6:00 PM - Work Meeting (Fort Herriman Conference Room)
1. Training – Video
2. Review of Accessory Buildings Chapter
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: March 1 & March 15, 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 Two lot Subdivision (Public Hearing held on April 19, 2018)
      Applicant: Jared Kelsch
      Address: 13705 S 7500 W
      Zone: A-50
      Acres: 1.125
      File Number: S2018-03

   2.2 Request: Conditional Use Permit for a JCW’s Restaurant with Drive-Thru
      Applicant: Mo Myers
      Address: 5251 W Anthem Peak Lane
      Zone: C-2
      Acres: 1.17
      File Number: C2018-15

   2.3 Request: Conditional Use Permit for a Les Schwab Tire store
      Applicant: Zack Graham
      Address: 5252 W Anthem Peak Lane
      Zone: C-2
      Acres: 1.31
      File Number: C2018-18
3. Chair and Commission Comments

4. Future Meetings
   4.1 City Council – Wednesday, June 13, 2018 @ 7:00 PM
   4.2 Planning Commission Meeting – June 21, 2018 @ 7:00 PM

5. 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 3rd day of May, 2018

Wendy Thorpe
Deputy Recorder
The following are the minutes of the Planning Commission Meeting held on **Thursday, March 1, 2018 at 5:30 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, Curt Noble

**City Staff Present:** City Planner Michael Maloy, Assistant City Planner Bryn McCarty, Communications Specialist Jon LaFollette, Planning Coordinator Craig Evans, City Engineer Blake Thomas, Assistant City Engineer Jonathan Bowers, Deputy Recorder Wendy Thorpe.

**5:30 PM**

1. **Work Meeting**
   1.1 **Discussion and review of the update to the Engineering Standards and Specifications**

Assistant City Engineer Jonathan Bowers presented the updated Engineering Standards. He explained that even though they are referred to as Engineering Standards, they applied to every department. Assistant City Planner McCarty explained when the new ordinance was adopted in December the Engineering Standards needed to be amended to reflect the changes. Assistant Engineer Bowers presented a Gantt chart and explained the process which was separated into stakeholder groups; planning and administration, submittal requirements and land development process and requirements. A consultant has assisted with the project. He also explained the Land Development Procedure Flow Chart and the biggest difference was in the Planning Department and addition of the pre-application meeting. City Planner Maloy explained the pre-application process which would be followed by a two week internal review. A DRC (Development Review Conference) meeting would then be held with the applicant to review the staff recommendations and ensure compliance with City standards. Assistant Engineer Bowers explained more engineering requirements had been moved to
the beginning of the process, before submittal of preliminary plan application, site plan approval process, or subdivision approval. Applicants would have a two week review with staff prior to the DRC meeting, followed by a community meeting. All of these items would be completed before being added to a Planning Commission agenda. He explained the differences between process for subdivision approval and site plan process and the construction review process for when building permits would be obtained. It was also explained that this is the first section of the engineering standards updates, the other sections would be presented at a later date. A Joint City Council/Planning Commission work meeting at the end of March would also highlight important topics.

Commissioner Jacobson asked about traffic study requirements. City Engineer Thomas explained that standards are detailed and some studies had barely met them. Intersection level of services for volume and capacity of roads may need to be reviewed and some things may need to be added. Commissioner Jacobson added some intersections need City restrictions. City Engineer Thomas explained that in addition to outside models the City would complete an additional model to compare to the one submitted by the applicant. Assistant City Engineer Bowers stated some traffic standards may be antiquated, some are being removed if no longer relevant and some updated. Commissioner Berbert asked for clarification of the City standard. City Engineer Thomas stated that level of service is related to impact fees and capital facility plan. Assistant Planner McCarty added that information would be included in the Staff Report. Commissioner Jacobson asked for parking standard clarification. Assistant Planner McCarty stated that parking standard update will be as far reaching as possible but wouldn’t apply to existing areas.

Assistant Planner McCarty stated the timeline would be similar, but more is being done early in the process. City Planner Maloy added that conditional use finding had to be justified and information documented with staff report to defend the City recommendation. City Engineer Thomas explained Commissioners will see more complete projects and new timeline should be adopted in July or August.

1.2 Update on the Amendment to the 2025 General Plan
City Planner Maloy reported that notices have been mailed out to the neighborhood around area three on the map and community meeting was scheduled for the seventh. Residents that attend would be made aware of park development plans and the history of that property. Commissioner Berbert asked if land use analysis regarding commercial property would be needed. He heard that more acres are proposed for commercial than would be feasible for the City. Assistant City Manager Haight stated commercial development would be discussed separately based on the traffic for each area and approved by the Planning Commission. City Planner Maloy recognized efforts would be to align the majority of commercial along Mountain View Corridor (MVC). The excessive report was a result of communities that were unwilling to change zoning to commercial use. Eventually some of these areas may be re-zoned to something other than commercial. Assistant City Manager Haight described proposed commercial area on Rosecrest where reception center was considered, but school and church were eventually built. Commissioner Jacobson expressed the opinion that commercial at some
areas may be overly aggressive.

Commissioners Berbert and Jacobson discussed traffic congestion at Redwood Road and Porter Rockwell. Commissioner Jacobson would rather focus commercial development in that area and along MVC. City Engineer Thomas stated Porter Rockwell could potentially lose some traffic as freeway construction is completed and he explained traffic projections. Assistant City Manager Haight proposed commercial amendment recommendation for some sites, if Commissioners opposed designation then make a recommendation to the City Council. Commissioners discussed areas that they support for commercial and areas they oppose for commercial. City Planner Maloy added that commercial sites are not retail only, office parks may be a possibility for some areas.

Assistant City Manager Haight explained situation with area three which is owned by the City and had eight feet of contaminated material with a two feet cap. Removal of contamination would be expensive. Having it designated as public works could lead residents to expect a park, but by zoning area as commercial the City Council removed that assumption. That area may remain undeveloped for a very long time. Commissioner Jacobson proposed leaving it commercial for now and mentioned the possibility to add more dirt and have that area made into dirt bike trails. Assistant City Manager Haight described area 4, which was a seven acre parcel owned by Ken Olson adjacent to Terrameer development proposed to be townhomes, which had been rejected by City Council. City Manager Haight requested for Commissioners to articulate reasons for recommendations at the upcoming Planning Commission meeting. He presented a map which contained more detail for 22 acres that are proposed commercial. Current General Plan amendment proposed future roads which would reduce the total commercial acres. Commissioners discussed possible transitions from commercial areas to single family as a buffer. Assistant City Manager Haight notified Commissioners that this was zoned commercial by City Council on previous General Plan amendment that was overturned. Infrastructure was discussed. Commissioners discussed multiple possibilities for residential, schools, churches, hospitals and commercial zones in the area. Assistant Planner McCarty reminded the Commissioners to clearly voice their recommendations to the Council.

1.3 Discussion of the proposed Herriman Crossroads Development
City Planner Maloy explained the proposed development agreement for the Ken Olson property on Redwood Road, which had a pending apartment application. The developer was willing to submit an optional development agreement with attached design guidelines, and that City Council requested input from the Planning Commission regarding the design guidelines. Assistant City Planner McCarty clarified it was not a traditional development agreement with Commission approval of a PUD (Planned Unit Development) attached to the development agreement. The Council requested a phasing plan that complied with the zoning requirements. The townhome area was zoned R-M and no others would be built until after they achieved 20 acres of commercial development. After Mountain View Corridor completion, the later phase would consist of apartments then a phase of 25 acres of commercial before another phase of townhomes. Total acreage at completion would consist of 80 acres residential and 45 acres of commercial when all phases had been completed.

Assistant City Manager Haight presented the images submitted that showed the appearance of the proposed development interiors. Council requested more images of the exterior. Council had requested input from the
Commissioners with regards to unorthodox phasing map and design guidelines.

Commissioner Jacobson asked if there was an established timeline for submittals from the developer. Assistant City Manager Haight stated this was not a complete application and clarified ordinance allowance. He also explained the old ordinance had no sunset clause for incomplete applications. The new ordinance has been more specific and would be considered withdrawn if information is requested by Council but not provided by developer within 30 days. Ideal locations for apartments in the City were discussed. Assistant City Manager Haight explained the proposal would need to have extensive amenities. Utility and power line locations were discussed throughout the project. Assistant City Manager Haight clarified locations and added the development could potentially be functional and attractive. Access would be from Porter Rockwell and Redwood Road. Development phase options were discussed. Commissioner Morton clarified that the residential phases included townhomes, not apartments.

Assistant City Manager Haight stated another possibility for the mountain area would possibly be purchased by the City, funded with Army Compatible Use Buffer Program (ACUB) funding and be incorporated into the trails system.

Assistant City Manager Haight notified the Commission of another possible development which could be an Emergency Operations Center (EOC) and Museum for National Guard disaster training located on approximately 60 acres up on the mountain slope. City was waiting for ACUB funding approval. It would be a training center but would also be used for real life emergencies and disasters.

1.4 Discussion and review of Land Development Code Chapter 16, Table of Uses
Assistant City Planner McCarty presented Land Development Code Table of Uses with definitions and discussed each use, line by line. She requested for Commissioners input and recommendations with a designation for each zone. She explained that if it was left blank, it was not allowed. Commissioners engaged in extensive discussions with regards to zones, definitions and suggestions for allowances in each zone. After extensive discussion the Commissioners agreed on portions of the Land Development Code Chapter 16, Table of Uses. The rest would be discussed at a later meeting.

2. Future Meetings
2.1 City Council – Wednesday, March 14, 2018 @ 7:00 PM
2.2 Planning Commission Meeting – March 15, 2018 @ 7:00 PM

3. Adjournment
Work Meeting adjourned by consensus at 8:38pm.

7:00 PM - Regular Planning Commission Meeting has been cancelled
I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the Planning Commission Work Meeting held on March 1, 2018. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe
The following are the minutes of the Planning Commission Meeting held on Thursday, March 15, 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: Vice Chair Chris Berbert

Commission Members Present: Andrea Bradford, Adam Jacobson, Curt Noble

City Staff Present: City Planner Michael Maloy, Assistant City Manager Gordon Haight, Community Development Coordinator Sandra Llewelyn, Communication Specialist Mitch Davis, Planning Coordinator Craig Evans, Assistant City Engineer Jonathan Bowers, City Attorney John Brems, and Deputy Recorder Wendy Thorpe.

6:40 PM – Work Meeting (Fort Herriman Conference Room)

1. Review of City Council Decisions
   Vice Chair Chris Berbert called the meeting to order at 6:40 pm.

   Planner Mike Maloy informed the Commission that City Council adopted the text change to the Land Development code regarding backyard chickens in residential zones and the fee in lieu of open space outside of a planned development ordinance. He recommended for the Commissioners to watch the Better City follow up presentation on the Herriman Facebook page. They had some very specific recommendations and market opportunities that might work well in certain locations of the City. Assistant City Manager Haight stated City Council scheduled interim Council work session meetings to be discussed at the next meeting. He informed the Commissioners that capital projects, revenue budget discussion, McCuiston paving approval, and a brief discussion of the 900 acres of County property would be on the agenda.

2. Review of Agenda Items
March 15, 2018 – Planning Commission Minutes

Item 2.1 – Approval for Rockwell Landing Phase 2 Grading Plan (continued from February 15, 2018)

Planning Coordinator Evans informed the Commission that the applicant provided plans for emergency access and engineering requirements. Assistant Engineer Bowers explained there was a ten-foot maximum slope requirement for a 20-foot driveway to a property. Maximum slope allowed for driveway standards and grade allowed on access roads had been discussed. Commissioner Jacobson expressed concern that large vehicles would have problems on steep access roads. Assistant City Engineer Bowers stated more grading could be done to lower the site or grading could start further away. Assistant City Manager Haight discussed the type of vehicles that could get up that grade had not been part of the City standards. Commissioner Jacobson stated sharp corners on the roads that were higher than ten-percent would create safety concerns. Assistant Engineer Bowers said it could be discussed with applicants as projects were proposed and the City would work with individual issues. Unified Fire Authority reviewed and approved the current 10.4-percent grade. Assistant City Manager Haight stated the motion for approval could include the requirement that grade would need to be below ten-percent and have to meet Unified Fire Authority standards for access.

Item 2.2 – Conditional Use Permit for a Gorilla Car Wash and Grease Monkey Quick Lube

Planning Coordinator Evans explained the applicant had made requested changes. The only remaining concern came down to an issue with stone on the poles. Recommendation to have brick or stone around the canopy could be amended due to the high number of poles, 42 total. The placement of stone on poles between each car stall would take up a lot of space. The requirements could be amended to only require it on the end poles. The applicant could install stone over the canopy and kiosk as well. He also explained that fencing requirement was an issue with this property and the Ace Hardware development and should be included in the conditions if approved.

Item 2.3 – Conditional Use Permit for a Holiday Oil Gas Station/Convenience Store

Planning Coordinator Evans informed the Commission that access would not be from 15000 South due to reconfiguration of the pumps by the applicant. Issues with nearby homes were discussed. The applicant planned to use landscape buffers to resolve the issue.

City Planner Maloy made the Commissioners aware that Item 3.1 was not a Public Hearing as it had been conducted February 15, 2018.

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

7:00 PM – Regular Planning Commission Meeting

1. Call to Order

Vice Chair Chris Berbert called the meeting to order at 7:03 p.m. and welcomed those in attendance.

1.1 Invocation/Thought/Reading and Pledge

Mr. John Linton led the audience in the Pledge of Allegiance.

1.2 Roll call

Full Quorum Present; Commissioner Jessica Morton was excused.
1.3 Approval of Minutes for: January 18, 2018
Commissioner Bradford moved to recommend approval of item 1.3 Minutes for: January 18, 2018. Commissioner Jacobson seconded the motion.

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

The motion passed unanimously.

1.4 Conflicts of Interest
No conflicts of interest were offered.

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: Approval for Rockwell Landing Phase 2 Grading Plan (continued from February 15, 2018)
Applicant:     Kim Rindlisbacher
Address:       16000 S 2150 W
File Number:   39C15-01

Mr. Jason Thompson spoke on behalf of the Applicant, who had not yet arrived. He informed the Commission that the turn analysis, to ensure Unified Fire Authority vehicles could navigate the roads and the high northwest portion of site, had been completed and submitted to the City. The Earth Tech Slope Study was completed and submitted to the City. Commissioner Jacobson expressed the opinion that the City should have a standard requiring roadways to have a slope lower than ten-percent. The staff recommendation stated applicant completed all requirements.

Commissioner Jacobson moved to recommend approval of item 2.1 file number 39C15-01 for Rockwell Landing Phase 2 Grading Plan with staff recommendation to meet all Engineering Standards and receive approval from the City Engineer prior to any grading being done to the site, with an additional requirement that no slope should be over ten-percent. Commissioner Noble seconded the motion.

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

The motion passed unanimously.

2.2 Request: Conditional Use Permit for a Gorilla Car Wash and Grease Monkey Quick Lube
Applicant Steve Cloward approached the podium and explained he provided City staff with all pertinent information. He explained the project would be a 130-foot tunnel car wash with 21 vacuum bays and a four bay automobile lube center on approximately 1.4 acres in Herriman Corners lot two. Commissioner Bradford expressed concern with egress and parking. Commissioner Berbert confirmed the parking lot would not be shared with nearby development. Commissioner Jacobson asked applicant about the hours of operation for the carwash. Applicant stated they would be open from 7:00 or 8:00 am to 7:00 pm. Commissioner Jacobson asked if screening would be provided to prevent vehicle headlights from shining into nearby homes. Applicant Cloward stated no screening was planned but a vinyl fence would be in the northwest corner to shield nearby residences. Commissioner Jacobson asked if the landscaping plan had been developed. Applicant Cloward stated it was not completed, but he understood the landscape requirements and the project was in compliance. Construction of precast wall was discussed. Commissioner Jacobson stated his preference that it would be installed before construction. Commissioners discussed timing for installation of wall. Applicant Steve Cloward expressed the opinion that the precast wall installation was not his responsibility. Applicant John Cloward asked if the six foot vinyl privacy fence could be installed first and and precast wall installed later. Assistant Engineer Bowers explained precast wall had been written as a staff recommendation but timeline for installation was at the discretion of the Commission. City Planner Maloy reminded the Commission that this item was a conditional use permit which could be included in the requirements.

Applicant Cloward stated his willingness to do anything in his capacity to shield the nearby residences from sound and light. He had no agreement with Dave Murdoch to pay for the wall and expressed frustration that he was being punished because developer had failed to install the wall. City Planner Maloy reminded the Commissioners that offsite improvements were a separate issue. It was discussed that this was an issue for the Ace Hardware project also. Commissioner Noble expressed the opinion that the development should not be delayed because the wall was not completed. City Planner Maloy recommended for the Commission to tie the recommendation to a standard. Commissioners discussed location of precast wall. Planning Coordinator Evans stated Dave Murdoch had not completed traffic study for Herriman Corner, which was an original subdivision requirement. Lack of a traffic study was discussed. Applicant Steve Cloward expressed frustration that he was not able to develop the property because the required improvements had not been completed. His opinion was the previous owner should have been required to complete said improvements prior to the sale of any lots. Commissioners expressed that they understood the applicants frustration. Planning Coordinator Evans stated developer was currently working on a new development. Assistant Engineer Bowers stated that per the master development the wall was required and normally would have been done with the subdivision application. Precast wall location requirements and traffic study accountability were discussed. Per City Planner Maloy the conditions could be transferred to the new owner of the property and that a decision could be made tonight, and amended later to keep the development moving forward.

*Commissioner Jacobson moved to continue without date item 2.2 Conditional Use for Gorilla Car Wash and Grease Monkey Quick Lube to address traffic study, precast wall and landscape requirements. Commissioner Noble seconded the motion*
The vote was recorded as follows:

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

The motion passed unanimously.

2.3  Request: Conditional Use Permit for a Holiday Oil Gas Station/Convenience Store

Applicant: John Linton
Address: 15000 S Academy Pkwy
Zone: C-2
Acres: 1.48
File Number: C2018-006

Applicant John Linton spoke on behalf of the owner of Holiday Oil and stated they would comply with the staff recommendations. Commissioner Jacobson expressed concern with the landscaping plan along 15000 South. He was not comfortable with the proposal due to small landscape buffer between the development and residences across the street. Applicant Linton presented landscaping plan and stated he would be happy to add additional landscaping. Commissioner Jacobson asked if a monument sign would be located on 15000 South. Applicant Linton stated it was their intent to have monument signs on Academy Parkway and 15000 South; however, they were willing to add stipulation to dim LED lights at night.

Commissioner Jacobson moved to continue item 2.3 Conditional Use Permit for a Holiday Oil Gas Station/Convenience Store, with requirement that applicant bring back landscape plan, colors, and plan to mitigate negative impact for areas across the street, Commissioner Noble seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

2.4  Request: Conditional Use Permit for Ace Hardware

Applicant: Brad Murdock
Address: 15348 S Rosecrest Rd
Zone: C-2
Acres: 2.81
File Number: C2017-056

Applicant was not present. Commissioner Jacobson stated the precast wall and ingress and egress were issues. City Planner Maloy stated that the City would start providing Commissioners with copies of the standards of review for them to use when making a recommendation for approval or denial. Vice Chair Berbert requested that City staff notify the applicant of additional information with regards to traffic study and precast wall that would be needed for approval.
Commissioner Noble moved to continue without date item 2.4 Conditional Use Permit for Ace Hardware to address traffic study and precast wall. Commissioner Bradford seconded the motion.

The vote was recorded as follows:

- Commissioner Chris Berbert: Aye
- Commissioner Andrea Bradford: Aye
- Commissioner Adam Jacobson: Aye
- Commissioner Curt Noble: Aye

The motion passed unanimously.

Applicant was not present.

Vice Chair Berbert opened the public hearing and called for any citizen who would like to speak on the item to come to the podium, fill out a comment form and state their name for the record.

Rick Kelsch suggested the burden for precast wall should be placed on developer Dave Murdock, the wall was his responsibility.

Vice Chair Berbert closed the public hearing.

Commissioner Jacobson made motion to approve item 2.5 lot line adjustment with the following staff recommendations:
1. Receive and agree to the recommendations from other agencies.
2. Plat to be reviewed and approved by the City Engineer.
3. Any utilities or utility boxes that need to be relocated shall be done at the expense of the property owner along with additional requirements for the transportation study for entire development to be submitted prior to the recording of the plat or approval of a plat and requirement for installation of six foot precast wall along the two (2) west sides and north sides of the entire sub-division, Commissioner Noble seconded the motion.

The vote was recorded as follows:

- Commissioner Chris Berbert: Aye
- Commissioner Andrea Bradford: Aye
- Commissioner Adam Jacobson: Aye
- Commissioner Curt Noble: Aye

The motion passed unanimously.

2.5 Request: Subdivision Amendment for a Lot Line Adjustment (Public Hearing)

Applicant: Brad Murdock
Address: 13548 S Rosecrest Rd
Zone: C-2
File Number: S2015-012-02

2.6 Request: One Lot Subdivision for Pinnacle Apartments (Public Hearing)

Applicant: Duaine Rasmussen
Address: 5353 W Anthem Park Blvd
Zone: R-M
Acres: 13.87
File Number: S2018-004
Applicant Duaine Rasmussen was present and available to answer questions. All of the necessary documents have been submitted to the City.

Vice Chair Berbert opened the public hearing and called for any citizen who would like to speak on the item to come to the podium, fill out a comment form and state their name for the record.

No comments were offered.

Vice Chair Berbert closed the public hearing.

Commissioner Bradford moved to recommend approval of item 2.6 Pinnacle Apartments, file # S2018-004 with the three staff requirements as follows: 1. Receive and agree to the recommendations from other agencies. 2. Dedication of right of way from center line of Anthem Park Blvd and Herriman Main Street to the City for street right-of-way. 3. Install curb, gutter, sidewalk, street lights, and park strip on all public streets. Commissioner Noble seconded the motion.

The vote was recorded as follows:

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

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 Request: Amendment to the 2025 General Plan (Public Hearing Held Feb. 15, 2018)
Applicant:  Herriman City
File Number:  G2018-001

City Planner Maloy informed the Commission of what was discussed at the neighborhood meeting. Potential commercial zoning considerations were discussed with residents. The General Plan proposal matches the zoning in that area. It was discussed that the City GIS team had reviewed the map. Commissioners discussed issues with areas three and four.

Commissioner Jacobson moved to recommend approval of item 3.1 with the exception that area 3 should wait until final general plan update, area 4 should be reviewed for reduction and area 5 should be reduced or removed, depending on what Riverton City plans for a nearby area, until General Plan Update Amendment to the 2025 General Plan. Commissioner Bradford seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.
4. **Chair and Commission Comments**

No comments were offered.

5. **Future Meetings**

5.1 City Council – Wednesday, **March 28, 2018 @ 7:00 PM**
5.2 Joint Work Meeting – **March 29, 2018 @ 6:00 PM**
5.3 Planning Commission Meeting – **April 5, 2018 @ 7:00 PM**

6. **Adjournment**

Meeting adjourned at 8:11 p.m.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 15, 2018. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe
| **Date of Meeting:**  
| **06/07/2018** |
| **File #**   | S2018-03 |
| **Applicant** | Jared Kelsch |
| **Address**  | 13705 S 7300 W |
| **Request**  | Proposed 2 Lot Subdivision |
Summary
The applicant is requesting approval of a two lot subdivision. One home already exists on the existing parcel, and a future home will be added to the newly-created lot. The property is a corner lot so that each lot will have street frontage and no flag lots are being proposed.

This application was submitted concurrently with a rezone request from A-1 to A-.50. Staff presented both applications to the Planning Commission on April 19, 2018. At that time, the Commission recommended denial of the rezone. The PC continued the subdivision request until the City Council took action on the rezone application. The City Council approved the rezone to A-.50 on May 16, 2018.

Now that the City has rezoned the parcel, this application for a two-lot subdivision must come back to the Planning Commission for action.

Process
A subdivision is an administrative decision. The Planning Commission is required to conduct a public hearing and make a decision based on compliance with applicable ordinances and standards.

Notices
Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 17 property owners on April 6, 2018. At this time, the staff has not received any comments for or against the request.
Neighborhood Meeting
A neighborhood meeting was held on March 8, 2018. Notices were mailed to 17 residents. No residents attended the meeting.

Issue 1 – Access
The property is located on the corner of 7300 West and Gina Road. Both of these roads will require dedication of additional “right-of-way” to the City. Road improvements, or a fee in lieu of the improvements, will also be required. The applicant has worked with engineering on determining how much right-of-way will be dedicated and the timing and cost of the improvements.

Issue 2 – Zoning
The property was zoned A-1 (Agricultural, 1-acre minimum). The applicant submitted a request to rezone the property to A-.50 (Agricultural, half acre minimum). The City Council approved the rezone on May 16, 2018. The area of the proposed lots will meet or exceed the minimum lot area required by the zoning district.

Recommendation
Staff recommends approval of the two lot subdivision with the following requirements:

1. Receive and agree to recommendations received from other agencies.
2. The plat shall be approved and recorded before a building permit being may be issued for the new lot.
3. The plat shall include easements for existing and proposed utilities, both public and private.
4. The applicant is required to install or pay a fee in lieu of improvements along Gina Road that includes half-road asphalt, curb and gutter, sidewalk, and street lighting.
5. The applicant is required to install or pay a fee in lieu of improvements along 7300 West that includes street lighting, sidewalk, and an ADA ramp at the corner. If the applicant installs asphalt, curb, and gutter improvements they may be reimbursed with impact fees.
6. The applicant is required to provide an engineering study and plan to verify that stormwater post-development flows leaving the site are less than or equal to pre-development flows.

Attachments
A. Application
B. Vicinity Map
C. Site Plan
D. Development Review Comments
CONTACT: 1 (801) 631-3584

PROJECT KELSCH SUBDIVISION PROPERTY

13820 SOUTH 7530 WEST
S.L. CO. NE 1/4, SEC. 4, T4S, R2W, SLB&M

FLAT BRASS 2.5" FOUND

13600 SOUTH (GINA RD) 5213 5217

13705 S. 7300 W. 5210 5211

HIGH COUNTRY RD 306

33.0

THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-23-17, 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE, AND ANY LOCAL ORDINANCES IN EFFECT ON 02/08/2018

LICENSE NO. 7028650, DO HEREBY CERTIFY THAT;

1. THIS PLAT IS DRAWN IN ACCORDANCE WITH THE SURVEYORS ACT L32-04-277-003 KELSCH

2. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THE STATE, AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY WAS ALSO IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE.
### DRC Agenda

<table>
<thead>
<tr>
<th>Date</th>
<th>February 14, 2018</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Jared Kelsch</td>
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<tr>
<td>Request</td>
<td>Subdivision Amendment to split 1 lot into 2</td>
</tr>
<tr>
<td>Address</td>
<td>13705 S 7300 W</td>
</tr>
<tr>
<td>File #</td>
<td>S2018-003</td>
</tr>
<tr>
<td>PC date</td>
<td>Need neighborhood mtg before determining</td>
</tr>
<tr>
<td>Zoning</td>
<td>A-1</td>
</tr>
</tbody>
</table>

#### Department Comments

### Planning:

**Use:**

Minimum lot size in this zone is 1 acre. The parcel in question is 1.3 acres. Applicant has applied for a rezone from A-1 to A-.5. Even if there is some required ROW dedication he should still meet the minimum lot sizes for the A-.5 zone.

**Setbacks:**

- Front & Rear: 25’  
  Sides: 8’ and 10’

**Landscaping:** Must landscape front yard & side yard to back of house. Sod is most common, but xeriscape is allowed. Gravel or paved RV pads also count as landscaping. 1 tree in park strip for every 30 feet of frontage on the street (if applicable).

**Elevations:** 40% brick or stone on front of house.

### Engineering:

**Jared’s engineer will need to work with the City’s engineering dept. to determine the exact amount of right-of-way dedication required on 7300 W and Gina Rd.**

No Traffic Impact Study is required.

A Fee in Lieu will be required for the following:

- 7300 W: Everything behind curb & gutter (landscaping, irrigation, lights, sidewalk, etc.)
- Gina Rd: Curb & gutter, lights, landscaping, sidewalk, asphalt. The scope of work and current state of any existing asphalt will need to be taken into account with Blake to see how it factors into the fee.
- On the amended plat the PUEs on the west, south, and east property lines needs to be 10 feet. The PUE along the interior boundary separating the 2 lots should be 5 feet on either side for a total of 10 feet.

**Community Development**

- Jared needs to work with Sandra Llewellyn, the Community Development Director, to arrange a neighborhood meeting. The City will assist in providing labels for all residents within 300 feet of this parcel. As many changes as possible should be incorporated into the site plan that is used for the neighborhood meeting.
- Once the neighborhood meeting has been held work with Craig Evans to get scheduled for a Planning Commission meeting.

**Water:** Some minor engineering will be required to hook into the water system since there is not a stub there already.

**Building:** Standard building permit process for a single family dwelling. Two 8½” x 11” copies of the site plan showing front, rear, and both side setbacks need to be included with the building permit application, as well as one 8½” x 11” copy of the landscape plan.

**Parks:** If the situation ever arises when Gina Rd becomes a fully paved and public street then the park strip may be dedicated to and maintained by the City. It’s nothing that we need to be concerned with at this time.

**Operations:** n/a

**Fire:**
Need fire hydrant within 600’ as the hose lays along the street – Not ‘as the crow flies’.

If Dan DeVoogd does not have a recent nearby test on 7300 W then a Fire Flow Analysis will be required. If he already has what he needs it will not be required.

**Police:** n/a

**BEFORE PC:**
Hold neighborhood meeting. Change PUEs. Update site plan as much as possible. Exact right-of-way dedication must be determined prior to Planning Commission.
<table>
<thead>
<tr>
<th><strong>Date of Meeting:</strong></th>
<th>06/07/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>File #</strong></td>
<td>C2018-15</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td>Mo Meyers</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>5251 W Anthem Peak Ln</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Conditional Use Permit for a JCW’s Restaurant with Drive-Thru</td>
</tr>
</tbody>
</table>
REQUEST: Conditional Use Permit Approval for a JCW’s restaurant with drive-thru
Applicant: Mo Myers, project architect
Address: 5251 W Anthem Peak Lane
Zone: C-2
Acres: 1.17
File Number: C2018-015

Request
The applicant is requesting conditional use approval to construct a JCW’s restaurant with a drive-thru service lane.

Site
The subject property contains 1.17 acres and is located in a six-lot commercial subdivision known as Anthem North Commercial.

Issue 1 – Elevations
This property is part of the Anthem Commercial area and falls under the requirements of the Anthem Design Guidelines. The applicant has worked with the developer and the City to provide building elevations that comply with the guidelines.

Issue 2 – Parking
The ordinance requires 1 space per 100 feet of gross floor area for a restaurant. To comply the applicant will have to provide at least 50 parking spaces. The proposed site plan shows that both requirements will be met.

Issue 3 – Landscaping
The ordinance requires 20 feet of landscaping along both Anthem Park Boulevard and Mountain View Corridor (MVC). The proposed site plan complies with this requirement. The landscape plan does not include improvements between the property line and the sidewalk on MVC. Staff recommends that the applicant work with the Anthem developer to provide consistent landscaping along the entire MVC adjacent to the Anthem Commercial.
The ordinance also requires landscaping be located adjacent to building elevations which have views from adjacent streets, and in any plazas or courtyards. The applicant has added landscaping along the east side of the building, adjacent to MVC. They also have an outdoor seating area on the south side of the building which includes landscaping.

**Issue 4 – Stormwater**

There is an existing detention pond on the subject property that detains the water for all of the private roads in this commercial development. The existing pond is lined with rocks but needs to have additional landscaping installed to meet City standard. The additional landscaping could include trees, grasses, and other waterwise landscape treatments. The pond will be kept via a common area maintenance agreement, similar to a homeowners association, which will also manage all of the landscaping and open space in the development.

The developer of the JCW has not submitted details on how they will mitigate stormwater. Any detention pond will be required to be landscaped with sod, sprinklers, and trees.

**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>a. The suitability of the specific property for the proposed use;</td>
<td>Compliant</td>
<td>The property is located in a commercial zone, at the intersection of 2 major streets (Anthem Peak Blvd and Mountain View Corridor). This is a planned commercial area.</td>
</tr>
<tr>
<td>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;</td>
<td>Compliant (with conditions)</td>
<td>This property is zoned commercial and is located within a commercial development known as Anthem Commercial Center. There are existing storage units located to the north of the commercial center, and additional commercial planned to the west and south.</td>
</tr>
<tr>
<td>c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;</td>
<td>Compliant (with conditions)</td>
<td>The proposed use is part of a commercial center. This use will facilitate additional commercial development in this area. There are not currently any occupied homes in the vicinity. There are adjacent</td>
</tr>
</tbody>
</table>
**Staff Report**

<table>
<thead>
<tr>
<th>d. The economic impact of the proposed facility or use on the surrounding area;</th>
<th>Compliant</th>
<th>The proposed use will provide good economic development for the City. It is located on a major collector street, just off of Mountain View Corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>e. The aesthetic impact of the proposed facility or use on the surrounding area;</td>
<td>Complaint (with conditions)</td>
<td>The proposed building meets the Anthem Design Guidelines and also the Landscaping ordinance.</td>
</tr>
<tr>
<td>f. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area;</td>
<td>Compliant (with conditions)</td>
<td>The transportation and utilities in this area have been master planned for commercial in this location. There are adequate facilities for present and future development.</td>
</tr>
<tr>
<td>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;</td>
<td>Compliant (with conditions)</td>
<td>The applicant has worked with engineering and provided a traffic study for the site. They are providing detention as part of the overall commercial development, and also some underground detention on the site. Parking on site meets the requirements in the ordinance.</td>
</tr>
<tr>
<td>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;</td>
<td>Compliant (with conditions)</td>
<td>The use is located within a commercial site, with commercial planned or existing on three sides of the property. The Mountain View Corridor is located on the east side. The site will be landscaped and maintained and not create any noxious or offensive emissions.</td>
</tr>
<tr>
<td>i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area</td>
<td>Compliant (with conditions)</td>
<td>The conditions imposed, including landscaping, lighting, street improvements, and sidewalk connectivity, will minimize adverse effects from the proposed restaurant.</td>
</tr>
</tbody>
</table>

**Recommendation**

Staff recommends approval of the JCW’s with drive-thru service with the following requirements:
1. 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.
2. 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 visual impacts.
3. 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’) which will mitigate or eliminate detrimental visual impacts. This should include trees in the park strip every 30 feet.
4. Building elevations are approved as submitted which will mitigate or eliminate detrimental visual impacts.
5. Install curb, gutter, sidewalk, street lights, and park strip on all public streets. This should include a fee-in-lieu for the park strip on Anthem Park.
6. No signs are approved with this request; a separate approval will be required.
7. Screen all outside trash and dumpster areas which will mitigate or eliminate detrimental visual impacts.
8. Parking calculated at 1 space for each 100 square feet gross floor area for a total of at least 50 stalls.
9. A traffic study for the entire development shall be reviewed as part of the engineering approval. Left-turns may be limited as recommended in the traffic study.
10. Provide storm drain retention for the property. This can be provided in shared facility for the entire commercial center. A maintenance agreement for any retention ponds will be required for engineering approval.
11. The Building department will review accessibility with the Engineering review. Provide an Accessibility Detail Sheet. The detail sheet should include an accessible route from the public street to the building.
12. Park Strip landscaping along Anthem Park to be installed by the applicant per City standard.
13. Provide Fire Flow Test Report per the UFA test report requirements.
14. Parking lot lights need to meet the city standard.
15. All detention will require a long-term maintenance agreement, form to be provided by engineering department.
16. All detention is required to be landscaped, including sod, sprinklers, and trees. The existing rock lined detention pond should have additional landscaping installed.
17. Any underground detention will require an injection well permit.
18. Provide sidewalk connectivity on Anthem Peak Lane.
19. The applicant and Anthem developer should work with Engineering and the Parks department to provide a consistent landscape treatment between the sidewalk on MVC and the property line.
**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:

- The proposed conditional use is not allowed by the zone where the conditional use will be located or by another provision of this title;
- The use is not consistent with the general plan, as amended;
- The proposed use will comply not with regulations and conditions specified in this title for such use;
- 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;
- The proposed use will create a need for essential city services which cannot reasonably be met;
- 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;
- 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;
- The proposed use will unreasonably interfere with the lawful use of surrounding property;
- Fencing, screening, landscaping, and other buffering cannot adequately protect adjacent property from light, noise, and visual impacts associated with the proposed conditional use; and
- 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. Landscaping plan  
E. Building Elevations  
F. Applicant response to Conditional Use standards  
G. Department Review Comments
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Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

Architecture
Interior Design
landscape Architecture
land Planning
Construction Management
Conditional Use Criteria

Date: May 16, 2018

Project: JCW’s Restaurant
5251 W. Anthem Peak Lane
Herriman, UT 84096

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

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

Parcel 203 is a corner parcel which provides excellent visibility for a restaurant. This type of business relies heavily on visual identification from adjacent roadways. The parcel is large enough to accommodate the required parking and has the width and orientation required for the drive through lanes and adequate vehicle queuing.

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;

The center is currently under development with a tire shop and liquor store planned to develop soon. These uses will not adversely compete with the restaurant. While the restaurant does rely on local business, the multifamily residential and pending commercial developments in the area should provide a good clientele base.

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

The restaurant will not be injurious to other development, but will be considered a desirable amenity to provide service to occupants of and visiters to the center. The site circulation and drive through lanes are oriented such that they will not conflict with adjacent development.

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

JCW’s has established a loyal following and will help generate traffic in the center by creating a regional draw of visiters to the center. This will create a symbiotic relationship for customers of the other businesses in the center.

e. The aesthetic impact of the proposed facility or use on the surrounding area;
The restaurant is designed with substantial and durable materials of stone, brick, metal and stucco. The design incorporates towers and popouts for horizontal and vertical relief creating visual interest. These features will enhance the aesthetic impact of the center.

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

The present and future requirements for transportation, traffic, water, sewer, and other utilities are more than adequate for this development.

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;

The safeguards mentioned are provided through thoughtful site and building layout, water efficient landscape exceeding minimum required area, building fire sprinkler system, and addition of pedestrian sidewalk to the building.

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;

No noxious or offensive, noise, dust or pollutants are emitted from this facility. The windows are clear glass and below the surrounding roads to prevent any glare.

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

The traffic circulation for this development is concentrated in the corner of the development. The pedestrian and other vehicle paths are separated from the drive through lane traffic.

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

The JCW's restaurant provides a service and will have no adverse impact on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.
<table>
<thead>
<tr>
<th>DATE</th>
<th>DEPARTMENT</th>
<th>STATUS/RESULT</th>
<th>ACTION BY</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/9/2018</td>
<td>Email</td>
<td>Routed for DRC review</td>
<td>McCarty, Bryn</td>
<td>Submitted application for a conditional use for a JCW’s restaurant with drive-thru</td>
</tr>
<tr>
<td>4/13/2018</td>
<td>Zoning Review</td>
<td>Complete</td>
<td>McCarty, Bryn</td>
<td>Use: Restaurant is a conditional use in this zone</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Landscaping: 20 feet of landscaping required behind the property line along the street (next to MVC and Anthem Park)</td>
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<td>Submit a revised landscaping plan showing additional details, prior to being scheduled for PC.</td>
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<td>Park strips must be landscaped and maintained by the applicant. Trees must be provided every 30 feet in the park strip. Trees must meet the approved City tree list.</td>
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<td>Parking: 1 space per 100 square feet of floor area = 50 parking spaces</td>
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<td></td>
<td>Elevations: must meet the approved Anthem Center Design Guidelines; colors should be more consistent with the theme of the Anthem Center; must receive approval from the Anthem ARC prior to being scheduled for PC</td>
</tr>
<tr>
<td>4/12/2018</td>
<td>Unified Fire Authority</td>
<td>Complete</td>
<td>Devoogd, Dan</td>
<td>UFA has reviewed the plans and has no concerns at this time</td>
</tr>
<tr>
<td>4/9/2018</td>
<td>Building Review</td>
<td>Complete</td>
<td>Hunting, Boyd</td>
<td>Building will include an Accessibility Detail Sheet. The detail sheet should include an accessible route from the public street to the building.</td>
</tr>
<tr>
<td>4/5/2018</td>
<td>Engineering Review</td>
<td>Complete</td>
<td>Tolman, Kurt</td>
<td>• Fee in lieu of sidewalk along Anthem Park.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Park Strip landscaping along Anthem Park to be installed by the applicant per City standard.</td>
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<td>• Please provide Fire Flow Test Report per the UFA test report requirements.</td>
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<td>• Parking lot lights need to meet the city standard</td>
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<td>• Lighting photometric plan is required.</td>
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<td>• All detention will require a long term maintenance agreement, form to be provided by engineering department.</td>
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<td>• All detention is required to be landscaped per city standard</td>
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<tr>
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<td>• Any underground detention will require an injection well permit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Provide sidewalk connectivity on Anthem Peak Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Fire Flow analysis required during engineering review</td>
</tr>
</tbody>
</table>
MOUNTAIN VIEW CORRIDOR

PROPOSED JCW'S RESTAURANT

ANGEL FALLS LANE
(PRIVATE STREET)

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www.thinkaec.com

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

HERRIMAN, UTAH

JCW's

CLIENT: JCW's

PROJECT NO.: 17097

APR 3, 2018

CLIENT APPROVAL:

DATE:

SHEET TITLE: SITE PLAN

SHEET NUMBER: A

10' V.E. relative to property. Gravel box is 3 ft. wide. Fix as shown if needed. Elevations are marked on property line. Fix E.O. borders if needed. Fix grade of site.

Property existing above and adjacent to blocked grade 1 handled with cut/usher.
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Date of Meeting:</strong></td>
<td><strong>06/07/2018</strong></td>
</tr>
<tr>
<td><strong>File #</strong></td>
<td>C2018-18</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td>Zach Graham, CTA</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>5252 W Anthem Peak Ln</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Conditional Use Permit for a Les Schwab Tire Store</td>
</tr>
</tbody>
</table>
REQUEST: Conditional Use Permit Approval for a Les Schwab Tire Store
Applicant: Zack Graham, CTA
Address: 5252 W Anthem Peak Lane
Zone: C-2
Acres: 1.31
File Number: C2018-018

Request
The applicant is requesting conditional use approval to construct a Les Schwab Tire Store. This is classified as “Vehicle Repair, Limited” in the Land Development Code.

Site
The subject property contains 1.31 acres and is located in a six-lot commercial subdivision known as Anthem North Commercial.

Issue 1 - Elevations
This property is part of the Anthem Commercial area and falls under the requirements of the Anthem Design Guidelines. The applicant has worked with the developer and the City to provide building elevations that comply with the guidelines.

Issue 2 - Parking
The ordinance requires 1 space per 250 feet of gross floor area. To comply with this standard, the applicant will have to provide at least 19 parking spaces. The proposed site plan shows that this requirement will be met.

Issue 3 – Landscaping
The ordinance requires that at least 15% of the site shall be landscaped. The site plan shows they meet the minimum required amount of landscaping. The ordinance requires 20 feet of landscaping along both Anthem Peak Boulevard and Mountain View Corridor (MVC). The proposed site plan complies with this requirement. The landscape plan does not include improvements between the property line and the sidewalk on MVC. Staff recommends that the applicant work with the Anthem
developer to provide consistent landscaping along the entire MVC adjacent to the Anthem Commercial.

The ordinance also requires landscaping be located adjacent to building elevations which have views from adjacent streets, and in any plazas or courtyards. The applicant has added landscaping along the east side of the building, adjacent to MVC.

**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>a. The suitability of the specific property for the proposed use;</td>
<td>Compliant</td>
<td>The property is located in a commercial zone, at the intersection of two major streets (Anthem Peak Boulevard and Mountain View Corridor). This is a planned commercial area.</td>
</tr>
<tr>
<td>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;</td>
<td>Compliant (with conditions)</td>
<td>This property is zoned commercial and is located within a commercial development known as Anthem Commercial Center. There are existing storage units located to the north of the commercial center, and additional commercial planned to the west and south.</td>
</tr>
<tr>
<td>c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;</td>
<td>Compliant (with conditions)</td>
<td>The proposed use is part of a commercial center. This use will facilitate additional commercial development in this area. There are not currently any occupied homes in the vicinity. There are adjacent commercial users that are in the process of being approved.</td>
</tr>
<tr>
<td>d. The economic impact of the proposed facility or use on the surrounding area;</td>
<td>Compliant</td>
<td>The proposed use will provide good economic development for the City. It is located on a major collector street, just off of Mountain View Corridor.</td>
</tr>
<tr>
<td>e. The aesthetic impact of the proposed facility or use on the surrounding area;</td>
<td>Compliant (with conditions)</td>
<td>The proposed building meets the Anthem Design Guidelines and also the Landscaping ordinance.</td>
</tr>
<tr>
<td>f. The present and future requirements for transportation,</td>
<td>Compliant (with</td>
<td>The transportation and utilities in this area have been master planned for commercial</td>
</tr>
</tbody>
</table>
Staff Report

<table>
<thead>
<tr>
<th>Traffic, water, sewer, and other utilities for the proposed site and surrounding area;</th>
<th>conditions) in this location. There are adequate facilities for present and future development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>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;</td>
<td>Compliant (with conditions) The applicant has worked with engineering and provided a traffic study for the site. They are providing detention on the site. Parking on site meets the requirements in the ordinance.</td>
</tr>
<tr>
<td>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;</td>
<td>Compliant (with conditions) The use is located within a commercial site, with commercial uses planned or existing on three sides of the property. The Mountain View Corridor is located on the east side. The site will be landscaped and maintained and not create any noxious or offensive emissions.</td>
</tr>
<tr>
<td>i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area</td>
<td>Compliant (with conditions) The conditions imposed, including landscaping, lighting, street improvements, and sidewalk connectivity, will minimize adverse effects from the proposed restaurant.</td>
</tr>
</tbody>
</table>

**Recommendation**

Staff recommends approval of the Les Schwab Tire Store with the following requirements:

1. All exterior lighting, including a photometric plan, must be reviewed and approved by the City Engineer. Additional lighting may be required in order to mitigate the detrimental impact of vehicles being parked overnight.
2. 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 visual impacts.
3. 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') which will mitigate or eliminate detrimental visual impacts. This should include trees in the park strip every 30 feet, and additional landscaping on the east side to accentuate the metal trellis features.
4. Building elevations are approved as submitted which will mitigate or eliminate detrimental visual impacts.
5. Install curb, gutter, sidewalk, street lights, and park strip on all public streets.
6. No signs are approved with this request; a separate approval will be required.
7. Screen all outside trash and dumpster areas with masonry enclosures which will mitigate or eliminate detrimental visual impacts.
8. Parking calculated at 1 space for each 250 square feet gross floor area for a total of at least 19 stalls.
9. A traffic study for the entire development shall be reviewed as part of the engineering approval. Left-turns may be limited as recommended in the traffic study.
10. Provide storm drain detention for the property. This can be provided in shared facility for the entire commercial center. A maintenance agreement for any retention ponds will be required for engineering approval.
11. The Building department will review accessibility with the Engineering review. Provide an Accessibility Detail Sheet. The detail sheet should include an accessible route from the public street to the building.
12. Provide Fire Flow Test Report per the UFA test report requirements.
13. Parking lot lights need to meet the city standard.
14. All detention will require a long-term maintenance agreement, form to be provided by engineering department.
15. All detention is required to be landscaped with sod, sprinklers, and trees.
16. Any underground detention will require an injection well permit.
17. Provide sidewalk connectivity on Anthem Peak Lane.
18. If any grading or landscape improvements extend into the UDOT right-of-way, an encroachment permit will be required from UDOT. Final engineering approval cannot be provided until this permit is approved by UDOT.
19. The applicant and Anthem developer should work with Engineering and the Parks department to provide a consistent landscape treatment between the sidewalk on MVC and the property line.

**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. Landscaping plan  
E. Building Elevations  
F. Applicant Response to Conditional Use Standards  
G. Development Review Comments
### Land Use Application

**Address or location of site**: Anthem Commercial Center, 11800 South and Mountain View Corridor

**Size of Parcel**: 1.31 acres

**What is Requested (explain in detail)**?

Applicant requests approval of an automobile service center in the C-2 zone as allowed by a conditional use permit process.

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**If applicable, square footage of proposed building(s) or addition (all stories combined)**: 12,612 s.f.

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

**Property Owner’s Name**: Les Schwab / David Moroney, Real Estate Manager

**Mailing Address**: 20900 NE Cooley RD

**City**: Bend  
**State**: OR  
**Zip Code**: 97701

**Telephone**: 541.416.5615  
**Cell Number**: 541.903.0499  
**E-mail**: david.m.moroney@lesschwab.com

**Applicant/Agent**: CTA Zack Graham and Stephanie Ray

**Mailing Address**: 121 S. Main Street

**City**: Livingston  
**State**: MT  
**Zip Code**: 59047

**Telephone**: 406.333.7976  
**Cell Number**: 406.600.4035  
**E-mail**: zackgraham@ctagroup.com  
**E-mail**: stephanieray@ctagroup.com

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

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

**Undeveloped lot of the amended plat of lot 1 of the Anthem Commercial Subdivision. Parcel is zoned C-2.**

**Proposed Development Name**: Less Schwab Tire Store

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### For Herriman Use Only

**Date of Submittal**:  
**Filing Fee**:  
**File Number**:  

**Receipt Number**:  
**Accepted by**:  
**DRC**:  

---

Herriman City, 13011 S Pioneer St, Herriman UT 84096  
Phone: (801)446-5323  
Email: planning@herriman.org
APPLICANT’S/OWNER’S AFFIDAVIT

State of Utah }   
City of Herriman }   

I (we), David M. Moroney, Real Estate Manager, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _________________________________________

Subscribed and sworn before me this ________ day of ______________________, 20_____

Notary Public, Residing at

______________________________

My Commission Expires_________________________

*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of the property.

AGENT AUTHORIZATION

I (we), David M. Moroney, Real Estate Manager, the owner(s) of the real property at Anthem Commercial Center, 11800 South and Mountain View Corridor, Herriman, Utah, do hereby appoint Zack Graham, PE as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Zack Graham, PE to appear on my (our) behalf before any City Boards considering this application.

Signed ________________________________

Dated this ______ day of _________________________, 20_____, personally appeared before me _________________________________ the signer(s) of the above instrument who duly acknowledged to me that he/she (they) executed the same.

Notary Public, Residing at

______________________________

My Commission Expires_________________________
Proposed Conditional Use
File# C2018-18
APPROVED
Anthem Center LC
05/07/2018

PERSPECTIVE - FRONT OF STORE

PERSPECTIVE - FRONT BAYS

PERSPECTIVE - SIDE SERVICE ACCESS

PERSPECTIVE - REAR BAYS
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

LES SCHWAB TIRE STORE

05/07/2018

APPROVED
Anthem Center LC
05/07/2018

EXTERIOR
ELEVATIONS

A201
**EXTERIOR MATERIALS**

- **TRENDSTONE GROUND FACE CMU IN 'MISSION WHITE'**
- **TRENDSTONE GROUND FACE CMU IN 'BLACK MOUNTAIN'**
- **PREFINISHED METAL PANEL CORNICE IN 'EXTRA DARK BRONZE'**
- **PREFINISHED METAL PANEL CORNICE IN 'EXTRA DARK BRONZE'**
- **PREFINISHED METAL PANEL STOREFRONT IN 'EXTRA DARK BRONZE'**
- **PREFINISHED METAL PANEL STOREFRONT IN 'COLONIAL RED'**
- **WABASH VALLEY LR300 TRASH RECEPTACLE TO MATCH 'EXTRA DARK BRONZE' STOREFRONT COLOR**
- **WABASH VALLEY CL321 BENCH SEATING TO MATCH 'EXTRA DARK BRONZE' STOREFRONT COLOR**
- **STONE WAINSCOT TO 3'-4"'**
- **RUSTIC LEDGE 'SEQUOIA'**
- **PRECISION CMU IN 'LADERA RED'**

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**Les Schwab Tire Store**
**Herriman, Utah**

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**SOUTH ELEVATION Copy 1**
City of Herriman  
Planning Department  
13011 S. Pioneer St.  
Herriman, UT 84096

RE:  Anthem Commercial Center - Les Schwab Tire Store  
11800 South Street and Mountain View Corridor  
Herriman, UT 84096

Per the City's approval standards guidelines, please see the applicant’s responses for consideration of a conditional use permit for development within the Anthem Commercial Center.

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

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

   **Applicant response:** The property is zoned C-2 commercial which is compatible for the proposed use under the conditional use permit approval process.

   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;

   **Applicant response:** There is commercial development underway adjacent to the proposed site that will include several medium and big box retailers including a Wal-Mart anchor and several drive through establishments. The proposed Les Schwab Tire Store site plan and building architecture will comply with the Anthem Commercial Design Guidelines and will be compatible with adjacent commercial uses.

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

   **Applicant response:** The proposed development will not be injurious to potential or existing development in the vicinity. The proposed development will provide necessary services to the rapidly growing residential subdivisions in the west valley and is consistent with the City Plan of appropriate land uses.
d. The economic impact of the proposed facility or use on the surrounding area;

**Applicant response**: The proposed development will help capture additional retail purchases within City, reducing the amount of retail leakage. The development is located within one of the Cities three economic development districts and will promote a diverse economic base and increase employment opportunities within the area.

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

**Applicant response**: The proposed development will follow the Anthem Commercial Design Guidelines and the City’s General Plan of maintaining positive design standards and unified appearances of commercial uses. A colored site plan showing proposed landscaping is included in the CUP application.

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

**Applicant response**: Design of the roads and infrastructure for this phase of the development is shown on the site plan and are in compliance with the City’s General Plan.

- Storm water – the developer has provided a storm water connection at the south east corner of the lot for discharge. Discharge is allowed at 0.2 cfs per acre, requiring on site detention.
- Water – the lot will be served by a dead end 10” water line in the adjacent public utility and access easement. The developer is to provide dedicated domestic and fire service connections at locations specified by Les Schwab. The water report from the developer’s engineer indicated that a flow of 2000 gpm at residual pressure of 121 psi is available immediately adjacent to the Les Schwab site.
- Sewer – The site is serviced by an 8” sewer line with a 4” service connection to a location specified by Les Schwab. Sewer service is provided by the South Valley Sewer District.
- Dry utilities – The developer is to provide dry utility service coordination.

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;

**Applicant response**: The submitted site plans show proposed utilities, accesses, drainage, parking, loading, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation. All proposed impacts identified by the City as part of the development review and approval process will be addressed.

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;

**Applicant response**: The applicant will work with city during the development review.
process to ensure compliance with environmental standards and will obtain all required environmental permits prior to construction activities.

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

**Applicant response:** The applicant will comply with all city commercial development standards and will maintain a high level of quality in building and site design, consistent with surrounding development and the Anthem Commercial Design Guidelines.

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

**Applicant response:** The development will have a positive impact on the economic base of the community and will attract new job opportunities. The development will not negatively impact the public health or safety in the area and will not negatively impact property values. The development is consistent with the City’s General Plan for economic development.

Sincerely,

CTA ARCHITECTS ENGINEERS

Zack Graham, P.E.

cc: CTA File -
<table>
<thead>
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<th>DATE</th>
<th>DEPARTMENT</th>
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<tr>
<td>4/10/2018</td>
<td>Email</td>
<td>Routed for DRC</td>
<td>McCarty, Bryn</td>
<td>Submitted application for a conditional use for a Les Schwab Tire Store</td>
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</table>
| 4/27/2018 | Zoning Review            | Complete           | McCarty, Bryn   | 1. “Vehicle Repair, limited” is a conditional use in the C-2 zone  
2. Landscaping: 20 feet of landscaping required behind the property line along the street (next to MVC)  
3. At least 15% of the site shall be landscaped. This should include climbing plants on the east side to accentuate the metal trellis features.  
4. Submit a revised landscaping plan showing additional details, prior to being scheduled for PC.  
5. Park strips must be landscaped and maintained by the applicant. Trees must be provided every 30 feet in the park strip, including along Anthem Peak. Trees must meet the approved City tree list.  
6. Parking should be provided at 1 space per 250 square feet of floor area. Site plan should indicate how this requirement is satisfied.  
7. Trash receptacles shall be screened by a solid visual barrier wall at least 6 feet high and similar in material and color to the main building.  
8. Revise the elevations to extend the metal canopy over a greater portion of the front of the store.  
9. Elevations: must meet the approved Anthem Center Design Guidelines; must receive approval from the Anthem ARC prior to being scheduled for PC. |
| 4/24/2018 | Unified Fire Authority   | Complete           | Devoogd, Dan    | See attached comments from UFA                                                                                                                                  |
| 4/24/2018 | Building Review          | Complete           | Hunting, Boyd   | Building will review accessibility with the Engineering review. This needs to include an Accessibility Detail Sheet. The detail sheet should include an accessible route from the public street to the building. |
| 4/27/2018 | Engineering Review       | Complete           | Thomas, Blake   | See redlines on attached plans  
1. Provide vicinity map on plan.  
2. Plans need to provide name and address of applicant, engineer, and surveyor.  
3. Site lighting for the north and south parking lots is strongly encouraged due to the likelihood of vehicles being parked overnight and that this lot is tucked away from the local streets and up against the highway.  
4. Provide a plan identifying the types and locations of traffic signage.  
5. Utility plan was not provided for the project. Offsite/existing utilities are shown on the grading plan but there are no proposed utilities shown.  
6. It appears that grading and landscape improvements will be extending into the UDOT right-of-way. An encroachment permit will be required from UDOT and final engineering approval cannot be provided until this permit is approved by UDOT. |
<table>
<thead>
<tr>
<th>Date</th>
<th>Section</th>
<th>Status</th>
<th>Reviewer</th>
<th>Notes</th>
</tr>
</thead>
</table>
| 4/27/2018  | Water Review| Complete  | Edwards, Justun| 1. Fire flow analysis will be required through the engineering review process  
                      |             |            |               | 2. Provide water demand analysis for outdoor and indoor uses        |
| 4/30/2018  | Parks       | Complete  | Sharp, Wade   | See redlines on attached plans                                       |
SITE PLAN REVIEW

Project: Les Schwab Tires  Date: April 24, 2018
Type: S-1 Commercial  Review #: Prelim Site
Address: 11800 S Mountain View Corridor

General Information:

Thank you for participating in our plan review process. Carefully review all comments contained in this letter. Fire department approval is based on the implementation of all comments and requirements listed below. Address each comment listed below and submit a written response in addition to the revised plans if necessary. Please cloud any revisions made to the drawings and provide the date of latest revision on each revised sheet.

The review process cannot be considered totally comprehensive and does not grant approval to code deficiencies not identified. Plan approval does not constitute final project approval and does not relieve the applicant of the responsibility of code compliance.

Review Comments:

1. To complete a fire review of the site plan, the submittal needs to provide the following information on the proposed structure to be constructed on the site:
   - Occupancy classification
   - Building size – total square footage.
   - Number of stories – height of the building
   - Construction type
   - Fire suppression system required? (PIV, FDC and fire riser locations)
   - Required fire flow for the project and the required # of fire hydrants.

2. A “Utility Plan” needs to be submitted showing water mains, fire lines and the location of all new fire hydrants to be installed or the location of existing fire hydrants to be used for the project.

3. Fire sprinklers are required for S-1 Repair Garages >12,000sqft and tire storage areas >20,000cuft.

For questions regarding the comments and requirements listed above, contact Area Fire Marshal Dan DeVoogd either by email at ddevoogd@unifiedfire.org or by phone at 801-824-3719.
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

LES SCHWAB TIRE CENTER
HERREMANN, UTAH

LANDSCAPE PLAN

SCALE: 1" = 20'
LES SCHWAB SITE PLAN
HERRIMAN, UTAH

MARCH 2018

PRELIMINARY PLANT PALETTE

**TREES**
- Corylus colurna
- Zelkova serrata

**SHRUBS AND PERENNIALS**
- Caryopteris x clandonensis
- Ephedra viridis
- Kolkwitzia amabilis v. besseyi
- Symphoricarpos orbiculatus

**WATER-WISE DRY SEED MIX**
- Baileya multiradiata
- Deschampsia cespitosa
- Eschscholzia californica
- Linum perenne
- Sanguisorba minor

**STANDARD TURF**
Blend of cool and warm season grasses

**PLANTS**

**Corylus colurna**
- Mountain Ash

**Zelkova serrata**
- Japanese Zelkova

**Caryopteris x clandonensis**
- Chinese Lilac

**Ephedra viridis**
- Chinese ladder

**Kolkwitzia amabilis v. besseyi**
- Bebe's Weeping

**Symphoricarpos orbiculatus**
- Common Snowberry

**Baileya multiradiata**
- Desert Marigold

**Deschampsia cespitosa**
- Creeping Hair Grass

**Eschscholzia californica**
- California Poppy

**Linum perenne**
- Perennial Flax

**Sanguisorba minor**
- Japanese Burnet

**Blend of cool and warm season grasses**

**Notes:**
- PARK STRIP TREES AND LANDSCAPING
- TRASH ENCLOSURE
- (1) BIKE RACK
- SHRUBS, PERENNIALS, AND TREES IN LANDSCAPED YARD, TYP
- EASEMENT, TYP

**Legend:**

- **Yellow:** Trash Enclosure
- **Green:** Park Strip Trees and Landscaping
- **Gray:** Bike Rack
- **Green:** Shrub, Perennial, and Trees in Landscaped Yard, Typ
- **Green:** Easement, Typ
The proposed tree planting is behind the property line. Are we requiring construction and maintenance on UDOT Property? Is UDOT OK with this?

We need to consider the type of tree installed if we are to plant this area. This planting will define all other plantings.

Mountaintop Vegetation:

PARK STRIP LANDSCAPING: 1 TREE PER 30' OF FRONTAGE = 9 TREES

LANDSCAPE CODE

GENERAL LANDSCAPE REQUIREMENTS:

AUTOMATIC IRRIGATION
UNIT BOXES AND PEDESTALS TO BE SCREENED WITH VEGETATION

INTERIOR PARKING LOT LANDSCAPING:
TOTAL AREA OF PARKING LOT .... 30,855 SF
5% OF PARKING LOT ................. 1,543 SF
1 TREE PER 12 SPACES ............. 3 TREES
PARKING ISLAND SIZE .............. 25 SF MIN, 5' WIDE MIN.

PARK STRIP LANDSCAPING:
1 TREE PER 30' OF FRONTAGE .... 265.84/30 = 9 TREES

LANDSCAPE YARDS
20' LANDSCAPED YARDS WHICH FACE STREETS, MAINTAINED WITH LIVE PLANT MATERIAL

LANDSCAPE LEGEND

TREES

SHRUBS AND PERENNIALS

STANDARD TURF

BLEND OF COOL AND WARM SEASON GRASSES

WATER-WISE DRY SEED MIX

WEEDS AND INVASIVE PLANTS

SANDS AND GRAVELS

WATERING SYSTEMS

6" DEEP DRAINAGE

5252 W

5251 W

5266 W

LANDSCAPE VARIETY

20.00 STORM DRAIN ESMT.

4820.00

4819.00

4815.71

5.36

9.64

10.26

11.01

11.00

15.83

52

5.36

11.00

11.00

11.00

11.00

LANDSCAPE YARD

20.00 SEWER ESMT.

LANDSCAPE PLAN

DONOVAN GRAHAM DRAWN BY | REVISIONS © ALL RIGHTS RESERVED

LES SCHWAB TIRE CENTER

HERRIMAN, UTAH

03.22.2018

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

2018

LANDSCAPE PLAN

SCALE: 1" = 20'