PLANNING COMMISSION AGENDA
Thursday, April 5, 2018

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 5355 W Herriman Main Street, Herriman, Utah.

6:00 PM - Work Meeting (Fort Herriman Conference Room)
1. Training – Planning Commission Orientation
2. Discussion of Chapter 16, Table of Uses
3. Review of City Council Decisions
4. Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting
1. Call to Order
   1.1 Invocation/Thought/Reading and Pledge
   1.2 Roll call
   1.3 Approval of Minutes for: February 1, 2018
   1.4 Conflicts of Interest

2. Administrative Items
   Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the applications compliance with the ordinance.
   2.1 Request: Proposed One lot Subdivision (Public Hearing)
      Applicant: Jory Dalling
      Address: 6508 W 14300 S
      Zone: A-.25
      Acres: 1
      File Number: S2018-005

   2.2 Request: Proposed Subdivision of 31 single family lots (Public Hearing)
      Applicant: Carmen Freeman
      Address: 6000 W 13200 S
      Zone: 16.33
      File Number: S2018-006

   2.3 Request: Proposed Plat Amendment to the Anthem Commercial Plat for a lot line adjustment and to add one lot (Public Hearing)
      Applicant: Anthem Center LLC
      Address: 5264 W Anthem Peak Lane
      Zone: C-2
2.4 Request: Proposed Subdivision Amendment to add 1 lot  (Public Hearing)
Applicant: Kim Rindlisbacher
Address: 15000 S Academy Parkway
Zone: C-2
Acres: .74
File Number: S2017-028-01

2.5 Request: Final Planned Unit Development approval of 600 apartment units as part of the South Hills Master Development Agreement
Applicant: Camelot South Hills LLC
Address: 14700 S Academy Parkway
Zone: R-2-15
Acres: 31
File Number: C2008-044-05

2.6 Request: Proposed 2 lot subdivision  (Public Hearing)
Applicant: Camelot South Hills LLC
Address: 14700 S Academy Parkway
Zone: R-2-15
Acres: 45.57
File Number: S2018-007

4. Chair and Commission Comments

5. Future Meetings
5.1 City Council – Wednesday, April 11, 2018 @ 7:00 PM
5.2 Planning Commission Meeting – April 19, 2018 @ 7:00 PM

6. Adjournment
The Planning Commission Rules of Procedure and Ethical Conduct can be found on the City website at www.herriman.org.

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 Wendy Thorpe, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah State Website www.utah.gov/pmn/index.html and on Herriman City’s website www.herriman.org.

Posted and Dated this 29th day of March, 2018

Wendy Thorpe
Deputy Recorder
The following are the minutes of the Planning Commission Meeting held on Thursday, February 1, 2018 at 6:00 p.m. in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), 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 Jessica Morton

**Commission Members Present:** Chris Berbert, Andrea Bradford, Adam Jacobson  
**Commission Members Absent:** Curtis Noble

**City Staff Present:** City Planner Michael Maloy, Assistant City Manager Gordon Haight, Communications Specialist Mitch Davis, Planning Coordinator Craig Evans, City Engineer Blake Thomas, City Attorney John Brems and Deputy Recorder Wendy Thorpe.

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

1. **Discussion of Revisions to the Adalynn Development**
   City Planner Maloy presented a PowerPoint and explained revisions to the Adalynn Development. The modified plan decreased units from 1100 units down to total number of 820 single family detached units. Commercial total has been reduced from 50 to 30 acres. City Council could take action at next meeting February 14, 2018 and requested for Planning Commission to review and provide feedback before that meeting. City Planner Maloy distributed the development agreement draft and requested Commissioners to provide input, which City Planner Maloy would then forward to Council for their consideration. Commissioner Adam Jacobson asked if the CLOMAR and storm drain issue had been resolved and City Engineer Blake Thomas stated CLOMAR had been completed with Creek Ridge subdivision. City Planner Maloy explained revised plan that showed acreage for open space which would be emailed to Commissioners.
2. **Discussion of Revisions to the Dansie Development**
City Planner Maloy explained revised development would contain 1,021 units, with no attached product and development proposal would meet 20 percent open space requirement. Council would consider for potential action at meeting on February 14, 2018. Commissioners Jacobson and Berbert questioned totals with charter school in place. City Attorney John Brems clarified with schools in place the project would be 854 units. Commissioner Adam Jacobson requested an asterisk be added to clarify the development would lose 167 units if it included the school. City Attorney John Brems stated it does say that in the document and explained total residential units with school included totals 854. Commissioners Adam Jacobson and Chris Berbert wanted to be certain that information is communicated to the developer. Commissioners asked about density in the area. City Planner Mike Maloy stated Assistant Planner Bryn McCarty conducted a calculation that showed the density to be compliant with 2014 General Plan. City Planner Mike Maloy stated he would follow up and provide information with open space acreage to each Commissioner. Commissioner Adam Jacobson requested confirmation of 20-percent open requirement.

3. **Review of City Council Decisions**
Chair Jessica Morton opened discussion. City Planner Mike Maloy discussed which text amendments were discussed. City Planner Maloy said Council discussed the Dansie and Adalyn developments in addition to Ken Olsen and Gary McDougal projects which are in the area between Redwood and Mountain View Corridor. After reviewing his notes, City Planner Mike Maloy reported City Council had no action items related to Planning Commission.

City Planner Maloy explained Commissioner Robyn Shakespear resigned effective today, and reported the City received 12 or 13 applications for new Commission Members. City Planner Maloy said City Council and Mayor will review the applications and noted there were applicants from each Council District. Assistant City Manager Haight reminded the Commissioners to send comments to him before the February 14, 2018 City Council meeting. Commissioner Chris Berbert confirmed Commissioners should email comments regarding current developments to City Planner Maloy and Planning Coordinator Craig Evans would email all Commissioners the contact information.

4. **Review of Agenda Items**
City Planner Mike Maloy talked about efforts to bring more clarity to Staff Reports provided to Commission, asked if Commissioners would like to see more information on them and stated what he thought should be included. Commissioner Adam Jacobson said he thought it would be better for an explanation to state if project is in compliance or in violation of City ordinance and would prefer for Commission to do some calculations. Commissioner Chris Berbert reviewed Herriman City vision and stated that if projects have not met City vision they should not have been approved. Commissioner Adam Jacobson agreed and added access to general plans for surrounding areas bordering Herriman could be helpful. Commissioners Chris Berbert and Adam Jacobson discussed that the General Plan should have solid numbers and a clear vision of buffering. Commissioners Berbert and Jacobson would like to a clear definition of buffering.
City Planner Mike Maloy said zoning ordinances establish development standards and should fit with objectives of the City. General Plans sometimes have competing statements which is why the City added language which allowed City Council to interpret the intent. Commissioner Chris Berbert mentioned population is higher than projected. Commissioner Adam Jacobson added RSL was good for city, and it is an example for when General Plan should be amended.

Commissioner Adam Jacobson stated some high density housing projects were approved because nearby commercial development was proposed with it. Commissioners Jacobson and Berbert requested advanced time to look at the proposed changes to prepare before meetings. They would have preferred to voice concerns during face to face meetings with staff. City Planner Maloy added the growth of the City has been challenging, which is why he thinks Council was so involved in zoning and planning activities. Commissioner Jacobson though the Council should have focused on budget issues and noted that citizen involvement led to the referendum. He suggested that more specific direction from Staff would have been beneficial to the Commission. City Planner Maloy stated more detailed information from Planning Commission would improve communication before projects are sent to Council, and noted the past timeline caused frustration, along with massive growth of the City.

Commissioner Chris Berbert stated larger developments should have longer time frame than smaller projects. City Planner Mike Maloy said being more deliberate at beginning would provide more efficient process. Commissioner Jessica Morton mentioned a situation when developers presented a project to Planning Commission for approval then completely changed it before it was presented to City Council. In that situation the developer should have re-submitted project with changes for Commission review. Commissioner Adam Jacobson stated Staff reports should state if projects are changed after they have been approved by the Commission. Citizens expected Commissioners to be aware of changes. City Planner Mike Maloy said City Council had authority to approve changes they thought was best for the City. Staff reports could’ve been used to clarify work of Commission for City Council.

Commissioner Adam Jacobson asked if economic study had been completed. Assistant City Manager Gordon Haight said it would be presented to Planning Commission in about a month.

City Planner Adam Jacobson stated steering committees have been helpful to share hope of citizens.

City Planner Mike Maloy said Commissioners can join international planning commission at a reduced rate. If interested contact City Planner Maloy.

Planning Commission work meeting adjourned by consensus at 7:00 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order
   Chair Jessica called the meeting to order at 7:04 pm and welcomed those in attendance.

   1.1 Invocation/Thought/Reading and Pledge
   Scout Jackson Spenst led the audience in the Pledge of Allegiance.
1.3 Approval of Minutes for: December 7, 2017

It was pointed out that the incorrect minutes had been attached to the packet and Commissioners discussed options.

Commissioner Adam Jacobson moved to continue approval of item 1.3 Approval of Minutes for December 7, 2017. Commissioner Berbert seconded the motion.

The vote was recorded as follows:
Commissioner Chris Berbert Aye
Commissioner Andrea Bradford Aye
Commissioner Adam Jacobson Aye

The motion to continue passed with a 3:0 vote.

1.4 Conflicts of Interest

2. Administrative Items

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

2.1 Request: Conditional Use Permit for a LDS Meetinghouse

Applicant: BHD Architects
Address: 5623 W Mirabella Dr
Zone: C-2 (Commercial)
Acres: 3.49
File Number: C2018-02

Planning Coordinator Craig Evans explained the applicant request for conditional us for a LDS Meetinghouse on the southwest corner of Rose Crest Road and Mirabella.

Chair Morton invited the applicant to the podium.

Applicant Mike Davey with BHD Architects introduced himself and explained application is for a standard church meeting house, construction should begin this spring. The eight adjacent neighbors will be approached regarding fencing along the South and West sides of the property. Any gaps would be filled in with solid vinyl fence. Commissioner Adam Jacobson asked if fencing would undulate between different types. Applicant Davey stated they do not want to ask neighbors to take down the fences they have, one has rod iron fence, and another is slatted vinyl which is visually open. Applicant Davey asked if they could require neighbors to remove fences and allow for solid vinyl fencing to be installed. He explained the furthest North fence has masonry pillars. Chair Morton asked which part of the surrounding area this would affect. Applicant Davey clarified the furthest North section is
masonry pillars with visually open sections and another area has slatted vinyl fencing. Commissioner Berbert asked if there would be a retaining wall. Applicant Davey replied there were plans for a retaining wall about 18 feet below the current fences. Commissioner asked if neighbors have been met with yet, applicant Davey replied they have not. Commissioner Jacobson asked if the applicant has color board samples for the Commission to review which Applicant Davey provided. Chair Jessica Morton asked if color would be the same as the Meetinghouse down the street and Applicant Davey said it may be similar but will not match exactly. Commissioner Adam Jacobson asked if parking lot access would be blocked with bollards due to nearby school and Applicant Davey stated he thought there might be. Commissioner Adam Jacobson asked if the parking lot will shortcut through the corner. He suggested people would cut through the parking lot while dropping children off at school. He also asked for photos of the area which Applicant Davey provided and the Commissioners reviewed. City Planner Maloy stated the photos would be retained for the record. Commissioner Jacobson suggested the fencing should be standardized and asked if retaining wall would be inlaid and tie straight into retaining wall or step it back. Applicant Davey stated it would probably be a 6 foot gap. Commissioner Jacobson would like fencing look to be consistent. Applicant Davey asked if that would require applicant to approach families to remove fences, which are right on the property line, in most areas, and double fence is prohibited by ordinance. Commissioner Adam Jacobson stated homes have been there a long time. Chair Morton added she thought the entire area needs to be fenced for security. City Planner Maloy asked if Commissioners would be comfortable with deferring the fencing issue to staff. Commissioner Jacobson recommended the fencing should be consistent. City Planner Maloy added the applicant should work with homeowners regarding fencing issue and it could be brought back as an amendment. Commissioner Chris Berbert stated the tough part is the home on the corner has an expensive fence, and he doesn’t feel the City should ask them to remove it. City Planner Maloy stated nothing can be changed without consent of the homeowner.

Commissioner Jacobson moved to recommend approval of item 2.1 Conditional Use Permit for a LDS Meetinghouse with 9 Staff recommendations along with an adjustment to number 6 to provide solid vinyl fence along the South and West property line that is consistent with all the property lines, that Staff can evaluate according to City standards. Commissioner Berbert seconded the motion.

The vote was recorded as follows:
Commissioner Chris Berbert Aye
Commissioner Andrea Bradford Aye
Commissioner Adam Jacobson Aye

The motion passed with a 3:0 vote.

The requirements are as listed:

1. Meet with the Development Services Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval. At least 5% of the parking lot must be
landscaped, and at least 20 feet of landscaping along both public streets.
4. Building elevations are approved as submitted, including the stone accents as shown.
5. Install curb, gutter and sidewalk on all public streets.
6. Provide a 6 foot vinyl privacy fence along the south and west property line.
7. All air conditioning units, dumpsters, and outside utilities shall be fenced with masonry enclosures.
8. Parking shall be provided at 1 space for each 6.5 feet of linear pew, or 3.5 seats in the meeting hall; except when used by two congregations, 1.5 parking spaces shall be provided for each 3.5 seats in the meeting hall.
9. A text change to allow churches as a conditional use in the C-2 zone must be approved by the City Council before a building permit application for the LDS meetinghouse may be submitted to the City.

### 2.2 Request: Subdivision Amendment for a Lot Line Adjustment in Miller Crossing Pod 5 Phase 2 (Public Hearing)

**Applicant:** Herriman City  
**Address:** 5296 W Croyden Ln  
**Zone:** R-2-10 (Residential – Medium Density)  
**Acres:** .027 Acres  
**File Number:** S2016-05-02

Planning Coordinator Craig Evans explained that miscalculations due to the slope of the channel required the trail to be constructed a little further south than was originally intended. The wall and trail are encroaching on the back of five lots located at 5296 W Croyden Ln and contains .027 acres. The lot line adjustment would move the property line to the south side of the trail and fence. City Engineer Blake Thomas was present to answer specific questions. Commissioner Adam Jacobson clarified that lot sizes would decrease and adjacent open space would increase.

Chair Jessica Morton briefly reviewed the public comment policy and procedure and opened the Public Hearing.

There were no comments offered.

Chair Morton closed the Public Hearing.

_Commissioner Bradford moved to recommend approval of item 2.2 Subdivision Amendment for a Lot Line Adjustment in Miller Crossing Pod 5 Phase 2, File Number: S2016-05-02 to the City Council. Commissioner Jacobson seconded the motion._

The vote was recorded as follows:
- Commissioner Chris Berbert: Aye  
- Commissioner Andrea Bradford: Aye  
- Commissioner Adam Jacobson: Aye

The motion passed with a 3:0 vote.
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 **Request: Text Change to the Land Development Code to Modify the Maximum Allowable Accessory Building Heights (Public Hearing)**

**Applicant:** Herriman City  
**File Number:** Z2018-01

Planning Coordinator Craig Evans explained Herriman City has proposed a text change to the land use ordinance to change the maximum allowable building heights for accessory buildings. The Land Development Ordinance has been rewritten and was adopted on December 13, 2017. As part of the revision, the maximum height prescribed for accessory buildings is located in multiple places, and is contradictory. This proposed change will point all relevant zoning information to one single, consistent portion of the ordinance. This ensures that only one code location dictates accessory building height limits and if any changes are necessary now or in the future this will be the only section that needs to be modified. The original ordinance limited accessory building height to 16 feet, except for lots .50 acres or larger located in either agricultural zones or the R-1-21 and R-1-43 zones. For these lots the height limit was 20 feet, with the ability to build up to 25 feet if side and rear yard setbacks of at least 10 feet were maintained.

One important consideration for the Planning Commission would be to determine whether or not the maximum allowed heights should be modified. The Land Development Ordinance has been rewritten and was adopted on December 13, 2017. As part of the revision, the maximum height prescribed for accessory buildings is located in multiple places, and is contradictory. This proposed change will point all relevant zoning information to one single, consistent portion of the ordinance. This ensures that only one code location dictates accessory building height limits and if any changes are necessary now or in the future this will be the only section that needs to be modified. The original ordinance limited accessory building height to 16 feet, except for lots .50 acres or larger located in either agricultural zones or the R-1-21 and R-1-43 zones. For these lots the height limit was 20 feet, with the ability to build up to 25 feet if side and rear yard setbacks of at least 10 feet were maintained.

Commissioner Adam Jacobson stated he could only see what was to be cut out and he did not see a table with recommended building heights. Planning Coordinator Craig Evans pointed out the first two pages should contain the information to determine maximum height, subsection F. Commissioner Adam Jacobson thought the intention was to remove text references and make tabular form with the heights. Planning Coordinator Craig Evans asked if Commissioners preferred information separate by zone. Commissioners Jacobson stated a preference for the information to be contained in a table. Commissioner Chris Berbert explained information is missing from the handout and he stated heights were not mentioned. Planning Coordinator Craig Evans pointed out where height restrictions were explained in the handout and the ones that are not likely to change have remained the same. Commissioners Adam Jacobson and Chris Berbert would prefer more user friendly tables.
Coordinator Craig stated previous confusion had to do with different zones. City Attorney John Brems stated that if the Commissioners prefer the information in one place, but with a table, then send it back, for Staff modifications. Commissioner Adam Jacobson stated accessory buildings should look like the homes and he is concerned that if the City changed where they are measured to they will not match. Commissioner Chris Berbert asked if complaints have been received. Planning Coordinator Craig Evans stated complaints have been received that height is too low and complaints have been from residents that want to build taller. Commissioners Adam Jacobson and Chris Berbert are okay with the way it was. Planning Coordinator clarified if Commissioners would like to revert back to measurement from original grade or from finished grade, Commissioner Adam Jacobson stated his preference for measurement method from the original grade, deviations would be looked at individually. Commissioner Berbert and Morton expressed preference for tables.

Chair Jessica Morton opened the Public Hearing.

There were no comments offered.

Chair Morton closed the Public Hearing.

Commissioner Jacobson moved to continue item 3.1 Request for Text Change to the Land Development Code to Modify the Maximum Allowable Accessory Building Heights, File Number: Z2018-01. Commissioner Berbert seconded the motion.

The vote was recorded as follows:

Commissioner Chris Berbert  Aye
Commissioner Andrea Bradford  Aye
Commissioner Adam Jacobson  Aye

The motion passed with a 3:0 vote.

4. Chair and Commission Comments

Commissioner Berbert requested for City Council to provide better definition of what buffering means between different zoning and lot sizes. Chair Morton informed the Commission that Commissioner Robyn Shakespear has resigned from the Commission and expressed her appreciation for her many years of service.

5. Future Meetings

5.1 City Council – Wednesday, February 14, 2018 @ 7:00 PM
5.2 Planning Commission Meeting – February 15, 2018 @ 7:00 PM

6. Adjournment

Commissioner Berbert moved to adjourn the Planning Commission meeting at 7:40 p.m. Commissioner Jacobson seconded the motion and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 1, 2018. This document
constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe
Deputy City Recorder
<table>
<thead>
<tr>
<th>Date of Meeting:</th>
<th>04/05/2018</th>
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<tbody>
<tr>
<td>File #</td>
<td>S2018-005</td>
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<tr>
<td>Applicant</td>
<td>Jory Dalling</td>
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<tr>
<td>Address</td>
<td>6308 W 14300 S</td>
</tr>
<tr>
<td>Request</td>
<td>One Lot Subdivision</td>
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</tbody>
</table>
DATE: March 29, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: Planning Commission April 5, 2018

REQUEST: Proposed One Lot Subdivision

Applicant: Jory Dalling
Address: 6308 W 14300 South
Zone: A-.25 (Agricultural - 10,000 square foot minimum)
Acres: 1
File Number: S2018-005

Summary
The applicant is requesting approval of a one lot subdivision at 6308 W 14300 South.

Process
A subdivision is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances and standards.

Notices
Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 33 property owners on March 26, 2018. At this time, staff has received no comments on the request.

Neighborhood Meeting
A neighborhood meeting was held on January 29, 2018. Notices were mailed to 22 residents. There was one resident that attended the meeting. The minutes from that meeting are included in the packet.

Discussion
The applicant would like to build one home on the subject property, but it is not currently a legal lot. He is proposing a one lot subdivision in order to legally plat the lot.

The proposed lot is located at the end of 14300 South. A hammerhead must be provided to meet Unified Fire Authority (UFA) requirements. The adjacent property owner has agreed to provide an easement to allow a portion of the hammerhead to be constructed on his property. The applicant will
need to work with Engineering to align the required hammerhead improvements with the existing road, curb, and gutter.

**Recommendation**
Staff recommends approval of the one lot subdivision 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. Install curb, gutter, street lights, and sidewalk on all public streets or pay a fee in lieu of all required improvements. Coordinate with engineering on timing of installation of required improvements.
4. The plat shall be approved and recorded prior to a building permit being issued for the lot.
5. Provide a hammerhead to meet UFA requirements.
6. The proposed home shall meet the single-family design criteria.
7. Storm water report and site design to be completed so that post-development flows match pre-development flows. There is no storm water outfall.
8. Plat shall include easements for existing City utilities.

**Attachments**

A. Application  
B. Vicinity Map  
C. Preliminary Plat  
D. Community Meeting Minutes
Land Use Application

Address or location of site: about 630 W 14300 South

Size of Parcel: 1 acre

What is Requested (explain in detail)?
create a one lot subdivision with a hammer head on the dead end street

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

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

Property Owner’s Name: Shoshone Hills LLC

Mailing Address: ________________________________
City________________________ State_________ Zip Code________

Telephone____________________ Cell Number________________ E-mail________________

Applicant/Agent: Jory Dalling

Mailing Address: 6381 west 14300 South
City________________________ State________________ Zip Code 84096

Telephone 801-809-5012 Cell Number 801-809-5012 E-mail dallingj@hotmail.com

Subject to Purchase or Lease: X or Present Owner of Property: ______
Yes I am the authorized agent or owner of the subject property: X

Current Use of Subject Property: Raw Land

Proposed Development Name: Eyrely Subdivision

For Herriman Use Only

Date of Submittal: 2/21/18 Filing Fee: $280 File Number: 52018-005
Receipt Number: 54982 Accepted by: DRC

Herriman City, 13011 S Pioneer St, Herriman UT 84096 Phone: (801)446-5323 Email: planning@herriman.org
Proposed Subdivision
File# S2018-005
Community Outreach
Neighborhood Meeting

Date: March 6, 2018
Developer/Applicant: Jory Dalling
Community #: 5
Community Facilitator: Renee Laws and Kyle Walton

The applicant mailed out notices to 33 residents. One resident attended. Jory Dalling had talked with most of the surrounding neighbors prior to the meeting. Travis Van Ekelenburg was the resident that attended. One concern came up regarding the easement strip located to the South of the property. Both Jory and Travis felt that this is a major walkway for kids going to school and people cutting through to go to the church building. The question was asked, what are the City’s plans for this? After the meeting the question was sent to the City Engineer and his response was sent back to Travis and Jory as well as posted on the communities Facebook page. The City is planning to keep the walkway open and have it paved. This will provide public access across the property and maintain access to it so utilities will be able to be maintained.
<table>
<thead>
<tr>
<th><strong>Date of Meeting:</strong></th>
<th><strong>04/05/2018</strong></th>
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<tbody>
<tr>
<td><strong>File #</strong></td>
<td>S2018-006</td>
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<tr>
<td><strong>Applicant</strong></td>
<td>Carmen Freeman</td>
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<tr>
<td><strong>Address</strong></td>
<td>6000 W 13200 S</td>
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<tr>
<td><strong>Request</strong></td>
<td>Proposed Subdivision of 30 Single Family Lots</td>
</tr>
</tbody>
</table>
DATE: March 28, 2018
TO: Planning Commission
FROM: Bryn McCarty, Assistant City Planner
MEETING: Planning Commission April 5, 2018
REQUEST: Proposed Subdivision of 31 Single Family Lots

Applicant: Carmen Freeman
Address: 6000 W 13200 South
Zone: A-.25 (Agricultural - 10,000 square foot lot minimum)
Acres: 16.33
File Number: S2018-006

Summary
The applicant is requesting approval of a subdivision for 31 single family lots.

Process
A subdivision is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances and standards.

Notices
Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 73 property owners on March 26, 2018. At this time, staff has received no comments on the request.

Neighborhood Meeting
A neighborhood meeting was held on March 13, 2018. Notices were mailed to 73 residents. Twelve (12) residents attended the meeting. Minutes from the meeting are included in the packet. Most in attendance were pleased with the overall plan. Attendees had several questions regarding the project, including traffic on 6000 West, fencing, and continued Agricultural zoning.

Ordinance
Although the A-.25 Zone has a “baseline density” of “1.8 lots per acre,” Chapter 9 (Agricultural Zones) of Title 10 (Herriman Land Development Code) contains the following City Code:

10-9-6.C.2 “A density bonus may be allowed for projects which comply with the bonus density requirements of this subsection. The amount of bonus density shall be determined by the type of bonus density requirements and improvements incorporated in the development proposal as set forth in the following chart.”
### Bonus Density Requirements (EXCERPT)

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Density Bonus Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dedicating and installing a trail connection to an existing trail that provides an amenity for the residents of the proposed project.</td>
<td>0.1 units per acre</td>
</tr>
<tr>
<td>2</td>
<td>Dedicating and installing a trail that provides an amenity for the larger community and is designated in the parks master plan.</td>
<td>0.2 units per acre</td>
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<tr>
<td>3</td>
<td>Dedicating and installing infrastructure that is identified as a &quot;system improvement&quot; by the city.</td>
<td>0.2 units per acre</td>
</tr>
<tr>
<td>4</td>
<td>Combining 2 or more properties to create 1 larger project of at least 10 acres. The properties must be contiguous to each other and must be consolidated from different property owners.</td>
<td>0.05 units per acre for each 10 acres combined; maximum of 0.2 units per acre for this category</td>
</tr>
<tr>
<td>5</td>
<td>Providing ½ acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones.</td>
<td>0.1 units per acre</td>
</tr>
<tr>
<td>6</td>
<td>In addition to providing ½ acre lots adjacent to existing larger lots, developing at least 10 percent of the lots throughout the project as half-acre lots.</td>
<td>0.1 units per acre</td>
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<tr>
<td>7</td>
<td>In a subdivision providing a local park at least ½ acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.</td>
<td>0.1 units per acre</td>
</tr>
<tr>
<td>8</td>
<td>In a subdivision providing a neighborhood park at least 1 acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.</td>
<td>0.2 units per acre</td>
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</table>

### Discussion

The proposal is for 31 single-family lots on 16.33 acres. The proposed subdivision must meet the bonus density requirements of the A-.25 Zone shown in the chart above. The applicant claims the proposal meets several of the bonus requirements. Specifically, the development will provide a connection to an existing trail located south of the proposed subdivision (number 1), half-acre buffer lots (number 5), and additional half-acre lots (number 6).

Using the baseline density of 1.8 lots per acre, the maximum number of lots allowed within the proposed subdivision would be 29. Based on applicable bonus density criteria, the development qualifies for 2.1 lots per acre, which would permit 34 lots. The proposed plan shows 30 lots for single-family homes and a 1.947-acre parcel labeled as “Parcel A,” which is being reserved for agricultural purposes although it may be subdivided and developed at a later date.

It should be noted that the proposed plan shows a detention pond in the southeast corner of the property, which will be dedicated to (and maintained by) the City. As mentioned previously, the plan also provides a connection to an existing trail. The trail connection should be paved with concrete, 16 feet
Staff Report

wide, and have landscaping along each side. The trail connection will also be dedicated to (and maintained by) the City as part of the trail system.

Recommendation

Staff recommends approval of the 31 lot residential subdivision with the following requirements:

1. Meet with staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Each of the lots shall be a minimum of 85 feet wide and 10,000 square feet.
4. Install curb, gutter, street lights, and sidewalk on all public streets, including 13200 South. Street lights on 6000 West shall be installed at the pre-determined locations.
5. Dedicate property needed to accommodate a 60 foot right of way for 6000 West and 13200 South.
6. Install a 6-foot vinyl fence along 6000 West, making sure to maintain the clear view on lots 1 and 30.
7. Install a 6-foot semi-private vinyl fence along the south property line, adjacent to the trail, and along both sides of the trail connection, except where adjacent to the detention pond.
8. Detention shall be provided on-site. Work with engineering on any improvements required to the storm drain system to provide adequate conveyance and capacity for the subject property.
9. All homes shall meet the Single-family design criteria.
10. Density is approved at 2.1 units per acre, which is 34 lots. The proposed plan shows 31 lots, including “Parcel A” that could be developed in the future.
11. No lots shall be accessible from or onto 6000 West.
12. The detention pond should be landscaped to meet City standards and dedicated to the City.
13. Developer is responsible for locating the existing storm drain pipe that is stubbed into Parcel A and connecting the pipe into the roadway drainage system in the development. Offsite flows collected by this pipe will need to be accounted for in the on-site detention basin.
14. Developer is responsible for the installation of sidewalk, curb, gutter, and lighting along the entire project frontage (13200 South from 6000 West/Mirabella to 5900 West). Work with engineering on the proper alignment of improvements on 13200 South.
15. Install a trail connection to the existing trail system. The trail should be concrete 16 feet wide, with landscaping along each side, and provide maintenance access to the detention pond. The trail shall be dedicated to the City.

Attachments

A. Application
B. Vicinity Map
C. Preliminary Plat
D. Property Photographs
E. Community Meeting Minutes
Land Use Application

Address or location of site: In proximity to 6000 West 13200 South
Size of Parcel(s): 15.66 acres
What is Requested (explain in detail)?

Development of the parcel - Subdivision of 33 lots

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

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

33 lots - single dwellings

Property Owner's Name: Carmen R. Freeman representing Freeman Farm

Mailing Address: 5315 West 13200 South
City: Herriman
State: UT
Zip Code: 84096
Telephone (801) 578-1922
Cell Number
E-mail: cfreeman1021@gmail.com

Applicant/Agent: Same as above
Mailing Address:

City
State
Zip Code
Telephone
Cell Number
E-mail

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

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

Current Use of Subject Property: Ranching

Proposed Development Name: Freeman Farms

For Herriman Use Only

Date of Submittal: 2/26/18
Filing Fee: $1,990
File Number: 52018-006
Receipt Number: 537693
Accepted by: CE
DRC: 1/31/18
In addition to providing 1/2 acre lots adjacent to existing larger lots, acres. The properties must be contiguous to each other and must be consolidated from different property owners.

### Notes:
1. "Water Source" is a combination of steam, total and native soil water, with the native soil water constituting the majority of the water source.
2. The design pressure of 4.0 psi includes site area pressure and pressure drop due to elevation.
3. Buildings and structures are designed to be connected to the water system.

### References:
- "1/2 acre lots adjacent to existing larger lots" (Page 1 of 1)
Dedicating and installing a trail connection to an existing trail that

Combining 2 or more properties to create 1 larger project of at least 10 acres. The properties must be contiguous to each other and must be consolidated from different property owners.

Providing 1/2 acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones. 0.1 units per acre

Bonus Density Table

<table>
<thead>
<tr>
<th>Property</th>
<th>Bonus Density</th>
<th>Density Bonus Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**

1. HIGH DENSITY RESIDENTIAL (1.947 acres/lot)
2. MEDIUM DENSITY RESIDENTIAL (0.610 acres/lot)
3. LOW DENSITY RESIDENTIAL (0.280 acres/lot)
4. MIXED USE (0.501 acres/lot)
5. MIXED DENSITY (0.280 acres/lot)
6. BONUS DENSITY (0.307 acres/lot)

Based on "Adjusted Crop Consumption (Kc) Zones and Related Annual Effective Precipitation" as found in Title 49 WAC Environment Quality, Drinking Water section 4909.910.
# Community Outreach

**Neighborhood Meeting**

**Proposed Subdivision (Freeman)**

**SIGN IN SHEET**

**TIME:** 6:00 p.m.  
**Tuesday, March 13, 2018**

<table>
<thead>
<tr>
<th>Name</th>
<th>Email address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calman Lords</td>
<td></td>
</tr>
</tbody>
</table>
| Hecdy Lords | hecksi@gol.com  
| Scott Fugate | scott@surdoes.com  
| Vickie Stillman | vickie.stillman@gmail.com  
| Shane Stillman |  
| Marion Mullet | none  
| Clayton Eastman |  
| Tamil Silver |  
| Ned Pullman |  
| Justin Stout | novista1a@gmail.com  
| Nikki Stout |  
| Lorin Pinn | lorin_pinn@yahoo.com  
| 13 |  
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<table>
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<tr>
<th>Date of Meeting:</th>
<th>04/05/2018</th>
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<tbody>
<tr>
<td>File #</td>
<td>S2017-028-01</td>
</tr>
<tr>
<td>Applicant</td>
<td>Anthem Center LLC</td>
</tr>
<tr>
<td>Address</td>
<td>5264 W Anthem Peak Lane</td>
</tr>
<tr>
<td>Request</td>
<td>Proposed Plat Amendment to the Anthem Commercial Plat for a Lot Line Adjustment and to add One Lot.</td>
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</tbody>
</table>
Summary
The applicant is requesting approval for a plat amendment to the Anthem Commercial plat for a lot line adjustment and to add one lot.

Process
A subdivision plat amendment is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances and standards.

Notices
Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 39 property owners on March 23, 2018. At this time, staff has received no comments on the request.

Discussion
The proposal is to add one additional lot to the Anthem North Commercial plat, and to adjust the lot lines between lots 203 and 204. This change is to help facilitate commercial development on the lots. The developer is in discussions with users for each of the lots in this plat.

Recommendation
Staff recommends approval of the plat amendment for a lot line adjustment and to add one lot with the following original requirements:
1. Meet with the Staff for review and final approval of the site plan.
Staff Report

2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter, street lights, and sidewalk on all public streets. Work with engineering on the timing of the installation of these improvements.
4. Provide a storm drain study.
5. Detention ponds should be landscaped per City standards.
6. A Traffic Impact Study shall be required within the development to ensure adequate roadway network.
7. Right of Way dedication for Anthem Park Boulevard shall be a minimum of 133 ft. between the new Main Street right of way and the Mountain View Corridor.

Attachments

A. Application
B. Vicinity Map
C. Preliminary Plat
Land Use Application

Address or location of site 5264 N. Anthem Pkwy

Size of Parcel 606

What is Requested (explain in detail)?

LOT LINE ADJUSTMENT NORTH PHASE 1-B

2019-204, 201-202

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

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

Property Owner’s Name Anthem Center, LC

Mailing Address 124 W. Sego Way, Dr. # 275

City Sandy State UT Zip Code 84070

Telephone 801-557-8574 Cell Number 801-557-8570 E-mail mc_hunterd1976@yahoo.com

Applicant/Agent Trish Smith

Mailing Address S/A

City S/A State S/A Zip Code S/A

Telephone S/A Cell Number S/A E-mail S/A

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

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

Current Use of Subject Property Agricultural

Proposed Development Name Anthem Center, LC

For Herriman Use Only

Date of Submittal 3/9/18 Filing Fee $150 File Number 52017-028-01

Receipt Number 549863 Accepted by CE DRC

Herriman City, 13011 S Pioneer St, Herriman UT 8406 
Phone: (801)446-5323 Email: planning@herriman.org
Proposed Lot Line Adjustment
File# S2017-028-01
<table>
<thead>
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<th><strong>Date of Meeting:</strong></th>
<th><strong>04/05/2018</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>File #</strong></td>
<td>S2018-002-01</td>
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<tr>
<td><strong>Applicant</strong></td>
<td>Kim Rindlisbacher</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>15000 S Academy Pkwy</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Proposed Subdivision Amendment to Add One Lot</td>
</tr>
</tbody>
</table>
DATE: March 29, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: Planning Commission April 5, 2018

REQUEST: Plat amendment to add one lot to the Mountain Point Retail Center

Applicant: Kim Rindlisbacher
Address: 15000 S Academy Parkway
Zone: C-2 (Commercial)
Acres: 8.0
File Number: S2018-002-01

Request
The applicant is requesting a plat amendment to add one lot to the Mountain Point Retail Center.

Notices
Staff mailed notices to all property owners within 1,000 feet of the subject property. Notices were mailed to 22 property owners on March 23, 2018. At this time, staff has received no comments on the request.

Process
A subdivision plat amendment is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances.

Discussion
The applicant is requesting an amendment of a previously approved four lot commercial subdivision to add one additional lot. Lots 103 and 104 were previously approved as one lot. They are now being separated into 2 lots to be sold to different users.

The individual users on the lots will come in for site plan approval in the future. Building elevations, landscaping, and parking will be reviewed at that time.

Recommendation
Staff recommends approval of the plat amendment to add one additional lot with the following original 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, street lights, and sidewalk on all public streets. Work with engineering on timing of installation of required improvements.
4. Provide a storm drain study. There is no outfall for this area, so full retention must be provided. All on-site retention is required to have a maintenance agreement.
5. Retention ponds should be landscaped per City standards.
7. Install landscaping (including irrigation system) and lighting along all public and private roadways.
8. Coordinate with other utilities at the time of road improvements in order to minimize future road cuts.
9. Provide adequate right of way for a future signal at the intersection of 15000 South.
10. Solid precast fencing to be installed along south and east property lines prior to a certificate of occupancy being granted for any building.
11. No uses are approved with this subdivision approval.

**Attachments**

A. Application
B. Vicinity Map
C. Preliminary Plat
Land Use Application

Address or location of site: 15000 S Academy Parkway, Herriman, Utah 84096

Size of Parcel(s): approx. 8.5 acres

What is Requested (explain in detail)?
From the previous plat, lot 3 has been divided into 2 lots. The number of buildings have not changed, just the addition of lot 4 to 5 lots. Also, parcel C has been removed and will be added to Phase 2.

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

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

Property Owner’s Name: Kim Bindlsbacher
Mailing Address: 14571 s 790 w ste A100
City: Bluffdale State: Utah Zip Code: 84065
Telephone: 801.253.1237 Cell Number: ________________ E-mail: kim@scenicdev.com

Applicant/Agent
Mailing Address: ________________
City: __________________________ State: ____________ Zip Code: ________________
Telephone: ______________________ Cell Number: ________________ E-mail: ____________________

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

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

Current Use of Subject Property: ________________

Proposed Development Name: Mountian Point Retail Center

For Herriman Use Only

Date of Submittal: ________________ Filing Fee: $160.00 File Number: 2018-002-01
Receipt Number: ________________ Accepted by: ________________ DRC: ________________

Herriman City • 5355 West Herriman Main St, Herriman UT 84096 • o. 801.446.5323 • email: planning@herriman.org
Proposed Subdivision
File# S2018-002-01
<table>
<thead>
<tr>
<th><strong>Date of Meeting:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>04/05/2018</td>
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<table>
<thead>
<tr>
<th><strong>File #</strong></th>
<th>C2008-044-05</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Camelot South Hills LLC</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>14700 S Academy Parkway</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Final Planned Unit Development Approval of 600 Apartment Units as Part of the South Hills Master Development Agreement</td>
</tr>
</tbody>
</table>
DATE: March 29, 2018
TO: Planning Commission
FROM: Bryn McCarty, Assistant City Planner
MEETING: Planning Commission April 5, 2018
REQUEST: Final Planned Unit Development Approval of 600 apartment units as part of the South Hills Master Development Agreement
Applicant: Camelot South Hills LLC
Address: 14700 S Academy Parkway
Zone: R-2-15
Acres: 31
File Number: C2008-044-05

Summary

The applicant is requesting a final planned unit development (PUD) approval of 600 apartment units as part of the South Hills Master Development Agreement.

Process

As stipulated within the South Hills Master Development Agreement, a PUD is a type of conditional use, which is to be processed as an administrative decision. The Planning Commission will hold a public meeting and make a decision based on compliance with the approved South Hills Master Development Agreement and applicable ordinances.

Discussion

The subject property is part of the Wasatch South Hills Planned Unit Development. The applicant received preliminary PUD approval for the entire project. Each phase of the PUD comes in for final subdivision plat and PUD approval. This property will be west of the recently constructed RSL Training Academy, which is located approximately at 14787 S Academy Parkway.

Issue 1 – Process
Staff has worked with the developer to create a more clear process for applications within the South
Hills development. There is an approved Master Development Agreement and Technical guidelines that outline the process and requirements for all applications in the development.

**Issue 2 – Density**
The subject property is Pod 3a, of the South Hills development. This pod is approved at 18.8 dwelling units per acre, for a total of 600 units. The proposed plan is 600 units of apartments. Based on information submitted by the applicant, the proposal complies with the overall density of the approved planned unit development.

**Issue 3 - Parking**
The development is required to provide two off-street parking spaces per dwelling unit. The roads are planned to be private, with on-street parking on both sides. There will also be parking lots with covered parking stalls. Four buildings will also have underground parking. The overall parking ratio on the site is 2.2 spaces per dwelling unit.

**Issue 4 – Design**
South Hills has approved Design Guidelines that are part of the development agreement. The South Hills Design Review Committee will need to approve the building elevations and demonstrate that they meet the approved design guidelines.

**Issue 5 - Topography**
The site slopes significantly from Mountain View Corridor (MVC) to Academy Parkway. Several of the buildings will have walkout units, which will help to make up grade on the site.

**Issue 6 – Stormwater**
The proposed plan shows a retention pond in the northwest corner of the property. The retention pond will be maintained by the Camelot Homeowners Association, but needs to provide a maintenance agreement to the City. Staff recommends the applicant work with the adjacent property owner on combining their two retention ponds.

**Issue 7 – Open Space**
The plan indicates there will be open space and amenities incorporated into the site, totaling over 40% of the property. The plan shows a clubhouse, pool, park, and water feature. The developer is not required to submit details on the amenities at this stage of the process. Those details will be reviewed as part of the engineering approval.
**Approval Standards**

The following standards shall apply for approval of a conditional use:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Finding</th>
<th>Rational</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. The suitability of the specific property for the proposed use;</strong></td>
<td>Compliant</td>
<td>This property is between MVC and Academy Parkway, two high volume roads. It is also directly west of the RSL Training Academy. It provides an appropriate buffer between the transportation corridors and other planned residential and commercial uses.</td>
</tr>
<tr>
<td><strong>b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;</strong></td>
<td>Compliant (with conditions)</td>
<td>This property was planned as part of the South Hills Planned Unit Development. It was laid out to be harmonious with adjacent land uses, including MVC and the RSL Academy.</td>
</tr>
<tr>
<td><strong>c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;</strong></td>
<td>Compliant (with conditions)</td>
<td>The South Hills PUD was laid out with apartment density in this location, and other appropriate uses in the vicinity.</td>
</tr>
<tr>
<td><strong>d. The economic impact of the proposed facility or use on the surrounding area;</strong></td>
<td>Compliant</td>
<td>The proposed apartments will provide a necessary housing type in this area. The adjacent commercial areas will benefit from additional residents and traffic.</td>
</tr>
<tr>
<td><strong>e. The aesthetic impact of the proposed facility or use on the surrounding area;</strong></td>
<td>Compliant</td>
<td>The buildings have been designed to have a similar architectural style as the RSL Training Academy across the street.</td>
</tr>
<tr>
<td><strong>f. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area;</strong></td>
<td>Compliant (with conditions)</td>
<td>The transportation network and utilities have anticipated the apartments in this location. There is adequate capacity for the proposed site as well and surrounding development.</td>
</tr>
<tr>
<td><strong>g. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;</strong></td>
<td>Compliant (with conditions)</td>
<td>The site has been designed with landscaping and amenities. They will provide a precast wall as a buffer to adjacent residential uses.</td>
</tr>
<tr>
<td><strong>h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;</strong></td>
<td>Compliant</td>
<td>The apartments will not have any noxious or offensive omissions.</td>
</tr>
<tr>
<td><strong>i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area</strong></td>
<td>Compliant</td>
<td>Whereas the proposal is a residential development that complies with all applicable City regulations, no “other adverse affects” are anticipated.</td>
</tr>
</tbody>
</table>
Recommendation

Based on the findings outlined within this report, staff recommends final approval of the proposed planned unit development subject to compliance with the following conditions:

1. Receive and agree to the recommendations from other agencies.
2. Detailed plans on amenities and open space to be submitted and reviewed as part of engineering review.
3. Approved for 600 units.
4. Building elevations approved as submitted.
5. Building elevations to meet the approved South Hills design guidelines and receive ARC approval.
6. Provide an open space summary and map that explains how the required open space is being met in the South Hills Development.
7. Park/Amenities to be installed by the developer or builder prior to 50 percent of the building permits being issued.
8. Setbacks to be as follows:
   a. From public right of way (street)
      i. Front – 15 feet
      ii. Rear – 15 feet
      iii. Side – 10 feet
      iv. Corner – 10 feet
   b. From private streets (back of curb)
      i. Rear – 15 feet
      ii. Side – 10 feet
      iii. Corner – 10 feet
9. Trails should provide connectivity throughout the development, to residential, schools, and commercial.
10. The applicant shall submit an open space summary showing the overall open space in the South Hills project and how much is being added with the proposed development.
11. The apartments shall be constructed with masonry materials and colors resembling the Four Seasons development in Logan. This includes landscaping and pool/playground amenities as described and shown in the Four Seasons development.
12. Install a 6 foot precast wall along the west property line.
13. Any road tying into Academy Parkway shall meet the required standard for slope, or provide additional measures to mitigate the slope. Work with Engineering on the appropriate mitigation required.

Denial Standards
If motion is to deny, the Planning Commission must identify for the record which of the following circumstances cannot be mitigated based on substantial evidence presented:

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

**Attachments**

A. Application  
B. Vicinity Map  
C. Site Plan  
D. Dumpster Enclosure Detail  
E. Density Tracking Summary  
F. Approved South Hills PUD
Land Use Application

Address or location of site 14700 S Academy Pkwy

Size of Parcel 31 acres

What is Requested (explain in detail)?

Request approval for a 1,000 unit apartment development in Wasatch South Hills PUD.

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

If the request is residential, how many and what type of units (apartment, condo, etc). 1,000 apartments

Property Owner's Name Camelot South Hills, LLC

Mailing Address 299 S Main St, Ste 2400

City SLC State UT Zip Code 84111

Telephone 801-961-1182 Cell Number E-mail

Applicant/Agent John Lindsley

Mailing Address 299 S Main St, Ste 2400

City SLC State UT Zip Code 84111

Telephone 801-961-1182 Cell Number E-mail jlindsley@retwasatch.com

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

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

Current Use of Subject Property vacant land

Proposed Development Name Camelot South Hills

For Herriman Use Only

Date of Submittal 3/1/18 Filing Fee $19,000 File Number C2008-044-05

Receipt Number 548316 Accepted by C DRC 3/7/18

Herriman City, 13011 S Pioneer St, Herriman UT 84069 Phone: (801)446-5323 Email: planning@herriman.org
Proposed Conditional Use
File# C2008-044-05
# South Hills - Density Tracking Summary

**Project:** South Hills Development  
**Location:** Herriman, Utah  
**Date:** 3/29/2018  
**By:** Eric Winters

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<tr>
<th>Pod #</th>
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**Notes:**  
1. Numbers based on the Approved Land Use Map  
2. Not based on a survey

Remaining Units: 1018  
Open Space Remaining: 104.54
**SOUTH HILLS DEVELOPMENT**

**AS PROPOSED**

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**Land Use Data Table**

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<td>Total</td>
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</table>

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**Legend**

- Low: 1.0 - 2.5 du/acre
- Medium: 3.0 - 6.0 du/acre
- Medium Cluster: 6.0 - 8.0 du/acre
- M.F. (TH): 12.0 du/acre
- PUD (Buffer): 100' du/acre
- Open Space
- Jordan Valley Water Conservancy District
- Projection Boundary (as proposed)
- Ownership Boundary based on ALTA survey performed in 2008
- Parcel line work based on County

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**SCALE:** 1"=500'

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**DATE:** 1/20/16

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**PROJECT No.: 2089**

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**HERRIMAN, UTAH**

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**LAND USE MASTER PLAN - AS PROPOSED**

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**3940 North Traverse Mountain Blvd, Suite 206
Lehi, Utah 84043**

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**CONSULTANTS**

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**SOUTH HILLS DEVELOPMENT**

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**230.93 3A 3B 32.0 600 15.91 261 12.51 231 17.0 78 54.91 150 20.11 50 7.24 25 11.98 65 6.79 50 120.25 0 447.39 2039 4.5**
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<tr>
<td><strong>File #</strong></td>
<td>S2018-007</td>
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<tr>
<td><strong>Applicant</strong></td>
<td>Camelot South Hills LLC</td>
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<tr>
<td><strong>Address</strong></td>
<td>14700 S Academy Parkway</td>
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<tr>
<td><strong>Request</strong></td>
<td>Proposed 2 Lot Subdivision</td>
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</table>
DATE: March 22, 2018
TO: Planning Commission
FROM: Bryn McCarty, Assistant City Planner
MEETING: Planning Commission April 5, 2018
REQUEST: Proposed 2 Lot Subdivision

Applicant: Camelot South Hills LLC
Address: 14700 S Academy Parkway
Zone: R-2-15
Acres: 45.57
File Number: S2018-007

Summary
The applicant is requesting approval for a 2 lot subdivision.

Process
A subdivision is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances and standards.

Notices
Staff mailed notices to all property owners within 600 feet of the subject property. Notices were mailed to 73 property owners on March 23, 2018. At this time, staff has received no comments on the request.

Discussion
The proposal is for 2 lots in the South Hills Development. Parcel 3A will be for the proposed Camelot Apartments. Parcel 3B is shown on the approved PUD as 261 units at 16.4 units per acre.

The proposed plan shows a retention pond in the northwest corner of the property. The retention pond will be maintained by the Camelot Homeowners Association, but needs to provide a maintenance agreement to the City. Staff recommends the applicant work with the adjacent property owner on combining their two retention ponds.

Recommendation
Staff recommends approval of the 2 lot subdivision 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. Install curb, gutter, street lights, and sidewalk on all public streets, including Academy Parkway.
4. The plat shall be approved and recorded prior to any building permits being issued for the lot.
5. Provide a long term storm water maintenance agreement for the retention pond.

**Attachments**

A. Application  
B. Vicinity Map  
C. Preliminary Plat
Land Use Application

Address or location of site 14700 S Academy Pkwy

Size of Parcel 31 acres

What is Requested (explain in detail)?

Request to plat a One Lot Subdivision

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

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

Property Owner’s Name Camelot South Hills, LLC

Mailing Address 299 S Main St, Ste 2400

City SLC State UT Zip Code 84111

Telephone 801-961-1182 Cell Number E-mail

Applicant/Agent John Lindsley

Mailing Address 299 S Main St, Ste 2400

City SLC State UT Zip Code 84111

Telephone 801-961-1182 Cell Number E-mail Jlindsley@retwasp剩余.com

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

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

Current Use of Subject Property vacant land

Proposed Development Name Camelot South Hills

For Herriman Use Only

Date of Submittal 3/1/18 Filing Fee $250 File Number 2018-007

Receipt Number 548315 Accepted by CE DRC 3/7/18
Proposed Subdivision
File# S2018-007