



## PLANNING COMMISSION AGENDA

Thursday, February 2, 2017

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

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

1. HTC Pod 30 Discussion
2. South Hills Process
3. Western Gardens Reception Center
4. Review of Agenda Items

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

1. **General Business:**

Welcome

- 1.1 Invocation/Thought/Reading and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **January 5, 2017**

2. **Administrative Items:**

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

- 2.1 Appointment of Christine Peterson as a Hearings Officer to Make Recommendations to the Planning Commission with Respect to Conditional Use File Number 09C09 (Beef Hollow)
- 2.2 **25S15-01** – Blomquist – 7347 W Hi Country Road – Proposed Subdivision Amendment to the Ivie's Place Subdivision to add 2 Lots for a Total of 4 Single Family Lots – Zone: A-.50 – Acres: 2.12 (**Public Hearing held on November 17, 2016**)
- 2.3 **36S16** – DeHaan – 13846 S 7530 W – Proposed 2 Lot Subdivision - Zone: A-.50 – Acres: 1 (**Public Hearing held on December 15, 2016**)
- 2.4 **39C15-01** – Scenic Development – 16000 S 2150 W – Proposed Indoor and Outdoor Storage Facility (Rockwell Landing Phase 2) - Zone: M-1 – Acres: 37.53 (**Continued from December 1, 2016**)
- 2.5 **37S16** – Edge Homes –14666 S 4600 W – Proposed Subdivision of 123 Single Family Lots (Rosecrest Pod 43) – Zone: R-1-15 – Acres: 27.49 (**Public Hearing held on January 5, 2017**)
- 2.6 **56C07-17** – Edge Homes –14666 S 4600 W – Final PUD Approval of 123 Single Family Lots (Rosecrest Pod 43) – Zone: R-1-15 – Acres: 27.49

- 2.7 **03S17** – Laguna Investment Co – 4700 W 15000 S – Proposed Subdivision of 80 Single Family Lots – Zone: R-1-15 and A-1 – Acres: 67.3 (*Public Hearing*)
- 2.8 **38S16** – Bowles – 12790 S 6000 W – Proposed Subdivision of 4 Single Family Lots – Zone: A-.50 – Acres: 2.5 (*Public Hearing*)
- 2.9 **02C17** – Dickson – 13338 S Rosecrest Rd – Proposed Complete Care Hospital Facility – Zone: C-2 – Acres: 2.1
- 2.10 **03C17** – NovaSource Sunwest, LLC – 5098 W 13400 S – Proposed Intermountain Tire Pros – Zone: MU-2 – Acres: .64
- 2.11 **04C17** – Tuttle & Associates, Inc – 5668 W 13400 S – Proposed Kentucky Fried Chicken Restaurant – Zone: C-2 – Acres: .98

**3. Legislative Items:**

*Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.*

- 3.1 **01Z17** – Pratt – 13551 S Rose Canyon Rd – Proposed Rezone from A-1 to A-.50 - Acres: 1 (*Public Hearing*)
- 3.2 **02Z17** – Pratt – 13751 S Rose Canyon Rd – Proposed Rezone from A-1 to A-.50 - Acres: 1.2 (*Public Hearing*)
- 3.3 **03Z17** – Herriman City – Text Change to the Accessory Building Ordinance (*Public Hearing*)

**4. Chair and Commission Comments:**

**5. Future Meetings:**

- 5.1 City Council – Wednesday, February 8, 2017 @ 7:00 PM
- 5.2 Planning Commission Meeting – February 16, 2017 @ 7:00 PM

**6. Adjournment:**

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

**ELECTRONIC PARTICIPATION:** Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

**PUBLIC COMMENT POLICY AND PROCEDURE:** The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual two minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item.

I, Cindy Quick, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah State Website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html) and on Herriman City's website [www.herriman.org](http://www.herriman.org).

Posted and Dated this 26<sup>th</sup> day of January, 2017

Cindy Quick, CMC  
Deputy Recorder



## PLANNING COMMISSION MINUTES

**Thursday, January 5, 2017  
Waiting Formal Approval**

The following are the minutes of the Planning Commission Meeting held on **Thursday, January 5, 2017 at 6:00 p.m.** in the Herriman City Community Center, 13011 South Pioneer Street (6000 West), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

**Presiding:** Chair Clint Smith

**Commission Members Present:** Chris Berbert, Andrea Bradford, Adam Jacobson, Jessica Morton, Curt Noble, Robyn Shakespear, Wade Thompson

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

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

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

**6:04:40 PM** Chair Smith asked about the meeting on January 19<sup>th</sup> and City Planner Bryn McCarty explained that the meeting will be cancelled due to the City Council Retreat. The next meeting will be February 2, 2017. She informed the commission that the gas station application was appealed. Chair Smith asked if there was a new basis and the response was that it was basically for the same reasons as before. The appeal was scheduled for January 23, 2017 with David Church around 1:00pm it was mentioned that appeal meetings are typically very brief. Mayor Freeman asked how many times someone could appeal and what the next step would be. The response was that the next step would be at the district court level and it could go on for a long time.

**6:08:42 PM** Planner McCarty turned time to City Attorney John Brems for a brief discussion regarding Staker. He explained that the hearing to revoke the conditional use may take one or two days outside of a regular meeting. It would be the only time Staker could produce any evidence. The commission was advised that they could appoint a hearing officer who would present to the commission and they could then write up a decision much like what has been done in the past. The hearing officer could take the time to be part of the hearing even if the hearing goes for two days. The hearing officer would make a recommendation to the commission and the commission would adopt that decision, making it the official decision. A brief discussion

regarding the process took place. Assistant City Manager Gordon Haight explained that appointing a hearing officer would take care of having a quorum present during the hearing. The commission would make a recommendation to the city council for the hearing officer and as long as the city council approved that hearing officer the city would go forward. Chair Smith asked if the commission felt okay about going in that direction and mentioned that he felt that it was a good direction to go. The commission members agreed. Attorney Brems reiterated that Staker was granted a conditional use permit and the city has determined that they are not meeting the terms of that permit and has been directed to investigate the removal of that conditional use.

## 1. [6:16:55 PM](#) Invocation Discussion – City Attorney John Brems

The city council was in the process of adopting a new policy on prayer. The council was aware of a situation where Salt Lake City was sued regarding their policy for prayer, the city won. The council would like to follow Salt Lake City's process. Attorney Brems reported that there are some gaps in the process but those gaps will be dealt with in the future. He briefly outlined the process. The intent was for solely secular purposes. To promote an atmosphere of civility and encourage lofty thoughts. Foster sensitivity, etc. Presentation intended to be non-denominational and non-proselytizing and only two minutes. The process will be to seek out a wide variety of community organizations. The title will be invocation/thought/reading. The City Recorder has been directed to implement the policy. They will need to schedule the invocation/thought/reading and not ask a volunteer during the meeting. They will solicit from a wide range of sources. If someone is scheduled they will proceed, if not the meeting will move forward without the invocation/thought/reading. Assistant City Manager Gordon Haight noted that the commission and staff would not be utilized for the invocation/thought/reading, however they could offer the pledge. The purpose was to avoid potential liability. Mayor Freeman asked if there was any control over the content that was shared. The response was no, it can be whatever they would like to share for two minutes.

## 2. [6:22:23 PM](#) Review of Agenda Items

Item 2.1 – Proposed Reception Center – a brief discussion took place regarding the plan. Business hours were proposed as 12:00 pm to 12:00 am. The applicant may need to provide clarification for business hours.

Item 2.2 – Home Occupation – notices were mailed out to the neighbors and staff received a few complaints. The business would be mostly online clothing sales, however, there would be a few people coming to the home from time to time. Concerns were for increased traffic in the area. The business may be an MLM and there may be parties at the home. The home is a single family home with a secondary kitchen. The city was unaware whether or not they were renting out the basement. If they are renting out the basement it should be in compliance before a business license gets issued. They do have a three car garage and driveway for parking.

Item 2.3 – Hamilton - Proposed Subdivision – the development will connect 7300 W, 7530 W and McCuiston. The applicant was rezoned for four units per acre and he has half acre lots next to high country. He is well under the four units per acre. All lots are over 10,000 square feet and the roads are public. It was mentioned that the road connection would be great. McCuiston is a public street. City Engineer Blake Thomas explained that more improvements will be coming. He noted that several houses would face 7300 W. The intersection would be a four way stop (7350 and McCuiston). The lots that face 7300 W are owned by Mr. Hamilton. The development would provide improvements on McCuiston. There will be a storm drain project along McCuiston that will provide an asphalt pathway as a safe walking route. The subdivision does need to meet the ordinance.

Item 2.4 & 2.5 – Edge Homes Proposed Subdivision & PUD – Pod 43 next to Plat S. The density of the development will be 5.5 with single family lots, public roads and basements and Rosecrest CC&R's. Matt Watson pointed out the trail connections and the closest playgrounds and open space. He pointed out two tot lots and pavilions. There will be a lot of open space just due to the slope of the property.

Item 3.1 – Bowles Rezone – two and a half acres with four half acre lots and a proposed rezone to A-5. The proposal would be a recommendation to the council for rezone once the council approves it then the subdivision will come back to the commission.

Item 3.2 – Staker Rezone – five acre lot at the end of 7300 W. The applicant wants to combine this property with another property and provide right of way for a road to go through. The subdivision will be brought back once the city gets a development agreement. The proposal asked for a rezone of A-25 but the city no longer has that zone. However, all the lots are proposed as half acre, therefore, a rezone to A-5 would work. Trevor Hull explained that he was proposing A-25 to comply with the general plan. He also briefly discussed the easements needed for the road and how they want to make that work for both parties. The development agreement will be before the council next week.

City Planner McCarty will provide information regarding an upcoming training and requested that the commission let her know of any interest in attending. The next joint meeting will be in March. One item on that agenda would be planning commission policies and procedures. It would include the process for selecting planning commissioners and what would be expected of a commissioner. She reported that the ordinance was still being updated and that the first three chapters are ready. Staff will bring the ordinance to the commission all at once. She reported about a DRC with a Tire Store. A Kentucky Fried Chicken was going in west of Mountain America and a Stand Alone ER was going in north of Mountain America. She wanted the commission to understand that they were doing their best to only add items to the agenda that are completely ready.

Meeting Adjourned [6:49:37 PM](#)

**7:04:30 PM    7:00 PM - Regular Planning Commission Meeting:**

**Presiding:** Chair Clint Smith

**Commission Members Present:** Chris Berbert, Andrea Bradford, Adam Jacobson, Jessica Morton, Curt Noble, Robyn Shakespear, Wade Thompson

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

**City Staff Present:** City Planner Bryn McCarty, Planner I Sandra Llewellyn, Deputy Recorder Cindy Quick, Communications Specialist Steve Cyr, Assistant City Manager Gordon Haight, City Engineer Blake Thomas, City Attorney John Brems

**1. General Business:**

Welcome

Chair Clint Smith welcomed those in attendance.

1.1    [7:08:27 PM](#)    Pledge of Allegiance

Todd Perry led us in the pledge.

1.2    [7:05:24 PM](#)    Roll call

Full Quorum present

Chair Smith mentioned that Jeramy Burkinshaw was no longer on the planning commission due to a promotion and job change. He wanted to publicly thank Jeramy Burkinshaw for his service. He wished Jeramy could be at the meeting but understood that he had already been relocated due to the promotion at work. He did, however, want to wish him and his family the best with their future endeavors.

1.3    [7:07:01 PM](#)    Approval of Minutes for: **December 15, 2016**

*Commissioner Robyn Shakespear MOVED to approve the minutes of December 15, 2016.*

*Commissioner Jessica Morton SECONDED the motion.*

*The voting was unanimous.*

[7:07:30 PM](#)    Chair Clint Smith reviewed the public comment policy and procedure for those items on the agenda for a public hearing.

**2. Administrative Items:**

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

2.1    7:09:08 PM    **60C16** – Clayton – 14100 S Rosecrest Rd – Proposed Reception Center - Zone: C-2 – Acres: 2.6 (*Continued from December 15, 2016*)

City Planner Bryn McCarty oriented the commission with an aerial map to show the location. The reception center would be on the corner of Rosecrest and Mirabella. The site plan was shown. Parking calculations and occupancy numbers were shown. Landscaping information was provided on the site plan. The proposed building would have a reception center on the main floor and three offices on the basement level which would have a walkout. Office hours would be from 7:00 am to 6:00 pm and the reception center hours would be from 12:00 pm to 12:00 am. Rosecrest Architectural Review looked over the plan and gave approval. Commissioner Jessica Morton asked about the parking spaces for the reception center. She wondered if the 59 stalls were for the reception center. The response was affirmative and that it would be up to the commission to determine what the appropriate amount of parking should be. Commissioner Wade Thompson asked about building access for the office space. The response was that reception center and the office space would have separate entrances and that there would be no access between the two floors of the building. He asked if the parking lot for the future building would be installed along with the reception center. The question was directed to the applicant.

Brandon Lundein (applicant), Diversified Design Services in Murray, explained that the entrance for the reception center will be on the southwest of the building. The lower level/office space entrance would be on the southeast of the building. Development plans are to pave the perimeter of the future area. They will put a base down where the future building would go to help keep the weeds down. The north end will have a drainage swell and containment area. The site would be landscaped with the exception of the future building site. He reported that along with the landscaping there would be a wall installed. He looked at reception centers in West Jordan, South Jordan and Sandy, to figure out the parking ratio. Commissioner Thompson asked whether or not the parking would be utilized for the office space, as well. Mr. Lundein explained that the hours of the office center and the reception center would differ and his hope was that there would be minimal overlap of parking needs. Commissioner Berbert suggested that at full capacity there would be 4.66 people per parking stall. He thought that seemed high. The applicant explained that the 156 parking stalls would be installed with the building and they would pick up more around the future area. Commissioner Adam Jacobson asked about the office and reception center hours. Mr. Lundein explained that the office hours would be from 9:00 am to 5:00 pm and that the reception center would usually start early afternoon and end at 10:00 pm. The cleanup would then start and be done by midnight. Commissioner Robyn Shakespear asked if there would be wedding luncheons. The response was no, that there would not be a formal kitchen onsite and most events would be catered by an outside group. Commissioner Adam Jacobson asked the applicant if he had color boards and the applicant explained that the colors were approved by Rosecrest and would be mostly earth tones. Chair Smith explained that generally the planning commission sees the materials board and colors of the elevations. Commissioner Jacobson was comfortable with what was presented but would like to have the color boards and material boards come back with the elevations. City Planner

Bryn McCarty suggested adding condition nine for the hours. She asked them to clarify condition eight with the hours proposed. Commissioner Chris Berbert suggested clarifying requirement 11 to have all dumpsters and mechanical areas screened with brick or some other material. Commissioner Thompson and Morton suggested precast. Commissioner Noble didn't want to limit the office hours. Commissioner Jacobson suggested limiting the use of the reception center to the top floor only.

*Commissioner Adam Jacobson MOVED to approve the item with staff's recommendations with a couple alterations. On number eight that 156 parking stalls shall be supplied with the application. Number nine, that the hours of the reception center will be between 12:00 noon to 12:00 midnight. Condition 17 that the building elevation including color boards and materials boards will come back to the commission. (City Planner McCarty suggested amending number 4 instead and Commissioner Jacobson concurred). Number 11 to say that all dumpsters and mechanical areas shall be screened with precast and a gate. The addition of condition 17 that the reception area is only restricted to the upper level of the building, as well as, the grounds.*

*Commissioner Wade Thompson SECONDED the motion.*

Requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. There shall be 20 feet of landscaping along both streets. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval. 15% of the total site shall be landscaped and shall also include a minimum of 5% of the parking area landscaped.
4. Building elevations including color boards and material boards will come back to the commission are approved as submitted.
5. Receive approval from the Rosecrest Architectural Review Committee.
6. No signs are approved with this request, separate approval will be required.
7. Install a 6 foot precast wall and vegetation such as shrubs and trees along the west property line to buffer the residential homes.
8. ~~Parking shall be determined by the PC. 156 parking stalls shall be supplied with the application.~~
9. ~~Hours of operation to be determined by the PC. Hours of the reception center will be between 12:00 noon to 12:00 midnight.~~
10. Setbacks as follows:  
Front: 8 feet  
Side Yards: 20' on the corner / 15 feet adjacent to residential, with an additional setback for buildings over 15 feet in height based on a one to one ratio.  
Rear: None
11. All dumpsters and mechanical areas shall be screened with precast and a gate.
12. Provide a traffic impact study for review and approval. This should include information on access points.
13. One access point off of Mirabella Drive.
14. Detention shall be provided on site as required by City standard. If detention is located along the north property line, additional improvements may be required to maintain the integrity of the block retaining wall on the church property.
15. Install curb, gutter and sidewalk on all public streets.
16. All exterior lighting must be reviewed and approved by the City Engineer.
17. The reception area is restricted to the upper level of the building only, as well as, the grounds.

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

<i>Commissioner Adam Jacobson</i>	Yes
<i>Commissioner Jessica Morton</i>	Yes
<i>Commissioner Curt Noble</i>	Yes
<i>Commissioner Robyn Shakespear</i>	Yes
<i>Commissioner Wade Thompson</i>	Yes

*The motion passed unanimously.*

**2.2    7:24:35 PM    65C16 – Campbell –14337 S Long Ridge Dr – Proposed Home Occupation for an Online Clothing Store – Zone: FR-1**

City Planner Bryn McCarty explained that the process for a home based business was to send out notices to the neighbors and if concerns are voiced then the application would be presented to the commission. The main concerns were for extra traffic the business may cause. Pictures of the home were shown. An approval from the HOA was provided.

Cindy Campbell (applicant) explained that the business would be an online clothing store. She explained that it would be similar to Mary Kay or AVON. She would be mostly going to other people's homes holding a pop up boutique to show the clothing. However, she wanted to obtain a license to make sure it was done properly. She explained that ninety nine percent of the business would be away from the house or online. She did report that there might be family and friends that come to her home to try things on but she would not be selling clothing out of her home. She has a full-time job and this business would be part time with her daughter. She also pointed out that there would be plenty of room for parking of any guests who may come to the home. There would be deliveries but not much more than already occur. She felt that she had more people park in her driveway when family comes over than would be necessary for this business. She wanted the commission to know that her home is a single family home with a mother-in-law apartment and it was not a duplex.

Chair Smith along with the commission allowed anyone present to make a comment. There was none offered.

*Commissioner Jessica Morton MOVED to approve the item with the seven requirements outlined by staff.*

*Commissioner Robyn Shakespear SECONDED the motion.*

Requirements

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

*The vote was recorded as follows:*

<i>Commissioner Chris Berbert</i>	Yes
<i>Commissioner Adam Jacobson</i>	Yes
<i>Commissioner Jessica Morton</i>	Yes
<i>Commissioner Curt Noble</i>	Yes
<i>Commissioner Robyn Shakespeare</i>	Yes
<i>Commissioner Wade Thompson</i>	Yes

*The motion passed unanimously.*

**2.3    7:29:48 PM    35S16 – Hamilton –13800 S 7300 W – Proposed Subdivision of 68 lots – Zone: A-.25 – Acres: 29.11 (Public Hearing)**

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The property was about 30 acres with 68 lots proposed. The property was rezoned about three of four years ago before the general plan was amended and was approved at A-.25 with a zoning condition of up to four units per acre. The layout for the proposed development was shown. Half acre lots will be required next to high country. The subdivision will have public streets. The smallest lot would be 10,491 square feet. Some improvements would be done along McCuiston, 7300 West and 7530 West. Detention would be provided. All homes would have to meet the single family design criteria.

Sheldon Hamilton (applicant) felt that if the proposal had been reviewed with staff and city engineers and was fine with the plan as presented.

7:32:50 PM    Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name for the record.

**Citizen Comments:**

Sherry Ohrn lives next to the development. She felt that the subdivision would fall under the new zoning ordinance unless a subdivision permit was requested, which would mean they can only have the 1.8 density. She felt that she had been misinformed several times by staff. She reported having a 16 foot mountain behind her that had been hauled in over the last year or two and now that mountain would have houses built on it. She divulged that there was no drainage plan for the development and that she sits in a bowl because of admitted mistakes by staff and the city engineering department. She reported having little trust with what was being said. She mentioned that she would have her attorney check it out but had no desire to sue the city. She felt that she has lost a lot of money regarding the equity of her home. She asked that the commission demonstrate to her that the subdivision would be in compliance with city ordinances and throughout the process. She would like to be advised of the drainage plan. She remarked that she was in a mess right now because of poor engineering. She declared that many people, strangers and neighbors including Sheldon comment and question her regarding what was happening around her. She suggested that they take a ride to see what the impact of the development had on the road in her subdivision. She wanted to understand the impact that would be put on her home and her

neighborhood. She asked the commission to pause and make sure that the process was being done correctly.

Todd Perry lives in the culdesac neighborhood and felt that he may be part of the problem that was just described. He described 7530 West as a dirt road and the new Herriman Speed Way. He felt the intersection at 6400 West was horrible. He emphasized that only one main artery would feed all of the proposed development. He felt that infrastructure needed to be corrected or made acceptable before adding anything else in the area.

Pat Olsen is a neighbor to the north. He proposed that the east west road be moved to the edge of his property because he didn't have a way to access the back. He felt the proposed development would turn his acre and a half into a quarter acre lot. He responded that the current access was off of 7530 West. He felt the road would provide a buffer and access to the back of his property.

Tiffini Davis lives on the corner of 7530 West. She lives on an acre with horses. Her concern was for the safety and liability of her animals and her children. She wondered what would be done to divide and separate the horse community next to the proposed subdivision. She would like to have sturdy fencing provided. She asked if sidewalks would be required because currently her children walk on the road to visit their friends. She also noted that there currently wasn't a speed limit sign on the roads around them.

7:42:19 PM Chair Smith closed the public hearing.

Commissioner Chris Berbert asked for the width of 7530 West and 7300 West. City Engineer Blake Thomas reported that 7530 West had a 60 foot right of way which means the width of the asphalt was approximately 28 feet. 7300 West was proposed as a 66 foot right of way, however pieces of it are 50 foot as inherited from the County. He reported that as developments come in they will widen the road. He responded to Chair Smith that the city was working on a storm drain project along 7300 West through McCuiston. It would tie into the existing storm drain and would also smooth the road out. McCuiston will become a four way stop. Sidewalks will be installed along with an asphalt pathway to create a safe walking route all the way from 7530 West to Butterfield Canyon Elementary. The pavement along McCuiston would happen in three to five years based on agreements. Commissioner Wade Thompson asked about installing speed limit signs. City Engineer Thomas explained that they are purchasing equipment to allow them to do studies in the winter to make sure they are setting the correct speeds. Commissioner Adam Jacobson asked about the land access for Mr. Olsen. City Engineer Thomas explained that access was provided off of 7530 West and if access was desired from the adjoining property that agreement would need to be between the property owners. Commissioner Jacobson asked about the zoning of Mr. Olsen's property. City Planner McCarty stated it was A-.25.

Mr. Hamilton commented that the property was sold to Mr. Nelson as 100 feet wide by 330 feet long. He divulged that Mr. Nelson built a home without approval from the county and the county wouldn't pass/approve it. He then remarked that Mr. Dansie bought the home on a sheriff sale and asked if he would deed him two to three feet more so it could be finished and legal. Mr. Dansie then put it up for sale and Mr. Olsen bought it with the idea knowing it was a long lot. Mr. Hamilton felt that Mr. Olsen

should not be asking for him to move the road. He provided an easement for a connecting road for sewer and water, therefore he would not be able to move the road.

Commissioner Berbert briefly discussed requirement number four, regarding fencing. City Planner McCarty explained the requirement for a precast wall along 7300 West was from a previous plan. Commissioner Berbert felt that other areas should be considered for fencing, as well. Commissioner Thompson asked if the rezone was approved prior to the general plan. City Planner McCarty responded affirmatively and added that with the original zoning change he was allowed up to four units per acre. Commissioner Curt Noble shared Commissioner Berbert's concern regarding fencing especially next to the horse property. Planner McCarty showed the ordinance for fencing. She explained that the ordinance gave the ability to require fencing between different uses and also suggests six foot vinyl between residential agricultural with the ability to do something different if they deem it necessary. Commissioner Jacobson thought fencing should be the animal owner responsibility. Chair Smith explained that if the home owner has the right to have horses it would also be their responsibility to provide adequate fencing to secure those animals. He felt that fencing should be provided to separate out the uses but that adequate fencing should be provided by the animal owner. Commissioner Berbert felt that fencing was needed between Mr. Olsen and the new subdivision, as well as, the south side. He was uncertain what fence would be better for the separation. Mr. Hamilton pointed out that the area bordering High Country Estates had a strap fence. It was explained to him that the fencing was required by the Planning Commission.

Ms. Davis asked to address the commission regarding fencing for horses. She explained that a vinyl fence will break if the horse leans on it. Commissioner Jacobson asked what type of fence she currently had. Her response was that the fence was Mr. Hamilton's wire fence. Chair Smith understood that vinyl fences would break should a horse lean on it and he reiterated that the fencing responsibility should be with the animal owner.

Commissioner Jacobson explained that part of the requirements for the preliminary plan had not been provided. The plan does not show the adjacent property nor the topography which would help him make a rational decision for which type of fence should go where. He only just realized during the meeting that there was a land owner between the culdesac and the development. He reiterated that the plan needed to contain more of the required information. He asked that the developer provide on the plan all requirements for a preliminary plat approval. Chair Smith felt that the separation of uses was needed. Commissioner Morton agreed with Chair Smith and Commissioner Jacobson and felt it should be the proposal should be continued. Commissioner Noble felt concerned about the drainage in the area and wondered if that concern would be handled by engineering. Commissioner Jacobson requested that staff show all fencing locations and requirements for a preliminary plat as specified by city ordinance. He requested that engineering brief the commission regarding discussions for the road way and what the plan would be, as well as, storm drainage. He requested that the preliminary plat show existing easements, per ordinance requirements. He requested that engineering look at the consideration of access to the additional land and advise them whether or not it was necessary. He also wanted to see on the plat that the three lots on the west side of 7300 West only access the subdivision. Commissioner Wade Thompson asked about item 10, that temporary retention until the storm drain connection is

constructed, and wondered if that meant that it would be kept as a retention pond or that it would be taken out. Planner McCarty explained that it may start out as retention but then become detention, it would not go away. Commissioner Jacobson added that the requirement also states that if it remains detention it must be landscaped. He would like to either see that the landscaping was a requirement or that the retention was temporary. Engineer Thomas informed the commission that if the funding for the pipe was not approved it would have to be retention and would need to be twice the size shown. He further explained that one of the lots would have a temporary easement placed on it and when the pipe comes through it could turn into detention and be released as a lot. Commissioner Jacobson felt that permanent detention should always be there and that it should be landscaped.

*Commissioner Adam Jacobson MOVED to continue the item, with the items discussed for staff and the applicant, without date.*

*Commissioner Wade Thompson SECONDED the motion.*

*The motion passed unanimously.*

**2.4    8:10:00 PM    37S16 – Edge Homes -14666 S 4600 W – Proposed Subdivision of 123 Single Family Lots Rosecrest Pod 43) – Zone: R-1-15 – Acres: 27.49 (Public Hearing)**

Chair Smith noted that 2.4 and 2.5 would be discussed together.

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposal was for Pod 43. The layout was shown. The development would have single family homes. The density was approved at five units per acre and the applicant was proposing 4.5 units per acre. Home elevation examples were shown.

Jaron Nichols (applicant) explained that most of the lots were 100 feet. The back yards were about 30 feet with a 20 foot setback. The development was described as being similar to Rosecrest Meadows. The priority would be for three car garages and would have a range of sizes and variety. He showed pictures of the type of homes that would be built in the development. He described beautiful views in the area. Updated numbers for the overall unit totals were shown. He responded to Chair Smith that Juniper Crest was paved to the property line of Pod 33. He pointed out the open space and trails in the area. Commissioner Thompson asked which way the driveways would face for lots 17, 18, 26 and 123. The response was that they would face into the subdivision. He requested that be part of the requirements and wondered what the distance would be from Juniper Crest to the home. Matt Watson explained that it would be 41 feet from the back of the curb and 26 feet from the back of the sidewalk to the fence. He disclosed that the city was looking at adding an asphalt trail in that area which was additional right of way in case the road needed to be widened in the future.

**8:21:02 PM**    Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name for the record.

**Citizen Comments:**

None

8:21:32 PM Chair Smith closed the public hearing.

Commissioner Thompson was concerned that there was not a park in the proposed development. Chair Smith reminded him about the terrain of the property and that there would be trail connections throughout the area. Commissioner Jacobson would like to see contours on the plat for safety and liveability. He was wondering if the slope was ten percent or four percent or flat. He felt it should be continued in order to be consistant with requirements. Mr. Watson felt fine with his request. He explained that Juniper Crest does not exceed a six percent slope and that the road interior met city standards. The entrance points do not exceed four percent, as required and that inside the subdivision, nothing exceeds eight percent. He reported that the subdivision would be similar to plat P, X and Q.

Commissioner Berbert commented that requirement nine stated they provide a traffic impact study that addresses sight distance for the access locations coming in and out of the development. Access locations may not have adequate sight distance due to the horizontal curve in the Juniper Crest West roadway. He asked if that needed to be ironed out before the proposal was brought back. Mr. Watson explained that the radius was over 900 feet and with it being so large, you would be able to see all the way down the curb. Commissioner Jacobson wanted that to be addressed and shown on the plat. Commissioner Morton wanted to have that addressed, as well, because she knew of current issue like that in the city. Mr. Watson felt confident it would not be an issue.

*Commissioner Chris Berbert MOVED to continue the item without date.*

*Commissioner Jessica Morton SECONDED the motion.*

*The motion passed unanimously.*

2.5    8:29:49 PM    **56C07-17** – Edge Homes –14666 S 4600 W – Final PUD Approval of 123 Single Family Lots (Rosecrest Pod 43) – Zone: R-1-15 – Acres: 27.49

*Commissioner Chris Berbert MOVED to continue the item without date.*

*Commissioner Wade Thompson SECONDED the motion.*

*The motion passed unanimously.*

### 3. **Legislative Items:**

*Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.*

3.1    8:30:17 PM    **34Z16** – Bowles – 12790 S 6000 W – Proposed Rezone from A-1 to A-.50 - Acres: 2.5 (**Public Hearing**)

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. She explained that the applicant was asking for a rezone to A-.5. The applicant also submitted a subdivision plan for four lots and improvements along the road. The lots would not be flag lots. The proposal was for the rezone, the subdivision would be brought back later.

Spencer Bowles (applicant) was available for questions and commented that he felt the proposal was pretty cut and dry.

8:32:15 PM    Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name for the record.

**Citizen Comments:**

None

8:32:38 PM    Chair Smith closed the public hearing.

*Commissioner Jessica Morton MOVED to recommend approval to city council for the item for rezone from A-1 to A-.5. Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Jessica Morton	Yes
Commissioner Curt Noble	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wade Thompson	Yes

*The motion passed unanimously.*

3.2    8:33:27 PM    **35Z16** –Staker Land Holdings – 14063 S 7300 W – Proposed Rezone from A-1 to A-.25 - Acres: 5 (**Public Hearing**)

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The applicant requested A-.25, however, the city changed the ordinance with the intent to no longer use zone A-.25, therefore, staff recommended zoning be A-.5. She noted that the lots proposed would work in that zone with the layout provided by the applicant. She advised the commission that city council was working through a development agreement for the property. The proposal was only for rezone. Once the city council works through the details of the development agreement, the subdivisions would be brought back. Staff recommendation for the zoning was A-.5.

Trevor Hull (applicant) explained that he had been working with staff to acquire ground for a road right of way to go through the property.

**8:35:50 PM** Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name for the record.

#### Citizen Comments:

None

**8:36:08 PM** Chair Smith closed the public hearing.

*Commissioner Jessica Morton MOVED to recommend approval to city council for a rezone from A-1 to A-.5. Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Jessica Morton	Yes
Commissioner Curt Noble	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wade Thompson	Yes

*The motion passed unanimously.*

#### 4. Chair and Commission Comments:

None

#### 5. Future Meetings:

5.1 City Council – Wednesday, January 11, 2017 @ 7:00 PM

Chair Smith noted that the meeting scheduled for January 19<sup>th</sup> would be cancelled due to other city meetings taking place that day.

5.2 Planning Commission Meeting – February 2, 2017 @ 7:00 PM

#### 6. Adjournment:

Chair Clint Smith called for a motion to adjourn.

*Commissioner Jessica Morton MOVED to adjourn the meeting and Commissioner Robyn Shakespear SECONDED the motion. The motion passed unanimously and the meeting adjourned at **8:38:20 PM**.*

*I, Cindy Quick, Deputy Recorder of Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 5, 2017. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*

Cindy Quick

Cindy Quick, CMC  
Deputy Recorder

DRAFT



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	25S15-01
<b>Applicant</b>	Blomquist
<b>Address</b>	7347 W Hi Country Rd
<b>Request</b>	Proposed Subdivision Amendment to the Ivie's Place Subdivision to add 2 lots for a total of 4 Single Family Lots

## **Request for 25S15-01 - Meeting Date 02/02/2017**

The applicant is requesting approval to amend the Ivie's Place subdivision to add 2 additional lots.

### **Site**

The parcel is located at 7347 W Hi Country Road and contains 2.12 acres.

### **Zoning**

The site is zoned A-.50.

### **General Plan**

The general plan designation for this property is Agricultural Residential, with a density of 1.8 -3 units per acre.

### **Discussion**

The property is currently two 1 acre lots. The applicant is proposing to create a half acre flag lot on the back of each of the lots. Each flag lot would include a 20 foot driveway.

The flag lot ordinance requires each flat lot to be a minimum of one-half acre. Each of the proposed lots meets this requirement. The ordinance also requires the entire flag lot to be fenced, including both sides of the driveway.

### **Recommendation**

Staff recommends approval of the 4 lot subdivision with the following requirements:

#### **Requirements:**

1. Receive and agree to the recommendations from other agencies.
2. Install curb, gutter and sidewalk on all public streets, or pay a fee in lieu of the improvements.
3. Install a 6 foot high solid visual barrier vinyl fence around each of the flag lots, including the driveways.
4. Provide a storm drain study to show the amount of storage needed.
5. Pay a fee in lieu of the required detention.
6. The driveways for the flag lots shall be paved the entire length of the driveway.
7. The approved building envelope shall be illustrated upon final plat.



**Proposed Subdivision  
File# 25S15-01**



**Proposed Subdivision  
File# 25S15-01**







**Date of Meeting:**  
**02/02/17**

<b>File #</b>	36S16
<b>Applicant</b>	DeHaan
<b>Address</b>	13846 S 7530 W
<b>Request</b>	Proposed 2 Lot Subdivision

## **Request for 36S16 - Meeting Date 02/02/2017**

The applicant is asking for approval for a two lot subdivision.

### **Site**

The parcel is located at approximately 13846 S 7530 W and contains 1 acre.

### **Zoning**

The site is zoned A-50.

### **Discussion**

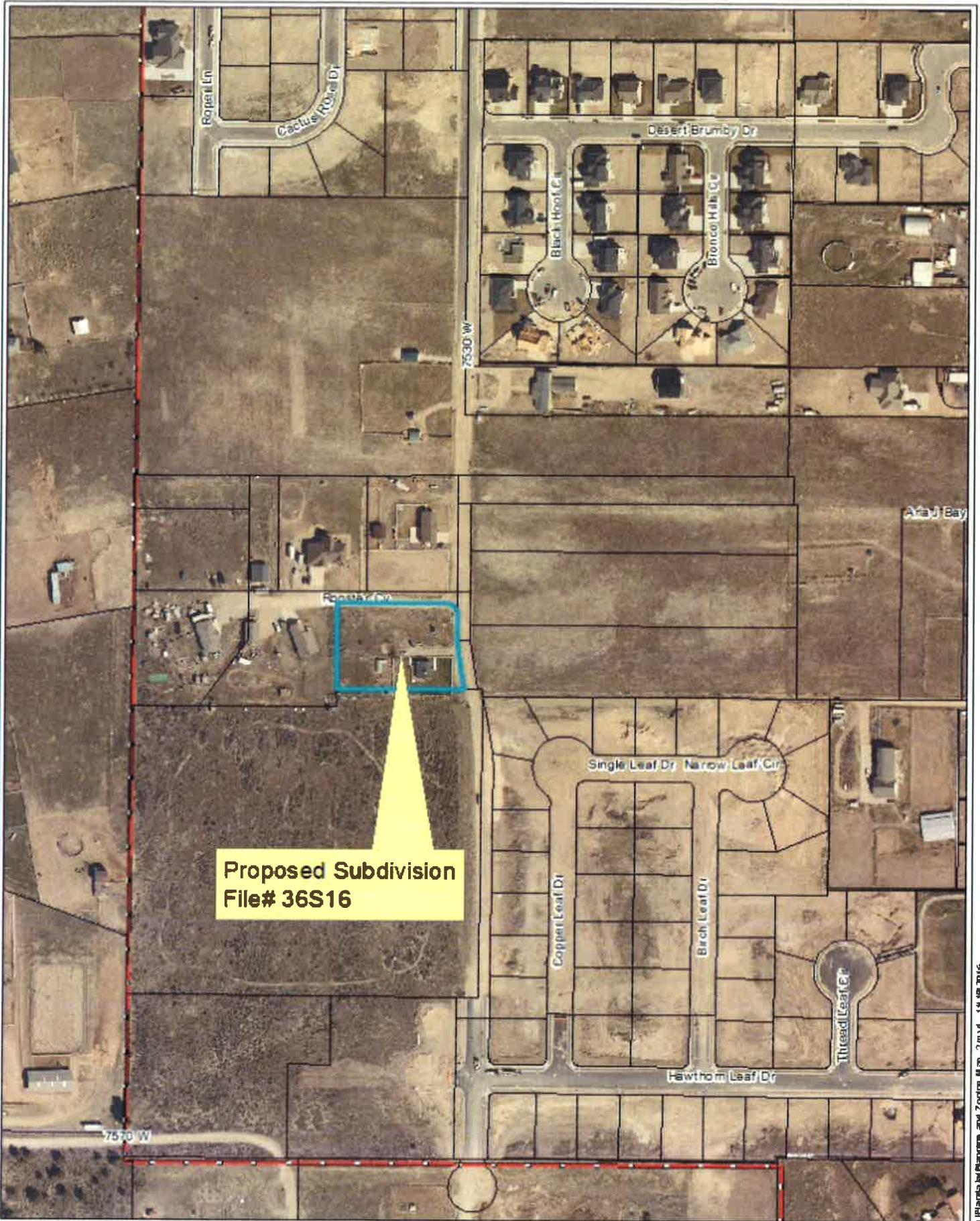
The request is for a 2 lot subdivision. Both of the lots will front on 7530 West. The applicant will need to dedicate property and complete the improvements along the frontage for these lots.

### **Recommendation**

Staff recommends approving the 2 lot subdivision with the following requirements:

#### **Requirements:**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. Dedicate property to accommodate 30 feet of right of way from the centerline of 7530 W along entire frontage of property.
5. New power to home must be installed underground.
6. Each of the lots must be at least 21,780 square feet and 85 feet wide.



Proposed Subdivision  
File# 36S16



ROOSTER COVE PRIVATE ROAD (13840 S.)

226.00'

# 7555 W.

LOT 1

21,782 SQ. FT.  
0.500 AC.

S 00°19'39" E

88.86'

EXISTING WELL

N 90°00'00" W

247.499'

GREG C. DEHAAN  
ENTRY NO. 12087095  
BK. 10341 PG. 4131  
32-04-400-083

21,785 SQ. FT.  
0.500 AC.

86.14'

258.41'

45.00'

7530 WEST STREET

N = 197225197  
E = 103286003



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	39C15-01
<b>Applicant</b>	Scenic Development
<b>Address</b>	16000 S 2150 W
<b>Request</b>	Proposed Indoor and Outdoor Storage Facility (Rockwell Landing Phase 2)

## **Request for 39C15-01 - Meeting Date 02/02/2017**

The applicant is requesting conditional use approval for an indoor and outdoor storage facility in the Rockwell Business Park.

### **Site**

The parcel is located at approximately 16000 S 2150 W and contains 37.53 acres.

### **Zoning**

The site is zoned M-1.

### **Discussion**

The Planning Commission approved the Rockwell Landing Business Park in November 2015. The PC required that any future outside storage come back to the PC for approval. The applicant has now submitted for phase 2 of Rockwell Landing, to include storage units and outside storage.

The parks master plan shows the connection of the Bonneville Shoreline Trail through this area. The applicant should show how they can accommodate this. The trail could go along the canal road and connect to Porter Rockwell.

Since these are not retail commercial buildings, there are no design criteria listed in the ordinance. The Planning Commission should determine if the elevations meet their vision of the area and the business park. The elevations for Phase 1 have been approved. The storage buildings should match the style of the other buildings.

The applicant is proposing that some of the storage buildings will act as a buffer along MVC, instead of providing a separate wall. It is planned for 108 storage units to sit on the property line and serve as a wall adjacent to MVC, on the northwest side of the property.

There are plans for 2-3 residential units to be located above the office for on-site managers to reside in.

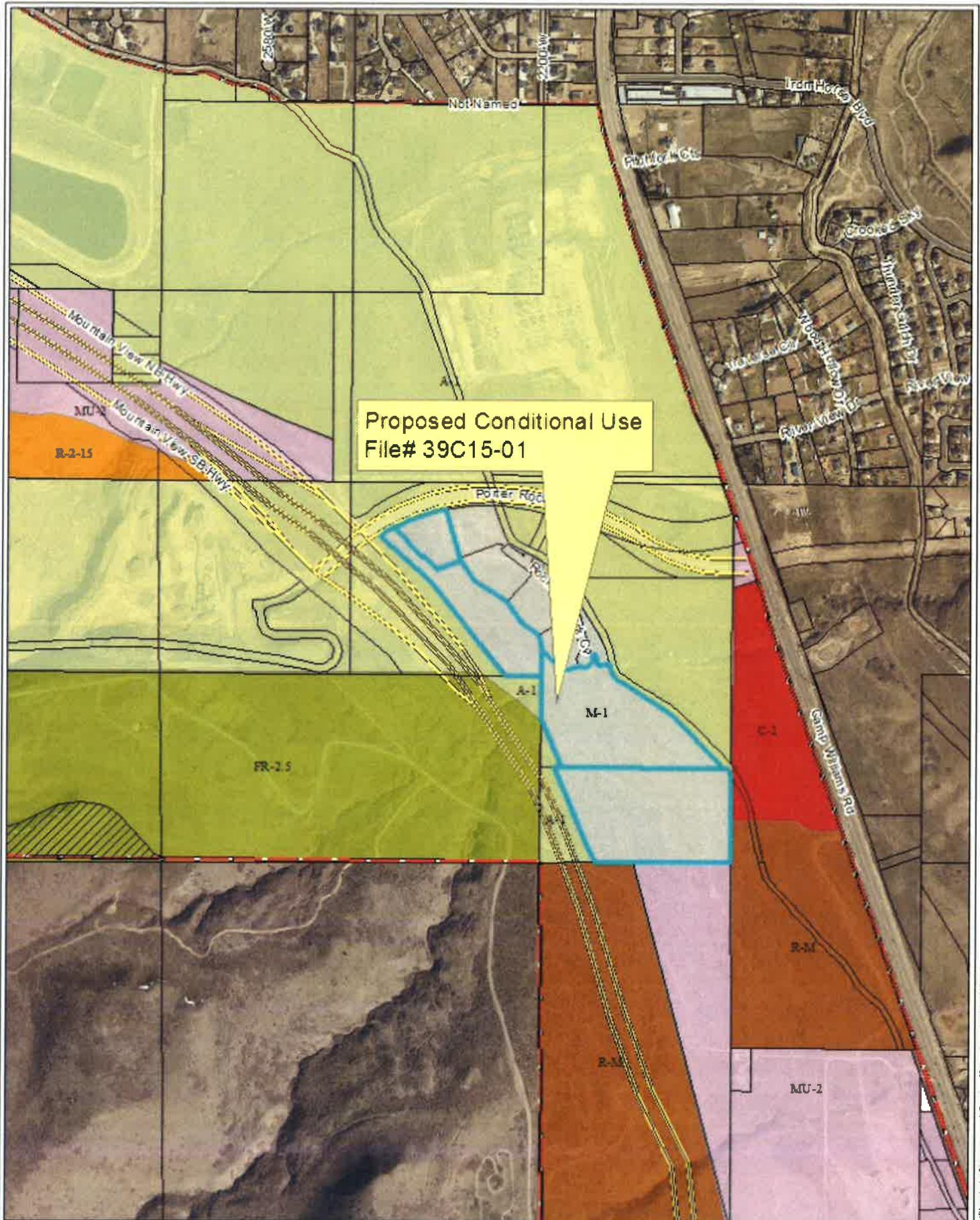
Engineering is concerned that the office building is located on an existing drainage channel. Engineering is working with the applicant on solutions, such as shifting the location of the building or diverting the channel. If the building stays in the same location, the applicant will need to work with engineering to construct a debris basin.

At the last meeting, the PC had questions about the grading on the site and what the storage would look like from Redwood Road. The applicant has submitted renderings and an updated grading plan.

## **Recommendation**

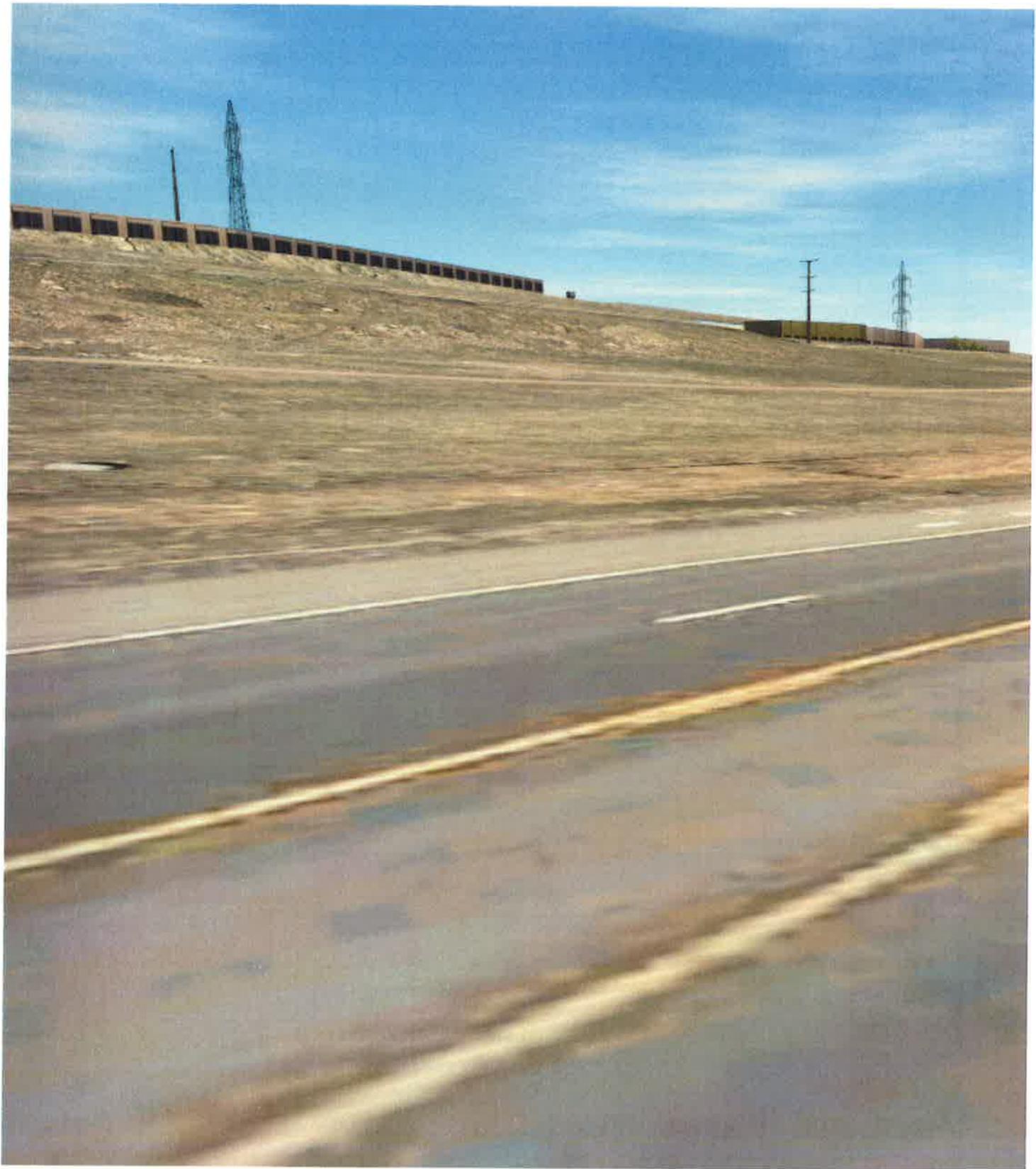
Staff recommends granting approval of the indoor and outdoor storage facility with the following requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, including UFA.
3. Submit a landscaping plan showing types, sizes and placement of plant material to the Staff for review and final approval.
4. Building elevations to be reviewed and approved by the Planning Commission. Materials board required.
5. Install curb, gutter and sidewalk on all public streets.
6. No signs are approved with this request, separate approval will be required.
7. Install a 6 foot precast/masonry wall along the north property line adjacent to Porter Rockwell from the MVC right of way to the west side of the building on lot 2.
8. Provide a traffic study to the engineering department for review and approval. This may be an amendment to the study provided for phase 1.
9. The subdivision plat shall be recorded prior to a building permit being issued.
10. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
11. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20').
12. Provide a 6 foot fence along MVC. The storage building on the north side of the property shall serve as the wall. The rest of the property along MVC shall have a minimum 6 foot wrought iron fence.
13. Screen all outside trash and dumpster areas.
14. Provide storm drain detention to meet City standards.
15. Work with engineering on the location of the existing drainage channel. This may require the office building to be moved slightly or the construction of a debris basin.
16. Parking shall be provided for the warehouse square footage at 1 space for each person employed during the highest employment shift. Parking for any retail space shall be provided at 1 space for each 200 square feet of retail floor space.
17. The property adjacent to the future Mountain View Corridor shall be landscaped. This can be done with water wise landscaping.
18. Provide hammer heads or turnarounds as required to meet Unified Fire Authority requirements.
19. Approved for 3 residential units to be located in the office building. Adequate parking shall be provided for the residents.

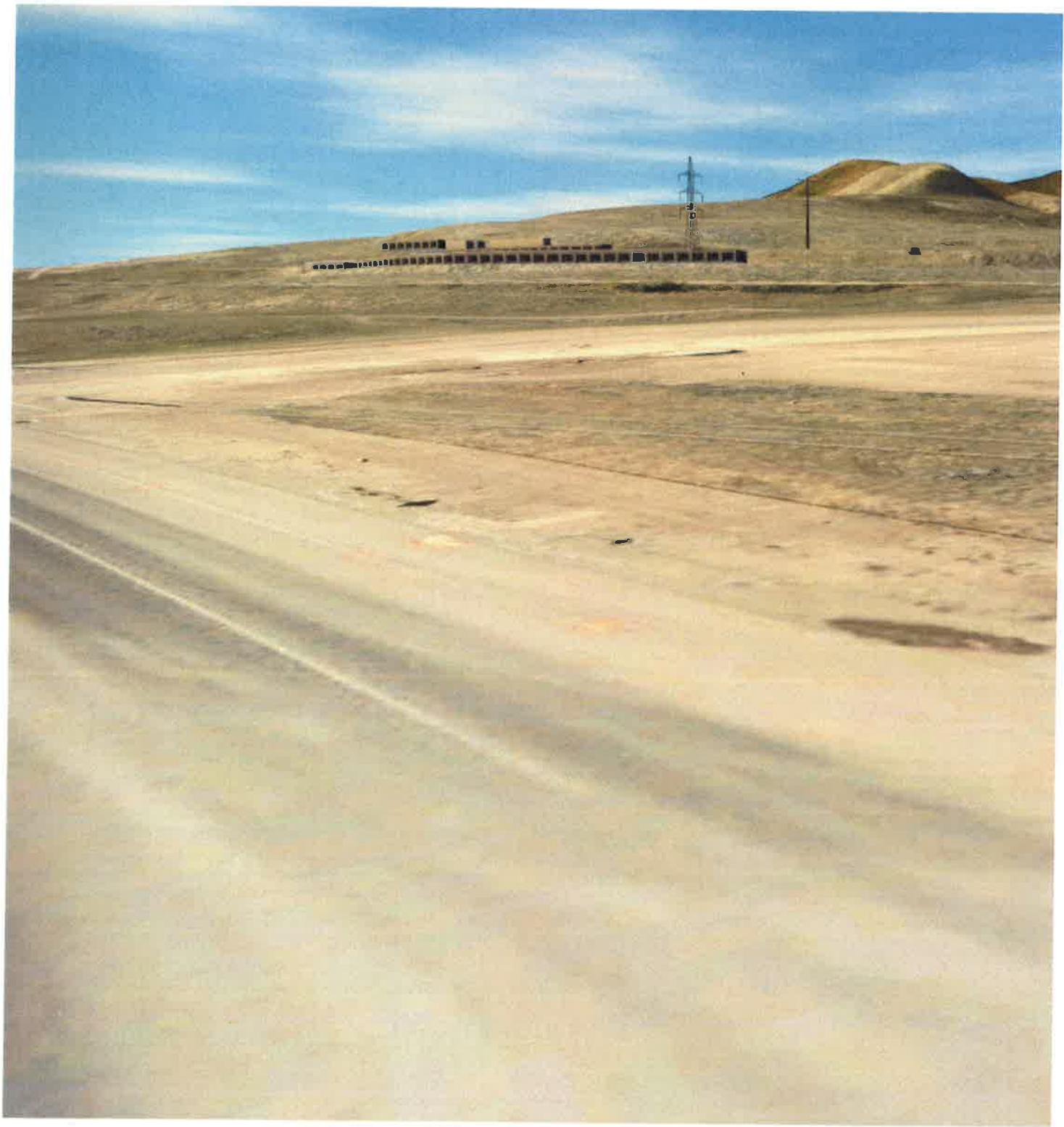


Proposed Conditional Use  
File# 39C15-01





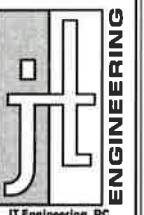
Looking Southwest from Redwood when approaching Porter Rockwell Boulevard



Thank you,

Jason Thompson, PE  
801-866-7702





55 South 2325 East  
South Weber, Utah  
ph 801.866.7702  
[jeon@tentapc.com](mailto:jeon@tentapc.com)

... , ..., B1 , ...



# PHASE 2 - CONCEPT PLAN

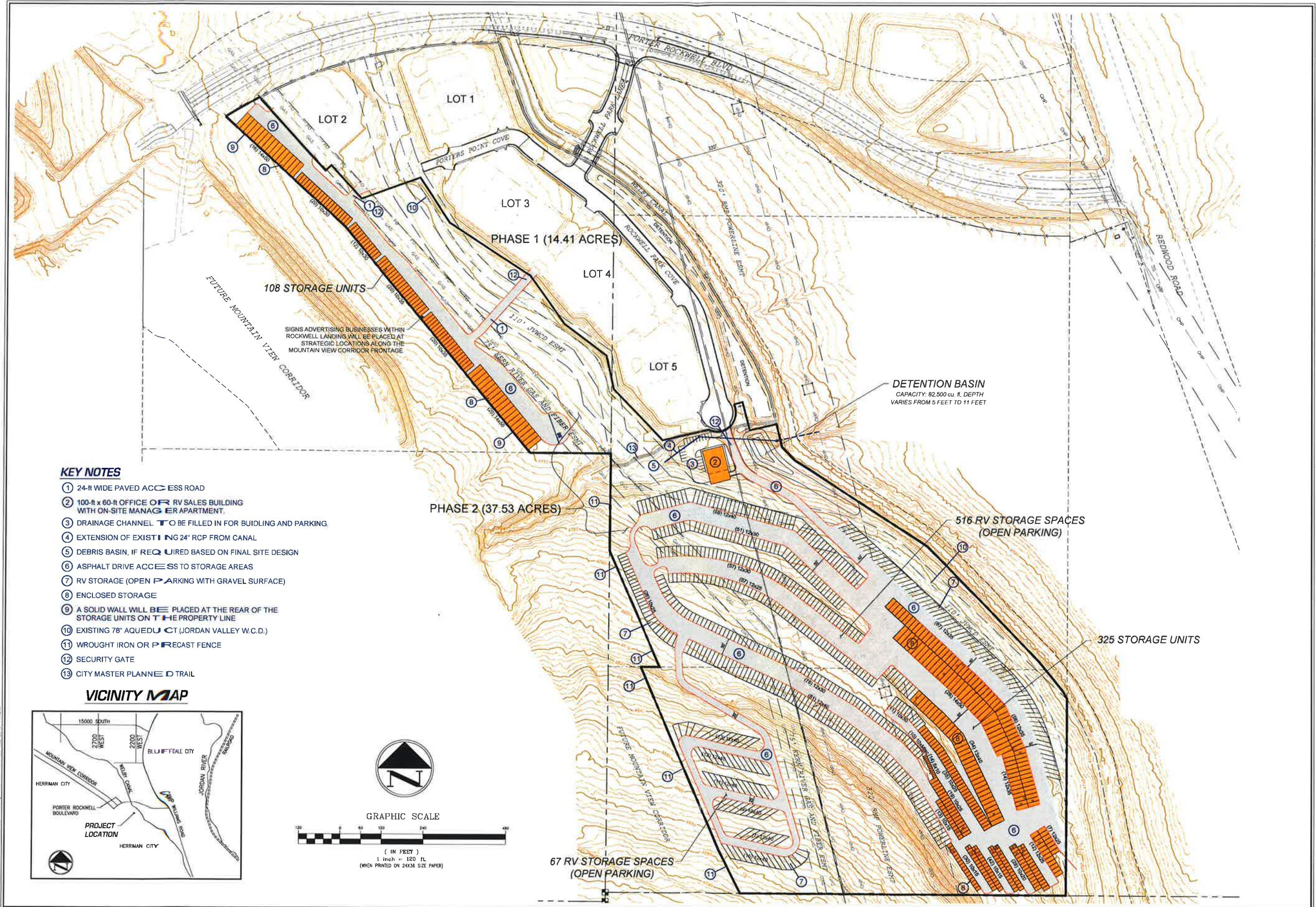
ROCKWELL LANDING BUSINESS PARK

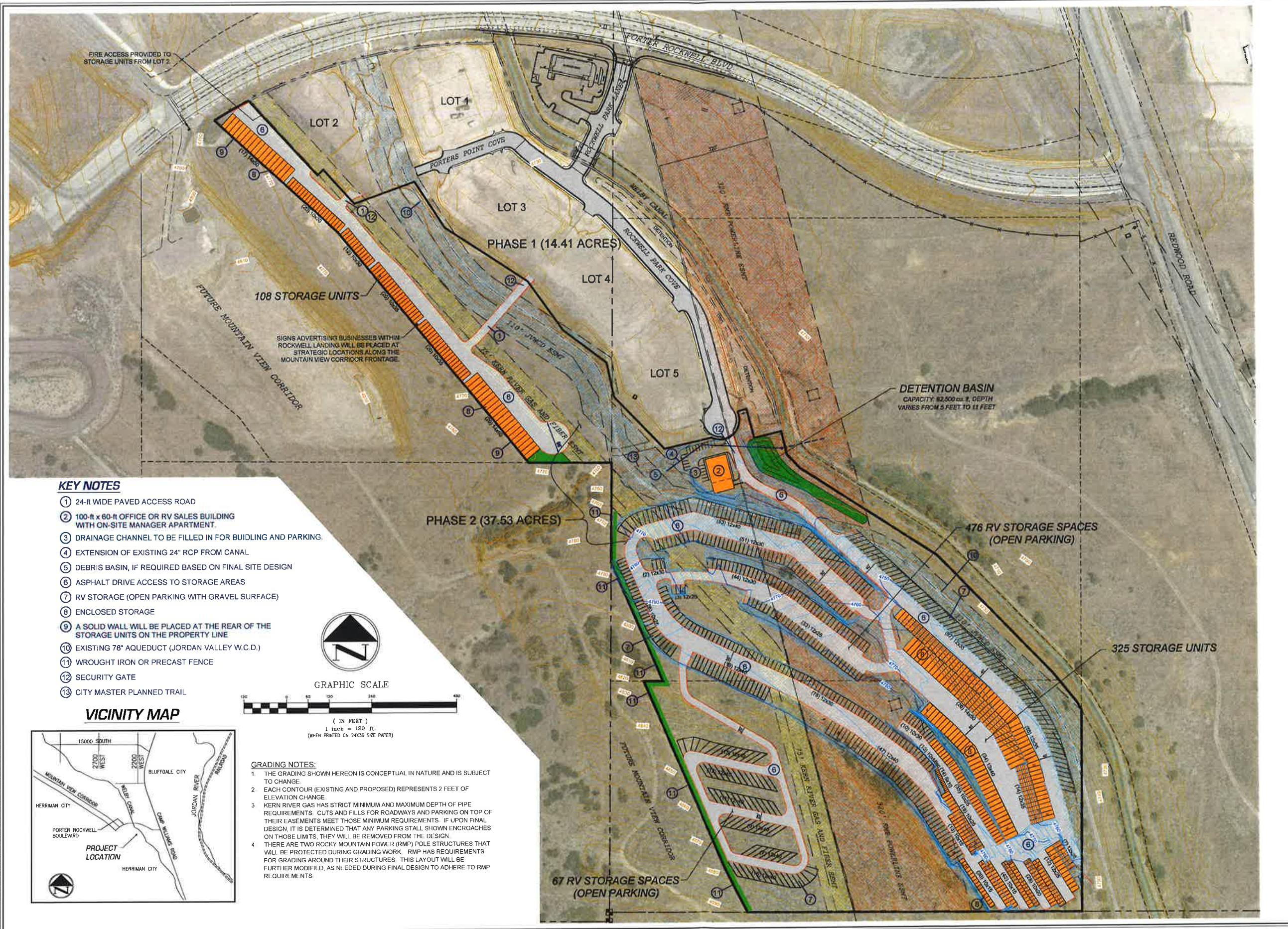
MERRIMAN, UTAH

SHEET SIZE ARCH D  
H SCALE 1" = 120"  
V SCALE N/A  
DATE 11/28/2016  
© COPYRIGHT 2016

SHEET NO.

CP1





LICENCED PROFESSIONAL  
No. 4451  
THOMPSON  
DATE OF EXAM.  
FOR REVIEW

PHASE 2 - CONCEPT PLAN

TERMAN, UTAH

SHEET SIZE ARCH D  
H SCALE 1" = 120  
V SCALE N/A  
DATE 01.25.2017  
© COPYRIGHT 2017

SHEET NO.  
**CP1**



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	37S16
<b>Applicant</b>	Edge Homes
<b>Address</b>	14666 S 4600 W
<b>Request</b>	Proposed Subdivision of 123 Single Family Lots (Rosecrest Pod 43)



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	56C07-17
<b>Applicant</b>	Edge Homes
<b>Address</b>	14666 S 4600 W
<b>Request</b>	Final PUD Approval of 123 Single Family Lots (Rosecrest Pod 43)

## **Request for 37S16/56C07-17 - Meeting Date 02/02/2017**

Edge Homes is asking for approval for a subdivision of 123 Single Family Lots (Rosecrest pod 43).

### **Site**

The parcel is located at approximately 14666 S 4600 W and contains 27.49 acres.

### **Zoning**

The site is zoned R-1-15.

### **Background**

This property is part of the Rosecrest master plan. It has received preliminary approval for density, and is now back for final PUD and subdivision approval.

### **Issues**

This pod is shown on the approved master plan as Residential, with a density of 3.5-5 dwelling units per acre. The proposed plan is for single family lots, with a density of 4.5 units per acre. The average lot size is approximately 7,220 square feet.

The proposed subdivision has 2 access points onto Juniper Crest. The access aligns with the already approved roads across Juniper Crest. Additional access will come from the adjacent future Laguna subdivision.

At the last meeting, the PC asked for contours to be shown on the site plan, and information about the site distance on Juniper Crest. The applicant has provided a revised site plan with contours and also an exhibit showing site distance on Juniper Crest.

### **Recommendation**

Staff recommends subdivision and final PUD approval of 123 Single Family Lots with the following requirements:

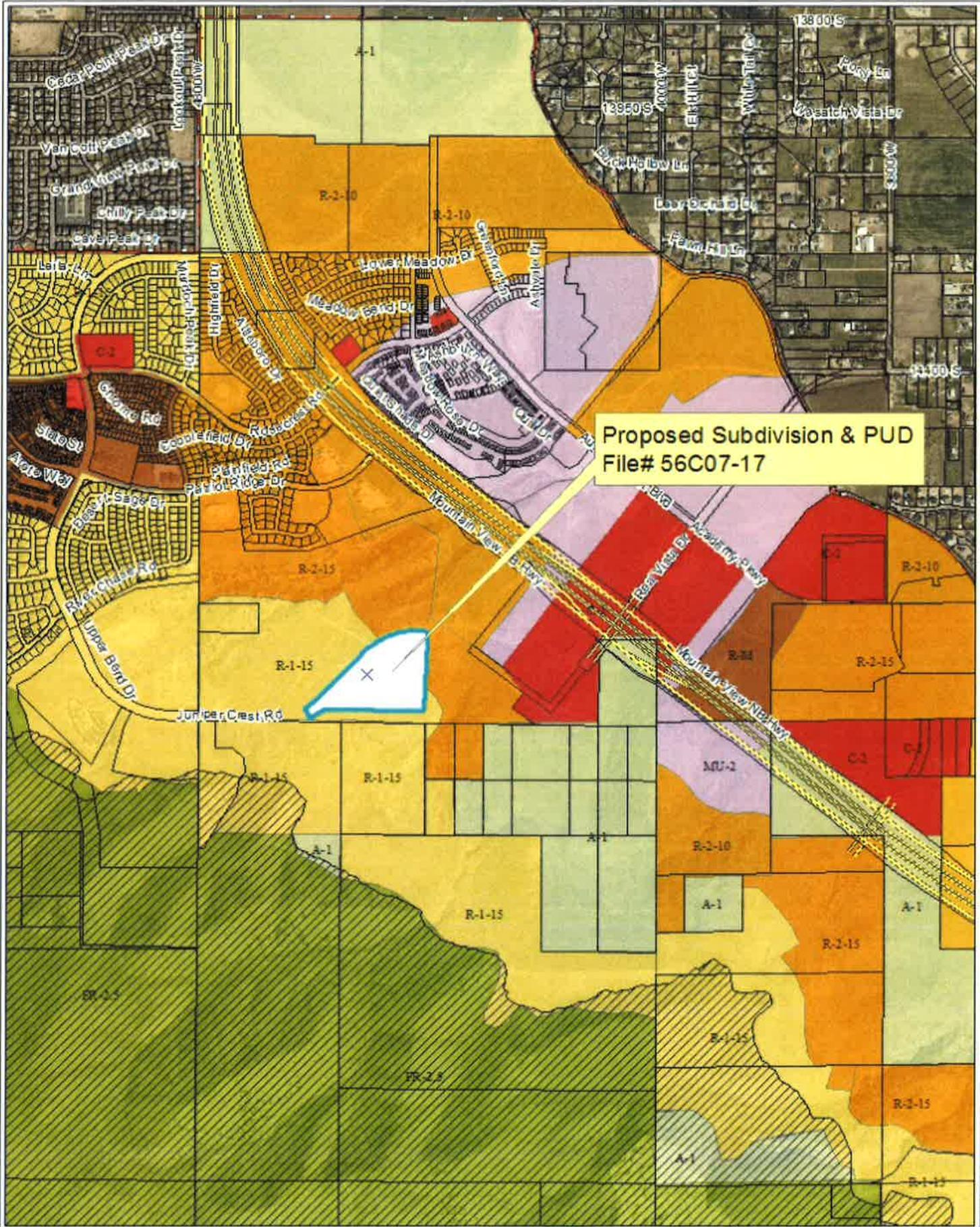
### **Requirements**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. Approved horizontal and vertical design for Juniper Crest Road is required prior to begin engineering review of Pod 43.

5. Submit a detailed grading plan and obtain a grading permit prior to beginning any site grading activities
6. No driveways will be allowed within 50 ft of the right-of-way line of Juniper Crest Road or within 20 ft of the back of sidewalk of an intersecting road within the subdivision.
7. Work with engineering on meeting storm drain requirements.
8. Full retention required until outfall at Rose Creek is provided. Show location of retention pond facility for the development.
9. Provide a traffic study to engineering for review and approval.

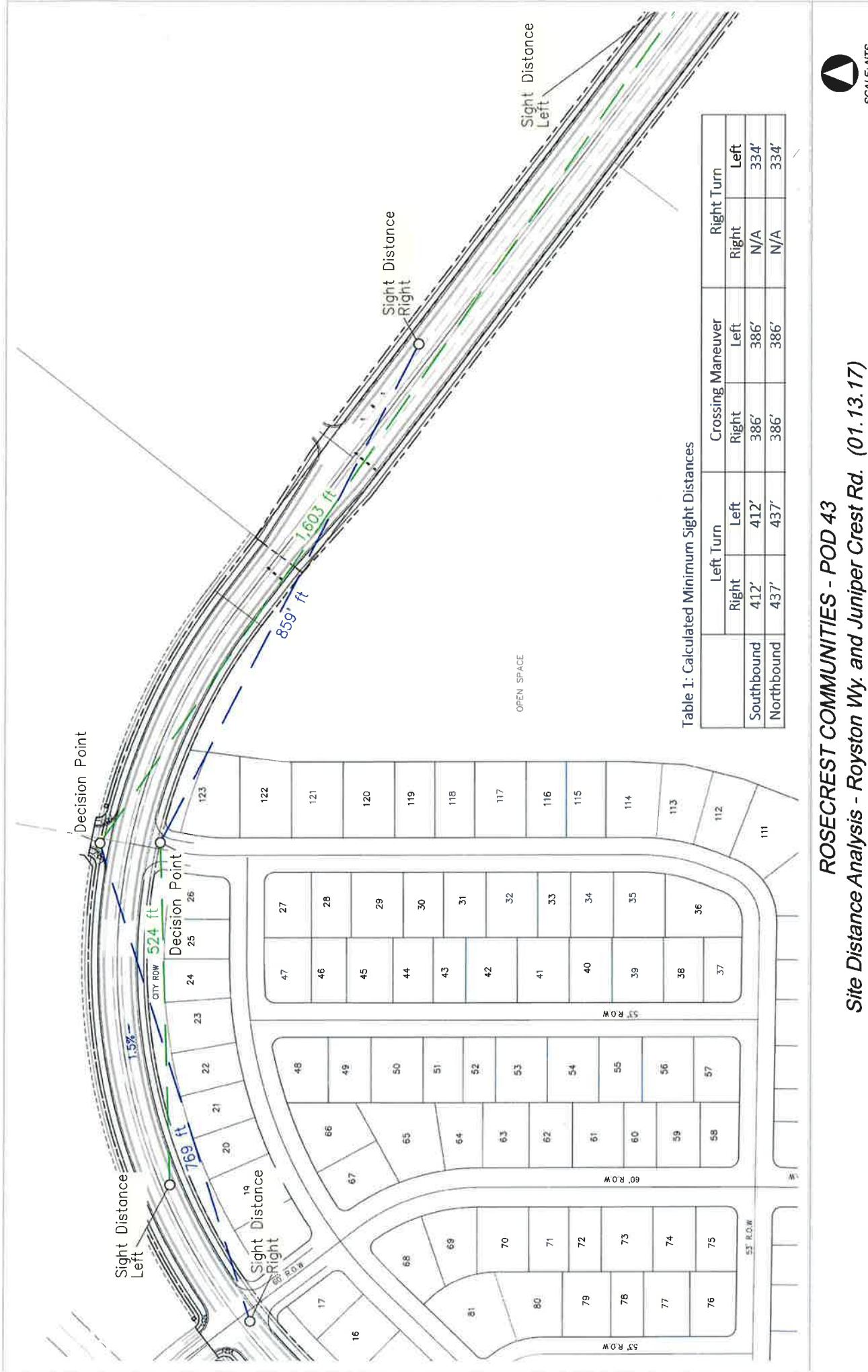
### **PUD Requirements**

1. Provide a 6 foot vinyl fence along Juniper Crest Road.
2. Setbacks to be as follows:
  - Front - 16' min. to living space, 20' min. to garage.
  - Rear - 20' min. to living space, 15' min. to decks or patios
  - Side - 5' min.
  - Corner - 15' min.
3. Home elevations to meet the approved Rosecrest Design standards.
4. Work with staff on landscaping and maintenance requirements for the additional right of way along Juniper Crest.
5. Lots 17, 18, and 26 shall access to the South.



Proposed Subdivision & PUD  
File# 56C07-17





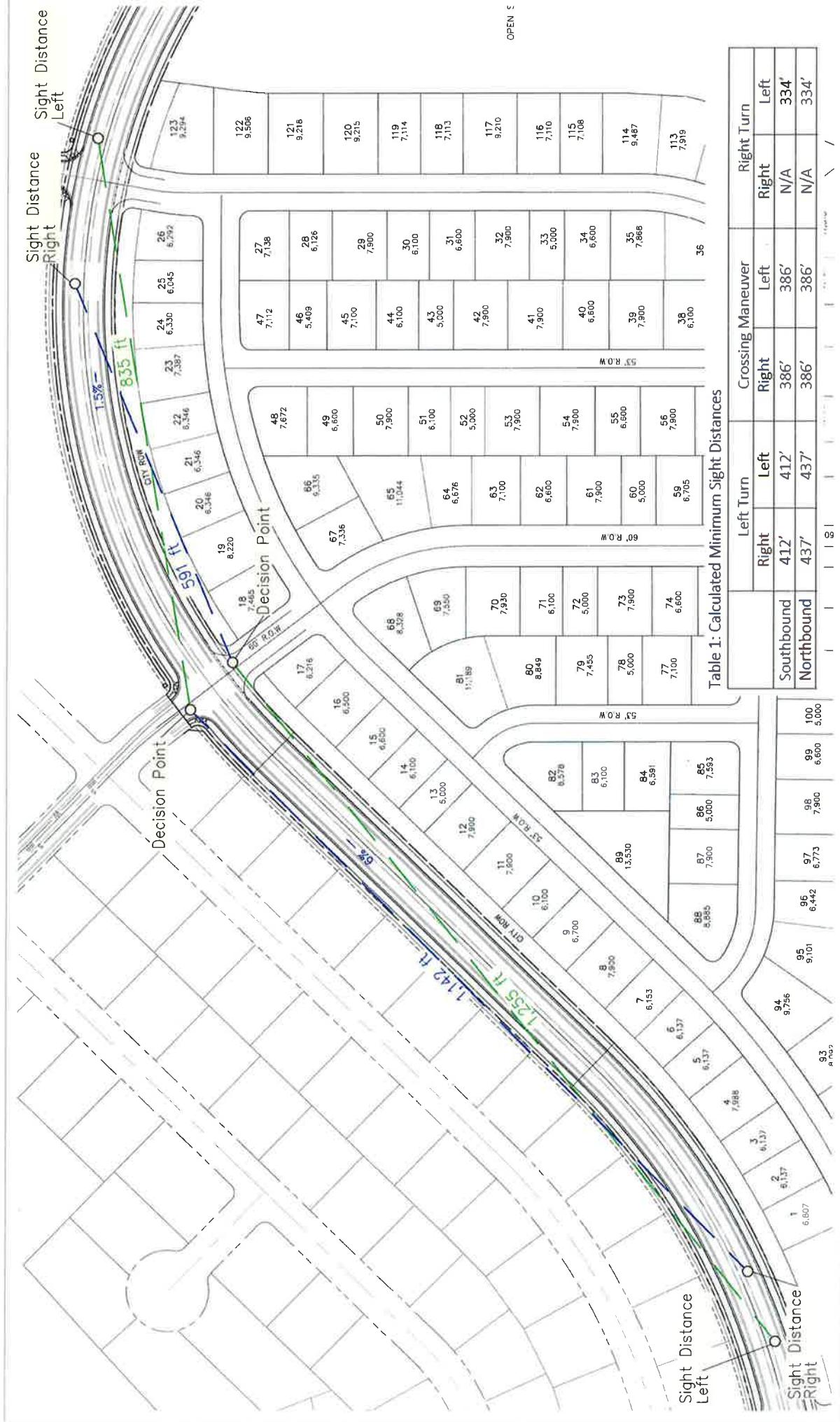


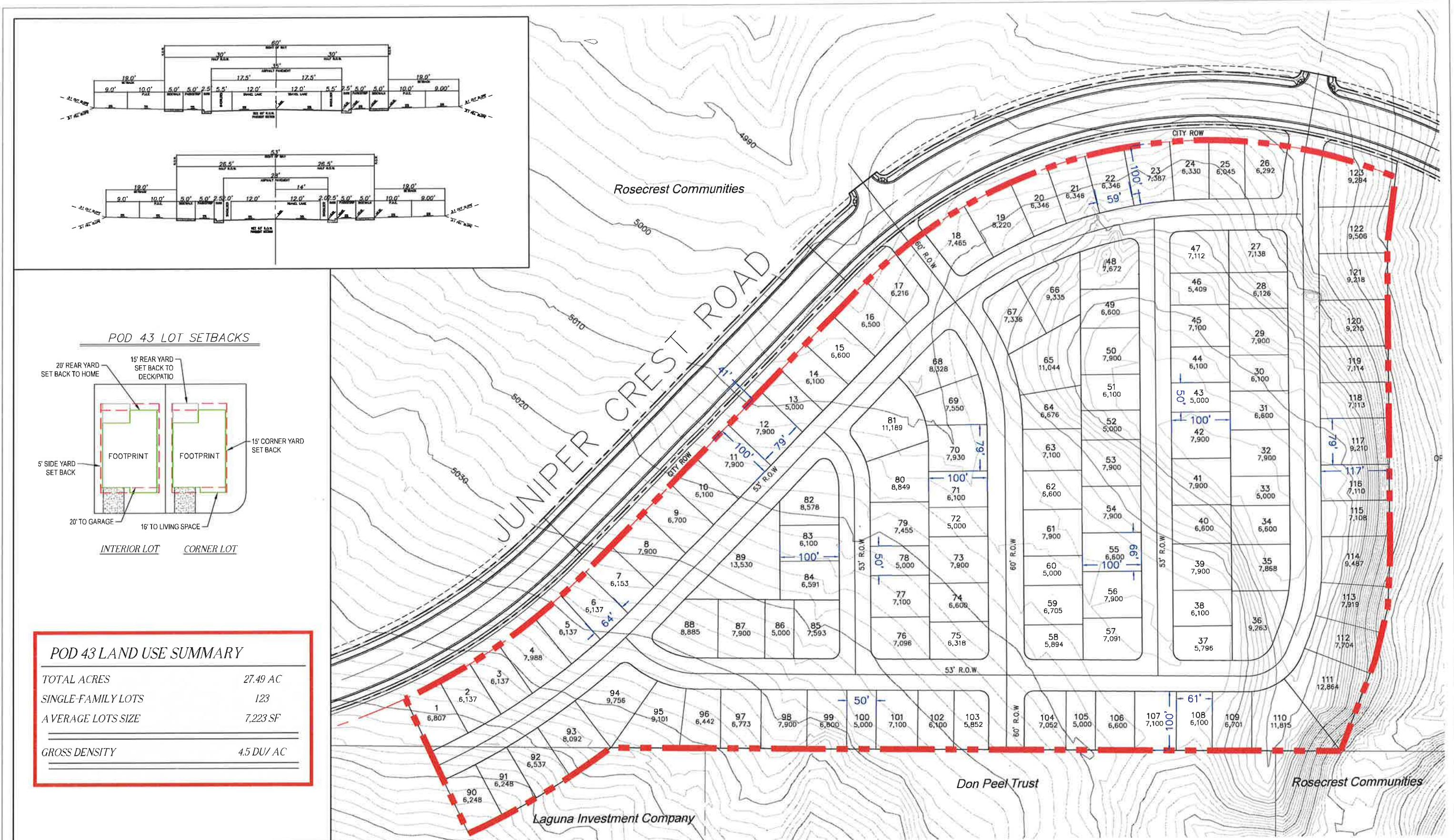
Table 1: Calculated Minimum Sight Distances

ROSECREST COMMUNITIES - POD 43

Site Distance Analysis - Driffield Wy. and Juniper Crest Rd. (01.13.17)



SCALE: NTS



*ROSECREST COMMUNITIES*  
Pod 43 Concept Plan (01.27.17)

*Owner: Rosecrest Communities, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut  
Subdivider: Edge Homes, 482 W 800 N #203, Orem, Ut  
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut*



SCALE: 1:150

## POD 43 - 123 Lots

- 33 Type A (79') - Quincy, Vanessa, Vincent. (3 Car)
- 9 Type B (71') - Orlando (3 Car), 2 Car Ramblers.
- 15 Type C (66') - 2 Car Orlando
- 49 Type D (61') - Lauren, Morgan, Nathan. (3 Car)
- 17 Type E (50') - Lauren, Morgan, Nathan.



# Traditional Color Palette: Foghorn #1

## Options

<b>Roof:</b> Weathered Wood	<b>Siding Accent:</b> Arctic White
<b>Stucco Body:</b> Foghorn	<b>Column/Bands:</b> Arctic White
<b>Stucco Trim:</b> Mistaya	<b>Stone:</b> Barkwood Guillotine
	<b>Front Door:</b> Whitest White
	<b>Soffit:</b> 30 Degree White
	<b>Window:</b> White
	<b>Railing:</b> White
	<b>Deck:</b> Gray
	<b>Garage Door:</b> Snow Mist



# Craftsman Exterior Color Palette: Evening Blue #1

## Options

Roof: Charcoal	Lap Siding: Evening Blue	Siding Trim: Arctic White	Siding Accent: Evening Blue	Column/Bands: Arctic White	Stone: Catalina Limestone (substitute)	Front Door: Stiletto	Soffit: 30 Degree White	Window: White	Railing: White	Deck: Gray	Garage Door: Snow Mist
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# Hybrid Color Palette: Woodstock Brown #1

## Options



- Roof:** Barkwood
- Stucco Body:** Princeton
- Stucco Trim:** Mistaya
- Lap Siding:** Woodstock Brown
- Siding Trim:** Arctic White
- Siding Accent:** Cobblestone
- Column/Bands:** Arctic White
- Stone:** Chablis Uintah Ledgestone
- Front Door:** Java Stain
- Soffit:** 30 Degree White
- Window:** White
- Railing:** White
- Deck:** Gray
- Garage Door:** Snow Mist



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	03S17
<b>Applicant</b>	Laguna Investment Co
<b>Address</b>	4700 W 15000 S
<b>Request</b>	Proposed Subdivision of 80 Single Family Lots

## **Request for 03S17 - Meeting Date 02/02/2016**

Laguna Investment is asking for approval for a subdivision of 80 Single Family Lots.

### **Site**

The parcel is located at 4700 W 15000 S and contains 67.3 acres.

### **Zoning**

The site is zoned R-1-15 z/c 1.7 units per acre

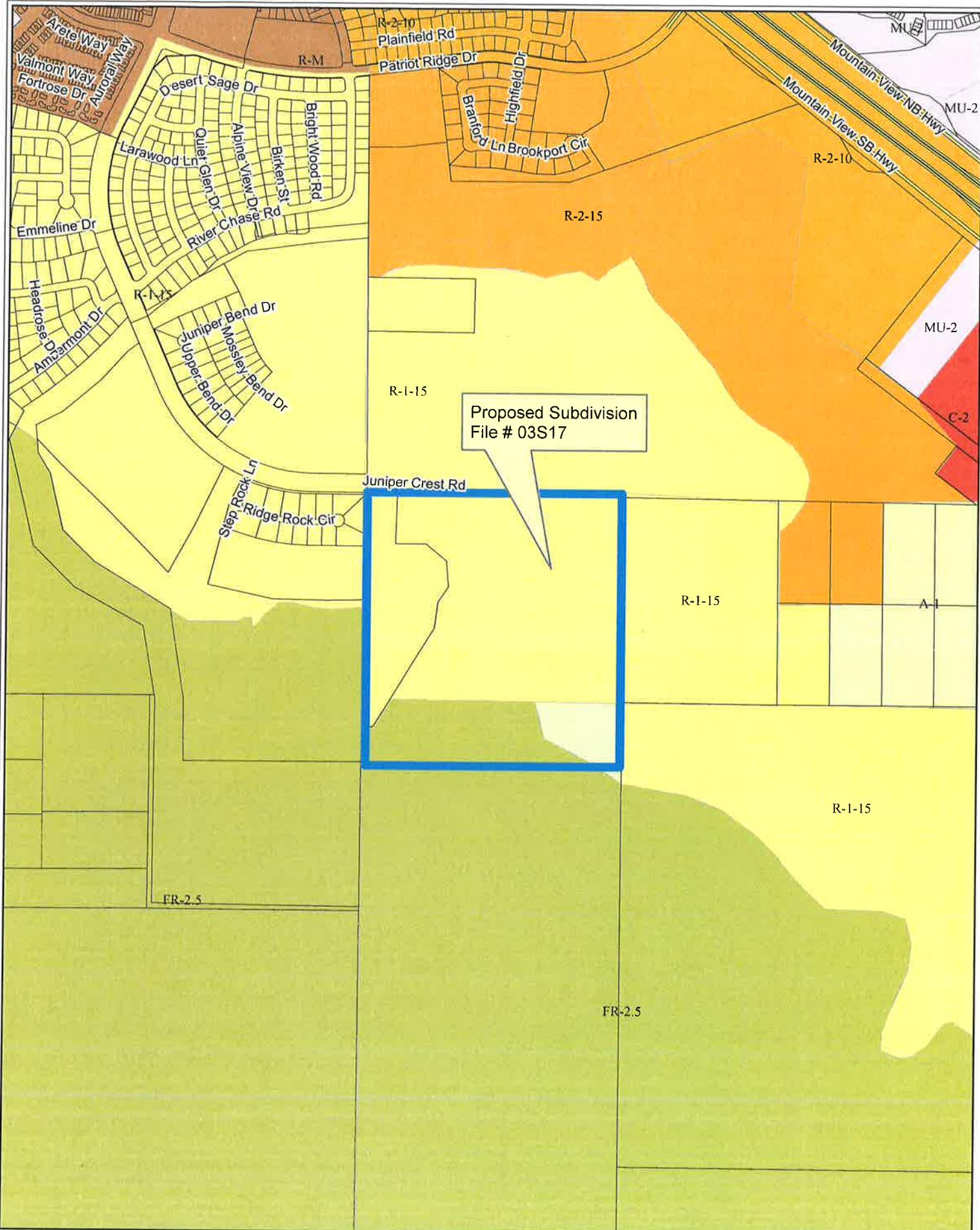
### **Discussion**

This property was rezoned in May 2015, from A-1 to R-1-15 with a zoning condition of 1.7 units per acre. The applicant owns a large portion of property with slope that is greater than 30 percent and in the Hillside Overlay Zone. The applicant is not planning on developing anything in the Hillside area. He would like to retain as many of the natural features on the site as possible.

The applicant wanted to submit the subdivision application to get it in front of the Planning Commission and begin a conversation about the proposed development. He is not anticipating receiving a decision at this point in the process.

### **Recommendation**

Staff recommends holding the public hearing and continuing the application.





NSIGN

THE STANDARD IN ENGINEERING

**ALT LAKE CITY**  
5 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 phone: 801 255 0529

**AYTON**  
Phone: 801.547.1100

**TOOLE**  
Phone: 435.843.3590

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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LAGUNA, LLC  
SOUTH REDWOOD ROAD  
LAKE CITY, UTAH 84065  
ACT  
K NEWMAN

## HERRIMAN CITY, UTAH

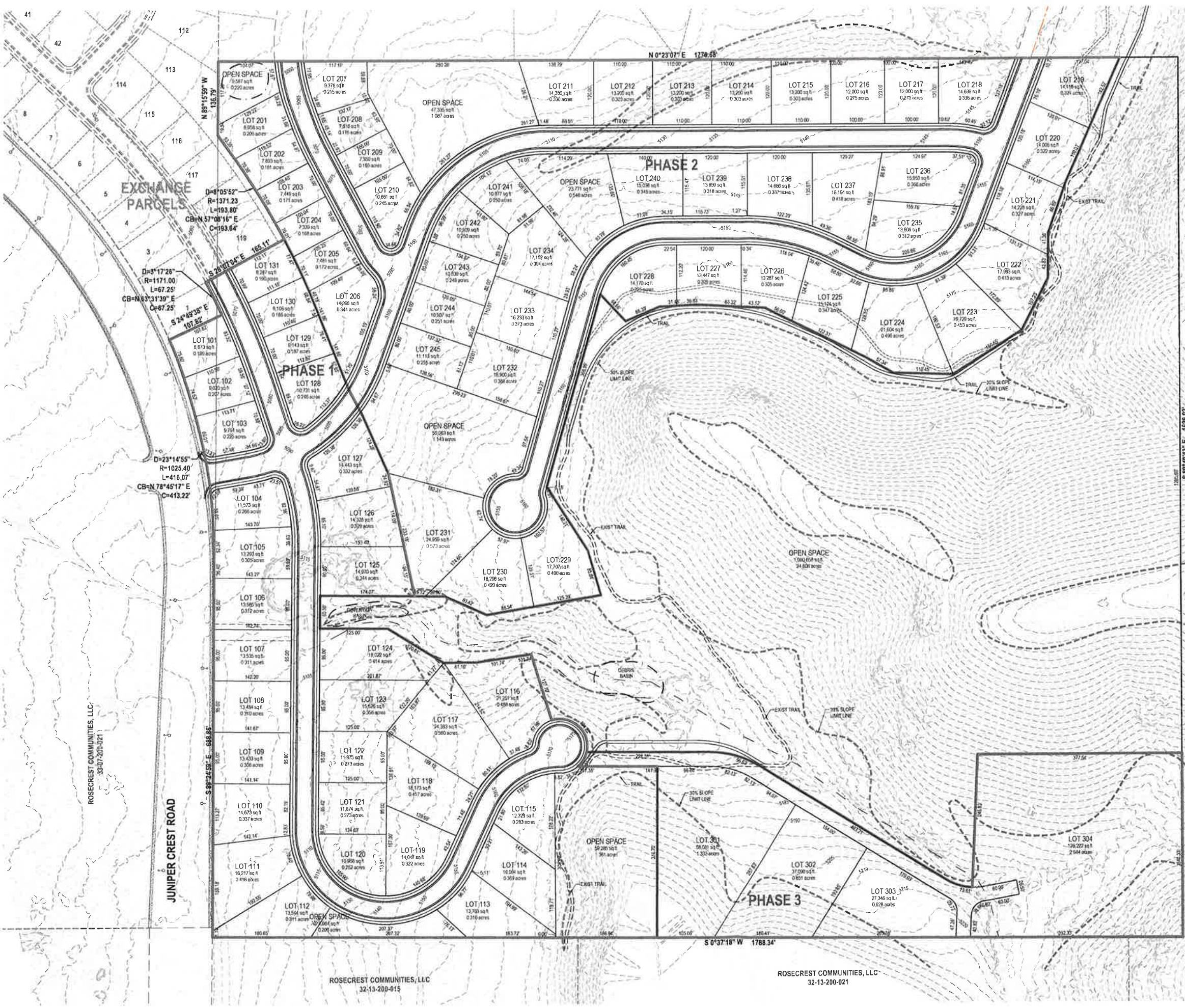
LAGUNA PUNIE DEVELOPMENT

A circular seal with a blue border containing the text "PROFESSIONAL BARBER" at the top and "LICENSING BOARD" at the bottom. In the center, it has "No. 169379", "ROBERT Q. ELDER", and "1-12-17". A signature is written across the top of the seal.

SITE PLAN

PROJECT NUMBER	PROJ DATE
7017	1/13/17
DRAWN BY	CHEC'D BY
KFW	RQE
PROJECT MANAGER	
RQE	

C-100





**Date of Meeting:**  
**02/02/17**

<b>File #</b>	38S16
<b>Applicant</b>	Bowles
<b>Address</b>	12790 S 6000 W
<b>Request</b>	Proposed Subdivision of 4 Single Family Lots

## **Request for 38S16 - Meeting Date 02/02/2017**

The applicant is asking for approval for a four single family lot subdivision.

### **Site**

The parcel is located at approximately 12790 S 6000 W and contains 2.5 acres.

### **Zoning**

The site is zoned A-.50.

### **Discussion**

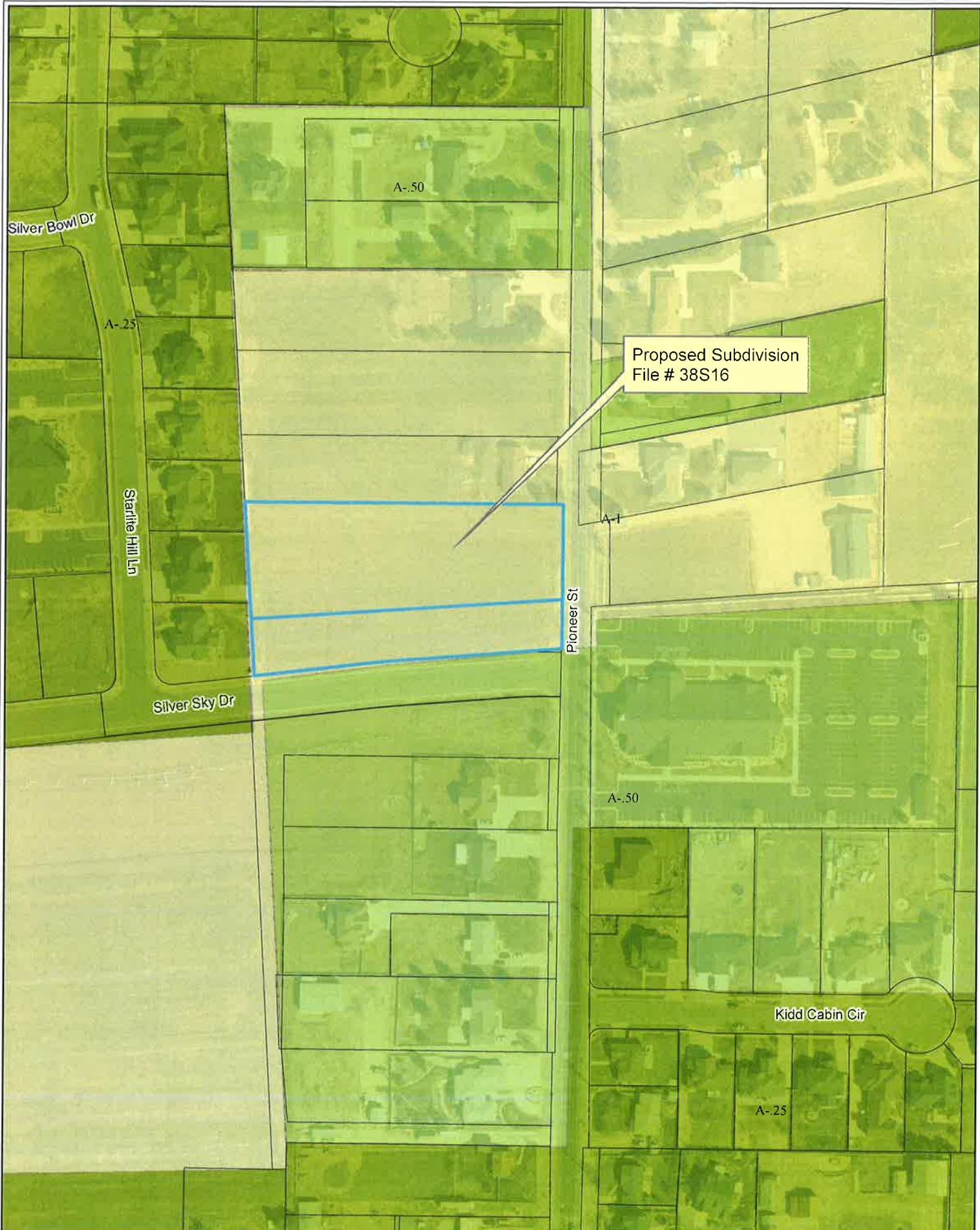
The request is for a 4 lot subdivision. Each of the lots will front Silver Sky Dr. This property was recently rezoned from A-1 to A-.50. The applicant will need to complete the improvements along the frontage for these lots, including sidewalk.

### **Recommendation**

Staff recommends approving the 4 lot subdivision with the following requirements:

#### **Requirements:**

1. Receive and agree to the recommendations from other agencies.
2. Dedication of 30 feet from center line of Silver Sky to the City for street right-of-way.
3. Install curb, gutter and sidewalk on all public streets, or pay a fee in lieu of the improvements.
4. Install a 6 foot high solid visual barrier vinyl fence along the north property line.
5. Lot 4 should access from Silver Sky Drive and have no access to 6000 West.
6. Each of the lots shall be at least 21,780 square feet and 85 feet wide.



Kory

Jodie

Bowles Parcel # 26-35-201-008-0000

478'

Access Driveway to Rear of  
Ray & Jodie Property

20'

20'

20'

20'

20'

20'

20'

N

223'

6000 West

1

2

3

4

5

Note #1 Edge of oil  
to center of  
6000 west  
equals 19' →

Note #2 Total of 4  
South Facing  
Building lots

Future  
Lot  
#4

Future  
Lot  
#3

Future  
Lot  
#2

Future  
Lot  
#1

Building  
Lot

#1

Spencer  
Bowlers

801-598-0746

Deep

120' x 240'

100'

100'

143'

463'

90'

Curb

Edge

of Oil

Line

Street light 255' East or west

Line



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	02C17
<b>Applicant</b>	Dickson
<b>Address</b>	13338 S Rosecrest Rd
<b>Request</b>	Proposed Complete Care Hospital Facility

## **Request for 02C17 - Meeting Date 02/02/2017**

The applicant is requesting approval of a conditional use permit for an Emergency Care Hospital.

### **Site**

The parcel is located at 13338 S Rosecrest Rd and contains 2.1 acres.

### **Zoning**

The site is zoned C-2.

### **Ordinance**

Conditional Use Factors to be considered:

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

Conditional Use shall comply with the following standards:

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

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

### **Discussion**

The application is for a Complete Emergency Care Micro Hospital. A hospital is listed as a conditional use in the C-2 zone. The facility will operate 24 hours a day, 7 days a week. It will have 14 beds and an emergency room. The applicant has submitted a narrative with additional details on the proposed facility.

This property is part of the Herriman Corners plat. The applicant will need to do a plat amendment to combine lots 7 and 8. A traffic impact study will need to be submitted to engineering.

The ordinance requires buildings in the C-2 zone to have 60 percent brick or stone on the front elevation and any side visible from the street. The applicant has submitted elevations that meet the ordinance.

Parking shall be 2 spaces per bed for the total capacity of the building. There are 14 beds in the building, so 28 parking spaces will be required. The site plan indicates 54 stalls are being provided.

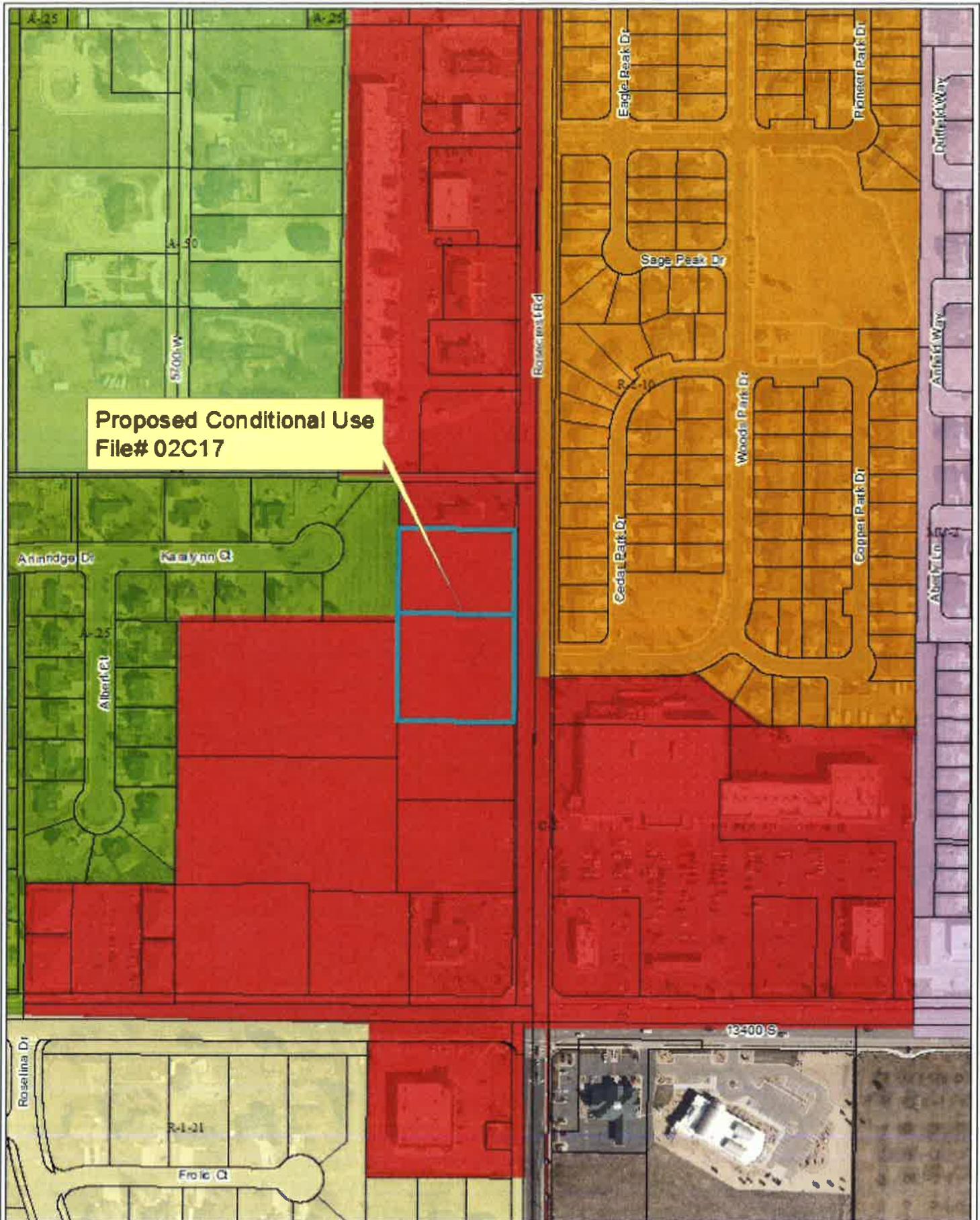
The site plan shows they meet the required amount of landscaping. However, the plan does not indicate if they have provided 20 feet of landscaping along 5600 West.

### **Recommendation**

Staff recommends approval with the following requirements:

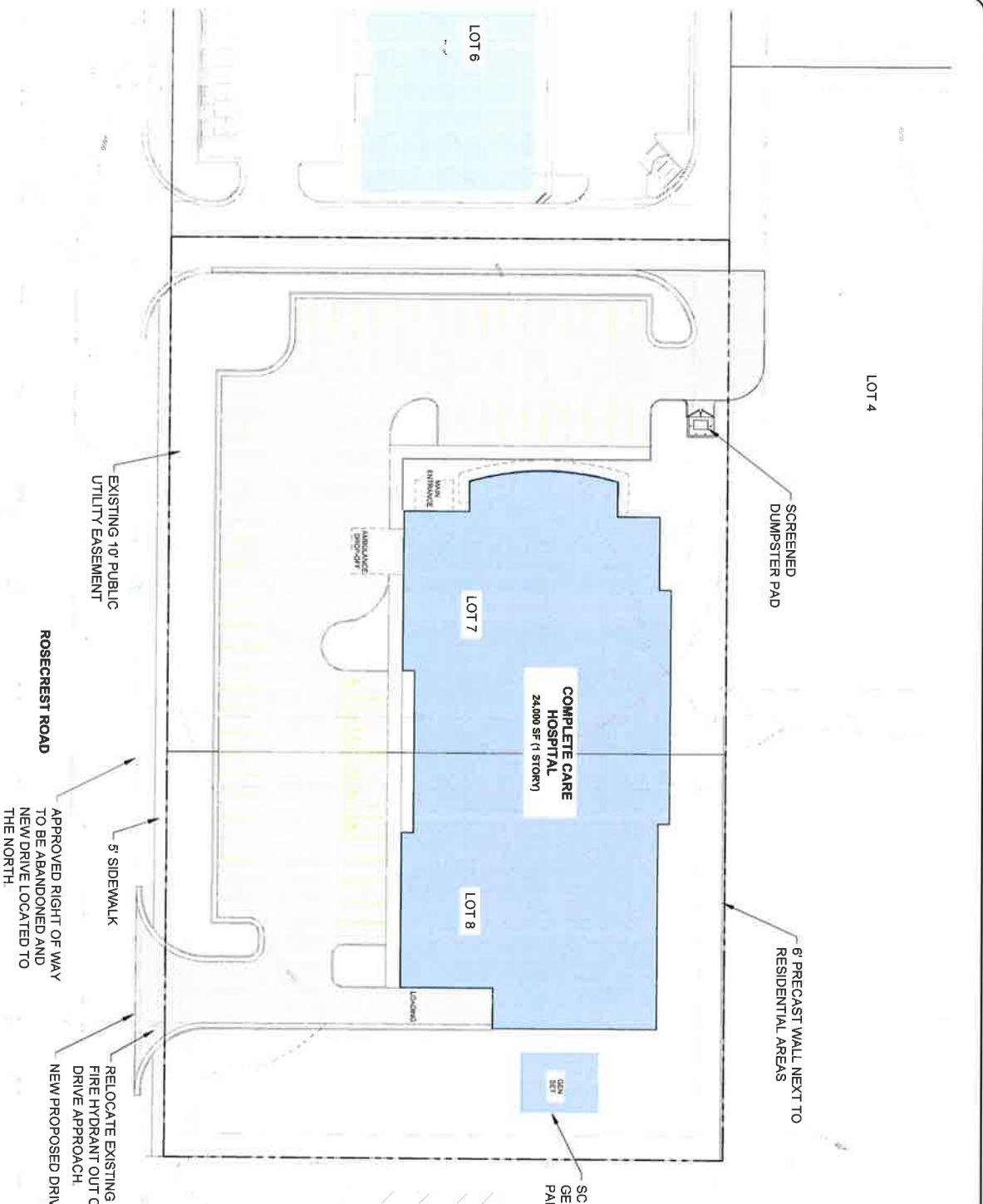
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. There shall be 20 feet of landscaping along 5600 West. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval.

4. 15% of the total site shall be landscaped and shall also include a minimum of 5% of the parking area landscaped.
5. Building elevations are approved as submitted, including 60% brick or stone.
6. No signs are approved with this request, separate approval will be required.
7. Install a 6 foot precast wall on the west side of the property, the length of the detention pond. The existing rail fence should be returned to the City.
8. Parking shall be 2 spaces per bed for the total capacity of the building.
9. Hours of operation to be 24 hours a day, 7 days a week.
10. Setbacks as follows:  
Front: 8 feet  
Side Yards: 20' on the corner / 15 feet adjacent to residential, with an additional setback for buildings over 15 feet in height based on a one to one ratio.  
Rear: None
11. All dumpsters and mechanical areas shall be screened.
12. Provide a traffic impact study for review and approval. This should include information on access points.
13. One access point will be allowed off of 5600 West. Additional access allowed from internal roads.
14. Detention shall be provided on site as required by City standard. This may be in underground detention.
15. Install curb, gutter and sidewalk on all public streets.
16. All exterior lighting must be reviewed and approved by the City Engineer, including a photometric plan.
17. Install sidewalks and park strip along 5600 West.
18. Any changes made to existing street lights will be at the cost of the applicant, not the City.
19. Work with engineering on grading the site. A rock wall may be required on the north property line.
20. Work with engineering on the relocation of the water line, due to the combination of lots 7 and 8. Cap off any existing water services that won't be used.
21. Complete a plat amendment to combine lots 7 and 8. This shall be done prior to submitting a building permit.
22. Fire Sprinklers are required per UFA.
23. Any covered portion of the driveway shall have a minimum clearance of 13 feet 6 inches.



**Proposed Conditional Use**  
File# 02C17





LAND USE TABLE	
TOTAL AREA	2.125 ACRES
LANDSCAPE REQ (15%)	0.32 ACRES
LANDSCAPE PROVIDED	0.770 ACRES (33%)
PARKING REQUIRED	
2 PER BED x 10 BEDS	20 STALLS
PARKING PROVIDED	64 STALLS

HERRIMAN CORNER COMMERCIAL LOT 7/8

### CONCEPT PLAN

HERRIMAN, UTAH



3940 North Traverse Mountain Blvd. Suite 206  
Lehi, Utah 84043 • Tel: 801.541.3040

SCALE (HORZ): 1"=20'  
SCALE (VERT): N/A  
DRAWN BY: SPM  
CHECKED BY: RHD  
DATE: 11/16/2016  
PROJECT No. 2203

NO.	DESCRIPTION	REV'D
		BY DATE



C1



## Land Use Application

Address or location of site Lot 7 (13338 S.) & Lot 8 (13322 S.)

Size of Parcel 2.1 acres Rosecrest Road.

What is Requested (explain in detail)?

### CONSTRUCTION OF A HOSPITAL FACILITY (1-STORY)

If applicable, square footage of proposed building(s) or addition (all stories combined). 24,000 SF

If the request is residential, how many and what type of units (apartment, condo, etc). 8(NA)

Property Owner's Name COMPLETE EMERGENCY CARE

Mailing Address 920 S. KIMBALL AVE, SUITE 140

City SOUTHLAKE State TX Zip Code 76092

Telephone 817-721-8645 Cell Number (same) E-mail sconnelly@complete-care.com

Applicant/Agent REID DICKSON - INFINITY CONSULTANTS

Mailing Address 3940 TRAVERSE MTN. BLVD, SUITE 206

City LEHI State UT Zip Code 84043

Telephone (801) 541-3040 Cell Number - E-mail reid@infinityutah.com

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

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

Current Use of Subject Property COMMERCIAL SUBDIVISION

Proposed Development Name COMPLETE EMERGENCY CARE HOSPITAL

#### For Herriman Use Only

Date of Submittal 1-10-17 Filing Fee \$1,200 File Number 02C17

Receipt Number 419547 Accepted by CE DRC \_\_\_\_\_



December 20, 2016

City of Herriman, Utah  
Planning Department

RE: Functional Program Narrative for:  
Complete Emergency Care  
Herriman Corner Commercial  
Lots 7 & 8 Development  
Herriman, Utah  
New Hospital Construction

To Whom it May Concern:

This letter is being issued to serve as the "Development Program Narrative" for the new Complete Emergency Care "Micro Hospital" in Herriman, Utah. The architect of record for this project is Ascension Group/Environments for Health Architecture of Arlington, Texas.

The Occupancy Type is New Healthcare with a construction type of II-A (NFPA type 2 – 1,1,1), fully sprinklered. The scope of the project will consist of approximately 23,500 SF of a single tenant new construction building planned for Lots 7 & 8 of the Herriman Corner Commercial Development. The facility will operate 24 hours a day, 7 days a week.

The program includes an emergency department with 1 emergency treatment room, 4 exam rooms and 1 triage, 12 semi-private in-patient beds, 2 private in-patient beds, a lab, an imaging suite containing CT and X-ray, and a surgical suite including 1 operating room. All code required support spaces have been provided, some of which have been enlarged to accommodate both the emergency department and nursing department services. A dietary kitchen is provided with a dedicated delivery entrance at the covered loading dock along with an associated dining space. Separate access doors and canopies have been provided for ambulance entry, emergency waiting and hospital waiting (with vehicular drop-off), and loading dock. Ancillary support spaces as required for mechanical and electrical are also provided. There will be piped in medical gases in the facility, stored in bottles in a medical gas room located near an exterior door for convenient access. A diesel powered emergency electrical generator will be provided in a screened yard as required.

If you have any questions or require any additional information, please feel free to contact David Watkins with Ascension Group/Environments for Health Architecture or myself.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven Donnelly".

Steven Donnelly  
Executive Director, Facilities and Project Management  
Complete Emergency Care



Hospital Entrance



Emergency Elevation



Hospital Elevation

 **COMPLETE CARE**

e4h  
Architectural Group Inc.  
Architects • Engineers • Interior Designers

**Herriman Hospital - Concept Renderings**



Emergency Entrance



Rear Loading



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	03C17
<b>Applicant</b>	NovaSource Sunwest, LLC
<b>Address</b>	5098 W 13400 S
<b>Request</b>	Proposed Intermountain Tire Pros

## **Request for 03C17 - Meeting Date 02/02/2017**

The applicant is requesting approval of a conditional use permit for an Intermountain Tire Pros.

### **Site**

The parcel is located at 5098 W 13400 S and contains .64 acres.

### **Zoning**

The site is zoned MU-2.

### **Discussion**

The subject property is located in the MU-2 zone. The MU-2 zone is codified in 10-15B-1 et seq. Section 10-15B-1 provides in part that “the purpose of the MU-2 zone is to allow the mixing of residential and nonresidential uses on the same site and/or within the same building.” Section 10-15B-5 provides in part that “regardless of zoning designation, unless it is found that the use is compatible within the mixed use development, the following uses shall be prohibited...Automobile repair/service station.” Certain uses, such as automobile repair/service station, are listed as prohibited in order to limit the potential harmful impact unless the planning commission finds the use is compatible within the mixed use development.

The subject property is located in the mixed use development known as the Herriman Towne Center. The approved master plan for the Herriman Town Center shows the subject property as commercial. Everything directly adjacent to the proposed tire store is commercial. The property to the west is shown on the approved master plan as commercial, the property to the east is the Walmart Marketplace. The property to the south is a Taco Bell drive thru restaurant.

The subject property is part of the Herriman Towne Center. As such it needs to meet the design guidelines of the Herriman Towne Center and approval of the Architectural Review Committee. The applicant has received Architectural Review Committee approval.

### **Conditional Use Standards**

A conditional use permit shall not be authorized unless evidence presented demonstrates the proposed use will comply with the following standards and any other standards set forth elsewhere in this title for a particular conditional use. If a proposed conditional use does not comply with the foregoing standards, the approving authority may impose reasonable conditions to mitigate or eliminate the detrimental impacts of the conditional use so that the conditional use complies with the foregoing standards. Such conditions shall be expressly set forth in the decision approving the conditional use permit.

Staff recommends that the proposed tire store on the subject property has the following detrimental impacts: unwanted noise, unwanted light, and increased traffic.

Staff recommends that the detrimental impacts can be mitigated or eliminated if the use is conditioned on the requirements listed below. Further the staff believes that if the use is conditioned on the requirements listed below that the use is compatible within the mixed use development because among other things the conditions will mitigate or eliminate the detrimental impacts, the location of the use is surrounded by other commercial users, and that the subject property has been shown as commercial on the HTC Master Plan for at least 5 years.

**1. The conditional use is authorized in the district where the use is proposed;**

A tire store (Automobile repair) is a conditional use in the MU-2 zone, if found to be compatible with the development. Staff recommends that it is compatible if the use is conditioned on the requirements listed herein.

**2. The use is consistent with the general plan, as amended;**

The general plan shows this area as part of the Mixed Use – Towne Center, which is a residential and commercial district. The approved Herriman Towne Center master plan also shows this property as commercial.

**3. Existing or proposed utility services are adequate to serve proposed development and are designed in a manner that will not adversely affect adjacent property or land uses;**

The City Engineer reports that the utilities were all designed to serve a commercial type use at this location and are adequate. Utility connection points will be from public right-of-way or in existing public utility easements.

**4. The proposed use will not create a need for essential municipal services which cannot be reasonably met;**

The proposed use will not create a need for essential municipal services. The property will be private and all landscape maintenance and snow plowing will be done by the property owner.

**5. Streets and other means of access to proposed development are adequate to carry anticipated traffic and will not materially degrade the level of service on adjacent streets;**

The Transportation Master plan anticipates a commercial use on this site, and 13400 South has sufficient capacity to handle the traffic. The property will access off of internal roads in the Herriman Towne Center commercial area, and will have no direct access onto 13400 South.

**6. The proposed use will not cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;**

The subject property has access onto Market Place Street, which is a private road that connects to 13400 South. The access is shared with the Taco Bell, Popeyes, Walmart Marketplace, and future commercial lots. The single share access eliminates having multiple driveways onto 13400 South. This will reduce unreasonable risks to the safety of persons or property because of vehicular traffic. The property will have 23 parking spaces on site, which exceeds the 16 spaces that are required on site. This will reduce the risks to the safety of persons or property because of parking.

**7. The proposed use will not unreasonably interfere with the lawful use of surrounding property;**

The surrounding property is already developed as commercial or planned to be future commercial development. The proposed use will not interfere with the existing or proposed uses.

**8. Fencing, screening and landscaping, and other adequate buffering, is provided as needed to protect adjacent property from light, noise and visual impacts associated with the proposed conditional use; and**

The City requires a precast wall between residential and commercial uses. Since there are no adjacent residential uses, a wall will not be required. It is recommended that as a condition of approval, the Engineering department review and approve a photometric plan for the lights on the property and make any adjustments to mitigate the light on adjacent property. The property is approximately 375 feet from the closest residential property.

**9. The proposed use will not be detrimental to the health, safety or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity.**

The tire store is required to receive a building permit from the Herriman City Building Department. When the building permit application is submitted, the Building Department will review the application for compliance with all applicable code requirements. The Herriman City Building Official states: "If the structure is designed and built in compliance with all Federal, State and local codes and ordinances, including the *International Building Code* section 406, the *International Fire Code* section 406 and the *National Electrical Code* article 514, then the initial construction will meet "the established minimum requirements to provide a reasonable level of safety, public health and general welfare" (IBC 101.3).

## **Recommendation**

Staff finds that the proposed Tire store is a compatible use and recommends approval of the Intermountain Tire Pros with the following requirements:

## **Requirements:**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, this may require a traffic study.
3. All exterior lighting, including a photometric plan, must be reviewed and approved by the City Engineer which will mitigate or eliminate detrimental impacts of light.
4. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped which will mitigate or eliminate detrimental impacts of noise and light.
5. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20'). This should include trees in the park strip every 30 feet, which will mitigate or eliminate detrimental light impacts.
6. Building elevations are approved as submitted.
7. Receive approval from the Herriman Towne Center Architectural Review Committee.
8. Install curb, gutter and sidewalk on all public streets.
9. No signs are approved with this request, separate approval will be required.
10. Screen all outside trash and dumpster areas, which will mitigate or eliminate detrimental noise impacts.
11. Parking calculated at 2 spaces plus 1 space for each 400 square feet of net floor space, which totals a minimum of 16 parking spaces, which will mitigate increased traffic.
12. Hours of operation to be determined by the Planning Commission, which will mitigate or eliminate detrimental noise impacts.
13. Access shall be from Market Place street, with no direct access onto 13400 South, which will mitigate detrimental traffic impacts.

## **Engineering Requirements:**

1. Provide storm water detention to meet City standards. This may be in an off-site facility. If necessary, coordinate with development located to the east for storm water outfall connection.
2. Interior parking lot lights must meet the Herriman Towne Center standard.
3. Work with engineering on the site grading and any retaining walls that may be required.



**Proposed Conditional Use**  
**File# 03C17**



**Tire Pros Project – Herriman Towne Center  
Lot W-2 / MU-2 Zone**

NovaSource Sunwest, LLC has Lot W-2 (“subject parcel”) under contract with HTC Communities, LLC for the development of a Tire Pros facility branded Intermountain Tire Pros. The subject parcel is .64 acres (137.63' x 201.19") with the specific address of 5098 W. 13400 So. Development plans call for a new, ground-up Tire Pros facility containing approx. 5,611 SF. This single level building will have six service bays, a sales and waiting area, office, breakroom, three restrooms, and a service/storage area. 23 on-site parks have been provided.

Tire Pros is the nation's largest network of independent and locally-owned tire dealers. The Tire Pros program brings independent tire dealers together under a shared national brand (Tire Pros) and offers them dedicated retail sales consultation, marketing support, training, financial management, and additional buying enhancements. The Tire Pros program has grown to 800 facilities across the country representing more than 500 individual owners. Current there are 27 Utah locations. Tire Pros buying power puts operators in the best purchasing bracket allowing them to compete effectively with the larger box stores and franchises.

The City of Herriman was targeted because of its tremendous residential and business growth. The City currently does not have a tire retailer within it limits. Herriman Town Center was also targeted because of the retail draw, traffic generation, and the continued growth potential within this immediate trade area. Intermountain Tire Pros expects to draw customers not only from Herriman, but also from a larger trade area including Riverton and Daybreak.

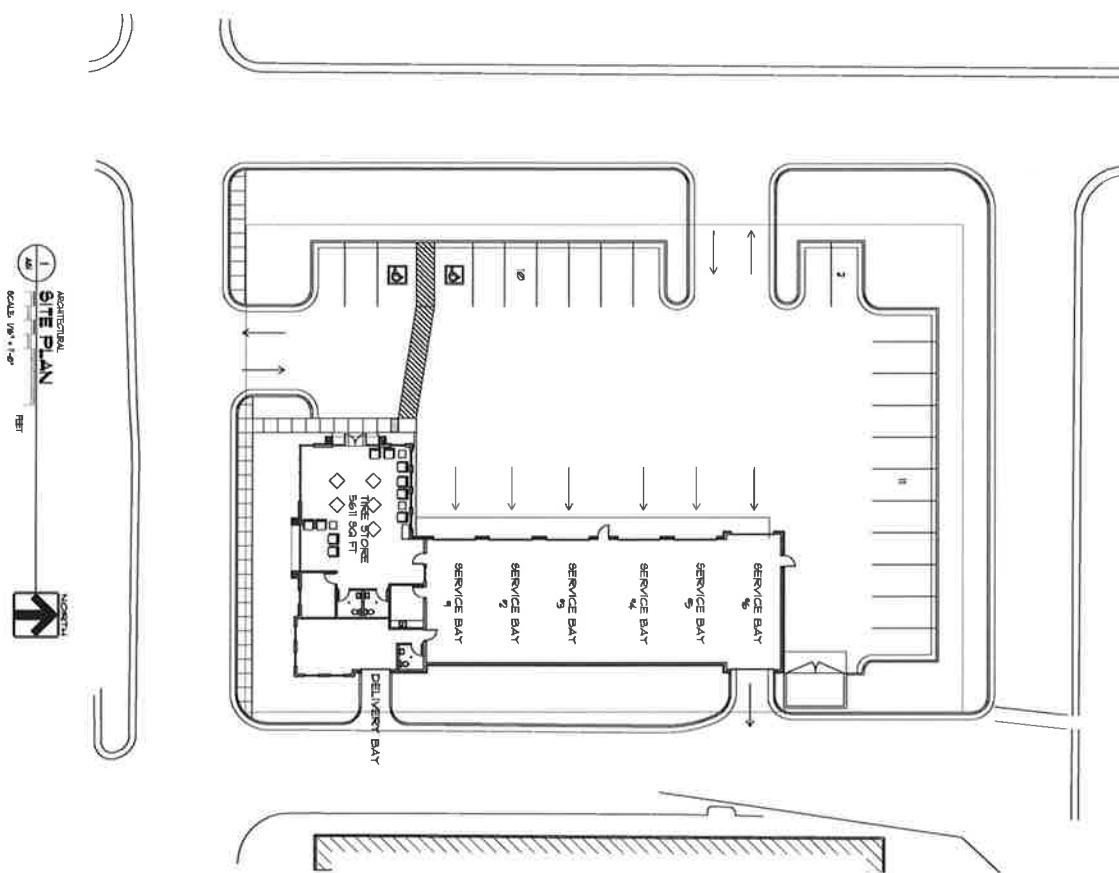
The services provided by Tire Pros include great values on tires for cars, trucks, trailers and recreational vehicles. Also offered are tire related services including suspension, brakes, and wheels. A very attractive fleet program also exists for businesses and municipalities. All of the services are provided and completed within the facility. With only one air compressor for all of the equipment, noise is contained within the building.

**Intermountain Tire Pros Vision** is to provide the residents of Herriman and surrounding areas the best tire buying and servicing experience. **Their Goal** is to become THE PLACE to go for all of one's tire needs.

**MU-2 ZONE:** Our proposed land use within said zoning classification is listed as a prohibited use. We would respectfully appeal to the Planning Commission to approve our use within the MU-2 Zone for the following reasons:

1. **Tire Pros use provides a much needed retail service to the local community and will be the first Tire retailer in Herriman.**
2. **Tire Pros use is compatible with and complementary to the other retailers in the trade area and within Herriman Towne Center.**
3. **The subject parcel is located within Herriman Towne Center and is surrounded in all directions by (i) other retail users including Walmart, McDonalds, Taco Bell, Popeye's, Jimmy Johns, CVS Drug, and several multi-tenant retail buildings, and (ii) vacant property planned for additional retail development.**
4. **Herriman Towne Center is supportive of this project and has given their approval, a copy of which has been provided separately.**
5. **The closest residential property from the subject parcel is located approximately 375 feet to the northwest.**

We appreciate your consideration of this proposed development. Please direct any inquiries or questions to Brad Carter, NovaSource Sunwest, 801-484-3440 (ext. 17) / 801-652-7877 cell.



AS1

Sheet Number  
027-07060

**NICHOLS + NAYLOR**  
ARCHITECTS  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095 (801) 487-3330



**HERRIMAN TOWNE  
CENTRE TIRE STORE**  
Architect:  
Project Owner:  
Owner:  
HERRIMAN, UTAH

SITE PLAN



Project Number  
00-00  
Revisions



blū fine designs  
LANDSCAPE ARCHITECTURE  
INTERIOR DESIGN  
GENERAL CONTRACTING

HERMIMAN, UTAH  
5998 WEST 13400 SOUTH  
NOVASOURCE SUNWEST, LLC  
HERRIMAN TRIE



01/22/2017  
DRAFT  
Date  
Drafter  
Check  
Reviewed  
Approved  
Signature

L101

PLANT SCHEDULE

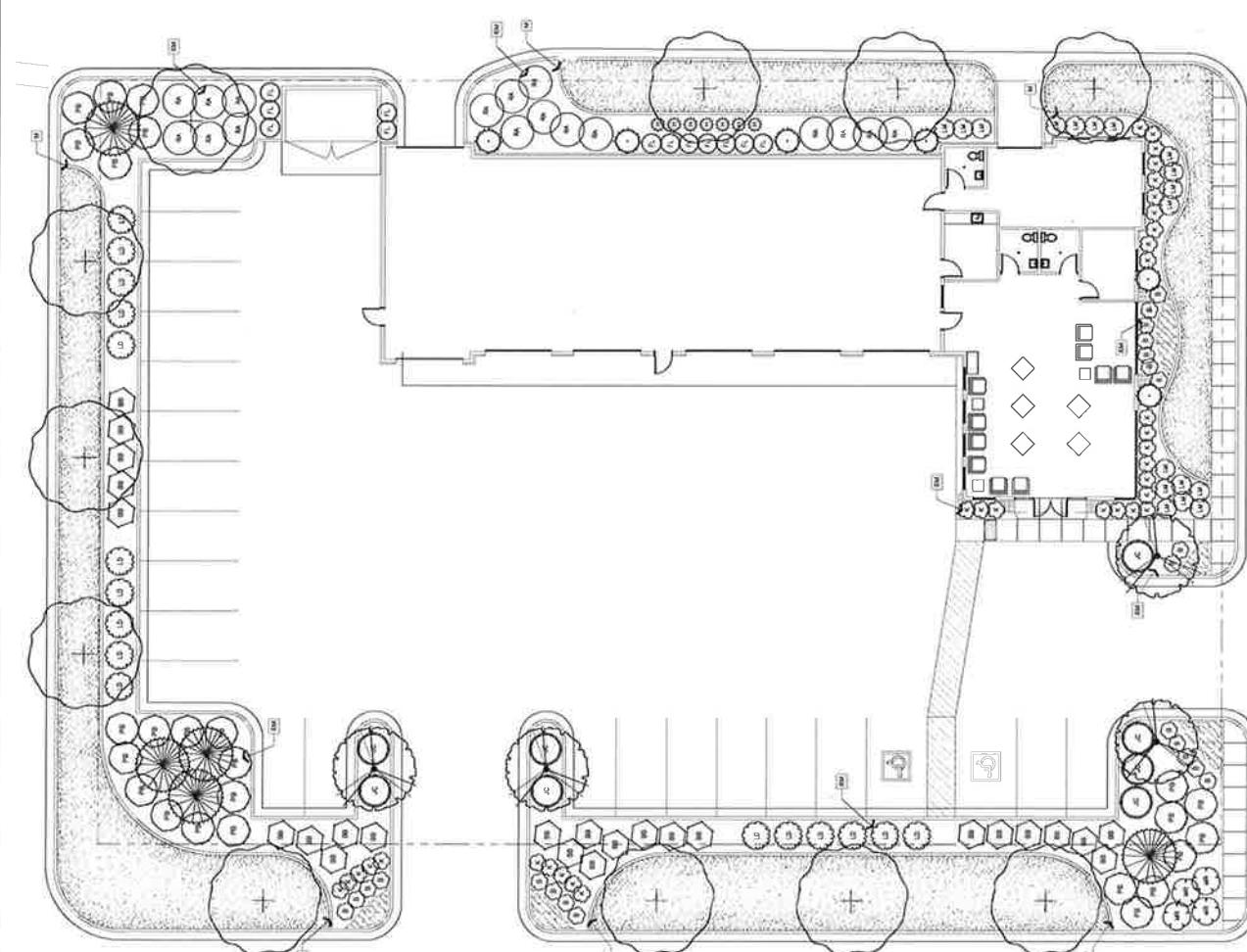
TREES

QTY

NAME / COMMON NAME

CONT.

QTY



HERRIMAN CITY MU-2 PARKING LOT LANDSCAPE SUMMARY  
TOTAL AREA PARKING LOT: 11,057 SF  
REQUIRED PARKING LOT LANDSCAPING: 533 SF (5%)  
PROVIDED PARKING LOT LANDSCAPING: 893 SF (7.9%)

LANDSCAPE PLAN  
Drawing Number  
Scale 1" = 10'

L101



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

January 16, 2017

Bradley Carter  
NovaSource Management  
32 West Fireclay Avenue  
Murray, UT 84107

RE: Herriman Towne Center Tire Pros architectural approval

Dear Mr. Carter,

The Herriman Towne Center Design Review Committee (HTCDRC) has reviewed the elevations, site plan and landscape plan submitted on 1/13/17. The plans have been approved as submitted. Thank you for your submittal. Please note you will need to submit any monument plans for approval, as none were included in your submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Watson". It is a cursive script with a long, sweeping line extending to the right.

Matt Watson  
HTCDRC Chairman

1. Attachments
  - (a) Approved Site Plan dated 12/27/16
  - (b) Approved Landscape Plan dated 1/12/17
  - (c) Approved Building Elevations without date



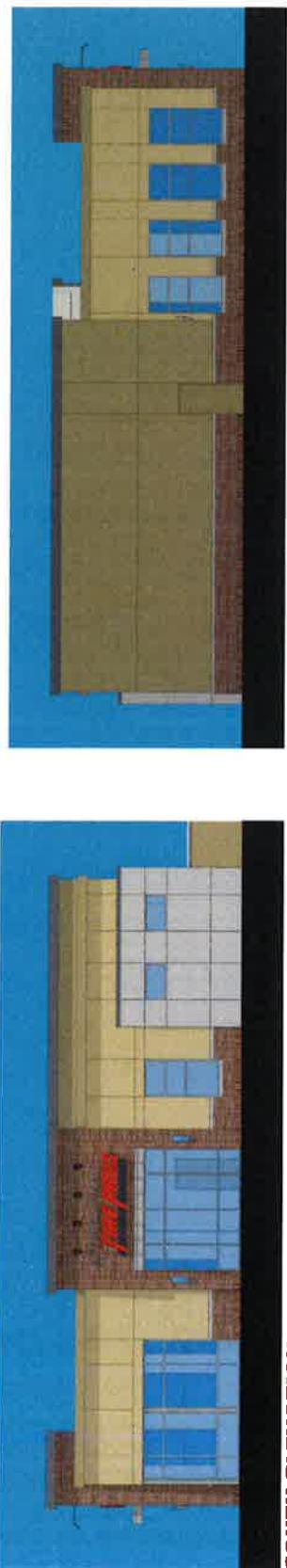
**INTERMOUNTAIN TIRE PROS**  
HERRIMAN, UT

**NOVASOURCE DEVELOPMENT  
NICHOLS NAYLOR ARCHITECTS**



**NOVASOURCE DEVELOPMENT  
NICHOLAS NAYLOR ARCHITECTS**

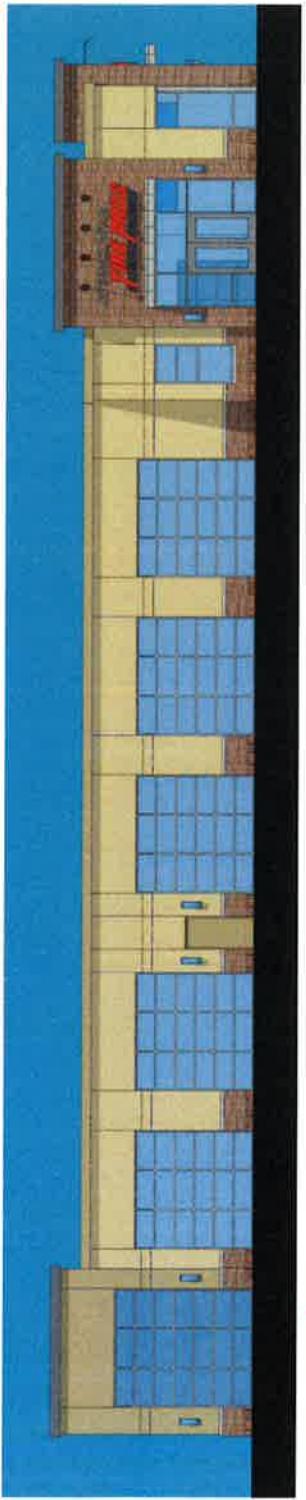
**INTERMOUNTAIN TIRE PROS**  
HERRIMAN, UT



**NORTH ELEVATION**

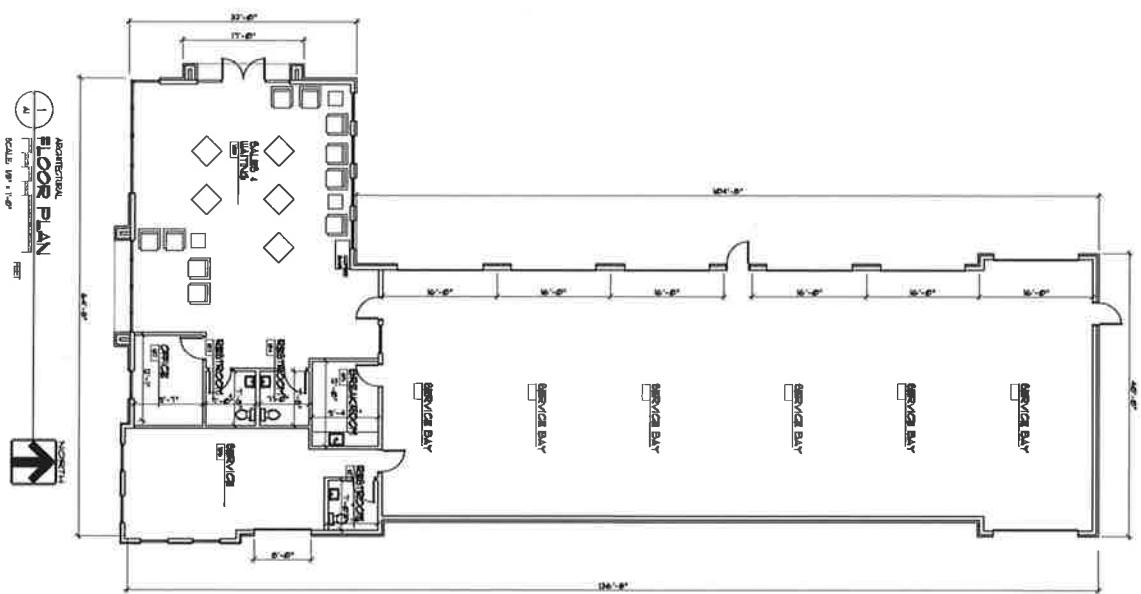


**EAST ELEVATION**



**WEST ELEVATION**

**SOUTH ELEVATION**



A1

DRAFT



**NICHOLS • NAYLOR**  
ARCHITECTS

10459 SOUTH 1300 WEST SUITE 201  
SOUTH JORDAN, UTAH 84095 (801) 487-5330

**HERRIMAN TOWNE  
CENTRE TIRE STORE**

HERRIMAN, UTAH  
OWNER:

FLOOR PLAN

0-0

DRAWING NUMBER



**Date of Meeting:**  
**02/02/17**

<b>File #</b>	04C17
<b>Applicant</b>	Tuttle & Associates, Inc
<b>Address</b>	5668 W 13400 S
<b>Request</b>	Proposed Kentucky Fried Chicken Restaurant

## **Request for 04C17 - Meeting Date 02/02/2017**

The applicant is requesting approval of a conditional use permit for a Kentucky Fried Chicken Restaurant.

### **Site**

The parcel is located at 5668 W 13400 S and contains .98 acres.

### **Zoning**

The site is zoned C-2.

### **Discussion**

The application is for a Kentucky Fried Chicken restaurant with a drive thru. This is listed as a conditional use in the C-2 zone.

The ordinance requires buildings in the C-2 zone to have 60 percent brick or stone on the front elevation and any side visible from the street. The applicant has submitted elevations that show adequate brick, however they are planning to paint the brick. The ordinance does not specify what color the brick has to be.

The ordinance requires that parking for a restaurant be provided at 3 spaces per 100 square feet of customer floor area. This would require 30 parking spaces. However, there is no specific parking requirement in the ordinance for a drive-thru restaurant. When a use isn't specified in the ordinance, the Planning Commission shall determine the appropriate number of spaces. The site plan provide 28 parking spaces. The applicant has submitted a letter and additional information that indicates 28 parking spaces is adequate for the proposed use.

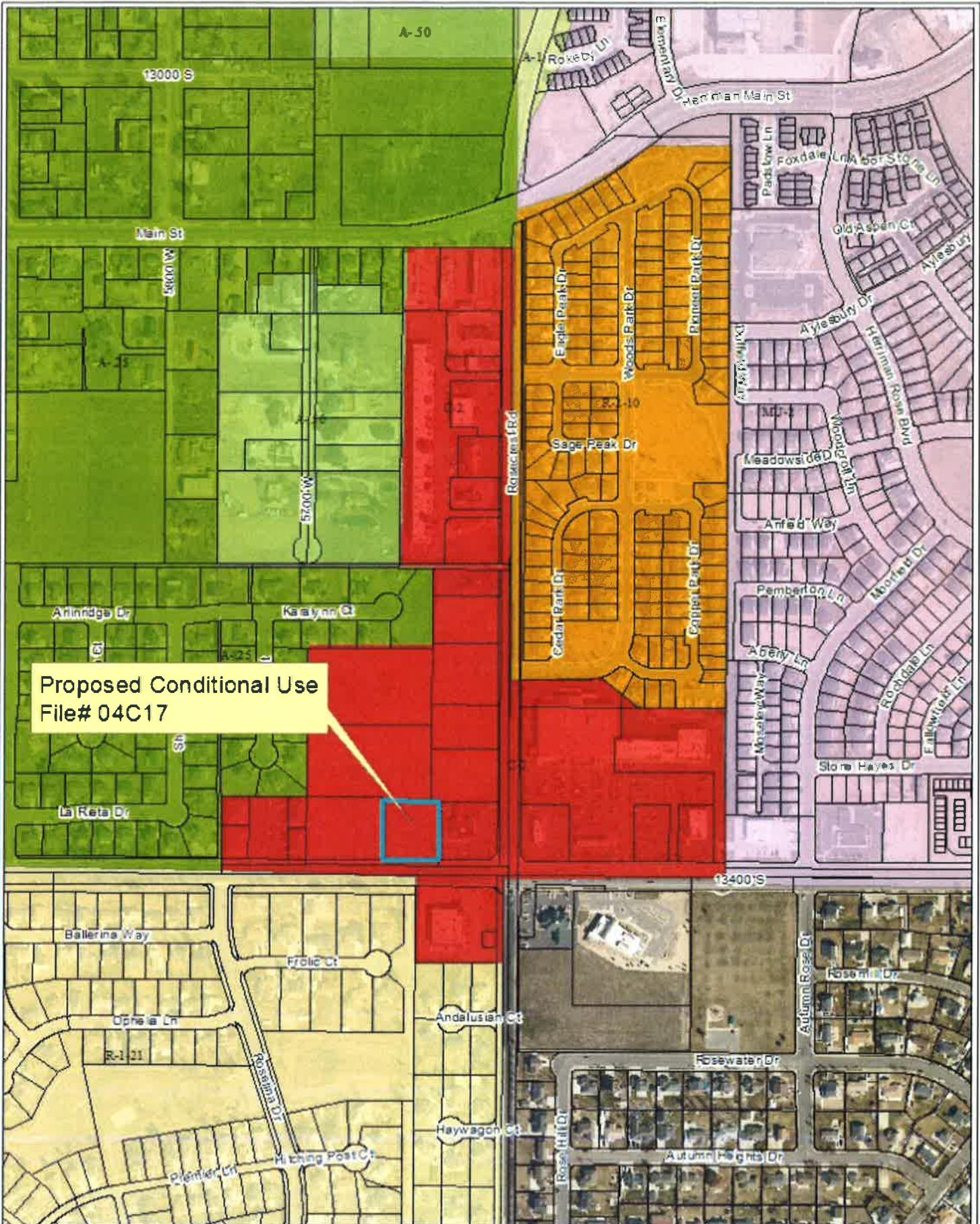
The site plan shows they meet the required amount of landscaping. The ordinance requires 20 feet of landscaping along 13400 South, but that landscaping can be reduced to 15 feet if they include a two foot berm that is planted with shrubs and trees.

### **Recommendation**

Staff recommends approval with the following requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Provide 15 feet of landscaping along 13400 South, including a two foot berm. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval.

4. 15% of the total site shall be landscaped and shall also include a minimum of 5% of the parking area landscaped.
5. Building elevations are approved as submitted, including 60% brick or stone.
6. No signs are approved with this request, separate approval will be required.
8. A minimum of 28 parking spaces shall be required.
11. All dumpsters and mechanical areas shall be screened.
12. Provide a traffic impact study for review and approval. This should include information on access points.
13. The access off of 13400 South shall be on the west side of the subject property and shared with the adjacent lot.
14. Detention shall be provided on site as required by City standard. This may be in underground detention.
15. Install curb, gutter and sidewalk, and park strip on all public streets.
16. All exterior lighting must be reviewed and approved by the City Engineer, including a photometric plan. Lights must meet City standard.
18. Any changes made to existing street lights will be at the cost of the applicant, not the City.



**ZONED C-2****PARKING**

NUMBER OF STALLS REQUIRED BY CODE:	3 SPACES PER 100 SQ. FT. OF CUSTOMER FLOOR AREA.
(1,001 SQ. FT./100)*3 =30 STALLS.	28 STALLS PROVIDED, JUSTIFIED BY LETTER FROM OWNER.

**BACKBONE ROADWAY**

**LOT 1**  
**0.978 ACRES**

TRASH ENCLOSURE: SEE  
PLANS AND DETAILS ON  
SHEET S5.0 & S5.1

TOTAL PERCENTAGE OF  
LANDSCAPED AREA ON  
THE LOT = 22.8%  
INTERIOR PARKING LOT  
LANDSCAPE  
PERCENTAGE = 5.2%.

FRONT YARD LANDSCAPED  
WITH 50% SHRUBS,  
FLOWERS, & TREES WITH 2'-  
TALL BERM, MEASURED FROM  
THE GRADE OF SIDEWALK.

134000 S.

**HERRIMAN KFC SITE**  
SCALE: 1:120

CONTRACT DATE:	A.D. 2002
BUILDING TYPE:	AS-K
PLAN PERSON:	AS-K
ST. NUMBER:	44-100
LATH NUMBER:	44-100
SCHEMATIC #: 1000	



EXISTING DRIVE  
INTO CREDIT UNION



SITE  
PLAN

**T1.1**  
1/4" = 100'

Tuttle and Associates, Inc.  
ARCHITECTS  
1140 E 300 S Salt Lake City, UT 84106  
(800) 325-1111  
(800) 325-1112  
(800) 325-1113

**Harman Management Corporation**

*Providing a Caring Culture  
of Service, Success, and Ownership*



December 29, 2016  
RE: New KFC Restaurant Proposed  
in Herriman

To whom it may concern:

199 First Street, Suite 212  
Los Altos, CA 94022  
Phone: 650 941 5681  
Fax: 650 948 7532

I would like to address the parking requirement at the above referenced property. Currently with our prototype building and layout on this site we are short 2 parking stalls from what is required. I don't believe this will impact the site at all, as 60% to 70% of our business is typically done through the drive thru. We believe 28 stalls will be more than adequate to support this KFC. We operate several KFC's in Utah that have less than 28 stalls and they operate fine. Below is a list of those locations with parking stall counts. I have attached some actual comparisons of some other stores we operate in Utah showing the high percentage of Drive through business.

Sincerely,



Travis Gutke  
Director of Real Estate  
Harman management Corp.

Parking Stall Counts			
Store #	Address	City	Stall
503	1869 E Murray Holladay Rd	Salt Lake City	13
515	1765 W 4700 S	Salt Lake City	17
528	653 E 9400 S	Sandy	17
530	674 East 12300 South	Draper	26
540	2450 S Redwood Rd	Salt Lake City	25

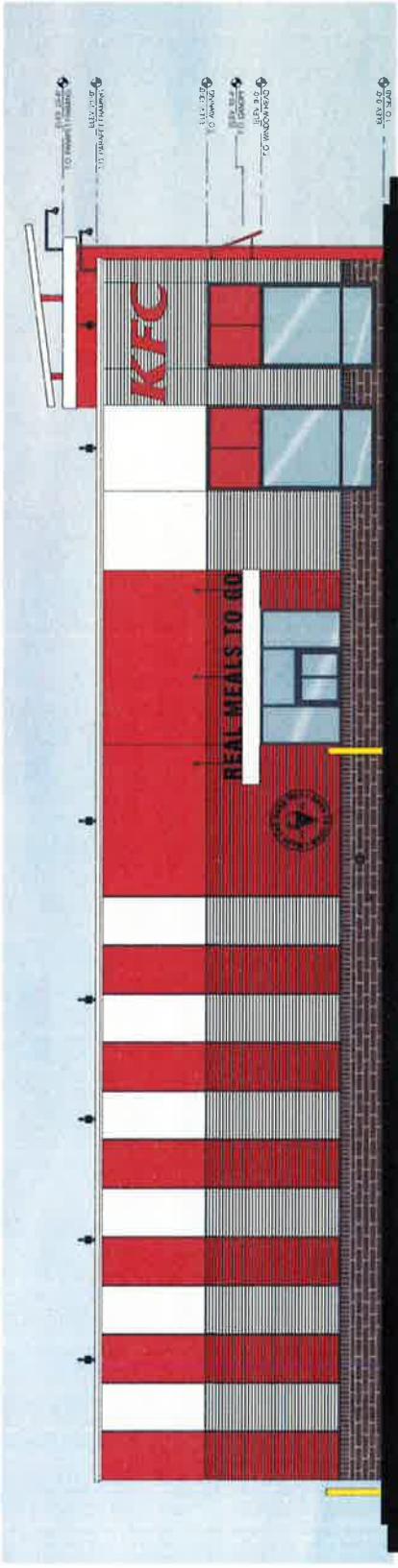
Week of December 18th 2014					
Store #	Address	City	Zip	% of sales as DT	% of sales as DT
502	2045 So 1300 East	Salt Lake City	84105-3612	63%	63%
503	1869 E Murray Holladay Road	Salt Lake City	84117-5110	65%	65%
508	495 So 500 West	Bountiful	84010-7111	60%	60%
510	3544 So. 8400 West	Magna	84044	67%	67%
511	3753 W Jordan Landing	West Jordan	84084	61%	61%
514	196 South 850 East	Lehi	84043	61%	61%
515	1765 W 4700 S	Salt Lake City	84118-1101	64%	64%
516	5890 Highland Dr	Salt Lake City	84121-2126	65%	65%
521	439 E State Rd	American Fork	84003-2558	69%	69%
528	553 E 9400 S	Sandy	84070-6206	62%	62%
530	674 East 12300 South	Draper	84020-9266	65%	65%

A4.3

AS-K-07 PROTOTYPE  
KFC RESTAURANT

EXTERIOR COLOR ELEVATIONS

WEST ELEVATION



NORTH ELEVATION



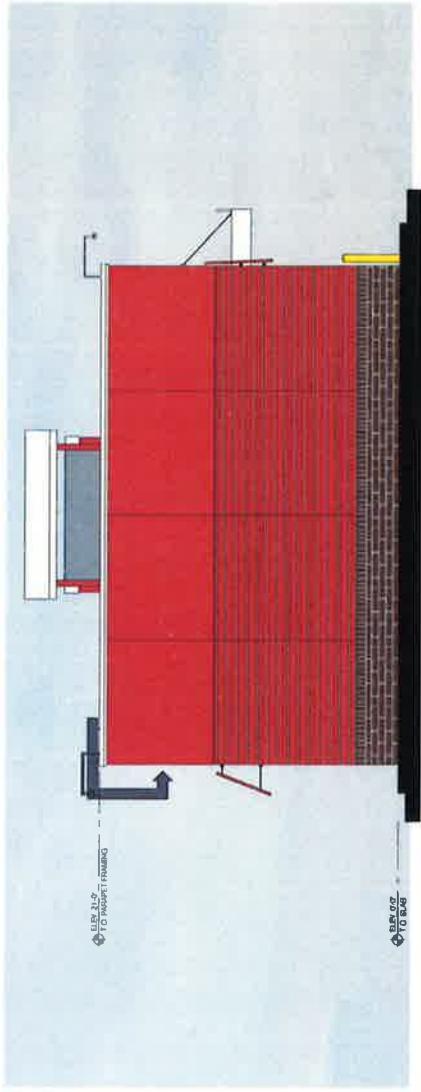
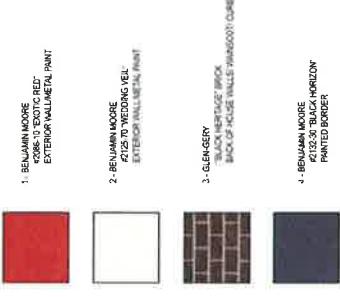
LEGEND

	1 BENJAMIN MOORE #2565 TO DEC'D RED EXTERIOR/METAL PAINT
	2 BENJAMIN MOORE #2105 TO MEDG'D VEN'G EXTERIOR/INTERIOR PAINT
	3 GLEN GERY BLACK HERITAGE BRICK BACK OF HOUSE WALLS/WANSCOT7 GLUE
	4 BENJAMIN MOORE #2126-30 BLACK PEARL PAINTED BORDER

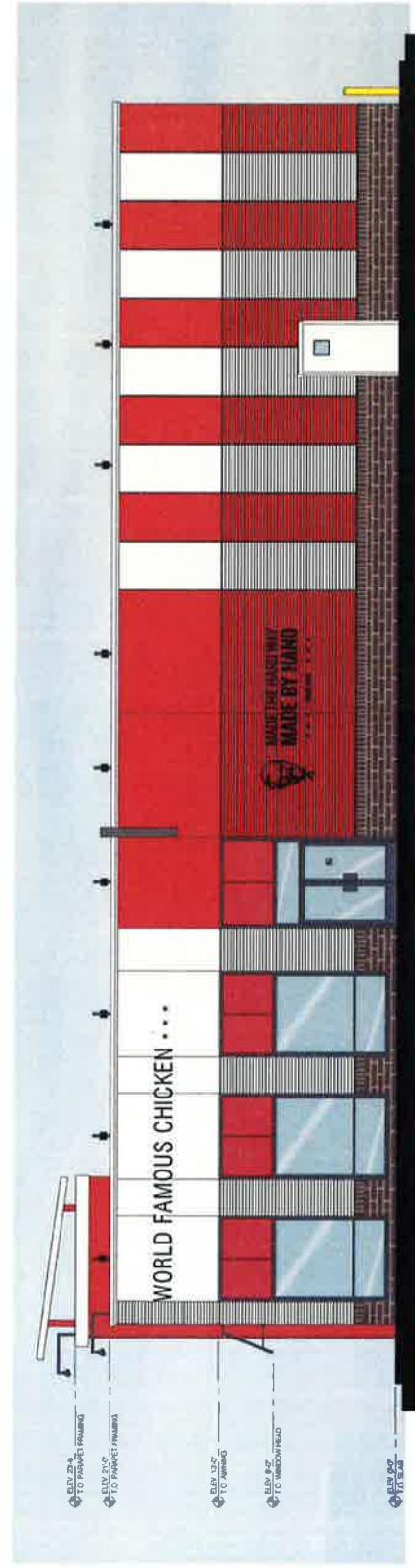
DATE: JUNE 20, 2016

OWNER:  
HARMAN MANAGEMENT CO.  
199 FIRST STREET, SUITE #212  
LOS ALTOS, CA 94022  
P: 650.941.5681

LEGEND



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR COLOR ELEVATIONS

A4.4

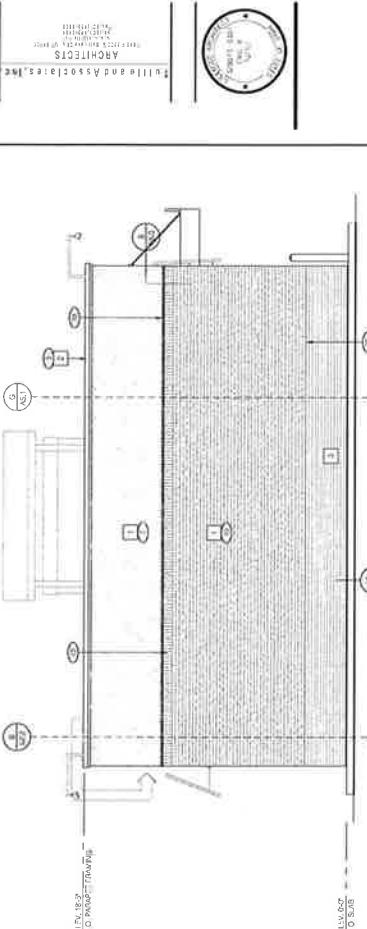
AS-K-07 PROTOTYPE  
KFC RESTAURANT

DATE: JUNE 20 2016  
OWNER: HARMAN MANAGEMENT CO.  
198 FIRST STREET, SUITE #212  
LOS ALTOS, CA 94022  
P: 650 941 5661

VMI architecture  
Design Planning  
Innovate  
67 2nd Avenue San Ramon, CA 94583  
(925) 255-2500  
www.vmiamerica.com

**NOTICE TO CONTRACTORS FOR BID**  
LOCATION, SIZE AND FORM OF EXTERIOR  
DIMENSIONAL AND APPLIED LOGOS SIGNS  
SHALL BE AS SHOWN.

**NEED TO CHANGE INDUCTION SIGNS**  
LOCATION SIZE AND FORM OF ALL EXTERIOR  
DIMENSIONAL AND APPLIED LOGOS SIGNS  
MANUFACTURED AND DISTRIBUTED



**FRONT ELEVATION**

**REAR ELEVATION**

**EXTERIOR  
ELEVATIONS**

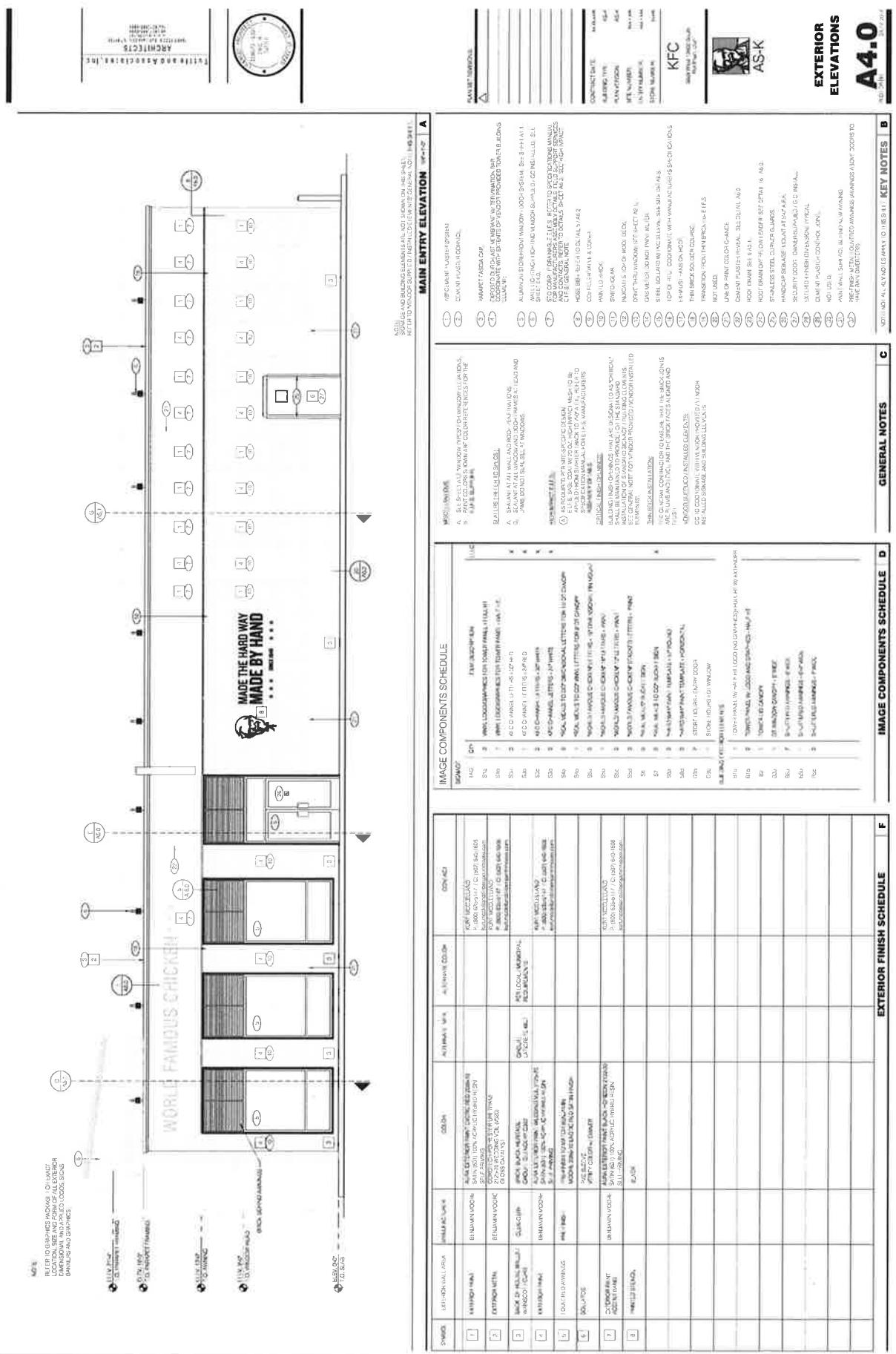
C) 17.2011

A4.2

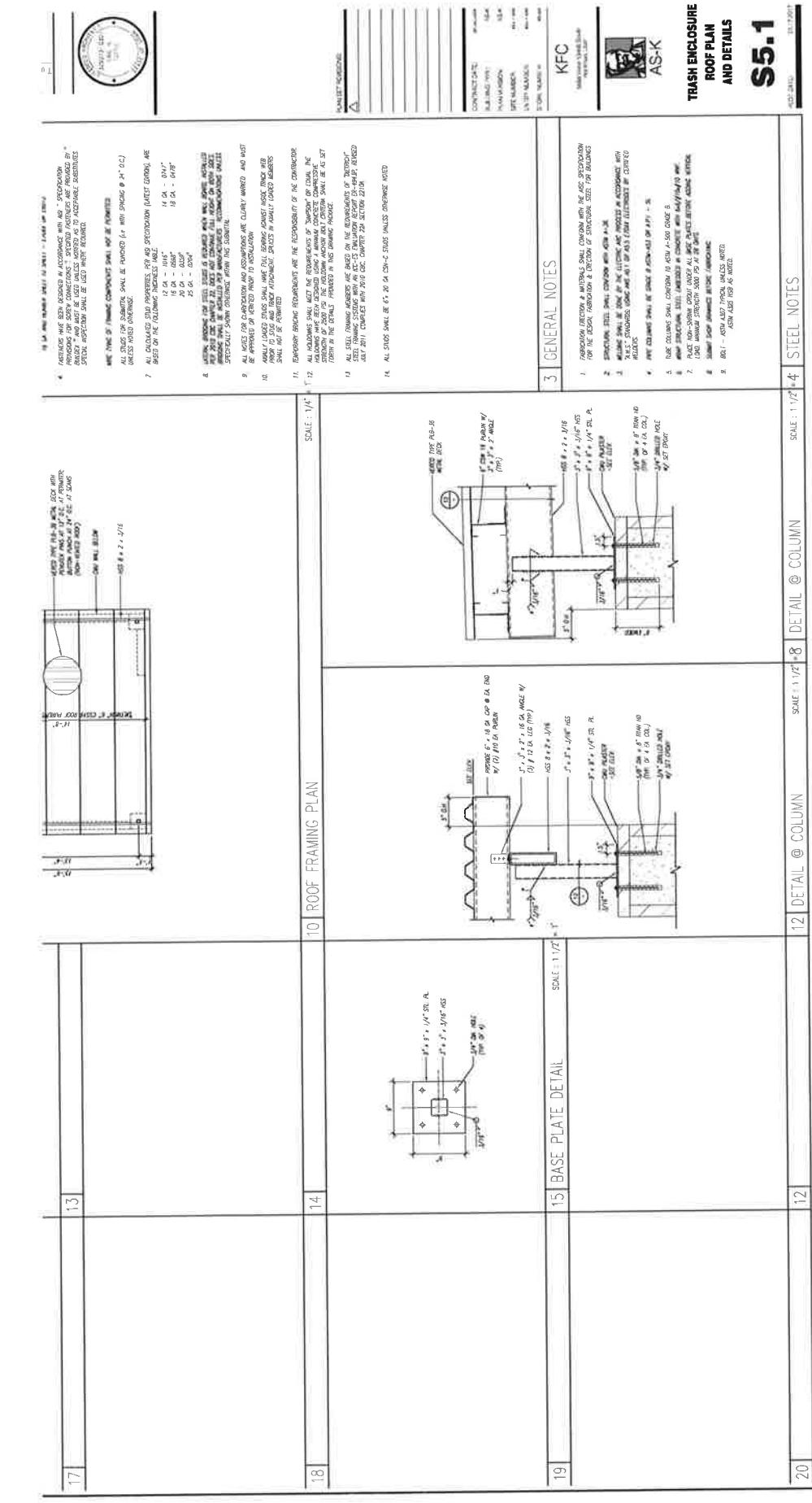
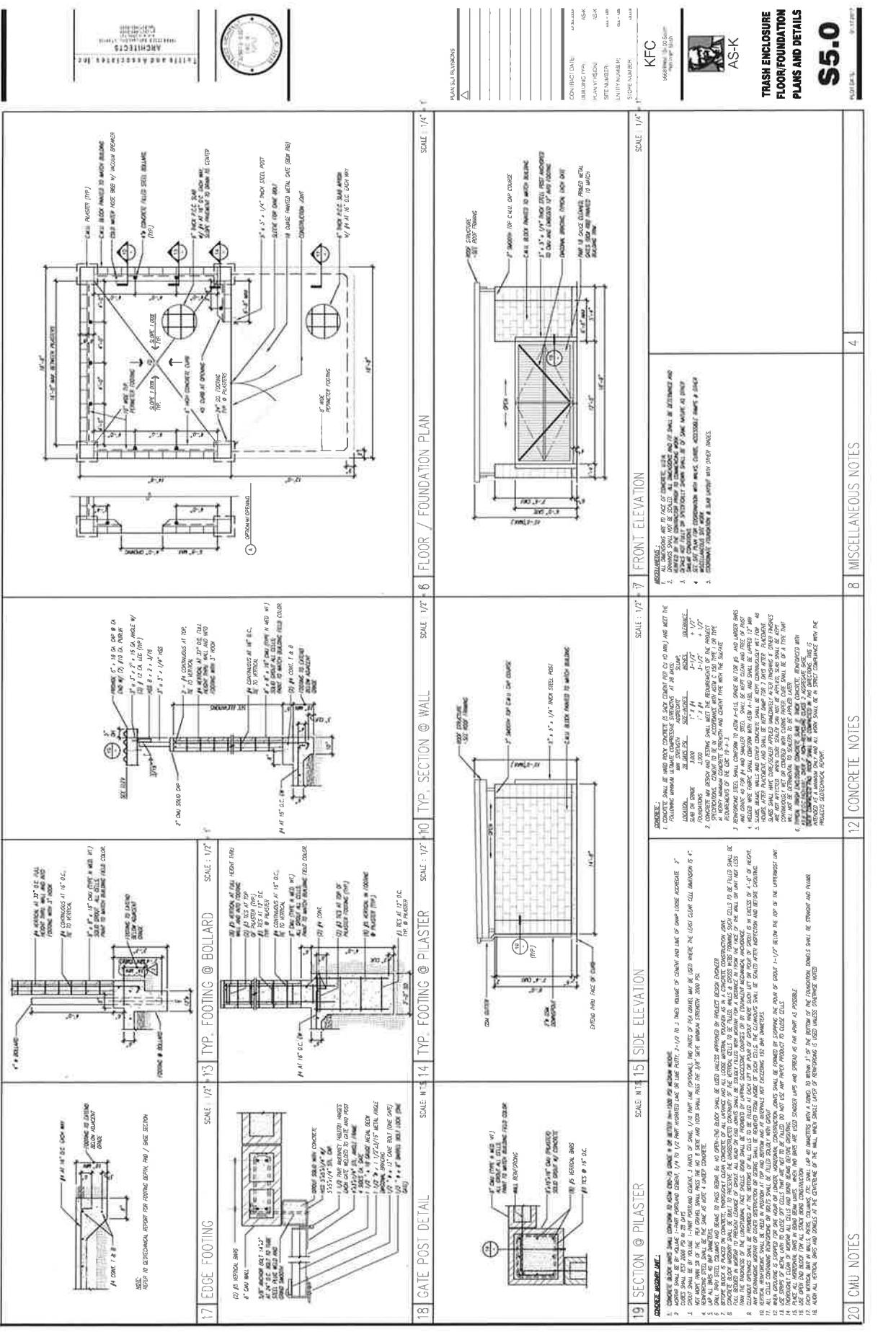
C  
RITICAL NOTES

IMAGE COMPONENTS SCHEDULE D

INTERIOR FINISH SCHEDULE F











WORLD FAMOUS CHICKEN







**Date of Meeting:**  
**02/02/17**

<b>File #</b>	01Z17
<b>Applicant</b>	Pratt
<b>Address</b>	13551 S Rose Canyon Rd
<b>Request</b>	Proposed Rezone from A-1 to A-.50

**Request for 01Z17 - Meeting Date 02/02/2017**

Janece Pratt is requesting to rezone property from A-1 (Agricultural 1 acre min) to A-.50 (Agricultural half acre minimum)

**Site**

The parcel is located at approximately 13551 S Rose Canyon Rd and contains 1 acre.

**Zoning**

The site is zoned A-1.

**General Plan**

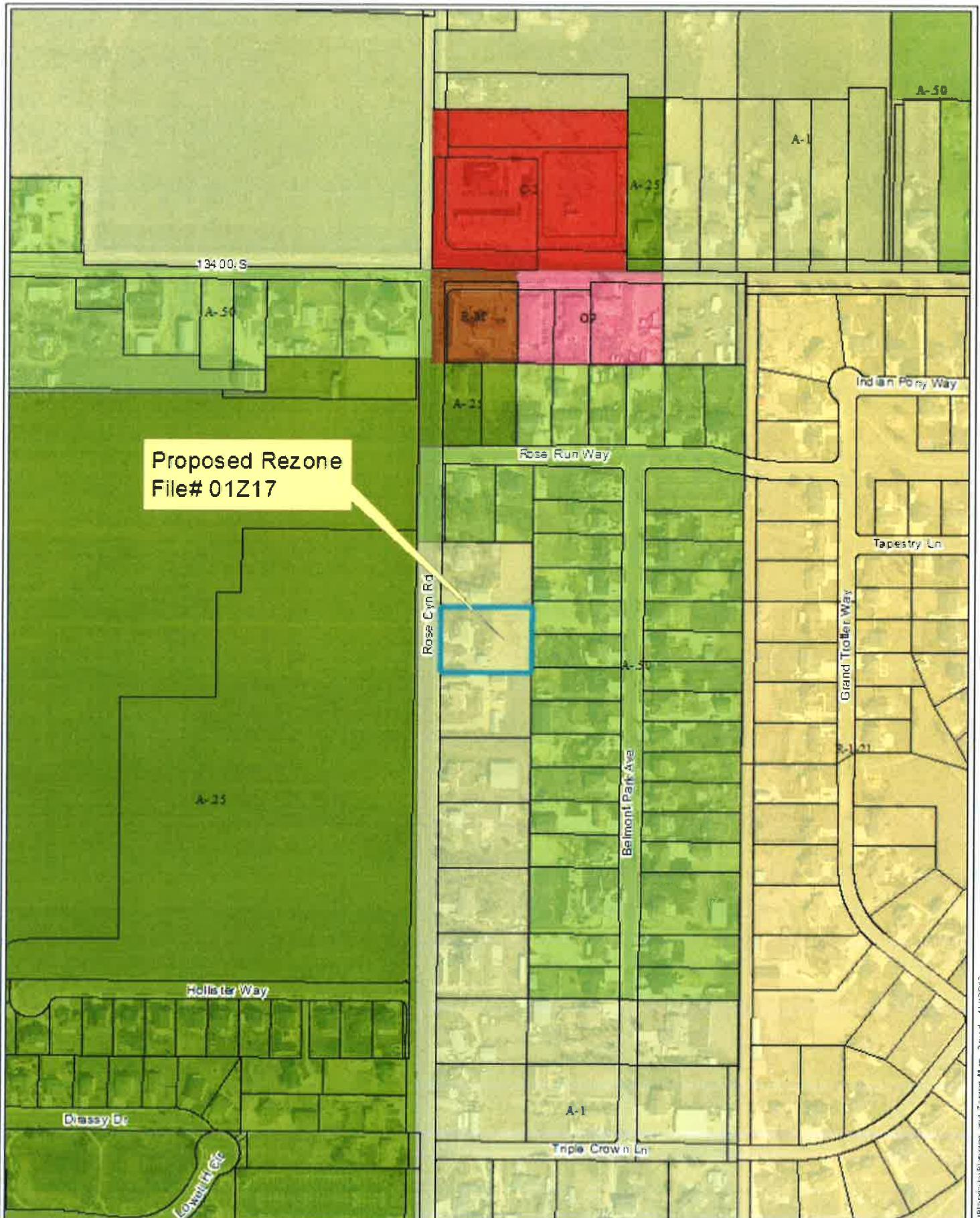
The current general plan designates this property as Low Density Residential.

**Discussion**

The applicant is proposing to rezone to A-.50 in order to subdivide the property into 2 lots. The applicant is proposing to create a half acre flag lot on the back of the property, both properties would access from Rose Canyon Road.

**Recommendation**

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



Proposed Rezone  
File# 01Z17







**Date of Meeting:**  
**02/02/17**

<b>File #</b>	02Z17
<b>Applicant</b>	Pratt
<b>Address</b>	13751 S Rose Canyon Rd
<b>Request</b>	Proposed Rezone from A-1 to A-.50

### **Request for 02Z17 - Meeting Date 02/02/2017**

Janece Pratt is requesting to rezone property from A-1 (Agricultural 1 acre min) to A-.50 (Agricultural half acre minimum)

#### **Site**

The parcel is located at approximately 13751 S Rose Canyon Rd and contains 1.2 acres.

#### **Zoning**

The site is zoned A-1.

#### **General Plan**

The current general plan designates this property as Low Density Residential.

#### **Discussion**

The applicant is proposing to rezone to A-.50 in order to subdivide the property into 2 lots. Each of the lots will meet the minimum half acre requirement. This property is located on the corner of Rose Canyon Rd and Triple Crown Ln, the back lot will access off from Triple Crown Ln.

#### **Recommendation**

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



**Proposed Rezone**  
File# 02Z17







**Date of Meeting:**  
**02/02/17**

<b>File #</b>	03Z17
<b>Applicant</b>	Herriman City
<b>Address</b>	
<b>Request</b>	Text Change to the Accessory Building Ordinance

### **Request for 03Z17 - Meeting Date 02/02/2017**

Herriman City is asking for a text change regarding Accessory Buildings.

#### **Discussion**

The Planning Commission recommended approval of the changes to the Accessory Buildings in April 2016. After reviewing all zones, we have found it necessary to add the exception below to the Residential zones which also may have lots larger than one-half (1/2) acre.

B. Accessory Buildings: Sixteen feet (16'), and less than top elevation of the main building, All accessory building shall not exceed one story. On lots one-half acre or larger, the accessory building may be a maximum of twenty feet (20') in height. The planning staff may approve up to twenty five feet (25') high on lots one-half (1/2) acre or larger if the side and rear yard setbacks are increased to ten feet (10') each.

#### **Recommendation**

Staff recommends approval of the text change regarding accessory buildings.

## R-1-10, R-1-15, R-1-21, R-1-43

### 10-9A-6: BUILDING HEIGHT:

- A. Accessory buildings: Sixteen feet (16'), and less than the top elevation of the main building. All accessory buildings shall not exceed one story. (Ord. 09-01, 1-8-2009)
- A. Accessory buildings shall be a maximum of sixteen feet (16') in height, except on lots one-half ( $\frac{1}{2}$ ) acre or larger, the accessory building may be a maximum of twenty feet (20') in height. The planning staff may approve up to twenty five feet (25') high on lots one-half ( $\frac{1}{2}$ ) acre or larger if the side and rear yard setbacks are increased to ten feet (10') each.

## R-2-10, R-2-15

### 10-9B-3: PERMITTED USES:

### 10-9B-8: BUILDING HEIGHT:

- B. Accessory buildings: Sixteen feet (16'), and less than the top elevation of the main building. All accessory buildings shall not exceed one story. (Ord. 09-01, 1-8-2009)
- A. Accessory buildings shall be a maximum of sixteen feet (16') in height, except on lots one-half ( $\frac{1}{2}$ ) acre or larger, the accessory building may be a maximum of twenty feet (20') in height. The planning staff may approve up to twenty five feet (25') high on lots one-half ( $\frac{1}{2}$ ) acre or larger if the side and rear yard setbacks are increased to ten feet (10') each.