PLANNING COMMISSION AGENDA
Thursday, November 15, 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. Kim Mikesell – Rezone to C-2
2. Review of City Council Decisions
3. Review of Agenda Items

7:00 PM – REGULAR PLANNING COMMISSION MEETING:
1. Call to Order
   1.1. Invocation/Thought/Reading and Pledge of Allegiance
   1.2. Roll Call
   1.3. Approval of Minutes for September 20, 2018 and October 4, 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: Conditional Use Permit Approval for Wide Hollow Trail
   Applicant: Herriman City
   Address: 6600 W Wide Hollow Drive
   Zone: FR-1 (Forestry Recreation – 1 acre min.)
   File No: C2018-44

   2.2. Request: Preliminary Plat Approval for a Subdivision of 260 Townhomes (Monarch Village) (Public Hearing was held on November 1, 2018)
   Applicant: DAI Partners, LLC
   Address: 15102 South 3200 West
   Zone: R-2-15 (Residential – Medium Density)
   Acres: 15.82
   File No: S2018-10
2.3. Request: Final PUD Approval for 260 Townhomes (Monarch Village)

Applicant: DAI Partners, LLC
Address: 15102 South 3200 West
Zone: R-2-15 (Residential – Medium Density)
Acres: 15.82
File No: C2008-44-06

2.4. Request: Conditional Use Approval for a Manufacturing Building

Applicant: Rob Cottle/Babcock Design
Address: 7107 West 11800 South
Zone: T-M (Technology Manufacturing)
Acres: 15.56
File No: C2018-41

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.

4. Chair and Commission Comments

5. Future Meetings

5.1. Planning Commission Meeting – Thursday, December 6, 2018 @ 7:00 PM
5.2. City Council Meeting – Wednesday, December 12, 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 COMMENT POLICY AND PROCEDURE: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

ELECTRONIC 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.

1. Jackie Nostrom, 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 10th day of November, 2018

Jackie Nostrom, MMC
City Recorder
The following are the minutes of the Planning Commission Meeting held on Thursday, September 20, 2018 at 7:00 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: Jackson Ferguson, Andy Powell, Brody Rypien, Parry Harrison, Andrea Bradford, Adam Jacobson, Lorin Palmer, Chris Berbert

Staff Present: City Planner Michael Maloy, Assistant City Manager Gordon Haight, Assistant City Planner Bryn McCarty, Director of Parks, Events and Recreation Wendy Thomas, Communication Specialist Jonathan LaFollette, Planner Craig Evans, Assistant City Engineer Jonathan Bowers, Staff Engineer Josh Peterson, Parks Landscape Architect Heidi Shegrud, and Deputy Recorder Wendy Thorpe.

Representatives from Taylorsville included Community Development Coordinator Mark McGrath, Councilmember Meredith Harker, Councilmember Ernest Burgess, Commissioners Lynette Wendel, Anna Barbieri, Rebecca Scholes, Don Quigley, Mark McElreath, John Warnas and Carl Fauver from the Taylorsville Journal.

Taylorsville Planning Commission invited Herriman Planning Commission to a Taylorsville Planning Commission Meeting to be held October 23, 2018.

5:00 PM - Field Trip and Work Meeting with Taylorsville City Officials and Staff

Commissioners and Staff visited various sites in Herriman.
Work Meeting (Fort Herriman Conference Room)

Chair Jessica Morton called the work meeting to order at 6:05 pm.

Taylorsville Community Development Coordinator Mark McGrath presented training on the book “City Comforts” by David Sucher.

Planning Commission work meeting adjourned by consensus at 7:16 p.m.

7:00 PM – Regular Planning Commission Meeting

1. Call to Order
Chair Morton called the meeting to order at 7:20 p.m. and welcomed those in attendance.

1.1 Invocation/Thought/Reading and Pledge
Ed Eggers led the audience in the Pledge of Allegiance.

1.2 Roll call
Full Quorum Present.

1.3 Approval of Minutes for: 08/16/18
Commissioner Berbert moved to approve item 1.3 Minutes for August 16, 2018 and all voted aye.

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: Conditional Use Permit for a Public Restroom with Attached Pavilion at Prairie Oaks Park

Applicant: Herriman City – Wendy Thomas
File Number: C2018-38
Address: 13912 South 7300 West
Zone: A-.25 (Agricultural – 10,000 sq. ft.)
Acres: 2.01

Assistant City Planner McCarty explained that when the park was originally built, amenities such as bathrooms and pavilion were included to be added at a later date. She added the City had received both positive and negative
feedback regarding the amenities.

Parks, Events and Recreation Director Wendy Thomas approached the podium described the location for the pavilion and restrooms and explained the restrooms would automatically lock for the night. She added that the mirrors would be non-breakable.

Commissioners asked if future plans included a link between the sidewalk on 7300 West to the park. They expressed safety concerns with pedestrians having to walk through the parking lot to reach the park and discussed locations for adding sidewalks along the parking lot entrances.

Commissioner Rypien made a motion to approve item 2.1 file number S2018-38 for Conditional Use Permit for a Public Restroom with Attached Pavilion at Prairie Oaks Park with condition to include sidewalks to link 7300 West to the park for safety. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:
Commissioner Chris Berbert Aye
Commissioner Andrea Bradford Aye
Commissioner Andy Powell Aye
Commissioner Adam Jacobson Aye
Commissioner Jackson Ferguson Aye
Commissioner Brody Rypien 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: Text Change to the Land Development Code Regarding Various Alcohol Licenses (Public Hearing)

Applicant: Herriman City
File Number: Z2018-11

Chair Morton explained the public hearing guidelines.

Assistant City Planner Bryn McCarty explained the updated table regarding alcohol licenses, which were previously not in City code for restaurants and some other uses. Hotels and airports were added in anticipation of future growth. Some additions were to comply with State code and some were for uses not included in the City previously. Assistant City Planner McCarty explained that variance in City code would be removed to comply with the change by State statutes, per direction provided at the latest joint City Council/Planning Commission work meeting. She clarified that restaurants, bars and brew pubs all adhere to the same licenses and the community location exception would occur if the building with the alcohol license was constructed first.
Chair Morton opened the public hearing.

No comments were offered.

Chair Morton closed the public hearing.

Commissioner Jacobson moved to recommend approval to City Council of item 3.1 file number Z2018-11 Text Change to the Land Development Code Regarding Various Alcohol Licenses with staff recommendations. Commissioner Berbert seconded the motion.

The vote was recorded as follows:

- Commissioner Chris Berbert Aye
- Commissioner Andrea Bradford Aye
- Commissioner Jackson Ferguson Aye
- Commissioner Adam Jacobson Aye
- Commissioner Andy Powell Aye
- Commissioner Brody Rypien Aye

The motion passed unanimously.

Assistant City Planner Bryn McCarty explained that the Auto Mall district would only apply to one area of the city, as displayed on the maps. Architectural design standards are specific to each dealer and storage would be required to be covered. Vehicle pedestal maximum heights had not been determined and pedestals would be allowed in the front setback area only. Commissioners expressed an interest in restricting pedestals to Mountain View Corridor only and not allowing them on Main Street. One pedestal would be allowed per one hundred feet of street frontage, but they may be clustered together and may be no closer than two feet from the property line. Assistant City Planner McCarty stated that Staff anticipated adjustments to the zone as feedback is received from the dealers. All outdoor lighting shall be in conformance with the requirements of the Herriman City Engineering Standards. Landscape trees would be clustered around the perimeter. Temporary facilities require a development agreement and are limited to two years. Larger signs would be placed along Mountain View Corridor, more typical monuments signs would be along Main Street.

Chair Morton opened the public hearing.

No comments were offered.
Chair Morton closed the public hearing.

Commissioner Ferguson moved to recommend approval to City Council of item 3.2 file number Z2018-13 Text Change to the Land Development Code to Create an Auto Mall Special District, Commissioner Berbert seconded the motion.

The vote was recorded as follows:

Commissioner Chris Berbert Aye
Commissioner Andrea Bradford Aye
Commissioner Jackson Ferguson Aye
Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye
Commissioner Brody Rypien Aye
The motion passed unanimously.

4. Chair and Commission Comments

No comments were offered.

5. Future Meetings

5.1 Planning Commission Meeting – Thursday, October 4, 2018 @ 7:00 PM
5.2 City Council Meeting – Wednesday, September 26, 2018 @ 7:00 PM
5.3 Planning Commission Meeting – Thursday October 18, 2018 – Cancelled

6. Adjournment

Commissioner Jacobson moved to adjourn the Planning Commission Regular Session meeting and recommence the Work Meeting at 7:47 p.m. Commissioner Berbert seconded the motion and all voted aye.

7. Work Meeting (Fort Herriman Conference Room)

1. Discussion of Proposed Monarch Village Development
2. Discussion of Proposed Teton Village and Jackson Village Development

Work Meeting (Fort Herriman Conference Room)

Chair Jessica Morton called the work meeting to order at 7:55 pm.

1. Discussion of Proposed Monarch Village Development

Assistant City Planner Bryn McCarty informed the Commission of the South Hills development located near the Real Salt Lake (RSL) complex. She introduced Brian Flam with Development Associates, Inc and he presented the development agreement. He stated that this type of development had been well received in other cities. The location would be adjacent to the Soleil apartments and the site plan included 260 townhome units. The east side of the complex would include rental units and the west side would be for-sale units. He displayed the front and back elevations; and stated that Development Associates, Inc (DAI) will monitor rentals. All for-
sale units include a two-car garage and basement; some units also include driveways and basements. He provided pictures with samples of the chosen stone and lighting and relayed the color schemes would be similar throughout the project. He stated residents would enjoy maintenance-free living, large porches, and functional floor plans.

According to the site plan all for-sale units would be included in phase one. The community center plan included a pool, hot tub, fitness area, pickle ball courts and would fit with the style of the community. Color boards were previewed and each included the same body color scheme with differing colors for doorframes and pop-outs. The foundation would be stepped every few units. The tree-planting schedule had already been created. Street parking accommodated 112 cars with a total of 2.66 total spaces per unit.

Commissioners proposed ideas for breaking up the long street. Options included raised crosswalks, roundabouts, or medians. It was clarified that the Home Owners Association (HOA) would provide road maintenance.

Commissioners expressed the opinion that some areas lack accessibility to visitor parking and the developer agreed to look at options for additional parking. City Planner Michael Maloy advised Commissioners to email any additional concerns to himself or Assistant City Planner Bryn McCarty.

2. Discussion of Proposed Teton Village and Jackson Village Development
Assistant City Planner Bryn McCarty provided a brief history of the area. She explained the final site plan approval, ideas for more open space, and the approval of a preliminary plat for the Jackson and Teton Village. A stream would be included along the south side of the property. Teton Village would be age restricted to 55 years plus. A City park would sit in the center along the trails with smaller HOA parks in the surrounding area and an additional trail had been added. Amenities include pickle ball and bocce courts. The traffic study was still being conducted and a traffic signal is anticipated at 6400 West. Offset traffic access would be along the north end of the development.

Anticipated parking would include a lot by the eight acre City park. Phase one consists of the east units and open space requirements have been met. The Commission requested more information regarding requirements for 55+ housing. A six foot precast wall would be included along the south side of the commercial area with several access points. The agreement for the developers included a building timeline. Neighborhood meetings regarding the development will be held soon in order to keep the community involved. All of the larger lots would be developed south of the creek. More information was scheduled to be presented at the Planning Commission meeting October 4, 2018.

Planning Commission work meeting adjourned by consensus at 8:44 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 September 20, 2018. This document constitutes the official minutes for the Planning Commission Meeting.

[Signature]

Wendy Thorpe
<table>
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<td>Herriman City</td>
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<td>Address</td>
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<td>Request</td>
<td>Conditional Use Permit for Wide Hollow Trail</td>
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DATE: 11/5/2018

TO: Herriman City Planning Commission

FROM: Wendy Thomas

MEETING: November 15, 2018 Planning Commission Meeting

SUBJECT: Wide Hollow Trailhead and Bonneville Shoreline Trail

BACKGROUND:
The Herriman Hills Trails Committee, in coordination with Herriman City Parks, Recreation and Events and Salt Lake County Parks, have proposed a new trail connection and future trailhead known as the Wide Hollow Trailhead and a segment of what will become the Bonneville Shoreline Trail.

Notifications were sent to property owners within 300 feet of the proposed trail and trailhead.

One resident attended the public meeting. No other comments, to date, have been made.

Staff will update City Council on this issue at the November 14, 2018 Work Meeting.

The actual trailhead plan will come back to the Planning Commission once the site plan is complete and the budget is approved.

DISCUSSION AND RECOMMENDATION:
Staff recommends the approval of the proposed Wide Hollow Trail.

ATTACHMENTS:
Notification Letter
Proposed Trailhead and Trail Map
NOTICE OF PROPOSED TRAIL AND TRAILHEAD CONSTRUCTION

October 26, 2018

Re: Wide Hollow Trailhead and Bonneville Shoreline Trail

The Herriman Hills Trails Committee, in coordination with Herriman City Parks, Recreation and Events, have proposed a new trail connection and future trailhead that are located within 300 feet of your property line. The proposed trailhead and trail map are attached.

A meeting has been scheduled to provide opportunity for your input and questions prior to project consideration by the Herriman City Planning Commission, which is scheduled to occur on November 15, 2018.

The meeting is scheduled for Thursday, November 1, 2018 from 6:30 PM – 7:30 PM in the Blackridge Conference Room at Herriman City Hall, 5355 W. Herriman Main Street. If you are unable to attend the meeting in person, you may contact me at (801) 446-5323 or at wthomas@herriman.org with any concerns or questions about this project.

Sincerely,

Wendy Thomas
Director, Parks, Recreation and Events
ACTUAL TRAIL ALIGNMENT MAY VARY DEPENDING ON TERRAIN.
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Staff Report

DATE: November 7, 2018

TO: Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Planning Commission November 15, 2018

REQUEST: Preliminary plat and final planned unit development (PUD) approval for a subdivision of 260 townhomes (Monarch Village).

Applicant: DAI Partners, LLC
Address: 15102 S 3200 West
Zone: R-2-15 (Residential – Medium Density)
Acres: 15.82
File Number: S2018-10/C2008-44-06

Summary
The applicant is requesting preliminary plat approval and final PUD approval for a subdivision of 260 townhomes. This property is part of the South Hills Master Plan.

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.

The PUD is a conditional use and must comply with the conditional use criteria. The PC will make a decision based on compliance with the ordinance, the approved PUD, and the South Hills Master Plan.

Notices
Staff mailed notices to all property owners within 300 feet of the subject property, as well as nearby affected subdivisions. Notices were mailed to 30 property owners on October 19, 2018. At this time, staff has received no comments on the request.

Neighborhood Meeting
This property is vested under the South Hills development agreement. Therefore, a neighborhood meeting is not required to be held.

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 must come in for final subdivision plat and PUD approval.

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 1 – Density**
The subject property is Pod 3b, of the South Hills development. This pod is approved as multi-family stacked flats at 16.4 dwelling units per acre, for a total of 261 units. The proposed plan is 260 units of townhomes.

**Issue 2 - Parking**
The development is required to provide two off-street parking spaces per dwelling unit. All of the units have 2 car garages. Thirty of the units have 2 car driveways. There are 112 guest parking stalls provided. The overall parking ratio on the site is 2.66 spaces per dwelling unit.

**Issue 3 – Building Elevations**
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. The Design Guidelines require that buildings next door or across the street from each other differ. The guidelines give requirements for how the units must vary between adjacent buildings. The guidelines state the following:

To modify a duplicative house plan so that it is not considered exactly the same, the Applicant must incorporate at least three of the following architectural design changes:

- Altering 50% of the rooflines measured by viewing the front elevation
- Significantly changing color schemes
- Significantly altering siding textures or materials
- Moving or reconfiguring garages
- Increasing the number of windows or altering window configurations
- Increasing or altering covered porches
- Any changes subject to approval by SHDRC and City

(South Hills Technical Guidelines, page 7)

At the last meeting, the PC asked for a revised site plan showing where the different units would be built on the property. The developer has submitted a revised plan that shows the variation in units and colors.
Issue 4 - Topography
The site slopes significantly from Mountain View Corridor (MVC) to Academy Parkway. The buildings will step between approximately every 2 units in order to make up the grade on the site.

Issue 5 – Stormwater
The proposed plan shows a retention pond in the northeast corner of the property, which will be maintained by the HOA. The applicant has worked with the Engineering department to provide information regarding the retention pond and storm drain connections. The retention pond will be maintained by the Homeowners Association, but needs to provide a maintenance agreement to the City.

Issue 6 – Open Space
The property is required to provide 20% open space. The plan indicates there will be open space and amenities incorporated into the site, including a clubhouse and pool. 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.

The plan previously indicated that there was 30.7% open space on the project. At the last PC meeting there was discussion about what should count towards the open space requirement. The developer has revised the plan to remove some areas from the open space calculation. The retention area has been counted at 50% (per the ordinance in place at the time of the MDA). The area between garages and sidewalk areas have also been removed. With all of those areas removed, the plan provides 20.3% open space.

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

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<tr>
<th>Standard</th>
<th>Finding</th>
<th>Rational</th>
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<tbody>
<tr>
<td>a. The suitability of the specific property for the proposed use;</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>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 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>
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<tr>
<td>c. Whether or not the proposed use or facility may be injurious to potential or existing</td>
<td>Compliant (with</td>
<td>The South Hills PUD was laid out with apartment density in this location, and other</td>
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Staff Report

| development in the vicinity; conditions) appropriate uses in the vicinity. |
| --- | --- |
| d. The economic impact of the proposed facility or use on the surrounding area; Compliant | The adjacent commercial areas will benefit from additional residents and traffic. |
| e. The aesthetic impact of the proposed facility or use on the surrounding area; Need more information | This property is shown on the approved South Hills plan as stacked flats, or apartments. The townhomes on this property do not create as much open space as an apartment product likely would. |
| f. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area; Compliant (with conditions) | The transportation network and utilities have anticipated this density in this location. There is adequate capacity for the proposed site as well and surrounding 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; Compliant (with conditions) | The site has been designed with landscaping and amenities. They will provide a precast wall as a buffer to Mountain View Corridor. |
| 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; Compliant | The townhomes will not have any noxious or offensive omissions. |
| i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area Compliant | Whereas the proposal is a residential development that complies with all applicable City regulations, no “other adverse effects” are anticipated. |

**Recommendation**

Staff recommends final PUD and preliminary plat approval for the subdivision of 260 townhome units, with the following requirements:

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 260 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:
   15’ rear yard (to private street)
   10’ side yard (to private street)
   10’ corner yard (to private street)
   5’ front yard (to garage)

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. Install a 6 foot precast wall along the west property line.
12. 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.
13. Provide a long term storm water maintenance agreement for the retention pond.
14. Provide trees in all park strips, to be located every 30 feet. This should be a non-ornamental deciduous tree with a spreading canopy, to be approved by the Herriman City Landscape Architect.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Conditional Use Responses
Proposed Subdivision
File# S2018-10
The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, inc.

MONARCH VILLAGE
HERRIMAN, UT
The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.
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Address: 7107 W 11800 South
Zone: T-M (Technology Manufacturing)
Acres: 15.56
File Number: C2018-41

Request
The applicant is requesting a conditional use permit for a 242,151 square foot manufacturing building. Manufacturing is a conditional use in the T-M zone. This is part of the Kennecott annexation area.

Process
A conditional use is an administrative decision. The Planning Commission will hold a public meeting and make a decision based on compliance with the approval standards.

Discussion
This property was approved by the City Council for annexation on October 24, 2018. The annexation will be effective on January 1, 2019. The applicant is starting the conditional use process now to determine if there are any concerns that need to be addressed. The application will come back to the Planning Commission during the regular meeting on January 3, 2019, for a final decision.

Issue 1 – Parking
The ordinance requires 1 parking space per employee on the highest employment shift. The proposed plan has 395 spaces.

Issue 2 - Landscape
The landscape ordinance requires commercial development to have 15% landscaping on the site. The proposed plan has approximately 12% landscaping. The ordinance states that if the landscaping requirement cannot be met, then the applicant can ask the PC for a Waiver of Strict
Compliance. Section 10-23-6 states:

The applicant must submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of the landscaping ordinance will be met by the proposed waiver.

The applicant has submitted a written request with their justification for the waiver. The PC will need to review the request and determine if there is adequate justification to grant a waiver.

The ordinance requires 20 feet of landscaping along all public streets. The plan does provide for more than 20 feet along 118th.

**Issue 3 – Fencing**
The property is planned to be commercial on all adjacent sides, so no fencing is required at this time.

**Recommendation**
Staff recommends reviewing the proposed manufacturing building and giving feedback to the applicant. The item should be continued until January for a final decision.

**Attachments**

1. Vicinity Map
2. Site Plans
3. Landscaping Plan
4. Building Elevations
Proposed Conditional Use
File Number: C2018-41
November 8, 2018

Planning Commission Members,

We are requesting to reduce the landscaping requirement from 15% to 11.7%, which is the amount in our current design. While we understand the intent of the ordinance is to create a minimum amount of landscaping for all developments of this type, we feel that a 15% requirement creates a financial burden on development which threatens the viability of the project. Our current project is 14.82 acres (645,791 s.f.). A 15% landscaping requirement is 2.22 acres or 96,868 s.f. This is a tremendous amount of landscaping for a project of this size and seriously impedes the ability to make the project feasible.

For a project of our type, certain criteria must be met that make it on par with other Industrial/Manufacturing projects in the market. The width and length of the building, the amount of dock door locations/access, the amount of truck and trailer parking and the car parking needed for a facility of this size all need to be addressed for the project to be viable. Reduction of any of the above amenities significantly reduces the project’s ability to be leased in the open market and would send those tenants to other cities where the requirements are more in alignment with the realities of large-scale Industrial/Manufacturing projects.

We have strived to provide as much landscaping as the project will bear, while preserving the critical amenities to make the project feasible. We are providing 1.73 acres or 75,416 s.f. of landscaping which totals 11.7%. We believe that this still is a significant amount of landscaping that meets the spirit of the ordinance and does not detract in any way from the quality of the development and in fact will be a great example of an Industrial/Manufacturing project for the new Herriman Innovation District. We look forward to speaking to you in person at the Planning Commission Meeting on November 15, 2018 and ask that you will approve our request.

Regards,

ROB COTTLE  AIA
SENIOR PRINCIPAL

801.531.1144 OFFICE | 801.433.4317 DIRECT | 801.201.6432 MOBILE
52 EXCHANGE PLACE  SALT LAKE CITY  UT  84111
NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

SHEET NOTES

1. EXTERIOR CONCRETE SLAB - SLOPE AWAY FROM BUILDING AND COORDINATE WITH CIVIL

2. DUMPSTER ENCLOSURE - SEE DETAILS

3. PAINTED PARKING STRIPING

4. ELECTRIC TRUCK CHARGERS / FUTURE EXPANSION

SITE PLAN GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR LIMITS OF CONSTRUCTION - CONTRACT LIMIT LINE IS FROM BACK OF CURB UNLESS NOTED OTHERWISE.

2. SEE CIVIL DRAWINGS FOR ALL GRADING, SITE WORK, UTILITY CONNECTIONS, RETAINING WALLS, ETC. - INFORMATION SHOWN HERE IS SCHEMATIC

3. SEE LANDSCAPING DRAWINGS FOR PLANTING AND IRRIGATION - INFORMATION SHOWN HERE IS SCHEMATIC

4. SEE ELECTRICAL DRAWINGS FOR UTILITY CONNECTIONS - INFORMATION SHOWN HERE IS SCHEMATIC

5. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.

6. CONNECT ALL PRIMARY ROOF DRAINS TO UNDERGROUND DISCHARGE SYSTEM. COORDINATE WITH CIVIL DRAWINGS.

PARKING STALL COUNT

TYPICAL CAR STALLS: 358
TRUCK STALLS: 31
ADA STALLS: 9
TOTAL EMPLOYEE COUNT: 315
EMPLOYEES PER SHIFT: 200
PAPERBARK MAPLE
ACER GRISEUM

COLUMNAR NORWAY SPRUCE
PICEA ABIES 'CUPRESSINA'

FEATHER REED GRASS
CALAMAGROSTIS ACUTIFLORA

DOUBLE PLAY SPIREA
SPIREA JAPONIC 'GALEN'

LITTLE BLUESTEM
SCHIZACHYRIUM SPP.