

PLANNING COMMISSION AGENDA

Thursday, June 20, 2019

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. Land Use Training (Brent Bateman, lead attorney for the Office of the Property Rights Ombudsman)
- 2. Review of City Council Decisions
- 3. Review of Agenda Items
- 4. Discussion of the proposed Mountain Ridge Development

7:30 PM - Regular Planning Commission Meeting (Or As Soon As Possible Thereafter)

1. Call to Order

1.1 Invocation/Thought/Reading and Pledge

1.2 Roll Call

1.3 Conflicts of Interest

1.4 Approval of Minutes for May 16, 2019

1.1. Approval of Minutes for May 16, 2019

2019-05-16 PC Draft Minutes.pdf

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 application's

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compliance with the ordinance.

2.1. Request: Deviation from the Single Family Dwelling Standards to Allow a Roof Pitch

Less than 5:12 on Lot 16 of The Range East (continued from May 16, 2019)

Applicant: Green Haven Homes Address: 7516 W Black Rock Ln

Zone: A-.25 (Agricultural)

Acres: .31

File Number: C2019-045

C2019-045 PACKET2 (06-20-19).pdf

2.2. Request: Preliminary Plat Approval for a 2 Lot Commercial Subdivision (Public

Hearing)

Applicant: Herriman City

Address: 12120 S Mountain View Corridor Hwy

Zone: AMSD (Auto Mall Special District)

Acres: 6.0

File Number: S2019-052 S2019-052 PACKET.pdf

2.3. Request: Plat Amendment to Divide 1 Lot into 2 for the Maverik Lot Retail Building

(Public Hearing)

Applicant: West Valley EP, LLC Address: 5089 W Herriman Blvd

Zone: C-2 (Commercial)

Acres: 2.71

File Number: S2019-053 S2019-053 PACKET.pdf

2.4. Request: Subdivision Amendment to Divide Anthem Corner Lot 1A into 2 Lots (Public

Hearing)

Applicant: Herriman City

Address: 11962 S Anthem Park Blvd

Zone: C-2 (Commercial)

Acres: 2.49

File Number: S2019-055 S2019-055 PACKET.pdf





2.5. Request: Waiver of strict compliance for landscaping at a Holiday Oil Gas

Station/Convenience store

Applicant: Holiday Oil

Address: 15027 S Academy Parkway

Zone: C-2 (Commercial)

Acres: 1.93

File Number: C2018-006-01 C2018-006-01 PACKET.pdf

3. Chair and Commission Comments

4. Future Meetings

- 4.1 City Council Meeting Wednesday, June 26, 2019 @ 7:00 PM
- 4.2 City Council Meeting, Wednesday, July 10, 2019
- 4.3 Planning Commission Meeting Thursday, July 18, 2019 PM
- 5. Adjournment
- 6. Recommence to Work Meeting (If Needed)

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 AND POLICY 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 two 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.

l, 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 14th day of June, 2019

Wendy Thorpe, Deputy Recorder







PLANNING COMMISSION DRAFT MINUTES

Thursday, May 16, 2019 Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on **Thursday, May 16, 2019 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 Chris Berbert

<u>Commission Members Present</u>: Andy Powell, Jackson Ferguson, Adam Jacobson, Lorin Palmer, Brody Rypien, Heather Garcia and Colby Oliverson, Andrea Bradford was present for the work meeting

Commission Members Absent: Joy Kaseke

<u>Staff Present</u>: City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Planner I Craig Evans, Planning Intern Samantha DeSeelhorst, Communication Specialist Jon LaFollette, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, Director of Parks, Events and Recreation Wendy Thomas, Staff Engineer Jory Howell, Assistant City Manager Gordon Haight

Work Meeting (Fort Herriman Conference Room)

Chair Chris Berbert called the work meeting to order at 6:01 pm.

1. Introduction of the New Planning Commissioners

City Planner Michael Maloy announced that three new alternate Commissioners had been chosen and two of them, Heather Garcia and Colby Oliverson, were introduced. Joy Kaseke was not present and would be introduced at a later meeting. Staff provided brief introductions. Updated contact information was pointed out on the cover of the binders, including several email updates. This information would not be public and will never be placed on a website or given out.



2. Review of City Council Decisions

Assistant City Planner Bryn MacDonald and City Planner Michael Maloy mentioned that the City Council had a consultant for the General Plan provide an update at the previous work meeting. The lead consultant adjusted forms and there were updates on community events for public outreach, social media, and surveys. The draft agreement for Herriman Crossroads, however, needs further review by staff. The City Council expressed an interest in meeting with the Commissioners and staff for more information. In addition, the updates to the Planning Commission and budget were proposed to be adopted on June 8, 2019 and were currently available to the public.

3. Review of Agenda Items

Assistant City Manager Gordon Haight reviewed the rezoning of the Auto Mall area and approximately six dealers would claim ten acres each of the area. About item 3.2 from Miller Crossing to Mountain View Corridor the need for more entertainment to draw people to the area was expressed. Possibilities mentioned included bowling, mini golf, escape rooms, ropes courses, restaurants, and others which would fit well into a commercial area. In addition, another entertainment area was mentioned between Midas Creek and Miller Crossing; however, as this type of development is only allowed in a C-2 zone, a rezone would be necessary. Chair Chris Berbert mentioned that a commercial recreation zone might prove a useful addition to City Code. The area would be recommended to be deed restricted to control what it would contain.

The Commissioners discussed the trail being built from Riverton to the high school that would pass through the water amenities and add a destination draw. Commissioner Jackson Ferguson voiced his concern that the complex might decrease in value, as did Seven Peaks. Certain fun-filled areas are trendy but eventually lose City interest. Chair Chris Berbert responded that the City aims for adaptability in the entertainment locations, allowing for easier changes down the road. The developer is optimistic that this would be a long time into the future, if ever. A public hearing would be held for the developments.

Item 2.3 discussed the flat roof request. The original ordinance was written specifically for the "Up" house. The Planning Commission will determine whether the design features should receive approval. First, the Commissioners asked for additional features. In addition, the standard for multi-family housing provides an attempt to avoid poor design features. Before any of the new changes are implemented, the Commission would need to carefully consider all aspects. One main issue is that the modern look lacks privacy as windows lack blinds. There is an additional risk of flatter roofs leaking as well, depending on materials.

Item 3.3 refers to the cannabis ordinance. This was set by State statute and addressed manufacturing, growing or processing of cannabis and it does not address dispensing. The state mandates commercial, industrial and agricultural zones for growth. The dispensaries would function the same as liquor stores with state control.

4. Training

City Planner Michael Maloy mentioned that training information would be provided to the new

commissioners. Brent Bateman from the state would attend a future meeting to train on property rights. The training will last longer than usual so meeting times may be altered for that meeting. City Planner Michael Maloy also stressed that the Commissioners should stay impartial to the public and refrain from commenting or engaging in dialogue on social media.

Chair Chris Berbert discussed weatherproofing commercial areas. He also mentioned an example from Portland where there is an ordinance for a bike path on all new and repaired roads. He also advocated the benefits of increased internet speeds, which have been shown to increase revenue and income levels.

Planning Commission work meeting adjourned by consensus at 6:58 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order

Chair Chris Berbert called the meeting to order at 7:04 p.m. and welcomed those in attendance.

1.1 Invocation/Thought/Reading and Pledge

Colby Oliverson led the audience in the Pledge of Allegiance.

1.2 Roll call

Full Quorum Present.

1.3 Conflicts of Interest

No Conflicts were offered.

1.4 Approval of the Minutes for April 4, 2019

Commissioner Lorin Palmer moved to approve the April 4, 2019 Planning Commission Minutes. Commissioner Brody Rypien seconded the motion, and all voted aye.

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 application compliance with the ordinance.

2.1 Request: Conditional Use Permit for Approximately 3/4 Mile of New Trail as an

Alternate Path to Eric's Trail Applicant: Herriman City

Address: 14852 S Juniper Crest Road

Zone: FR-2.5 (Forestry Recreation) & R-1-15 (Residential)

File Number: C2019-036

Staff Engineer Jory Howell explained the alternate route consisted of .75 miles of trail, and defined the



location which is in the primitive hillside foothills of Herriman. He added the trail required switchbacks due to steepness.

Commissioner Powell moved to approve item 2.1 file number C2019-036 Conditional Use Permit for Approximately ¾ Mile of New Trail as an Alternate Path to Eric's Trail. Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye
Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson Aye
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia Aye

The motion passed unanimously.

2.2 Request: Preliminary plat for a 1 Lot Subdivision for Herriman Elementary #6 (Public Hearing)

Applicant: Great Basin Engineering Address: 14120 S Greenford Ln Zone: R-2-15 (Residential)

Acres: 12.492 File Number: S2019-030

Chair Chris Berbert reviewed the Public Comment Guidelines.

David Ross representing Jordan School District and Civil Engineer Mark Babbit approached the podium andoffered to answer questions on the project.

Commissioners confirmed that Sentinel Ridge Road and Autumn Crest Boulevard are the same road, the name was being changed because of the high school.

Chair Chris Berbert opened the Public Hearing.

No comments were offered

Chair Chris Berbert closed the Public Hearing.

The following were recommendations offered:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Dedicate right of way for Sentinal Ridge Blvd.



- 4. Install landscaping, sidewalk, street lights, and street trees on Sentinal Ridge Blvd.
- 5. No driveway access will be allowed onto Sentinal Ridge Blvd.
- 6. Work with engineering on providing adequate storm water detention for the site. This may require participation in an off-site detention/retention facility.

Commissioner Jacobson moved to approve item 2.2 file number S2019-030 Preliminary plat for a 1 Lot Subdivision for Herriman Elementary #6 (Public Hearing) with six staff requirements. Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson

Commissioner Andy Powell

Commissioner Brody Rypien

Commissioner Jackson Ferguson

Commissioner Lorin Palmer

Commissioner Heather Garcia

The motion passed unanimously.

2.3 Request: Deviation from the Single Family Dwelling Standards to Allow a Roof Pitch

Less than 5:12 on Lot 16 of the Range East

Applicant: Green Haven Homes Address: 7516 W Black Rock Ln Zone: A-.25 (Agricultural)

Acres: .31

File Number: C2019-045

Applicant Jason Darger developer and owner of Green Haven Homes, approached the podium and mentioned that he previously built six homes that deviated from the same ordinance. Many of these are higher priced, around \$750,000 - \$800,000 range and one such home was featured in The Parade of Homes. These homes are not cheaper to build and included increased stone, larger windows and eves. He presented images of the plans and photos of similar homes. He lived in the community and desired to build homes that he was proud of and this home offered a look requested by home buyers.

The Commissioners questioned the roof pitch of the photo presented and the applicant confirmed it was a 4:12 roof pitch. Commissioner offered the opinion that more stone around the side of the house would be desirable and requested more information, including building materials. They added that in the past, various types of wood products enhanced windows. In addition to this information, the Commissioners requested the plans for the udpated garage doors. Since this is a corner lot, both street facing sides would need to have compensating features. The Commissioners expressed interest to see the changes to the plan.

Applicant Jason Darger continued by identifying his preferred elevation. He would like the front elevation to match a more modern look with the inclusion of honeycomb blinds. The applicant offered to provide more

information on future plans and inquired of the timeframe. Staff offered that the item would be added to a future meeting agenda as soon as possible after updated plans were received.

The Planning Commission then discussed more fully the current homes that did not meet City standards. Staff stated the City is addressing the issue and making efforts to more diligently enforce compliance of design standards by adding staff. They also added that the Prairie Style included a roof pitch of at least 5:12 to properly honor the typology.

Commissioner Jacobson moved to continue without date item 2.3 file number C2019-045 Deviation from the Single Family Dwelling Standards to Allow a Roof Pitch Less than 5:12 on Lot 16 of The Range East. Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye
Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson Aye
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia Aye
The motion passed unanimously.

2.4 Request: Subdivision Amendment to split Lot 8 into two lots in Sedona Estates

(Public Hearing)

Applicant: Larry Jacobson
Address: 6956 W Gina Rd
Zone: A-.25 (Agricultural)

Acres: .96

File Number: S2019-005

Applicant Larry Jacobson approached the podium and explained he no longer houses horses on the property and that equipment storage on the land had not worked well. He would like to subdivide and sell the plot for development and store his equipment elsewhere.

Chair Chris Berbert opened the Public Hearing.

No comments were offered

Chair Chris Berbert closed the Public Hearing.

Commissioner Adam Jacobson offered his opinion that he did not support subdividing the property and all future subdividing should be very limited and restricted. The Commission voted to approve the subdivision

with a maximum of eight lots and he advised against deviating from that previous motion.

Staff stated, however, that feedback from the neighbors were in support of the subdivision.

The Commissioners discussed various Staff Report issues with well access, utility easement and drainage.

Applicant Larry Jacobson stated that the well was located in the middle of lot number eight. His neighbor has City water and is no longer using the well water. This was originally a 5-acre lot and underwent subdivision when the property was annexed into Herriman City.

Commissioners offered the opinion that dividing the lot would fit the neighborhood well. The engineering department reported that a regional detention pond is nearby and would accommodate additional drainage. Commissioners offered the opinion that this would enhance the subdivision.

The following were offered as recommendations:

- 1. Review and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Both lots shall have 85 feet of frontage along Sedona Ct.
- 4. Both lots shall have a minimum of 10,000 sq. ft.
- 5. Plat must be recorded prior to submitting a building permit application.
- 6. Both lots must be in compliance with all nuisance and parking ordinances.
- 7. Install landscaping in the park strip for both lots.

Commissioner Rypien moved to approve item 2.4 file number S2019-005 for the Subdivision Amendment to split Lot 8 into two lots in Sedona Estates with recommendations. Commissioner Palmer seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson No
Commissioner Andy Powell No
Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson Aye
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia Aye

The motion passed with a split vote of 4 to 2.

2.5 Request: Conditional Use Permit for a Preliminary Site Plan for Anthem Commercial

Lot 204

Applicant: Think Architecture, Inc. Address: 5247 W Anthem Peak Ln

Zone: C-2 (Commercial)



Acres: 1.17

File Number: C2019-034

Chris Williams from JCWs approached the podium. He mentioned that there has already been interest in the development from multiple low volume tenants.

Requirements:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Install fire hydrant(s) if required by UFA.
- 3. 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.
- 4. The front yard area and the side yard area which facees 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. The 20 feet can be reduced to 15 feet under the provisions outlined in Chapter 23 of the Land Development code.
- 5. Building elevations are to come back before the Planning Commission for final approval, including a materials board.
- 6. Install curb, gutter, sidewalk, street lights, and park strip on all streets, including Anthem Peak Lane.
- 7. No signs are approved with this request; a separate approval will be required.
- 8. Screen all outside trash and dumpster areas which will mitigate or eliminate detrimental visual impacts.
- 9. Parking will be calculated based on future use.
- 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 detention 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 to meet the existing lights for JCW and Les Schwab.
- 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, including sod, sprinklers, and trees.
- 16. Provide sidewalk connectivitiy on Anthem Peak Lane.

Commissioner Jacobson moved to approve with 16 requirements item 2.5 file number C2019-034 Conditional Use Permit for a Preliminary site Plan for Anthem Commercial Lot 204. Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye



Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson Aye
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia Aye
The motion passed unanimously.

2.6 Request: Conditional Use Permit for two Planned Center Signs for Herriman

Corner Commercial Subdivision Applicant: Universal Signs

Address: 5708 West 13400 South

Zone: C-2 (Commercial)

File Number: C2019-029

The applicants representing Universal Signs approached the podium and explained the color and size of the sign. The location has multiple tenants.

The following were offered as recommendations:

- 1. Signs approved as submitted.
- 2. Signs shall be setback at least 2 feet from the property line and shall not be placed within the clear-view.
- 3. Maximum height of 16 feet above sidewalk grade.
- 4. Maximum size of 200 square feet.
- 5. Sign columns must be brick or stone to match the building in the commercial development.
- 6. Submit building permit for approval.

Commissioner Palmer moved to approve with requirements item 2.6 file number C2019-029 Conditional Use Permit for two Planned Center Signs for Herriman Corner Commercial Subdivision with recommendations. Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye
Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson Aye
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia 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 to Make Various Revisions to the A-.25 (Agricultural) Zone (Public Hearing)

Applicant: Herriman City File Number: Z2019-037

Assistant City Planner Bryn MacDonald defined the agricultural A-.25 zone, and explained the purpose of the text change was to provide areas in the City for low density residential development, together with limited agricultural uses. She added the minimum lot size is 10,000 feet and maximum density of 1.8 units per acre. Additional bonus density may be added with specific amenities, such as trails, splash pads or parks, but not to exceed 2.5 lots per acre. Planned Unit Development (PUD) is now an overlay zone and not a conditional use.

Chair Chris Berbert opened the Public Hearing.

No comments were offered.

Chair Chris Berbert closed the Public Hearing.

It was clarified that this request conforms with the General Plan.

The Commissioners cautioned that it should be tied to a lower density and voiced concern with the potential for later subdivision or flag lots.

Commissioner Jacobson moved to continue to the next meeting item 3.1 file number Z2019-037 Text Change to the Land Development Code to Make Various Revisions to the A-.25 (Agricultural) Zone (Public Hearing). Commissioner Palmer seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye
Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson Aye
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia Aye
The motion passed unanimously.







3.2. Request: Rezone 6 Acres from Auto Mall Special District (AMSD) to C-2

(Commercial) (Public Hearing)
Applicant: Herriman City

Address: 12120 Mountain View Corridor

Acres: 6

File Number: Z2019-044

Assistant City Planner Bryn MacDonald displayed maps and explained that the commercial recreational use area was near the middle of the Auto Mall zone and would be a recommendation to City Council.

Chair Chris Berbert opened the Public Hearing.

David Brickell mentioned his support of the Auto Mall for tax benefits; he also supported this recreation due to citizen necessity.

Chair Chris Berbert closed the Public Hearing.

The Commissioners offered that this is a downgrade from the Auto Mall to entertainment but the redeeming value would be for the City to retain some control over it. The Planning Commission mentioned that they could offer an opinion to City Council regarding the zoning. They agreed that the zoning should be limited to recreation and entertainment for both outdoor and indoor use. There is plenty of room for the Auto Mall even with the new arrangements. Overall, it would add an additional draw to the City with both indoor and outdoor use. However, they mentioned not wanting to entertain too many limitations as the deed restriction will ensure the proper uses, including restaurants and complimentary accessory uses.

Commissioner Jacobson moved to recommend approval of item 3.2 with the zoning condition to require recreation and entertainment, to the City Council, file number Z2019-044 Rezone 6 Acres from Auto Mall Special District (AMSD) to C-2 (Commercial) (Public Hearing). Commissioner Palmer seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye
Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson No
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia Aye

The motion passed 5 to 1.

3.3. Request: Text Change to the Land Development Code to Allow Cannabis Production as a Conditional Use in the A-1 and M-1 Zones (Public Hearing)

Applicant: Herriman City File Number: Z2019-027

Assistant City Planner Bryn MacDonald stated that the Legislature passed the Cannabis Production Act and required the City to provide agricultural and production zones for growth and production in A-1 and M-1 zones. Dispensaries were not addressed at this time. Distance requirements would be set and the State would have requirements on the facilities as well. She recommended opening the public hearing and leaving it open and continuing the motion to allow Staff time to compile standards information.

Chair Chris Berbert opened the Public Hearing.

No comments were offered.

Chair Chris Berbert announced that the Public Hearing will remain open.

It was mentioned that the State does require indoor secure growing facilities.

Commissioner Palmer moved to continue without date and with the public hearing left open for item 3.3 file number Z2019-027 Text Change to the Land Development Code to Allow Cannabis Production as a Conditional Use in the A-1 and M-1 Zones (Public Hearing). Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Andy Powell Aye
Commissioner Brody Rypien Aye
Commissioner Jackson Ferguson Aye
Commissioner Lorin Palmer Aye
Commissioner Heather Garcia Aye

The motion passed unanimously.

4. Chair and Commission Comments

Commissioner Jackson Ferguson cautioned moving forward with the entertainment zone or else the City will own it in ten years. Commissioner Chris Berbert expressed the necessity for a level of protection to ensure that neighborhoods maintain the aura of the original approval. He proposed considering solutions to avoid excessive subdividing.

Assistant City Planner Bryn MacDonald added that this issue could be addressed at the Joint meeting on May 29, 2019 and offered to add it to the agenda. She also stated that for the record, it should be clarified

that the cannabis public hearing for item 3.3 would remain open until the June 6, 2019 meeting.

Commissioner Brody Rypien would like an explanation for how open space is calculated when appropriate.

Commissioner Adam Jacobson expressed an interest in having a discussion with City Council and the City code enforcement officer. This would allow the commission to hear about common issues that are not yet enforceable to due standards needing to change.

Chair Chris Berbert would like further discussion on the commercial recreation zone, which is part of the General Plan. He also offered that it would prove useful to discuss weatherproofing the commercial areas. This would allow for year-round use and walkability, even during the winter, especially for the area adjacent to City Hall. Commissioner Jackson Ferguson mentioned providing streetscapes with radiant sidewalks or covered walkways.

Chair Chris Berbert mentioned his desire to access increased broadband speeds, which have been shown to increase income levels and overall business revenues, and ensure the City does all it can to get the higher broadband speeds. Commissioner Andy Powell offered that UDOT installs extra conduits and the possibility of collaborating with the State.

Chair Chris Berbert also offered the opinion that infrastructure should be accessible for walking and biking. He mentioned that Portland, Oregon had an ordinance requiring all roads, whether new or undergoing repairs, to include areas for bikes. Now is the time to add something similar to ensure bike-friendly roads. This would link recreational trails to city roads and commercial areas. The City would also need to consider providing public places for bike storage and/or parking. Commissioner Brody Rypien opined including a Master Walkability Plan to ensure connectivity between residential and commercial spaces.

5. Future Meetings

- 5.1 City Council Meeting Wednesday, May 22, 2019 @ 7:00 PM
- 5.2 Joint Planning Commission / City Council Meeting Wednesday, May 29, 2019 @ 5:30 PM
- 5.3 Planning Commission Meeting Thursday, June 6, 2019 @ 7:00 PM

6. Adjournment

Commissioner Palmer made a motion to adjourn the meeting at 8:32 pm and all voted aye.

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 May 16, 2019. This document constitutes the



official minutes for the Planning Commission Meeting.

Wendy Thorpe





Date of Meeting: 06/20/2019		
File #	C2019-045	
Applicant	Green Haven Homes	
Address	7516 W Black Rock Lane	
Request	Deviation to the Single Family Dwelling	
	Standards to allow a roof pitch less than	
	5:12 on lot 16 of The Range East	



Staff Report

DATE: June 13, 2019

TO: Planning Commission

FROM: Craig P. Evans, Planner I

MEETING: Planning Commission June 20, 2019

REQUEST: Deviation to the Single Family Dwelling Standards to allow a roof pitch less than

5:12 on lot 16 of The Range East Applicant: Green Haven Homes Address: 7516 W Black Rock Lane

File Number: C2019-045

Request

The applicant is requesting a deviation to the Single Family Dwelling Standards to allow a roof pitch less than 5:12 on lot 16 of The Range East.

Process

Granting a deviation to the standards is an administrative decision. The Planning Commission will hold a public meeting and make a decision based on compliance with the approval standards.

Zoning

The site is zoned A-.25

Ordinance

10-29-42: SINGLE-FAMILY ATTACHED OR DETACHED DWELLINGS; STANDARDS:

F. Roof Pitch: Main buildings shall be constructed with *minimum 5:12 roof pitch*.

H. Deviations: The Planning Commission may approve deviations from one or more of the developmental or architectural standards provided in this section on the basis of a finding that the architectural style proposed provides compensating design features.

Discussion

The Single Family dwelling standards require each home to have a minimum 5:12 roof pitch. The ordinance allows the Planning Commission to approved a deviations from the standards with a finding that the "architectural style proposed provides compensating design features".



Staff Report

This application went before the Planning Commission on May 16, 2019. At that time the Commission chose to continue the item because it was requesting that more information be provided by the applicant. Specifically, the Commission wanted elevations that showed all of the materials and their respective percentages, stone added to the side of the home adjacent to 7350 West, an explanation of what makes the garage door an upgrade above and beyond a typical garage door, and to be prepared to discuss any other 'compensating design features' that will be present on the proposed home.

The applicant is requesting to build a 'modern' style home that has a 4:12 roof pitch, along with roof elements along the front that are 2 ½:12 pitch. The applicant has indicated that this is a modern design that is consistent with other homes that are built in the area. They also state that it will add value to the neighborhood. Initially the applicant was also asking for an exception to allow a 2nd design, but because the Planning Commission did not show particular interest for that style he has dropped the request for that design entirely, and is only requesting the 'modern' style.

The applicant also indicates that there is more than the required percentage of stone. The current ordinance requires a minimum of 40% of the front elevation be brick or stone. The applicant has supplied the following information:

- "Exceeding masonry and siding requirements along with increased design elements giving the property a modern and updated feel"
- "With windows and doors removed, the front is approximately 664 sq ft, the stone covers 372 sq ft., which equates to 56% of the front of the home"
- "Real Masonry versus cultured stone on the face"
- "Upgraded black vinyl windows which are 35% increase over tan or white"
- "Standard stone on side has required, however we also added a tan vinyl fence on side yard as an upgrade"
- "The plan also notes the upgraded acrylic full glass modern garage door, which is a \$4.500 increase"
- "A modern full light glass entry system"
- "Updated landscape plan to exceed city minimum requirements"

Recommendation

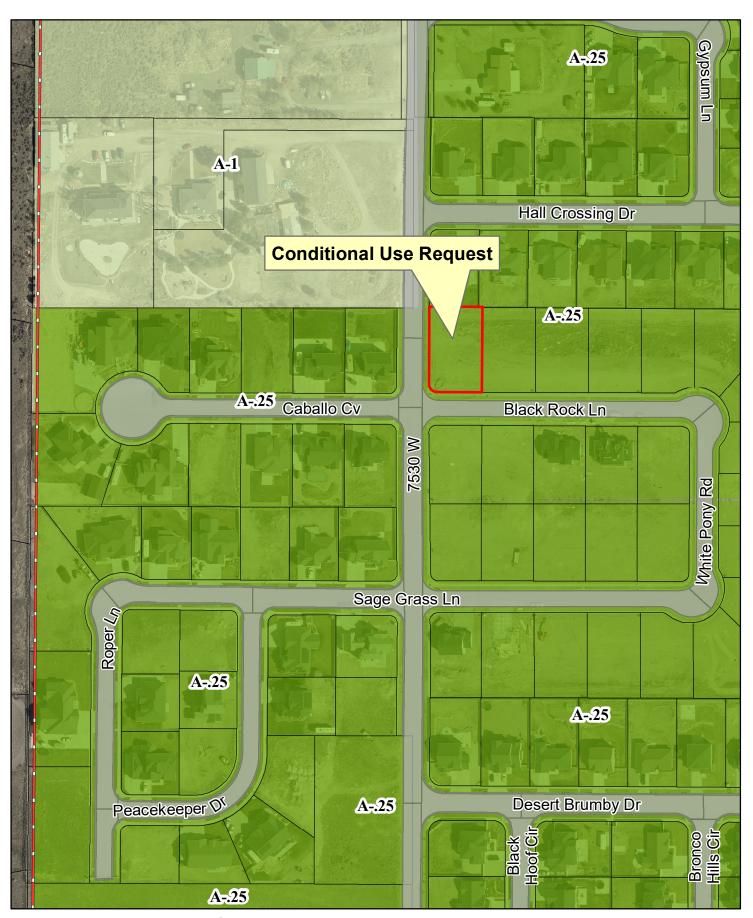
The applicant has provided more information on upgrades and better-labeled elevations. The Planning Commission must determine whether the compensating design features proposed justify the reduction of the roof pitch in the design.



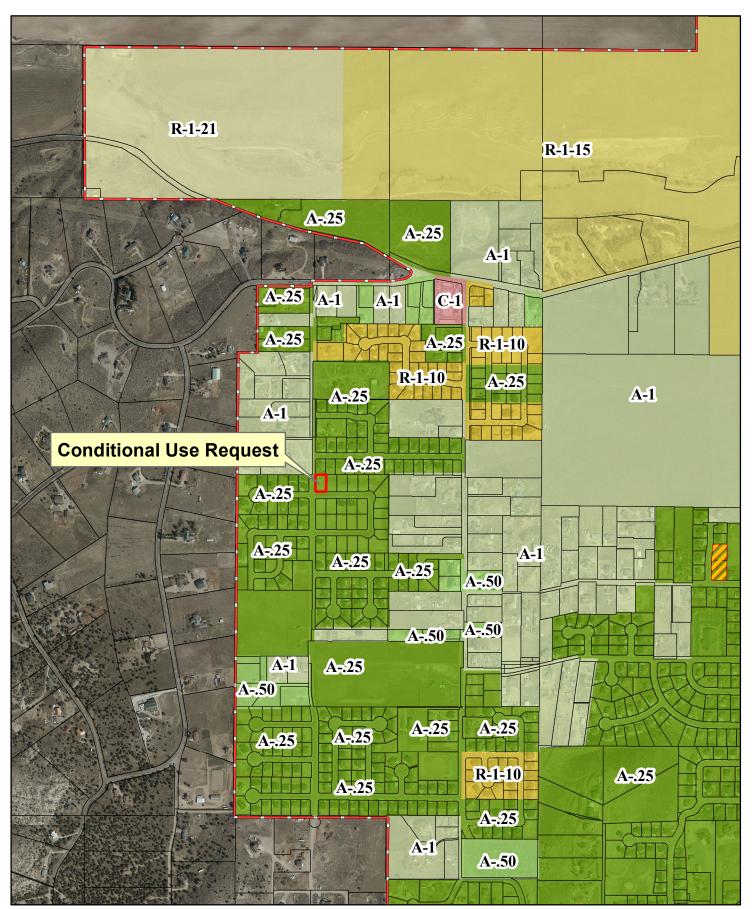
Staff Report

Attachments

- A. Vicinity Maps
- B. List of Compensating Design Features
- C. Color Front Rendering
- D. Garage Door Elevation
- E. Elevations
- F. Site Plan
- G. Conditional Use Responses



Conditional Use Request File# C2019-045



Conditional Use Request File# C2019-045

Craig Evans

From: Joe Darger <sbssupply@gmail.com>
Sent: Thursday, June 13, 2019 1:29 PM

To: Craig Evans

Subject: FW: LS - BIRCH ELEVATIONS & RENDERINGS **Attachments:** LS-1860Plan-modern-ELEVS2_061319.pdf

Craig,

You should now have the rendering of the house, a picture of the garage door, and now the plans to submit. The architectural upgrade on this plan are noted as follows:

- *Real Masonry versus cultured stone on the face
- *Upgraded Black Vinyl Windows which are 35% increase over tan or white
- *Standard Stone on side as required, however we also added a tan vinyl fence on side yard as upgrade
- *The plan also notes the upgraded acrylic full glass modern garage door, which is a \$4500 increase
- *A modern full light glass entry system
- *Updated landscape plan to exceed city minimum requirements

Thank you for all your help on this. Let me know if you need anything else.

Joe

This email has been scanned by the Symantec Email Security.cloud service. For more information please visit http://www.symanteccloud.com



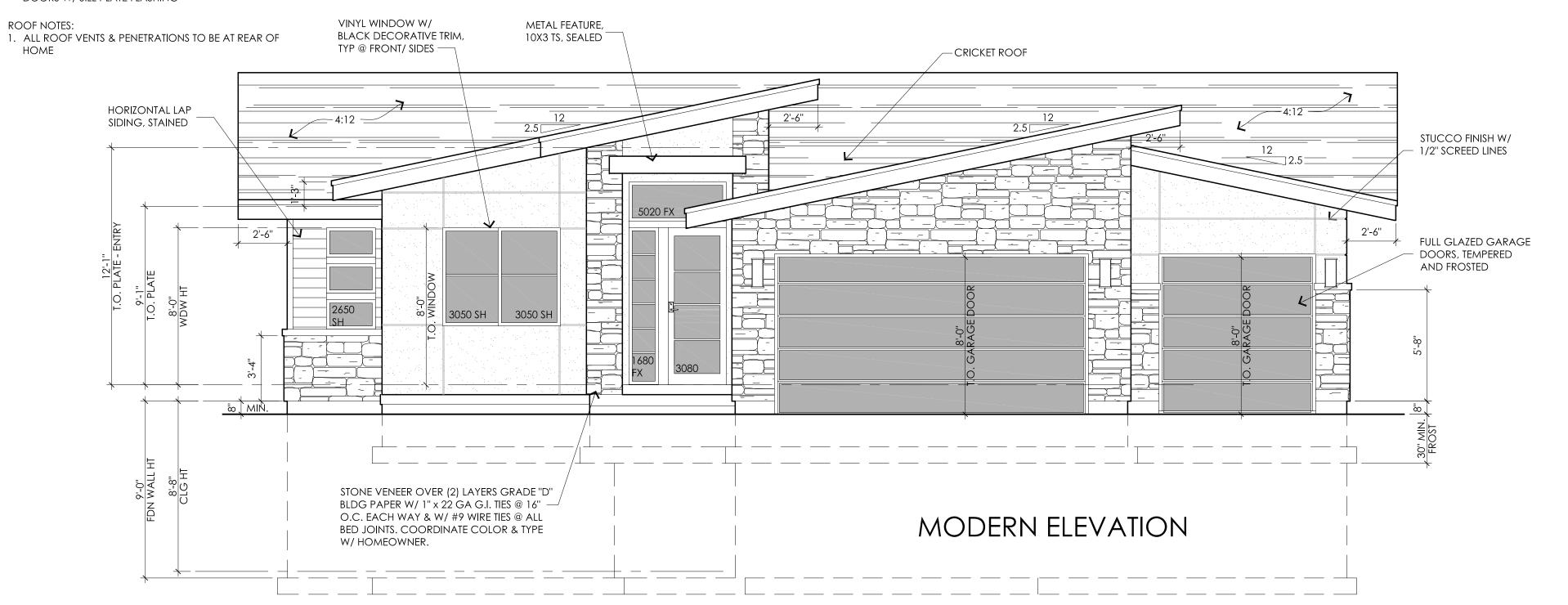


MASONRY CALCULATION		
DESCRIPTION	TOTALS	
FRONT OVERALL	664 SF	
STONE / MASONRY	372 SF	
COVERAGE PERCENTAGE	56%	

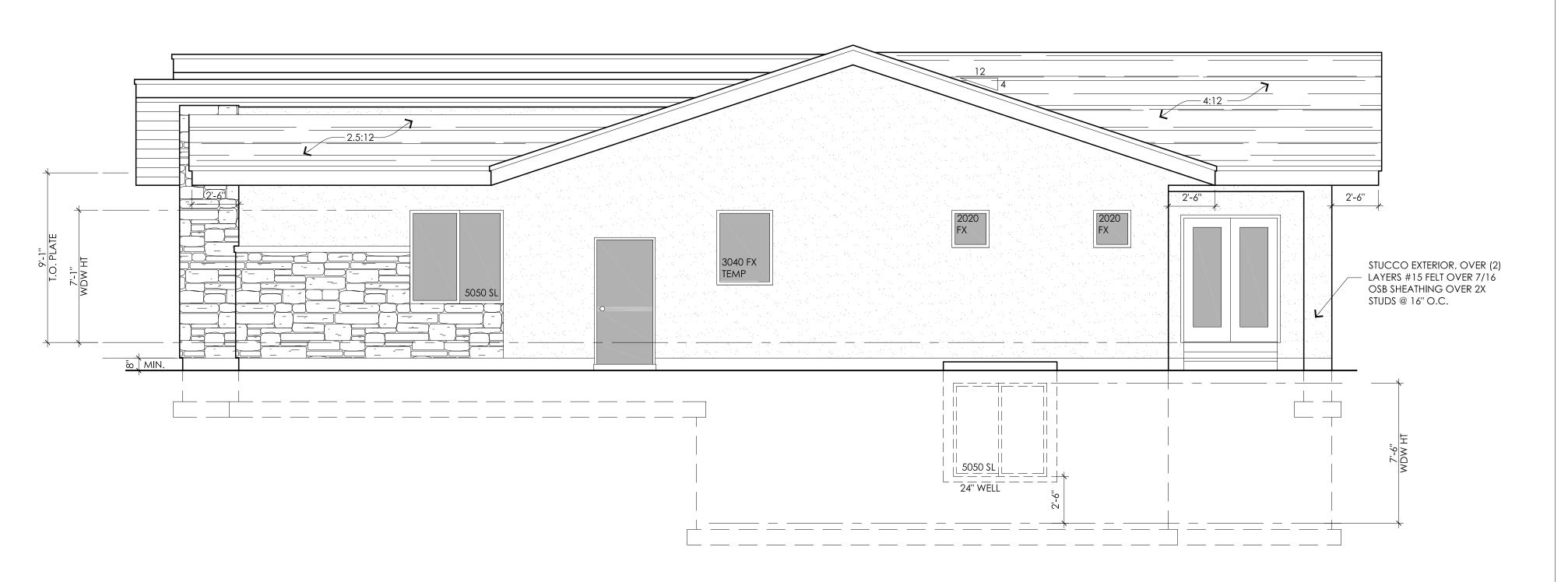
WINDOW NOTES:

1. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS.

2. PROVIDE 9" FLASHING AROUND ALL WINDOWS AND DOORS W/ SILL PLATE FLASHING



FRONT ELEVATION



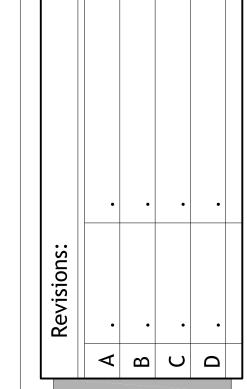
RIGHT ELEVATION



www.ledgestonedesign.com 9363 S GRAND TETON DR. WEST JORDAN, UT

CUSTOM NEW HOME & REMODELING DESIGN

801.897.5249 info@ledgestonedesign.com



THE RANGE EAST SUBDIVISION LOT #22 7456 W. SAGE GRASS LANE, HERRIMAN UT Homes

Drawn by: MRW Rev Date: 10/26/2018 Plan Name: 1860 MOD PLAN

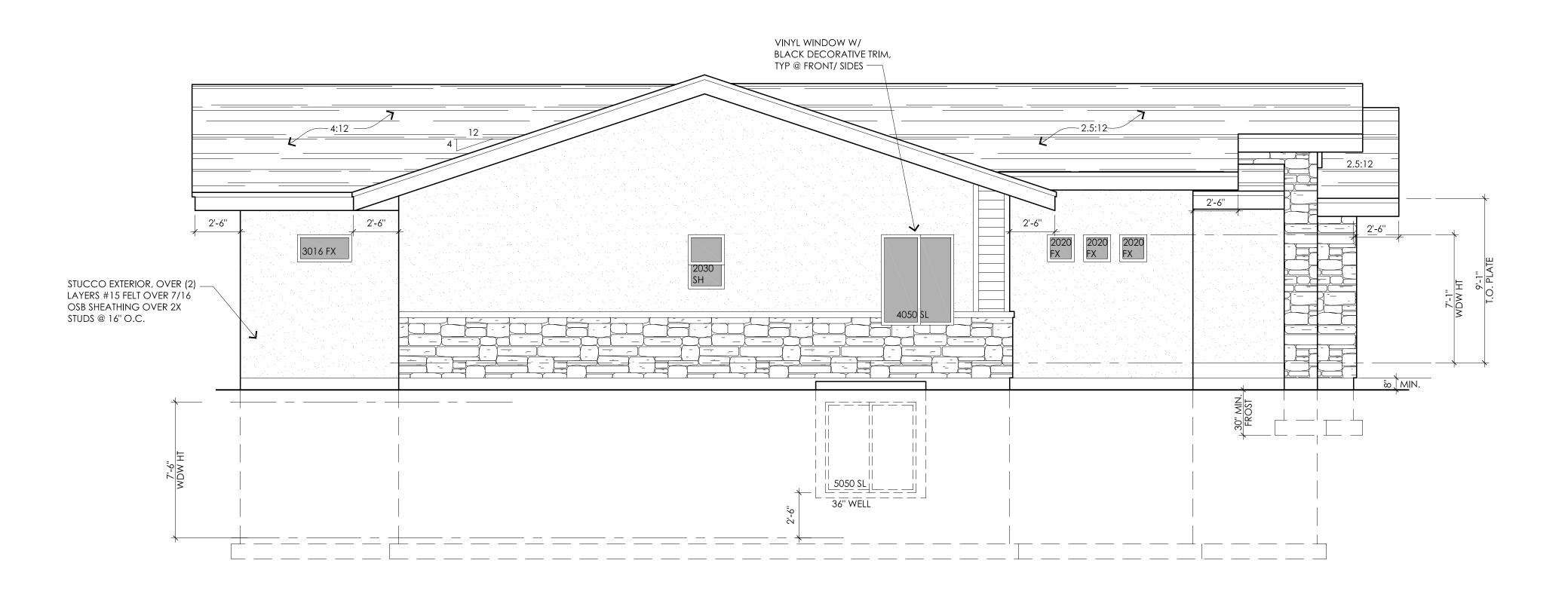
Haven

Green

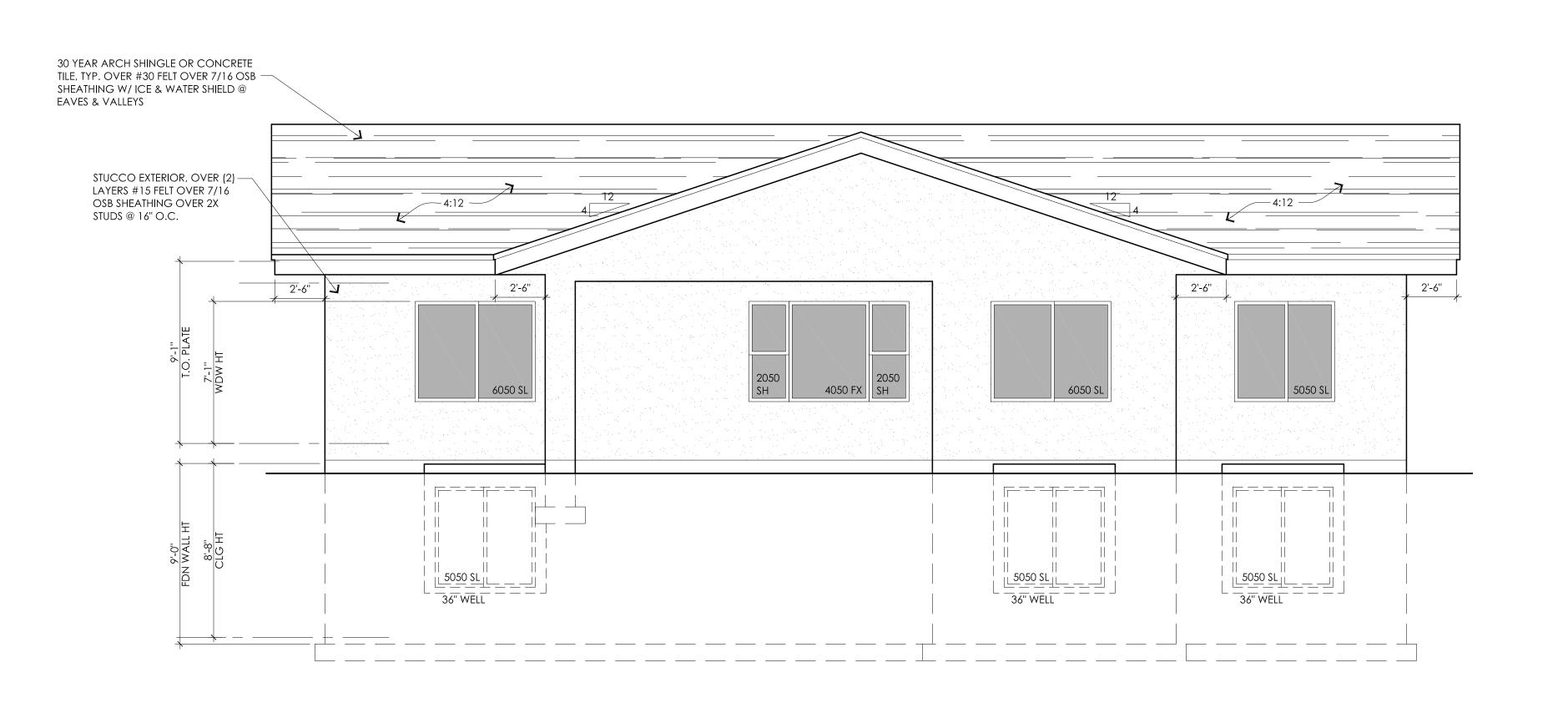
DARGER HOMES

Release: 08/28/2018

A2.1







REAR ELEVATION

SCALE: 1/4"=1'-0"



LedgeStone
HOME DESIGN
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9363 S GRAND TETON DR.
WEST JORDAN, UT

CUSTOM NEW HOME
& REMODELING
DESIGN

801.897.5249 info@ledgestonedesign.com

Haven Homes -1860 PL
THE RANGE EAST SUBDIVISION LOT #22
7456 W. SAGE GRASS LANE, HERRIMAN UT
FIRMATIONS

Drawn by:

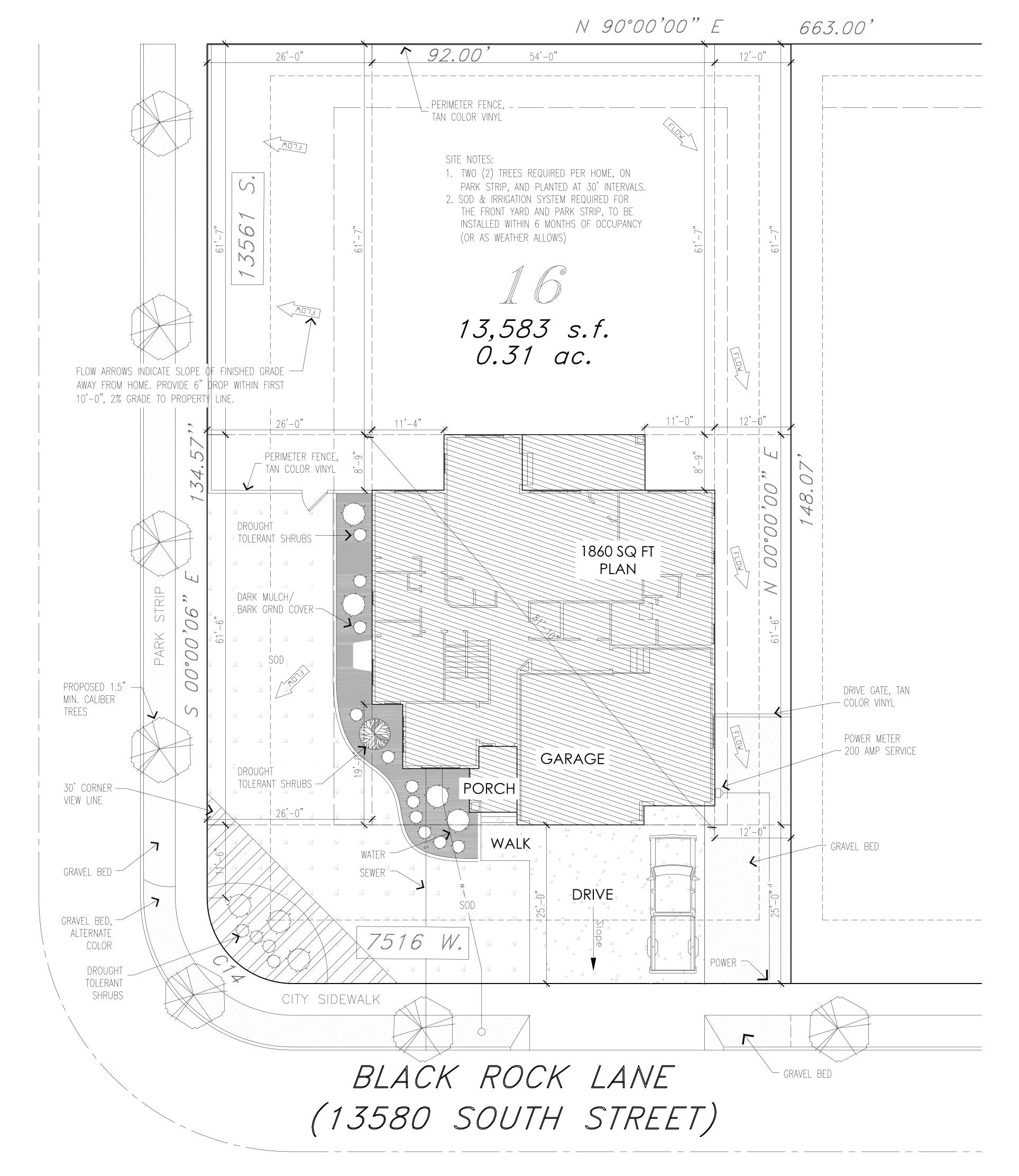
MRW
Rev Date:
10/26/2018
Plan Name:
1860 MOD PLAN

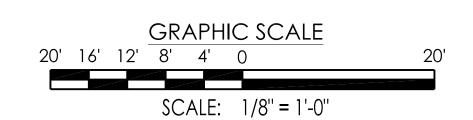
DARGER HOMES
Release:

Release: 08/28/2018

A2.2

SITE PLAN









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801.897.5249 info@ledgestonedesign.com

DESIGN

Homes Haven

Drawn by: MRW

Rev Date: 10/26/2018 Plan Name: 1860 MOD PLAN DARGER HOMES

Release: 08/28/2018

S1.1

Craig Evans

From: Joe Darger <sbssupply@gmail.com>
Sent: Wednesday, May 1, 2019 4:16 PM

To: Craig Evans

Subject: RE: Land Use Application

CONDITIONAL USE STANDARDS

- 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;
 - 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; This is consistent with other homes that were built in the area and reflects newer modern design standards
 - c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity; It does not negatively impact the area
 - d. The economic impact of the proposed facility or use on the surrounding area; The design adds value to the neighborhood. It certainly does not harm it
 - e. The aesthetic impact of the proposed facility or use on the surrounding area; It reflects the design and modern feel of the subdivision
 - f. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area; Not applicable
 - 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; Not applicable
 - 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; not applicable
 - 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 not applicable
 - 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.not applicable

From: Craig Evans <cevans@herriman.org> Sent: Wednesday, May 1, 2019 12:09 PM

To: Kelley McLean <ghh.billing@gmail.com>; sbssupply@gmail.com



Date of Meeting: 06/20/19		
File #	S2019-052	
Applicant	Herriman City	
Address	12120 S Mountain View Corridor	
Highway		
Request	Preliminary Plat Approval for a 2 Lot	
	Commercial Subdivision	



DATE: June 13, 2019

TO: Planning Commission

FROM: Samantha J. DeSeelhorst, Planning Intern

MEETING: Planning Commission June 20, 2019

REQUEST: Preliminary Plat Approval for a 2 Lot Commercial Subdivision

Applicant: Herriman City

Address: 12120 S Mountain View Corridor Highway Zone: AMSD (With Rezone Application to C-2)

Acres: 6

File Number: S2019-052

Request

The applicant is requesting preliminary plat approval for a two lot commercial subdivision, to be used as an indoor/outdoor entertainment center.

Site

The property is located at approximately 12120 S Mountain View Corridor Highway, near Miller Crossing Drive and Herriman Main Street. It is currently zoned Auto Mall Special District (AMSD), but is undergoing a rezone application to Commercial (C-2). The Planning Commission recommended approval of this rezone at their meeting on May 16, 2019. The City Council received briefing on this rezone at their June 12, 2019 meeting, but did not take a vote. As such, the rezone is still pending.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 69 property owners on June 7, 2019. At this time, staff has received no comments on the request.

Neighborhood Meeting

A neighborhood meeting was held on May 8, 2019. Notices were mailed to all property owners within 300 feet of the subject property, totalling 69 recipients. Three people attended the neighborhood meeting. There were no consequential concerns.

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. If the applicant receives preliminary plat approval, the next step will be obtaining final plat approval from the



Engineering Department. Additionally, the applicant must return before the Planning Commission to receive conditional use site plan approval.

Standards

All preliminary plat applications must meet the submittal requirements set forth in City Code Construction Codes, and City standards and specifications. *If the Planning Commission votes to deny the proposals, the Commission should identify which of the following standards have not been met:*

Standard	Finding	Rationale
Items A, B, C, and D per the Preliminary Plat Checklist	Compliant	Checklist is appropriately completed.
Plat design must be in harmony with City design standards in regard to streets, blocks, lots, open spaces, and other design factors.	Compliant	This plat design is harmonious with City standards, and furthers City goals by providing commercial entertainment opportunities.
Where trees, groves, waterways, scenic points, historic spots, or other City assets and landmarks, as determined by the Planning Commission, are located within a proposed subdivision, reasonable steps should be taken to preserve these features.	Compliant	Staff does not determine any features in specific need of preservation. Planning Commission may determine otherwise.
The use of protection strips shall be prohibited.	Compliant	No protection strips are proposed.
Lot arrangement and design shall provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surounding development and to existing requirements.	Compliant	Lot configuration provides adequate sites for future buildings, and is appropriate given surrounding topography and development.
All lots shown on the plat shall conform to the minimum requirements of the zone in which the subdivision is located, and to the minimum requirements of the Health Department for water supply and sewage disposal.	Compliant	There is no minimum lot area or lot width in the C-2 zone, which is the proposed zoning designation for this project. However, buildings are not to cover more than 60% of the lots.
Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which	Compliant	Lots 1 and 2 abut onto public streets. Both lots have double frontage, but the corner lot configuration is an unusual condition that makes this



Staff Report

is more than twenty six feet (26') wide. Double frontage lots shall be prohibited, except where unusual conditions make other designs undesirable.		design desirable.
Side lines of lots shall be approximately at right angles, or radial to the street lines.	Compliant	Side lines are at approximate right angles.
In general, all remnants of lots below minimum size shall be added to adjacent lots, rather than allowed to remain as unusable parcels.	Compliant	No remnants exist.
All flag lots shall meet the requirements of section 10-29-19 of this title.	Compliant	There are no flag lots used on this plat.
No ditch or canal shall be approved as suitable for the use of storm drainage water without the written permission of the appropriate ditch or canal company or of the water users for such use. No ditch or canal shall be used for stormwater unless adequately improved to handle such water as might be reasonably expected to flow from canal and ditch water, subdivision runoff water, and other water expected to reach such canal or ditch. No ditch, canal or other waterway shall be permitted within property dedicated or to be dedicated for public use. The applicant shall remove such waterways from property to be so dedicated prior to the construction of required off site improvements.	Compliant	Per Engineering, this criterion is satisfied.
The arrangement of streets in new subdivisions shall provide for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access is necessary as reasonably determined by the Planning Commission. New streets shall connect with existing public streets.	Compliant	Connectivity has been established.



Staff Report

Trails may be required within a subdivision so long as the need for the trail is roughly proportional, both in nature and extent, to the impact of the subdivision. Trails shall be located so that the route is feasible for both construction and long term maintenance; insurmountable physical obstructions shall be avoided. The specific location of the trail right-of-way shall be verified on the ground before approval of the subdivision.	Compliant	Per Parks and Recreation, this criterion is satisfied. Although the Midas Creek trail runs nearby this subdivision, there is no conflict between the two.
Areas Where Fencing Required: The applicant shall install a six foot (6') non-climbable chainlink fence, or its equivalent, in conformance with the standards and rules and regulations as provided in chapter 21 of this title, along all open ditches, canals, or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way, and other such features of potentially hazardous nature on, crossing, or contiguous to the property being subdivided, except along those features which the Planning Commission shall determine would not be a hazard to life, or where the conforming structure would create a hazard to the safety of the public. Non-Access Streets: Fencing and landscaping along non-access streets shall be reviewed and approved by the Planning Commission to provide a uniform and aesthetically pleasing streetscape. Lots on a Private Right-of-Way: All lots on a private right-of-way shall have a six foot	Compliant	This criterion will be addressed during the site plan review stage of this project. This will occur when the project returns to the Planning Commission to obtain permitted use approval for indoor/outdoor recreation in the C-2 zone.
(6') solid vinyl fence along both sides of the private right-of-way.A lot having frontage on two (2) or more	Compliant	Both lots have frontage on 2 streets,



Staff Repo	rt
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streets shall be prohibited except for corner lots and double frontage lots in subdivisions which abut an arterial or collector street shown on the City's Master Street Plan. Double-frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only.		which is permitted given their corner lot configuration. Access will be addressed during the site plan review stage.
The grade of a lot along a property line shall be: the grade shown on an approved subdivision grading plan; or the naturally occurring grade. : The grade of a slope from a property line shall not exceed twenty five percent (25%) except as permitted by a variance approved under section 10-5-21 of this title.	Compliant	Per Engineering, this criterion is satisfied.

 $\frac{\textbf{Recommendation}}{\textbf{Staff recommends preliminary plat approval for this two lot commercial subdivision, with the} \\$ following conditions:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Provide an access easement between lots 1 and 2 on the final plat.
- 4. Install improvements behind back of curb on Herriman Main Street, Miller Crossing Drive, and the future public street to the east. These improvements shall include: landscaping, park strip, street lights, and sidewalk.
- 5. After preliminary plat approval, a traffic study will be required by Engineering during the first round of submittals for final approval.

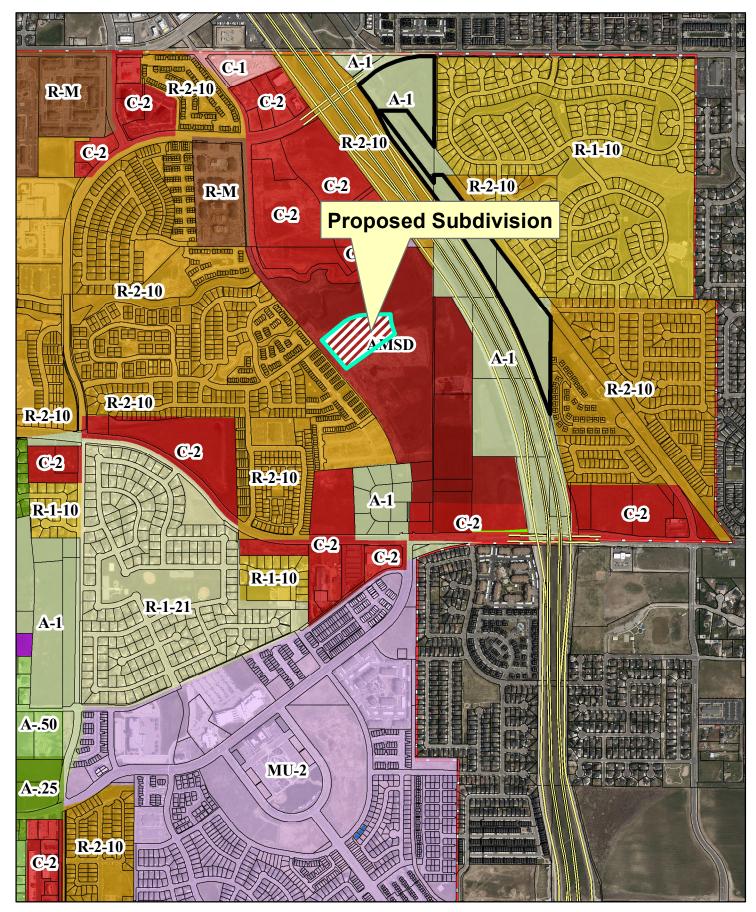
Attachments

- A. Application
- B. Vicinity Map
- C. Preliminary Plat

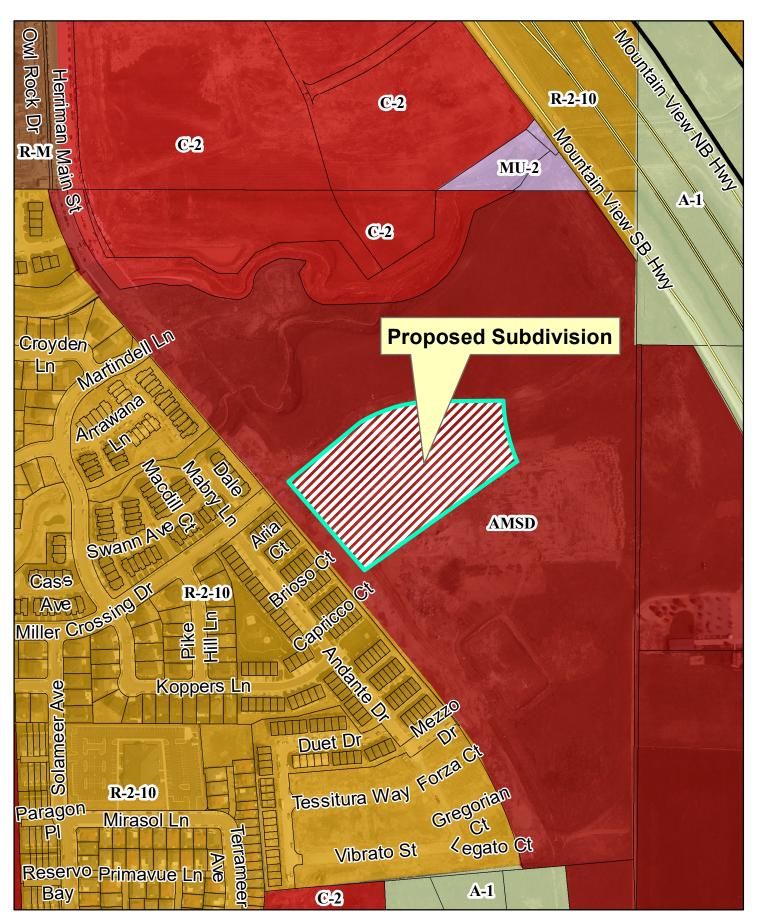


Preliminary Subdivison Plat Application

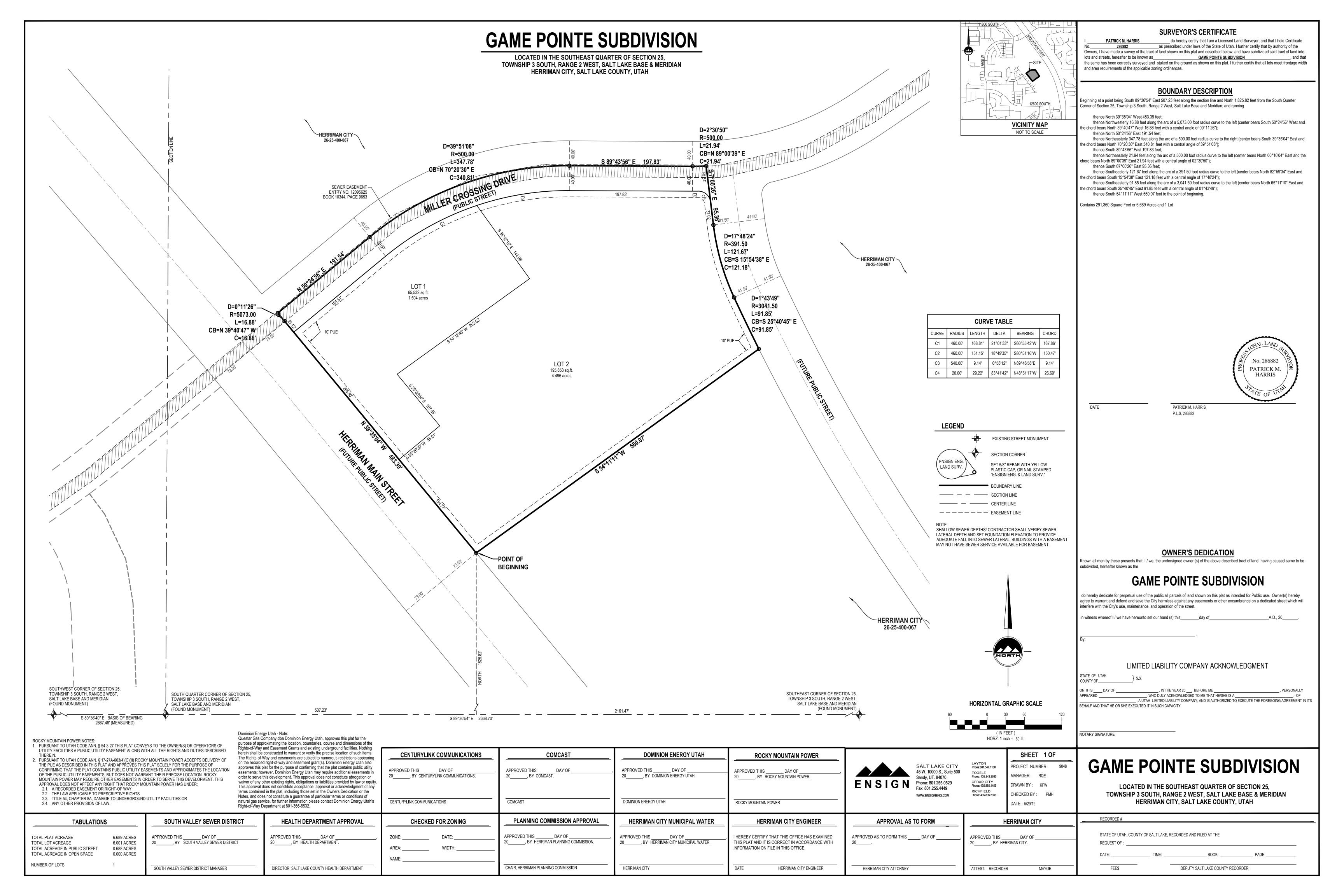
SUBDIVISION INFORMATION
Property Address: 12120 S. Mtn. View Corridor Hwy
Parcel Numbers: 26254000670000
New Lots/Units Number of lots/units Total Acres: Dro×. 6
□ Plat Amendment Number of new lots/units
Name of Proposed Subdivision:
APPLICANT INFORMATION
Name of Applicant: Herriman City
Address of Applicant: 5355 W. Herriman Main St.
Email of Applicant: ghaight@herriman.org Phone: 801-446-5323
Applicants Affiliation with the Subject Property:
Nowner Engineer Architect Other
Engineer: (if not listed above) Bob Elder
Email of Engineer: Velder engineer utah. um Phone of Engineer:
Architect: (if applicable)
Email of Architect: Phone of Architect:
Property Owner: (if not listed above)
Email of Owner: Phone:
OFFICE USE ONLY
Date Received: Received By: File Number: Fee: $5/29/19$ Sile Number: Fee:
Zone: Assigned Planner: Receipt #



Proposed Subdivision File# \$2019-052



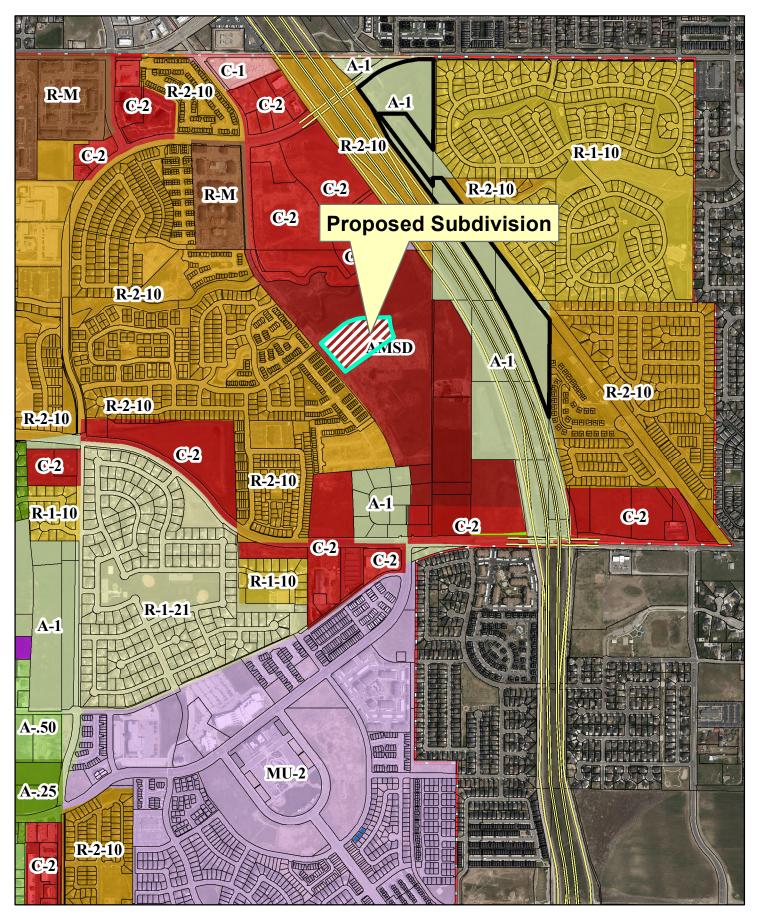
Proposed Subdivision File# S2019-052



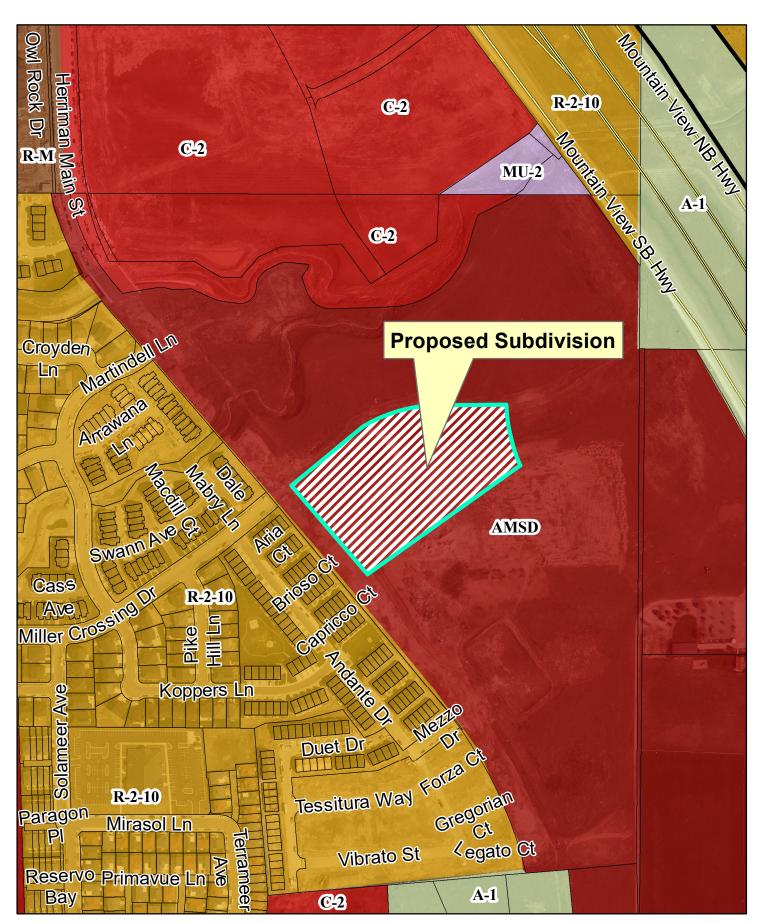


Preliminary Subdivison Plat Application

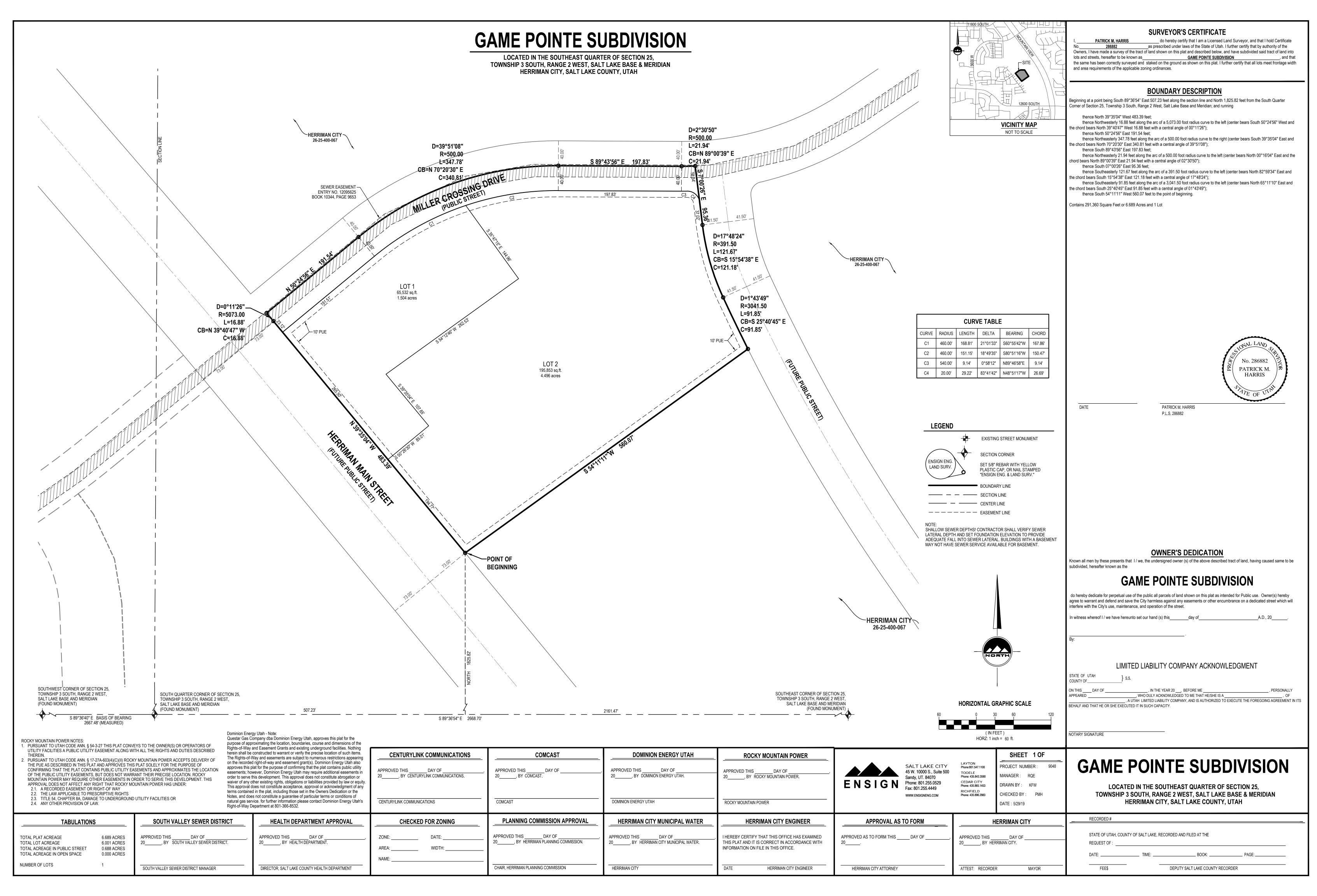
	SU	BDIVISION INFORM	IATION	
Property Address:	12120 S. K	11 Atn. View Co	rridor H	IMY
Parcel Numbers:	26254000	00000		2.5
New Lots/Units	: _2N	umber of lots/units	Total	Acres: approx. 6
☐ Plat Amendmer	ntN	umber of new lots/uni	ts	
Name of Proposed S	Subdivision:			
	Al	PPLICANT INFORM.	ATION	
Name of Applicant:	Herrima	in City		
Address of Applica		Herriman	Main St	T ,
Email of Applicant:	ghaight@k	nerriman.org	Phone: 801	-446-5323
Applicants Affiliation	on with the Subject P	roperty:		
Owner	Engineer	Architect	Other	
Engineer: (if not list	ted above) Bob	Elder		
Email of Engineer:	relder@en	Gignutah.com	Phone of Engi	ineer:
Architect: (if application)	able)			
Email of Architect			Phone of Arch	nitect:
Property Owner: (if	not listed above)			
Email of Owner:			Phone:	
		OFFICE USE ONL	Υ	
Date Received: 5/29/19	Received By:	File Number: S2019ーむる		Fee:
Zone: Amso	Assigned Planner:			Receipt #



Proposed Subdivision File# S2019-052



Proposed Subdivision File# \$2019-052





	Date of Meeting:
	06/20/19
File #	S2019-053
Applicant	West Valley EP, LLC
Address	5089 W Herriman Blvd
Request	Subdivision Amendment to Divide 1 Lot
	into 2 for the Maverik Lot Retail Building



DATE: June 10, 2019

TO: Planning Commission

FROM: Craig P. Evans, Planner I

MEETING: Planning Commission June 20, 2019

REQUEST: Subdivision Amendment to Divide 1 Lot into 2 for the Maverik Lot Retail

Building

Applicant: West Valley EP, LLC
Address: 5089 W Herriman Blvd
Zone: C-2 (Commercial)

Acres: 2.71

File Number: S2019-053

Request

The applicant is requesting a subdivision amendment to Herriman Towne Center Plat A to divide the Maverik lot into two lots in order to separate the new retail building from the gas station.

Site

The property is located at 5089 W Herriman Blvd. It is currently zoned C-2 (Commercial).

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 54 property owners on June 7, 2019. At this time, staff has received no comments on the request.

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.

Standards

All preliminary plat applications must meet the submittal requirements set forth in this section and applicable provisions of this title, this Code, Construction Codes, and City standards and specifications. *If the Planning Commission votes to deny the proposals, the Commission should identify which of the following standards have not been met:*

Standard	Finding	Rationale
All required final plat elements per City	Compliant	All elements are included on the
code section 10-5-16D		proposed amended plat.



Lot arrangement and design shall provide	Compliant	Lots are arranged appropriately to
satisfactory and desirable sites for		separate and adequately serve both
buildings, and be properly related to		the gas station and the retail building.
topography, to the character of surounding		
development and to existing requirements.		
All lots shown on the plat shall conform	Compliant	There is no minimum lot area or lot
to the minimum requirements of the zone		width in the C-2 zone. Buildings are
in which the subdivision is located, and to		not to cover more than 60% of the
the minimum requirements of the Health		lots.
Department for water supply and sewage		
disposal.		
Each lot shall abut on a street shown on	Compliant	Both lots border both Herriman Blvd
the subdivision plat or on an existing		and Ashfield Dr. The Maverik Lot
publicly dedicated street which has		also borders Herriman Main St. as
become public by right of use and which		well. Double frontage lots are
is more than twenty six feet (26') wide.		acceptable in this location because of
Double frontage lots shall be prohibited,		the unique road alignment around it,
except where unusual conditions make		and one of the lots being a corner lot.
other designs undesirable.		
Side lines of lots shall be approximately at	Compliant	Side lines are at right angles.
right angles, or radial to the street lines.		
In general, all remnants of lots below	Compliant	No remnants exist.
8 ,	1	

Discussion

unusable parcels.

lots, rather than allowed to remain as

A one lot subdivision for where the Maverik is currently located was approved in June, 2008. Then, on Nov. 16, 2017 the Planning Commission approved a conditional use permit for both a Maverik gas station/convenience store and a 3-unit retail building. It was known at that time that the applicant would eventually apply to subdivide the property into 2 lots to separate the buildings.

The proposed subdivision meets all zoning criteria. There is no minimum road frontage requirement for lots in the C-2 zone, but the retail lot will have approximately 150 feet of frontage along Herriman Blvd, and the Maverik will have significantly more than that. Additionally, each lot will have an access point onto Herriman Blvd. The proposed plat also creates a cross access easement so that traffic can move easily between the 2 lots and their accesses. It also allows both lots access to Ashfield Dr. For this reason the proposed plat amendment will not create any access hardships for either lot.



Curb, gutter, and sidewalk is already complete along the entire lot so no requirements will be placed upon them for these improvement. There is an approved landscape plan that has been required as a condition of their conditional use permit, so all required landscaping will be installed prior to the building's issuance of a certificate of occupancy.

Recommendation

Staff recommends approval of the amended plat to divide the Maverik Lot in Herriman Towne Center Plat A into 2, subject to the following requirements:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.

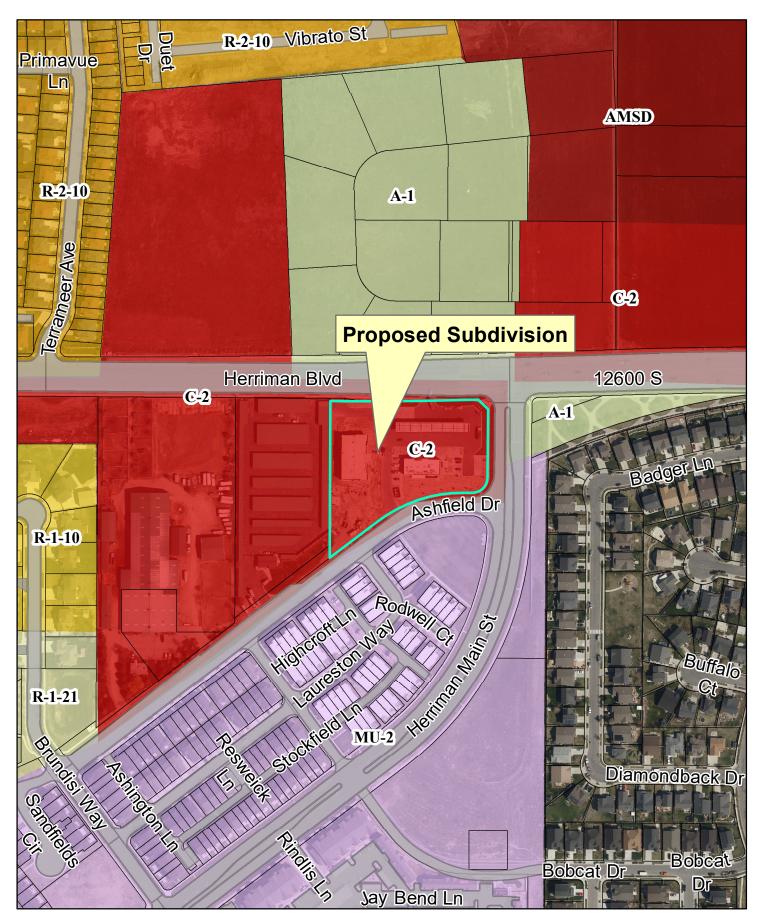
Attachments

- A. Application
- B. Vicinity Map
- C. Preliminary Plat
- D. Approved Elevations
- E. Approved Landscape Plan

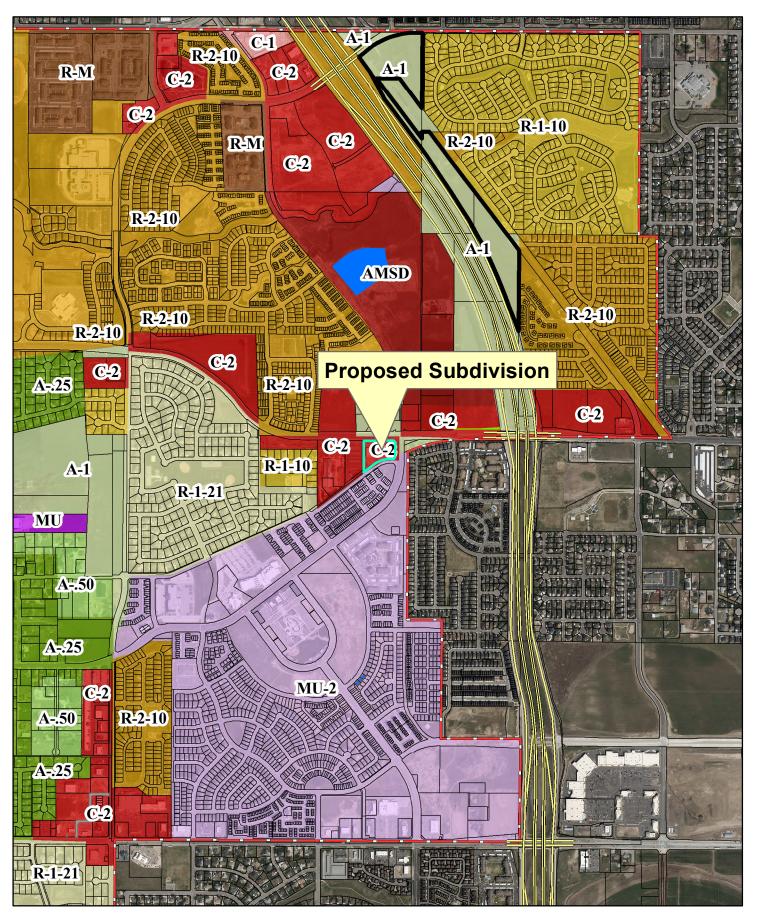


Preliminary Subdivison Plat Application

SUBDI	VISION INFORM	MATION	
Troperty Address.	Herriman B		1
Parcel Numbers: 24-36-202-014		LENTEY F	Yest A
	er of lots/units	Tota	l Acres: 2.7/
Plat Amendment Sumb	er of new lots/un	its	
Name of Proposed Subdivision:	an Towne (unrer pla	it A 1st Amendment
APPLI	CANT INFORM	ATION	
Name of Applicant: West Valley EP,			
Address of Applicant: Lot & OF Herrinan 7	towne Center F 57, SUCIV	Plat A [QUITO	it.
Email of Applicant: Ousetmat Egmail.		Phone: 8015	5505801
Applicants Affiliation with the Subject Proper			
Owner Engineer	Architect	Other	
Engineer: (if not listed above) NATE REA	eve, Rev	e & Assoc	ciares
Email of Engineer:	ocicon	Phone of Eng	ineer:
Architect: (if applicable) LMNT Arch	nitects		
Email of Architect blundalmytarchit	ccture.com	Phone of Arc	hitect: 801 997-3911
Property Owner: (if not listed above)	hee hear		
		Phone:	
OF	FICE USE ONL	Y	
6-4-19 (8	Number: \$20/9-	053	Fee: \$ 160
Zone: C-2 Assigned Planner:			Receipt # 7/2 08/



Proposed Subdivision File# S2019-053

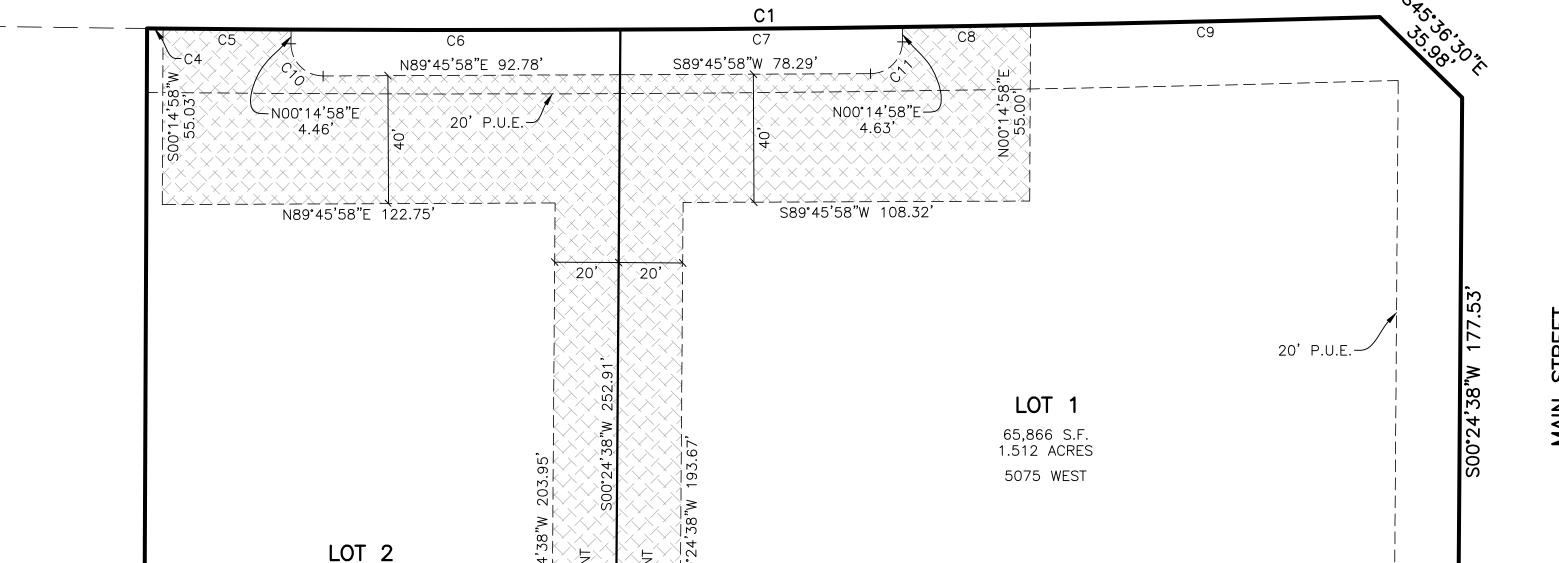


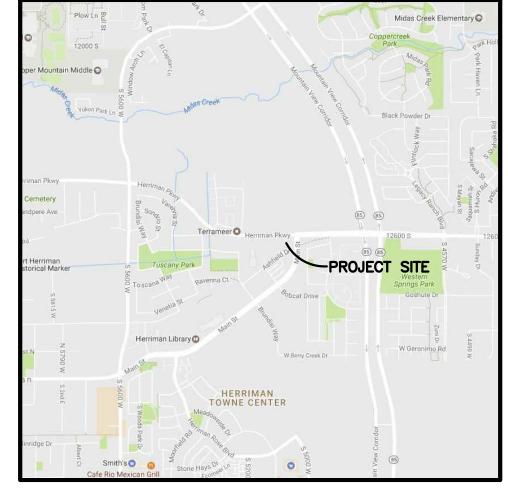
Proposed Subdivision File# S2019-053

HERRIMAN TOWNE CENTER PLAT A 1ST AMENDMENT

AMENDING LOT 6 OF HERRIMAN TOWNE CENTER PLAT A
PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF HERRIMAN, SALT LAKE COUNTY, UTAH

HERRIMAN BOULEVARD
C1





VICINITY MAP

NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT AMENDING LOT 6 OF HERRIMAN TOWNE CENTER PLAT A.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE RECORDED PLAT OF HERRIMAN TOWNE CENTER PLAT A.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	10059.96	385.27	385.25	192.66	N89°28'10"E	2°11'39"
C2	40.00'	62.83'	56.57'	40.00'	S45°24'38"W	90°00'11"
C3	363.00	238.15'	233.90'	123.54	S71°37'00"W	37°35'22"
C4	203.81	5.00'	5.00'	2.50'	S89°45'02"E	1°24'20"
C5	5911.56	40.00'	40.00'	20.00'	S89°32'17"E	0°23'16"
C6	10059.96	102.90'	102.90'	51.45'	S89°58'58"E	0°35'10"
C7	10059.96	88.17	88.17'	44.09'	N89°28'23"E	0°30'08"
C8	10059.96	40.01'	40.01'	20.00'	N89°06'29"E	0°13'40"
C9	10059.96	109.19	109.19'	54.60'	N88°41'00"E	0°37'19"
C10	10.00'	15.79'	14.20'	10.08	S44°59'32"E	90°29'00"
C11	10.00'	15.62'	14.08'	9.92'	N45°00'28"E	89°31'00"
C12	363.00'	27.78'	27.77'	13.89'	N55°00'51"E	4°23'03"
C13	363.00'	20.01	20.01'	10.01	N58°47'07"E	3°09'30"
C14	363.00'	20.01'	20.01'	10.01	N61°56'37"E	3°09'30"
C15	363.00'	170.35	168.79'	86.78	N76°58'02"E	26°53'19"

EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 3

SOUTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF HERRIMAN TOWNE CENTER PLAT A 1ST AMENDMENT IN CITY OF HERRIMAN, SALT LAKE COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CITY OF HERRIMAN, SALT LAKE COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH

9031945

UTAH LICENSE NUMBER TREVOR J. HATCH

BOUNDARY DESCRIPTION

ALL OF LOT 6 OF HERRIMAN TOWNE CENTER PLAT A

MAVERIK, INC.

OWNERS DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

HERRIMAN TOWNE CENTER PLAT A 1ST AMENDMENT

DO HEREBY DEDICATE BY PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF 1/WE HAVE HEREUNTO MY/OUR HAND(S) THIS _____ DAY OF _____, 20___.

ACKNOWLEDGMENT

TATE OF UTAH)SS. DUNTY OF)	
N THE DAY OF, 20, PERSO FFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AN BEING BY ME DULY SWORN, ACKNOWLEDGED TO M	ND)
BEING BY ME DULY SWORN, ACKNOWLEDGED TO M AND OF SAID CORPORATION AND	
HE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTAI F SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.	RILY, AND IN BEHALF
COMMISSION EXPIRES:	
RESIDING IN COUNTY	



	Project Info.
	Surveyor:
	T. HATCH
	Designer: N. ANDERSON
	Begin Date: 09-13-17
٦,	Name: HERRIMAN TOWNE CENTER
✓•	PLAT A 1ST AMENDMENT
com	Number: 5799-504

Scale: 1"=30' Checked:

WEST QUARTER CORNER OF
SECTION 36, TOWNSHIP 3
SOUTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN, U.S.
SURVEY. CALCULATED

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____,
20____, BY THE CITY OF HERRIMAN PLANNING
COMMISSION.

CHAIR, CITY OF HERRIMAN PLANNING COMMISSION

52,351 S.F. 1.202 ACRES 5089 WEST

> > SALT LAKE VALLEY HEALTH DEPARTMENT

N89°37'15"W 5319.38'

CITY ENGINEER

APPROVED THIS _____ DAY OF _____,
20___, BY THE HERRIMAN CITY ENGINEER.

HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF ____, 20___,

CITY OF HERRIMAN CITY ATTORNEY

CITY OF HERRIMAN

PRESENTED TO THE CITY OF HERRIMAN THIS _____

DAY OF _____, 20___. AT WHICH TIME
THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: RECORDER CITY MANAGER

RECORDED #

STATE OF UTAH, C	COUNTY OF	SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF:		
DATE:	_ TIME:	BOOK: PAGE:
FEE:		CALT LAKE COUNTY DECORDED
		SALT LAKE COUNTY RECORDER

■ Reeve & Associates, Inc. - Solutions You Can Build C

LEGEND

--- -- = ADJOINING PROPERTY

Scale: 1" = 30'

— — — = CALCULATED SECTION LINE

= CROSS ACCESS EASEMENT

22.49'

= SECTION CORNER

= BOUNDARY LINE



Approved 12017





Reeve # Associates, In-

> F150 S 1500 W BYVEDALE UIAH 36005 TEI: (501) 421-3100 FAX: (801) 621-2666

LAND PLANNERS * CARE EXPRESSES

PROJECT NUMBER: \$1

NOTE

Bid decurrents should not be opported or instead or portial subs to subsurbactors. Bidden are resported for all professes of the Comments that portion to the soon opened by advisible. Bidden comments the responsibility for errors or reliability obtains resulting from use of portions and of Bidding Decemberts by the or any sub-bidder.

Cardicine information or arrow found in the construction documents about the throught to the obtained or the artifects immediately and the questic and assumes may be derived by addendam. In the send of a cardicia to the above, hister should no master that the least caronice option will need the project requirements.



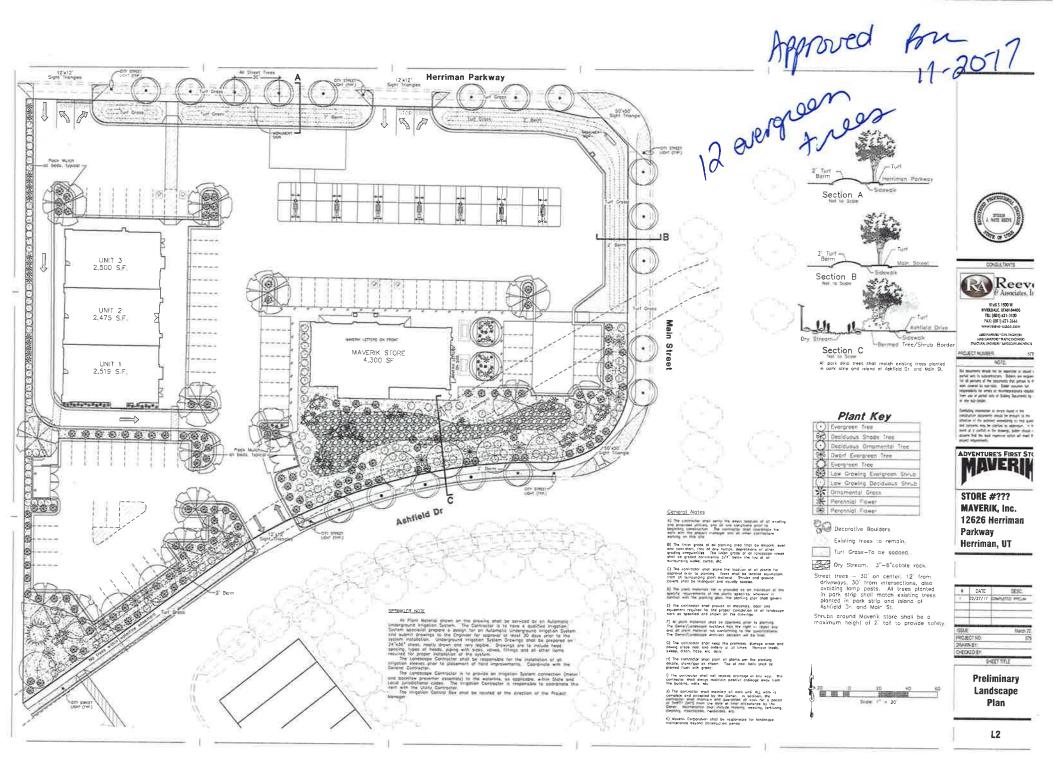
STORE #??? MAVERIK, Inc. 12626 Herriman Parkway Herriman, UT

	CATE	DESC
-	63/31/13	COMPLETED PROTES
159.0		More A
PROJ	ECT NO:	
YASC	N EY:	
OVEC	KEO BY:	

Preliminary Landscane

Landscape Rendering

L1





Date of Meeting:		
	06/20/19	
File #	File # S2019-055	
Applicant	Herriman City	
Address	11962 S Anthem Park Blvd	
Request	Subdivision Amendment to Divide	
	Anthem Corner Lot 1A into 2 Lots	



DATE: June 13, 2019

TO: Planning Commission

FROM: Bryn MacDonald, AICP, Assistant City Planner

MEETING: Planning Commission June 20, 2019

REQUEST: Subdivision Amendment to Divide Anthem Corner lot 1A into 2 lots

Applicant: Herriman City

Address: 11962 S Anthem Park Blvd

Zone: C-2 (Commercial)

Acres: 2.49

File Number: S2019-055

Request

The applicant is requesting a subdivision amendment to the Anthem Corner plat to divide lot 1A into two lots.

Site

The property is located at 11962 S Anthem Park Blvd. It is currently zoned C-2 (Commercial).

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 32 property owners on June 7, 2019. At this time, staff has received no comments on the request.

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.

Standards

All preliminary plat applications must meet the submittal requirements set forth in this section and applicable provisions of this title, this Code, Construction Codes, and City standards and specifications. *If the Planning Commission votes to deny the proposals, the Commission should identify which of the following standards have not been met:*

Standard	Finding	Rationale
All required final plat elements per City	Compliant	All elements are included on the
code section 10-5-16D		proposed amended plat.
Lot arrangement and design shall provide	Compliant	Lots are arranged appropriately to



Staff Report

satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surounding development and to existing requirements.		create to buildable commercial lots.
All lots shown on the plat shall conform to the minimum requirements of the zone in which the subdivision is located, and to the minimum requirements of the Health Department for water supply and sewage disposal.	Compliant	There is no minimum lot area or lot width in the C-2 zone. Buildings are not to cover more than 60% of the lots.
Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty six feet (26') wide. Double frontage lots shall be prohibited, except where unusual conditions make other designs undesirable.	Compliant	Both lots have frontage on Anthem Park Blvd.
Side lines of lots shall be approximately at right angles, or radial to the street lines.	Compliant	Side lines are at right angles.
In general, all remnants of lots below minimum size shall be added to adjacent lots, rather than allowed to remain as unusable parcels.	Compliant	No remnants exist.

Discussion

A two lot Anthem Corner subdivision was originally recorded in 2014 (See Attachment C). An orthodontist bought and built on lot 2. The City still owns lot 1A, and is now in the process of selling a portion of the property. The proposed plat amendment will split lot 1A into two lots (See Attachment D). The proposed lot 2 is being sold for a medical office. The medical office will come back to the Planning Commission for site plan approval.

The proposed subdivision meets all zoning criteria. There is no minimum road frontage requirement for lots in the C-2 zone. Each lot has adequate frontage along Anthem Park Blvd. The proposed plat also maintains a public access across the north side of lot 1 for access to the Timbergate apartments.

Curb, gutter, and sidewalk is already complete along the entire lot so no requirements will be placed upon them for these improvement. The lots will have further requirements for landscaping, detention, and access when they come back for final site plan approval. Staff



recommends considering a shared access between the two lots to minimize the amount of driveways onto Anthem Park Blvd.

Recommendation

Staff recommends approval of the amended plat amendment to the Anthem Corner plat to divide lot 1A into two lots, subject to the following requirements:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.

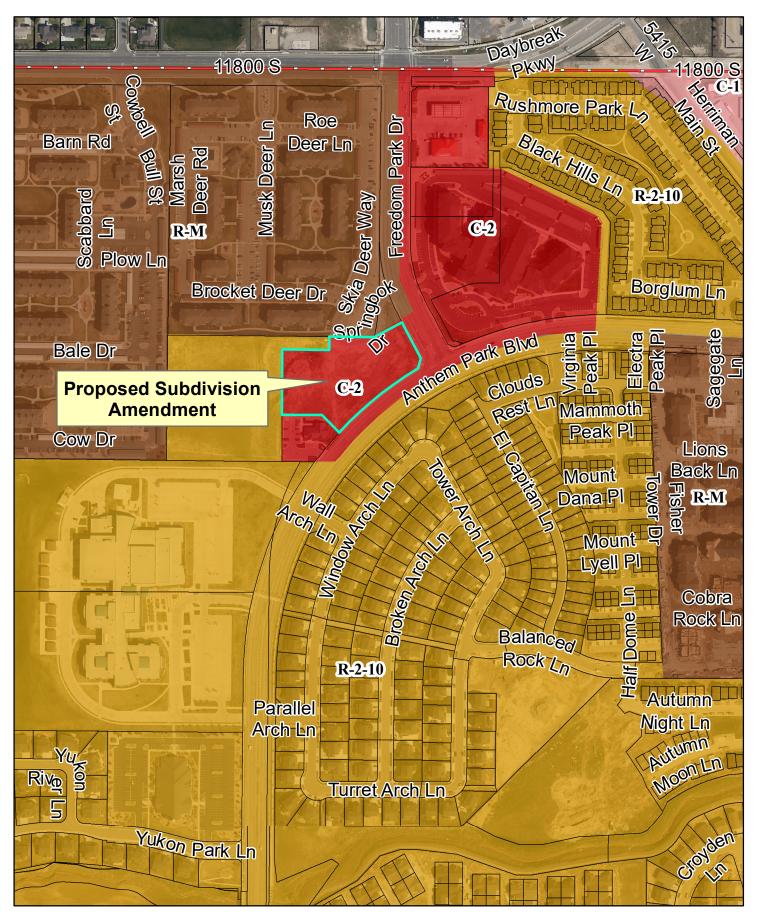
Attachments

- A. Application
- B. Vicinity Map
- C. Original Plat
- D. Preliminary Plat

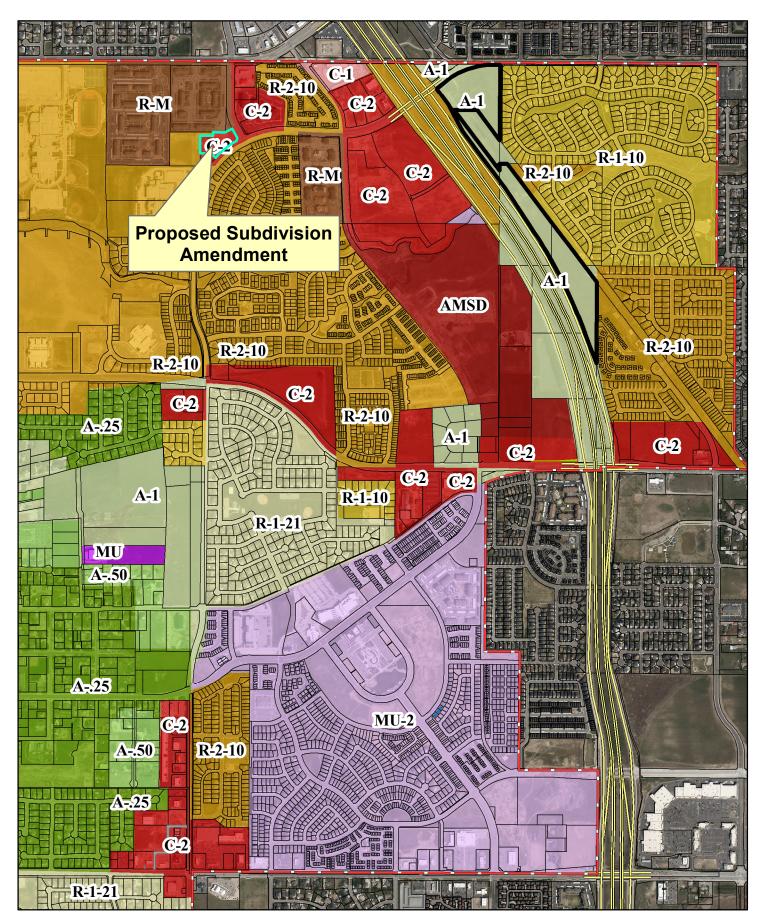


Land Use Application

Address or location of site 1962 Anthem Park Blvd
Size of Parcel 2 49 acres
What is Requested (explain in detail)? 2 lot subdivision
If applicable, square footage of proposed building(s) or addition (all stories combined) If the request is residential, how many and what type of units (apartment, condo, etc) Property Owner's NameHerriman atu
Mailing Address 5355 W. Herriman Main St
City Herriman State UT Zip Code 84094
Telephone 801-4410-5323 Cell Number E-mail ahaight@horriman org
Applicant/Agent Gordon Haight - Agaignant City Manager
Mailing Address
City State Zip Code
Telephone Cell Number E-mail
Subject to Purchase or Lease: or Present Owner of Property:
Yes I am the authorized agent or owner of the subject property:
Current Use of Subject Property
Proposed Development Name Anthem Corner Lot IA Goit
For Herriman Use Only
Date of Submittal 6-6-19 Filing Fee File Number 50019-055
Receipt Number Accepted by DRC



Proposed Subdivision Amendment File# S2019-055



Proposed Subdivision Amendment File# S2019-055

S89'39'19'E 2577.35'

S8942'34'E 442.89'

NT 11800S/5880W 11800 SOUTH ST

FND SLCO BC HH NW COR SEC 25 T3S R2W SLM

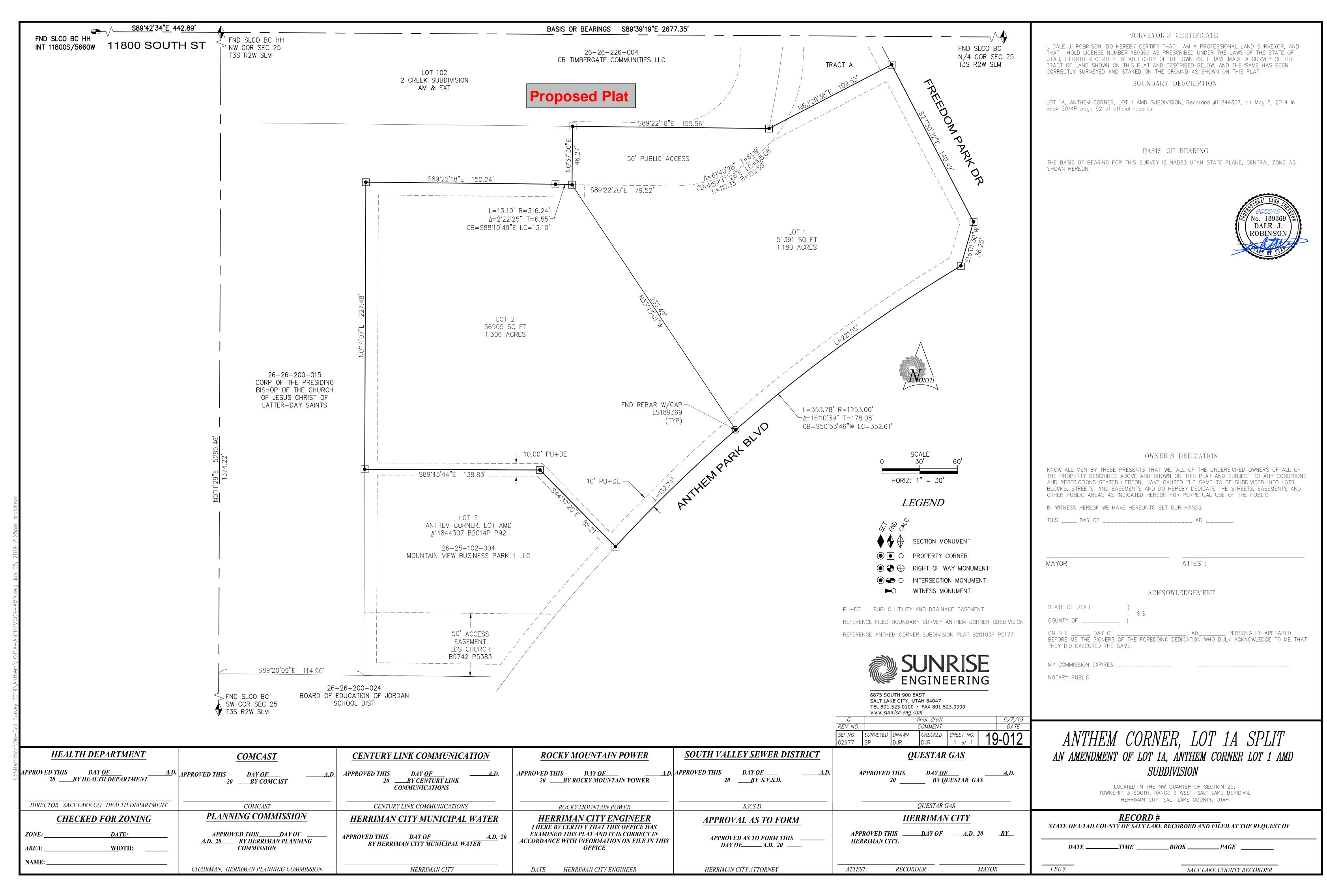
I, DALE J. ROBINSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 189369 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

FND SLCO BC N/4 COR SEC 25 T3S R2W SLM

TRACT /

SURVEYOR'S CERTIFICATE





Date of Meeting: 06/20/2019		
File # C2018-006-01		
Applicant	Holiday Oil	
Address	15000 S Academy Parkway	
Request	Waiver of Strict Compliance for	
	Landscaping at a Holiday Oil Gas	
	Station/Convenience Store	



DATE: June 13, 2019

TO: Planning Commission

FROM: Bryn MacDonald, AICP, Assistant City Planner

MEETING: Planning Commission June 20, 2019

REQUEST: Waiver of strict compliance for landscaping at a Holiday Oil Gas Station

Applicant: John Linton (Wagstaff Inc) Address: 15027 S Academy Parkway

Zone: C-2 (Commercial)

Acres: 2.04

File Number: C2018-006-01

Request

The applicant is requesting a waiver of strict compliance for landscaping requirements at a Holiday Oil Gas Station. The waiver is allowed under section 10-23-6 of the Land Development Code. The applicant is requesting to eliminate the landscaping adjacent to the building, as required in the following ordinance:

- C. Foundation Landscaping: Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:
 - 1. At least fifty percent (50%) of the building frontage shall be landscaped; and
 - 2. The minimum width of the landscaped area shall be three feet (3'), excluding any vehicle overhang from an adjacent parking area. (10-23-7)

Site

The property is located at 15027 S Academy Parkway. It is currently zoned C-2 (Commercial).

Process

A landscape waiver is an administrative decision. The Planning Commission will hold a public meeting and make a decision based on compliance with the applicable ordinances.

Ordinance

10-23-6: WAIVER OF STRICT COMPLIANCE:

A. Waivers Authorized: Since site conditions and development constraints may vary among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this chapter as provided in subsection C of this section.



- B. Application: A person desiring a waiver shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this chapter will be met by the proposed waiver.
- C. Findings Required: The Planning Commission may authorize a waiver from the requirements of this chapter, to the extent authorized herein, only if it finds the waiver:
 - 1. Preserves the purpose of this chapter and the provision for which a waiver is authorized:
 - 2. Will not result in an adverse impact on surrounding properties; and
 - 3. a. The strict application of the provision in question is unreasonable or unnecessary for the specific use, design, or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or
 - b. The property has extraordinary or exceptional physical conditions not generally existing on nearby property in the same zone and such conditions will not allow strict compliance with all of the provisions of this chapter.

Discussion

The Holiday Oil gas station/convenience store was approved in 2018. The final landscape plan, compliant with all requirements of the ordinance, was approved by the City's Landscape Architect in October 2018. The applicant is now requesting a waiver to the approved plan to eliminate the landscaping required along the foundation of the building.

Standards

The ordinance outlines three standards by which the landscape waiver should be measured. The applicant has submitted their response to the standards (See Attachment B). Staff has the following analysis:

1. Preserves the purpose of this chapter and the provision for which a waiver is authorized;

The purpose of the landscape chapter is to

"...promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials. Such materials are intended to protect property values, improve the aesthetic appearance of



development, promote water conservation, minimize stormwater runoff, and prevent soil erosion." (10-23-1)

Eliminating the landscaping along the foundation of the building will not affect property values of the aesthetic appearance of the development. Substantial landscaping is being installed around the rest of the property.

2. Will not result in an adverse impact on surrounding properties;

The proposed Holiday Oil gas station/convenience store has provided additional landscaping along the north side of the property as a buffer to the adjacent residential. They are providing additional trees and shrubs in this area to minimize the impact on surrounding properties. Removing the landscaping along the foundation of the building will have no impact on surrounding properties.

- 3. a. The strict application of the provision in question is unreasonable or unnecessary for the specific use, design, or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or
- b. The property has extraordinary or exceptional physical conditions not generally existing on nearby property in the same zone and such conditions will not allow strict compliance with all of the provisions of this chapter.

A convenience store is a small retail building with a lot of foot traffic around the building. Providing landscaping along the foundation of the building may be unreasonable for this specific use. It would be very difficult to maintain and likely collect garbage and debris. This type of landscaping has not been required on other convenience stores in the City.

Foundation landscaping like this may be more reasonable on office buildings or larger commercial buildings with long stretches of inactive wall space. The Planning Commission may want to discuss removal of this landscaping requirement from convenience stores and other similar uses in the future.

Recommendation

If the Planning Commission finds that the standards have been met, staff recommends approval of waiver of landscape requirements, subject to following the approved landscape plan with the elimination of the landscaping adjacent to the foundation.

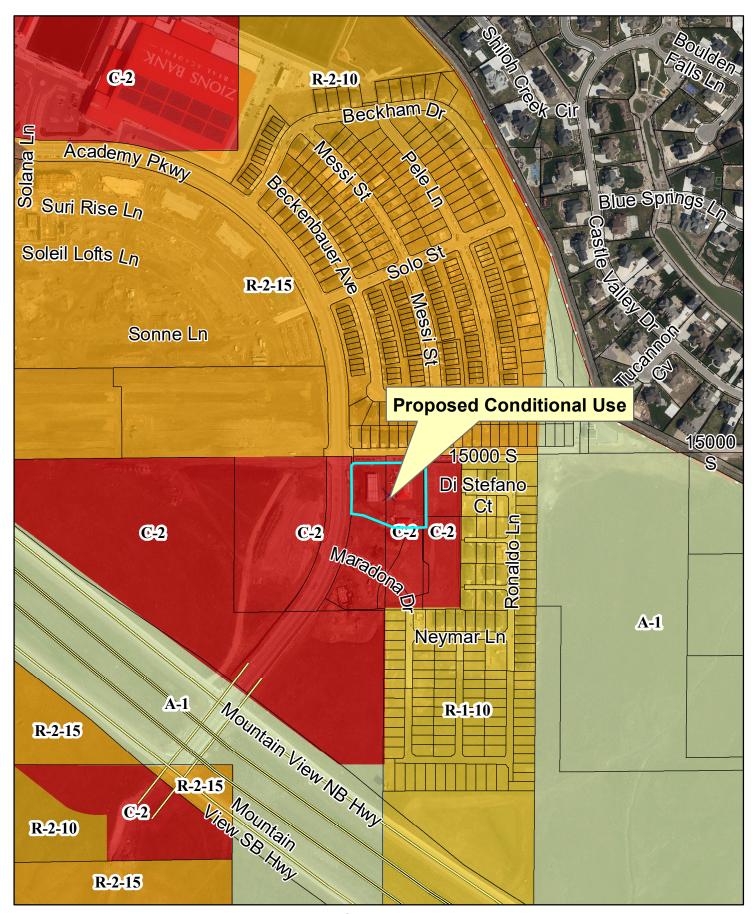
Attachments

- A. Application
- B. Vicinity Maps
- C. Applicant Description of Waiver Request
- D. Approved Landscape plan
- E. Proposed Landscape plan

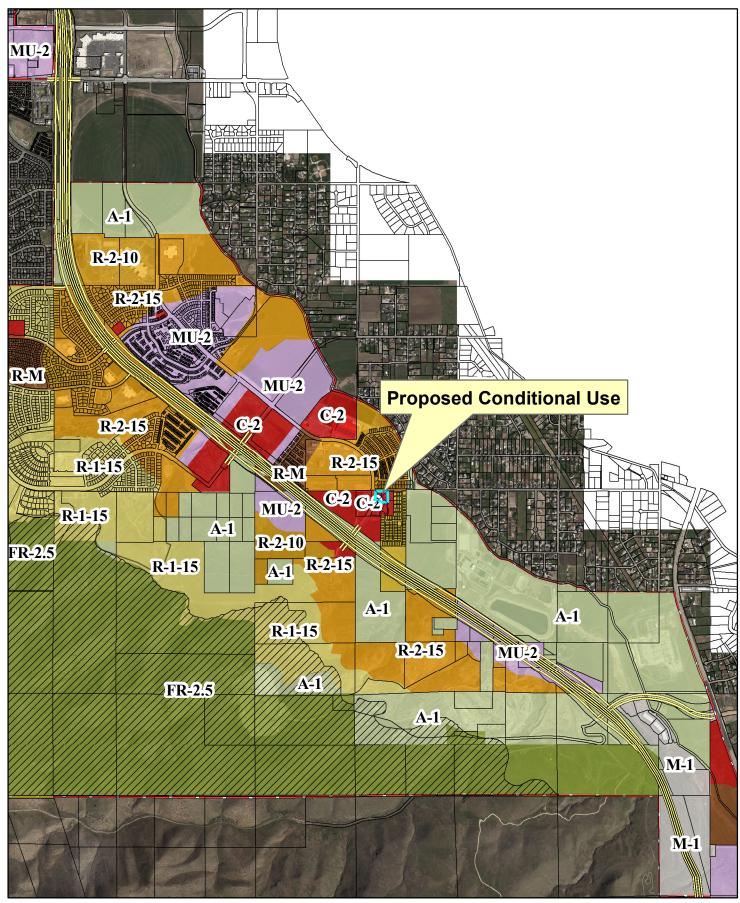


Land Use Application

Address or location of site 15077 South Academy Plany
Size of Parcel(s) Z. 04 Acres
What is Requested (explain in detail)? Pursuant to the Herrinan municifal code, Holicay Oil is Seeking an exception to a portion of the landscaping requirement at the above-meationed location. (See affacted description) If applicable, square footage of proposed building(s) or addition (all stories combined). If the request is residential, how many and what type of units (apartment, condo, etc). Property Owner's Name Magstaff Inv., CLC - John Linton Mailing Address 3115 W. 2100 S.
City W. V. C. State UT Zip Code 84119 Telephone Cell Number 385-352-5657E-mail john cholidayoil. com Applicant/Agent John Lixton
Mailing Address 3115 W. 2100 S. City W. V. C. State UT Zip Code 84119 Telephone Cell Number 385-352-5657 E-mail Volume Mildays I. Com Subject to Purchase or Lease: or Present Owner of Property:
Yes I am the authorized agent or owner of the subject property:
For Herriman Use Only
Date of Submittal 6-12-19 Filing Fee File Number C 2018-006-01 Receipt Number Accepted by CE DRC



Proposed Conditional Use File# C2018-006-01



Proposed Conditional Use File# C2018-006-01

Description of Waiver Request

Proposed Waiver

- The Applicant (Wagstaff Inv., LLC) is seeking a waiver to the requirement of installing landscaping around the base of the c-store structure.

Grounds Justifying Waiver

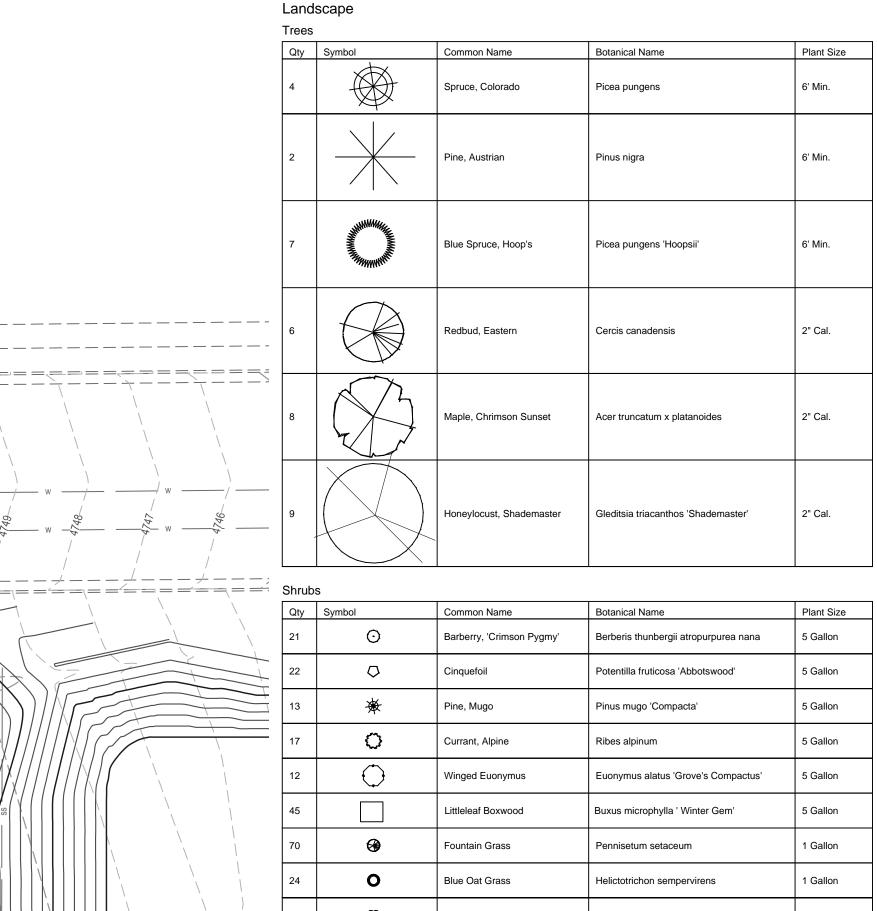
- This waiver ensures consistent application of this requirement for convenience stores (other c-stores recently built have received an exception).
- This requirement will have detrimental impacts that would frustrate the intent of this requirement. Landscaping in this area often collects litter (cigarette butts, dumping soda, collects trash), and does not grow plants and shrubs well because it is next to hot concrete/windows and the area collects salt and de-ice chemicals in the winter.
- Landscape plan without this requirement has already been approved by Staff.

Intent of Law is Preserved / No Adverse Impacts / Strict Application is Unreasonable and Unnecessary

- The intent of the landscaping ordinance is to ensure that commercial developments have an attractive and welcoming appearance. The landscaping at this particular site already far exceeds the City's minimal requirements even without the landscaping at the base of the building.
- This waiver would not have any adverse impacts to surrounding property owners because the Applicant has already provided for much more landscaping than the ordinance requires in order to address any adverse impacts on surrounding property owners.
- Strict application of this requirement is unreasonable because the actual landscaping would not be attractive or welcoming due to its poor location for planting. Strict application is also unnecessary because the Applicant already has committed to a landscaping plan that exceeds the minimal requirement of the ordinance.

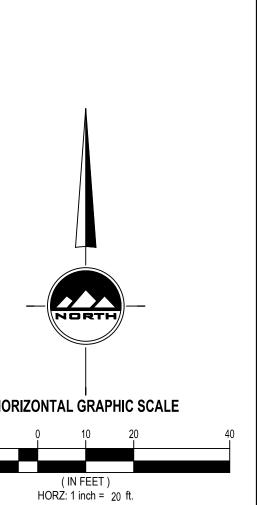


Originally Approved Landscape Plan



LANDSCAPE NOTE: INSTALL 4" METAL EDGING WHERE SOD MEETS PLANTER BEDS IN ALL PLANTER BED AREAS, INSTALL 4" DEPP 2"-3" NEPHI ROCK & GRAVEL 'SOUTHTOWN' OR EQUAL DECORATIVE ROCK OVER WEED BARRIER, TYP.

SITE SUMMARY TABLE			
DESCRIPTION	AREA (SF)	PERCENTAGE	
PAVEMENT	58,348	69%	
ROOF	11,069	13%	
LANDSCAPING	14,769	18%	
TOTAL SITE	84,186 1.93 ACRES	100%	



SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529

LAYTON Phone: 801.547.1100 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

WWW.ENSIGNENG.COM

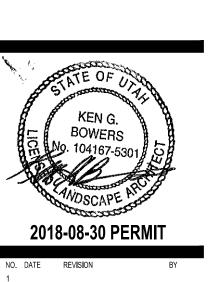
HOLIDAY OIL CORP. 3115 WEST 2100 SOUTH WEST VALLEY CITY, UTAH JERRY WAGSTAFF

PHONE: 801-973-7002

HERRIMAN, UTAH

IDAY OIL

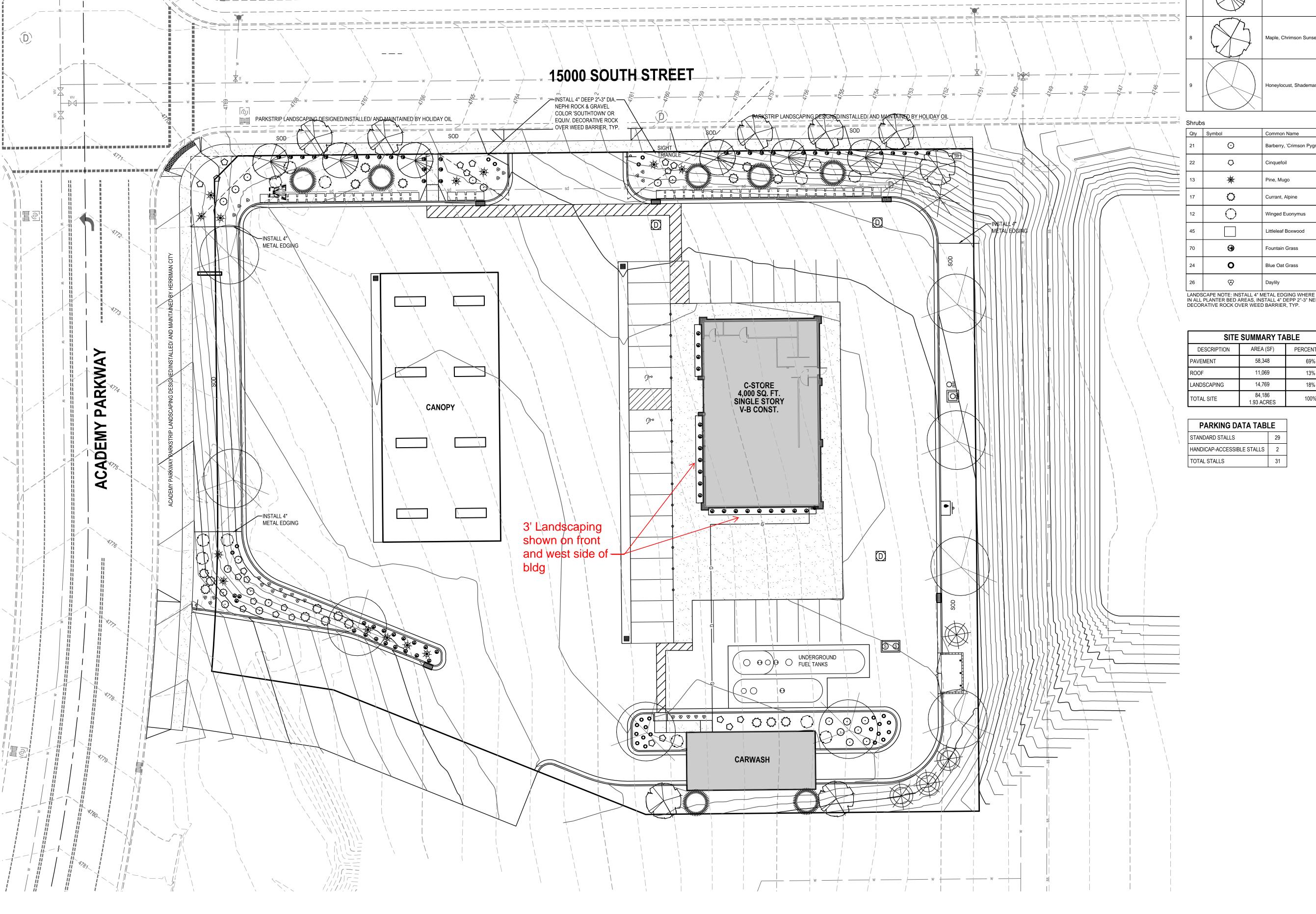
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LANDSCAPE

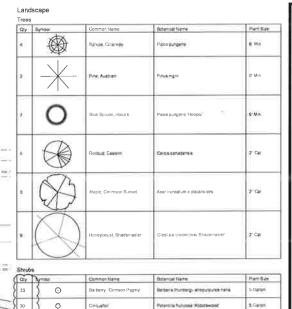
PRINT DATE 10/2/18 C. DUNCAN

PROJECT MANAGER
C. DUNCAN





Proposed Amended Landscape Plan



CY	Tyman	Common Name	Bidancel Name	PartSa
23	5 0	Barberry Chmson Pygmy	Beters Turbeg- announces rana	5 Gallon
30	3 0	Cirquetal	Parantria Nutsional Abbuttawood	5 Garton
14	*	P.me, Mage	Pinus mugo Compacta	5 Garage
23	30	Current Attent	Riber ap num	5 Garan
12	} 0	Winged Euonymus	Euonymus alalus Grove's Compactus	5 G
45	{ -	Littered Bowood	Busus morophyria "Wrose Gene	5 Garton
78	(9)	Foundain Grass	Pernantum setassum	1 Garge
44	0	Brue Oat Grass	Heliciphichon semperarems	1 Ganes
29	₹ ♡	Daylily	thematiccalling.	1 Gallon

ENSIGN

SALT LAKE CITY 45 W, 10000 S, Suite 500 Sandy, UT 84070 Phone: 801,255,0529

LAYTON

TOOELE Phone: 435 843 3590

CEDAR CITY Phone: 435 865 1453 **RICHFIELD** Phone: 435,896,2983

HERRIMAN 15027 SOUTH ACADEMY PARKWAY HERRIMAN, UTAH

HOLIDAY OIL

LANDSCAPE

L1.0

