification or approval of a plan -- is requested with respect to them. Only then is a disclosure of relevant information proper.
- C. Information contained in studies that are in progress in a planning agency should not be divulged except in accordance with established agency policies on the release of its studies. A public planning agency is not required to do its thinking out loud in public.
- D. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Partisan information on any application received by a Planning Commissioner, whether by mail, telephone, or other communication, should be made part of the public record.

IV. Political Activity

Membership in a political party and contributions to its finances or activities are matters of individual decision that should neither be required of, nor prohibited to, Planning Commissioners.

- A. The extent of participation in political activities should be governed by professional judgment as well as limited by an applicable civil service law or regulation.
- B. The powers of Planning Commissioners must not be exercised, nor their duties performed, in any way that will create special advantages for a political party. The special position of a Planning Commissioner should not be used to obtain contributions or support for a political party and should not be used to obtain partisan favors.
- C. Partisan debate of a community's planning program, and the consideration of planning in a party's platform is proper. Planning officials should, however, give political parties equal access to information.

Attachment D
Electronic Meeting Policy

ELECTRONIC BOARD MEETING POLICIES AND PROCEDURES

- I. **Policy:** This shall be known as the Herriman City (the “City”) Electronic Board Meeting Policy (the “Policy”). This policy shall cover the City Council, Planning Commission and/or other City Boards and Commissions (the “Board”)

- II. **Electronic Meetings:**
 - A. **General:** A Board meeting may be convened and conducted by means of telephonic, telecommunications, or computer conference by satisfying the requirements of Utah Code Ann. § 52-4-207.

 - B. **Participation:** The primary purpose for holding electronic meetings is to enable members of the Board to participate in the meeting electronically. Nevertheless, provision may be made for a member of the public to monitor an open meeting of the Board through electronic means provided that the member of the public so requests in writing at least three days prior to the meeting, and further provided that the City will not be required to acquire any equipment, facilities or expertise which the City does not already possess in order to accommodate the request. Notwithstanding anything to the contrary in this Policy, with the exception of a public hearing, the general public and other interested persons need not be provided an opportunity to participate in, as opposed to attend and monitor, an electronic meeting.

 - C. **Anchor Location:** The Anchor Location will be designated at the City Council Chambers located in the City Offices located at 5355 West Herriman Main Street, additional anchor location(s) may be established as needed. A quorum of the Board need not be present at the anchor location for an electronic meeting to be held. As few as one Board Member may be present at the anchor location, as long as all other requirements of this Policy and of Utah Code Ann. §52-4-207 are satisfied for a meeting to be held electronically. The Board Member who would chair the meeting shall be physically present at the anchor location. Space, facilities, and/or other electronic means must be provided so that all interested persons may attend and/or monitor the open portions of the meeting. In addition, if the meeting is a public hearing or allows for public comment, space, facilities and/or electronic means must be provided so that interested persons and the public may attend, monitor and participate in the hearing or comment portion of the meeting.

 - D. **Notice:** Not less than 24 hours’ advance public notice, including the agenda, date, time, location, and a description of how the Board Members will be connected to the electronic meeting, will be given for each electronic meeting of the Board by posting a written notice at the principal office of the City and providing written or electronic notice to at least one newspaper of general circulation in the City and by posting the notice on the Utah Public Notice Website created under Utah Code Ann. § 63F-1-701. In addition, the notice must be posted at the anchor location and must be provided to all Board Members at least 24 hours before the meeting. These notice requirements are minimum requirements and are

not to be construed as precluding such additional postings and notifications as may be directed by the Board. In an emergency situation, the requirement to post written notice at the building where the meeting is to be held and/or at the anchor location may be waived.

- E. **Logistical Considerations:** The Chair, or the Appointed-Chair in the Chair's absence, may determine, based upon logistical considerations that it is not in the best interest of the City to hold an electronic meeting, in which event the meeting will not be held as an electronic meeting. The Chair, or the Appointed-Chair in the Chair's absence, may also restrict the number of separate electronic connections that are allowed for an electronic meeting based on available equipment capacity. The request from a member of the public to participate in a meeting electronically may be denied by the Chair, or Appointed-Chair in the Chair's absence, based on budget, public policy or logistical considerations deemed sufficient by the Chair or Appointed-Chair.
- F. **Conduct of Meeting:** No action may be taken and no business may be conducted at a meeting of the Board unless a quorum, consisting of a simple majority of the members of the Board, is present. A Board Member who is not physically present may nevertheless participate in the meeting through electronic means and be counted toward the required quorum in accordance with Utah Code Ann. § 52-4-207. Any Board Member participating via electronic means may make, second and vote on all motions and participate in the discussion as though present, except that the Board Member who chairs the meeting must be present at the anchor location. If neither the Chair nor the Appointed-Chair is physically present at the anchor location (but there is still a quorum) a Board Member who is physically present at the anchor location will preside over the meeting.